



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

September 5, 2024

Christopher D. Mudd, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 20204

Re: Request for Confirmation of Spirit and Intent
Irvine Natural Science Center, Inc.
11201 Garrison Forest Road
Tax Map 58, Parcel 918
Tax Account No. 2300010067
4th Election District, 2nd Councilmanic District

Dear Mr. Mudd:

Your request to Jeff Perlow, Baltimore County Zoning Supervisor, regarding the above referenced property was referred to me for reply. Based upon the contents submitted with your letter and the Orders and Site Plans within Zoning Case Nos. 2005-0300-SPHX and 2020-0190-SPHA, please be advised of the following.

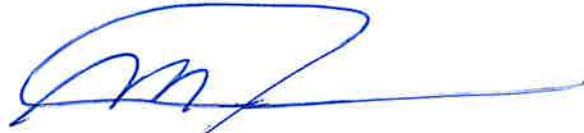
You ask for written confirmation that a proposed two-story, 8,800 square foot addition, attached to the original approved two-story 17,000 square foot building by a covered breezeway, be considered as within the "spirit and intent" of the aforementioned Zoning Cases. You state that the proposed addition (which will replace a longstanding tent) will be used for classrooms, multipurpose rooms and other facilities to accommodate Irvine's growing nature-based preschool/early education programs, their similar educational programming for people of all ages, and the other activities described in your letter. It is to be noted that the prior hearings were approved for a use serving the same function as for the purpose of the proposed addition, although the 2020 case was partly approved for the facility's property expansion.

The Zoning Review Office will consider the proposed addition as being with the spirit intent of the referenced Zoning Case and accompanying site plans conditioned upon all requirements (parking, height, setbacks), as set forth in the Baltimore County Zoning Requirements are met and that the Zoning Cases and Letters are referenced on future plans for County approval.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Kellman', with a long horizontal flourish extending to the right.

Mitchell J. Kellman
Planner III
Zoning Review

M E M O R A N D U M

DATE: January 4, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0190-SPHX – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 2, 2021. 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: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(Garrison Forest Road) *

4th Election District *

2nd Council District *

Irvine Natural Science Center, Inc. *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

Case No. 2020-0190-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Irvine Natural Science Center, Inc., legal owner (“Petitioner”). The Special Hearing was filed under Baltimore County Zoning Regulations (“BCZR”) under Zoning Case No. 05-300-X to extend the special exception to adjacent parcels. The Special Exception in question falls under § 1A01.2.C.5 of the Baltimore County Zoning Regulations (“BCZR”) for a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone on the properties known as Parcel 220 (11115 Garrison Forest Road), Parcel 253 Lot 4 Plat SM 70-54, and Parcel 253 Part of Lot 5 Plat SM 70-54

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and from the Department of Environmental Protection and Sustainability Development Coordination (“DEPS”). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order

ORDER RECEIVED FOR FILING

Date 12/2/20

By D. Mignon

Brooks Paternotte appeared on behalf of the petitioner, Irvine Natural Science Center, Inc. Jim Matis from Matis Warfield Consulting Engineers also appeared and was accepted as an expert in land use, engineering, and the BCZR. Drew Robinson, Esq. and Christopher Mudd, Esq. of Venable, LLP represented petitioner.

RECORD EVIDENCE

Because there were no community members opposing the requested relief counsel were allowed to proffer the following. Mr. Robinson explained that the petitioner has been operating the Irvine Natural Science Center on the "Special Hearing Area" of the site plan since that special exception "camp" use was approved in 2005. The parcels depicted as the "Special Exception Area" of the site plan total approximately 115.8 + 94.2 acres and are also zoned RC 2. These parcels have been acquired by Irvine in the intervening years, with the last parcel having been acquired in January 2020. The combined parcels will be just under 210 total acres. Mr. Robinson further explained that the old residence on tax parcel 220 will be razed, as will the surrounding accessory structures. A new gate house and driveway may be constructed in this area of the site at a future date. A pavilion and other camp related structures may also be constructed at some point, as depicted on the site plan (pavilion). Counsel further explained that the site will otherwise be left in its current natural state, which includes nature trails and a boardwalk trail through a wetlands area. The new special exception area will be used in the same manner and for the same purposes as the previously approved special hearing area. In sum, as counsel explained, this special hearing relief is for purposes of "housekeeping," in order to legitimize and document the entire Irvine property.

SPECIAL HEARING / SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard

ORDER RECEIVED FOR FILING

Date 12/2/20

By [Signature]

was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. In the instant case, I find that the extension of the special hearing area to cover the depicted "special exception area" on the site plan would not be inherently more impactful in this location than elsewhere in the RC 2 zones. To the contrary, the relief sought here will combine these parcels to create over 200 acres of virtually undisturbed forest and fields, which is the quintessential purpose of this rural conservation zone. Finally, I find that the requested relief complies with all the factors of BCZR § 502.1 and can therefore be granted without causing harm to the public health, safety, or welfare.

THEREFORE, IT IS ORDERED this **2nd** day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing filed under BCZR under Zoning Case No. 05-300-X to extend the special exception to adjacent parcels is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief § 1A01.2.C.5 of the Baltimore County Zoning Regulations ("BCZR") to approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone for the properties known as Parcel 220 (11115 Garrison Forest Road), Parcel 253 Lot 4 Plat SM 70-54, and Parcel 253 Part of Lot 5 Plat SM 70-54 is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 12/2/20

By Mugnon

- Prior to issuance of Permits, Petitioners must comply with ZAC comments submitted by DOP, a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 12/2/20
By D. M. Hanon



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 SEE ATTACHED which is presently zoned RC 2
Deed References: SEE ATTACHED 10 Digit Tax Account # SEE ATTACHED
Property Owner(s) Printed Name(s) IRVINE NATURAL SCIENCE CENTER INC

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

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

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

SEE ATTACHED

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

SEE ATTACHED

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)

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:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

C. ANDREW ROBINSON JR.

Name- Type or Print

Signature

210 W. PENNSYLVANIA AVE., TOWSON, MD

Mailing Address City State

21204 / 4104946279 / carobinson@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

IRVINE NATURAL SCIENCE CENTER INC

Name #1 Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11201 GARRISON FOREST RD. OWINGS MILLS, MD

Mailing Address City State PaternotteB@ExploreNature.org

21117 / 4437389229 /
Zip Code Telephone # Email Address

Representative to be contacted:

C. ANDREW ROBINSON JR.

Name - Type or Print

Signature

210 W. PENNSYLVANIA AVE., TOWSON, MD

Mailing Address City State

21204 / 4104946279 / carobinson@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0190-SPHX Filing Date 7/30/20

Do Not Schedule Dates: Reviewer JS

GARRISON FOREST ROAD (TAX MAP 58, PARCEL 918)

ATTACHMENT TO PETITION FOR SPECIAL HEARING

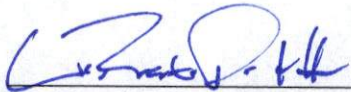
1. A SPECIAL HEARING IS REQUESTED TO AMEND THE RELIEF GRANTED UNDER ZONING CASE 05-300X TO EXTEND THE SPECIAL EXCEPTION TO ADJACENT PARCELS.

GARRISON FOREST ROAD (TAX MAP 58, PARCEL 918)

**GARRISON FOREST ROAD
TAX MAP 58, PARCEL 918
TAX ACCOUNT # 2300010067
DEED REFERENCE 14668/276**

Legal Owners (Petitioners):

Irvine Natural Science Center Inc.



By: Brooks Paternotte
Position: Executive Director

11201 Garrison Forest Road
Owings Mills, MD 21117
PaternotteB@ExploreNature.org
443-738-9229

**11115 GARRISON FOREST ROAD, 11111 GARRISON FOREST ROAD, GARRISON
FOREST ROAD (TAX MAP 58, PARCEL 253)**

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

1. A SPECIAL EXCEPTION IS REQUESTED UNDER 1A01.2.C.5. AND 25., BCZR TO APPROVE A NATURE CENTER SCHOOL/CAMP PROVIDING PROGRAMS OF ENVIRONMENTAL STUDIES AND NATURAL SCIENCE TO CHILDREN AND ADULTS IN AN RC-2 ZONE FOR THE PROPERTIES KNOWN AS PARCEL 220 (11115 GARRISON FOREST ROAD), PARCEL 253 LOT 4 PLAT SM 70-54 AND PARCEL 253 PART OF LOT 5 PLAT SM 70-54.

**11115 GARRISON FOREST ROAD, 11111 GARRISON FOREST ROAD, GARRISON
FOREST ROAD (TAX MAP 58, PARCEL 253)**

**11115 GARRISON FOREST ROAD
TAX MAP 58, PARCEL 220
TAX ACCOUNT # 0417010075
DEED REFERENCE 42382/197**

**11111 GARRISON FOREST ROAD
TAX MAP 58, PARCEL 253
TAX ACCOUNT # 2300002385
DEED REFERENCE 36755/336**

**GARRISON FOREST ROAD
TAX MAP 58, PARCEL 253
TAX ACCOUNT # 2500004982
DEED REFERENCE 36755/336**

Legal Owners (Petitioners):

Irvine Natural Science Center Inc.



By: Brooks Paternotte
Position: Executive Director

11201 Garrison Forest Road
Owings Mills, MD 21117
PaternotteB@ExploreNature.org
443-738-9229

MATISWARFIELD

Consulting Engineers

July 29, 2020

Description to Accompany Zoning Petition
For Special Hearing and Special Exception
Irvine Nature Center
Garrison Forest Road
Election District 4

Special Hearing Area

Beginning for the same at a point located on the east side of Garrison Forest Road, at a point distant **South 18° East 1,790 feet +/-** from the intersection of the centerlines of Garrison Forest Road and Crondall Lane, thence leaving the east side of Garrison Forest Road and running the eleven following courses viz,

- 1) **North 37° 08' 34" East 252.21 feet**, to a point, thence
- 2) **North 78° 12' 55" East 752.98 feet**, to a point, thence
- 3) **North 08° 09' 00" West 397.36 feet**, to a point, thence
- 4) **North 78° 01' 14" East 963.38 feet** to a point, thence
- 5) **North 27° 34' 17" West 993.25 feet**, to a point, thence
- 6) **North 69° 33' 23" East 2549.45 feet**, to a point, thence
- 7) **South 20° 36' 37" East 1424.17 feet**, to a point, thence
- 8) **South 20° 18' 28" East 697.38 feet**, to a point, thence
- 9) **South 84° 12' 21" West 2467.75 feet**, to a point, thence
- 10) **South 78° 12' 55" West 1821.85 feet**, to a point, thence

2020-0190-SPNX

11) **South 37° 08' 34" West 256.34 feet**, to a point on the east side of Garrison Forest Road, thence binding on the east side of Garrison Forest Road,

12) **North 30° 16' 27" West 108.30 feet**, to the place of beginning.

