

M E M O R A N D U M

DATE: November 5, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0021-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(555 W. Towsontown Boulevard) *

9th Election District *

5th Council District *

Sheppard Pratt Health System, *Owner* *

Greater Baltimore Medical Center, *

Lessee

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0021-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Sheppard Pratt Health System, legal owner, and Greater Baltimore Medical Center, Lessee ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH. In addition, a Petition for Variance seeks approval based on the 1992 C.M.D.P. (page 29) for a building length of 325 ft. in lieu of the maximum 300 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Catherine Hamel and professional engineer Steven Warfield, whose firm prepared the site plan. Adam Rosenblatt, Esq. represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. No Protestants or interested citizens attended the hearing.

The subject property is 2.59 acres and zoned OR2-DR2. The Gilchrist Hospice has been operated at the site for many years. The present request concerns their plan to construct an 840

ORDER RECEIVED FOR FILING

Date

10/5/15

By

DLN

sq. ft. "contemplation room" on the campus. Mr. Warfield noted this minor addition would constitute just 2% of the square footage of the facility.

The special hearing request is in a sense a "housekeeping" measure. The hospice operates pursuant to a special exception granted in 1995, and that use is not changing in any way. This small addition will not change the operation of the facility or impact the community in any respect. As such the petition for special hearing will be granted.

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).

Petitioners have met this test. The property is irregularly shaped and has significant topographical changes throughout the site. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to construct the proposed building. Finally, 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.

THEREFORE, IT IS ORDERED this 5th day of October, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

10/5/15

By

Den

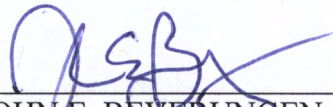
IT IS FURTHER ORDERED that the Petition for Variance from the building length requirement of the 1992 C.M.D.P. (page 29) for a building length of 325 ft. in lieu of the maximum 300 ft., be and is hereby GRANTED.

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

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/5/15

By sln



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 The Gilchrist Center - 555 W. Towsontown Blvd. which is presently zoned OR2 and DR2

Deed References: _____ 10 Digit Tax Account # 2 3 0 0 0 1 1 7 8 5

Property Owner(s) Printed Name(s) Sheppard Pratt Health System, Inc.

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

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

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

SEE ATTACHED SHEET

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

3. X a Variance from Section(s)

SEE ATTACHED SHEET

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)

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:

Greater Baltimore Medical Center

Robert W. Thornton, EVP/CFO

Name - Type or Print

Signature

6701 N. Charles Street, Towson, MD

Mailing Address City State

21204 / 410-828-2519

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):

Sheppard Pratt Health System, Inc.

Gerald A. Wall

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6501 North Charles Street, Towson, MD

Mailing Address City State

21204 / 410-938-3000

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 2016-0021-SPHA Filing Date 7/28/15

Do Not Sign Here

ORDER RECEIVED FOR FILING
REV. 10/4/11

Date 10/5/15

By Sen

**ATTACHMENT
TO PETITION FOR SPECIAL HEARING**

**The Gilchrist Center for Hospice Care
555 W. Towsontown Boulevard**

Special Hearing to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH.

**ATTACHMENT
TO PETITION FOR VARIANCE**

**The Gilchrist Center for Hospice Care
555 W. Towsontown Boulevard**

The following variances are requested:

1. Variance from the building length requirement of the 1992 CMDP (page 29) for a building length of 325 feet in lieu of the maximum 300 feet.

Zoning Property Description for:

The Gilchrist Hospice
555 W. Towsontown Boulevard
Towson, MD, 21204

Beginning at a point South 60 degrees 4 minutes 54 seconds East 1,216 feet of the intersection of the centerlines of W. Towsontown Boulevard and the Northbound Lane of Charles Street, thence the following courses and distances:

- 
- 1) North 78 degrees 14 minutes 34 seconds East 245.0 feet, thence
 - 2) South 11 degrees 45 minutes 14 seconds East 41.49 feet, thence
 - 3) Southeasterly by a line curving to the left with a radius of 175.31 feet for a distance of 78.66 feet (the arc of said curve being subtended by a chord bearing South 24 degrees 36 minutes 25 seconds East 78.0 feet), thence
 - 4) South 37 degrees 27 minutes 36 seconds East 80.71 feet, thence
 - 5) Southeasterly by a line curving to the left with a radius of 189.80 feet for a distance of 94.41 feet (the arc of said curve being subtended by a chord bearing South 51 degrees 42 minutes 36 seconds East 93.44 feet), thence
 - 6) South 37 degrees 27 minutes 36 seconds East 120 feet, thence
 - 7) South 52 degrees 32 minutes 12 seconds West 213.67 feet, thence
 - 8) Northwesterly by a line curving to the left with a radius of 265.0 feet for a distance of 154.22 feet (the arc of said curve being subtended by a chord bearing North 30 degrees 55 minutes 50 seconds West 152.05 feet), thence
 - 9) North 47 degrees 36 minutes 10 seconds West 73.0 feet, thence
 - 10) Northwesterly by a line curving to the left with a radius of 185.18 feet for a distance of 221.37 feet (the arc of said curve being subtended by a chord bearing North 81 degrees 50 minutes 54 seconds West 208.42 feet), thence
 - 11) North 37 degrees 27 minutes 48 seconds West 89.34 feet, thence
 - 12) North 33 degrees 47 minutes 18 seconds East 154.82 feet, thence

back to the point of beginning; containing 2.59 acres of land, more or less. Located in the 9th election district and 5th council district.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

June 15, 2015



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

No.

