

MEMORANDUM

DATE: November 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0041-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(Greenspring Dr.)
8th Election District
3rd Council District
Baltimore County

Legal Owner
TLR Land Ventures, LLC
Lessee/Contract Purchaser

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0041-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Baltimore County, legal owner of the subject property and TLR Land Ventures, LLC ("TLR"), lessee/contract purchaser ("Petitioners"). Petitioners are requesting variance relief from Section 238 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to allow a 0 ft. side yard setback in lieu of the 30 ft. side yard setback; (2) to allow a floor area ratio of 2.4 in lieu of the maximum floor area ratio of 2.0; and (3) to allow buildings to be located as close as 30 ft. to each other in lieu of providing the required side yard setback of 60 ft. (*i.e.*, 30 ft. for each building). A two-sheet site plan was marked as Petitioners' Exhibit 1A & B.

Professional engineer Kristy Bischoff and Mitch Kellman appeared in support of the petition. Patricia A. Malone, Esq. and Chris Mudd, Esq. represented Petitioners. Eric Rockel, president of the Greater Timonium Community Council, Inc. (GTCC) attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Public Works ("DPW") and the Department of Planning ("DOP"). Neither agency opposed the requests.

ORDER RECEIVED FOR FILING

Date 10/10/18

By Sen

The site is approximately 5.079 acres in size and zoned ML-IM. The property is owned by Baltimore County and is currently used for parking at the Timonium Light Rail Station. The property will be leased to TLR (with an option to purchase) who will in turn sublease the property to Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. ("Kaiser"). Kaiser plans to construct a multi-story 227,000 sq. ft. health care facility at the site, including a garage with 1,036 parking spaces. While the garage will be used primarily for patients visiting the Kaiser facility, Petitioners indicated it will be made available for public parking on certain dates with special or large event (*E.g.*, a Ravens game).

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).

Cromwell and similar cases emphasize that it is the physical attributes of the property itself which must be examined to determine if a variance is justified. The subject property contains environmental features (including a riverine floodplain) which constrain the building envelope. As such, the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the facility. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

In its initial ZAC comment the DPW indicated there is a riverine flood plain on the subject property, and it requested Petitioners to provide a flood plain study before obtaining zoning relief.

ORDER RECEIVED FOR FILING

Date

10/10/18

By

sen

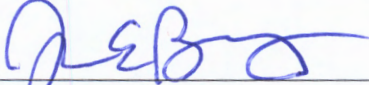
But in a revised comment dated October 2, 2018, the DPW noted a flood plain study is in the process of being prepared and Petitioners anticipated submitting it to the DPW by the end of the year. The DPW advised this was acceptable and recognized the zoning request was filed based on the "approximate floodplain."

THEREFORE, IT IS ORDERED, this 10th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (1) to allow a 0 ft. side yard setback in lieu of the 30 ft. side yard setback; (2) to allow a floor area ratio of 2.4 in lieu of the maximum floor area ratio of 2.0; and (3) to allow buildings to be located as close as 30 ft. to each other in lieu of providing the required side yard setback of 60 ft. (30 ft. for each building), 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. Petitioners must comply with the ZAC comment submitted by the DOP, a copy of which is attached.
3. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.

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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date

10/10/18

By

sln



DONALD I. MOHLER III
County Executive

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

October ¹⁰ 5, 2018

Patricia A. Malone, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2019-0041-A
Property: Greenspring Drive

Dear Mrs. Malone:

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 the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln
Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Luutherville, Maryland 21093



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 Greenspring Drive which is presently zoned ML-IM
Deed References: 07623/00482 10 Digit Tax Account # 1700012364, 1600009712
Property Owner(s) Printed Name(s) Baltimore County, Maryland

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

SEE ATTACHMENT 1

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

SEE ATTACHMENT 2A and 2B

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT 3

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:

Arnold Jablon, Deputy CAO/Director of PAI

Name - Type or Print

SEE ATTACHMENT 3

Signature

400 Washington Avenue Towson MD

Mailing Address City State

21204 / 410-887-3353 / ajablon@baltimorecountymd.gov

Zip Code Telephone # Email Address

CASE NUMBER 2019-0041-A Filing Date 8/8/18

Do Not Record or File **ORDER RECEIVED FOR FILING** AT

Date 10/10/18 REV. 10/4/11

By Sen

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

Greenspring Drive

Petition for Variance, pursuant to Section 307.1 of the Baltimore County Zoning Regulations (BCZR):

- (1) To allow a 0 foot side yard setback in lieu of the 30 foot side yard setback required by BCZR Sections 238.2 and 255.1;
- (2) To allow a floor area ratio of 2.4 in lieu of the maximum floor area ratio of 2.0 allowed by BCZR Sections 238.5 and 255.1.
- (3) To allow buildings to be located as close as 30 feet to each other in lieu of providing the required side yard setback of 60 feet (30 feet for each building) required by BCZR Sections 102.2, 238.2 and 255.1;

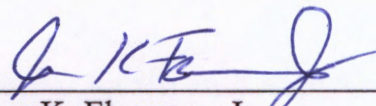
ATTACHMENT No. 2A TO PETITION FOR VARIANCE

Greenspring Drive

Contract Lessee:

TLR Land Ventures, LLC

By: Brightside TLR, LLC
305 Washington Avenue
Ste. 503
Towson, Maryland 21204
410.499.6566

Signature: 

Name: James K. Flannery, Jr.

Title: Managing Member

ATTACHMENT No. 2B TO PETITION FOR VARIANCE

Greenspring Drive

Contract Sub-Tenant:

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.
a Maryland nonprofit corporation

By: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.
2101 E. Jefferson Street
Rockville, Maryland 20852

Signature: Jason Nietupski
Name: Jason Nietupski
Title: Executive Director National Facilities Services

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Greenspring Drive

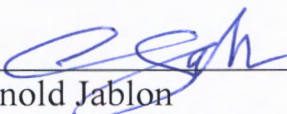
Owner:

Baltimore County, Maryland

Signature:

Name:

Title:

 7/27/18
Arnold Jablon
Deputy County Administrative Officer
Director of Permits, Approvals and Inspection
400 Washington Avenue
Towson, Maryland 21204



Description
To Accompany Petition For a Zoning Variance
Greenspring Drive
Baltimore County, Maryland

Commencing from the intersection of the centerlines of Deerco Road and Greenspring Drive, thence leaving said point and running with a portion of the centerline of Greenspring Drive in a southeasterly direction 265 Feet more or less, thence leaving said centerline and running in a northeasterly direction 30 Feet more or less to the point of beginning, said point being on the northern right of way line of Greenspring Drive; Thence leaving said point of beginning and referring all courses of this description to the Maryland Coordinate System NAD 83-1991 the following courses and distances (1) North $86^{\circ}16'58''$ East 374.90 Feet; Thence (2) South $22^{\circ}52'09''$ East 483.34 Feet; Thence (3) South $67^{\circ}07'51''$ West 13.97 Feet; Thence (4) South $21^{\circ}56'07''$ East 151.05 Feet; Thence (5) South $67^{\circ}54'28''$ West 256.13 Feet; Thence (6) northwesternly by a line curving to the Left having a radius of 3068.06 Feet, for a distance of 430.20 Feet, (the arc of said curve being subtended by a chord bearing North $31^{\circ}41'42''$ West 429.84 Feet); Thence (7) northwesternly by a line curving to the Right, having a radius of 937.80 Feet, for a distance of 331.23 Feet, (the arc of said curve being subtended by a chord bearing North $25^{\circ}35'37''$ West 329.51 Feet); To The Point Of Beginning, Containing 221,230.49 Square Feet or 5.079 Acres of land more or less.

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

August 7, 2018

Project No. 16001.S (L16001.S)



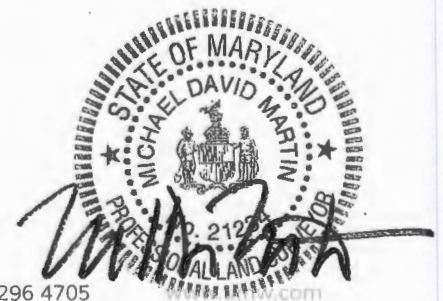
Description
To Accompany Petition For a Zoning Variance
Greenspring Drive
Baltimore County, Maryland

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AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 7, 2018

Project No. 16001.S (L16001.S)



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0041-A
Property Address: Greenspring Drive
Property Description: East side of Greenspring Drive,
South of intersection with Deercro Road
Legal Owners (Petitioners): Baltimore County
Contract Purchaser/Lessee: TLR Land Ventures, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia A. Malone
Company/Firm (if applicable): Vendable LLP
Address: 210 W. Pennsylvania Avenue
Suite 500
Towson MD 21204
Telephone Number: 410-494-6200

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

No. **172839**

Date: **8/8/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
8/16/2018 8/14/2018 15:41:29 2

REC NS02 WALKIN JEE
RECEIPT # 034415 8/14/2018 OFLN

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

5 526 ZONING VERIFICATION

172839

Recpt Tot \$500.00

\$500.00 CK \$1.00 CA

Baltimore County, Maryland

Total: **\$ 500**

Rec From:

For:

2019-0041-A

GREENSPRING DRIVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: October 2, 2018

SUBJECT: Case No: 2019-0041-A
Tax Account 17-00-012364 & 16-00-009712
Greenspring Drive, Timonium, Maryland 21094

This is a Special Hearing to approve certain zoning issues.

The plan provided initially showed a 16'x16' Box Culvert that goes under Interstate 83. This culvert as labeled on the plan appears to discharge directly into the site. A culvert of this size typically conveys a large drainage area and an abundance of flow. Upon further review, we determined that this is not a culvert at all but may have been a tunnel for private vehicular traffic for an abandoned road labeled Zink Road. This theory is consistent with Baltimore County Drawings 1977-0127 and 1991-0581. With this information we can assume that the site may have a flood plain on it only at Goodwin Run as shown on the plan submitted.

After the Department of Public Works and the Bureau of Development Plan Review issued their Zoning Advisory Comments, Petitioner contacted the Department of Public Works to confirm that a floodplain study is in the process of being conducted. The study should be submitted by the end of the year. Petitioner has filed this zoning request based on an approximate floodplain.

The Department of Public Works and Petitioner have agreed that the floodplain study will be required before any building permits are issued for the proposed buildings. This study will determine the need, if any, for a FEMA map revision.

The Department of Public Works feels that the engineer has provided sufficient documentation to proceed with the Special Hearing without providing a flood study as previously requested in Interoffice Correspondence dated August 23, 2018.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

FM-3 (Ground Lease)

Council District(s) 3

Department of Permits, Approvals and Inspections

Parcels 500 and 568 Greenspring Drive, Lutherville

The Administration is requesting approval of a ground lease with TLR Land Ventures, LLC (the tenant) for an approximate 5-acre parcel located on the east side of Greenspring Drive, between Timonium Road and Padonia Road, to support redevelopment of underutilized impervious area in an area with tremendous public infrastructure, to increase the County's tax base, and to create jobs. The lease is for 6 years with the option to renew for 13 additional 7-year terms plus one additional 2-year term. The lease also provides the tenant with the option to purchase the property. The County will charge a nominal rent of \$1 per year for the entire 99-year lease term. See Exhibit A.

