

IN RE: PETITION FOR VARIANCE

(5330, 5332 & 5400 Old Court Road)

2nd Election District

4th Council District

Lifebridge Health Inc.

Northwest Hospital Center Inc.

Legal Owners

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0069-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 Lifebridge Health Inc. and Northwest Hospital Center Inc., owners of the subject property ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Setbacks for 5400B Old Court Road

1. To allow a front yard setback and rear yard setback of 10 and 25 feet respectively in lieu of the required 30 foot front yard and 30 foot rear yard setbacks in the DR 16 zone, pursuant to §1B01.2.C.1; and
2. To allow an interior side yard setback of 5 foot in lieu of the required 25 feet in the DR 16 zone, pursuant to §1B01.2.C.1

Building Height for 5400B Old Court Road

3. To allow a building height of 55 feet in lieu of the maximum permitted 50 feet pursuant to § 300.2

Sign Variances

4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2), with sign area/faces of 214 square feet on an institutional building with one road frontage in lieu of the 1 wall mounted identification sign permitted with a sign area/face of 25 square feet;
5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 square feet and a height of 6.5 feet in lieu of the permitted 25 square feet and height of 6 feet;
6. To allow 3 identification signs (Sign Nos 1-3) in lieu of the 1 identification sign

ORDER RECEIVED FOR FILING

Date

11/19/15

By

Sen

- permitted on property with 1 road frontage, if necessary;
7. To allow two freestanding directional signs (Sign Nos 4-5) in the O-3 zone with sign areas/faces of 12 square feet in lieu of the permitted 8 square feet; and
 8. To allow a freestanding directional sign (Sign No. 6) in the DR16 zone with a sign area/face of 19 square feet in lieu of the permitted 8 square feet and a height of 5.5 feet in lieu of the permitted 4 feet in a residential zone.

A site plan was marked as Petitioners' Exhibit 1.

Kevin Anderson, Mark Tsitlik, Josh Kilrain, Scott Robison and Rich Greco appeared in support of the petition. David H. Karceski, Esq., and Adam Rosenblatt, Esq., represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP), and will be discussed below.

The subject property is approximately 1.9 acres and is split-zoned BL, DR16 & O3. The Northwest Hospital Center campus is on the site, and Petitioners propose to construct a new medical office building (which will be constructed in the footprint of an existing building which will be razed) and to renovate another office building adjacent thereto. To do so, zoning relief is required.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has an irregular shape and there is a significant grade change across the site. As such it is unique. If the Regulations were strictly interpreted, Petitioners

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Date

11/19/15

By

Sen

would experience a practical difficulty because they would be unable to construct the proposed improvements. 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 Baltimore County and/or community opposition.

In its ZAC comment, the DPR noted that landscape and lighting plans are required for the site, and such a condition is included in the order below. The DOP submitted a similar comment, but also suggested that sign #2 (as shown on the site plan) be illuminated only during "standard business hours," to reduce any glare from impacting the nearby apartment complex. The apartment complex in question is 196 feet from the proposed sign. Messrs. Anderson (a professional engineer) and Robison (an architect) opined that the residents of the complex would not be negatively impacted by the sign, and that in any event the street lights along Old Court Road, which are much closer, would have a much greater impact upon these residents. In addition, hospital representatives noted that the hospital is open around the clock, and that the medical buildings on which the sign will be affixed are on the Hospital campus. In these circumstances, I believe it would be improper to restrict the hours of illumination for this sign, and counsel noted that all other sign on the Hospital campus are illuminated without any temporal restrictions.

THEREFORE, IT IS ORDERED, this 19th day of November, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief as follows:

Setbacks for 5400B Old Court Road

1. To allow a front yard setback and rear yard setback of 10 and 25 feet respectively in lieu of the required 30 foot front yard and 30 foot rear yard setbacks in the DR 16 zone, pursuant to §1B01.2.C.1; and
2. To allow an interior side yard setback of 5 foot in lieu of the required 25 feet in the DR 16 zone, pursuant to §1B01.2.C.1

ORDER RECEIVED FOR FILING

Date

11/19/15

By

sen

Building Height for 5400B Old Court Road

3. To allow a building height of 55 feet in lieu of the maximum permitted 50 feet pursuant to § 300.2

Sign Variances

4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2), with sign area/faces of 214 square feet on an institutional building with one road frontage in lieu of the 1 wall mounted identification sign permitted with a sign area/face of 25 square feet;
5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 square feet and a height of 6.5 feet in lieu of the permitted 25 square feet and height of 6 feet;
6. To allow 3 identification signs (Sign Nos 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary;
7. To allow two freestanding directional signs (Sign Nos 4-5) in the O-3 zone with sign areas/faces of 12 square feet in lieu of the permitted 8 square feet; and
8. To allow a freestanding directional sign (Sign No. 6) in the DR16 zone with a sign area/face of 19 square feet in lieu of the permitted 8 square feet and a height of 5.5 feet in lieu of the permitted 4 feet in a residential zone

be and is hereby GRANTED.

The relief granted herein shall be subject to 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.
2. Prior to issuance of permits Petitioners must submit for approval by the Baltimore County Landscape Architect landscape and lighting plans for the site.
3. All dumpster enclosures at the site shall comply with the requirements of the Baltimore County Landscape Manual.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

4

Date 11/19/15
By slh



KEVIN KAMENETZ
County Executive

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

November 19, 2015

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

RE: Petition for Variance
Case No. 2016-0069-A
Property: 5330, 5332 & 5400 Old Court Road

Dear Counsel:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 5330, 5332, 5400 Old Court Road which is presently zoned BL, DR16, O3
Deed References: 35870-1; 34717-81; 35249-297 10 Digit Tax Account # 1800006921; 0204500050; 0218470020
Property Owner(s) Printed Name(s) _____

(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. 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. X a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

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 _____

210 W. Penn Avenue Towson MD
Mailing Address City State

21024 / 410-494-6285 / dkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

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 _____

210 W. Penn Avenue Towson MD
Mailing Address City State

21024 / 410-494-6285 / dkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0069-A Filing Date 9/30/15 Do Not Schedule Dates: _____ Reviewer JCM

ATTACHMENT SHEET 1 TO PETITION FOR VARIANCE

Setbacks for 5400B Old Court Road

1. Variance from BCZR Section 1B01.2.C.1.a to allow a front yard setback and rear yard setback of 10 and 25 feet respectively in lieu of the required 30-foot front yard and 30-foot rear yard setbacks in the DR16 Zone.
2. Variance from BCZR Section 1B01.2.C.1.a to allow an interior side yard setback of 5 foot in lieu of the required 25 feet in the DR16 Zone.

Building Height for 5400B Old Court Road

3. Variance from BCZR Section 300.2 to allow a building height of ~~5~~55 feet in lieu of the maximum permitted ~~5~~50 feet.

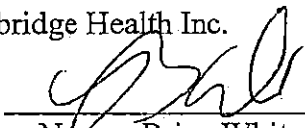
Sign Variances

4. Variance from BCZR Section 450.4 Attachment 1.6 to allow 2 wall-mounted identification signs (Sign Nos. 1 and 2), with sign area/faces of 214 square feet on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a sign area/face of 25 square feet.
5. Variance from BCZR Section 450.4 Attachment 1.6 to allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 square feet and a height of 6.5 feet in lieu of the permitted 25 square feet and height of 6 feet.
6. Variance from BCZR Section 450.4 Attachment 1.6 to allow 3 identification signs (Sign Nos. 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary.
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8. Variance from BCZR Section 450.4 Attachment 1.6 to allow a freestanding directional sign (Sign No. 6) in the DR16 Zone with a sign area/face of 19 square feet in lieu of the permitted 8 square feet and a height of 5.5 feet in lieu of the permitted 4 feet in a residential zone.

**ATTACHMENT SHEET 2
TO PETITION FOR VARIANCE**

Legal Owners of 5400 and 5330 Old Court Road (Petitioners):

Lifebridge Health Inc.

By: 

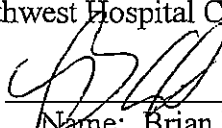
Name: Brian White

Title: Senior Vice President

c/o Lifebridge Health Inc.
2401 W. Belvedere Avenue
Baltimore, Maryland 21215

Legal Owners of 5332 Old Court Road

Northwest Hospital Center Inc.

By: 

Name: Brian White

Title: President

c/o Northwest Hospital Center Inc.
5401 Old Court Road
Randallstown, MD 21133



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 5330, 5332, 5400 Old Court Road which is presently zoned BL, DR16, O3
Deed References: 35870-1; 34717-81; 35249-297 10 Digit Tax Account # 1800006921; 0204500050; 0218470020
Property Owner(s) Printed Name(s) _____

(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. 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. X a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

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 _____

210 W. Penn Avenue _____ Towson _____ MD _____

Mailing Address _____ City _____ State _____

21024 _____ / 410-494-6285 _____ / dkarciski@venable.com _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

SEE ATTACHED

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 _____

210 W. Penn Avenue _____ Towson _____ MD _____

Mailing Address _____ City _____ State _____

21024 _____ / 410-494-6285 _____ / dkarciski@venable.com _____
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2016-0089-A Filing Date / / Do Not Schedule Dates: _____ Reviewer _____

ATTACHMENT SHEET 1 TO PETITION FOR VARIANCE

Setbacks for 5400B Old Court Road

1. Variance from BCZR Section 1B01.2.C.1.a to allow a front yard setback and rear yard setback of 10 and 25 feet respectively in lieu of the required 30-foot front yard and 30-foot rear yard setbacks in the DR16 Zone.
2. Variance from BCZR Section 1B01.2.C.1.a to allow an interior side yard setback of 5 foot in lieu of the required 25 feet in the DR16 Zone.

Building Height for 5400B Old Court Road

3. Variance from BCZR Section 300.2 to allow a building height of 75 feet in lieu of the maximum permitted 60 feet.

Sign Variances

4. Variance from BCZR Section 450.4 Attachment 1.6 to allow 2 wall-mounted identification signs (Sign Nos. 1 and 2), with sign area/faces of 214 square feet on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a sign area/face of 25 square feet.
5. Variance from BCZR Section 450.4 Attachment 1.6 to allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 square feet and a height of 6.5 feet in lieu of the permitted 25 square feet and height of 6 feet.
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7. Variance from BCZR Section 450.4 Attachment 1.6 to allow two freestanding directional signs (Sign Nos. 4-5) in the O-3 Zone with sign areas/faces of 12 square feet in lieu of the permitted 8 square feet.
8. Variance from BCZR Section 450.4 Attachment 1.6 to allow a freestanding directional sign (Sign No. 6) in the DR16 Zone with a sign area/face of 19 square feet in lieu of the permitted 8 square feet and a height of 5.5 feet in lieu of the permitted 4 feet in a residential zone.