128702

Date:

7/28/15

PAID RECEIPT

BUSINESS ACTUAL TIME
7/29/2015 7/28/2015 11:25:00

REG WG05 WALKIN RD05 LRB

RECEIPT # 808149 7/28/2015

OFLN

Dept 5 528 ZONING VERIFICATION

CP NO. 128702

Recpt Tot \$1,000.00

\$1,000.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		050				1000

Total:

1000

Rec

From:

The Gilchrist Center / Hospice Care Inc

For:

~~66N 000000~~ 2016 0021-SPHA

555 West Tawson Road Blvd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0021-SPHA

Petitioner: Gilchrist Hospice Care, Inc.

Address or Location: 555 W. TOWSON BLVD, TOWSON, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt

Address:

Variable LLP

210 W. Pennsylvania Ave, Ste 500

Towson, MD 21207

Telephone Number:

(410) 499-6271



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 3556864

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:

Sep 10, 2015

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: # 2016-0021-SPHA 555 W. Towson Town Boulevard (The Gilchrist Center) 1,650 ft. to the rear of Towson Town Blvd., 1,216 ft. E of centerline of Charles Street 9th Election District - 5th Councilmanic District Legal Owner(s): Sheppard Pratt Health System, Inc. Contract Purchaser/Lessee: Greater Baltimore Medical Center Special Hearing to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH. Variance from the building length requirement of the 1992 CMDP (page 29) for a building length of 325 feet in lieu of the maximum 300 feet. Hearing: Friday, October 2, 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. 9/126 September 10 3556864

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2016-0021-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Sheppard Pratt Health Systems, Inc
Greater Baltimore Medical Center

October 2, 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:

555 West Towsontown Blvd

September 12, 2015

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

Sincerely,

September 12, 2015

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

August 12, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0021-SPHA

555 W. Towsontown Boulevard (The Gilchrist Center)

1,650 ft. to the rear of Towsontown Blvd., 1,216 ft. E/of centerline of Charles Street

9th Election District – 5th Councilmanic District

Legal Owners: Sheppard Pratt Health System, Inc.

Contract Purchaser/Lessee: Greater Baltimore Medical Center

Special Hearing to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH. **Variance** from the building length requirement of the 1992 CMDP (page 29) for a building length of 325 feet in lieu of the maximum 300 feet.

Hearing: Friday, October 2, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Robert Thornton, GBMC, 6701 North Charles Street, Towson 21204

Gerald Noll, Sheppard Pratt Healthy System, 6501 North Charles St., Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 12, 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
Thursday, September 10, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

(410-494-6271

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: 2016-0021-SPHA

555 W. Towsontown Boulevard (The Gilchrist Center)

1,650 ft. to the rear of Towsontown Blvd., 1,216 ft. E/of centerline of Charles Street

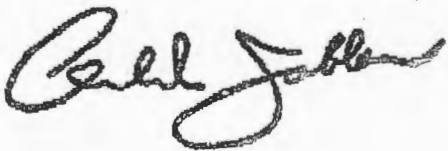
9th Election District – 5th Councilmanic District

Legal Owners: Sheppard Pratt Health System, Inc.

Contract Purchaser/Lessee: Greater Baltimore Medical Center

Special Hearing to amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340-SPH. **Variance** from the building length requirement of the 1992 CMDP (page 29) for a building length of 325 feet in lieu of the maximum 300 feet.

Hearing: Friday, October 2, 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 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.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
555 West Towsontown Blvd; 1,650' to rear of	*	OF ADMINISTRATIVE
Towsontown Blvd, 1216' E of Charles Street		
9 th Election & 5 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Sheppard Pratt Health System		
Contract Purchaser(s): GBMC	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2016-021-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 06 2015

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 6th day of August, 2015, 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

Case No.:

2016-0021-SPHA

Exhibit Sheet

EW
11-5-15

10/5/15

Aln

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	Aerial photo	
No. 3	Aerial photo	
No. 4	Warfield resume	
No. 5	Jay Brown resume	
No. 6	Architectural Elevations	
No. 7	Brochure - Gilchrest	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





555 Towsontown Blvd W

PETITIONER'S EXHIBIT 3

Stephen A. Warfield, P.E.

10540 York Road, Suite M
Hunt Valley, Maryland 21030
(410) 683-7004

Professional Registration

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

Education

B.S. Civil Engineering - 1990 - University of Maryland, College Park
Master of Environmental Engineering - 1994- Johns Hopkins University

Professional Experience

- 12/94-Present Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94 Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210: Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91 George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204: Supervisor: Tapobrata Chakrabarti, Partner
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

Professional Affiliations

Baltimore County Engineers Association
Home Builders Association of Maryland
Maryland Society of Professional Engineers

Jay I. Brown, AIA, LEED AP

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, MD 21117
410-581-0104

Education

Jay Ira Brown received his undergraduate education at the University of Maryland, achieving the degree of Bachelor of Architecture in 1973. In 1975 Mr. Brown received a Masters Degree in Landscape Architecture with special emphasis in environmental planning from the University of Pennsylvania.

Professional Credentials

Mr. Brown is a registered architect in the states of Maryland, New Jersey, Florida, New York, Connecticut, Alabama, Missouri, Louisiana and Pennsylvania, and is a member of the American Institute of Architects. Previous affiliations include the American Institute of Planner's and the Citizens Committee for Coastal Zone Management. In addition he currently holds a certificate from the National Council of Architectural Registration Boards and is a LEED AP.

