

In the Matter of:

HILL MANAGEMENT SERVICES, INC.,
PETITIONER

FOR THE PROPERTY LOCATED AT:
2379(?), 2323(?) & (?) GREENSPRING DR.

) BEFORE THE
)
) BALTIMORE COUNTY
)
) OFFICE OF
)
) ADMINISTRATIVE LAW
)
) CASE: 2019-286-SPH
)

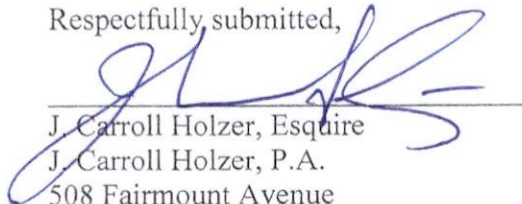
Notice of Withdrawal of Petition with Prejudice

Petitioner, Hill Management Services, Inc., by and through its undersigned counsel,
pursuant to Rule F of the Rules of Practice and Procedure Before the Zoning Commissioner of
Baltimore County, hereby withdraws and dismisses with prejudice its Petition for Special
Hearing in the above-referenced matter.

Date

6/24/19

Respectfully submitted,



J. Carroll Holzer, Esquire

J. Carroll Holzer, P.A.

508 Fairmount Avenue

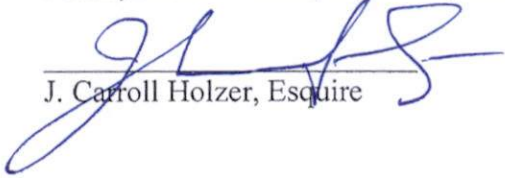
Towson, Maryland 21286

410-285-6961

Counsel for Withdrawing Petitioner

Certificate of Service

I certify that on ~~April 15~~ ^{June 24}, 2019, I sent a copy of the foregoing Notice of Withdrawal of Appeal by first class mail, postage prepaid, to: Dino C. La Fiandra, Esquire, 100 W. Pennsylvania Avenue, Suite 305, Towson, Maryland 21204.


J. Carroll Holzer, Esquire



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 2379(?), 2323 (?), & (?) Greenspring Drive * which is presently zoned ML IM (Map #051C3)

Deed References: 07623/00482 10 Digit Tax Account # 1700012364 & #1600009712

Property Owner(s) Printed Name(s) BALTIMORE COUNTY MARYLAND

*SEE ATTACHED CLARIFICATION NOTE

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

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

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve irregularities which occurred in the advertising of an Administrative Hearing relative to Zoning Case # 2019-0041-A which were not in compliance with County Council Bill #6-18 (adopted February 5, 2018) and such related items as may be presented at the hearing of this petition.
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. _____ a **Variance** from Section(s)

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).

~~XXXXXX~~ **Purchaser/Lessee:** PETITIONER:

HILL MANAGEMENT SERVICES, INC

Name- Type or Print

Signature

9640 Deereco Road Timonium, MD

Mailing Address City State

21093 / 410-666-2662 / dbeyrodt@hillmgt.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

J. Carroll Holzer, Esq.

Name- Type or Print

Signature

508 Fairmount Ave. Towson, MD

Mailing Address City State

21286 / 410-825-6961 / jcholzer38@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Baltimore County Maryland / 01-G-201-RW-81-146

Name #1 - Type or Print Name #2 - Type or Print

NOT REQUIRED per J. Carroll Holzer, Esq.

Signature #1

Signature #2

111 W. Chesapeake Ave Mail Stop 1105 Towson, MD

Mailing Address City State

21204 / 410-887-3353 / mmohler@baltimorecountymd.gov
Zip Code Telephone # Email Address

Representative to be contacted:

J. Carroll Holzer, Esq.

Name - Type or Print

Signature

508 Fairmount Ave. Towson, MD

Mailing Address City State

21286 / 410-825-6961 / jcholzer38@gmail.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0086-SPA Filing Date 4/3/19

Do Not Schedule Dates: Reviewer gh

REV. 10/4/11

No review made

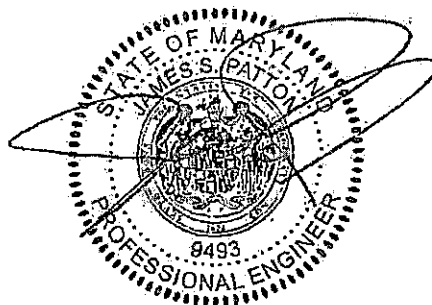
ZONING PROPERTY DESCRIPTION FOR 2379, 2323 Greenspring Drive*

Beginning at a point on the east side of Greenspring Drive which is 60 feet wide at the distance of 225 feet +/- southwest of the centerline of the nearest improved intersecting street Deereco Road which is 60 feet wide.

THENCE the following courses and distances, from the P.O.B and leaving Greenspring Drive: North 86°16'58" East 374.90' to a point, thence South 22°52'09" East 483.34' to a point, thence North 67°07'51" East 30.00' to a point, thence South 22°52'09" East 1105.86' to a point, thence South 67°07'51" West 361.09' to a point on the east side of Greenspring Drive, thence the following courses and distance along the east side of Greenspring Drive: by a curve to the right of radius 1406.28' an arc length of 322.73' to a point, thence South 23°54'39" East 67.39' to a point, thence South 23°51'32" East 148.72' to a point, thence South 23°44'26" East 202.42' to a point, thence by a curve to the left of radius 3068.06' an arc length of 651.04' to a point, thence by a curve to the right of radius 937.80' an arc length of 331.23' to the P.O.B. as recorded in Deed Liber 07623, Folio 00482 in various parcels and right-of-way descriptions) containing 11.475 +/- acres (33,776. square feet, more or less.

Located in the Fourth (8th) Election District and the Fourth (3rd) Councilmanic District.

* There is confusion as to the street addresses for Parcels 0500 (9.6175 acres), Tax Account # 1700012364 and 0568 (5.8682 acres), Tax Account #1600009712 in the Baltimore County Tax records. The referenced deed (Liber 07623, Folio 00482) includes the area of these two parcels along with several others regarding this tract.



2019-0286-SPW

ATTACHMENT TO PETITION FOR SPECIAL HEARING

CLARIFICATION NOTE

2379 and 2323 Greenspring Drive, Timonium, MD 21093

There is confusion as to the street addresses for Parcels 0500 (9.6175 acres), Tax Account # 1700012364 and 0568 (5.8682 acres), Tax Account #1600009712 in the Baltimore County Tax records. The referenced deed (Liber 07623, Folio 00482) includes these two parcels along with several others regarding this tract.

Further, these two parcels are both identified as 2323 Greenspring Drive and (no street number) Greenspring Drive, respectively. More recently, other County records have identified two parcels with street addresses of 2323 Greenspring Drive and 2379 Greenspring Drive with different acreages than indicated in the tax records. These discrepancies will be presented as part of the testimony at the hearing on this matter.

2019-0286-SPH

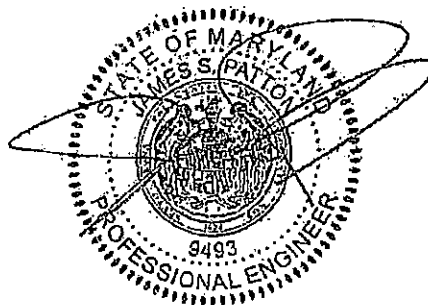
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2019-0286-SPH

**PLAT TO ACCOMPANY SPECIAL HEARING PETITION
REGARDING 2379 and 2323 Greenspring Drive**

As this Special Hearing Petition relates specifically to the advertising which was performed for "A Petition for Zoning Variance (Case # 2019-0041-A)", the attached Plat is a copy of the Plat submitted in that case. It was marked "Petitioner's Exhibit No. 1A + B".

Disclaimer:

The submission of this plat, as a part of this Petition, shall be construed as a document in the public record. In no way shall it be considered as use thereof or a representation by others as instruments of professional services or work product other than by the preparer thereof.

Attached to each copy of Plan to Accompany Zoning Variance Application Kaiser Permanente, Petitioner's Exhibit No. 1A + B, dated 8/14/18 (Case 2019-0041-A)

RECEIVED

APR - 8 2019

DEPARTMENT OF PLANNING

**PLAT TO ACCOMPANY SPECIAL HEARING PETITION
REGARDING 2379 and 2323 Greenspring Drive**

As this Special Hearing Petition relates specifically to the advertising which was performed for "A Petition for Zoning Variance (Case # 2019-0041-A)", the attached Plat is a copy of the Plat submitted in that case. It was marked "Petitioner's Exhibit No. 1A + B".

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The submission of this plat, as a part of this Petition, shall be construed as a document in the public record. In no way shall it be considered as use thereof or a representation by others as instruments of professional services or work product other than by the preparer thereof.