Fiscal Summary

\$1 nominal rent per year for the entire 99-year lease term. The tenant will pay fair market value to the Federal Highway Administration (FHWA) and the State Highway Administration (SHA) (90% of the proceeds will go to the FHWA and 10% will go to SHA). The Administration anticipates significant economic benefits to the County.

Analysis

The County owns two parcels located on the east and west sides of Greenspring Drive, between Timonium Road and Padonia Road. The portion of the property east of Greenspring Drive is currently subject to a license agreement between the County and the Maryland Transit Administration (MTA) for use as parking, including access to both MTA's bus transit and light rail station. The County desires to lease to the tenant a portion of the property currently used as parking to support the MTA station for purposes of redeveloping the leased area. The tenant

initially intends to construct a commercial development containing an office building of at least 100,000 sq. ft. of floor area plus dedicated structured parking for the building.

According to the lease, the property was acquired/improved using federal funding. In order to comply with the terms of the federal funding, the MTA, State Highway Administration (SHA), the Maryland Department of Transportation (MDOT), and the County have determined that the County should convey title of the majority of the property back to SHA. Meanwhile, MDOT, the MTA, and the SHA are evaluating, together with the Federal Highway Administration (FHWA), the total number of parking spaces that must remain on the property in light of the anticipated displacement of existing parking to accommodate this lease. The precise portion of the property the County will lease to the tenant will be determined from the parking evaluation. The leased area will include the approximately 5-acre area shown and indicated as "Leased Property" on the Preliminary Subdivision Plan attached as Exhibit B. The Administration advised that it will determine the final description of the premises after completing a boundary survey, which is underway and will be complete prior to the effective date.

The lease indicates that the tenant, County, MDOT, MTA, SHA, and FHWA (the Parties) are negotiating a Consent Agreement that outlines the Parties' respective obligations regarding the disposition and improvement of the property. The Consent Agreement will replace the License Agreement once all parties approve it. Consent Agreement approval must occur within 45 days of the County Council's approval of the lease. Neither agreement is final until fully approved by the Maryland Board of Public Works (BPW).

The lease states that prior to its execution, the Parties consulted with MTA, and the County has received the required written limited consent from the MTA to enter into it.

Additionally, the lease indicates that the Parties understand and agree that due to the requirements of the federal funding, the County is not entitled to any value derived from the private (e.g., non-governmental) use of the property because the FHWA is entitled to 90% of such funds, and the SHA is entitled to the remaining 10%. The FHWA and SHA are obtaining appraisals to determine the fair market value of the premises, which the tenant anticipates paying within 60 days after the Consent Agreement becomes effective. The Administration advised that the tenant will be paying the fair market value for the land to the State during the initial 2 years of the lease in order to clear the property from the federal funding restrictions and enable the project to move forward.

The lease is for 6 years and will automatically renew for 13 additional 7-year terms and 1 additional 2-year term unless the tenant provides 60 days prior written notice. Base rent will be \$1 per year. The tenant shall pay all real property taxes, assessments, water and sewer charges, utilities, excises, levies, license and permit fees, and any other charges associated with the operation of the premises. The Administration advised that based upon a similar medical office building of the same square footage, estimated annual property taxes would total \$228,000. In addition, the tenant will be responsible for grounds maintenance, including sidewalks, driveways, parking areas, shrubbery, grass mowing, and upkeep of the general appearance of the premises. The lease requires the County's written consent for the tenant to assign the lease or to sublease the premises; however, assignment or sublease to an affiliate of the tenant will be effective upon written notice to the County. The tenant may terminate the lease by providing 180 days' notice from the lease date. Additionally, the lease shall automatically terminate unless all lease conditions are satisfied within 45 days of Council approval of the lease.

The lease provides the tenant with the option to purchase the property pursuant to Section 3-9-107(c) of the Baltimore County Code. This Code section states that leased property declared as surplus may be sold to a lessee who has leased the property continuously for a period of not less than 2 years before the property was declared surplus. Accordingly, the lease provides that within 60 days following the second anniversary of the effective date, the County will initiate the process of declaring the property surplus. Once this process is completed, the tenant will have the option to purchase the property. The purchase price will be determined based on two independent appraisals of the property, one selected by the County and one by the tenant. In the event the two appraisals are not within ten percent of each other, the Parties shall negotiate a fair purchase price; otherwise the Parties will obtain a third appraisal and the purchase price will be the average of the three appraisals. According to the Administration, the appraised fair market value at the time of the potential purchase from the County will be adjusted by the verified amount of payment made to the State/FHWA.

Section 3-9-110 of the Baltimore County Code states that "[i]n furtherance of public purposes, the county administration may lease property owned by the county." The Administration advised that the public purpose of the proposed lease is to support redevelopment of underutilized impervious area in an area with tremendous public infrastructure, to increase the tax base, and to create jobs.

The lease is subject to the advertising requirements of Section 3-9-110 of the Baltimore County Code.



Exhibit A
FM-3

COUNCIL ACTION REQUEST FORM EXECUTIVE SUMMARY

PROGRAM TITLE: Ground Lease

PROJECT NO.: N/A

FISCAL MATTER: Lease Agreement with option to purchase

PROPERTY OWNERS: Baltimore County, Maryland

TENANT: TLR Land Ventures, LLC

PROPERTY INTEREST TO
BE CONVEYED: Leasehold interest in parcel containing
17,200 sq. ft. (0.395 acre) +/- with an option
to purchase

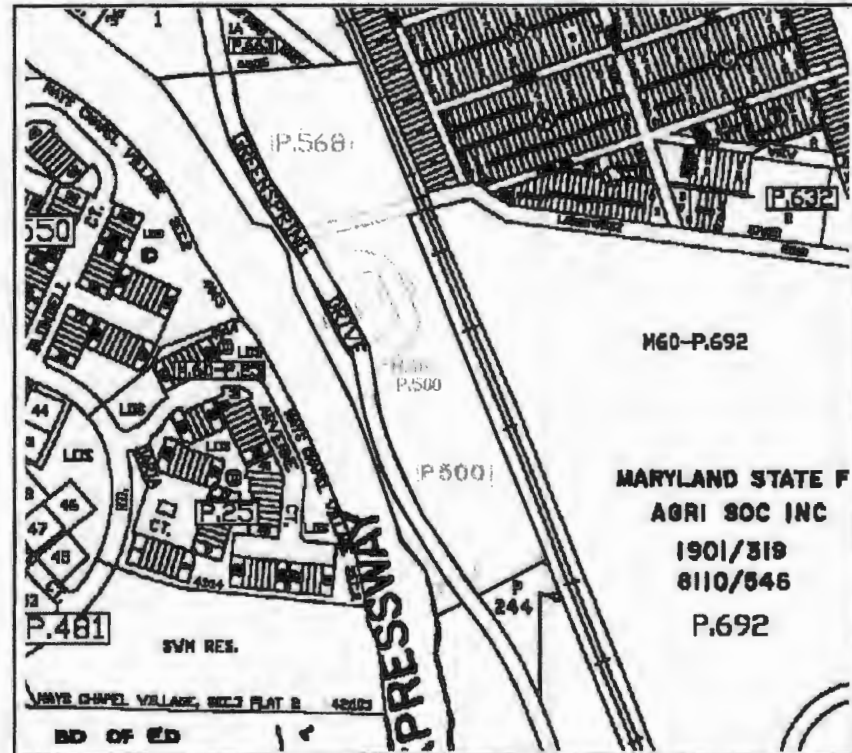
LOCATION: Tax Map 60, Parcels 500 & 568
East of Greenspring Drive, Lutherville, MD
21093

CONSIDERATION \$1.00 per year for the initial six year term
with option to renew for thirteen additional
seven year terms plus 1 additional 2 year
term.

PURPOSE OF PROJECT: To obtain County Council approval of a
lease situated east of Greenspring Drive.
There were no objections to the lease by any
County agencies.

LIMITS OF PROJECT: Tax Map 60, Parcels 500 & 568
Greenspring Drive, Lutherville, MD 20193

Prepared by: Department of Permits, Approvals &
Inspections



2323 Greenspring Dr.
Timonium, MD 21093

Prepared by: Department of Permits, Approvals &
Inspections

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2018, LEGISLATIVE DAY NO. 8
APRIL 16, 2018 6:00 P.M.**

**CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE**

- A. MOMENT OF SILENT MEDITATION
PLEDGE OF ALLEGIANCE TO THE FLAG – Boy Scout Troop #340 - Lutherville**
- B. APPROVAL OF JOURNAL - Meeting of April 2, 2018**
- C. ENROLLMENT OF BILLS – 11-18, 12-18, 13-18, 14-18, 15-18, 16-18, 17-18, 19-18 & 21-18**

D. INTRODUCTION OF BILLS

Bill 27-18 – Mr. Jones(By Req.) – CEB – Circuit Court Security Grant
 Bill 28-18 – Mr. Kach – Medical Cannabis Dispensaries – Location
 Bill 29-18 – Mr. Crandell – Zoning Regulations – Commercial Recreational Facilities
 Bill 30-18 – Mrs. Bevins – Zoning Regulations – Uses in Certain B.L. Zones
 Bill 31-18 – Mr. Marks – County Attorney – Significant Litigation
 Bill 32-18 – Mr. Jones(By Req.) – Annual Budget and Appropriation Ordinance of Baltimore County
 Bill 33-18 – Mr. Jones(By Req.) – Property Tax
 Bill 34-18 – Mr. Jones(By Req.) – Personnel Law of Baltimore County
 Bill 35-18 – Mr. Jones(By Req.) – Revenue Stabilization Reserve Account – Minimum Level
 Bill 36-18 – Mr. Jones(By Req.) – Employees' Retirement System
 Bill 37-18 – Mr. Jones(By Req.) – School Borrowing Ordinance
 Bill 38-18 – Mr. Jones(By Req.) – Agricultural and Rural Land Preservation Borrowing Ordinance
 Bill 39-18 – Mr. Jones(By Req.) – Waterway Improvement Program Borrowing Ordinance
 Bill 40-18 – Mr. Jones(By Req.) – Parks, Preservation and Greenways Borrowing Ordinance
 Bill 41-18 – Mr. Jones(By Req.) – Public Works Borrowing Ordinance
 Bill 42-18 – Mr. Jones(By Req.) – Community Improvement Project Borrowing Ordinance
 Bill 43-18 – Mr. Jones(By Req.) – Operational Buildings Borrowing Ordinance
 Bill 44-18 – Mr. Jones(By Req.) – Refuse Disposal Borrowing Ordinance
 Bill 45-18 – Mr. Jones(By Req.) – Community College Borrowing Ordinance

E. CALL OF BILLS FOR FINAL READING AND VOTE

PASSED Bill 22-18 – Mr. Jones(By Req.) – CEB – Aging and Disability Resource Center
PASSED Bill 23-18 – Councilmembers Quirk, Marks, Kach, Crandell & Almond – Animal Welfare (Oscar's Law)
~~WITHDRAWN~~ Bill 24-18 – Mr. Kach – Zoning Regulations – Public Buildings