Professional Experience

Mr. Brown was formerly associated with the architectural firm of Nelson Salabes Inc. where he headed the planning and design departments. In 1979, Mr. Brown founded his own firm, The Architectural Foundation, Inc. which specialized in the design of custom residences and high end commercial interiors. During this period of his career he was involved in the "Dollar Home" program in Baltimore City working with many homeowners to rehab residences purchased from the City. The Architectural Foundation Inc. merged with Mark David Levin, Architect in 1986 and the new firm Levin/Brown & Associates, Inc. was formed.

Recent completed projects under his direction include Grace Community Church, a new 75,000 sf facility in Columbia, Maryland, a new facility for Shaare Tikvah in Scarsdale, New York and a renovation and addition in Richmond, Virginia for Congregation Or Atid. Current projects include the renovation of Temple Beth Sholom in Cherry Hill, New Jersey, a new facility for a Toyota Dealership in Oakdale, New York, the master plan and sanctuary renovation for Congregation Kol Ami in White Plains, NY and a renovation and addition for the Family Health Center in Baltimore, Maryland.

CASE NAME GILCHRIST HSPICO
CASE NUMBER 2016-002-SFHA
DATE 10/2/15

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/12/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9/1/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj</u>
<u>8/3/15</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING <u>2005-0082 SPHA</u>	(Case No. <u>2003-0365-SPHXA</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>9/10/15</u>	
SIGN POSTING	Date: <u>9/12/15</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

4D
9/6/01

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
760 ft. SE Intersection of North Charles	*	ZONING COMMISSIONER
Street and Towsontown Boulevard		
(7601 North Charles Street)	*	OF BALTIMORE COUNTY
9 th Election District		
5 th Councilmanic District	*	CASE NO. 05-082-SPH
Greater Baltimore Medical Center, Inc.,	*	
<i>Petitioner</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Greater Baltimore Medical Center, Inc. The property is located at 7601 North Charles Street in the Towson area of Baltimore County and is zoned DR.2. The Petitioner herein seeks an Administrative Special Hearing to approve a waiver pursuant to Section 32-4-107(b), Baltimore County Code, of Sections 32-4-223(8) and 32-4-416(a)(2) to raze and dismantle a 2-story structure known as the Bowen house. This building, removed by the County Council from the final landmarks list on May 5, 2003, is listed on the Maryland Historical Trust (MHT) Inventory as MHT #BA 1723. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 32-4-107(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Sections 32-4-221, 32-4-222, and 32-4-224 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 29th day of September, 2004, that the request for Administrative Special Hearing to approve a waiver pursuant to Section 32-4-107(b), Baltimore County Code, of Sections 32-4-223(8) and 32-4-416(a)(2) to raze and dismantle the Bowen house is hereby GRANTED, subject to the following conditions:

1. Frank Gant, AIA, NCARB, shall manage and direct the dismantling of the Bowen house. Mr. Gant shall identify all historically significant elements of the house and direct the removal of such elements. Frank Gant will prepare a document, including photographs to depict and memorialize each addition and/or improvement that contributed to the Bowen house. He will place these in chronological order in an effort to date each event. Mr. Gant shall welcome any help from the experts at the Maryland Historic Trust in assembling such a history of the property.

2. GBMC will provide copies of the report and photographs to the Historical Society of Baltimore County, Historic Towson, Inc., Baltimore County Historic Trust, Maryland Historic Trust and for the Maryland Room at Towson Library.

3. An architectural historian from MHT will be permitted on site during the dismantling process provided they comply with any safety precautions implemented by Second Chance, Frank Gant and the contractor. Mr. Gant has the authority to explore and recover any truly significant construction element or material, especially from the Colonial period.

4. Second Chance Antiques and Salvage shall transport all historically significant elements of the structure, identified by Mr. Gant, to its Baltimore warehouse for storage for a one- (1) year period from the date of dismantling.

5. Judith M. Wright is designated as the contact for the descendants of the Bowen family. GBMC will inform the designee of all historically significant pieces found and recovered. The descendants will decide among themselves who will obtain ownership of individual pieces that are recovered. Within the one year period, anything that the decedents do not want will be made available for free to the Baltimore County Historical Trust or the Historical Society of Baltimore County, Inc. provided that they arrange for the pick up of the item at Second Chance and pay for the transport of such materials.