Containing **115.88 acres**, more or less.

Special Exception Area

Beginning for the same at a point located on the east side of Garrison Forest Road, at a point distant **South 21° 09' East 2,190 feet +/-** from the intersection of the centerlines of Garrison Forest Road and Crondall Lane, thence leaving the east side of Garrison Forest Road and running the 22 following courses viz,

- 1) **North 47° 49' 38" East 788.13 feet**, to a point, thence
- 2) **North 78° 12' 55" East 1,223.29 feet**, to a point, thence
- 3) **North 84° 12' 21" East 82.38 feet**, to a point, thence
- 4) **South 09° 28' 22" East 2,650.56 feet**, to a point, thence
- 5) **North 88° 30' 25" East 89.45 feet**, to a point, thence
- 6) **North 71° 04' 35" East 49.00 feet**, to a point, thence
- 7) **North 88° 55' 25" East 32.00 feet**, to a point, thence
- 8) **North 60° 15' 25" East 128.00 feet**, to a point, thence
- 9) **North 53° 05' 25" East 126.00 feet**, to a point, thence
- 10) **North 55° 10' 25" East 182.00 feet**, to a point, thence
- 11) **North 49° 55' 25" East 113.00 feet**, to a point, thence

- 12) **North 41° 40' 25" East 480.00 feet**, to a point, thence
- 13) **North 42° 35' 25" East 133.00 feet**, to a point, thence
- 14) **North 41° 35' 25" East 146.00 feet**, to a point, thence
- 15) **North 38° 00' 25" East 90.00 feet**, to a point, thence
- 16) **North 12° 40' 25" East 14.25 feet**, to a point, thence
- 17) **North 40° 54' 35" East 89.00 feet**, to a point, thence
- 18) **South 61° 14' 38" East 76.69 feet**, to a point, thence
- 19) **North 21° 27' 59" East 1,062.77 feet**, to a point, thence
- 20) **North 23° 02' 00" West 933.65 feet**, to a point, thence
- 21) **South 84° 12' 21" West 1,747.45 feet**, to a point, thence
- 22) **South 78° 12' 55" West 1,821.85 feet**, to a point, thence
- 23) **South 37° 08' 34" West 278.69 feet**, to a point in the center of Garrison Forest Road, thence binding along the center of said road
- 24) **South 30° 22' 06" East 174.75 feet**, to a point, thence leaving said center of said road
- 25) **North 58° 57' 03" East 35.00 feet**, to a point on the east side of Garrison Forest Road, thence binding along the east side of said road
- 21) **South 30° 21' 56" East 117.47 feet**, to the place of beginning

Containing **94.12 acres**, more or less.

This description is solely for zoning petition application purposes only and it shall not be utilized for any other purpose.



**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: 2020-0190-SP4X
Property Address: Garrison Forest Road
Property Description: See description

Legal Owners (Petitioners): Irvine Natural Science Center Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204
Telephone Number: 410 494 6352

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0190-SPHA
Address Garrison Forest Road
(Irvine Natural Science Center, Inc.
Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Any application for a use, building, grading, etc. will require the proposal to be presented to the Development Review Committee (DRC) for plan processing determination.

Reviewer: Steve Ford, EPS

ORDER RECEIVED FOR FILING

Date 12/2/20

By [Signature]

BALTIMORE COUNTY, MARYLAND

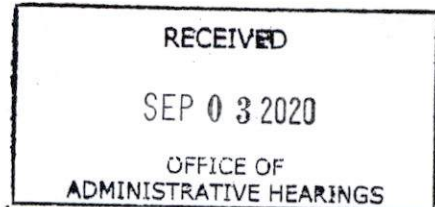
INTER-OFFICE MEMORANDUM

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

DATE: 9/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-190



INFORMATION:

Property Address: 11111, 11115 & Parcel 253 Garrison Forest Road
Petitioner: Irvine Natural Science Center, Inc.
Zoning: RC 2
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for Special Hearing and Special Exception to determine whether or not the Administrative Law Judge should permit the following:

1. Amend the relief granted under Case 05-300X to extend the Special Exception to the adjacent parcels.
2. Approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC 2 zone.

A site visit was conducted on August 20, 2020. According to the site plan, a new gatehouse and driveway realignment are proposed. The proposed ingress/egress is directly across from the ingress/egress of the Jemicy Upper School Campus. Should there be any program "linkage" (existing/proposed) between the school and nature center, pedestrian crosswalks and signage should be installed. All measures should be taken to ensure pedestrian safety. Additionally, Garrison Forest Road is a Baltimore County scenic route and steps should be taken to mitigate any disturbances.

I shall concur with the comments provided by the Department of Environmental Protection and Sustainability pertaining to the proposed pavilion/shelter.

The Department of Planning has no objections to the requested relief conditioned upon the following:

- Should there be any pedestrian connection between the nature center and school campus, then crosswalks and signage should be installed to further enhance pedestrian safety.
- To the fullest extent possible, the proposed driveway and gatehouse area shall comply with the Scenic Views Section (pp.175-185) of the Comprehensive Manual of Development Policies.
- No temporary freestanding signs shall be installed along Garrison Forest Road. All signage shall comply with Section 450 of the BCZR and shall not interfere with the visibility of vehicles and pedestrians entering/leaving the property.

ORDER RECEIVED FOR FILING

Date

By

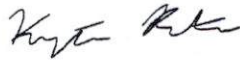
12/21/20

[Signature]

Date: 9/3/2020
Subject: ZAC # 20-190
Page 2

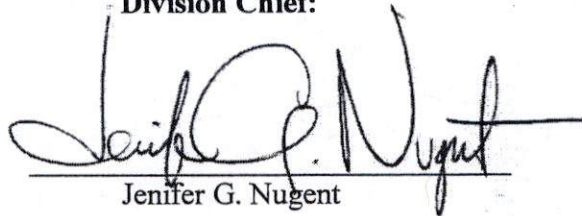
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
C. Andrew Robinson Jr.
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

12/2/20

By

J. Hermann



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

November 6, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0190-SPHX

Garrison Forest Road

East south of Garrison Forest Road, south east of Crondall Lane

4th Election District – 2nd Councilmanic District

Legal Owners: Irvine Natural Science Center, Inc.

Special Hearing to extend the Special Exception to adjacent parcels. Special Exception to approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone for the properties known as parcel 220 (11115 Garrison Forest Road) parcel 253, Lot 4 plat SM 70-54 and Parcel 253 part of Lot 5, SM 70-54.

Hearing: Tuesday, December 1, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Andrew Robinson, 210 W. Pennsylvania Avenue, Towson 21204
Irvine Natural Science Center, Inc., 11201 Garrison Forest Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 11, 2020.

Kristen L Lewis

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Friday, November 06, 2020 11:02 AM
To: Kristen L Lewis
Subject: RE: Irvine Hearing 2020-190-A

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen,

Thanks. Panelist list follows:

Drew Robinson
carobinson@venable.com

Chris Mudd
cdmudd@venable.com

Jim Matis
jem@matisswarfield.com

Brooks Paternotte
paternotteb@explorenature.org

Paul Levin
pclevin@venable.com

If we have to add others I will let you know – thanks.

Drew

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, November 6, 2020 9:31 AM
To: Robinson, Drew <CARobinson@Venable.com>
Subject: RE: Irvine Hearing 2020-190-A

Caution: External Email

Ok, I will send over shortly. I will need names and email addresses for all participants to receive a webex invite.

Kristen Lewis
PFI – Zoning Review
410-887-3391

From: Robinson, Drew [<mailto:CARobinson@Venable.com>]
Sent: Friday, November 06, 2020 8:38 AM

CERTIFICATE OF POSTING

2020-0190-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Irvine Natural Science Center, Inc.

December 1, 2020

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: _____

11201 Garrison Forest Road **SIGN 1**

November 11, 2020

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

Sincerely,

 November 11, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

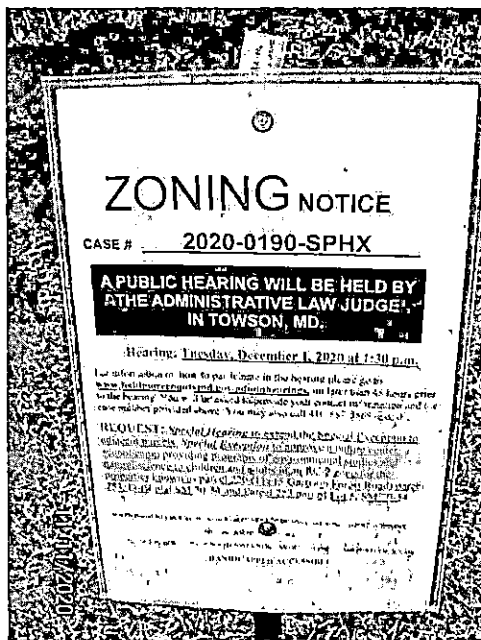
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0190-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Irvine Natural Science Center, Inc.

December 1, 2020

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:

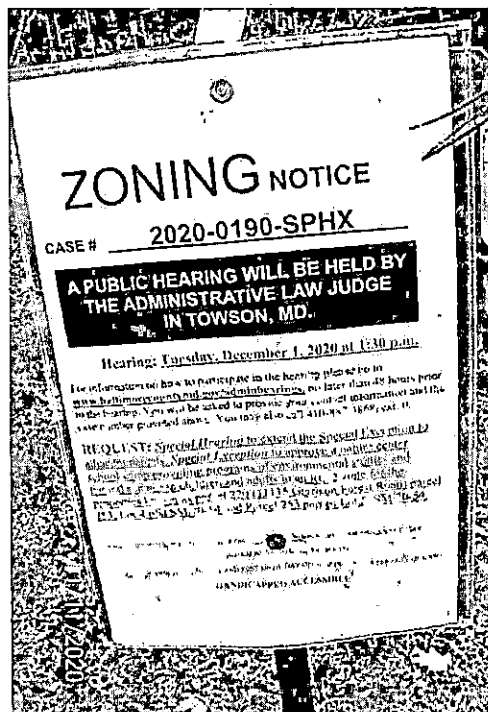
Ladies and Gentlemen:

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: _____

11201 Garrison Forest Road **SIGN 2**

November 11, 2020

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



Sincerely,

November 11, 2020

(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)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #:

11934403

Case #:

2020-0054-A *90-5 phA*

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0054-A

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:

11/10/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0054-A

190-5 phA

Garrison Forest Road

East south of Garrison Forest Road, south east of Crandall Lane

4th Election District - 2nd Councilmanic District

Legal Owners: Irvine Natural Science Center, Inc.