Attached to each copy of Plan to Accompany Zoning Variance Application Kaiser Permanente, Petitioner's Exhibit No. 1A + B, dated 8/14/18 (Case 2019-0041-A)

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

No. **182073**

Date: **4/3/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/04/2019 4/03/2019 11:19:41 1

REG MS01 MALKIN LJR
 >>RECEIPT # 002355 4/03/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 182073

Recpt Tot \$ 500.00
 500.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Total: **500.00**

Rec From: **A&E Construction LLC**

For: **2319/2323 Greenspring Dr**

2019-0286-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 4/10/19

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. 2019-0286-SPH

*Special Hearing
Baltimore County Maryland
2379 2323 Green Spring 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

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 2019
Item No. 2019-0286-SPH

DATE: April 22, 2019

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.

*

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*

*

*

VKD: cen
cc: file

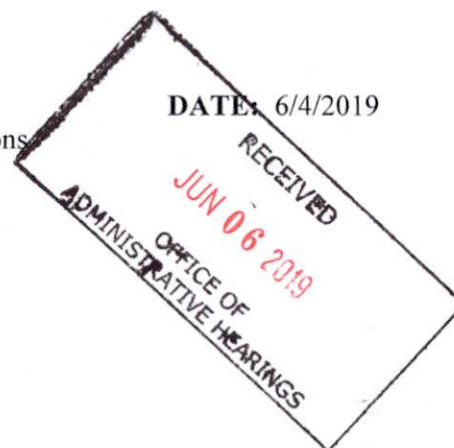
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-286



INFORMATION:

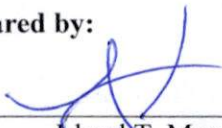
Property Address: 2379, 2323 Greenspring Drive
Petitioner: Hill Management Services, Inc.
Zoning: ML-IM
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve irregularities which occurred in advertising of an administrative hearing relative to zoning case # 2019-0041-A.

The Departments comments relative to the aforementioned zoning case # 2019-0041-A and dated 9-28-2019 remain unchanged. The Department will concur with the decision of the Administrative Law Judge subsequent to the public hearing.

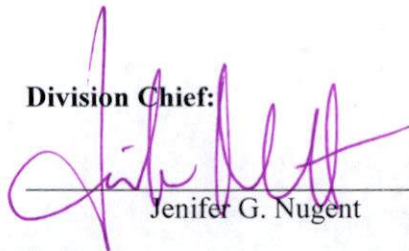
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott
J. Carroll Holzer, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0286-SPH
Address 2379, 2323 Greenspring Road
(Baltimore County Maryland
Property)

Zoning Advisory Committee Meeting of **April 15, 2019**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

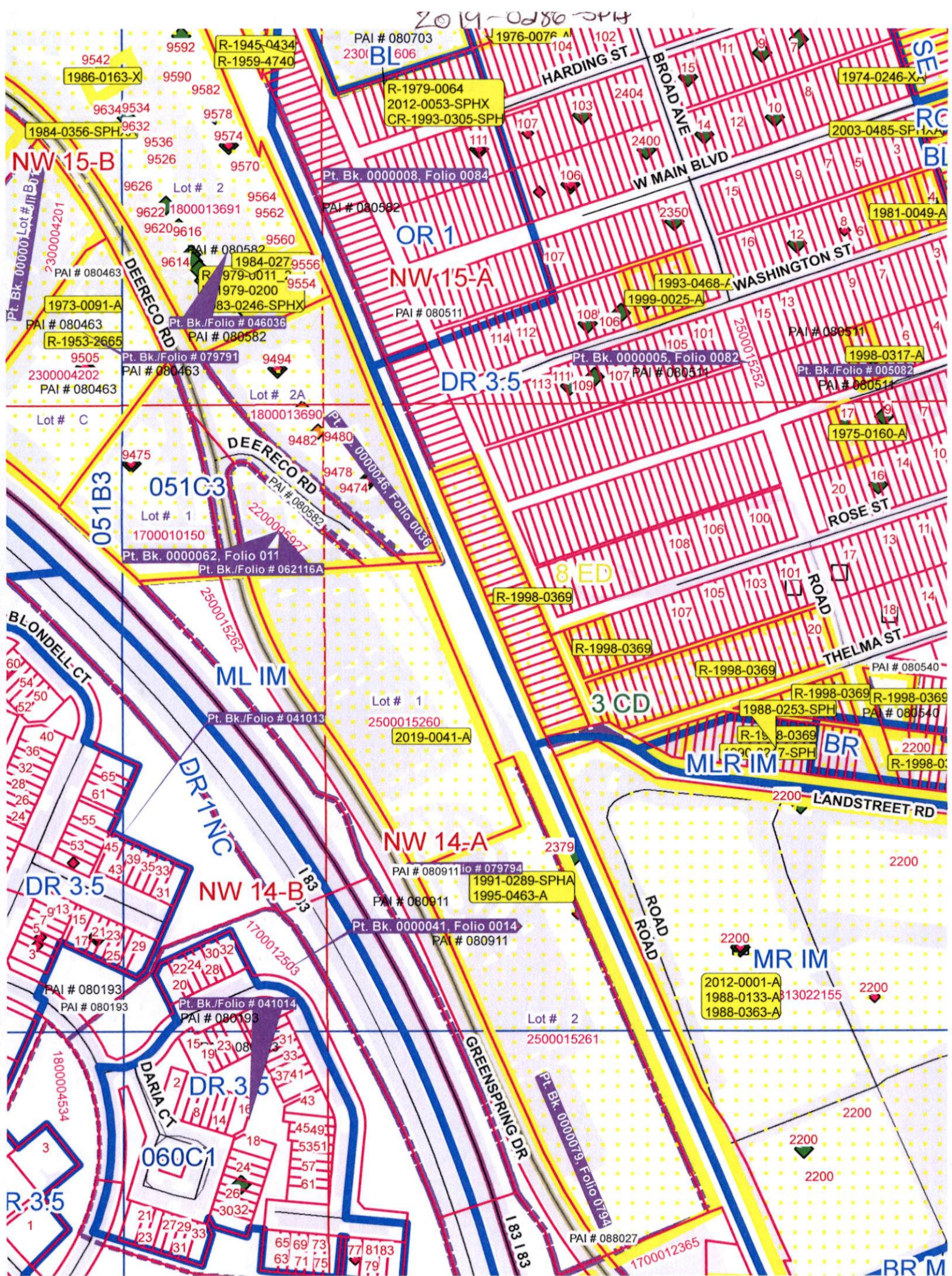
DATE: May 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0309-A
Address 2314 Rockwell Avenue
(Kelley Property)

Zoning Advisory Committee Meeting of **May 13, 2019**.

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

Reviewer: Steve Ford



**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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2019-0286-SPH

Property Address: 2379 and 2323 Greenspring Drive

Property Description: All Property involved in the Timonium Light Rail Station Park & Ride

Legal Owners (Petitioners): Hill Management Services, Inc

Contract Purchaser/Lessee: N.A.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Danielle Beyrodt, Executive Vice President

Company/Firm (if applicable): Hill Management Services, Inc.

Address: 9640 Deereco Road

Timonium, MD 21093

Telephone Number: 410-666-2662

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
2379, 2323 & ? Greenspring Drive; E/S of * OF ADMINISTRATIVE
Greenspring Dr, S 300' to Deerco * HEARINGS FOR
8th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Baltimore County, Maryland *
Petitioners: Hill Management Services, Inc. *
* 2019-286-SPH