**ZONING DESCRIPTION OF
5400 OLD COURT ROAD, BALTIMORE MARYLAND
PROPERTY OF
LIFEBRIDGE HEALTH, INC.
2nd ELECTION DISTRICT
BALTIMORE COUNTY MARYLAND**

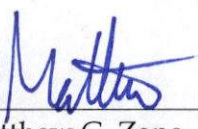
BEGINNING at point on the North side of Old Court Road which is 70 feet wide at a distance of 900 feet Southwest of the centerline of Liberty Road. Thence leaving said North side of Old Court Road the following courses and distances:

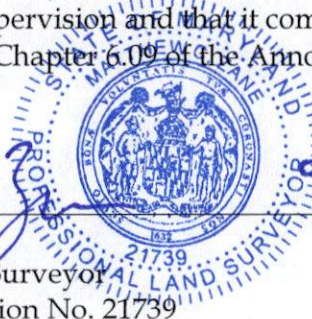
1. South 57 degrees 29 minutes 35 seconds West 247.70 feet, thence
2. By a curve to the right having a radius of 1,397.48 feet, an arc length of 220.06 feet and subtended by a chord bearing and distance of South 62 degrees 00 minutes 17 seconds West 219.83 feet, thence
3. South 66 degrees 30 minutes 57 seconds West 91.30 feet, thence
4. North 19 degrees 16 minutes 35 seconds West 168.63 feet, thence
5. North 24 degrees 06 minutes 45 seconds West 18.13 feet, thence
6. By a curve to the right having a radius of 1,319.00 feet, an arc length of 55.79 feet and subtended by a chord bearing and distance of North 69 degrees 52 minutes 55 seconds East 55.79 feet, thence
7. North 71 degrees 05 minutes 35 seconds East 109.50 feet, thence
8. By a curve to the left having a radius of 431.00 feet, an arc length of 67.20 feet and subtended by a chord bearing and distance of North 66 degrees 37 minutes 35 seconds East 67.13 feet, thence
9. North 62 degrees 09 minutes 35 seconds East 143.94 feet, thence
10. North 19 degrees 41 minutes 14 seconds West 95.15 feet, thence
11. South 59 degrees 13 minutes 18 seconds East 275.84 feet to the place of beginning.

Containing 86,524 square feet or 2.0 acres of land, more or less.

As recorded in Deeds Liber 35870, folio 001, Liber 35249, folio 297 & Liber 34717, folio 081.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the minimum standards of practice as established in Title 9, Subtitle 13, Chapter 6.09 of the Annotated Code of Maryland as enacted and amended.


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


Date: 9/15/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0069-A
Petitioner: LIFEBRIDGE HEALTH, INC. d/b/a BRIAN WHITE
Address or Location: 2401 W. BELVEDERE AVE, BALD, MD 21215

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenthal
Address: Venable
210 W. Penn. Ave Ste 500
Towson, MD 21204
Telephone Number: (410) 999-6221

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

No. **128738**

Date:

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
9/25/2015 9/24/2015 14:58:06 \$

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.-

Total: **500.-**

Rec From: **VENABLE LLP**

For: **2016-0069-A**

DISTRIBUTION

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

NE: WSO'S WALKIN REOS LRD
RECEIPT # 821130 9/24/2015 OFLN
Dept: 5 523 ZONING VERIFICATION
CR NO. 128738
Receipt Tot: \$500.00
\$500.00 CR \$500.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2016-0069-A

RE: Case No.: _____

Petitioner/Developer: _____

Lifebridge Health, Inc. Northwest Hospital Center, Inc.

November 13, 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: _____

5330, 5332, 5400 Old Court

October 23, 2015

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



Sincerely,

A handwritten signature in dark ink, appearing to read 'Robert Black', written over a horizontal line.

October 23, 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)

ZONING NOTICE

CASE # 2016-0069-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, November 13, 2015 at 1:30 p.m.

REQUEST: Variance Setbacks for 5400 B Old Court Road: 1. To allow a front yard setback and rear yard setback of 10 and 25 ft. respectively in lieu of the required 30 ft. front yard and 30 ft. rear yard setbacks in the DR 16 Zone; 2. To allow an interior side yard setback of 5 ft. in lieu of the required 25 ft. in the DR 16 Zone. Building Height for 5400 B Old Court Road: 3. To allow a building height of 75 ft. in lieu of the maximum permitted 60 Ft. Sign Variances: 4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2) with sign area/faces of 214 sq. ft. on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a

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

CASE

A P

PLACE

DATE A

REQUEST

identification
of 6.5 ft. in l
identification
permitted on
freestanding c
areas/faces of
freestanding d
area/face of 19
in lieu of the pe

POSTPONEMENT

DO NOT REMOVE

ZONING NOTICE

CASE # 2016-0269-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, November 13, 2015 at 1:30 p.m.

REQUEST: sign area/face of 25 sq. ft. 5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 sq. ft. and a height of 6.5 ft. in lieu of the permitted 25 sq. ft. and height of 6 ft. 6. To allow 3 identification signs (Sign Nos. 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary. 7. To allow two freestanding directional signs (Sign Nos. 4-5) in the 0-3 Zone with sign areas/faces of 12 sq. ft. in lieu of the permitted 8 sq. ft. 8. To allow a freestanding directional sign (Sign No. 6) in the DR 16 Zone with a sign area/face of 19 sq. ft. in lieu of the permitted 8 sq. ft. and a height of 5.5 ft in lieu of the permitted 4 ft. in a residential zone.

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



KEVIN KAMENETZ
County Executive

October 13, 2015

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

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: 2016-0069-A

5330, 5332, 5400 Old Court

W/s Old Court Road, 900 ft. s/w of centerline of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Lifebridge Health, Inc., Northwest Hospital Center, Inc.

Variance Setbacks for 5400 B Old Court Road: 1. To allow a front yard setback and rear yard setback of 10 and 25 ft. respectively in lieu of the required 30 ft. front yard and 30 ft. rear yard setbacks in the DR 16 Zone; 2. To allow an interior side yard setback of 5 ft. in lieu of the required 25 ft. in the DR 16 Zone. Building Height for 5400 B Old Court Road: 3. To allow a building height of 75 ft. in lieu of the maximum permitted 60 ft. Sign Variances: 4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2) with sign area/faces of 214 sq. ft. on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a sign area/face of 25 sq. ft. 5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 sq. ft. and a height of 6.5 ft. in lieu of the permitted 25 sq. ft. and height of 6 ft. 6. To allow 3 identification signs (Sign Nos. 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary. 7. To allow two freestanding directional signs (Sign Nos. 4-5) in the O-3 Zone with sign areas/faces of 12 sq. ft. in lieu of the permitted 8 sq. ft. 8. To allow a freestanding directional sign (Sign No. 6) in the DR 16 Zone with a sign area/face of 19 sq. ft. in lieu of the permitted 8 sq. ft. and a height of 5.5 ft. in lieu of the permitted 4 ft. in a residential zone.

Hearing: Friday, November 13, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Brian White, 2401 W. Belvedere Avenue, Baltimore 21215

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 24, 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, October 22, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6271

Venable

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: 2016-0069-A

5330, 5332, 5400 Old Court

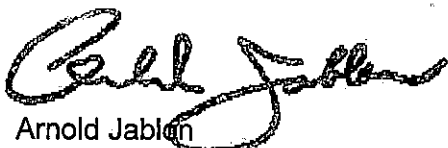
W/s Old Court Road, 900 ft. s/w of centerline of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Lifebridge Health, Inc., Northwest Hospital Center, Inc.

Variance Setbacks for 5400 B Old Court Road: 1. To allow a front yard setback and rear yard setback of 10 and 25 ft. respectively in lieu of the required 30 ft. front yard and 30 ft. rear yard setbacks in the DR 16 Zone; 2. To allow an interior side yard setback of 5 ft. in lieu of the required 25 ft. in the DR 16 Zone. Building Height for 5400 B Old Court Road: 3. To allow a building height of 75 ft. in lieu of the maximum permitted 60 ft. Sign Variances: 4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2) with sign area/faces of 214 sq. ft. on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a sign area/face of 25 sq. ft. 5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 sq. ft. and a height of 6.5 ft. in lieu of the permitted 25 sq. ft. and height of 6 ft. 6. To allow 3 identification signs (Sign Nos. 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary. 7. To allow two freestanding directional signs (Sign Nos. 4-5) in the O-3 Zone with sign areas/faces of 12 sq. ft. in lieu of the permitted 8 sq. ft. 8. To allow a freestanding directional sign (Sign No. 6) in the DR 16 Zone with a sign area/face of 19 sq. ft. in lieu of the permitted 8 sq. ft. and a height of 5.5 ft. in lieu of the permitted 4 ft. in a residential zone.

Hearing: Friday, November 13, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE 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.



KEVIN KAMENETZ
County Executive

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

November 9, 2015

Lifebridge Health
Brian White, Sr. V.P.
2401 W Belvedere Avenue
Baltimore MD 21215

Northwest Hospital Center
Brian White, President
5401 Old Court Road
Randallstown MD 21133

RE: Case Number: 2016-0069 A, Address: 5330, 5332, 5400 Old Court 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 September 30, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

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

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/22/15

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

RE: Baltimore County
Item No. 2016-0069-A (revised)
Variance
Lifebridge Health Inc. Brian White Senior VP
Northwest Hospital Center Inc. Brian White, President
5330, 5332, 5400 Old Court Road

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. 2016-0069-A.

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,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer - District 4
Baltimore & Harford Counties

DWP/RAZ



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

State Highway
Administration

Maryland Department of Transportation

Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/15

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

*VOID
Not a State Road
in this area*

RE: Baltimore County
Item No. 2016-0069A

Variance

*Lifebridge Health Inc. Brian White Senior, VP
Northwest Hospital Center Inc. Brian White, President
5330, 5332, 5400 Old Court Road
MD 125*

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 10/5/15. A field inspection and internal review reveals that an entrance onto MD 125 consistent with current State Highway Administration guidelines is required. As a condition of approval for *Variance*, Case Number 2016-0069A the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

ZAC AGENDA

Number: 2016-0069-A

Primary Use: Commercial

Reviewer: JCM

Type: VARIANCE

Legal Owner: Lifebridge Health Inc., Brian White Senior VP, Northwest Hospital Center Inc., Brian White, President

Contract Purchaser:

Critical Area: NO Flood Plain: NO Historic: NO Election Dist: 2nd Councilmanic Dist: 4th

Property Address: 5330, 5332, 5400 Old Court Rd

Location: W/S of Old Court Road, 900 ft. SW of the centerline of Liberty Road

Existing Zoning: BL, SR 16, 0-3

Area: 1.986 acres +/-

Proposed Zoning: VARIANCE Setbacks for 5400 B Old Court Road:

1. To allow a front yard setback and rear yard setback of 10 and 25 ft. respectively in lieu of the required 30 ft. front yard and 30 ft. rear yard setbacks in the DR 16 Zone.
2. To allow an interior side yard setback of 5 ft. in lieu of the required 25 ft. in the DR 16 Zone.

Building Height for 5400 B Old Court Road:

3. To allow a building height of 75 ft. in lieu of the maximum permitted 60 ft.

Sign Variances:

4. To allow 2 wall-mounted identification signs (Sign Nos. 1 and 2) with sign area/faces of 214 sq. ft. on an institutional building with one road frontage in lieu of the 1 wall-mounted identification sign permitted with a sign area/face of 25 sq. ft.
5. To allow a freestanding identification sign (Sign No. 3) with a sign area/face of 45 sq. ft. and a height of 6.5 ft. in lieu of the permitted 25 sq. ft. and height of 6 ft.
6. To allow 3 identification signs (Sign Nos. 1-3) in lieu of the 1 identification sign permitted on property with 1 road frontage, if necessary.
7. To allow two freestanding directional signs (Sign Nos. 4-5) in the 0-3 Zone with sign areas/faces of 12 sq. ft. in lieu of the permitted 8 sq. ft.
8. To allow a freestanding directional sign (Sign No. 6) in the DR 16 Zone with a sign area/face of 19 sq. ft. in lieu of the permitted 8 sq. ft. and a height of 5.5 ft. in lieu of the permitted 4 ft. in a residential zone.