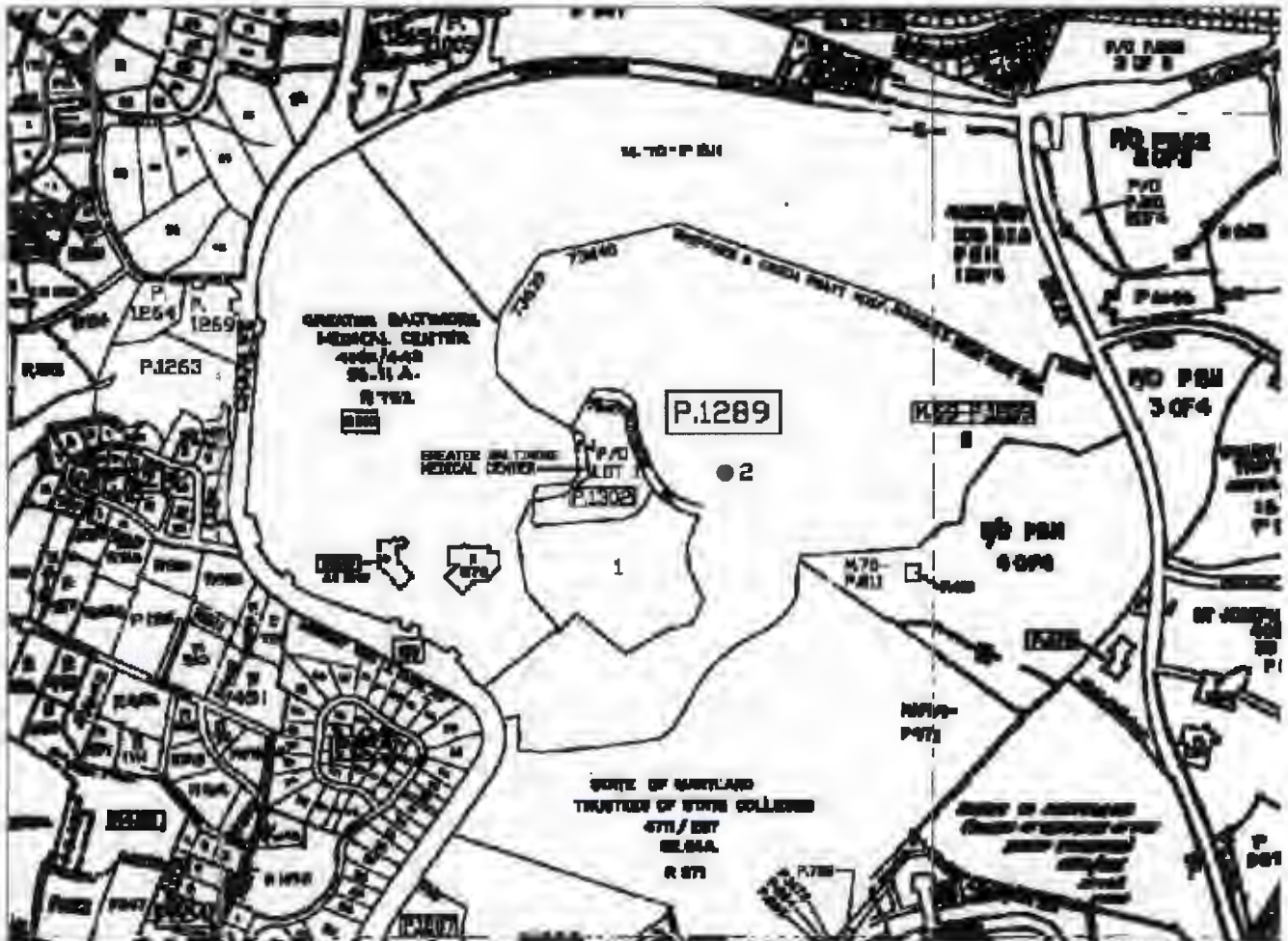
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2300011785			
Owner Information					
Owner Name:	SHEPPARD PRATT HEALTH SYSTEM INC		Use:	COMMERCIAL	
Mailing Address:	ATTN: CONTROLLER - FINANCE 6501 N CHARLES ST BALTIMORE MD 21285-6815		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		6501 N CHARLES ST BALTIMORE MD 21204-6819		Legal Description:	80.370 AC PAR EXMPT 6501 N CHARLES ST ESR SHPRD & ENCH PRT HSPTL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0018	1289		0000	2 2014 0073/0139
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1997	623922		80.3700 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		CONVALESCENT HOSPITAL			2002
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	15,505,500	15,505,500			
Improvements	64,540,600	64,830,900			
Total:	80,046,100	80,336,400	80,239,633	80,336,400	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	820	70,637,532.00	70,637,532.00		
State:	820	70,637,532.00	70,637,532.00		
Municipal:	820	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.dat.maryland.gov/RealProperty>)District: **09** Account Number: **2300011785**

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.

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>).



KEVIN KAMENETZ
County Executive

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

September 23, 2015

Sheppard Pratt Health System
Gerald A Noll
6501 North Charles Street
Towson MD 21204

RE: Case Number: 2016-0021 SPHA, Address: 555 W Towsontown Boulevard

Dear Mr. Noll:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 28, 2015. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Greater Baltimore Medical Center, Robert W Thornton, EVP/CFO 6701 N Charles Street
Towson MD 21204
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/3/15

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

RE: Baltimore County
Item No 2016-0021-SPHA
Special Hearing Variance
Sheppard Pratt Health System, Inc
Gerald A. Noll
555 W. Thurgood Marshall Boulevard

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0021-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 555 W. Towsontown Boulevard

RECEIVED

INFORMATION:

SEP 03 2015

Item Number: 16-021

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Gerald A. Nole

Zoning: OR 2, DR 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should amend the previously approved Special Exception for a convalescent home (nursing home) approved in Case No. 95-229-XA, IX-622, as amended in Case No. 99-340 SPH and Petition for Variance to permit a building length of 325 feet in lieu of the maximum 300 feet.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief:
AVA/KS

Krystle Patchak

C: Krystle Patchak

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 12, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 10, 2015
Item No. 2016-0019, 0020, 0021, 0022, 0023, 0024, 0025 and 0026

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

RECEIVED

AUG 14 2015

Development Plans Review
Department of Permits, Approvals
and inspections

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08102015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 555 W. Towsontown Boulevard

INFORMATION:

Item Number: 16-021

Petitioner: Gerald A. Nole

Zoning: OR 2, DR 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

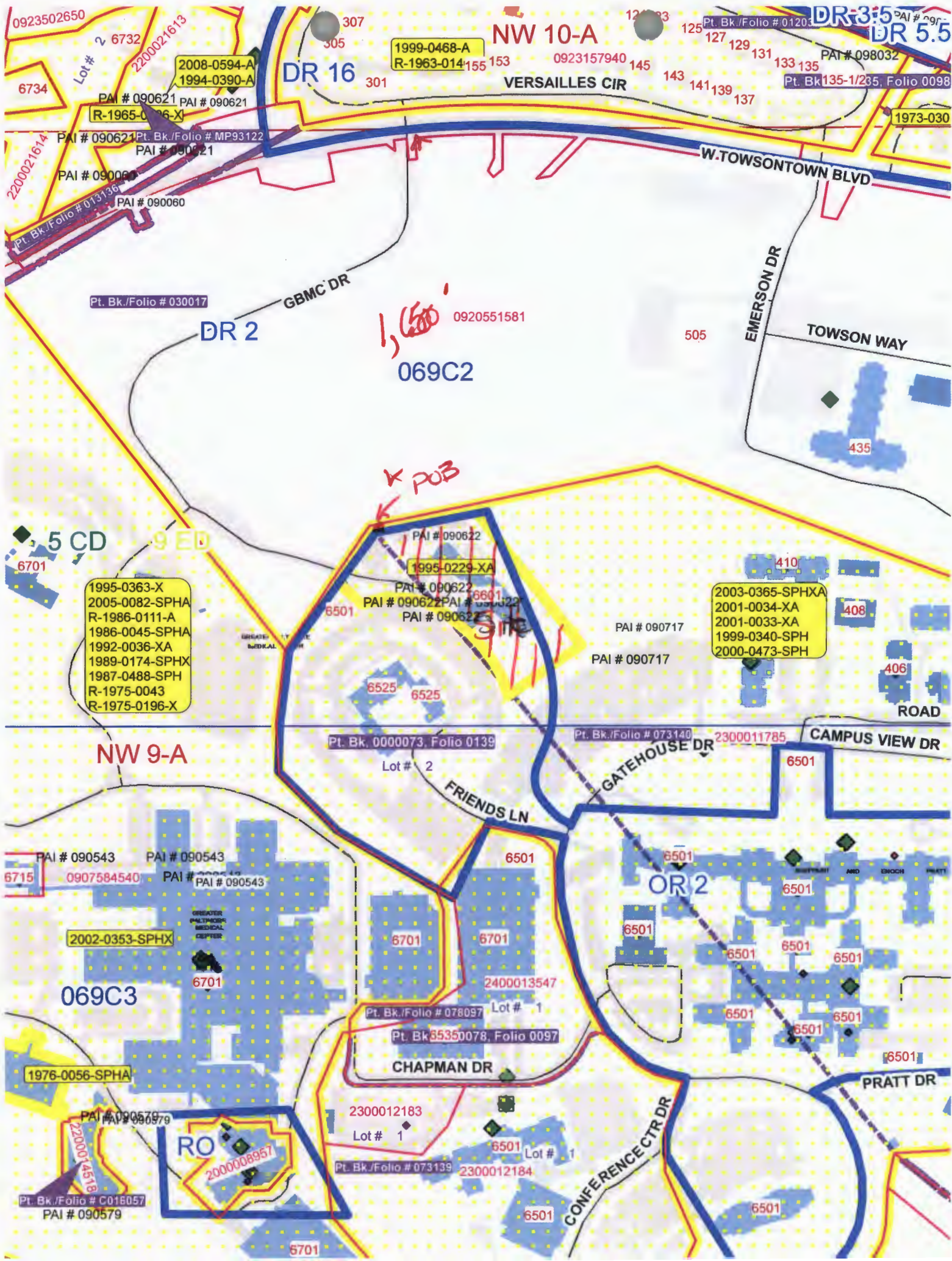
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The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief: Krystle Patchak
AVA/KS

C: Krystle Patchak



Non-Residential Principal Buildings in D.R. Zones

TABLE V
Nonresidential Principal Building
Setbacks in DR Zones

		Front Yard	Side Yard Inter.	Corner Street Side	Rear Yard
DR 1		70	40	65	50
DR 2		60	30	50	40
DR 3.5		50	20	35	30
DR 5.5		40	20	35	30
DR 10.5		25	20	35	50
DR 16		30	25	25	30

Building Setback Standards for Principal Buildings Permitted in any DR Zone Other Than For Residential Use

Principal buildings other than for residential use shall conform to the minimum setback requirements as set forth in Table V opposite.

Other requirements:

The total building length or fullest building width shall not exceed 200 feet.

Upon favorable recommendation by the Director of the Office of Planning and Zoning to the Hearing Officer, non-residential uses permitted in the density residential zones may be increased up to a maximum length of 300 feet subject to the following guidelines:

1. The materials are specified;
2. The buildings are segmented and architecturally varied to break up their massing;
3. Landscaping is used to visually break up the massing of the facade;
4. The architectural details reflect regional residential elements; and
5. Buildings shall comply with Sections 26-203.(d).(20), "The Development Plan, Additional Items to be Provided," and 26-282, "Compatibility," of the Development Regulations.

