



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 17, 2023

David Karceski, Esquire – dkarceski@venable.com
Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0090-A
Property: 11202 Garrison Forest Road

Dear Counsel:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew", is written over the printed name "PAUL M. MAYHEW".

Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Tim Hormes – thormes@jemicyschool.org
Peter Ward – pward@wardboland.com
Mark Tsitlik – mtsitlik@kcw-et.com
Kevin Anderson- kevinanderson@kcw-et.com
Chet Bartels – chester@steam-ad.com

IN RE: PETITION FOR VARIANCE
(11202 Garrison Forest Road)
4th Election District
2nd Council District
Jemicy School, Inc.
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0090-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Jemicy School, Inc., (“Petitioner”) for property located at 11202 Garrison Forest Road (“Property”). The Petitioner is requesting variance relief from Baltimore County Zoning Regulation (“BCZR”) § 1B02.3.C.1a to allow a size yard of 30 feet for a nonresidential principal building in a D.R.1 zone in lieu of the required 40 feet.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Tim Hormes, the Chief Operating Officer for Jemicy School attended the hearing in support of the requested relief. Kevin Anderson, P.E. and Chet Bartels, AIA, also attended. The revised site plan prepared and sealed by Mr. Anderson was admitted as Petitioner’s Exhibit 2. Petitioner was represented by David Karceski, Esquire, and Adam Rosenblatt, Esquire of Venable, LLP. There were no other interested persons in attendance. A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). They did not oppose the requested relief.

Mr. Karceski was allowed to proffer the case. He explained that the property is approximately 26.86 acres and is zoned DR 1. The Jemicy School operates on the parcel. There are three existing school buildings on the site as well as several trailers that are being used for

classroom space. In addition, there are two athletic fields. The proposed classroom building will allow the school to take the trailers out of service. Mr. Karceski explained that the many unique features of this site, including its irregular shape and topography. In addition, there is a 100-year floodplain and gas utility lines that limit the use of a large portion of the site.¹ The variance relief is therefore needed in order to construct the proposed new class building.

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

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

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

As explained above, the subject site is unique in a number of ways. Petitioner would suffer practical difficulty and hardship if the variance was denied because they would be unable to build the proposed class building as designed. I find that the variance is within the spirit and intent of the BCZR and that it will not harm the public health, safety or welfare. This is evidenced by the lack of opposition from any County agency or from any of the surrounding neighbors.

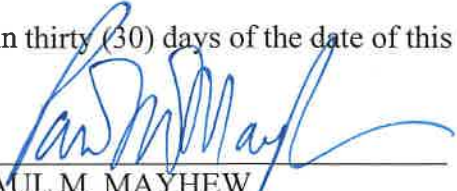
THEREFORE, IT IS ORDERED, this 17th day of **July, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, § § 1B02.3.C.1a to allow a size yard of 30 feet for a nonresidential principal building in D.R.1 zone in lieu of the required 40 ft., is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

¹ Of note, the site has already been found to be unique in a zoning sense in Case No. 00-014-A.

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



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 11202 Garrison Forest Road

which is presently zoned D.R.1

Deed References: 27919-370

10 Digit Tax Account # 2500004159

Property Owner(s) Printed Name(s) Jemicy School Inc.

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 0023-0090-A

Filing Date 4/25/23

Do Not Schedule Dates: _____

Reviewer JS

11202 GARRISON FOREST ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations to allow a side yard setback of 30 feet for a nonresidential principal building in the D.R.1 Zone in lieu of the required 40 feet.

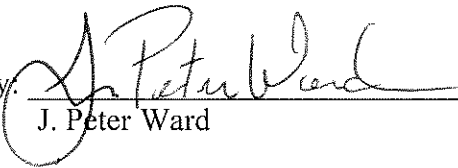
2023-0090-A

11202 GARRISON FOREST ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Property Owner:

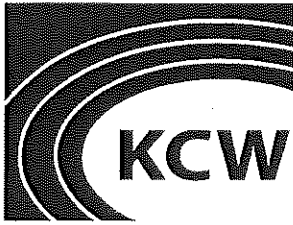
Jemicy School Inc.
11 Celadon Road
Owings Mills, Maryland 21117