Special Hearing to extend the Special Exception to adjacent parcels. Special Exception to approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone for the properties known as parcel 220 (11115 Garrison Forest Road) parcel 253, Lot 4 plat SM 70-54 and Parcel 253 part of Lot 5, SM 70-54.

Hearing: Tuesday, December 1, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/admin/hearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n10



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 6, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0190-SPHX

Garrison Forest Road

East south of Garrison Forest Road, south east of Crondall Lane

4th Election District – 2nd Councilmanic District

Legal Owners: Irvine Natural Science Center, Inc.

Special Hearing to extend the Special Exception to adjacent parcels. Special Exception to approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone for the properties known as parcel 220 (11115 Garrison Forest Road) parcel 253, Lot 4 plat SM 70-54 and Parcel 253 part of Lot 5, SM 70-54.

Hearing: Tuesday, December 1, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Andrew Robinson, 210 W. Pennsylvania Avenue, Towson 21204
Irvine Natural Science Center, Inc., 11201 Garrison Forest Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 11, 2020.

TO: THE DAILY RECORD
Tuesday, November 10, 2020 - Issue

Please forward billing to:
Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6352

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 virtual hearing on the property identified herein as follows:

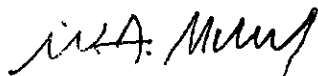
CASE NUMBER: 2020-0054-A

Garrison Forest Road
East south of Garrison Forest Road, south east of Crondall Lane
4th Election District – 2nd Councilmanic District
Legal Owners: Irvine Natural Science Center, Inc.

Special Hearing to extend the Special Exception to adjacent parcels. Special Exception to approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 zone for the properties known as parcel 220 (11115 Garrison Forest Road) parcel 253, Lot 4 plat SM 70-54 and Parcel 253 part of Lot 5, SM 70-54.

Hearing: Tuesday, December 1, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

Kristen L Lewis

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Friday, November 06, 2020 11:02 AM
To: Kristen L Lewis
Subject: RE: Irvine Hearing 2020-190-A

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen,

Thanks. Panelist list follows:

Drew Robinson
carobinson@venable.com

Chris Mudd
cdmudd@venable.com

Jim Matis
jem@matisswarfield.com

Brooks Paternotte
paternotteb@explorenature.org

Paul Levin
pcl Levin@venable.com

If we have to add others I will let you know -- thanks.

Drew

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, November 6, 2020 9:31 AM
To: Robinson, Drew <CARobinson@Venable.com>
Subject: RE: Irvine Hearing 2020-190-A

Caution: External Email

Ok, I will send over shortly. I will need names and email addresses for all participants to receive a webex invite.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Robinson, Drew [<mailto:CARobinson@Venable.com>]
Sent: Friday, November 06, 2020 8:38 AM

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
Garrison Forest Road; E/S of Garrison	*	OF ADMINISTRATIVE
Forest Road, 808' SE of Crondall Lane		
4 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner: Irvine Natural Science Center Inc		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-190-SPHX

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to C. Andrew Robinson, Jr., 210 W. Pennsylvania Avenue, Towson, Maryland 21204, carobinson@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

To: Kristen L Lewis <klewis@baltimorecountymd.gov>

Subject: RE: Irvine Hearing 2020-190-A

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen - I confirmed we are good for this date and time. Please send the notice as soon as you can and I'll get started on posting. Thanks!

Sent with BlackBerry Work
(www.blackberry.com)

From: Robinson, Drew <CARobinson@Venable.com>

Date: Thursday, Nov 05, 2020, 12:53

To: Kristen L Lewis <klewis@baltimorecountymd.gov>

Subject: Irvine Hearing 2020-190-A

Kristen,

Thanks for the call this morning. December 1st at 1:30pm looks like it works for our team. Once it is ready please send me the hearing notice so I can flip it to SGT Black and get the property posted. Thanks!

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | http://secure-web.cisco.com/1u3s2izzfsAuWo7jsw0CkNHnKiT47ex8kl7wgV01lbUM4QNdaXNR99fJoG0iWCp8XqZdhVViNuniLGOmpevzTBjKx9mgz5NxsLVsQ8Ly3Um3lxqVGpuLIDk9gUhMSZBq6I5EJ6LjwaLe7ZgxQcZ7r1JEapJ7hUIVqv6rEB3B-BRogrwaDSXpPst-NFbl4ajD0AEI0PvmfaPufcZ8DPUSYdRcltdpHIZKMU3MI0YEd6DbY71pYo8W93sVgC8NtuApocwkpMODKH3Rp4DNoZOcUmAU6433BWwg1uT0O06Y12zc49pzZGyPJ39ygcYvuNjeka2XTTFeFhmj7fo5qK5lsoymQ-NUdXY2xA0Vc1V-EeVWFbBslm_bE_j-s_tSW2kdQ3mDCvaH4TJgh3QSQTRdDSeohJM3RSqll3r90lrWKRcCrcZYRiITN18URzi5cT7xv46XZhVuXgjNhQ2ojqt9AAw/http%3A%2F%2Fwww.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Debra Wiley

From: Kristen L Lewis
Sent: Friday, November 6, 2020 12:05 PM
To: Donna Mignon; Debra Wiley
Subject: Webex
Attachments: 20201106115643618.pdf

Good afternoon ladies,

Here is another one..

Kristen Lewis
PAI – Zoning Review
410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Friday, November 6, 2020 12:32 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0190-SPHX

Event Information

Event: Zoning Hearing - Garrison Forest Road - Case No. 2020-0190-SPHX - Irvine Natural Science Center, Inc.
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7>
Date and time: Tuesday, December 1, 2020 1:30 pm
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Garrison Forest Road
Case No. 2020-0190-SPHX
Irvine Natural Science Center, Inc.
Event number: 172 871 6524
Event password: 1234
Host key: 440402
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 714613
Video Address: 1728716524@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 871 6524
Maximum number of registrants: 10000

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brooks Paternotte	paternotteb@explorenature.org	1-	New York Time	English	U.S.
Christopher Mudd, Esq.	cdmudd@venable.com	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Jim Matis	jem@matisswarfield.com	1-	New York Time	English	U.S.
Paul Levin	pclevin@venable.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Garrison Forest Road - Case No. 2020-0190-SPHX - Irvine Natural Science Center, Inc.
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eeb1b81806bd8fd0f3f5133ffbb277904>
Start: Tue 12/1/2020 1:30 PM
End: Tue 12/1/2020 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 871 6524

Tuesday, December 1, 2020 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eeb1b81806bd8fd0f3f5133ffbb277904>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed22a78b3b8b17b12fdc219784c9>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1728716524@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 714613

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ee04c9f699be5cf4dff2a9d9fa2d6ab10>

Need help? Go to <http://help.webex.com>

Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 12:32 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Garrison Forest Road - Case No. 2020-0190-SPHX - Irvine Natural Science Center, Inc.

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.



**Webex sent the email message
"Invitation for Alternate Host" for
your event.**

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 12:32 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Garrison Forest Road - Case No. 2020-0190-SPHX - Irvine Natural Science Center, Inc.

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 6

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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ZAC AGENDA

Case Number: 2020-0190-SPHA **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RECREATIONAL

Type: SPECIAL HEARING, SPECIAL EXCEPTION

Legal Owner: Irvine Natural Science Center Inc

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: GARRISON FOREST RD

Location: East South Garrison Forest Road (60') 808' South East of Crondall Lane.

Existing Zoning: RC 2

Area: 115.8 A +94.2 A

Proposed Zoning:

SPECIAL HEARING:

Under Zoning Case 05-300-X to extend the special exception to adjacent parcels.

SPECIAL EXCEPTION:

Under 1A01.2.C.5 and BCZR To approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC-2 Zone for the properties known as parcel 220 (11115 Garrison Forest Road), parcel 253 Lot 4 plat SM 70-54 and Parcel 253 part of Lot 5 plat SM 70-54.

Attorney: C. Andrew Robinson Jr.

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0190-SPHA
Address Garrison Forest Road
(Irvine Natural Science Center, Inc.
Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Any application for a use, building, grading, etc. will require the proposal to be presented to the Development Review Committee (DRC) for plan processing determination.

Reviewer: Steve Ford, EPS

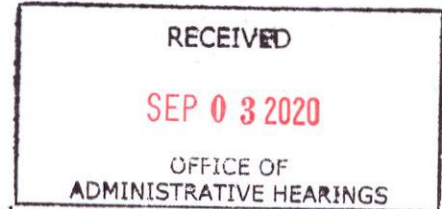
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-190



INFORMATION:

Property Address: 11111, 11115 & Parcel 253 Garrison Forest Road
Petitioner: Irvine Natural Science Center, Inc.
Zoning: RC 2
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for Special Hearing and Special Exception to determine whether or not the Administrative Law Judge should permit the following:

1. Amend the relief granted under Case 05-300X to extend the Special Exception to the adjacent parcels.
2. Approve a nature center school/camp providing programs of environmental studies and natural science to children and adults in an RC 2 zone.

A site visit was conducted on August 20, 2020. According to the site plan, a new gatehouse and driveway realignment are proposed. The proposed ingress/egress is directly across from the ingress/egress of the Jemicy Upper School Campus. Should there be any program "linkage" (existing/proposed) between the school and nature center, pedestrian crosswalks and signage should be installed. All measures should be taken to ensure pedestrian safety. Additionally, Garrison Forest Road is a Baltimore County scenic route and steps should be taken to mitigate any disturbances.

I shall concur with the comments provided by the Department of Environmental Protection and Sustainability pertaining to the proposed pavilion/shelter.

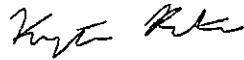
The Department of Planning has no objections to the requested relief conditioned upon the following:

- Should there be any pedestrian connection between the nature center and school campus, then crosswalks and signage should be installed to further enhance pedestrian safety.
- To the fullest extent possible, the proposed driveway and gatehouse area shall comply with the Scenic Views Section (pp.175-185) of the Comprehensive Manual of Development Policies.
- No temporary freestanding signs shall be installed along Garrison Forest Road. All signage shall comply with Section 450 of the BCZR and shall not interfere with the visibility of vehicles and pedestrians entering/leaving the property.