F. APPROVAL OF FISCAL MATTERS/CONTRACTS

APPROVED 1. 2nd Amendment to Contract – CVP-TP, LLC – York Road and Bosley Avenue – DEWD
APPROVED 2. Contract – Schwatka Farm Service – Large scale mowing services – Baltimore County Landfills-DPW
~~**APPROVED** 3. Lease Agreement – TLR Land Ventures, LLC – 500 & 568 Greenspring Drive, Lutherville - REC~~
APPROVED 4. Contract – Ark Systems, Inc. – Maintenance, repair and/or upgrade – fire alarm systems and equipment-OBF

G. MISCELLANEOUS BUSINESS

1. Correspondence - (a)(2) - Non-Competitive Awards (March 15, 2018)
PAM 2. Res. 29-18 – Mr. Jones – Approval of PUD – Augsburg Lutheran Home
PASSED 3. Res. 32-18 – Mr. Jones(By Req.) – Authorization – Conveyance of a portion of County-owned property-Perry Hall
PASSED 4. Res. 33-18 – Councilmembers Crandell & Bevins – Designation of Essex area as a Sustainable Community
INTRO. ONLY 5. Res. 34-18 – Mr. Jones(By Req.) – Designation of Residential Permit Parking Area Expansion –Eastern Area of Towson

*** BALTIMORE COUNTY IS THE
OWNER OF THE PARCEL.
NO COUNTY RESOLUTION IS REQUIRED 2019-0041-A
PER CARL RICHARDS 8/15/18 AT.**

Debra Wiley

10/5
10 Am

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Tuesday, October 02, 2018 10:32 PM
To: Barbara A. Lukasevich; pamalone@venable.com; Administrative Hearings
Subject: Recertification's For 2019-0041-A
Attachments: Re-Cert 1 2019-0041-A.doc; Re-Cert 2 2019-0041-A.doc

Recertification's For Greenspring Drive



CERTIFICATE OF POSTING

2019-0041-A

RE: Case No.: _____

Petitioner/Developer: _____

Baltimore County (Arnold Jablon)

TLR Land Ventures, LLC.

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

October 5, 2018

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: _____



Greenspring Drive

SIGN 1 Recertification

September 14, 2018

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



Sincerely,

A handwritten signature in black ink, appearing to read "SSG Robert Black".

October 2, 2018

(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)

CERTIFICATE OF POSTING

2019-0041-A

RE: Case No.: _____

Petitioner/Developer: _____

Baltimore County (Arnold Jablon)

TLR Land Ventures, LLC.

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

October 5, 2018

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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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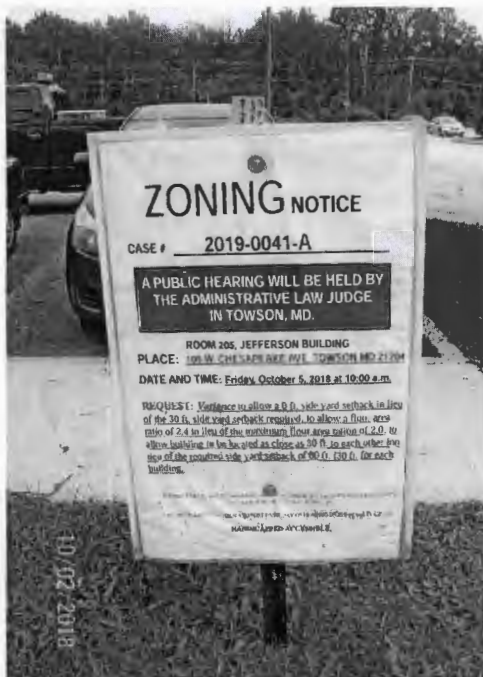


Greenspring Drive

SIGN 2 Recertification

September 14, 2018

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



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

October 2, 2018

(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)

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/14/18

SIGN POSTING (1st)

Date:

9/14/18

by

SSG BLACK

SIGN POSTING (2nd)

Date:

10/2/18

by

SSG BLACK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 08 Account Number - 1700012364							
Owner Information											
Owner Name:		BALTIMORE COUNTY MARYLAND				Use:		EXEMPT			
Mailing Address:		01-G--201-RW-81-146 BALTIMORE MD 21204				Principal Residence:		NO			
						Deed Reference:		/07623/ 00482			
Location & Structure Information											
Premises Address:		2323 GREENSPRING DR 0-0000				Legal Description:		9.6175 AC NWS GREENSPRING DR 2800 N TIMONIUM RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0060	0005	0500		0000				2017	Plat Ref:		
Special Tax Areas:				Town:		NONE					
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						9.6100 AC		01			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
			Base Value	Value	Phase-in Assessments						
				As of 01/01/2017	As of 07/01/2018		As of 07/01/2019				
Land:			384,400	384,400							
Improvements			0	0							
Total:			384,400	384,400	384,400		384,400				
Preferential Land:			0				0				
Transfer Information											
Seller: BOARD OF PUBLIC WORKS OF MARYLAND				Date: 07/28/1987				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07623/ 00482				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019					
County:		400		384,400.00		384,400.00					
State:		400		384,400.00		384,400.00					
Municipal:		400		0.00 0.00		0.00 0.00					
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



DONALD I. MOHLER III
County Executive

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

September 26, 2018

TLR Land Ventures, LLC
Brightside TLR, LLC
James K. Flannery, Jr.
305 Washington Ave
Ste. 503
Towson, MD 21204

RE: Case Number: 2019-0041-A, Address: Greenspring Drive

Dear Mr. Flannery,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 8, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc., Jason Nietupski,
2101 E. Jefferson St, Rockville, MD 20852
Patricia A. Malone, Esquire, 210 W. Pennsylvania Ave, Ste. 500, Towson, MD 21204

MOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 8/20/18

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

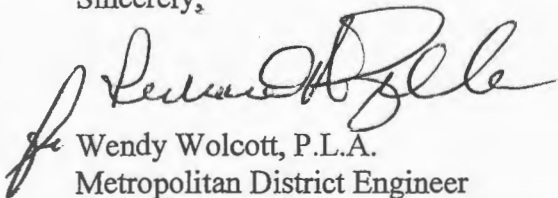
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0041-A

*Variance
Arnold Fablar
Greenspring Drive.*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

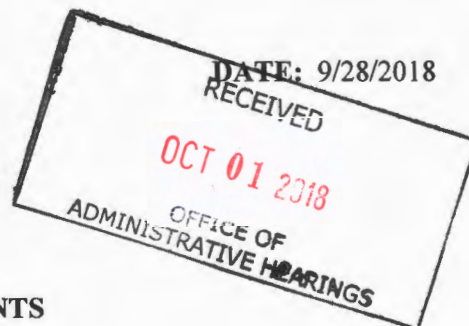
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-041



INFORMATION:

Property Address: Greenspring Drive
Petitioner: Baltimore County / Lessee TLR Land Ventures, LLC
Zoning: ML-IM
Requested Action: Variances

The Department of Planning has reviewed the petition for variance to allow proposed non-residential structures to have a 0' side yard setback, a floor area ratio of 2.4 and buildings to be located as close as 30 feet to each other in lieu of the required 30 foot side yard setback, 2.0 floor area ratio and 60' between buildings.

A site visit was conducted on August 22, 2018. The site is currently a parking facility serving bus, light rail and park and ride and falls within the Hunt Valley/Timonium Plan (HV/T Plan) area as adopted by County Council October 19, 1998.

The Hunt Valley/Timonium Plan predicted that *"The next stage of land development within the employment area of the HV/T is likely to consist of redevelopment of existing lower value employment uses, modernization of now 'middle-aged' office and industrial buildings, and development of the area's remaining vacant parcels of land"* (HV/T Plan Pg. 3). To this end the goals of the plan include: *"Encourage development and redevelopment consistent with the goals and objectives; minimize the impact of redevelopment on existing manufacturing uses; encourage land uses that utilize light rail; establish design and amenity guidelines for development; strengthen access to the light rail from the surrounding employment, commercial and residential areas; and provide and improve opportunities for pedestrian and bicycle access throughout the HV/T area"* (HV/T Plan Pgs. 3&4).

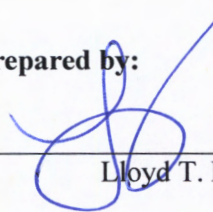
This plan establishes the importance of design quality in creating and maintaining a high quality visual and functional environment through the use of high quality architectural design and finish materials and extensive tree plantings. The significance of these design qualities to Baltimore County in assuring a high quality consistent design in the Hunt Valley/ Timonium area is re-emphasized by their inclusion into the Comprehensive Manual for Development Policies (CMDP).

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

- The architectural design and finish materials for all facades of all structures, to include the parking garage, shall respond positively to the Hunt Valley/ Timonium Design Guidelines established for buildings within the CMDP.
- Any landscape plan submitted to the Baltimore County Landscape Architect for approval shall reflect the screening and buffering guidelines in said CMDP. A successful plan will continue the landscape character of the projects directly to the north including 9475 Greenspring Drive and Deerco One and repeat the tree lined nature found on Greenspring Drive/Deerco Road to the south.
- The project will provide interior and exterior amenity areas for employees and visitors.
- The project will provide an attractive and functional access and wayfaring signage to light rail to encourage employees of this project and adjacent employment areas to utilize the light rail.

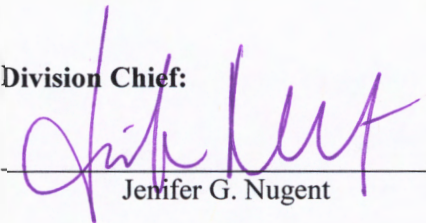
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Patricia A. Malone, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: August 23, 2018

SUBJECT: Case No: 2019-0041-A
Tax Account 17-00-012364 & 16-00-009712
Greenspring Drive, Timonium, Maryland 21094

This is a Special Hearing to approve certain zoning issues.

A riverine flood plain is shown on the properties. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100235F dated September 26, 2008, shows a Zone A "special flood hazard area" at this site.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain". The flood plain shown on the FIRM is based on approximate existing conditions. The Baltimore County Design Manual and Development Policy Manual require flood plain delineations shown based on ultimate conditions. The ultimate conditions may vary from the existing conditions especially in areas where the flood plain delineation was approximated like this area.

The Department of Public Works would support the requested variance subject to the following conditions:

- 1.) Provide a Flood Study including a statement that the proposed development will not have any impact on any offsite properties.
- 2.) If the flood plain differs from the FIRM, the developer should provide an approved FEMA Conditional Letter of Map Revision, C-LOMR, requesting FEMA to change the FIRM to agree with the delineation shown by the developer's engineer.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
FROM: *NKR* Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2018
Item No. 2019-0041-A

DATE: September 11, 2018

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

If Zoning Relief is granted, a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

A riverine flood plain is shown on the properties. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100235F dated September 26, 2008, shows a Zone A "special flood hazard area" at this site.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain". The flood plain shown on the FIRM is based on approximate existing conditions. The Baltimore County Design Manual and Development Policy Manual require flood plain delineations shown based on ultimate conditions. The ultimate conditions may vary from the existing conditions especially in areas where the flood plain delineation was approximated like this area.