Attorney: David H Karceski, 210 W Pennsylvania Ave., Ste. 500, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/15

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

RE: Baltimore County

Item No. 2016-0069A

Variance

Lifebridge Health Inc. Brian White Senior, VP
Northwest Hospital Center Inc. Brian White, President
5330, 5332, 5400 Old Court Road
MD 125

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 10/5/15. A field inspection and internal review reveals that an entrance onto MD125 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2016-0069A the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 9 '15



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0069-A
Address 5330, 5332, 5400 Old Court Road
(Lifebridge Health Inc. Property)

Zoning Advisory Committee Meeting of October 5, 2015.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2015
Item No. 2016-0069

DATE: October 22, 2015

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

Landscape Plans showing screening of existing and proposed parking and uses from the adjacent residential uses and roads are required as well as photometric lighting plans.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0069-10122015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5330, 5332, 5400 Old Court Road

INFORMATION:

Item Number: 16-069
Petitioner: Lifebridge Health, Inc
Zoning: BL, DR 16, O-3
Requested Action: Variance

RECEIVED
NOV 13 2015
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to permit front yard setback of 10 feet, a rear yard setback of 25 feet and an interior side yard setback of 5 feet in lieu of the required 30 foot front yard, 30 foot rear yard and 25 foot interior side yard setback respectively and also multiple variances to BCZR Section 450 for proposed signage.

Section 32-4-402(c)(2) of the BCC requires the Director of Planning to make compatibility recommendations to the Administrative Law Judge for any development within the O3 zone. The plan submitted in support of the petition indicates development within the O3 zone consisting of paving for parking, drive aisles and sidewalks with storm water management and storm drain features, signage and landscaping. Two existing structures are to be razed and no new structures are proposed to be located in the O3 zone. The Director recommends that the O3 development meets the compatibility objectives of Section 32-4-402(d)(1-8) of the BCC as applicable. The parking lot layout and system of sidewalks interfaces with the established road and sidewalk network in an efficient and safe manner. Proposed signage repeats the theme now established on the hospital campus. Once the existing buildings are removed, the layout establishes a substantial open space between the proposed office building and the existing adjacent multi-family residential building and will feature landscaping installed such that the overall O3 development will complement the existing neighborhood in addition to the new medical office building.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Submit a landscape and lighting plan to the Baltimore County Landscape Architect for approval prior to the issuance of building permits. The Department requires that any plan so submitted will include the following features:
 - Lighting shall be of a directional type to ensure excessive glare does not spill into the surrounding residentially used properties.

- Ensure the proposed dumpster enclosure meets the requirements of Condition H of the Baltimore County Landscape Manual. The Department recommends the screening material match that used on the exterior of the principal building.

It is the recommendation of the Department that to mitigate any glare from sign # 2, which is to be affixed to the east facade of the medical office building opposite the multi-family building, that may emit onto the multi-family building, said sign should only be lit during standard business hours as established by the Administrative Law Judge through the hearing process.

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

Division Chief:
AVA/KS

Kathy G. Labach

C: Troy Leftwich
Jeanette Tansey, RLA, PAI

JB 11-13-15
1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5330, 5332, 5400 Old Court Road

INFORMATION:

Item Number: 16-069

Petitioner: Lifebridge Health, Inc

Zoning: BL, DR 16, O-3

Requested Action: Variance

RECEIVED

NOV 12 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

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

Division Chief: _____
AVA/KS

C: Troy Leftwich
Jeanette Tansey, RLA, PAI

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
5330, 5332, 5400 Old Court Road; W/S of Old		
Court Road, 900' SW of c/line of Liberty Road*		OF ADMINISTRATIVE
2 nd Election & 4 th Councilmanic Districts		
Legal Owner(s): Lifebridge Health Inc &	*	HEARINGS FOR
Northwest Hospital Center, Inc		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-069-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

OCT 08 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment10/22DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C10/19DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

11/10PLANNING
(if not received, date e-mail sent _____)C10/22

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10/23/15by SSG BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

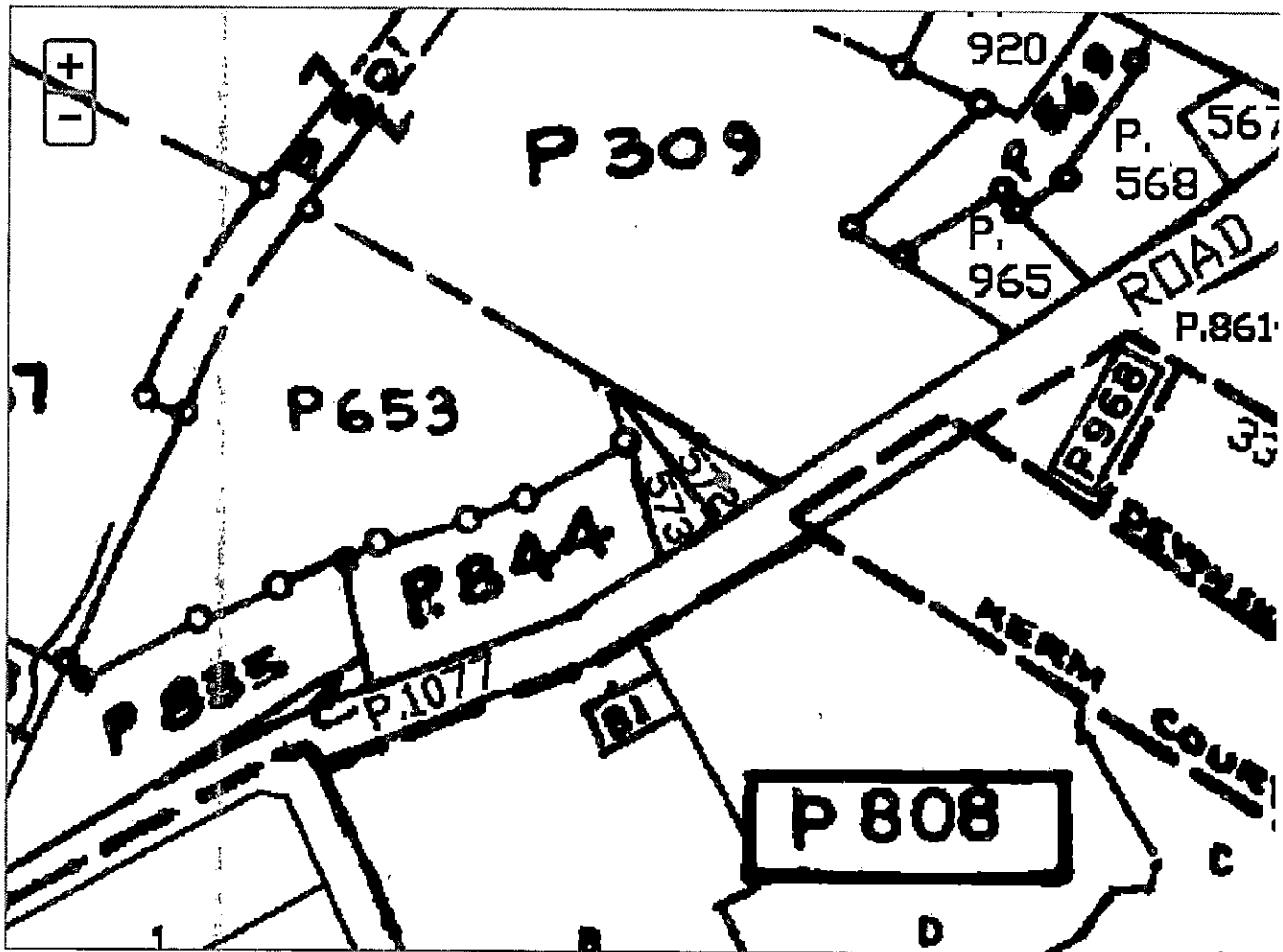
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0218470020			
Owner Information					
Owner Name:	LIFEBRIDGE HEALTH INC		Use:	COMMERCIAL	
Mailing Address:	2401 W BELVEDERE BALTIMORE MD 21215-		Principal Residence:	NO	
			Deed Reference:	/35249/ 00297	
Location & Structure Information					
Premises Address:		5330 OLD COURT RD RANDALLSTOWN MD 21133-5245		Legal Description: 5330 OLD COURT RD NWS 660FT S OF LIBERTY RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0077	0015	0572		0000	2016
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1931	1199		13,503 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		MIXED RESIDENTIAL / RETAIL			
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	108,500	108,500			
Improvements	23,100	23,100			
Total:	131,600	131,600	131,600		
Preferential Land:	0				
Transfer Information					
Seller: BOVELLE RENEE		Date: 08/11/2014		Price: \$330,566	
Type: ARMS LENGTH IMPROVED		Deed1: /35249/ 00297		Deed2:	
Seller: BOVELLE RENEE		Date: 09/07/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26139/ 00724		Deed2:	
Seller: CREEK PROPERTIES LLC		Date: 01/26/2007		Price: \$250,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /25131/ 00373		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **02** Account Number: **0218470020**

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>).

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 - 0204500050			
Owner Information					
Owner Name:	NORTHWEST HOSPITAL CENTER INC		Use:	COMMERCIAL NO	
Mailing Address:	5401 OLD COURT RD RANDALLSTOWN MD 21133-		Principal Residence:	Deed Reference: /34717/ 00081	
Location & Structure Information					
Premises Address:		5332 OLD COURT RD RANDALLSTOWN MD 21133-5245		Legal Description: 5332 OLD COURT RD NWS 850FT S LIBERTY RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0016	0573		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:					
				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1934	1308				10,305 SF
County Use					
06					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		MIXED RESIDENTIAL / RETAIL			
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		105,300	105,300		
Improvements		24,800	24,800		
Total:		130,100	130,100	130,100	
Preferential Land:		0			
Transfer Information					
Seller: NATIONSTAR MORTGAGE LLC		Date: 02/26/2014		Price: \$87,675	
Type: NON-ARMS LENGTH OTHER		Deed1: /34717/ 00081		Deed2:	
Seller: BOVELLE RENEE		Date: 11/13/2013		Price: \$294,124	
Type: NON-ARMS LENGTH OTHER		Deed1: /34427/ 00495		Deed2:	
Seller: BOVELLE RENEE		Date: 09/07/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26139/ 00724		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00	0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

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>).

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 - 1800006921			
Owner Information					
Owner Name:		LIFEBRIDGE HEALTH INC		Use:	COMMERCIAL
Mailing Address:		2401 W BELVEDERE AVE		Principal Residence:	NO
		BALTIMORE MD 21215-		Deed Reference:	/35870/ 00001
Location & Structure Information					
Premises Address:		5400 OLD COURT RD RANDALLSTOWN 21133-		Legal Description:	1.4707 AC OLD COURT RD 900 SW LIBERTY RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0015	0844		0000	
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1978	12423		72,200 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2015	07/01/2016
Land:		380,900	380,900		
Improvements		950,800	950,800		
Total:		1,331,700	1,331,700	1,331,700	
Preferential Land:		0			
Transfer Information					
Seller: DULANEY PROFESSIONS ASSOCIATES		Date: 02/23/2015		Price: \$4,091,800	
Type: NON-ARMS LENGTH OTHER		Deed1: /35870/ 00001		Deed2:	
Seller: GOLOMBEK LEONARD H		Date: 01/03/1979		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05975/ 00667		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

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>).