Date: 9/3/2020
Subject: ZAC # 20-190
Page 2

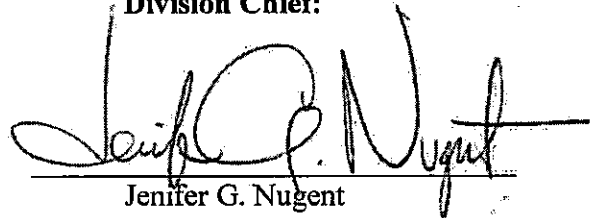
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
C. Andrew Robinson Jr.
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NO. 2020-

0190-SPHX ✓

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

✓ Intro
✓ Order

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

8/20

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

Comment

FIRE DEPARTMENT

9/3

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

Comments

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/10/20

SIGN POSTING (1st) Date: 11/11/20

by Sgt. Black

SIGN POSTING (2nd) Date: 11/29/20

by " "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Tuesday, November 24, 2020 7:45 AM
To: 'Robinson, Drew'; Donna Mignon; Administrative Hearings
Subject: RE: Case No. 2020-190-SPHA (Irvine Nature Center)

Good Morning Drew,

The only ZAC comments that are contained in the file are from DOP and DEPS.

Invitations were resent this morning.

Reminder: Please do not use all 3 emails – it causes too much confusion. Please use our administrativehearings@baltimorecountymd.gov email only to avoid this duplication.

Thanks and have a great and safe day !

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Monday, November 23, 2020 7:26 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case No. 2020-190-SPHA (Irvine Nature Center)

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna, Debbie,

Good evening. Could you please send any correspondence or ZAC comments received regarding Case No. 2020-190-SPHA? I have the ZAC comments from Planning and DEPS but no others. Could you also please resend the hearing invites to the two panelists below who cannot locate theirs? Thanks in advance.

Chris Mudd
cdmudd@venable.com

Brooks Paternotte
paternotteb@explorenature.org

Best,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

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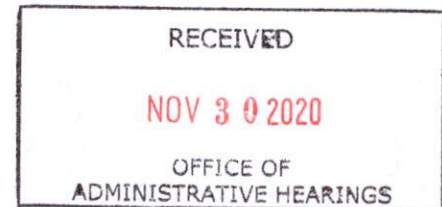
12/1 1:30 pm

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 29, 2020 6:40 PM
To: Barbara Lukasevich; CARobinson@Venable.com; Administrative Hearings
Subject: Recertification's For 2020-0200-SPHA And 2020-0190-SPHX
Attachments: Re-Cert 1 2020-0200-SPHA.doc; Re-Cert 2 2020-0200-SPHA.doc; Re-Cert 3 2020-0200-SPHA.doc; Re-Cert 4 2020-0200-SPHA.doc; Re-Cert Groups 1 & 2 2020-0200-SPHA.doc; Re-Cert 1 2020-0190-SPHX.doc; Re-Cert 2 2020-0190-SPHX.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for Philadelphia Road at King Avenue and Baron Place, and for 11201 Garrison Forest Road. Thanks.



CERTIFICATE OF POSTING

2020-0190-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Irvine Natural Science Center, Inc.

December 1, 2020

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:

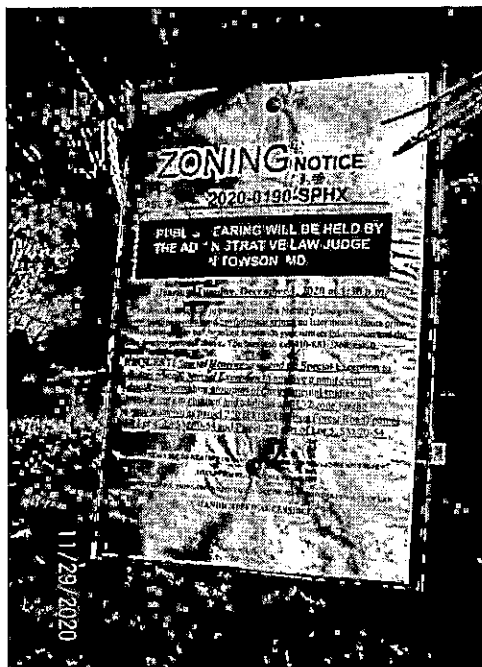
Ladies and Gentlemen:

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: _____

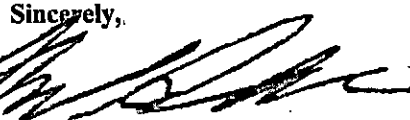
11201 Garrison Forest Road **SIGN 1 Recertification**

November 11, 2020

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



Sincerely,

 November 29, 2020

(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

2020-0190-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Irvine Natural Science Center, Inc.

December 1, 2020

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: _____

11201 Garrison Forest Road **SIGN 2 Recertification**

November 11, 2020

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

Sincerely,

November 29, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

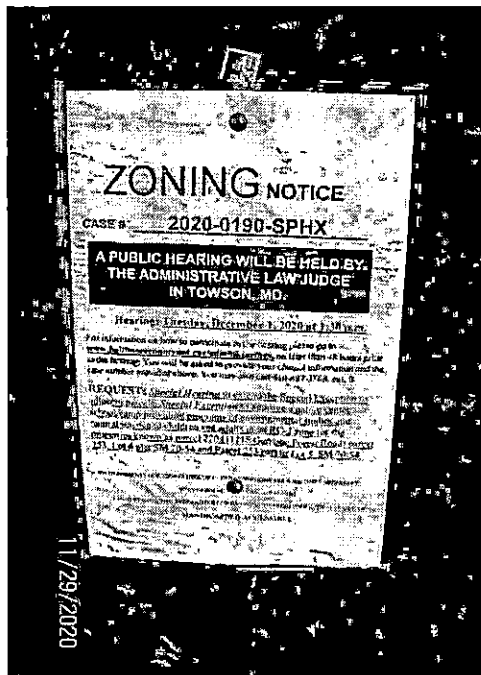
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Donna Mignon

From: Donna Mignon
Sent: Friday, November 20, 2020 10:45 AM
To: 'Mudd, Christopher D.'
Cc: Debra Wiley; 'Robinson, Drew'
Subject: Case No: 2020-190-SPHX Garrison Forest Road

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 1, 2020 at 1:30 p.m. You should have received an invitation in an email around November 6, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Real Property Data Search

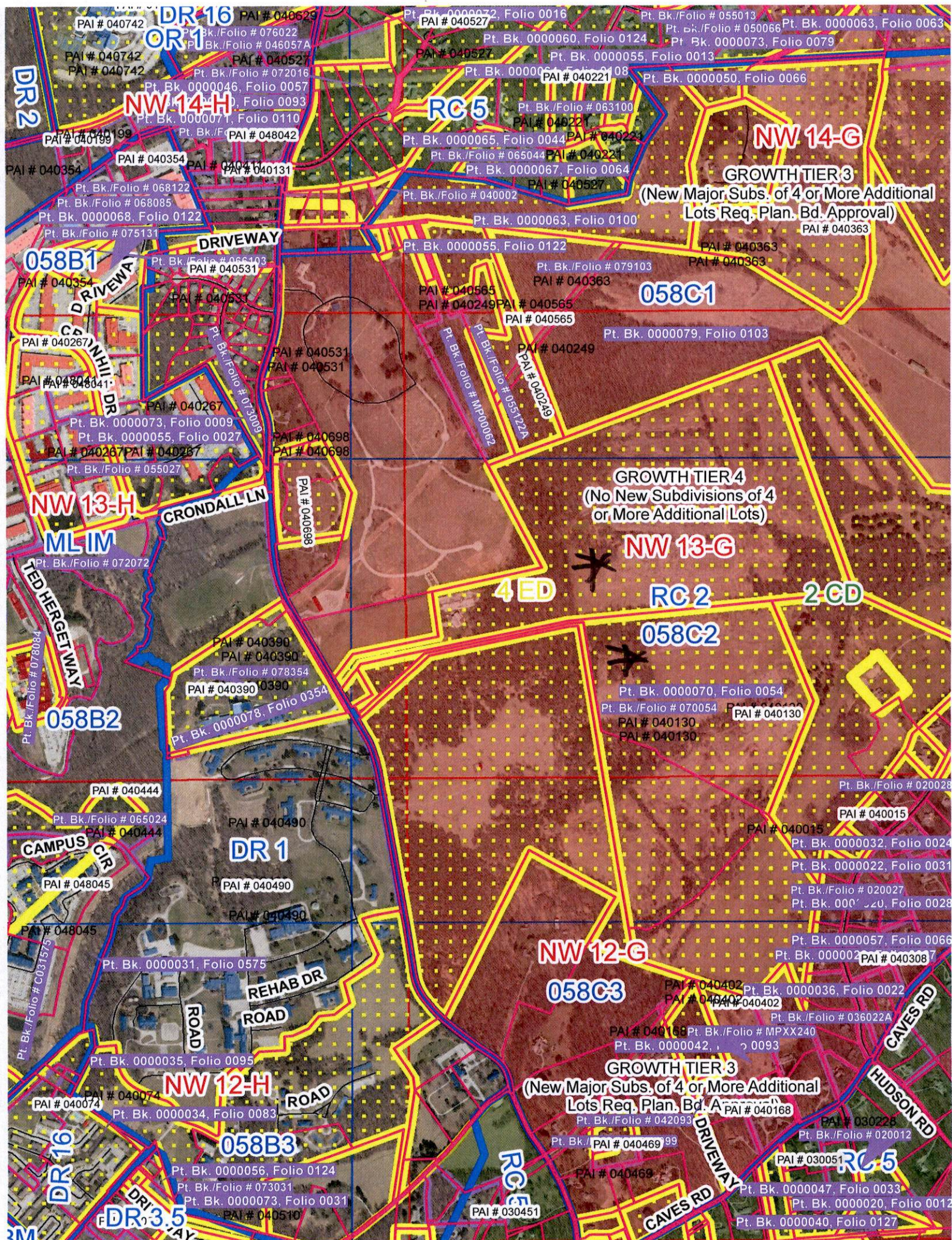
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 2500004982		
Owner Information		
Owner Name:	IRVINE NATURAL SCIENCE CENTER INC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	11201 GARRISON FOREST RD OWINGS MILLS MD 21117-2943	Deed Reference: /36755/ 00336
Location & Structure Information		
Premises Address:	GARRISON FOREST RD 0-0000	Legal Description: 34.074AC PT LT 5 ES GARRISON FOREST RD CAVES FARM
Map:	Grid:	Parcel:
0058	0018	0253
Neighborhood:	Subdivision:	Section:
4050043.04	0000	
Block:	Lot:	Assessment Year:
	5	2019
Plat No:	Plat Ref: 0070/ 0054	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		34.0700 AC
		County Use
		04
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	17,000	17,000
Improvements	0	0
Total:	17,000	17,000
Preferential Land:	0	0
Transfer Information		
Seller: FARBER JONATHAN E	Date: 10/13/2015	Price: \$1,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /36755/ 00336	Deed2:
Seller: WOLFE FARBER GENERAL PARTNERSHIP	Date: 11/03/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27429/ 00429	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 2300010067			
Owner Information					
Owner Name:	IRVINE NATURAL SCIENCE CENTER INC		Use:	COMMERCIAL	
Mailing Address:	11201 GARRISON FOREST RD OWINGS MILLS MD 21117-		Principal Residence:	NO	
			Deed Reference:	/14668/ 00276	
Location & Structure Information					
Premises Address:	GARRISON FOREST RD OWINGS MILLS MD 21117-2943		Legal Description:	115.8812 AC PARTIAL EXEMPT ES GARRISON FOREST RD 1900 FT S CRONDALL LN	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0058	0011	0918	20000.04	0000	
			Block:	Lot:	Assessment Year:
					2020
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
		13,824 SF		115.8800 AC	01
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		MULTI-PURPOSE SCHOOL BUILDING	BLOCK/	C3	
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2020	07/01/2021
Land:		653,900	653,900		
Improvements		1,060,800	991,200		
Total:		1,714,700	1,645,100	1,645,100	1,645,100
Preferential Land:		0			0
Transfer Information					
Seller: ST OF MD DEPT OF MENTAL HYUGIENE		Date: 08/30/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14668/ 00276		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2020	07/01/2021	
County:	870		1,637,200.00	1,637,200.00	
State:	870		1,637,200.00	1,637,200.00	
Municipal:	870		0.00 0.00	0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		