The Department of Public Works would support the requested variance subject to the following conditions:

1. Provide a Flood Study including a statement that the proposed development will not have any impact on any offsite properties.
2. If the flood plain differs from the FIRM, the developer should provide an approved FEMA Conditional Letter of Map Revision, C-LOMR, requesting FEMA to change the FIRM to agree with the delineation shown by the developer's engineer.

*

*

*

*

*

VKD: cen
cc: file

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>**PUBLISHER'S AFFIDAVIT**

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/14/2018

Order #: 11617654
 Case #: 2019-0041-A
 Description:

CASE NUMBER: 2019-0041-A NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**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: 2019-0041-A

Greenspring Drive

S/of Greenspring Drive, intersection of Deereco Road and Greenspring Drive

8th Election District - 3rd Councilmanic District

Legal Owners: Baltimore County (Arnold Jablon)

Contract Lessee: TLR Land Ventures, LLC

Contract Sub-Tenant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

Variance to allow a 0 ft. side yard setback in lieu of the 30 ft. side yard setback required; to allow a floor area ratio of 2.4 in lieu of the maximum floor area ratio of 2.0; to allow building to be located as close as 30 ft. to each other in lieu of providing the required side yard setback of 60 ft. (30 ft. for each building).

Hearing: Friday, October 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Directors of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s14

CERTIFICATE OF POSTING

2019-0041-A

RE: Case No.: _____

Petitioner/Developer: _____

Baltimore County (Arnold Jablon)

TLR Land Ventures, LLC.

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

October 5, 2018

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: _____

Greenspring Drive

SIGN 1

September 14, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

September 14, 2018

(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)

CERTIFICATE OF POSTING

2019-0041-A

RE: Case No.: _____

Petitioner/Developer: _____

Baltimore County (Arnold Jablon)

TLR Land Ventures, LLC.

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

October 5, 2018

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

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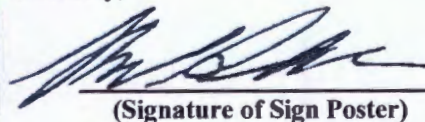
Greenspring Drive

SIGN 2

September 14, 2018

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

Sincerely,

 September 14, 2018
(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)





DONALD I. MOHLER III
County Executive

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

September 5, 2018

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: 2019-0041-A

Greenspring Drive

S/of Greenspring Drive, intersection of Deereco Road and Greenspring Drive

8th Election District – 3rd Councilmanic District

Legal Owners: Baltimore County (Arnold Jablon)

Contract Lessee: TLR Land Ventures, LLC

Contract Sub-Tenant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

Variance to allow a 0 ft. side yard setback in lieu of the 30 ft. side yard setback required; to allow a floor area ratio of 2.4 in lieu of the maximum floor area ration of 2.0; to allow building to be located as close as 30 ft. to each other in lieu of providing the required side yard setback of 60 ft. (30 ft. for each building).

Hearing: Friday, October 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
James Flannery, 305 Washington Avenue, Ste. 503, Towson 21204
Jason Nietupski, 2101 E. Jefferson Street, Rockville 20852

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 15, 2018.**
- (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: THE DAILY RECORD
Friday, September 14, 2018 - Issue

Please forward billing to:

Patricia Malone
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

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:

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Greenspring Drive

S/of Greenspring Drive, intersection of Deereco Road and Greenspring Drive

8th Election District – 3rd Councilmanic District

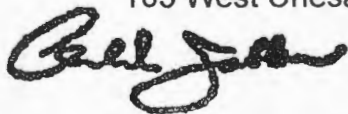
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
Greenspring Drive; S of Greenspring Drive,	*	
intersection of Deerco Rd & Greenspring Dr	*	OF ADMINISTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Arnold Jablon	*	HEARINGS FOR
Contract Purchaser(s): TLR Land Ventures, LLC	*	
By Brightside TLR, LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2019-041-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 23 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Deputy CAO/Director of PAI, 400 Washington Avenue, Towson, Maryland 21204 and Patricia Malone, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME October 5, 2018
CASE NUMBER 2019-0041-A
DATE Greenspring Drive

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME Greenspring Drive
CASE NUMBER 2019-041-A
DATE Oct. 5, 2019

[illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-041



INFORMATION:

Property Address: Greenspring Drive
Petitioner: Baltimore County / Lessee TLR Land Ventures, LLC
Zoning: ML-IM
Requested Action: Variances

The Department of Planning has reviewed the petition for variance to allow proposed non-residential structures to have a 0' side yard setback, a floor area ratio of 2.4 and buildings to be located as close as 30 feet to each other in lieu of the required 30 foot side yard setback, 2.0 floor area ratio and 60' between buildings.

A site visit was conducted on August 22, 2018. The site is currently a parking facility serving bus, light rail and park and ride and falls within the Hunt Valley/Timonium Plan (HV/T Plan) area as adopted by County Council October 19, 1998.

The Hunt Valley/Timonium Plan predicted that *"The next stage of land development within the employment area of the HV/T is likely to consist of redevelopment of existing lower value employment uses, modernization of now 'middle-aged' office and industrial buildings, and development of the area's remaining vacant parcels of land"* (HV/T Plan Pg. 3). To this end the goals of the plan include: *"Encourage development and redevelopment consistent with the goals and objectives; minimize the impact of redevelopment on existing manufacturing uses; encourage land uses that utilize light rail; establish design and amenity guidelines for development; strengthen access to the light rail from the surrounding employment, commercial and residential areas; and provide and improve opportunities for pedestrian and bicycle access throughout the HV/T area"* (HV/T Plan Pgs. 3&4).

This plan establishes the importance of design quality in creating and maintaining a high quality visual and functional environment through the use of high quality architectural design and finish materials and extensive tree plantings. The significance of these design qualities to Baltimore County in assuring a high quality consistent design in the Hunt Valley/ Timonium area is re-enforced by their inclusion into the Comprehensive Manual for Development Policies (CMDP).

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

ORDER RECEIVED FOR FILING

Date

10/10/18

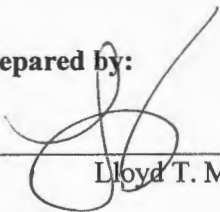
By

Sen

- The architectural design and finish materials for all facades of all structures, to include the parking garage, shall respond positively to the Hunt Valley/ Timonium Design Guidelines established for buildings within the CMDP.
- Any landscape plan submitted to the Baltimore County Landscape Architect for approval shall reflect the screening and buffering guidelines in said CMDP. A successful plan will continue the landscape character of the projects directly to the north including 9475 Greenspring Drive and Deerco One and repeat the tree lined nature found on Greenspring Drive/Deerco Road to the south.
- The project will provide interior and exterior amenity areas for employees and visitors.
- The project will provide an attractive and functional access and wayfaring signage to light rail to encourage employees of this project and adjacent employment areas to utilize the light rail.

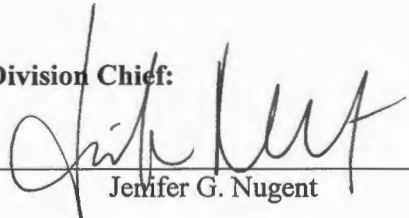
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Patricia A. Malone, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/10/18

By sen



PETITION FOR ZONING HEARING(S)

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

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

Address Greenspring Drive

which is presently zoned ML-IM

Deed References: 07623/00482

10 Digit Tax Account # 1700012364, 1600009712

Property Owner(s) Printed Name(s) Baltimore County, Maryland

(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 ATTACHMENT 1

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

SEE ATTACHMENT 2A and 2B

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Patricia A. Malone, Esquire

Name- Type or Print

Signature Patricia A. Malone

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

Mailing Address

City

State

21204

410-494-6206

pamalone@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT 3

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:

Arnold Jablon, Deputy CAO/Director of PAI

Name - Type or Print

SEE ATTACHMENT 3

Signature

400 Washington Avenue

Towson

MD

Mailing Address

City

State

21204

410-887-3353

ajablon@baltimorecountymd.gov

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0041-A

Filing Date 8/8/18

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 10/10/18

By Sen

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

Greenspring Drive

Petition for Variance, pursuant to Section 307.1 of the Baltimore County Zoning Regulations (BCZR):

- (1) To allow a 0 foot side yard setback in lieu of the 30 foot side yard setback required by BCZR Sections 238.2 and 255.1;
- (2) To allow a floor area ratio of 2.4 in lieu of the maximum floor area ratio of 2.0 allowed by BCZR Sections 238.5 and 255.1.
- (3) To allow buildings to be located as close as 30 feet to each other in lieu of providing the required side yard setback of 60 feet (30 feet for each building) required by BCZR Sections 102.2, 238.2 and 255.1;

ATTACHMENT No. 2A TO PETITION FOR VARIANCE

Greenspring Drive

Contract Lessee:

TLR Land Ventures, LLC

By: Brightside TLR, LLC
305 Washington Avenue
Ste. 503
Towson, Maryland 21204
410.499.6566

Signature: _____

Name: James K. Flannery, Jr.

Title: Managing Member

ATTACHMENT No. 2B TO PETITION FOR VARIANCE

Greenspring Drive

Contract Sub-Tenant:

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.
a Maryland nonprofit corporation

By: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.
2101 E. Jefferson Street
Rockville, Maryland 20852

Signature: _____

J. Nietupski

Name:

Jason Nietupski

Title:

Executive Director National Facilities Services

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Greenspring Drive

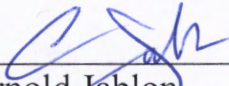
Owner:

Baltimore County, Maryland

Signature: _____

Name:

Title:

 7/27/18
Arnold Jablon

Deputy County Administrative Officer
Director of Permits, Approvals and Inspection
400 Washington Avenue
Towson, Maryland 21204

Case No.:

2019-0041-A

Exhibit Sheet

Petitioner/Developer

11-13-18

Protestants

Sen
10/10/18

No. 1	1A } 2 sheet site plan 1B }	
No. 2 1C	Illustrative site plan	
No. 3 2	Aerial photo and Building Elevations	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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: 2019-0041-A

Greenspring Drive

S/of Greenspring Drive, intersection of Deereco Road and Greenspring Drive

8th Election District - 3rd Councilmanic District

Legal Owners: Baltimore County (Arnold Jablon)

Contract Lessee: TLR Land Ventures, LLC

Contract Sub-Tenant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

Variance to allow a 0 ft. side yard setback in lieu of the 30 ft. side yard setback required; to allow a floor area ratio of 2.4 in lieu of the maximum floor area ration of 2.0; to allow building to be located as close as 30 ft. to each other in lieu of providing the required side yard setback of 60 ft. (30 ft. for each building).

Hearing: Friday, October 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Directors 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.