5330, 5334, 5900
CASE NAME Old Court Road
CASE NUMBER 2016-69-A
DATE 11/13/15

[illegible]

SCOTT ROBISON

AIA, NCARB, CSI, LEED AP



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

JOSH KILRAIN

RLA, ASLA



Mr. Josh Kilrain, a Landscape Architect, strengthens the Hord Coplan Macht team with his simple, clean design and commitment to sustainability. His 17 years of experience span multi-disciplinary projects in land development and site planning and design. From urban design to mixed-use projects, Mr. Kilrain seeks to create spaces appreciated by users – giving them a good feeling about the environment they occupy. He strives for simplicity over complexity in recognition that some of the best environments are good because they are subtle. His strengths in site engineering and graphic renderings support his comprehensive project management experience of working on a project from initial client meeting through construction, including construction administration. Educating clients on the bottom-line impact of sustainable design, Mr. Kilrain carefully steers projects toward having a minimal ecological impact by addressing issues from rainwater capture and reuse to designing with native plants. He is inspired by his observations of how people interact with their environments and eagerly seeks to marry his landscape designs with the surrounding architectural style to create spaces that improve people's lives.

TITLE

Landscape Architect

EDUCATION

Bachelor of Landscape Architecture,
Pennsylvania State University, 1998

PROFESSIONAL LICENSES

Registered Landscape Architect: Maryland

PROJECT EXPERIENCE

Healthcare

Sinai Hospital of Baltimore Baltimore, Maryland

- South Atrium Landscape Architecture
- Children's Hospital
- Linear Accelerator

Sinai Hospital of Baltimore, Levindale Geriatric Day Care Baltimore, Maryland

- Campus Master Plan, PUD
- Landscape Architecture Design
- Sensory Garden Design

Western Maryland Health System, New Replacement Hospital Cumberland, Maryland

Education

Walker Jones Pre K-8 School Washington, DC

- Site planning and landscape architectural design for a new school, community center and library with multi-age play and recreation facilities. The project is currently registered with USGBC and pursuing a Silver rating.

Dover High School Dover, Delaware

- Landscape architecture, site planning, and design services, including transformation of agricultural fields in to native meadow and reforestation for a new high school.

Barrie School, New Lower School Silver Spring, Maryland

Bennett Middle School Wicomico County, Maryland

St. Mary's College Boathouse St. Mary's City, Maryland

- Design of a new boathouse complex for the college's rowing teams. The design was pursuing LEED certification.

Multifamily Housing

Plaza at Columbia Town Center Columbia, Maryland

- Landscape architecture for mixed-use residential and retail project.

Concord Street Streetscape and Perimeter Security Baltimore, Maryland

- Served as Project Manager for the design of streetscape improvements and perimeter security measures for a downtown office building.

Club at Quincy Arlington, Virginia

- Streetscape and public plaza landscape architecture for mixed use 12-story condominium building.

Patuxent Place Laurel, Maryland

- Site design for mixed use development, consisting of apartments and retail.

Glenmont Metro Center Silver Spring, Maryland

Waterview Overlook Baltimore, Maryland

Ashbury Courts Laurel, Maryland

Grayson Homes, Brooklyn Park Planning Brooklyn Park, Maryland

Government

Architect of the Capitol, Senate Parks Cultural Landscape Report Washington, DC

- Team member responsible for developing the existing conditions inventory, mapping, analysis and tree and plant assessment for this 65-acre historic landscape designed as an extension of the US Capitol Grounds.
- Responsible for developing CAD drawings reflecting existing vegetation.

JOSH KILRAIN

RLA, ASLA

Architect of the Capitol, Capitol Square

Washington, DC

- Team member responsible for developing the existing conditions inventory, mapping, analysis and tree and plant assessment for this 55 acre historic landscapes of the US Capitol Grounds designed by Frederick Law Olmstead.

National Park Service, DC War Memorial

Washington, DC

- Served as project manager for the design team responsible for the \$5 million rehabilitation of the memorial, including pre-design and schematic design through construction documents and construction administration.

National Park Service, Ulysses S. Grant Memorial

Washington, DC

- Member of the project management team responsible for creating and organizing the condition assessment and repair report for the memorial, working with a subconsultant team that included preservation architects, conservation professionals and civil and geotechnical engineers.

Pennsylvania State Capitol

Harrisburg, Pennsylvania

- Team member for the master plan of a historic park within the capitol complex.

The Maryland Zoo, Baltimore

Baltimore, Maryland

- Project manager for the design of a new polar bear and arctic animal exhibit (Polar Bear Watch), design of a new central gathering and flex program space (Central Plaza) and the design of a new temporary tram route to be used during the capital improvements construction phase.

The Maryland Fire-Rescue Services Memorial

Annapolis, Maryland

- A memorial to the members of the Maryland fire and rescue services who have perished in the line of duty.

Baltimore Washington International Airport

Linthicum, Maryland

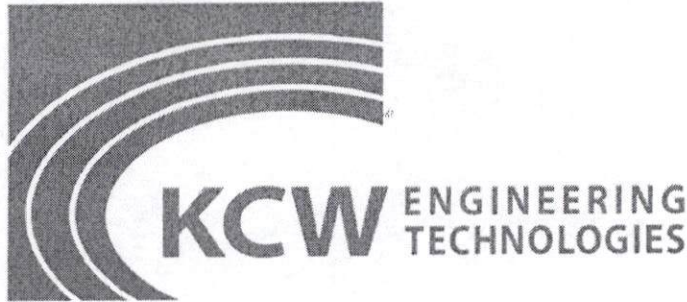
- Airport expansion project including a new terminal building, vehicular roadways and bridges and pedestrian skywalk system. Redesign of an award winning garden and sculpture space.

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 2

May 29, 2015

David H. Karceski
PartnerT 410.494-6285
F 410.821.0147
dhkarceski@venable.com**Via Hand Delivery**Arnold Jablon
Deputy County Administrative Officer and
Director of PAI
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204Re: **Request for Zoning Verification**
Northwest Hospital Center
5400, 5332 and 5330 Old Court Road
Randallstown, MD 21133

Dear Mr. Jablon:

This firm represents Lifebridge Health, Inc. ("Lifebridge"), parent company of Northwest Hospital Center and owner of the three adjacent properties known as 5400, 5332 and 5330 Old Court Road (referred to collectively as the "Lifebridge Properties"). The properties are located on the north side of Old Court Road, directly across from Northwest Hospital, in the Randallstown area of Baltimore County. As described in greater detail below, Lifebridge intends to use 5400 and a portion of 5332 Old Court Road for medical-related purposes as part of the Northwest Hospital campus, and the bulk of 5332 as well as 5330 Old Court Road to provide off-street surface parking spaces to support the hospital. On behalf of our client, I am requesting a zoning verification letter from your Department confirming the zoning of the properties and other related items.

I. Current Zoning

As the attached zoning map indicates, 5400 Old Court Road is split-zoned with the majority of the property zoned D.R.16 and a rectangular portion surrounding an existing medical office building zoned BL. The properties known as 5332 and 5330 Old Court Road are both zoned O-3. The property known as 5401 Old Court Road, which contains the primary Northwest Hospital building, is split-zoned with the hospital structure primarily on the portion of the property zoned DR 5.5 and associated parking on the portion of the property zoned OR-1. Please confirm by countersignature below that the properties are, in fact, zoned in this manner.

Arnold Jablon, Director
May 29, 2015
Page 2

II. Proposed Use of the Property

a. 5400 Old Court Road

As shown on the enclosed site plan, our client plans to raze an existing medical office building on the eastern half of 5400 Old Court Road and construct an updated medical office building in its place that will be known as 5400B Old Court Road. The first floor of the proposed building will house an Adult Day Care Service that is owned by our client and will be relocated from a space currently rented in Pikesville. The first floor will also house a Renal Dialysis Clinic that is a joint venture between our client and a third party and will contain approximately 8-10 dialysis stations.

The second floor of the proposed building will be occupied by Chronic Care Clinics where physicians will provide primary care services for low income patients in furtherance of the initiatives of the Affordable Care Act. This facility will be one of a select few federally mandated, federally funded medical clinics in Maryland serving to reduce reliance on hospital emergency rooms by providing primary and chronic care services to patients.

The third floor of the proposed building will contain office space to support Northwest Hospital and will include the Human Resources division, Patient Experience and Patient Development sections of the hospital.

This property also contains an existing office building on the western half of the property that will remain and be known as 5400A Old Court Road. The first floor will have a laboratory to support Northwest Hospital and two "swing space" offices that will be leased to medical practitioners. The second floor will contain property management and planning space for the Hospital as well as two medical offices for independent physicians. The third floor will have two additional office spaces for independent OB/GYN doctors.

b. 5332 and 5330 Old Court Road

As the enclosed site plan shows, an above-ground, overhang associated with an entrance to the new medical office building (5400B Old Court Road), will be located on 5332 Old Court Road. The remainder of 5332 and all of 5330 Old Court Road will be used to provide off-street surface parking spaces to support the Lifebridge Properties and overall hospital campus.

Arnold Jablon, Director
May 29, 2015
Page 3

III. Requests for Confirmation

- a. The Lifebridge properties and existing Northwest Hospital property will be considered one, undivided hospital campus for zoning purposes**

As stated above, our client is the parent company of Northwest Hospital, which is located on the south side of Old Court Road, and is seeking to expand the hospital campus by including the Lifebridge Properties on the north side of Old Court Road. While Old Court Road separates the main hospital building from the proposed medical office buildings and parking area, please confirm by countersignature below that, for zoning purposes, the site will be viewed as one, undivided hospital campus.

The uses described herein will all be medically-based and function to improve the overall operation of Northwest Hospital. The future of healthcare demands an increased focus on outpatient alternatives as hospitals are increasingly aiming to minimize inpatient care and emergency room visits by offering adjacent, accessible primary and chronic care facilities. The fact that Old Court Road separates the existing hospital building from the proposed medical offices and parking should not dictate that the properties be viewed separately for zoning purposes as they are all owned and operated by our client and geared towards providing the best and state-of-the-art healthcare experience for Northwest Hospital. Additionally, the current "hospital campus" is already divided by Carlson Lane, a public road, and the hospital use was considered and approved under one single CRG plan straddling both sides of Carlson Lane. See CRG No. II-459.

b. The Proposed Uses Are Permitted By Right

Our client is seeking confirmation that the intended use of the Lifebridge Properties, as described above and shown on the enclosed site plan, is permitted by right as part of the principal use of a hospital. Pursuant to Section 1B01.1.9 of the BCZR, hospitals are permitted as a matter of right in the D.R zones such as the D.R.16 that makes up the bulk of 5400 Old Court Road. For the portion of 5400 Old Court Road that is zoned B.L., Section 230.1 of the BCZR provides that that any use permitted in an immediately adjoining residential zone is permitted on B.L. zoned property. D.R.16 is a residential zone pursuant to Section 101.1. Accordingly, the extension of the hospital campus onto the Lifebridge properties is also permitted by right.

Additionally, Section 207.3 provides that the uses permitted in the O-3 zone are those listed in Section 206.3 for the OR-2 zone. Section 206.3 permits offices and medical offices including the parking to serve those uses. Accordingly, the structural over hang associated with the proposed medical office building that will be located in the O-3 zone, as well as the off-street surface parking proposed for 5332 and 5330 Old Court Road to serve the hospital and medical offices, are permitted in the O-3 zone.