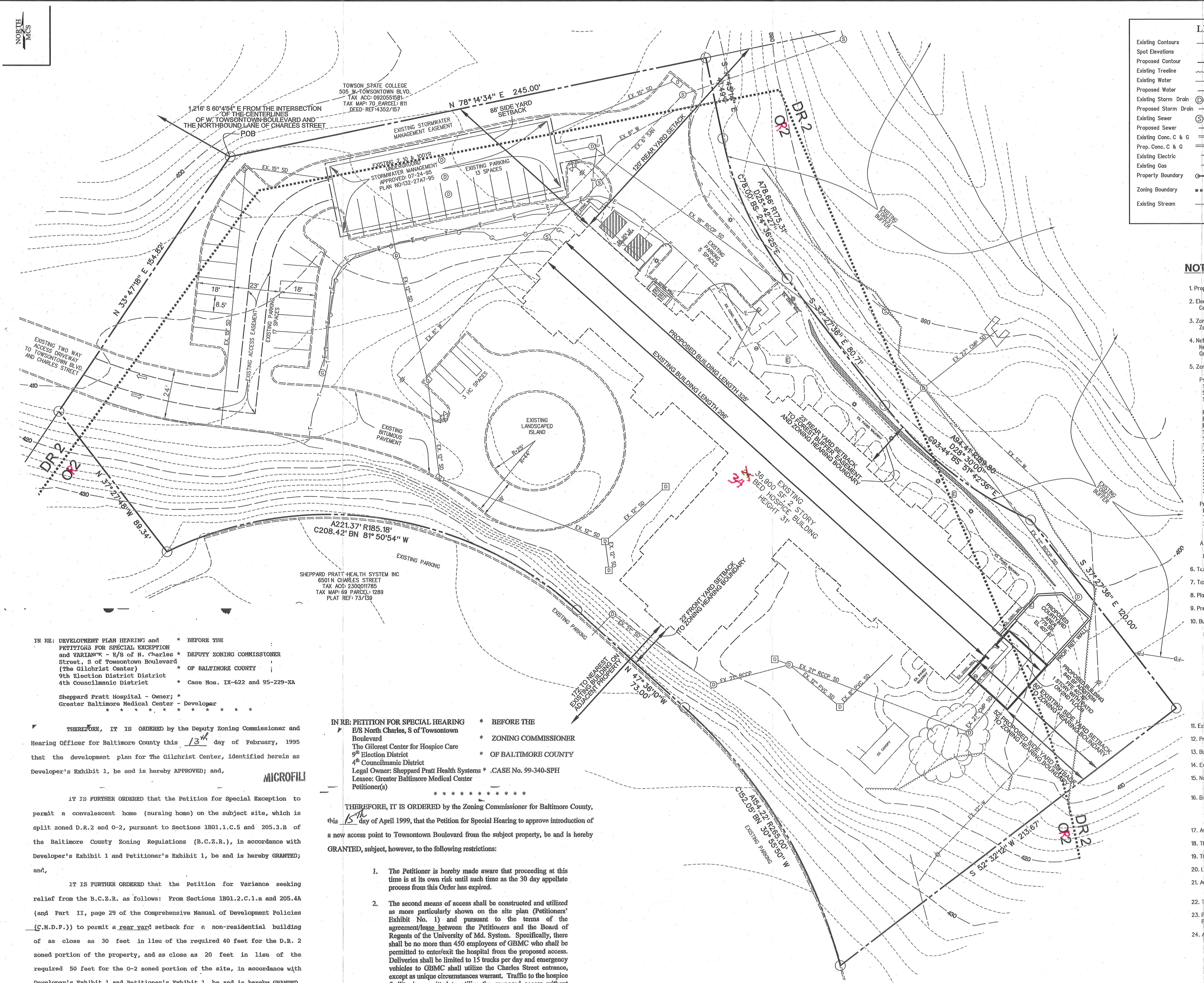
2016-0021-SPHA



SANDBLAST FINISH IN CANVAS COLOR TO MATCH EXISTING
CHAMPAGNE COLOR FRAMES WITH BRONZE TINT LOW E GLAZING
MITTZE RAMON IN HAMMERED, TUBZA AND HONED FINISHES
PAINTED TO MATCH EXISTING