KAISER PERMANENTE

welcome



Greenspring
Drive

Light Rail Line

Project
Site

Interstate 83

State Fair
Grounds



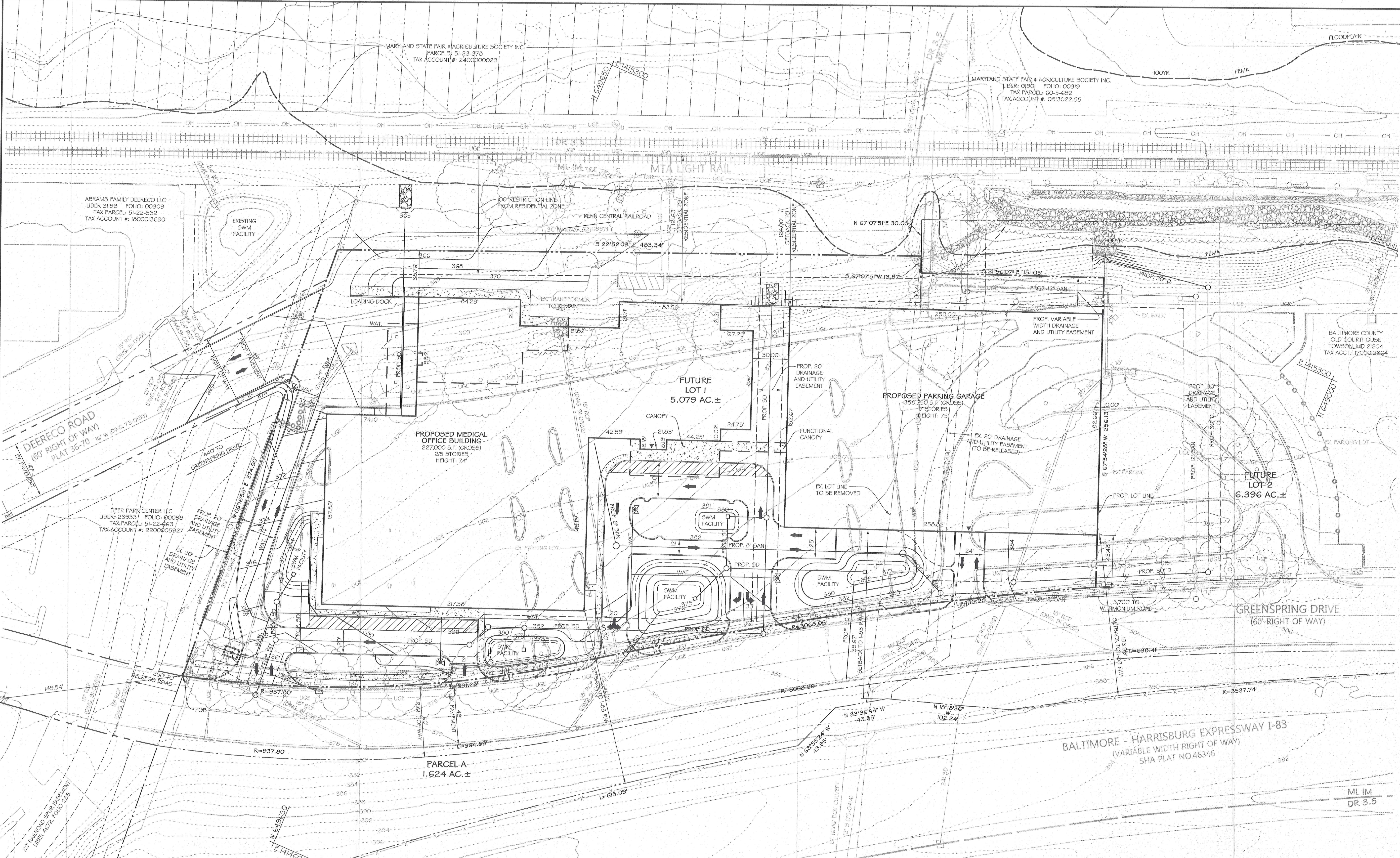
Baltimore County - My Neighborhood



Legend

- House Numbers
- Zoning
- Property
- County Boundary

2019-0041-A



VICINITY MAP
SCALE: 1" = 500'

- GENERAL NOTES**
- LEGAL OWNER: BALTIMORE COUNTY
OLD COURTHOUSE
TOWSON, MD 21204
 - PETITIONER: KAISER FOUNDATION HEALTH PLAN
OF THE MID-ATLANTIC STATES, INC.
2101 E. JEFFERSON STREET,
ROCKVILLE, MD 20852
 - SITE AREA: 221,230.49 S.F. / 5.079 AC. (NET)
244,218.70 S.F. / 5.607 AC. (GROSS)
160000712 AND 1700012364
 - TAX ACCOUNT NO: 0000
 - TAX MAP: 569 AND 500
 - PARCEL: ML IM (ZONING MAP #051C3)
 - ZONING: 6
 - ELECTION DISTRICT: 8
 - COUNCILMANIC DISTRICT: MEDICAL OFFICE BUILDING (MEDICAL OFFICES,
MEDICAL CLINIC, AND ACCESSORY USES)
 - BUILDING AREA: 227,000 S.F.
MEDICAL OFFICE BUILDING:
PARKING GARAGE: 358,750 S.F. (1,025 PARKING SPACES)
TOTAL: 585,750 S.F.
 - FLOOR AREA RATIO: 2.0 MAXIMUM
PROVIDED: 585,750 / 244,218.70 = 2.40
 - PARKING REQUIREMENTS:
MEDICAL OFFICE = 227,000 @ 4.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
REQUIRED: 1,022 PARKING SPACES
PROPOSED: 1,025 PARKING SPACES MINIMUM 1,036 PARKING SPACES SHOWN
(WITHIN PARKING GARAGE)
 - BUILDING HEIGHT: PERMITTED: UNLIMITED (NO BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE
OF RESIDENCE OR BUSINESS ZONE)
PROPOSED: 75 FEET
 - ALL SIGNS WILL COMPLY WITH SECTION 450 BCZR
 - THE SITE IS NOT WITHIN A BASIC SERVICES MAP DEFICIENT AREA
 - THE SITE IS WITHIN THE URDL AND IS SERVED BY PUBLIC UTILITIES
 - THE SITE IS NOT WITHIN CBCA AND NOT WITHIN A FLOOD HAZARD AREA
 - PROPOSED EASEMENT LOCATIONS ARE APPROXIMATE
 - BUILDING DIMENSIONS AND FOOTPRINT SHOWN ARE SUBJECT TO CHANGE AND
WILL MEET ZONING SETBACK OR ZONING RELIEF REQUESTED, AS APPLICABLE

ZONING / DEVELOPMENT HISTORY

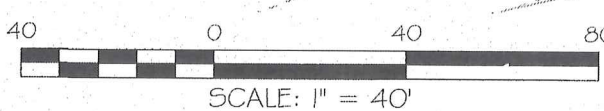
- CASE NUMBER 91-289-SFHA, MARCH 28, 1991 THE ZONING COMMISSIONER GRANTED A SPECIAL HEARING FOR PERMISSION TO CONSTRUCT THAT PORTION OF THE TIMONIUM RAIL PASSENGER STATION LOCATED IN THE ML-IM ZONE IN ACCORDANCE WITH PETITIONERS EXHIBIT 1, ZONING VARIANCE TO PERMIT FRONT YARD SETBACKS OF 67 FEET FOR THE HIGHBLOCK (RAMP), 72.5 FEET FOR THE SHELTER, AND 67 FEET FOR THE TEMPORARY HIGHBLOCK (RAMP) IN LIEU OF 75 FEET, AND ZONING VARIANCE TO PERMIT REAR SETBACKS OF 6 FEET FOR THE HIGHBLOCK (RAMP), 10 FEET FOR THE SHELTER, AND 13 FEET FOR THE TEMPORARY HIGHBLOCK (RAMP) IN LIEU OF 50 FEET IN ACCORDANCE WITH PETITIONERS EXHIBIT 1, SUBJECT TO THE 15-DAY APPEAL RESTRICTION.
- CASE NUMBER 95-463-A, AUGUST 4, 1995, THE ZONING COMMISSIONER GRANTED A FRONT SETBACK OF 16 FEET, SIDE SETBACK OF 23 FEET, AND A REAR SETBACK OF 22 FEET IN LIEU OF 75 FEET, 50 FEET, AND 50 FEET, RESPECTIVELY, TO ALLOW CONSTRUCTION OF THE REQUIRED STRUCTURES FOR THE CENTRAL LIGHT RAIL AT TIMONIUM, NORTHWEST OF THE STATIONS STOP, SUBJECT TO THE 30-DAY APPEAL RESTRICTION.
- A SMALL PORTION OF THE SITE MAY BE SUBJECT TO A CRG PLAN FOR TIMONIUM RAIL PASSENGER STATION, CRG NO. VII-547, APPROVED 12/6/90

BUILDING PERMIT NOTE

BASED UPON THE RECORDS IN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THERE HAVE BEEN NO BUILDING PERMITS ISSUED WITHIN THE LAST FIVE YEARS IN THE LAND AREA WHERE THE IMPROVEMENTS ARE PROPOSED THAT ARE ASSOCIATED WITH THIS APPLICATION.

BUILDING HEIGHT

THE PROPOSED BUILDING HEIGHT IS 75 FEET. HEIGHT DETERMINATION IS BASED UPON SECTION 101 OF THE BALTIMORE COUNTY ZONING REGULATIONS, SPECIFICALLY THE DEFINITION OF "BUILDING HEIGHT."



- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - ZONING LINES
 - ML IM DR 5.5
 - EXISTING HEDGE ROW
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - EXISTING BUILDINGS
 - EXISTING EDGE OF PAVING
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - 100-YR. FEMA FLOODPLAIN
 - PROPOSED LOT LINE
 - PROPOSED CURB
 - PROPOSED BUILDING
 - PROPOSED CONTOURS
 - PROPOSED STORMDRAIN
 - PROPOSED SEWER

RELIEF:

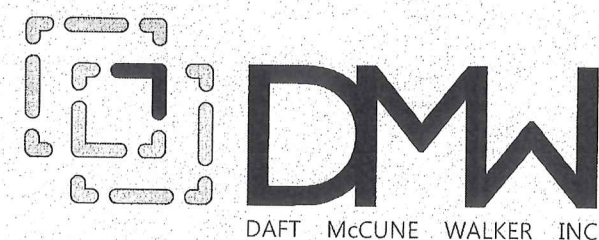
- PETITION FOR VARIANCE, PURSUANT TO SECTION 307J OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR)
- TO ALLOW A 0' FRONT SIDE YARD SETBACK IN LIEU OF THE 30' FOOT SIDE YARD SETBACK REQUIRED BY BCZR SECTIONS 238.2 AND 255.1;
 - TO ALLOW A FLOOR AREA RATIO OF 2.4 IN LIEU OF THE MAXIMUM FLOOR AREA RATIO OF 2.0 ALLOWED BY BCZR SECTIONS 238.5 AND 255.1;
 - TO ALLOW BUILDINGS TO BE LOCATED AS CLOSE AS 30 FEET TO EACH OTHER IN LIEU OF PROVIDING THE REQUIRED SIDE YARD SETBACK OF 60 FEET (30 FEET FOR EACH BUILDING REQUIRED BY BCZR SECTIONS 102.2, 238.2 AND 255.1);

DATA SOURCE:

- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS DOWNLOADED FROM THE BALTIMORE COUNTY GIS PORTAL AND HAS BEEN SUPPLEMENTED WITH FIELD RUN SURVEY INFORMATION PERFORMED BY DRAPER ADEN ASSOCIATES IN MAY 2018.
- THE FEMA FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS DOWNLOADED FROM THE BALTIMORE COUNTY GIS PORTAL, PANELS 051C3 AND 060C1.
- THE EXISTING UTILITIES SHOWN ARE A COMBINATION FOR FIELD LOCATED AND TAKEN FROM COUNTY AND BGE RECORD DRAWINGS AND DO NOT REPRESENT THE RESULTS OF A COMPLETE FIELD RUN SURVEY.