Arnold Jablon, Director
May 29, 2015
Page 4

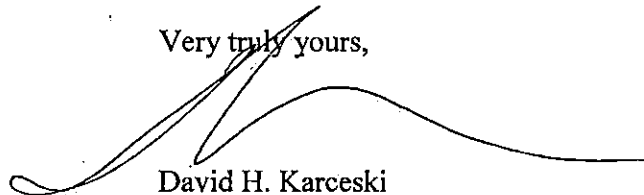
IV. Confirmation by countersignature

Please confirm the following items by your countersignature below:

1. The existing Northwest Hospital campus and three Lifebridge Properties will be considered one larger, undivided hospital campus for zoning purposes;
2. The intended use of the properties, as described above and shown on the enclosed site plan, is permitted by right as part of the principal use of the "hospital" use category in the B.L. and D.R.16 zoning classifications;
3. The use of the Lifebridge Properties to provide off-street surface parking spaces to support the hospital and associated medical office uses is permitted by right in the O-3 zone.

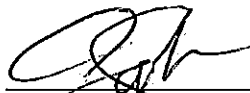
With this letter, I have enclosed a check in the amount of \$150.00 made payable to "Baltimore, County, Maryland" to cover the administrative costs associated with this review. If you need any further information regarding this request, please feel free to give me a call.

Very truly yours,



David H. Karceski

AGREED AND ACCEPTED:



8/30/15

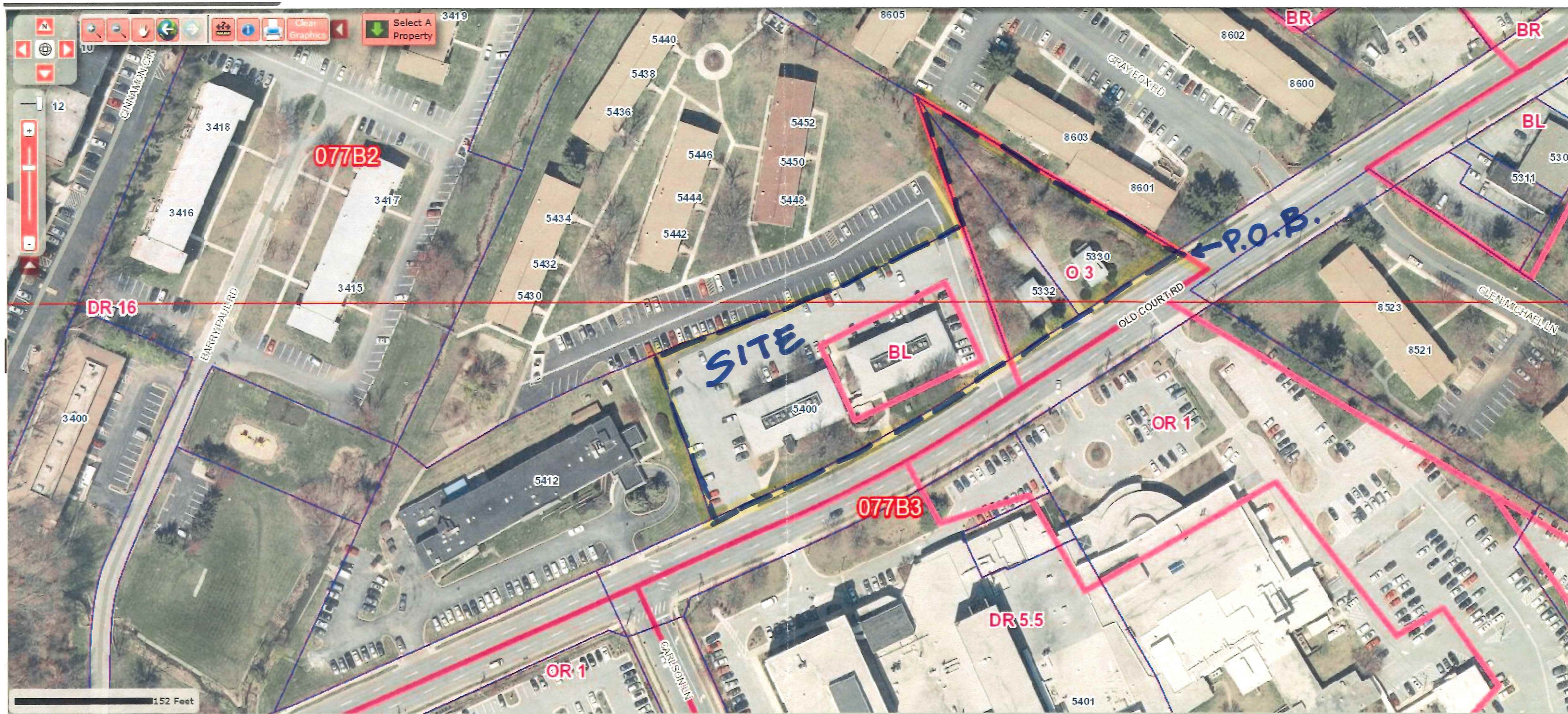
Arnold Jablon
Deputy CAO and Director of PAI
Enclosure









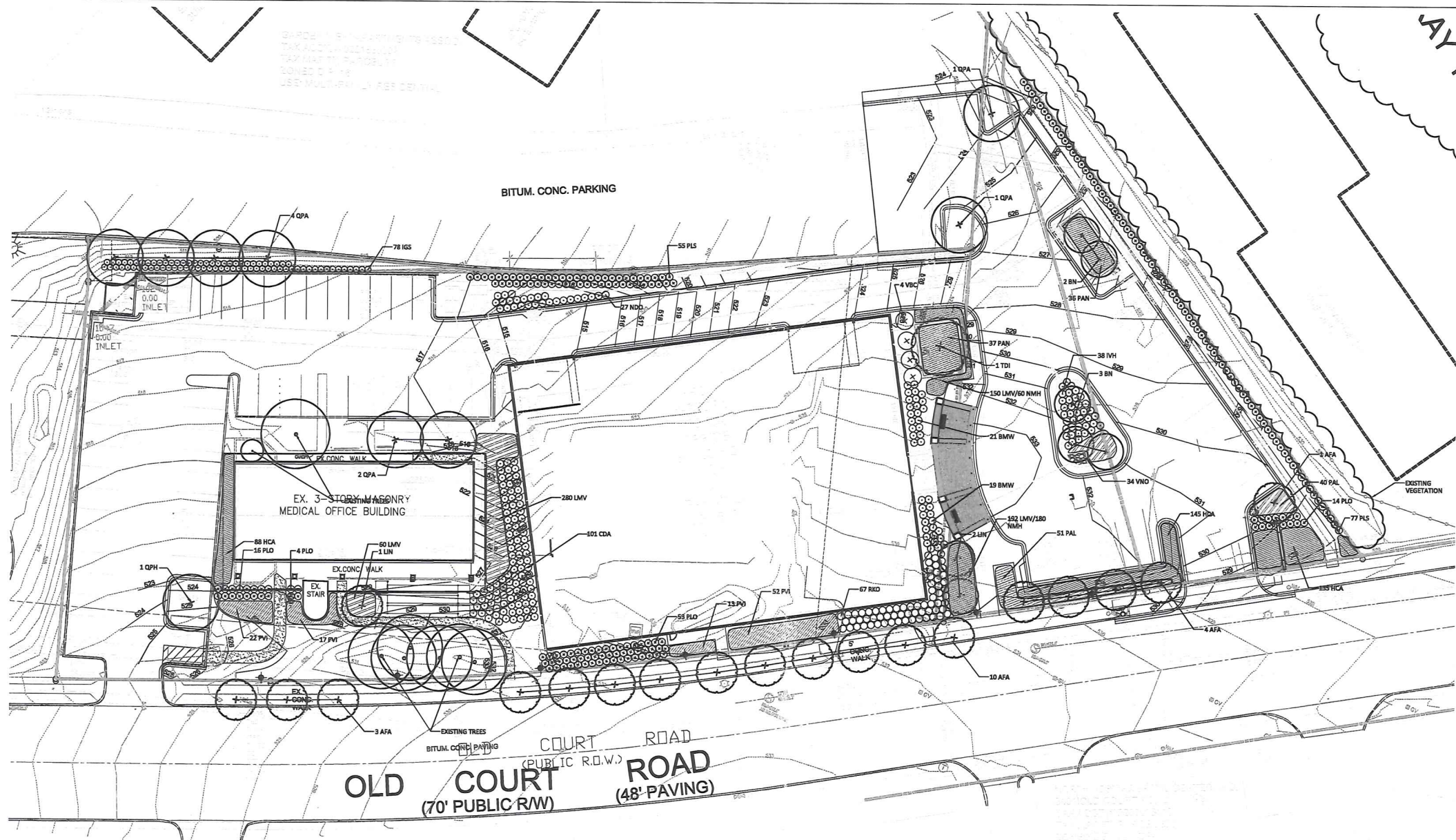


ZONING MAP

SIGNAGE
OVERALL: 214SQFT
GREEN: 124SQFT
RED: 90SQFT



hord | coplan | macht
© Hord Coplan Macht Inc. 2015
November 13, 2015



1 PLANTING PLAN
1"=30'

PLANT SCHEDULE				
QTY.	SYM.	BOTANICAL/COMMON NAME	SIZE	CONT. REMARKS
DECIDUOUS SHADE TREES				
15	AFA	Acer freemanii 'Armstrong'	3" - 3 1/2" Cal.	B&B
		Columnar Red Maple		Matched specimens
6	QPA	Quercus palustris	3" - 3 1/2" Cal.	B&B
		Pin Oak		Matched specimens
1	QPH	Quercus phellos	3" - 3 1/2" Cal.	B&B
		Willow Oak		Matched specimens
ORNAMENTAL TREES				
5	BN	Betula nigra	3" - 3 1/2" Cal.	B&B Min. 5 stems
		River Birch		
3	LIN	Lagerstroemia indica 'Natchez'	8" - 9" Ht.	B&B Min. 5 stems
		Natchez Crape Myrtle		
1	TDI	Taxodium distichum	8" - 9" Ht.	B&B Min. 5 stems
		Bald Cypress		
SHRUBS				
40	BMW	Buxus microphylla var. koronae	24" - 30" Ht.	3 Gal. Heavy/Full
		Wintergreen Korean Boxwood		30" o.c.
101	CDA	Cotoneaster dammeri	24" - 30" Ht.	3 Gal. Heavy/Full
		Cotoneaster		30" o.c.
78	IGS	Ilex glabra 'Shamrock'	24" - 30" Ht.	3 Gal. Heavy/Full
		Waxleaf Holly		30" o.c.
38	IVH	Ilex virginica 'Wendy's Gamet'	24" - 30" Ht.	3 Gal. Heavy/Full
		Virginia Sweetgum		30" o.c.
27	NDO	Nandina domestica 'Firepower'	30" - 36" Ht.	3 Gal. Heavy/Full
		Nandina		30" o.c.
87	PLO	Prunus laurocerasus 'Otto Luyken'	18" - 24" Spr.	3 Gal. Heavy/Full
		Otto Luyken English Cherry Laurel		30" o.c.
78	PLS	Prunus laurocerasus 'Schlipkanerstr.'	30" - 36" Ht.	3 Gal. Heavy/Full
		Schlip Laurel		30" o.c.
67	RKO	Rosa 'Knockout'	24" - 30" Ht.	3 Gal. Heavy/Full
		Knockout Rose (magenta)		30" o.c.
4	VBC	Viburnum burkwoodii 'Concy'	24" - 30" Ht.	3 Gal. Heavy/Full
		Concy Viburnum		6" o.c.