* * * * *

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

APR 09 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

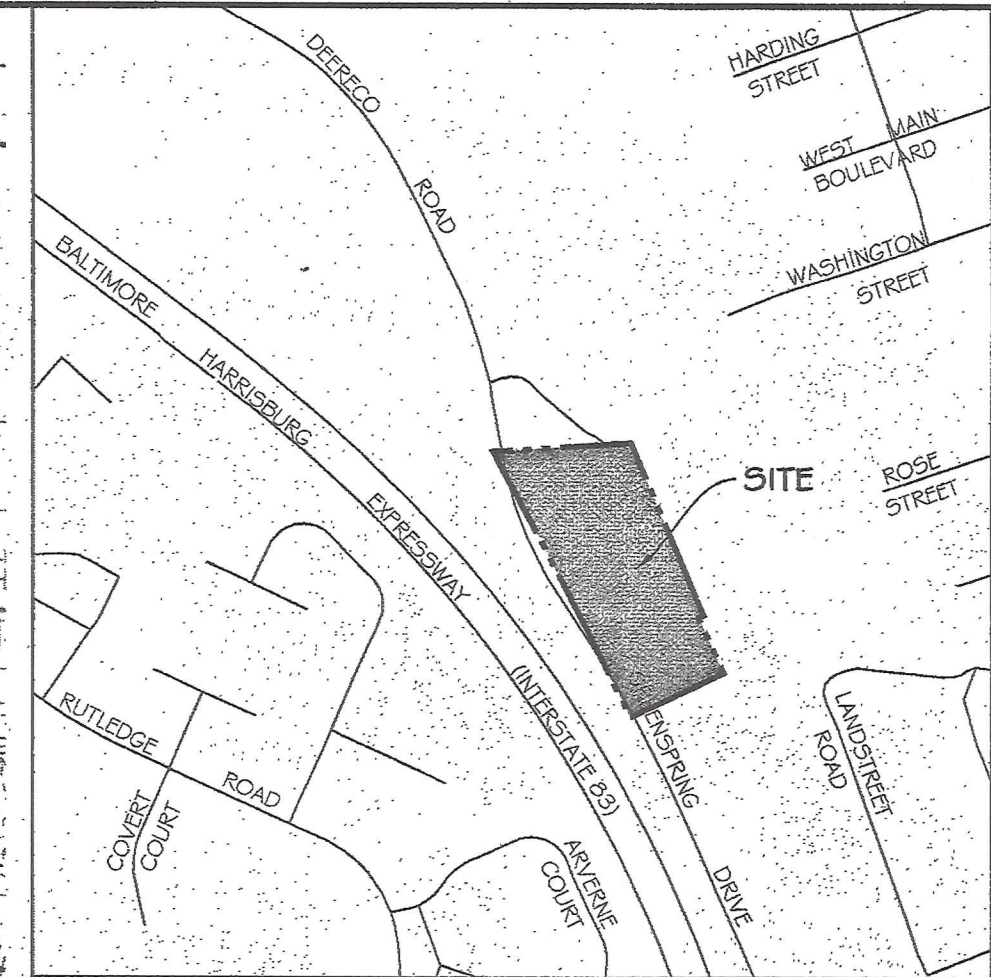
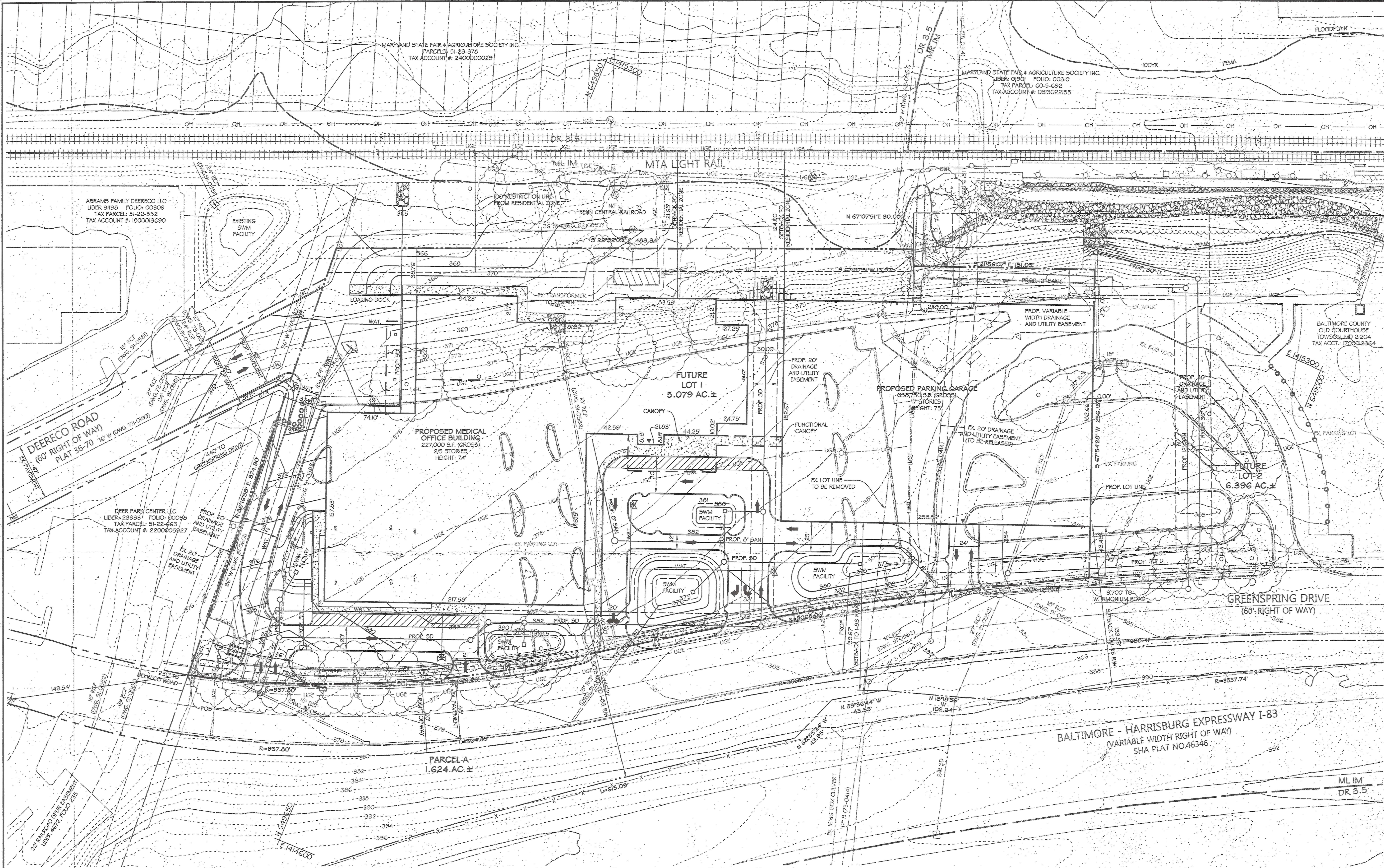
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of April, 2019, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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: 23,230.49 S.F. / 5.079 AC. (NET)
244,212.70 S.F. / 5.607 AC. (GROSS)
 - TAX ACCOUNT NO: 1600098712 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.
 - MEDICAL OFFICE BUILDING: 227,000 S.F.
 - PARKING GARAGE: 355,750 S.F. (1,025 PARKING SPACES)
 - TOTAL: 582,750 S.F.
 - FLOOR AREA RATIO: 2.0 MAXIMUM
 - PERMITTED: 582,750 / 244,212.70 = 2.40
 - PARKING REQUIREMENTS: MEDICAL OFFICE = 227,000 @ 4.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
REQUIRED: 1,025 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 UDLI 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

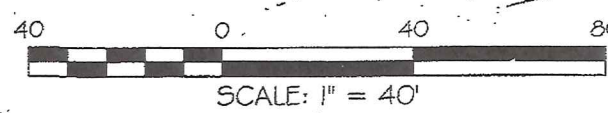
- CASE NUMBER 91-289-SPHA; MARCH 28, 1991 THE ZONING COMMISSIONER GRANTED A SPECIAL HEARING FOR PERMISSION TO CONSTRUCT THAT PORTION OF THE TIMONIUM RAIL PASSENGER STATION LOCATED IN THE MR-IM ZONE IN ACCORDANCE WITH PETITIONERS EXHIBIT I, ZONING VARIANCE TO PERMIT FRONT YARD SETBACKS OF 67 FEET FOR 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 I, 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 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. 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
 - 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:

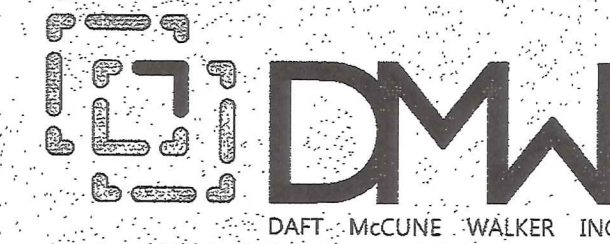
- PETITION FOR VARIANCE, PURSUANT TO SECTION 307J OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR)
- TO ALLOW A 0 FOOT SIDE YARD SETBACK IN LIEU OF THE 30 FOOT SIDE YARD SETBACK REQUIRED BY BCZR SECTIONS 236.2 AND 255.1;
 - TO ALLOW A FLOOR AREA RATIO OF 2.4 IN LIEU OF THE MAXIMUM FLOOR AREA RATIO OF 2.0 ALLOWED BY BCZR SECTIONS 236.5 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 40 FEET (30 FEET FOR EACH BUILDING) REQUIRED BY BCZR SECTIONS 102.2, 236.2 AND 255.1;

DATA SOURCE:

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PROFESSIONAL CERTIFICATION

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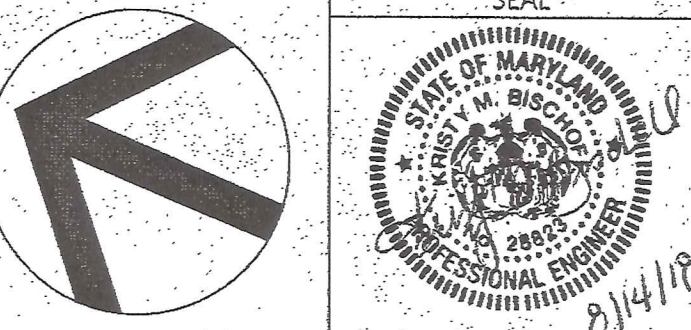


501 FAIRMOUNT AVENUE, SUITE 300 TOWSON, MD 21286
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**PLAN TO ACCOMPANY
ZONING VARIANCE APPLICATION
KAISER PERMANENTE**

NORTH BALTIMORE HUB
GREENSPRING DRIVE
LUTHERVILLE, MD 21093

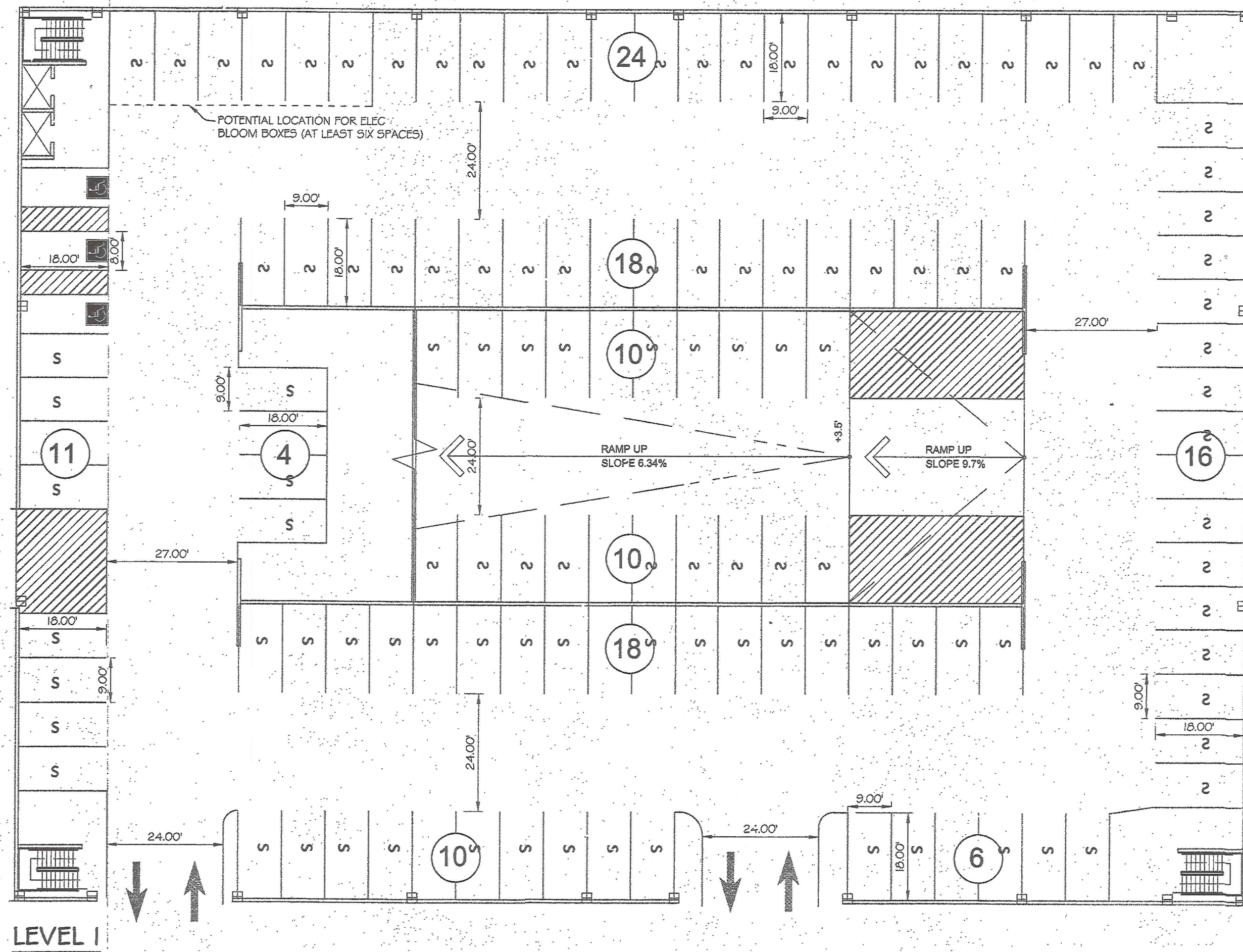
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND



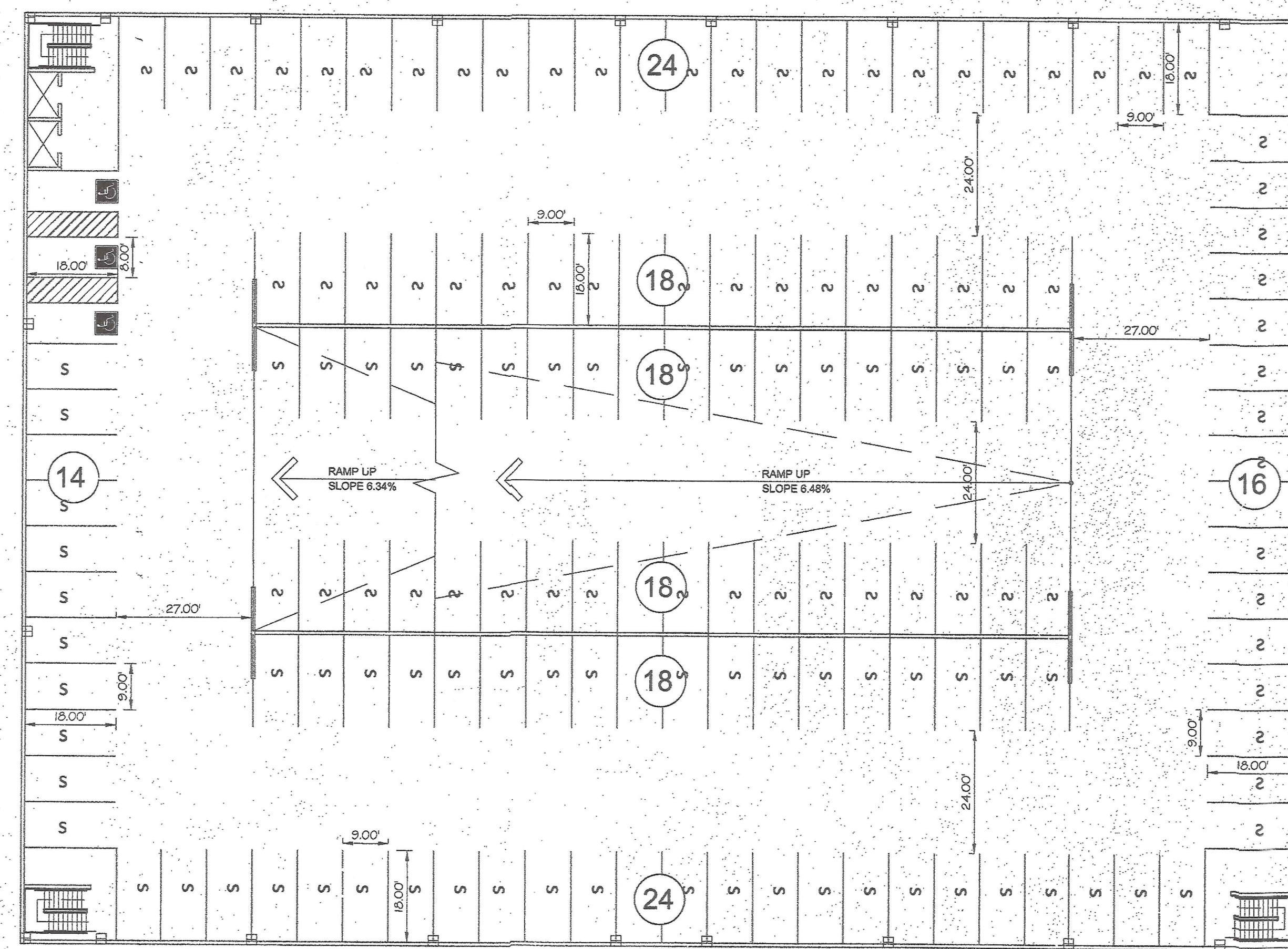
DATE	BY	REVISIONS

PETITIONER'S
EXHIBIT NO. **1A+B**

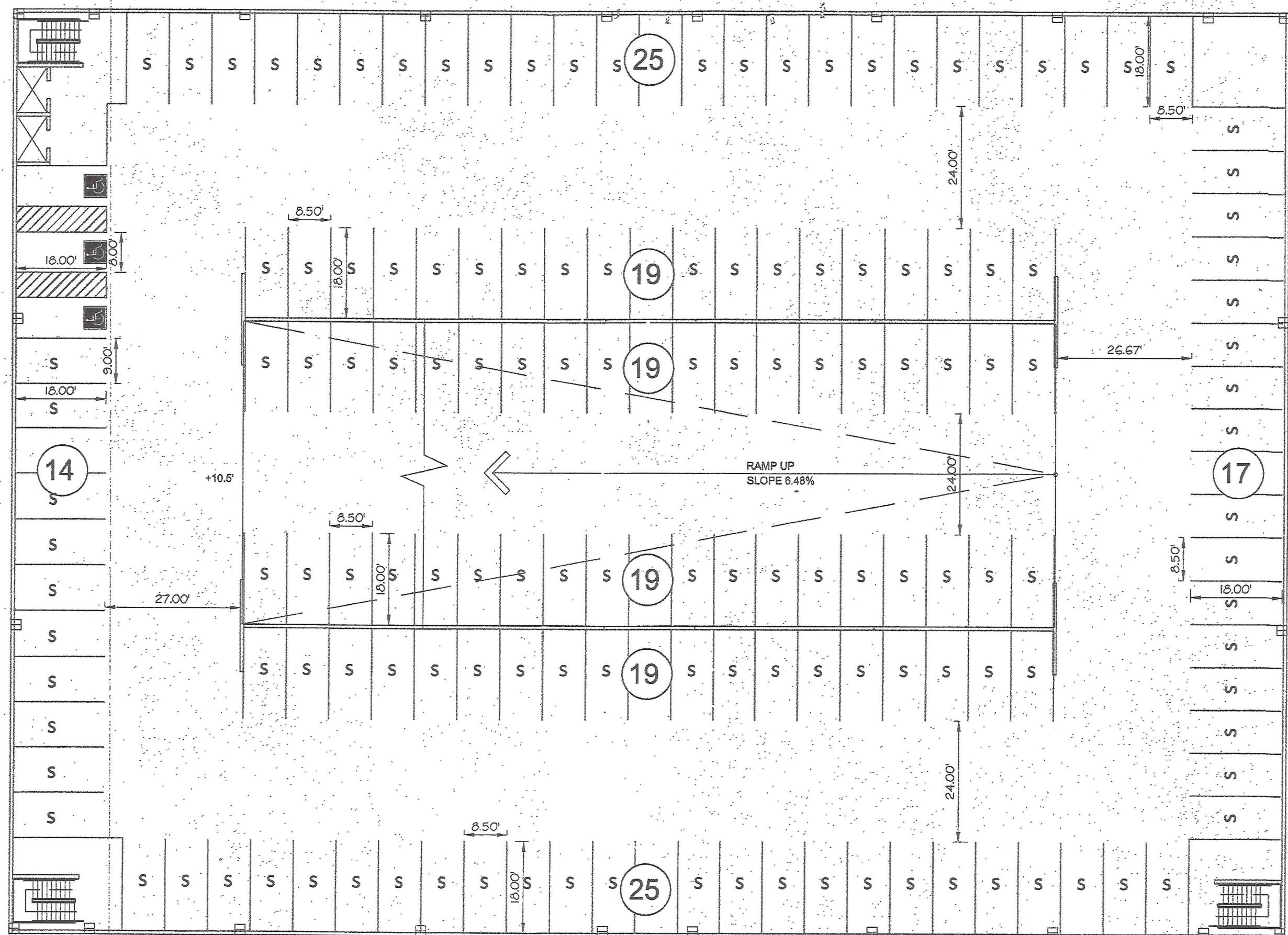
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PERMIT:		CHECKED BY:	KMB
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=40'	DRAWING:	
PROJECT NO:	16001		



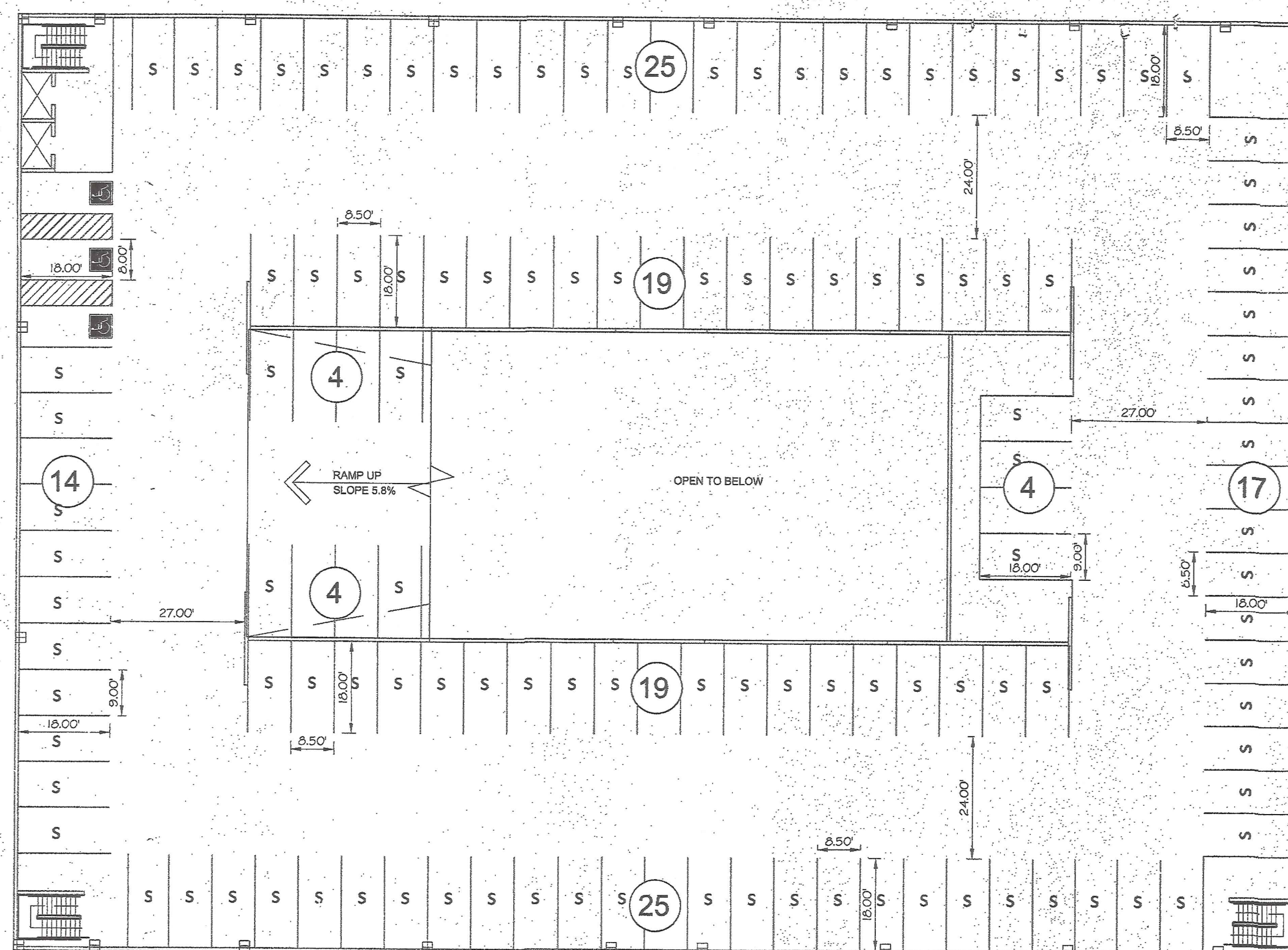
LEVEL 1



LEVEL 2



LEVELS 3-6



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
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TOTAL		21	1015	1036

GRESHAM SMITH AND PARTNERS

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

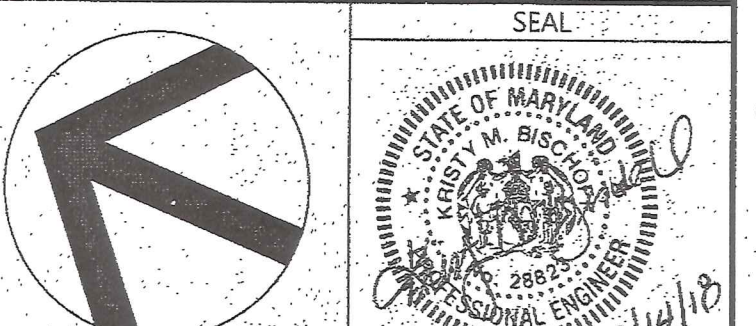
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DAFT MCCUNE WALKER, INC.