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. 28823, EXPIRATION DATE: 1-07-2020

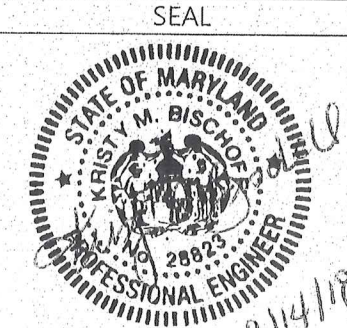
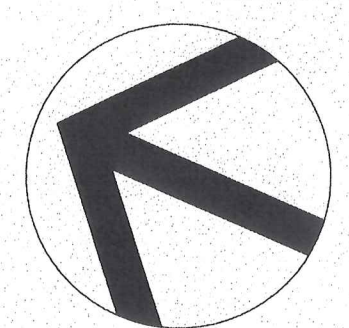


501 FAIRMOUNT AVENUE, SUITE 300 TOWSON, MD 21286
P: 410.296.3333 F: 410.296.4705 WWW.DMW.COM

**PLAN TO ACCOMPANY
ZONING VARIANCE APPLICATION
KAISER PERMANENTE**

NORTH BALTIMORE HUB
GREENSPRING DRIVE
LUTHERVILLE, MD 21093

8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3rd COUNCILMANIC DISTRICT

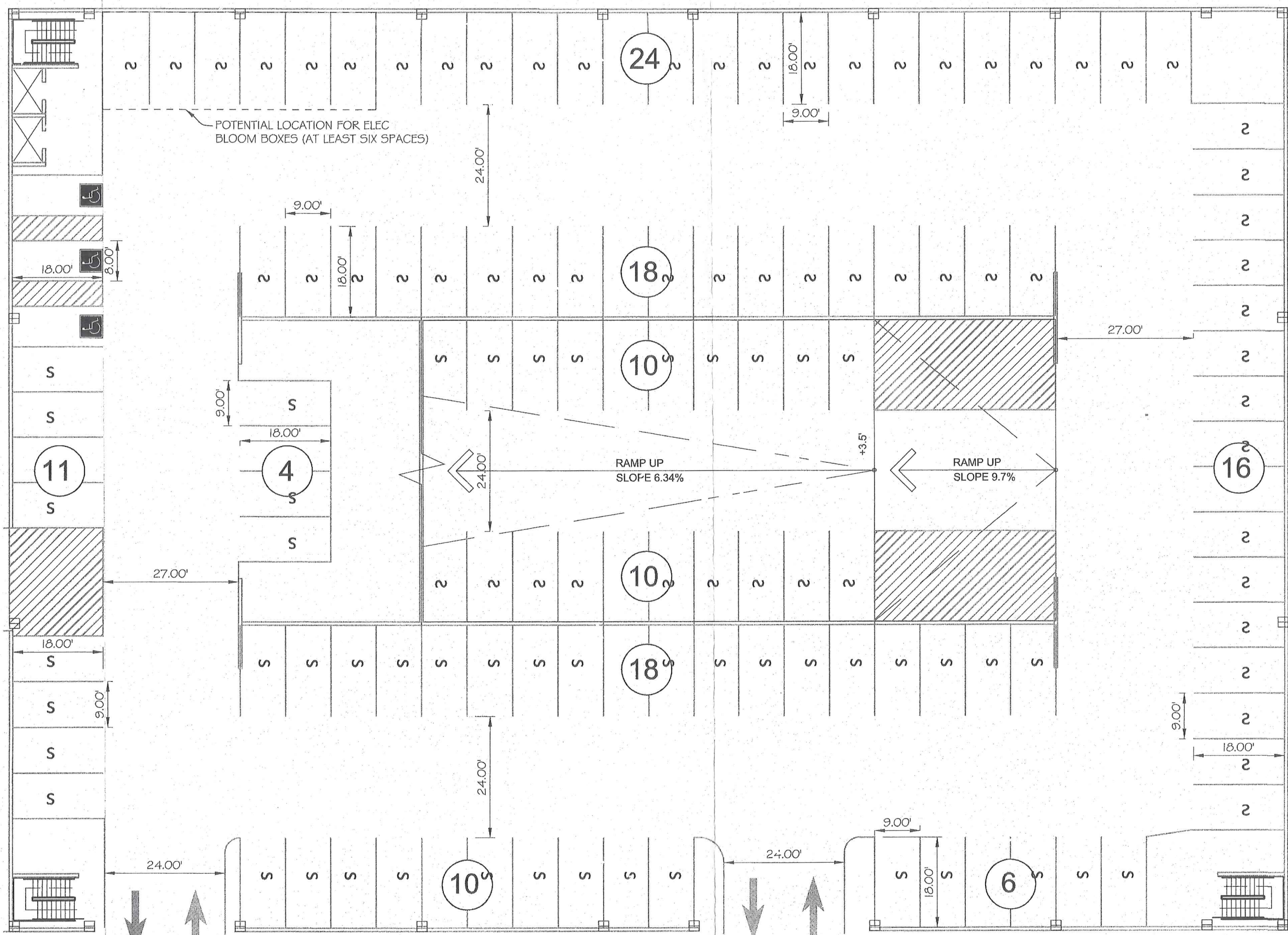


DATE BY REVISIONS

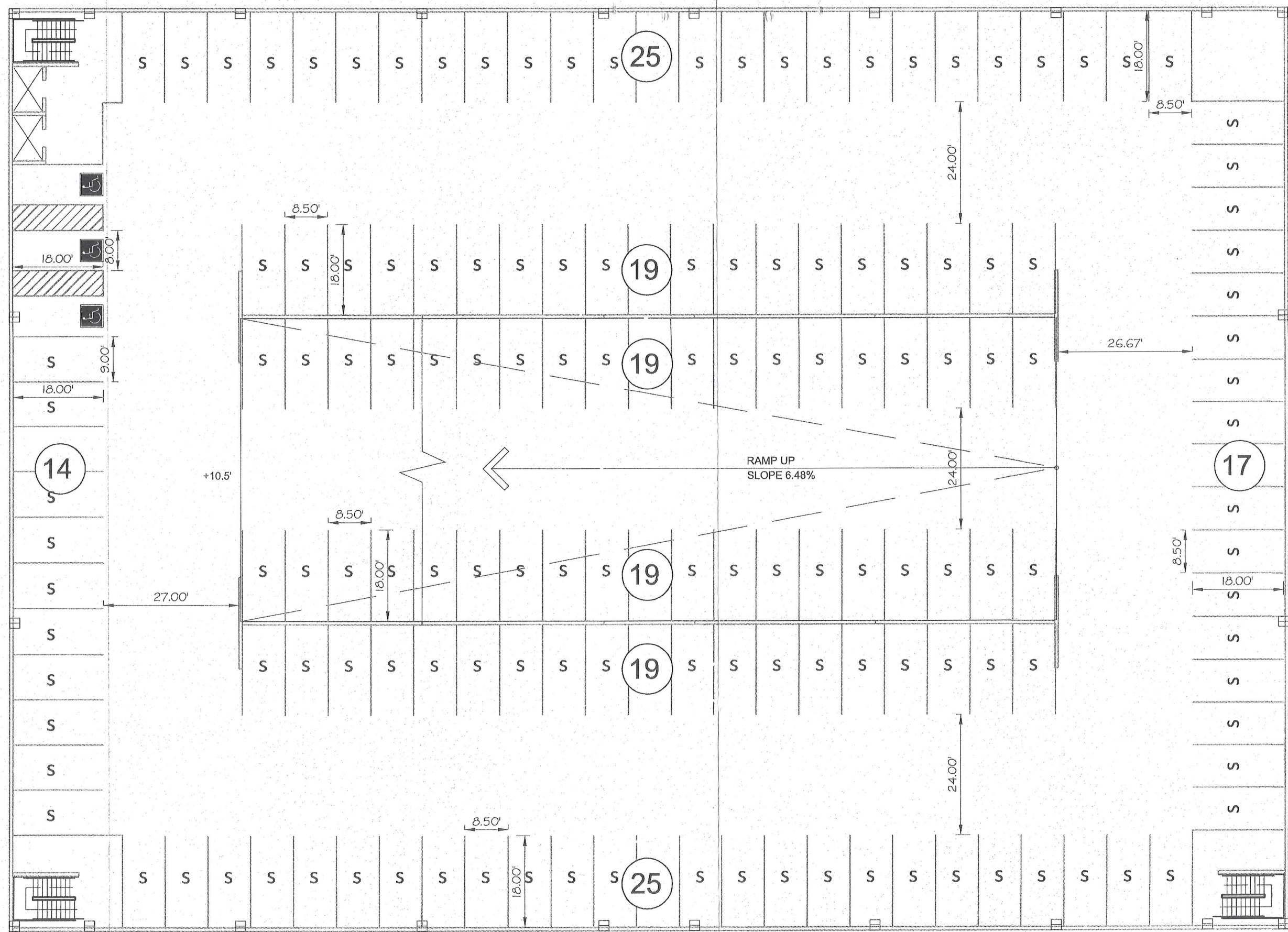
PETITIONER'S

EXHIBIT NO. **1A+B**

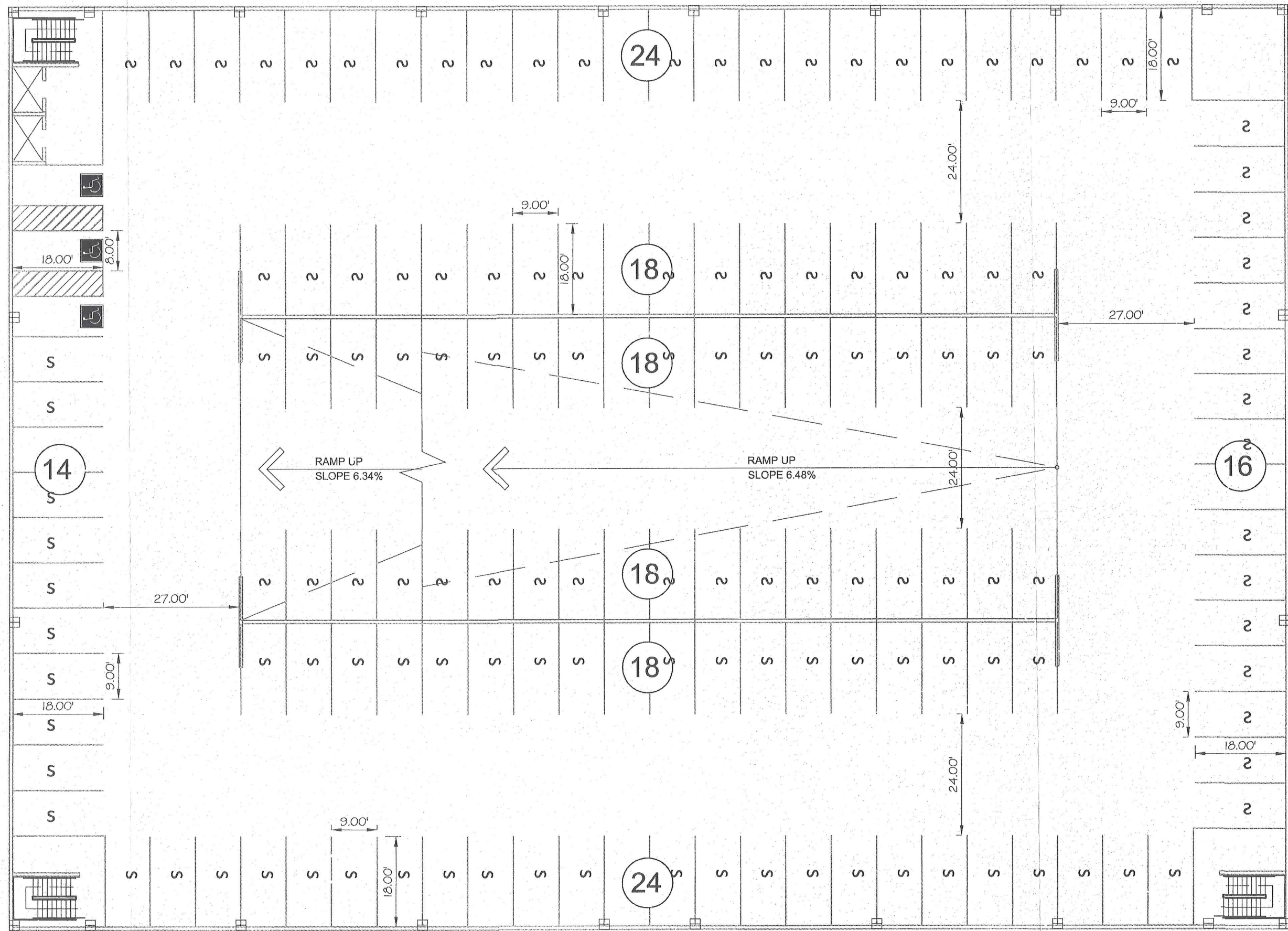
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CONSTRUCTION:		DATE CHECKED:	