QTY.	SYM.	BOTANICAL/COMMON NAME	SIZE	CONT.	REMARKS
PERENNIALS AND ORNAMENTAL GRASSES					
368	HCA	Hypericum calycinum		1 Gal.	
		Creeping St. John's Wort		24" o.c.	
60	LMB	Liriope muscari 'Big Blue'		6" Pot	
		Lilyturf		15" o.c.	
622	LMV	Liriope muscari 'Variegata'		6" Pot	
		Variegated Lilyturf		15" o.c.	
91	PAL	Pennisetum alopecuroides		1 Gal.	
		Fountain Grass		36" o.c.	
73	PAN	Panicum antidotale		3 Gal.	
		Blue Panicum		36" o.c.	
104	PVI	Panicum virgatum 'Heavy Metal'		3 Gal.	
		Blue Switch Grass		36" o.c.	
34	VNO	Vernonia noveboracensis		1 Gal.	
		Vernonia Ironweed		30" o.c.	
BULBS					
240	NMH	Narcissus 'Mt. Hood'	Top-Sized		Clusters of 5-7
		White Daffodil			

PETITIONER'S EXHIBIT 8

ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St., Suite 1100 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6590

CIVIL ENGINEER
RCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 Glen Burnie, MD 21061
p. 410.768.7700 f. 410.768.6200

STRUCTURAL ENGINEER
Morabito Consultants, Inc.
952 Ridgely Road Sparks, MD 21152
p. 410.467.2377 f. 410.467.4132

MEP ENGINEER
Burdette, Koehler, Murphy & Associates, Inc.
1416 Clarkview Road Baltimore, MD 21209
p. 410.333.0600 f. 410.377.2549

LIFEBRIDGE HEALTH
5400B OLD COURT RD. MEDICAL OFFICE BUILDING
5400 OLD COURT ROAD
RANDALLSTOWN, MD 21133

LIFEBRIDGE HEALTH
hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

DATE: 08.14.2015
SCALE: AS NOTED

PROJECT NAME
5400B OLD COURT RD. MEDICAL OFFICE BUILDING
PROJECT NUMBER
214177.10
DATE
08.14.2015
SCALE
AS NOTED

DRAWING
PLANTING PLAN

L4.0

DESIGN DEVELOPMENT
SUBMISSION

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LIFEBRIDGE
HEALTH.
hord | coplan | macht
710 E. Pratt Street, Suite 500 Baltimore, MD 21202
(410) 237-2237 | www.lifebridge.org

Z-1

13. PREVIOUS ZONING CASES: Zoning Case R-1943-0085: Zoning Case R-1967-0168: Zoning Case R-1988-0275-X: Zoning Case 1974-0191-R: Zoning Case 2005-0424-A: Zoning Case 2007-0570-SPHA:	Petition for re-classification. Denied. Petition for re-classification. Denied. Special-use zoning for existing Home on 5412 Old Court Road property. Special-use zoning for Professional Office Buildings on 5400 Old Court Road property, and part of property re-classified to B1 zone. Variance for side yard and street setback granted for Medical Office Building in O-3 zone on 5330 Old Court Road property. (Building was not constructed). Variance for side yard, street setback, parking and floor area ratio granted and modified plan approved for Medical Office Building in O-3 zone on 5330 - 5332 Old Court Road property. (Building was not constructed).
14. SIGNAGE:	All signs shall comply with BCZR Section 450 or variance will be requested.

ACCOMPANY PETITION ZONING VARIANCES

D MEDICAL OFFICE BUILDING
EST HOSPITAL CENTER
00 OLD COURT ROAD
T 02, C-4 BALTIMORE COUNTY, MD

PROPOSED MEDICAL OFFICE BUILDING
NORTHWEST HOSPITAL CENTER
5400 OLD COURT ROAD
ELECTION DISTRICT 02, C-4 BALTIMORE COUNTY, MD

SIGN	DESCRIPTION	LOCATION	ZONING	DIMENSIONS	SIGN AREA	HEIGHT
# 1	LIFEBRIDGE HEALTH	5400B PARAPET WALL SOUTH ELEVATION	DR 16	10.0'H x 21.33'W	213.3 SF	-
# 2	LIFEBRIDGE HEALTH	5400B PARAPET WALL EAST ELEVATION	DR 16	10.0'H x 21.33'W	213.3 SF	-
# 3	LIFEBRIDGE HEALTH 5400 OLD COURT ROAD	FREE STANDING MONUMENTAL SIGN LOCATED ON PLAN	O-3	4.8'H x 8.8'W	42.8 SF	6.5'
# 4	EMS ACCESS TO GARDEN VIEW APARTMENTS	DIRECTIONAL SIGN LOCATED ON PLAN	O-3	4.0'H x 3.0'W	12.0 SF	4.0'
# 5	EMS ACCESS TO GARDEN VIEW APARTMENTS	DIRECTIONAL SIGN LOCATED ON PLAN	O-3	4.0'H x 3.0'W	12.0 SF	4.0'
# 6	LIFEBRIDGE HEALTH 5400 OLD COURT ROAD VISITING PARKING	DIRECTIONAL SIGN LOCATED ON PLAN	DR 16	5.5'H x 3.5'W	19.3 SF	5.5'

ARCHITECT:
hord coplan macht
750 E. Pratt Street, Suite 1100
Baltimore, MD 21202
Attn: Scott Robison, AIA
Tele: 410-837-7311
E-mail: SRobison@hcm2.com

OWNER / APPLICANT:
NORTHWEST HOSPITAL CENTER, INC.
 5401 Old Court Road
 Randallstown, MD 21133
 Attn: Richard Greco
 Tele: 410-601-9428
 E-mail: RGreco@lifebridgehealth.org

REVISIONS	
DATE	DESCRIPTION
11-10-2015	REDLINE PLAN PER COMMENTS

KCW J.O.:	2141056
SCALE:	1" = 30'
DESIGNED:	DLK
DRAWN:	MT
CHECKED:	KCA
DATE:	SEPTEMBER 14, 2015
DWG. NO.:	Z-1

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. 33351.
Expiration Date 06-30-2016.

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

Site plan showing building footprint, parking areas, and elevations. The plan includes a dashed line for the "BASE LINE PLANE AT 45°" and a "MEASURED PLANE" line. Elevations are provided for various levels: 1st Floor Elev. 534.0, 2nd Floor Elev. 548.0, 3rd Floor Elev. 561.33, Root Elev. 574.68, Parapet Elev. 576.68, and Roof Screen Wall Elev. 585.68. The plan also shows "P-1 PARKING" and "P-2 PARKING" areas. The "OLD COURT ROAD 70' PUBLIC RW" is indicated on the left side.

ALLOWABLE HEIGHT DETERMINATION (BL ZONE)

- BUILDING
- ZONE
- Setbacks/
Signs



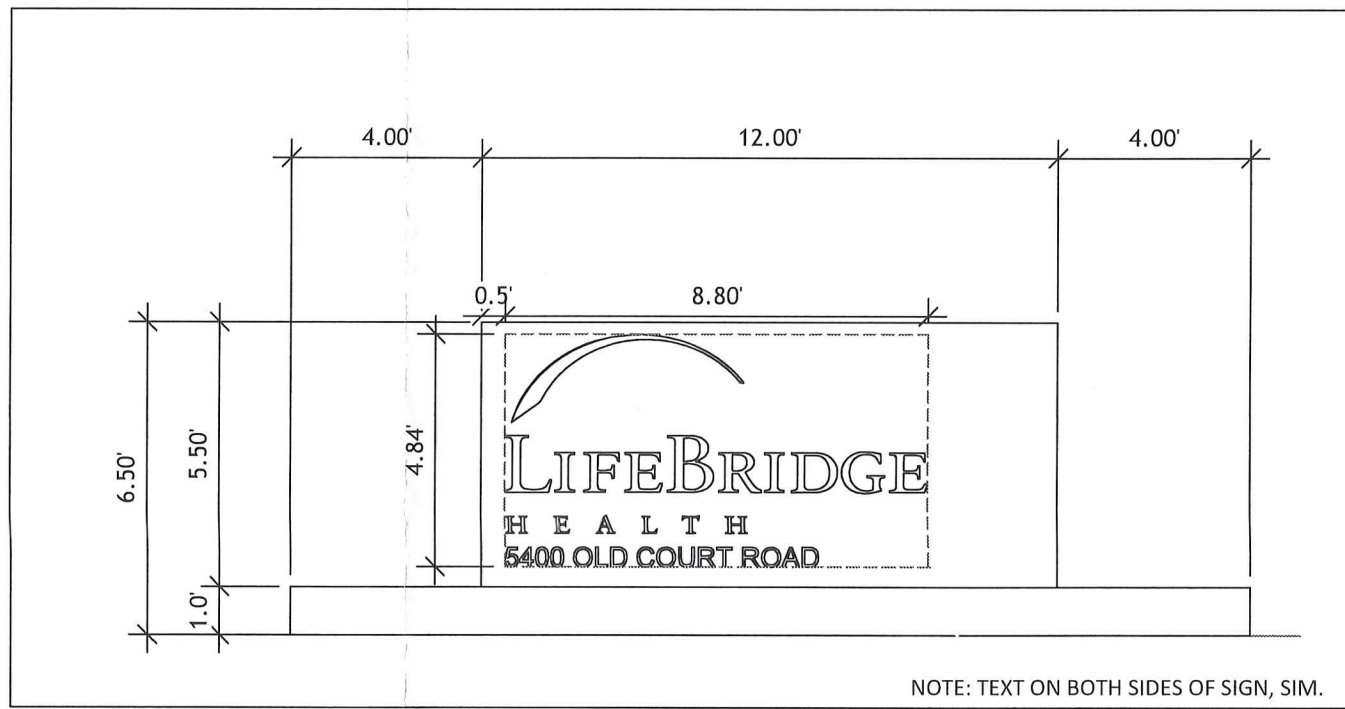
SIGN #6 DIRECTIONAL SAMPLE SIGN
N.T.S.



SIGNS #4, 5 DIRECTIONAL SAMPLE SIGN
N.T.S.