Debra Wiley

12/2/20
DNL

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Wednesday, November 25, 2020 12:53 PM
To: Administrative Hearings
Subject: Case No. 2020-190-SPHX - Petitioner's Exhibits
Attachments: Exhibit 3 - Jim Matis CV.pdf; Exhibit 4 - Illustrative Plan.pdf; Exhibit 5 - Illustrative Aerial.pdf; Exhibit 6 - Support Letters.pdf; Exhibit 7 - Former Quatro Property.pdf; Exhibit 1 - Signed and Sealed Site Plan as Filed.pdf; Exhibit 2 - Aerial.pdf

CAUTION: This message from CARobinson@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please find attached the marked Petitioner's exhibits for Case No. 2020-190-SPHX (Irvine Nature Center). Below is a list of the exhibits. Should you have any questions please let me know.

Exhibits

1. Signed and Sealed Site Plan as Filed
2. Aerial
3. Jim Matis CV
4. Illustrative Plan
5. Illustrative Aerial
6. Support Letters
7. Former Quatro Property

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | http://secure-web.cisco.com/1ykzTDq_x922twrMq9qdw4plWTnydjov9RW_yOR5HrEQ1t9LbeiyPemGN84b9LehBAX7mDxmIqLzdcI3AH_r8-3YA73T7j_a55t71Xz3PYijXx17t0Xfs3_CHqZ0oh3upQPNz_Id7qBWFzECwVVLZtJ8ElYs2kruTxMW8LKMI7RSxgQKn9dKauoPYJYPjXtm9XS_e3Wrv-3XvEDy07-OhXHp9_z0WrioelAAI1wg_ZGUHcD-k4Py6yGIFsLnoAhfKUO_7_8HogyqlmMhyB3A-i_vyC7cVdvCn40TXkxzALn5h0j09_ADsKWa-kVe_fCTyHdtrE9urAu1pUkPrvptdxUjMm6ftigydeL7XH6EPYCDRqLp0A74ERaOKdRHP4UmWIVBNavLEtMHZywO3eGwx3BOWq2_ux97-lk9abRCw7uES0jB5u2NTDW_yGaWySvnsE-VNkUmE28uUX7Js9f4Rw/http%3A%2F%2Fwww.Venable.com

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James E. Matis, P.E.
Principal

MATIS WARFIELD, INC.
954 Ridgebrook Road Suite 120
Sparks, Maryland 21152

Professional Registration

Professional Engineer-State of Maryland-1991
PE 18848

Education

Catholic University of America - School of Architecture and Planning
Catonsville Community College - School of Architecture and Engineering
Associate of Arts Degree 1981

Professional Experience

38 years in civil land development engineering design, project management, site development planning and design, grading and sediment control and storm water, sewer and water systems designs, public and private infrastructure design, cost estimating and specification writing for commercial, industrial, institutional and residential land development projects. Comprehensive knowledge of requirements and regulations related to the development of land for the various jurisdictions in the Baltimore Metropolitan Area.

Extensive experience as an "expert witness" having testified before the Administrative Law Judge, Zoning Commissioner, Board of Appeals and Circuit Court in Baltimore County, Board of Municipal Zoning Appeals of Baltimore City, Board of Appeals of Howard County and Carroll County and the Planning Commissions / Planning Boards of Baltimore, Frederick and Howard Counties.

PETITIONER'S
EXHIBIT
5

NORTH

PREVIOUSLY
GRANTED SPECIAL EXCEPTION
AREA

TAX PARCEL 918

IRVINE NATURE CENTER
EXISTING BUILDING AND
PARKING FACILITIES

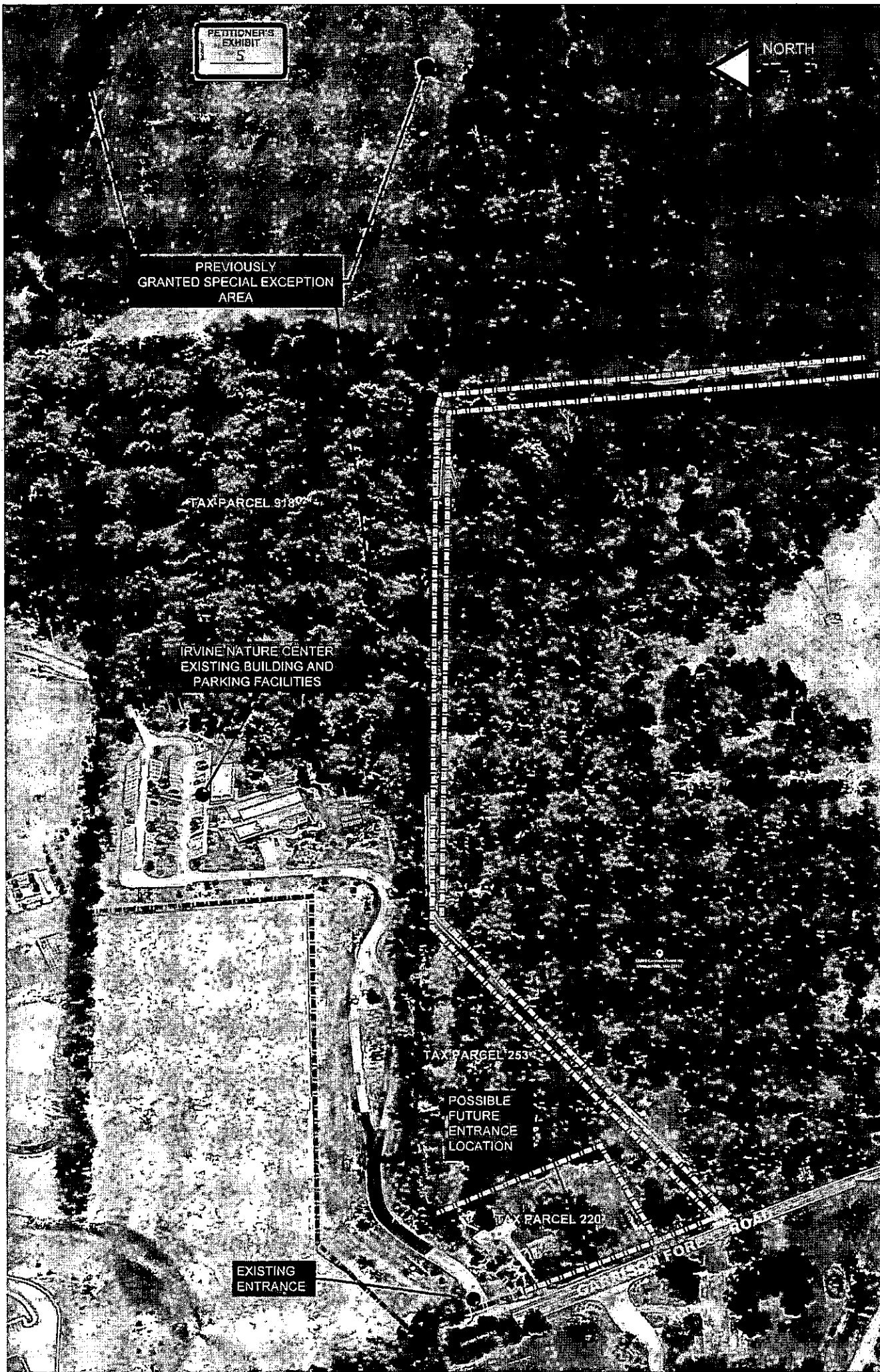
TAX PARCEL 253

POSSIBLE
FUTURE
ENTRANCE
LOCATION

TAX PARCEL 220

EXISTING
ENTRANCE

GARRISON FOREST ROAD





Robinson, Drew

From: DeCosta, Eric <Eric.DeCosta@ravens.nfl.net>
Sent: Tuesday, November 24, 2020 11:37 AM
To: Robinson, Drew
Cc: Brooks Paternotte (paternotteb@explorenature.org)
Subject: Case No. 2020-0190-SPHA/Irvine Nature Center

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: External Email

Judge Mayhew,

My name is Eric DeCosta and I reside at 38 Caveswood Lane. I am writing regarding Case No. 2020-0190-SPHA/Irvine Nature Center's petition for special hearing and special exception. I fully support Irvine's request to extend their nature center school/camp uses to adjacent parcels. Irvine has been a wonderful steward of their land, excellent neighbor to surrounding property owners, and the organization truly cares about conservation. Irvine's request to expand their use area will enable Irvine to provide better educational opportunities to students/campers and have no detrimental impacts on the land, neighbors, or public welfare. I fully support Irvine's request.