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PROJECT NO:	16001		



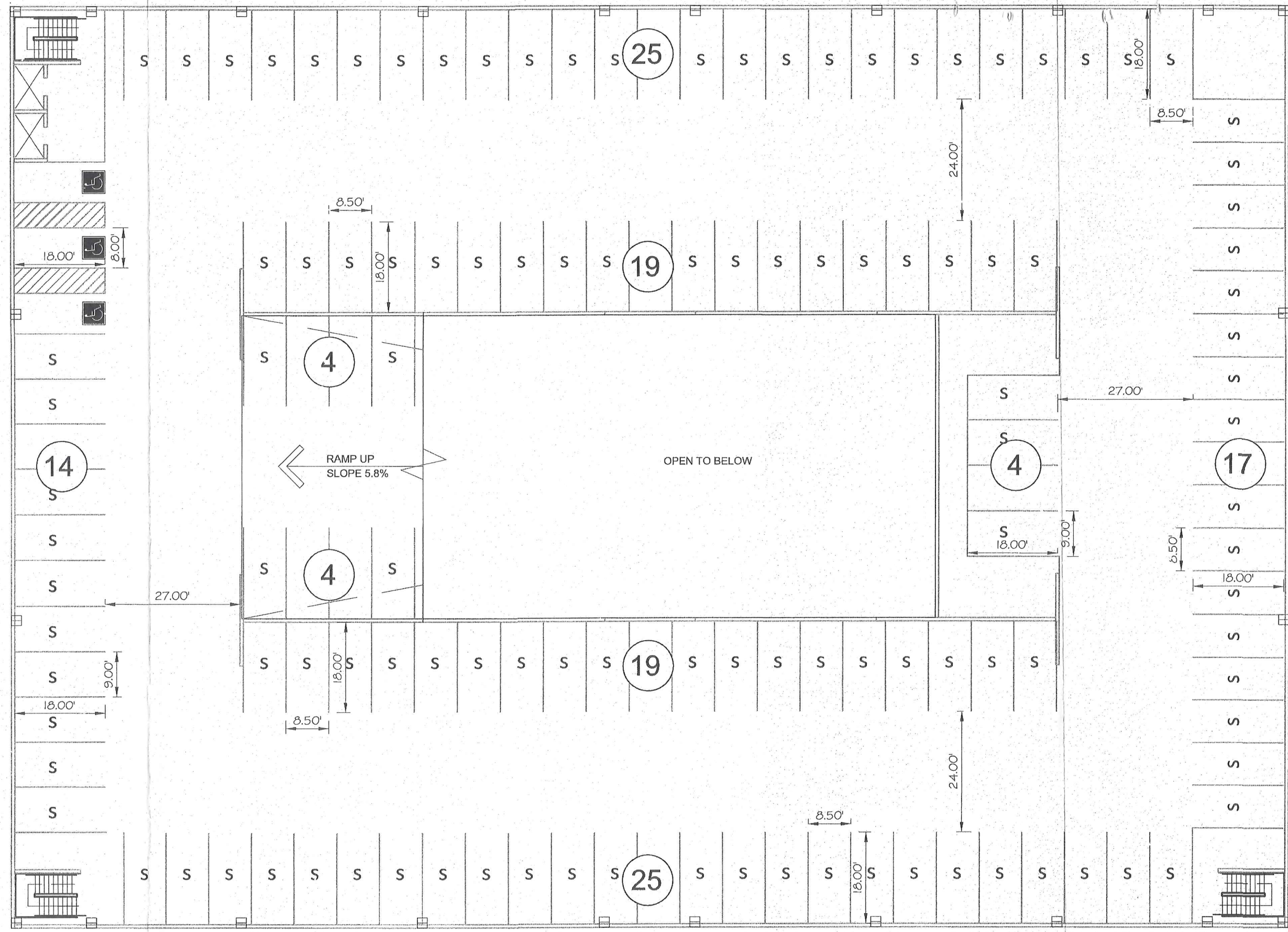
LEVEL 1



LEVELS 3-6

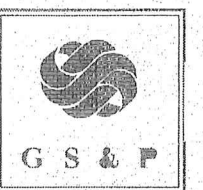


LEVEL 2



LEVEL 7

LEVEL	ELEV	ADA SP	TTL SP	TOTAL
LEVEL 7	66'-0"	3	128	131
LEVEL 6	54'-6"	3	154	157
LEVEL 5	43'-0"	3	154	157
LEVEL 4	32'-6"	3	154	157
LEVEL 3	22'-0"	3	154	157
LEVEL 2	11'-6"	3	147	150
LEVEL 1	0'-0"	3	124	127
TOTAL		21	1015	1036



GRESHAM
SMITH AND
PARTNERS

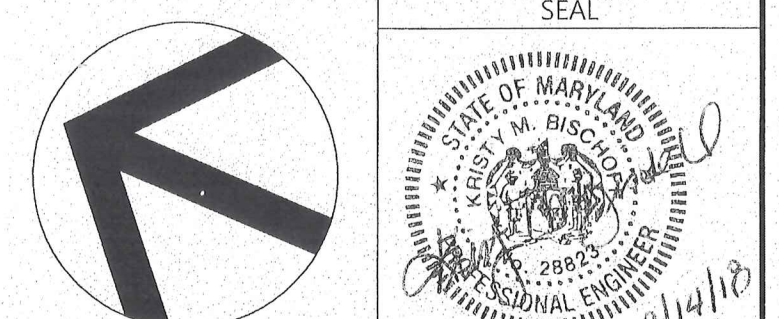
ARCHITECT
GRESHAM, SMITH AND PARTNERS
222 SECOND AVENUE SOUTH
SUITE 1400
NASHVILLE, TN 37201



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY
ZONING VARIANCE APPLICATION
KAISER PERMANENTE
NORTH BALTIMORE HUB
GREENSPRING DRIVE
LUTHERVILLE, MD 21093