PROPOSED SIGN INFORMATION:

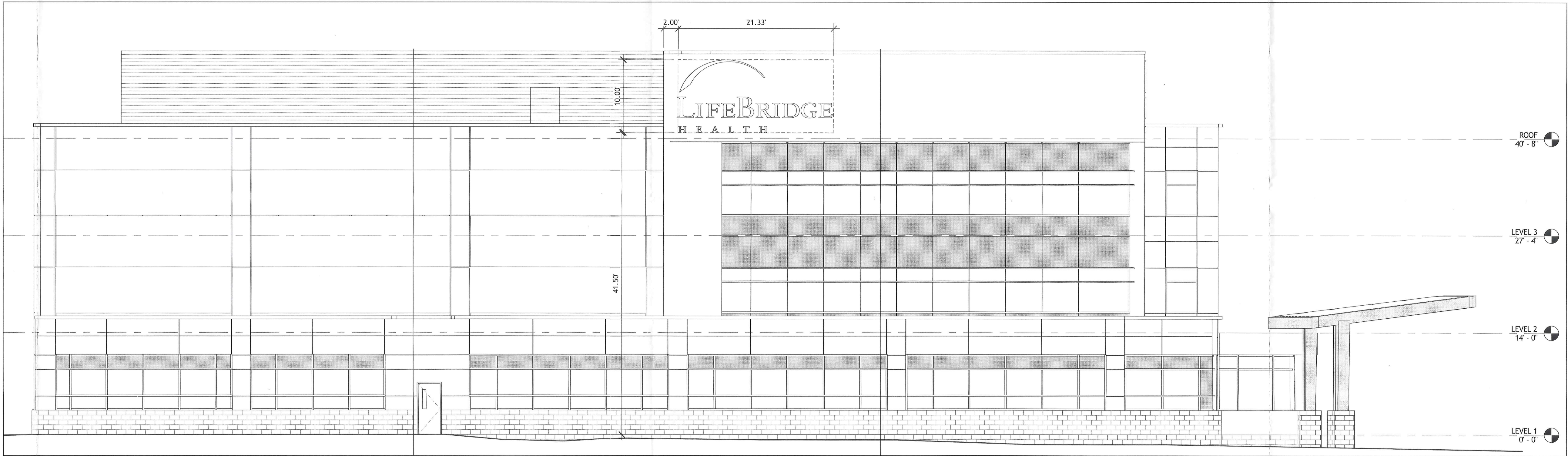
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SIGN #3, MONUMENTAL ELEVATION
1/4" = 1'-0"



SIGN #2, WALL-MOUNTED EAST ELEVATION
1/8" = 1'-0"



SIGN #1, WALL-MOUNTED SOUTH ELEVATION
1/8" = 1'-0"

ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St, Suite 1100 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEER
KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 Glen Burnie, MD 21061
p. 410.768.7700 f. 410.768.0200

STRUCTURAL ENGINEER
Morabito Consultants, Inc.
952 Ridgebrook Road, Suite 1700 Sparks, MD 21152
p. 410.467.2377 f. 410.467.4132

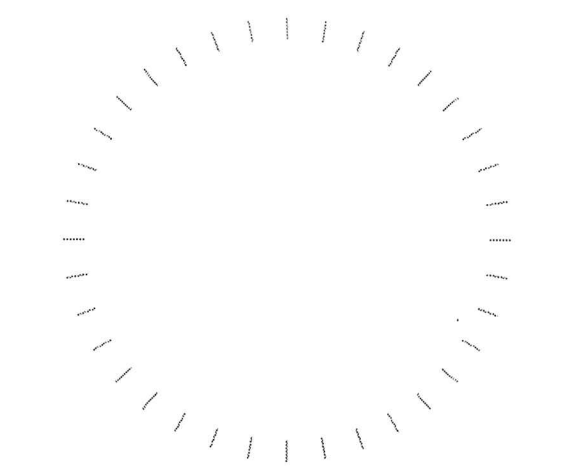
MEP ENGINEER
Burdette, Koehler, Murphy & Associates, Inc.
1416 Clarkview Road Baltimore, MD 21209
p. 410.323.0600 f. 410.377.2543

LIFEBRIDGE HEALTH
5400B OLD COURT RD. MEDICAL OFFICE BUILDING
5400 OLD COURT ROAD
RANDALLSTOWN, MD 21133



hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

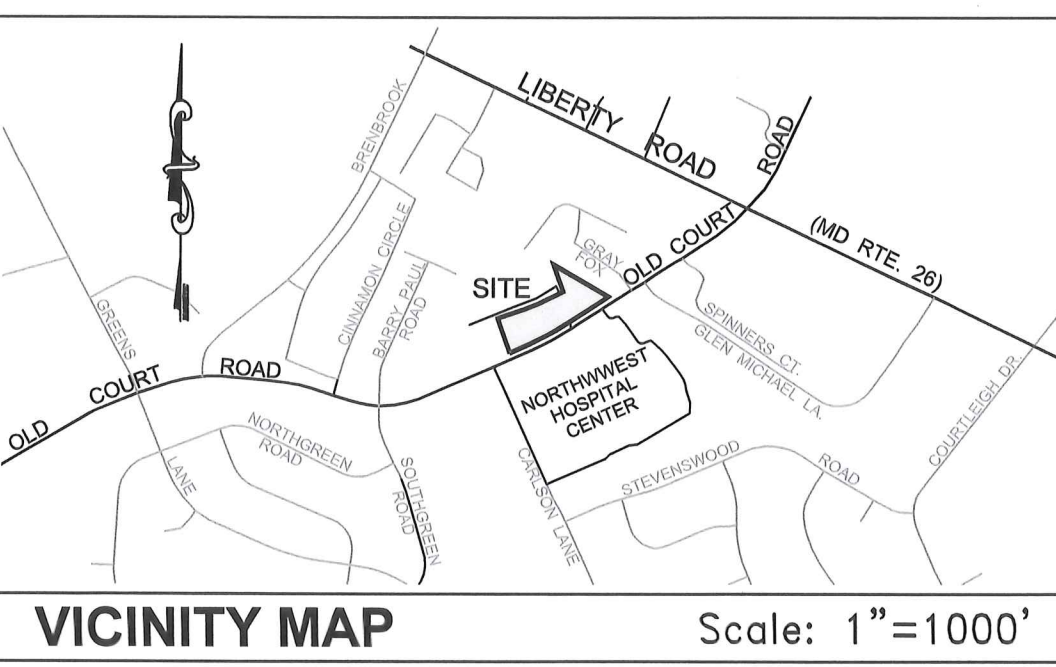
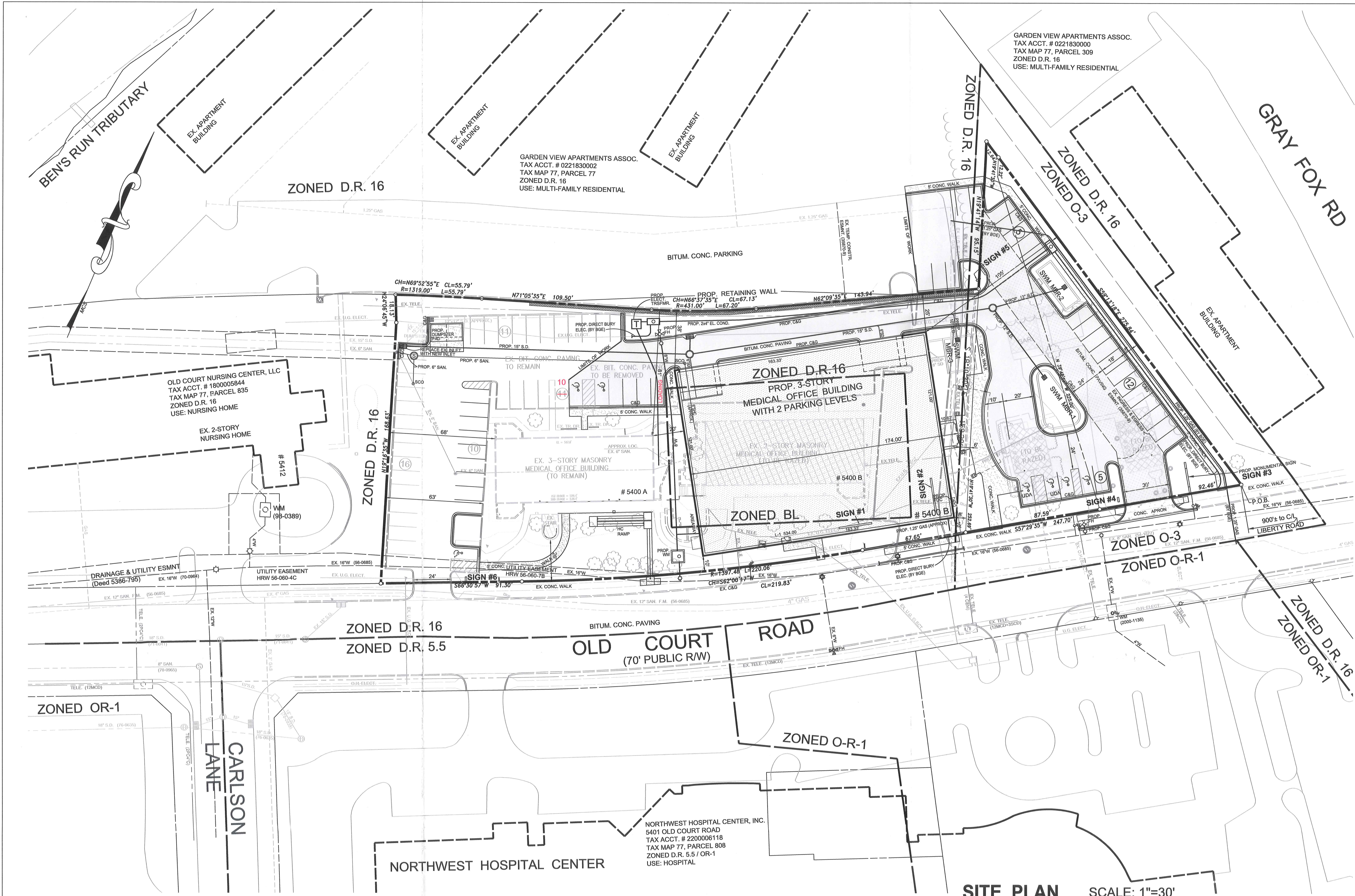


PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND
LICENSE NUMBER:
EXPIRATION DATE:

no. date revision
Project Name
5400B OLD COURT RD. MEDICAL OFFICE
BUILDING
Project Number
214177.10
Date
09.14.2015
Scale
As indicated
Drawing