Respectfully,

Eric DeCosta



Eric DeCosta
Executive Vice President and General Manager
Baltimore Ravens
Office: 410-701-4237
Fax: 410-701-4101

Robinson, Drew

From: Howard Wolfe <hwolfe@nvpdev.com>
Sent: Tuesday, November 24, 2020 4:33 PM
To: Robinson, Drew; Brooks Paternotte
Subject: Letter

Caution: External Email

Judge Mayhew,

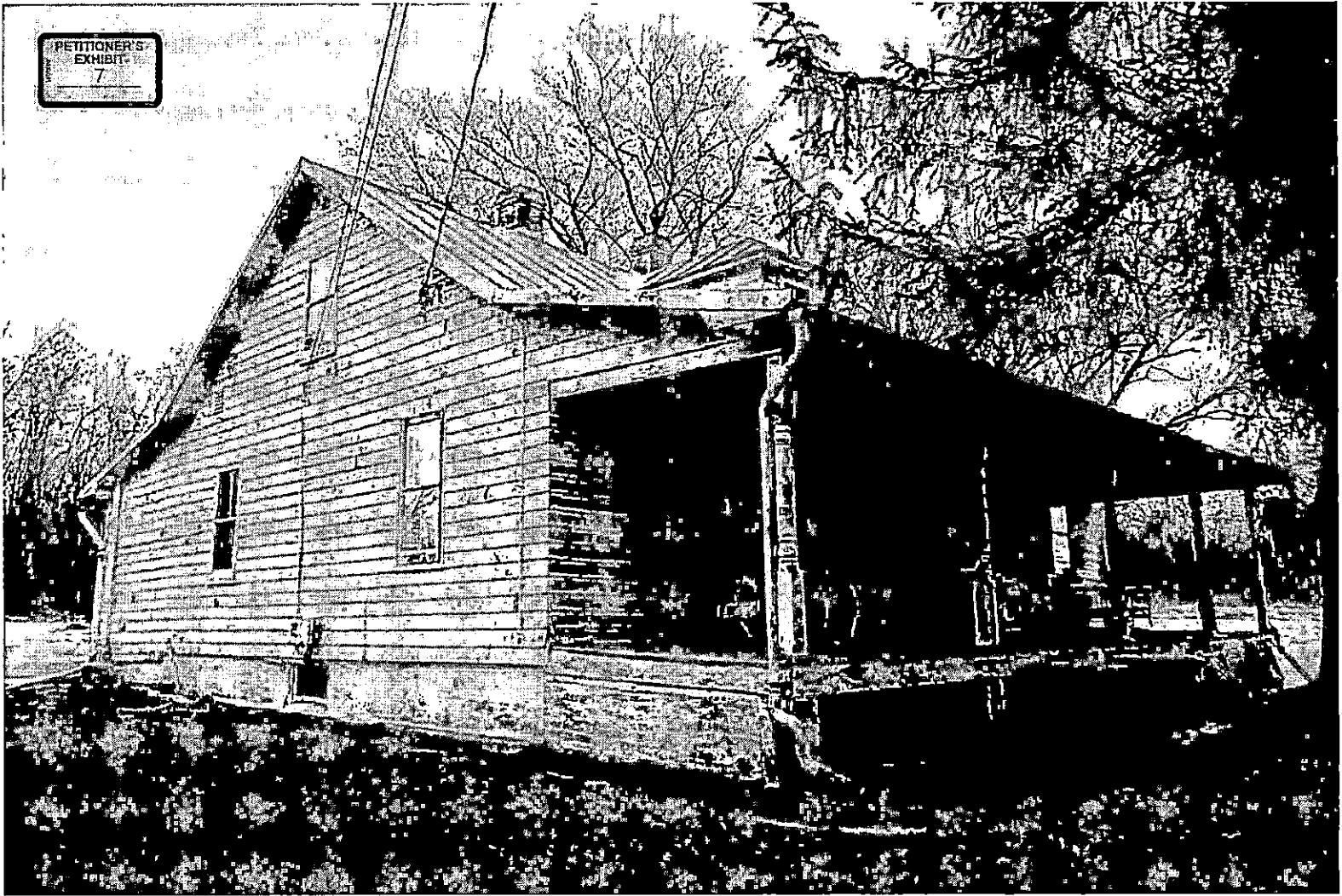
My name is Howard Wolfe and I reside at 2716 Caves Road. I am writing regarding Case No. 2020-0190-SPHA/Irvine Natural Science Center's petition for special hearing and special exception. I fully support Irvine's request to extend their nature center school/camp uses to adjacent parcels. Irvine has been a wonderful steward of their land, excellent neighbor to surrounding property owners, and the organization truly cares about conservation. Irvine's request to expand their use area will enable Irvine to provide better educational opportunities to students/campers and have no detrimental impacts on the land, neighbors, or public welfare. I fully support Irvine's request.

Respectfully,

Howard Wolfe

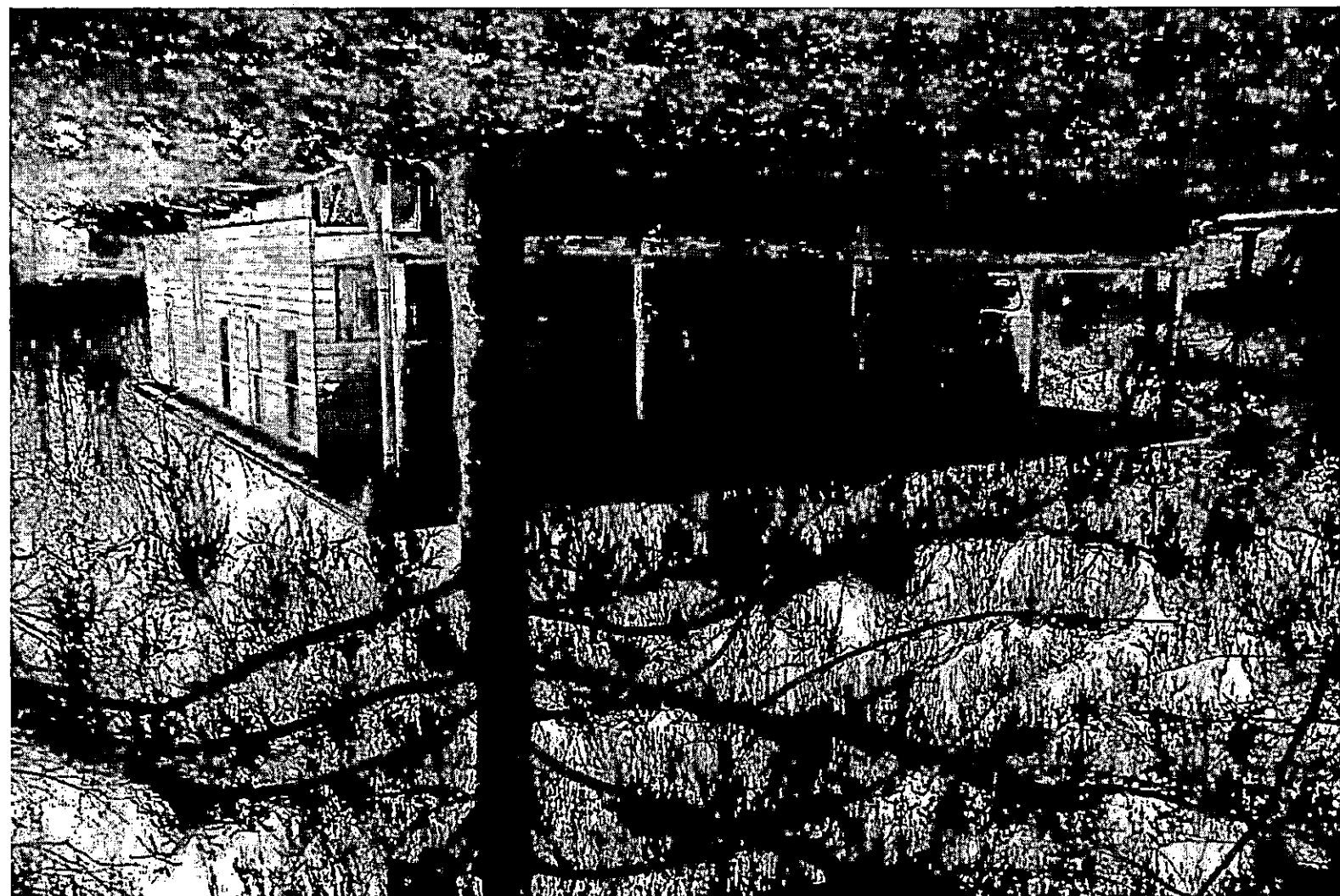
Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