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

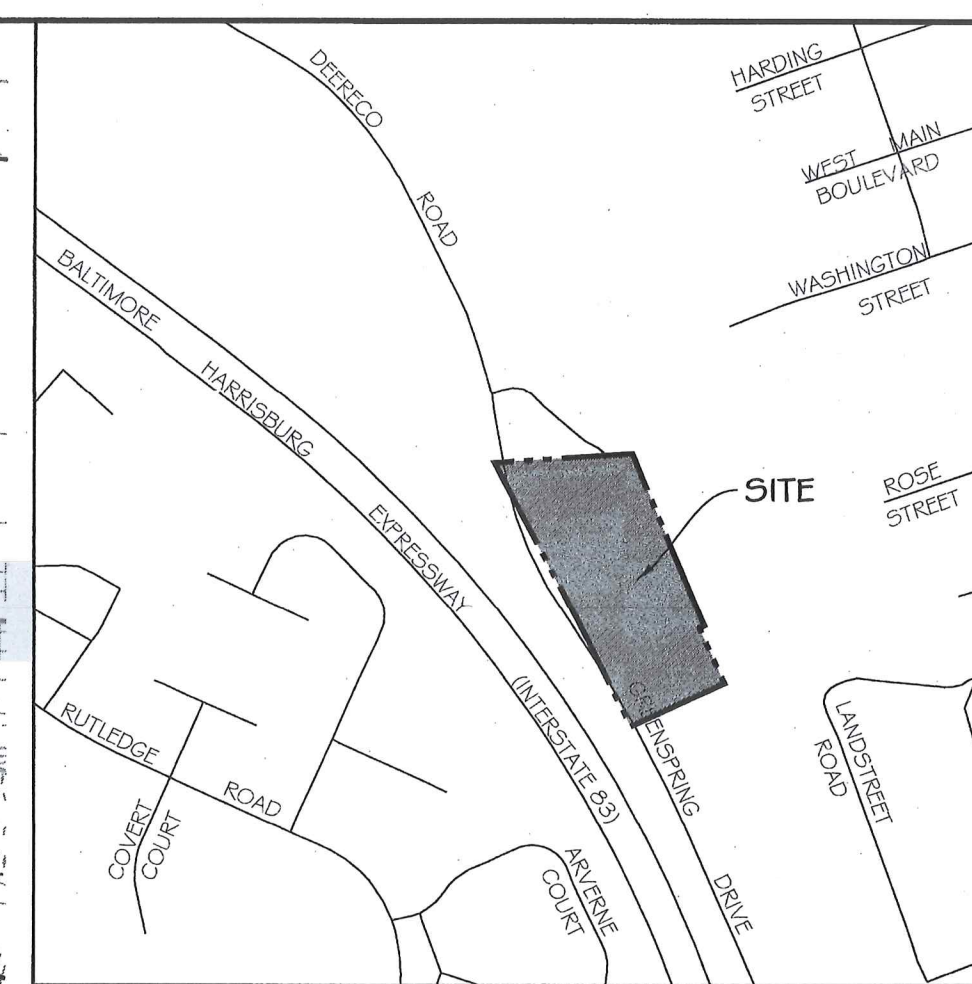
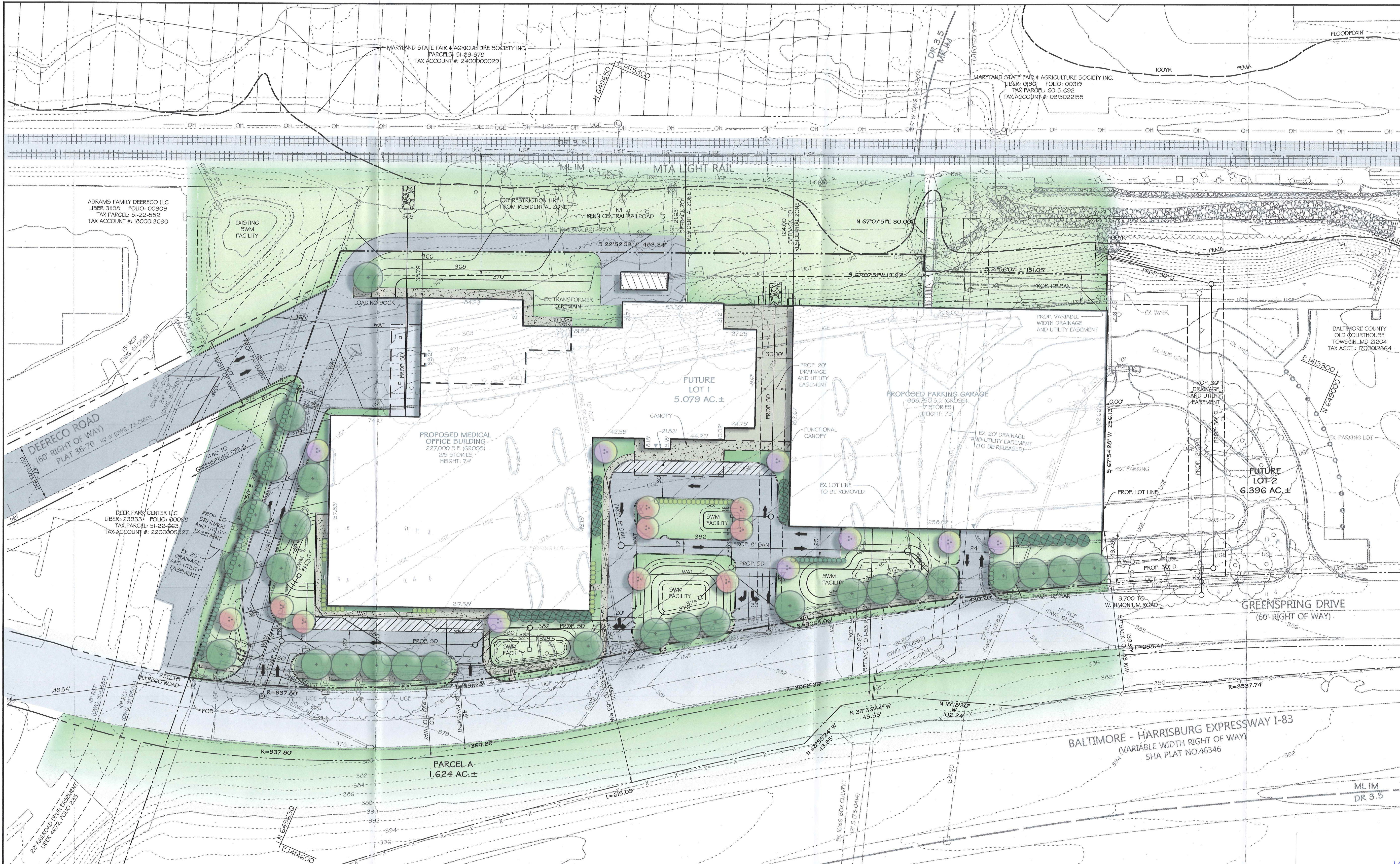


DATE	BY	REVISIONS

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BID:	DESIGNED: JPM
PERMIT:	CHECKED BY: KMB
CONSTRUCTION:	DATE CHECKED:
SCALE: 1" = 20'	DRAWING:
PROJECT NO: 16001	

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. 28823, EXPIRATION DATE: 1-07-2020



VICINITY MAP
SCALE: 1" = 500'

- GENERAL NOTES**
- LEGAL OWNER: BALTIMORE COUNTY OLD COURTHOUSE TOWNSHIP, MD 21204
 - PETITIONER: KAISER FOUNDATION HEALTH PLAN OF THE MID-ATLANTIC STATES, INC. 2101 E. JEFFERSON STREET, ROCKVILLE, MD 20852
 - SITE AREA: 221,230.49 S.F. / 5.079 AC (NET) 244,218.70 S.F. / 5.607 AC (GROSS)
 - TAX ACCOUNT NO: 1600009712 AND 1700012364
 - TAX MAP: 0060
 - PARCEL: 565 AND 500
 - ZONING: ML IM (ZONING MAP #051C3)
 - ELECTION DISTRICT: 8
 - COUNCILMANIC DISTRICT: 3
 - USE: MEDICAL OFFICE BUILDING (MEDICAL OFFICES, MEDICAL CLINIC, AND ACCESSORY USES)
 - BUILDING AREA: 227,000 S.F.
 - PARKING GARAGE: 358,750 S.F. (1,025 PARKING SPACES)
 - TOTAL: 585,750 S.F.
 - FLOOR AREA RATIO: 2.0 MAXIMUM
 - PERMITTED: 585,750 / 244,218.70 = 2.40
 - PARKING REQUIREMENTS: MEDICAL OFFICE = 227,000 @ 4.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA REQUIRED: 1,022 PARKING SPACES PROPOSED: 1,025 PARKING SPACES MINIMUM, 1,036 PARKING SPACES SHOWN (WITHIN PARKING GARAGE)
 - BUILDING HEIGHT: UNLIMITED (NO BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF RESIDENCE OR BUSINESS ZONE) PROPOSED: 75 FEET
 - ALL SIGNS WILL COMPLY WITH SECTION 450 BCZR
 - THE SITE IS NOT WITHIN A BASIC SERVICES MAP DEFICIENT AREA
 - THE SITE IS WITHIN THE URDL AND IS SERVED BY PUBLIC UTILITIES
 - THE SITE IS NOT WITHIN CBCA AND NOT WITHIN A FLOOD HAZARD AREA
 - PROPOSED EASEMENT LOCATIONS ARE APPROXIMATE
 - BUILDING DIMENSIONS AND FOOTPRINT SHOWN ARE SUBJECT TO CHANGE AND WILL MEET ZONING SETBACK OR ZONING RELIEF REQUESTED, AS APPLICABLE

ZONING / DEVELOPMENT HISTORY

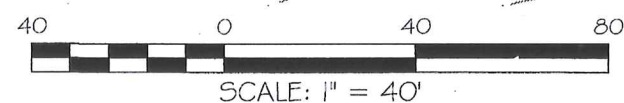
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- CASE NUMBER 95-463-A, AUGUST 4, 1995. THE ZONING COMMISSIONER GRANTED A FRONT SETBACK OF 16 FEET, SIDE SETBACK OF 23 FEET, AND A REAR SETBACK OF 22 FEET IN LIEU OF 75 FEET, 50 FEET, AND 50 FEET, RESPECTIVELY, TO ALLOW CONSTRUCTION OF THE REQUIRED STRUCTURES FOR THE CENTRAL LIGHT RAIL AT TIMONIUM, NORTHWEST OF THE STATION'S STOP, SUBJECT TO THE 30-DAY APPEAL RESTRICTION.
- A SMALL PORTION OF THE SITE MAY BE SUBJECT TO A CRG PLAN FOR TIMONIUM RAIL PASSENGER STATION, CRG NO. VIII-547, APPROVED 12/6/90.

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BUILDING HEIGHT

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- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - ML IM DR 5.5 ZONING LINES
 - EXISTING HEDGE ROW
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - EXISTING BUILDINGS
 - EXISTING EDGE OF PAVING
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - 100-YR. FEMA FLOODPLAIN
 - PROPOSED LOT LINE
 - PROPOSED CURB
 - PROPOSED BUILDING
 - PROPOSED CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER

RELIEF:

- PETITION FOR VARIANCE, PURSUANT TO SECTION 3071 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- TO ALLOW A 0 FOOT SIDE YARD SETBACK IN LIEU OF THE 30 FOOT SIDE YARD SETBACK REQUIRED BY BCZR SECTIONS 238.2 AND 255.1.
 - TO ALLOW A FLOOR AREA RATIO OF 2.4 IN LIEU OF THE MAXIMUM FLOOR AREA RATIO OF 2.0 ALLOWED BY BCZR SECTIONS 238.5 AND 255.1.
 - TO ALLOW BUILDINGS TO BE LOCATED AS CLOSE AS 30 FEET TO EACH OTHER IN LIEU OF PROVIDING THE REQUIRED SIDE YARD SETBACK OF 60 FEET (30 FEET FOR EACH BUILDING) REQUIRED BY BCZR SECTIONS 102.2, 238.2 AND 255.1.

DATA SOURCE:

- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS DOWNLOADED FROM THE BALTIMORE COUNTY GIS PORTAL AND HAS BEEN SUPPLEMENTED WITH FIELD RUN SURVEY INFORMATION PERFORMED BY DRAPER ADEN ASSOCIATES IN MAY 2018.
- THE FEMA FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS DOWNLOADED FROM THE BALTIMORE COUNTY GIS PORTAL, PANELS 051C3 AND 060C1.
- THE EXISTING UTILITIES SHOWN ARE A COMBINATION FOR FIELD LOCATED AND TAKEN FROM COUNTY AND BGE RECORD DRAWINGS AND DO NOT REPRESENT THE RESULTS OF A COMPLETE FIELD RUN SURVEY.

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. 28823, EXPIRATION DATE: 1/07-2020

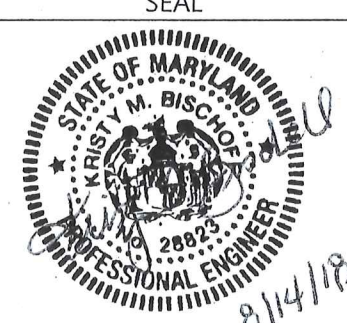
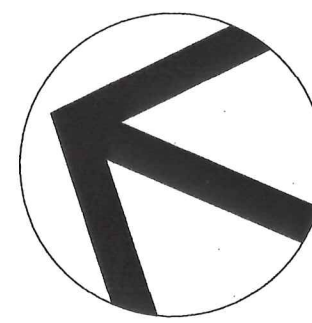


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**PLAN TO ACCOMPANY
ZONING VARIANCE APPLICATION
KAISER PERMANENTE**

NORTH BALTIMORE HUB
GREENSPRING DRIVE
LUTHERVILLE, MD 21093

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS

ISSUE DATES		BASE:	
REVIEW:	8/14/18	DRAWN:	RKT
BID:		DESIGNED:	JPM
PERMIT:		CHECKED BY:	KMB
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=40'	DRAWING:	1 of 2
PROJECT NO:	16001		