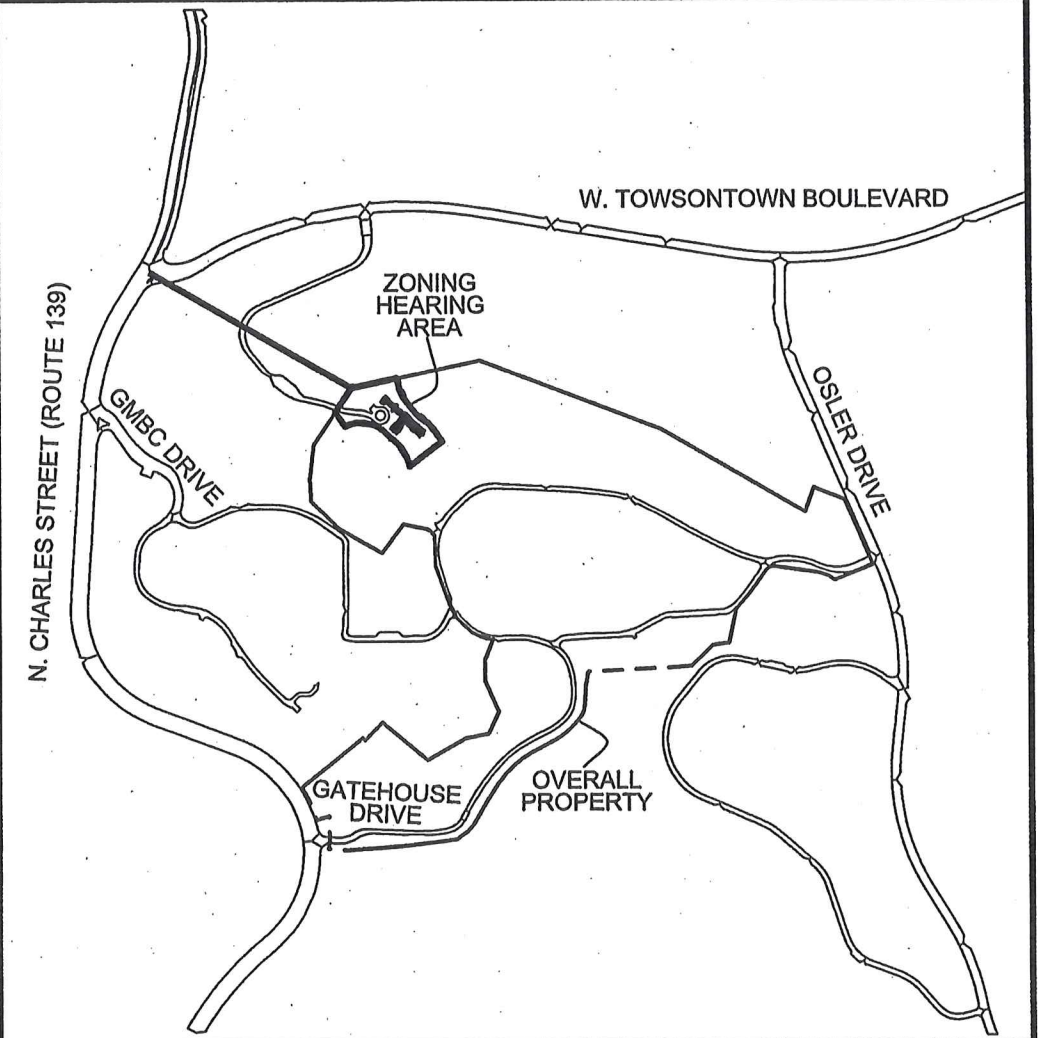
CHAMPAGNE COLOR FRAMES WITH BRONZE TINT LOW E GLAZING
KYNAR FINISH IN CHAMPAGNE COLOR TO MATCH STOREFRONT FRAMES
HANOVER SLATEFACE PAVERS IN BLUESTONE COLOR

PETITIONER'S
EXHIBIT NO. 4



LEGEND

Existing Contours		478
Spot Elevations		478.5
Proposed Contour		480
Existing Trefline		
Existing Water		EX. 8" W (DWG. #61-890)
Proposed Water		PROP. WATER
Existing Storm Drain		EX. 18" RCP SD
Proposed Storm Drain		PROP. 15" SD
Existing Sewer		EX. 8" SAN (DWG. 44-002)
Proposed Sewer		PROP. 6" SEWER
Existing Conc. C & G		
Prop. Conc. C & G		
Existing Electric		E E E
Existing Gas		G G G
Property Boundary		
Zoning Boundary		DR-5.5 DR-18
Existing Stream		



VICINITY MAP
Scale: 1"=1000'

NOTES

1. Property Address: 555 W. Townsontown Boulevard, Towson, MD 21204
2. Election District 9
Councilman District 5
3. Zoning of area subject to zoning case 2.24 ac.-/- or 97,721 sf **02*** and 0.34 ac.-/- or 14,936 sf DR2
Zoning Map 069C2
4. Net Site Area of entire property 80,370 ac.-/-
Net Site Area of area subject to zoning case 2.59 ac.-/- or 112,659 sf
Gross Site Area of area subject to zoning case 2.59 ac.-/- or 112,659 sf
5. Zoning History:
- Previous zoning cases on site area subject to this zoning case:
1995-0229-XA: Variance granted to allow 20 foot rear setback in an O2 zone and to allow a 30 foot rear setback in a DR2 zone.
Special exemption granted to allow a convalescent home (hospice) in O2 and DR2 zones.
1999-0340-SPH: Special Exemption granted to allow a new access drive of Townsontown Boulevard.
- Previous zoning cases on Sheppard Pratt and GMBG properties but not related the site area subject to this zoning case:
R-1975-0196-X: Zoning reclassification and special exemption for use as medical office.
R-1988-0114-X: Zoning reclassification and variance to permit reduced setbacks.
1987-0488-SPH: Amendment of 1986-45-SPHA to allow relocation of pharmacy and optical facility.
1989-0174-SPHX: Special exemption for a Class B Group Child Care Center.
1992-0336-XA: Special exemption to permit increased building elevation width.
1995-0363-X: Special exemption relief for approval of a wireless transmitting and receiving facility.
2000-0473-SPH: Waiver to approve altering of existing historic gatehouse.
2001-0033-XA: Special exemption to construct dormitory and recreational buildings and variance for certain height and setback requirements.
2001-0034-XA: Special exemption to permit increased building elevation width and variance for certain height and setback requirements.
2002-0353-SPHX: Special exemption to amend 2001-0034-XA and to permit increased building elevation width
2003-0365-SPHXA: Special exemption to amend 2001-0033-XA and 2001-0034-XA and to permit increased building elevation width
2005-0082-SPH: Waiver to raise and dismantle a 2 story structure.
- Previously approved development plans on site area subject to this zoning case:
Development plan approved 02-21-1995 for new hospice centre.
1st refinement to the development plan approved 07-06-1999 to approve introduction of a new access point to Townsontown Boulevard.
2nd refinement to the development plan approved 12-28-2000 to increase the amount of beds from 24 to 34 and to modify walkway and landscape areas and change the grading and stormwater management accordingly. DR2* 120808F.
- A CRG plan exists for the overall Sheppard Pratt property but the Development Plan for this site supercedes the CRG Plan.
- No known zoning violations exist on the property.
6. Tax Map: 69, Parcel: 1289
7. Tax Account Number: 23-0001-1785
8. Plat Reference: 0073/0139 and 0073/0140
9. Previous Commercial Permits: None Known
10. Building Setback Requirements:
- Non-residential Principal Building: DR2
Front Yard 60 ft
Side Yard Interior 30 ft
Corner Street Side 50 ft
Rear Yard 40 ft
- Non-residential Principal Building: **02*** **OR2**
Front Yard 25 ft
Side Yard Interior 20 ft
Corner Street Side 35 ft
Rear Yard 50 ft
- Residential transition area requirements are not applicable.
11. Existing Use: 34 bed convalescent home (Hospice)
12. Proposed Use: 34 bed convalescent home (Hospice)
13. Building Height see plan.
14. Existing private 8" Water and private 6" Sewer are shown on the plan. Existing private storm drains with sizes are shown on the plan.
15. No Signs proposed at this time; however, any future signs to comply with Section 450 BCZR and all Zoning Sign Policies or zoning relief to be obtained.
16. Building Areas:
Existing Buildings 36,900 sf +/-
Proposed Additions 840 sf +/-
Total 37,740 sf +/-
17. Amenity Open Space: N/A
18. There are existing 2 private fire hydrants on the property. Nearest public fire hydrant is 980' straight line distance from the property.
19. The site is not located in a deficient area as shown on any of the basic service maps.
20. Landscaping will be provided in accordance with the landscape manual.
21. Any future used to illuminate an off-street parking area shall be so arranged as to reflect light away from adjacent residential sites and public streets.
22. This site does not lie within the 100-Yr Floodplain. FEMA Map*: 2400100265F.
23. Parking Required = 34 Beds @ 1/3 spaces per bed = 12 parking spaces
Parking Provided = 38 parking spaces including 3 handicap spaces
24. Area shown on plan as zoned O2 is currently zoned DR2.