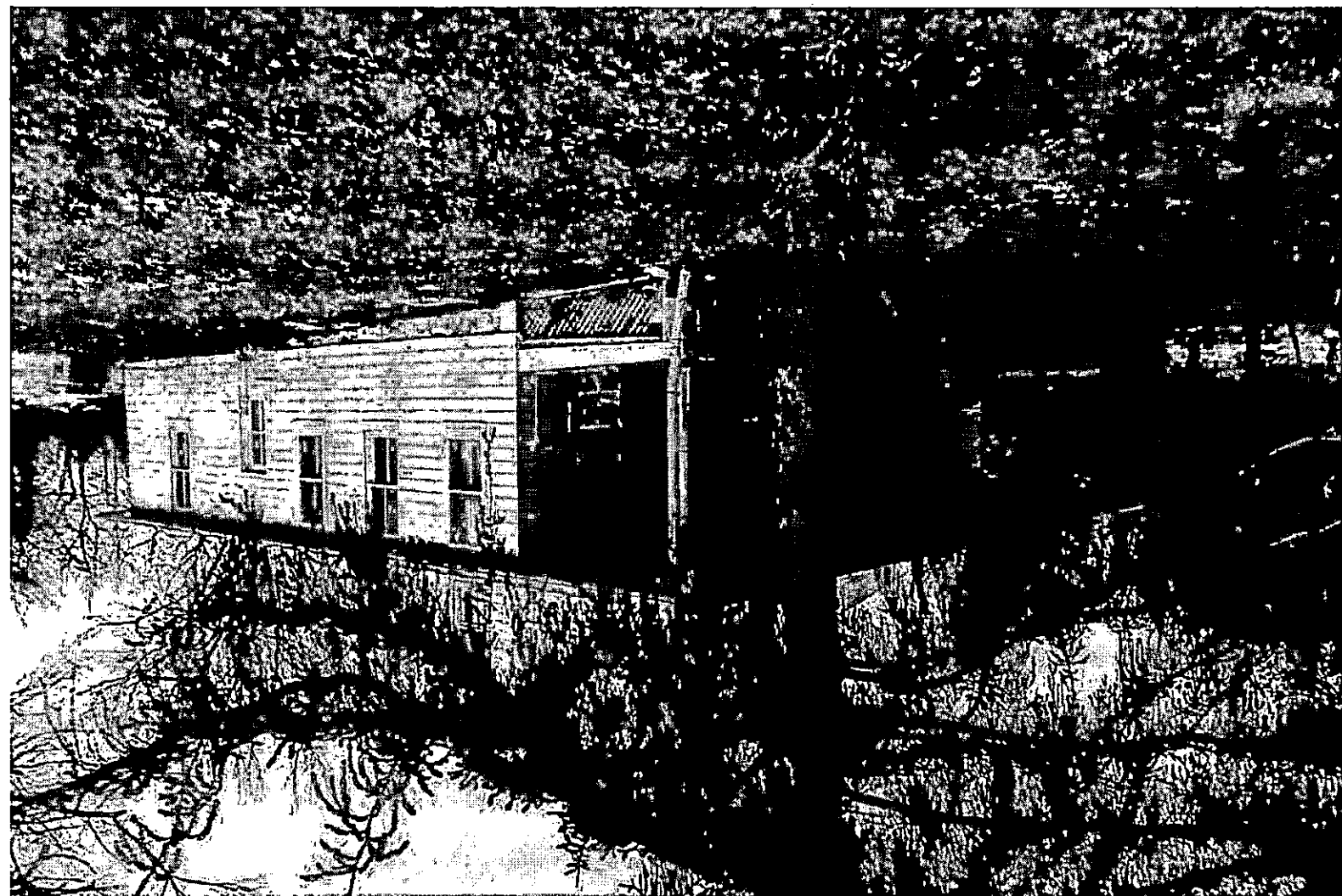
PETITIONER'S
EXHIBIT
7

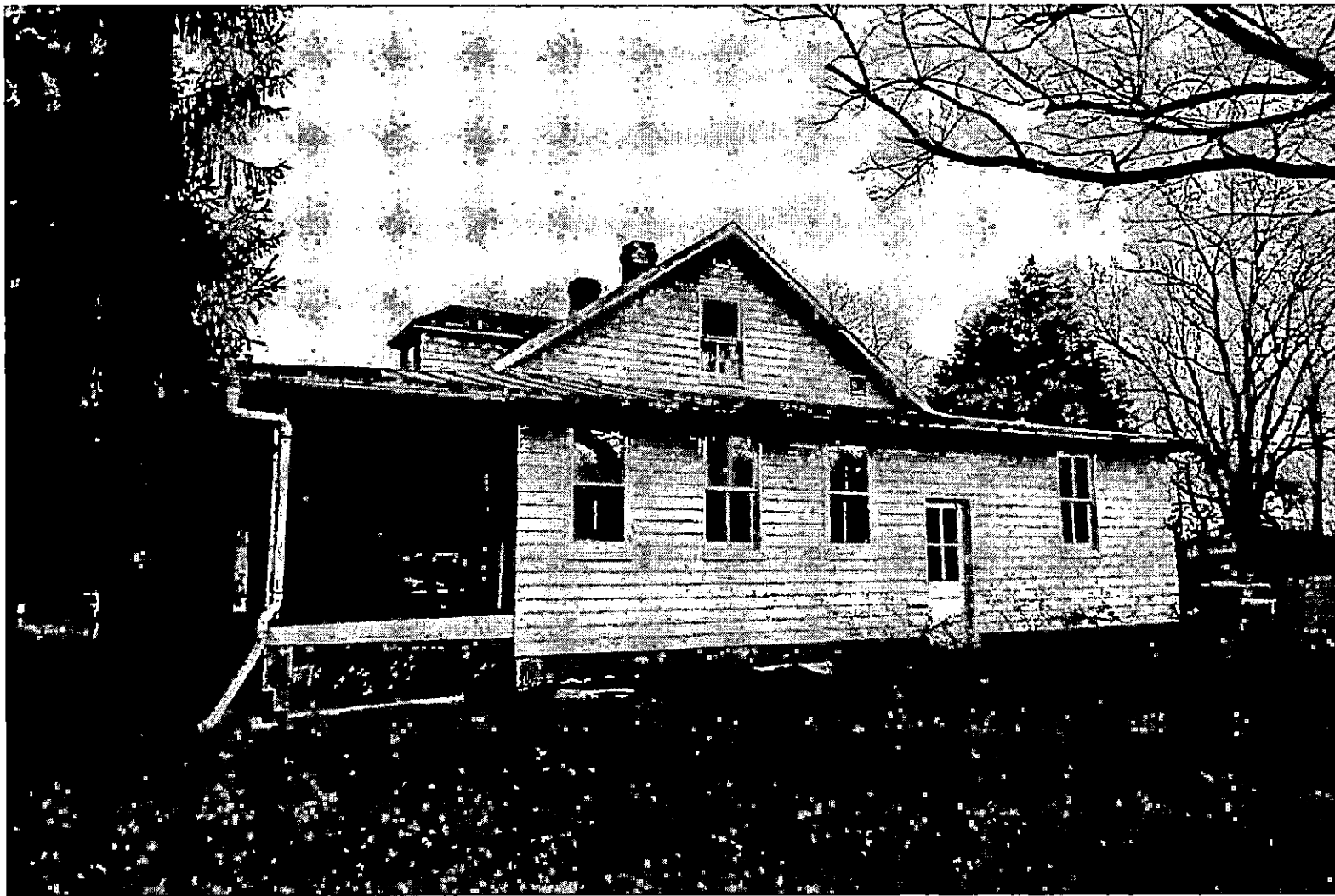
















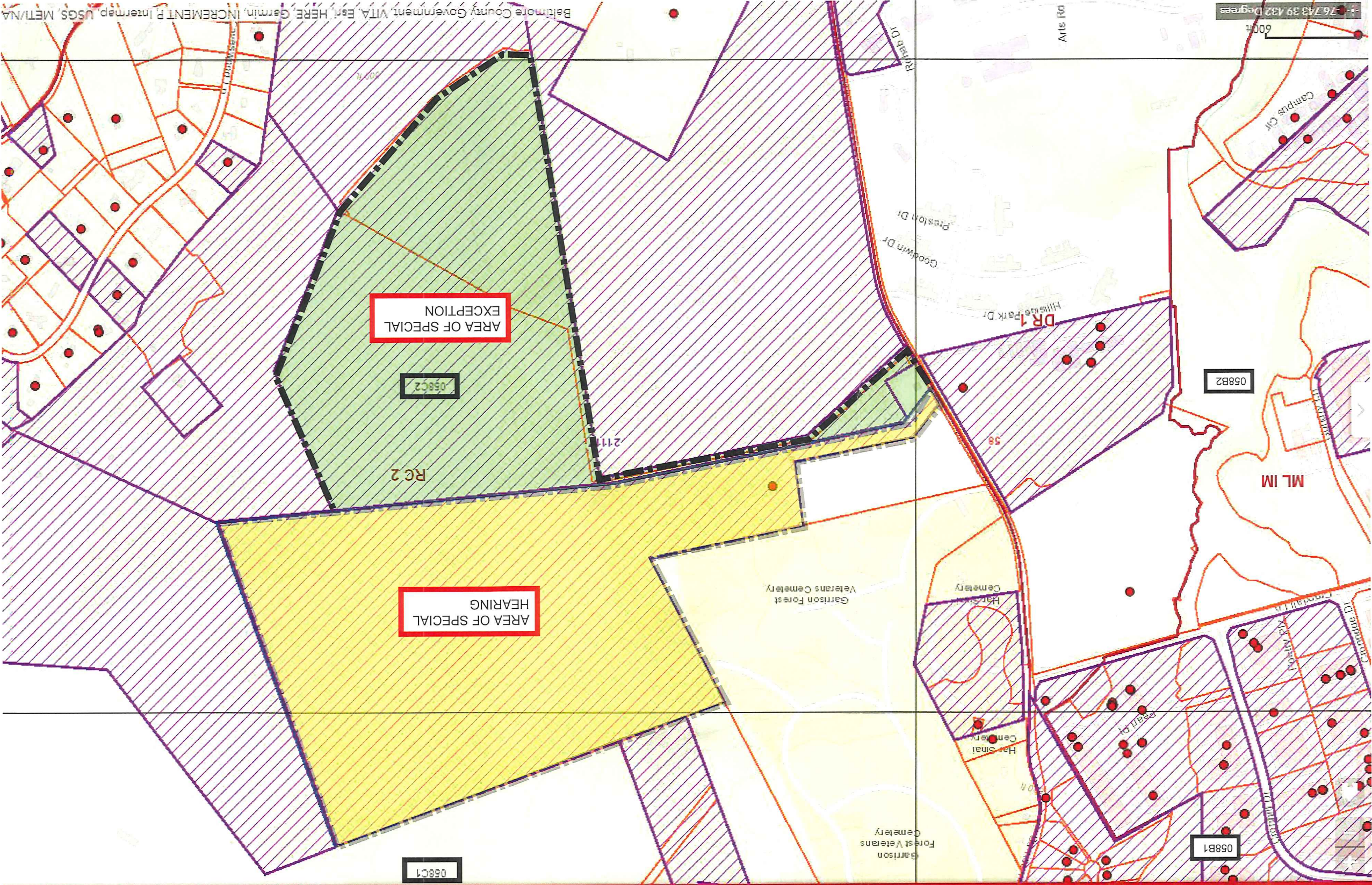






2020-010-0006

Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NA



GARRISON FOREST RD
Tax Account Number 2300010067
Owner Name IRVINE NATURAL SCIENCE CENTER INC
Premise Address GARRISON FOREST RD
Tax Map 0058
Parcel 0918
Real Property Report More Info
StreetView
PermitReview
PermitReview Tool URL

ZONING INFORMATION

Zoning RC 2

SCHOOL DISTRICTS

Elementary School District Owings Mills ES
Elementary School District Fort Garrison ES
Middle School District Pikeville MS
High School District Owings Mills HS

CIVIC - GOVERNMENT

Police Precinct Franklin
Councilmanic District 2
Congressional District 3
Legislative District 11
Election District 4
Voting Precinct 04-003