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

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KAISER PERMANENTE**

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GREENSPRING DRIVE
LUTHERVILLE, MD 21093

8th ELECTION DISTRICT
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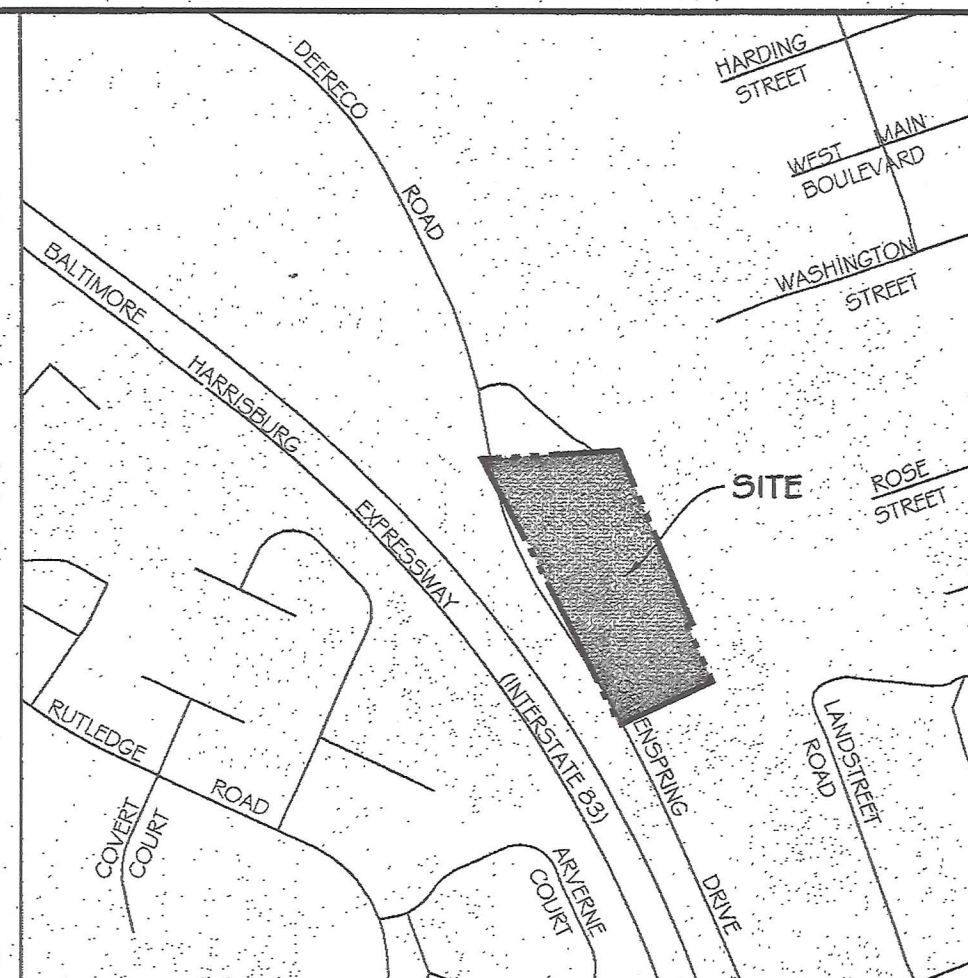
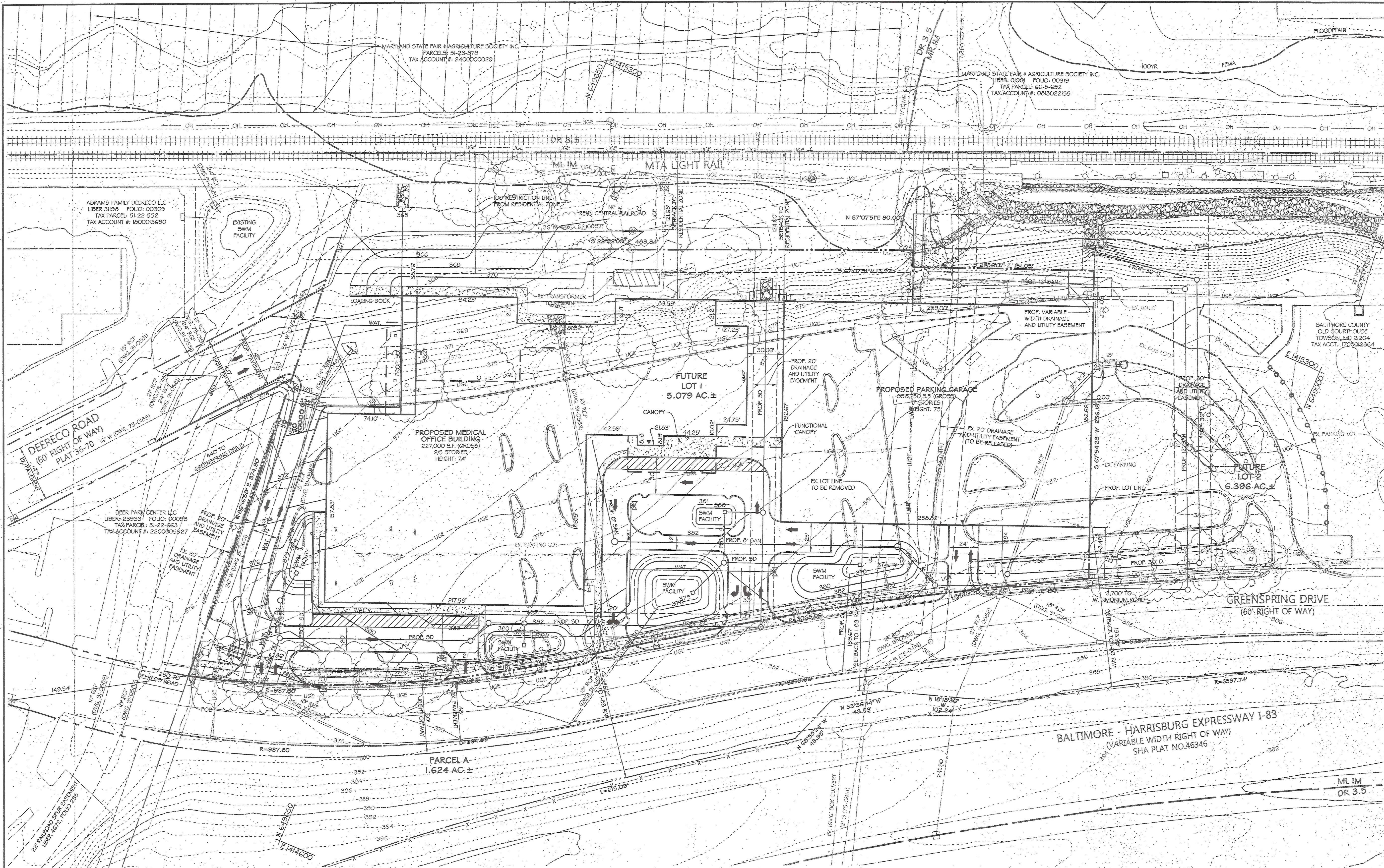


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VICINITY MAP
SCALE: 1" = 500'

- 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) 244,830.70 S.F. / 5.607 AC. (GROSS)
 - TAX ACCOUNT NO.: 1600009712 AND 1700012364
 - TAX MAP: 0060
 - FLOOR AREA: 566 AND 500
 - ZONING: ML IM (ZONING MAP #051C3)
 - ELECTION DISTRICT: 6
 - COUNCILMANIC DISTRICT: 3
 - USE: MEDICAL OFFICE BUILDING (MEDICAL OFFICES; MEDICAL CLINIC, AND ACCESSORY USES)
 - BUILDING AREA: 227,000 S.F.
 - MEDICAL OFFICE BUILDING: 356,750 S.F. (1,025 PARKING SPACES)
 - PARKING GARAGE: 585,750 S.F.
 - TOTAL: 842,750 S.F.
 - FLOOR AREA RATIO: 2.0 MAXIMUM
 - PERMITTED: 585,750 / 244,216.70 = 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 URBAN AND IS SERVED BY PUBLIC UTILITIES
 - THE SITE IS NOT WITHIN CBQA 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



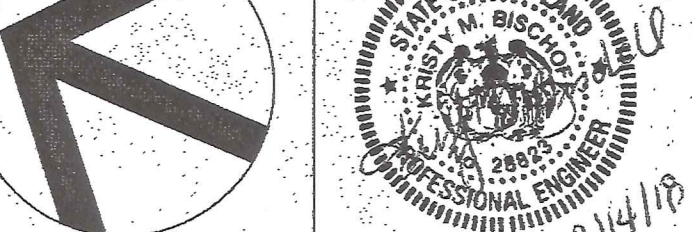
501 FAIRMOUNT AVENUE, SUITE 300 TOWSON, MD 21206
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NORTH BALTIMORE HUB
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8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS

PETITIONER'S
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ZONING / DEVELOPMENT HISTORY

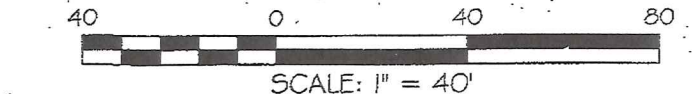
- CASE NUMBER 91-289-SPHA, MARCH 28, 1991 THE ZONING COMMISSIONER GRANTED A SPECIAL HEARING FOR PERMISSION TO CONSTRUCT THAT PORTION OF THE TIMONIUM RAIL PASSENGER STATION LOCATED IN THE MR-IM ZONE IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1. ZONING VARIANCE TO PERMIT FRONT YARD SETBACKS OF 67 FEET FOR 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 PETITIONER'S 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 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

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**
- ML IM DR 5.5
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - 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 307J OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR)

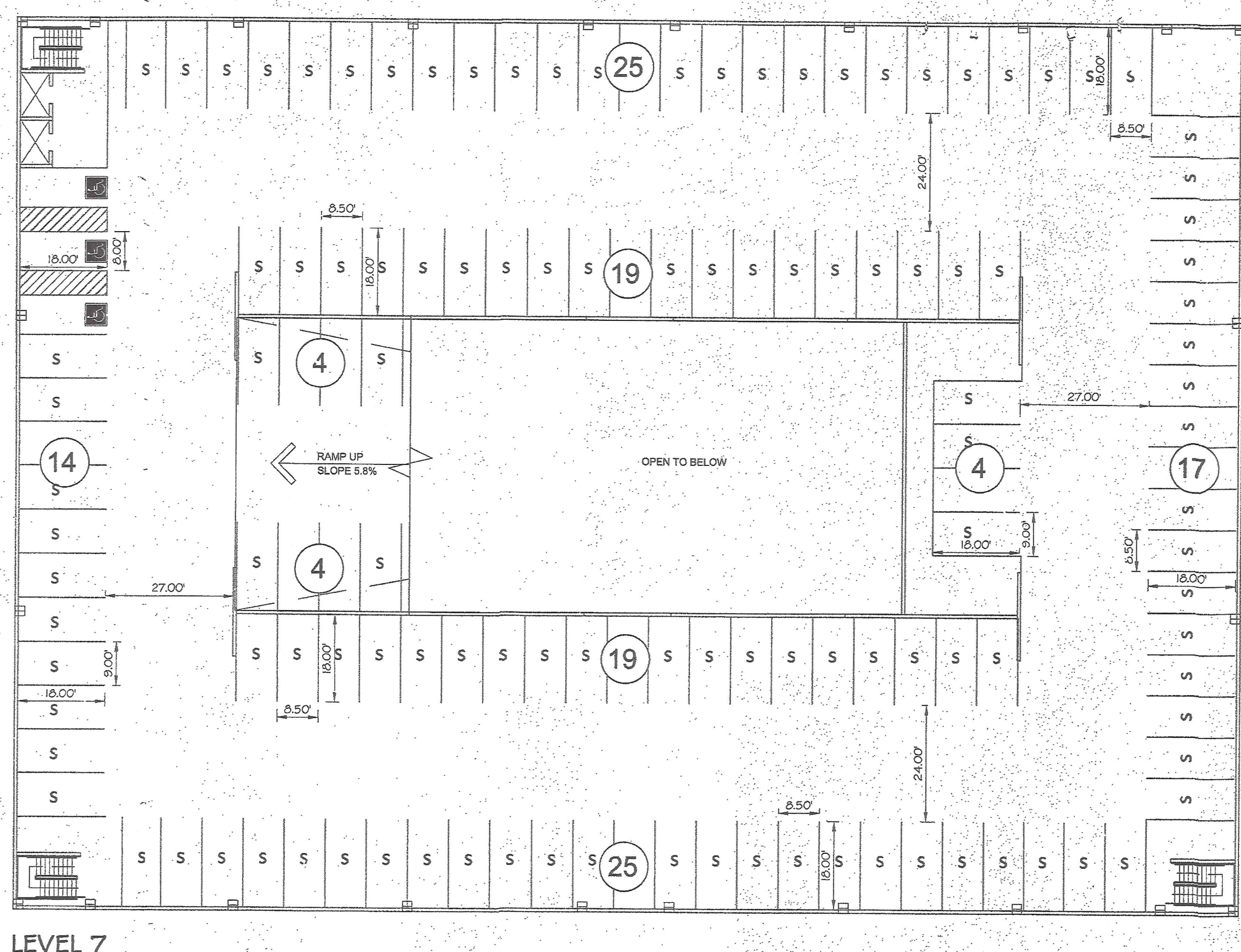
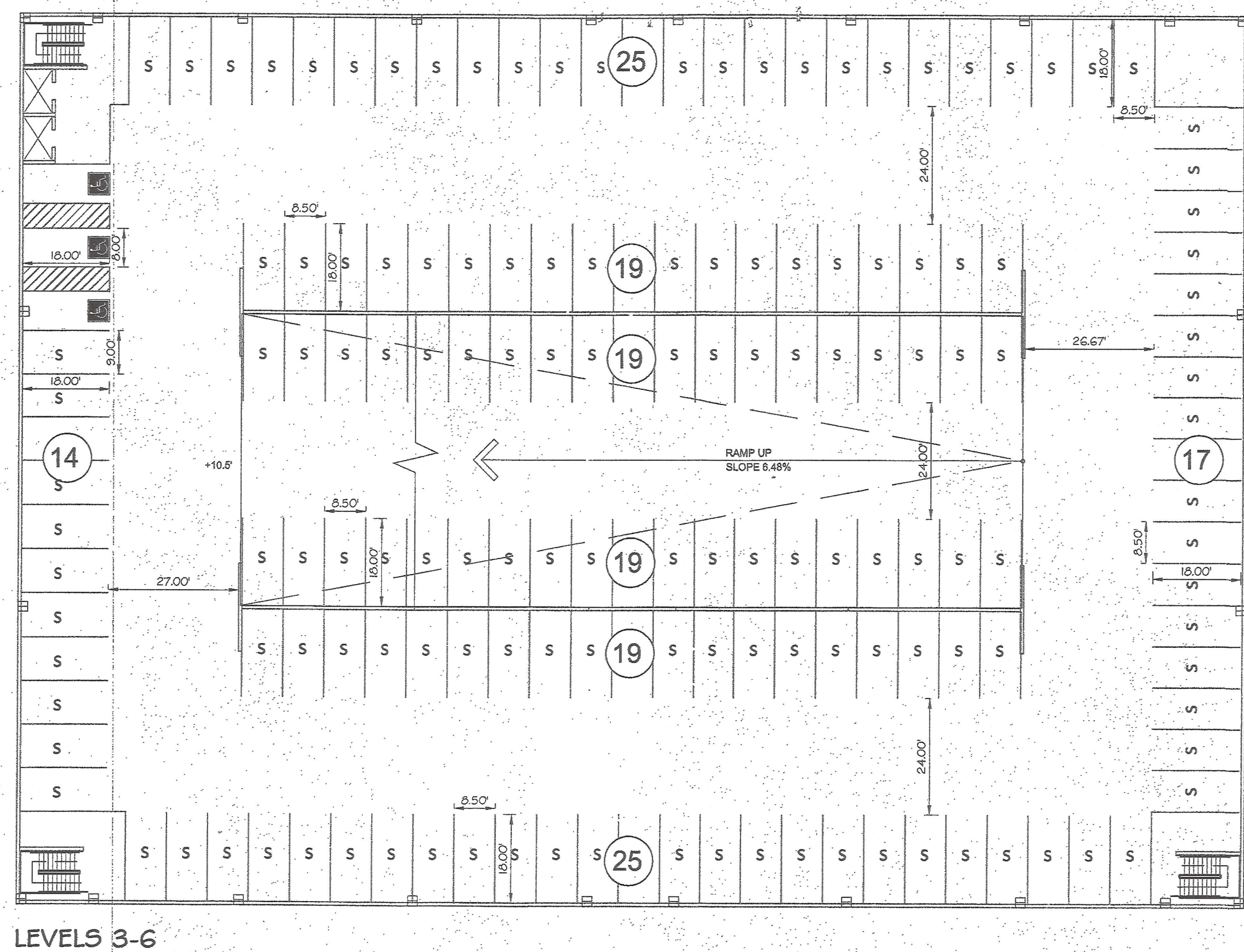
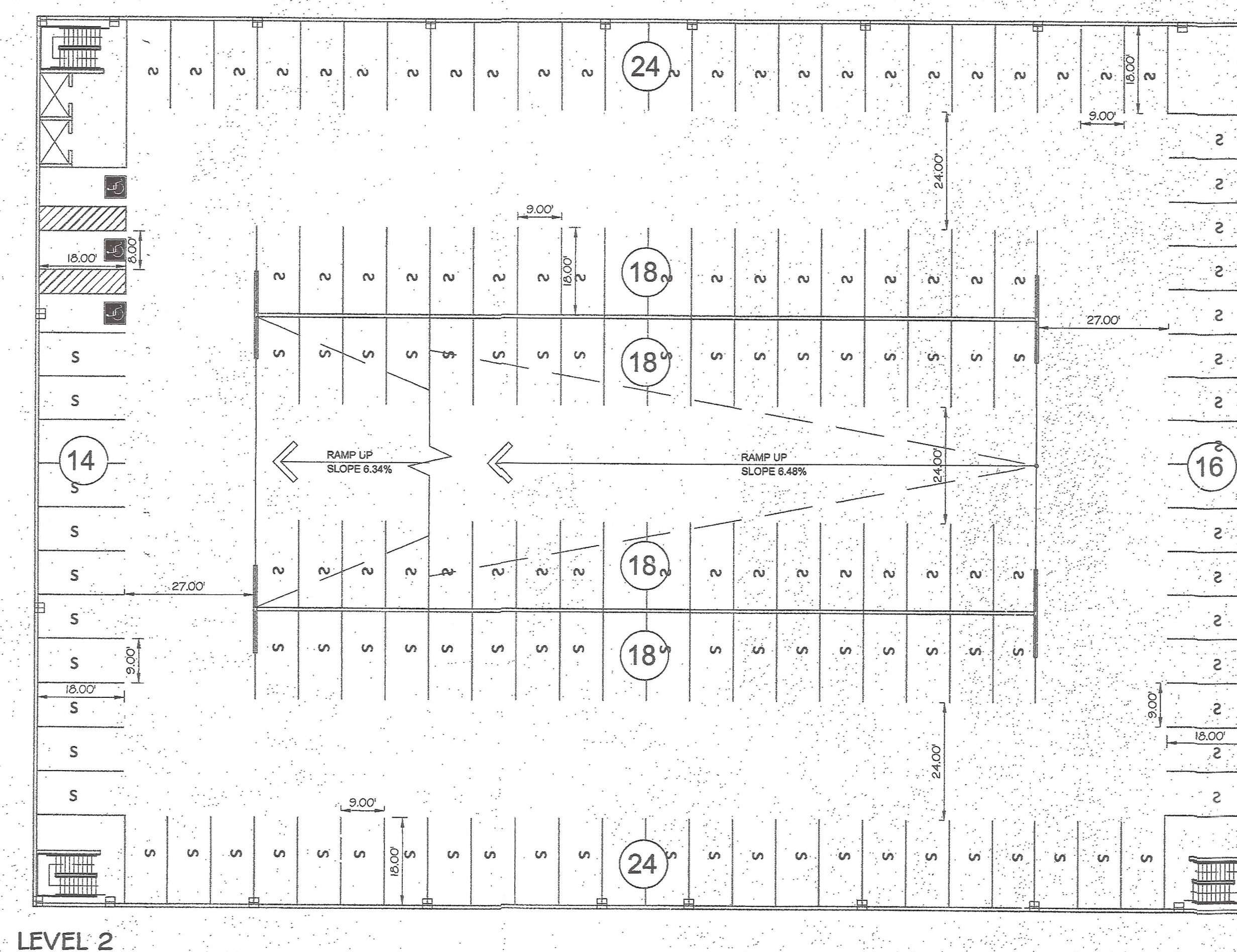
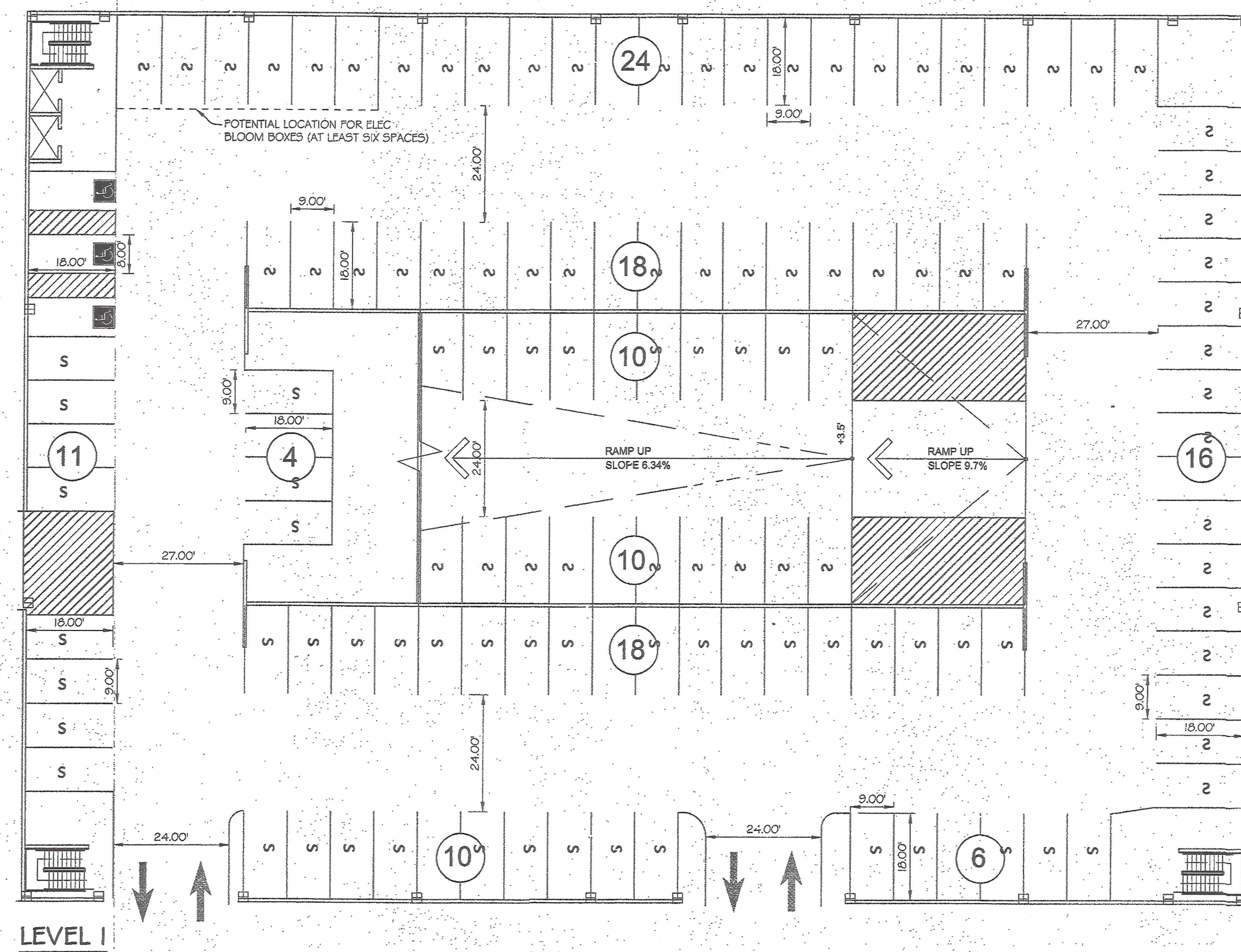
- TO ALLOW A 0 FOOT SIDE YARD SETBACK IN LIEU OF THE 30 FOOT SIDE YARD SETBACK REQUIRED BY BCZR SECTIONS 238.2 AND 255.1;
- TO ALLOW A FLOOR AREA RATIO OF 2.4 IN LIEU OF THE MAXIMUM FLOOR AREA RATIO OF 2.0 ALLOWED BY BCZR SECTIONS 238.5 AND 255.1;
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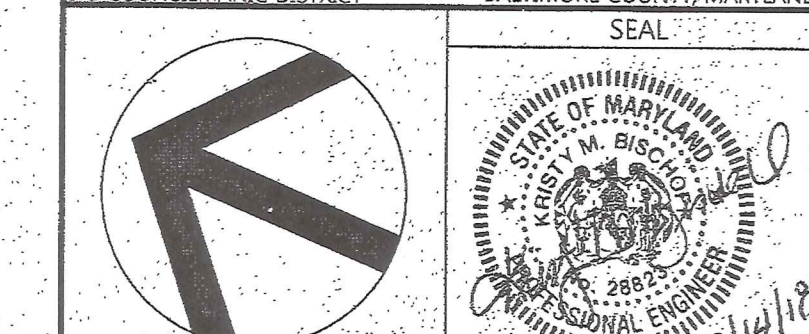


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8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND[illegible]

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