SITE AND EXTERIOR
SIGNAGE

A0.01
NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT



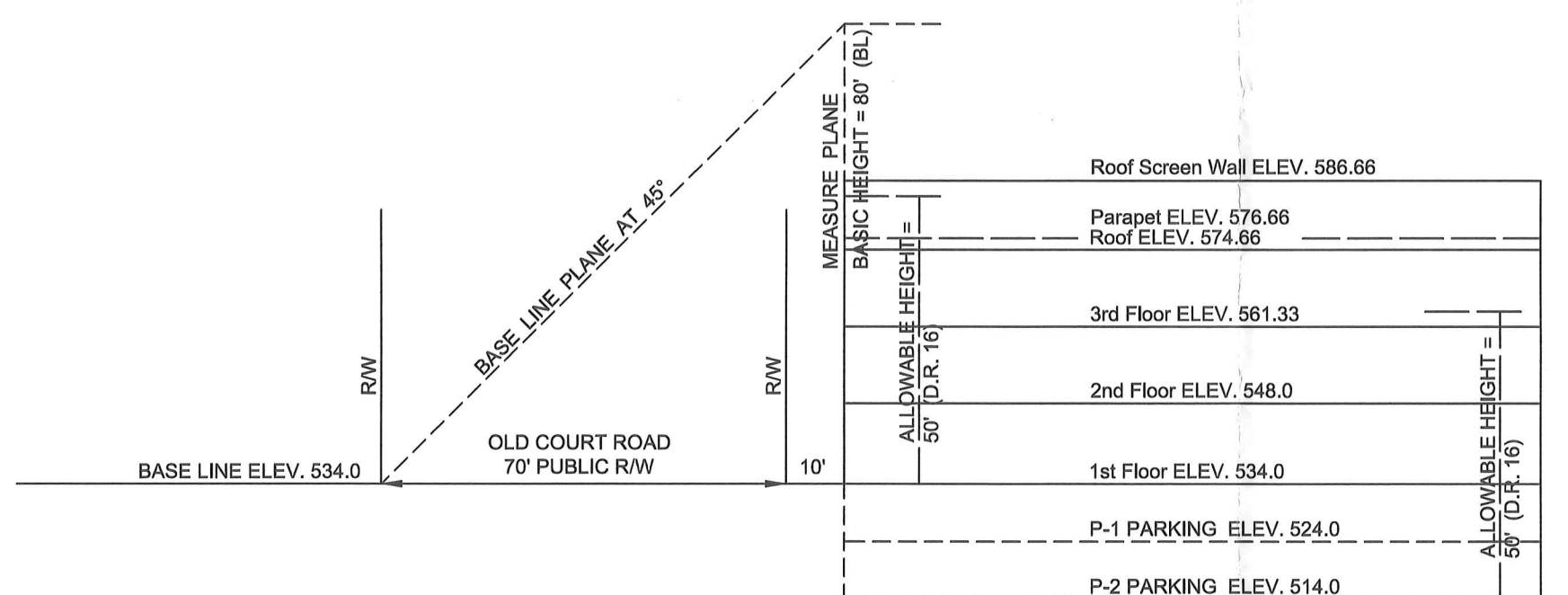
GENERAL NOTES

- 1. DEVELOPER: LIFEBRIDGE HEALTH, INC. c/o NORTHWEST HOSPITAL CENTER, Inc. 5401 Old Court Road, Randallstown, MD 21133
- OWNER: 5400 Old Court Road Lifebridge Health, Inc. 5332 Old Court Road Northwest Hospital Center, Inc. 5330 Old Court Road Lifebridge Health, Inc.
- 2. PROPERTY LOCATION: 5400 Old Court Road 5332 Old Court Road 5330 Old Court Road
- 3. ELECTION DISTRICT: 02 COUNCILMANIC DIST.: C-4
- 4. ZONING: BL (0.32 ac.) and DR-16 (1.13 ac.) and O-3 (0.53 ac.) Zoning Map 77B2 and 77B3
- 5. EXISTING LAND USE: Improved with two existing medical office buildings and parking at 5400 Old Court Road. Ex. Building at 5400B Old Court Road shall be demolished. Ex. Building at 5400A Old Court Road shall remain. Ex. 5330 and 5332 Old Court Road residences shall be demolished.
- PROPOSED LAND USE: 5400A Old Court Road - Ex. 3-story office building to remain with construction of new ADA ramp. 5400B Old Court Road - Construction of new 3-story office building with 2 levels of parking below.
- 6. BUILDING AREA: Ex. 5400A Prop. 5400B Total Level P-2 0 sf 19,859 sf 19,859 Level P-1 0 sf 19,859 sf 19,859 Level 1 4,196 sf 16,417 sf 15,445 Level 2 4,196 sf 16,417 sf 15,445 Level 3 4,196 sf 16,417 sf 15,445 Total Area 12,588 sf 88,970 sf 102,558 sf
- 7. BUILDING SETBACKS: (per BL Zoning) Minimum Ex. 5400A Prop. 5400B Front: 75 ft. - - Side: 0 ft. - 16' Rear: 50 ft. - - (per DR-16 Zoning for non-residential principal building) Minimum Ex. 5400A Prop. 5400B Front: 30 ft. 26' 10' Side: 25 ft. 68' 6' (to internal property line) Rear: 30 ft. 81' 25'
- 8. FLOOR AREA RATIO: 102,558 sf / (2.02 ac x 43560 sf/ac) = 1.2
- 9. HEIGHT: Allowable Height = 50' (D.R. 16 zone) Allowable Height = 80' (BL zone) Proposed Height = 53' (front), 73' (rear) *
- 10. PARKING REQUIRED: Ex. Bldg - 5400A Old Court Road Medical Offices: 12,820 sf x 4.5 ps / 1000 sf = 57 ps Prop. Bldg - 5400B Old Court Road Medical Offices: 40,854 sf x 4.5 ps / 1000 sf = 222 ps Ex. Northwest Hospital - 5401 Old Court Road Hospital beds: 256 beds x 1.5 ps / bed = 384 ps Ex. Bldg - 5415 Old Court Road Medical Offices: 45,000 sf x 4.5 ps / 1000 sf = 203 ps TOTAL PARKING REQUIRED ON CAMPUS: = 866 ps TOTAL PARKING PROVIDED ON CAMPUS: = 1,390 ps
- 11. UTILITIES: Water - Ex. public water exists at site. Sanitary - Ex. public sanitary sewer exists at site. Storm Drains - Ex. public storm drains exist at site.
- 12. DEVELOPMENT HISTORY: Existing Office Buildings constructed in 1978.
- 13. PREVIOUS ZONING CASES: Zoning Case R-1963-0085: Petition for re-classification. Denied. Zoning Case R-1967-0168: Special Exception granted for Nursing Home on 5412 Old Court Road property. Zoning Case 1969-0273-X: Special Exception granted for Professional Office Buildings on 5400 Old Court Road property, and part of property re-classified to BL zone. Zoning Case 1974-0191-R: Variances for side yard and street setback granted for Medical Office Building in O-3 zone on 5330 - 5332 Old Court Road property. (Building was not constructed). Zoning Case 2005-0424-A: Variances for side yard, street setback, parking and floor area ratio granted and modified parking plan approved for Medical Office Building in O-3 zone on 5330 - 5332 Old Court Road property. (Building was not constructed). Zoning Case 2007-0570-SPHA: Variances for side yard, street setback, parking and floor area ratio granted and modified parking plan approved for Medical Office Building in O-3 zone on 5330 - 5332 Old Court Road property. (Building was not constructed).
- 14. SIGNAGE: All signs shall comply with BCZR Section 450 or variance will be requested.

PROPOSED SIGN INFORMATION: (SEE ATTACHED SITE AND EXTERIOR SIGNAGE PLAN)

SIGN	DESCRIPTION	LOCATION	ZONING	DIMENSIONS	SIGN AREA	HEIGHT
#1	LIFEBRIDGE HEALTH	5400B PARAPET WALL SOUTH ELEVATION	DR 16	10.0'H x 21.33'W	213.3 SF *	-
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ALLOWABLE HEIGHT DETERMINATION (BL ZONE)



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



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. 33351
Expiration Date 06-30-2016.

ARCHITECT:
hord coplan macht
750 E. Pratt Street, Suite 1100
Baltimore, MD 21202
Attn: Scott Robison, AIA
Tele: 410-837-7311
E-mail: SRobison@hcm2.com

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NORTHWEST HOSPITAL CENTER, INC.
5401 Old Court Road
Randallstown, MD 21133
Attn: Richard Greco
Tele: 410-601-9428
E-mail: RGreco@lifebridgehealth.org

REVISIONS		DATE	DESCRIPTION	SCALE:	KOW J.O.: 2141056
DATE	DESCRIPTION				
11-10-2015	REDLINE PLAN PER COMMENTS			1" = 30'	

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

PROPOSED MEDICAL OFFICE BUILDING
NORTHWEST HOSPITAL CENTER
5400 OLD COURT ROAD
ELECTION DISTRICT 02, C-4 BALTIMORE COUNTY, MD

ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St, Suite 1100 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEER
KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 Glen Burnie, MD 21061
p. 410.768.7700 f. 410.768.0200

STRUCTURAL ENGINEER
Morabito
810 Light Street Suite 100 Baltimore, MD 21230
p. 410.763.1696 f. 301.621.3722

M/E/P ENGINEER
Burdette, Koehler, Murphy & Associates, Inc.
1416 Clarkview Road Baltimore, MD 21209
p. 410.323.0600 f. 410.377.2543

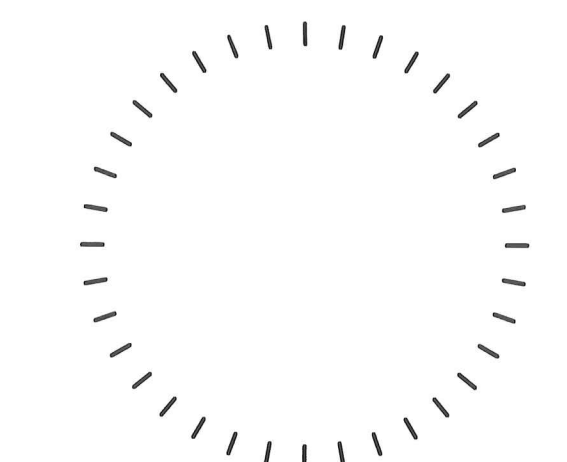
LIFEBRIDGE HEALTH
5400 OLD COURT RD. MEDICAL OFFICE BUILDING
5400 OLD COURT ROAD
RANDALLSTOWN, MD 21133



hord | coplan | macht

750 E. Pratt Street, Suite 1100 Baltimore MD 21202
410.837.7311 | www.hcm2.com

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



no.	date	revision
Project Name	5400 OLD COURT ROAD	
Project Number	MEDICAL OFFICE BUILDING	
214177.10		
Date	09.14.2015	
Scale	1" = 30'	
Drawing		

ZONING PLAN
Z-1



PARKING NOTES

PARKING REQUIRED NORTH SIDE:	Ex. Bldg - 5400A Old Court Road Medical Offices: 12,620 sf x 4.5 ps / 1000 sf	= 57 ps
	Prop. Bldg - 5400B Old Court Road Medical Offices: 49,251 sf x 4.5 ps / 1000 sf	= 222 ps
		48,743
PARKING REQUIRED EAST SIDE:	Ex. Northwest Hospital - 5401 Old Court Road Hospital beds: 256 beds x 1.5 ps / bed	= 384 ps
PARKING REQUIRED WEST SIDE:	Ex. Bldg - 5415 Old Court Road Medical Offices: 45,000 sf x 4.5 ps / 1000 sf	= 203 ps
TOTAL PARKING REQUIRED ON CAMPUS:		= 866 ps 864
TOTAL PARKING PROVIDED ON CAMPUS:		= 1,389 ps 1,389

NOTE: Shuttle service is provided from parking areas to each facility on campus.

PARKING PROVIDED NORTH SIDE:	Parking Level P-2 Parking Level P-1 Surface Parking Total (incl. 17 h.c. and 16 compact spaces)	= 42 ps = 45 ps = 79 ps 69 = 167 ps 156
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LANDSCAPE ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St, Suite 1100 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEER
KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 Glen Burnie, MD 21061
p. 410.768.7700 f. 410.768.0200

OLD COURT ROAD
STREETSCAPE IMPROVEMENTS

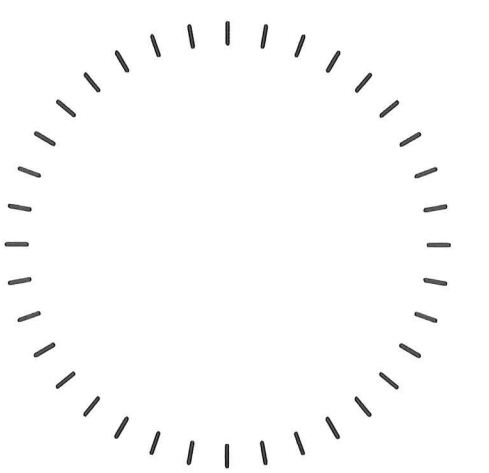
RANDALLSTOWN, MD 21133



hord | coplan | macht

750 E. Pratt Street, Suite 1100 Baltimore MD 21202
410.837.7311 | www.hcm2.com

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 0900
EXPIRATION DATE: 09-30-2016

no. date revision

Project Name
OLD COURT ROAD
STREETSCAPE IMPROVEMENTS
Project Number
215135.00

Date
09.14.2015

Scale
1" = 60'

Drawing

CAMPUS PARKING
EXHIBIT

Z-2