ECONOMIC

Commercial Revitalization District No Feature Found
Enterprise Zone No Feature Found
Economic Park Center No Feature Found
Economic Park Center Name No Feature Found

Search

Property Report - GARRISON FOREST RD

Search

Property Report - GARRISON FOREST RD

GARRISON FOREST RD

Tax Account Number

2300010067

Owner Name

IRVINE NATURAL SCIENCE CENTER INC

Premise Address

GARRISON FOREST RD

Tax Map

0058

Parcel

0918

Real Property Report

[More info](#)

StreetView

[Click for StreetView](#)

PermitReview

[Permit Review Tool URL](#)

ZONING INFORMATION

Zoning

[RC 2](#)

SCHOOL DISTRICTS

Elementary School District

[Owings Mills ES](#)

Elementary School District

[Fort Garrison ES](#)

Middle School District

[Pikesville MS](#)

High School District

[Owings Mills HS](#)

CIVIC - GOVERNMENT

Police Precinct

[Franklin](#)

Councilmanic District

[2](#)

Congressional District

[3](#)

Legislative District

[11](#)

Election District

[4](#)

Voting Precinct

[04-003](#)

ECONOMIC

Commercial Revitalization District

No Feature Found

Enterprise Zone

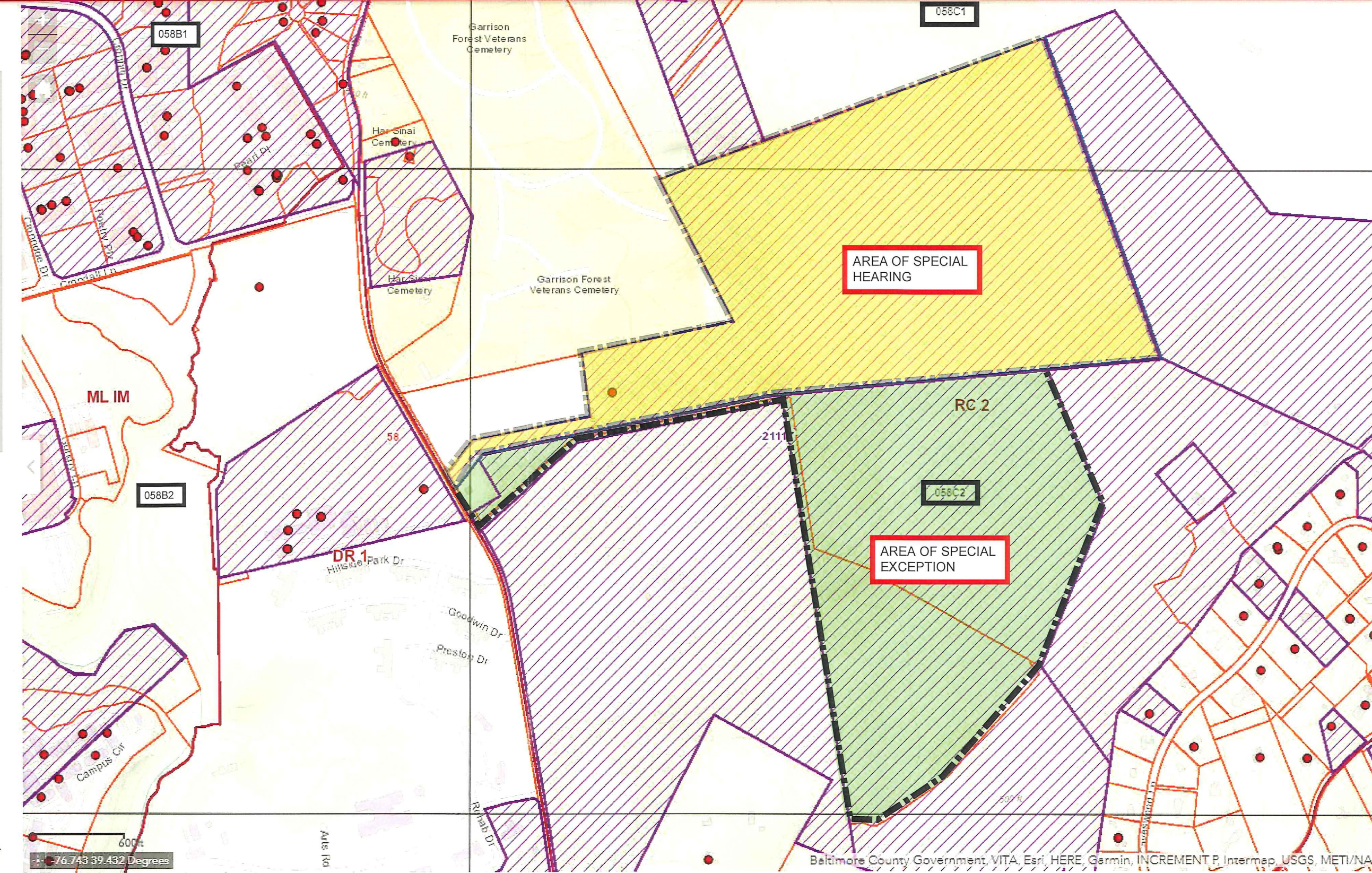
No Feature Found

Economic Park Center Name

No Feature Found

Economic Park Center

No Feature Found



2020-0190-SP4X

Search

Property Report - GARRISON FOREST RD

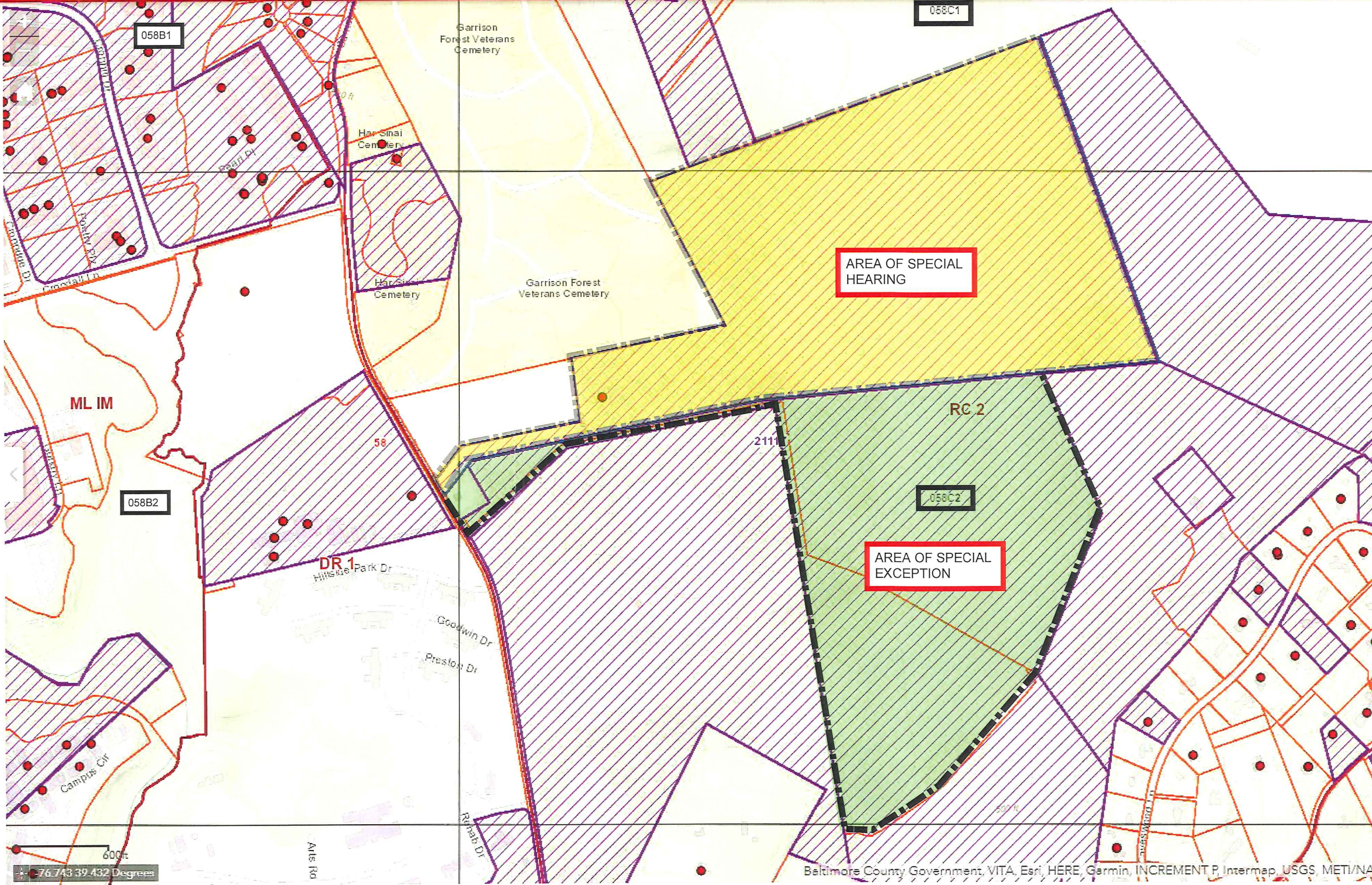
GARRISON FOREST RD
Tax Account Number 2300010067
Owner Name IRVINE NATURAL SCIENCE CENTER INC
Premise Address GARRISON FOREST RD
Tax Map 0058
Parcel 0918
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION
Zoning [RC 2](#)

SCHOOL DISTRICTS
Elementary School District [Owings Mills ES](#)
Elementary School District [Fort Garrison ES](#)
Middle School District [Pikesville MS](#)
High School District [Owings Mills HS](#)

CIVIC - GOVERNMENT
Police Precinct [Franklin](#)
Councilmanic District [2](#)
Congressional District [3](#)
Legislative District [11](#)
Election District [4](#)
Voting Precinct [04-003](#)

ECONOMIC
Commercial Revitalization District No Feature Found
Enterprise Zone No Feature Found
Economic Park Center Name No Feature Found
Economic Park Center No Feature Found



Map showing property boundaries, zoning (ML IM, DR 1, RC 2), and designated areas for special hearing (058C1) and special exception (058C2). The map includes labels for Garrison Forest Veterans Cemetery, Har Sinai Cemetery, and various streets like Hillside Park Dr, Goodwin Dr, Preston Dr, and Rialto Dr. A scale bar indicates 600ft, and coordinates are -76.743 39.432 Degrees.

2020-0190-SPHX