IN RE: DEVELOPMENT PLAN HEARING; and * BEFORE THE
PETITION FOR SPECIAL EXCEPTION :
AND VARIANCE - E/S of N. Charles * DEPUTY ZONING COMMISSIONER
Street, S of Townsontom Boulevard * OF BALTIMORE COUNTY
(The Gilchrist Center) *
9th Election District District
4th Councilmanic District * Case Nos. IX-622 and 95-229-XA

Sheppard Pratt Hospital - Owner; *
Greater Baltimore Medical Center - Developer

* * * * *

7 THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 13th day of February, 1995 that the development plan for The Gilchrist Center, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a convalescent home (nursing home) on the subject site, which is split zoned D.R.2 and O-2, pursuant to Sections 1801.1.C.5 and 205.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Developer's Exhibit 1 and Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.2.R. as follows: From Sections 1301.2.C.1.a and 205.4A (and Part II, page 29 of the Comprehensive Manual of Development Policies (C.N.D.P.)) to permit a rear yard setback for a non-residential building of as close as 30 feet in lieu of the required 40 feet for the D.R. 2 zoned portion of the property, and as close as 20 feet in lieu of the required 50 feet for the O-2 zoned portion of the site, in accordance with Developer's Exhibit 1 and Petitioner's Exhibit 1, be and is hereby GRANTED.

! Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S North Charles, S of Townsontown *
Boulevard * ZONING COMMISSIONER
The Gilcrest Center for Hospice Care *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Legal Owner: Sheppard Pratt Health Systems * CASE No. 99-340-SPH
Lessee: Greater Baltimore Medical Center
Petitioner(s)

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 15th day of April 1999, that the Petition for Special Hearing to approve introduction of a new access point to Towson Town Boulevard from the subject property, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired.
2. The second means of access shall be constructed and utilized as more particularly shown on the site plan 'Petitioners' Exhibit No. 1) and pursuant to the terms of the agreement/lease between the Petitioners and the Board of Regents of the University of Md. System. Specifically, there shall be no more than 450 employees of GBMC who shall be permitted to enter/exit the hospital from the proposed access. Deliveries shall be limited to 15 trucks per day and emergency vehicles to GBMC shall utilize the Charles Street entrance, except as unique circumstances warrant. Traffic to the hospice facility is permitted to utilize the proposed access without limitation.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

PETITIONER'S EXHIBIT 1

PETITIONER'S
EXHIBIT NO. 1

PAI 09-622

Plan to Accompany Zoning Variance
and Special Hearing Request

GILCHRIST HOSPICE
555 W Towsontown Boulevard

DESIGN & DRAWING BASED ON MCS
KEY SHEET : ONE
POSITION SHEET : 35 NW 2

DRAWING NO.
ZON-01

Election District 9
Councilmanic District
Scale: 1" = 20'

Parcel 1289
Tax Map 69
Date: June 23, 2015

MATIS WARFIELD
Consulting Engineers

10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com



Professional Certification:
I hereby certify that these documents were
prepared or approved by me, and that I am
a duly licensed professional engineer under
the laws of the state of Maryland,
License No. 21162,
Expiration Date: 03-20-2016.

PROPERTY OWNER OVERALL PARCEL
Sheppard Pratt Health System Inc
 6501 N Charles Street
 Towson, Maryland 21204

PETITIONER/TENANT ON AREA
SUBJECT TO ZONING CASE
Gilchrist Hospice Care
11311 McCormick Rd, Suite 350
Hunt Valley, Maryland 21031

DATE	ITEM	LYH
		LYH
		SAW