By: 
J. Peter Ward

Title: Board Chair and President

Phone No.: (410) 653-2700

2023-0090-A



Certified Women-Owned

**KCW Engineering
Technologies, Inc.**

808 Landmark Drive,
Suite 217
Glen Burnie, MD 21061
p: 410.768.7700
f: 410.768.0200
www.kcw-et.com

Kimberly M. Groves, P.E.
President and CEO

Melissa M. Walker
Executive Vice President, CFO

J. Peter McDonnell
Vice President

William K. Woody
Senior Advisor

Kevin C. Anderson, P.E.
Vice President of Civil
Engineering and Land Surveying

Christine M. Hinkle
Vice President of Accounting
and Client Support Services

Douglas L. Kennedy, P.E.
Vice President

Jeffrey S. Kreis
Vice President of Business
Strategy and Programs

Kathleen M. Lipman
Vice President of Program
Management

Reginald C. Roberts
Vice President



**ZONING PROPERTY DESCRIPTION FOR
11202 GARRISON FOREST ROAD, OWINGS MILLS, MARYLAND
PROPERTY OF THE JEMICY SCHOOL, INC.
4TH ELECTION DISTRICT (C-2)
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the west side of Garrison Forest Road which is ultimately 70 feet wide at the distance of 1020 feet south of the centerline of Crondall Lane which is 50 feet wide. Thence the following courses and distances:

1. South 30 degrees 13 minutes 49 seconds East a distance of 1,010.94 feet to a point;
2. South 76 degrees 57 minutes 27 seconds West a distance of 1,576.43 feet to a point;
3. North 02 degrees 02 minutes 33 seconds West a distance of 543.66 feet to a point;
4. North 34 degrees 25 minutes 17 seconds East a distance of 65.77 feet to a point;
5. North 14 degrees 22 minutes 43 seconds East a distance of 115.49 feet to a point;
6. North 56 degrees 57 minutes 18 seconds East a distance of 1,114.02 feet back to the point of Beginning.

As recorded in Deed Liber SM 27919, Folio 370, containing 26.86 acres of land, more or less. Located in the 4th Election District and 2nd Councilmanic District. Being Lot #1 and Parcel "A" together in the First Amended Plat of Ruxton Country School recorded in Baltimore County Plat Book # 78, Folio 354.

Mark Tsitlik

Mark Tsitlik, P.E.
Project Manager

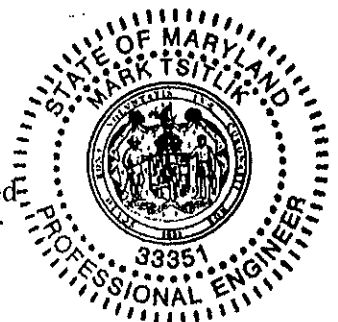
04/19/2023

Date:

Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 33351, Expiration Date 06-30-2024



2023-0090-A



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 11202 Garrison Forest Road

which is presently zoned D.R.1

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Property Owner(s) Printed Name(s) Jemicy School Inc.

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

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

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TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karczeski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarczeski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

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Signature #1

Signature # 2

Mailing Address

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Zip Code Telephone # Email Address

CASE NUMBER 0023-0090-A Filing Date 4/25/23

Do Not Schedule Dates: _____

Reviewer JS

REV. 10/4/11

11202 GARRISON FOREST ROAD

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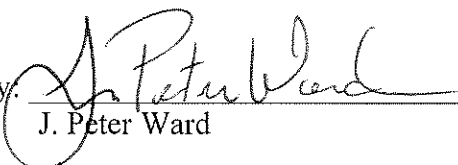
2023-0090-A

11202 GARRISON FOREST ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Property Owner:

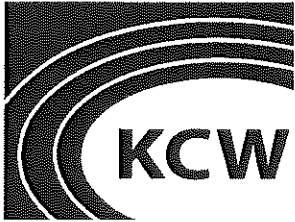
Jemicy School Inc.
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By: 
J. Peter Ward

Title: Board Chair and President

Phone No.: (410) 653-2700

2023-0090-A



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Vice President of Program
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Reginald C. Roberts
Vice President



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PROPERTY OF THE JEMICY SCHOOL, INC.
4TH ELECTION DISTRICT (C-2)
BALTIMORE COUNTY, MARYLAND**

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Mark Tsitlik

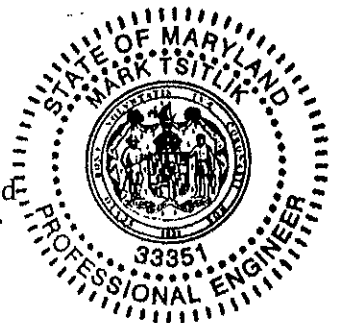
Mark Tsitlik, P.E.
Project Manager

04/19/2023
Date:

Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 33351, Expiration Date 06-30-2024



2023-1090-A

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: 2023-0090-A
Property Address: 11202 Garrison Forest Road
Legal Owners (Petitioners): Jemicy School INC.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Vengale LLP
Address: David Karceski
210 West Pennsylvania Avenue Suite 500
Towson, Maryland 21204
Telephone Number: (410) 494-6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 5/15/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS-Revised
Case Number: 2023-0090A

INFORMATION:

Property Address: Jemicy Upper School Campus (11202 Garrison Forest Road)

Petitioner: Jemicy School Inc.

Zoning: DR 1

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance -

1. From Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations to allow a side yard setback of 30 feet for a non-residential principal building in the D.R. 1 Zone in lieu of the required 40 feet.

The proposed site is a 26.862 acre property zoned DR 1, known as The Jemicy Upper School. It is surrounded by manufacturing uses to the west and rural lands to the east. The project has a previous Zoning Case (No. 2000-014-A) to allow a building length of 455' in lieu of the maximum permitted 300', which was granted.

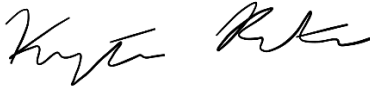
The existing land use is currently an institutional use on the property zoned DR 1. It is understood that Garrison Forest Road is a Baltimore County Designated Scenic Route. The requested relief for a 30 foot side yard setback, as said in above request, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design. The proposed architecture is appropriate and is compatible with the existing structure and its surroundings.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Garrison Forest Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

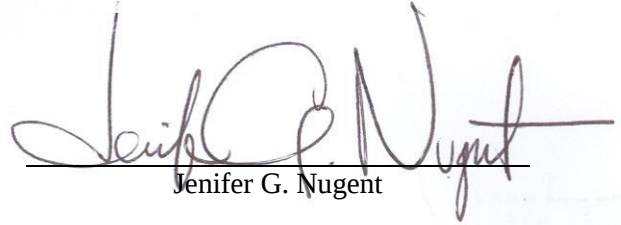
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Venable, LLP - David Karceski
210 W. Pennsylvania Avenue,, Ste. 500
Towson, MD, 21204

Re: Legal Notice 2515092,
CASE NUMBER: 2023-0090-A

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 06/23/2023

By



Joy Hough
Authorized Designee of the Publisher

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 on the property identified herein as follows:

CASE NUMBER: 2023-0090-A

11202 Garrison Forest Road

West side of Garrison Forest Road, south of Crondall Lane

4th Election District - 2nd Councilmanic District

Legal Owners: Jemicy School, Inc.

Variance allow a side yard setback of 30 feet for a nonresidential principal building in the DR 1 zone in lieu of the required 40 ft.

Hearing: Friday, July 14, 2023 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.

je23 2515092

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 7, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0088-SPH

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

DPW&T Comments:

Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPW&T Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Special Hearing.

*

*

*

*

*

VKD: cen

cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director

DATE: June 7, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0089-SPH

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

DPW&T Comments:

Lot Line adjustments are considered development according to county code. A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPW&T Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Special Hearing.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: June 7, 2023

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0092-A

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

DPW&T Comments:

A riverine flood plain that meets the qualifications of a Baltimore County flows overland very close to the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPWT Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Administrative Variance for the addition. The proposed addition must also meet DPW&T Design Manual Plate DF-1.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
VKD

DATE: June 7, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2023
Item No. 2023-0090-A, 0091-A, 0093-A

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

* * * * *

VKD: cen
cc: file

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
12601 Manor Road; E/S of Manor Road, *
666' N of Windmere Parkway * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts HEARINGS FOR
Legal Owners: Sharon Beaumont & Justin Tagg*
Petitioner(s) * BALTIMORE COUNTY
* 2023-088-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.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188
peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to Site Rite Surveying Inc, 200 E. Joppa Road, Room 105, Towson, Maryland 21286, siteriteinc@aol.com , Representative for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
12535 Manor Road; E/S of Manor Road, * OF ADMINISTRATIVE
612' N of Windmere Parkway * HEARINGS FOR
10th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Walter & Sharon Beaumont *
Petitioner(s) *
2023-089-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.

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Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
11202 Garrison Forest Rd; W/S of Garrison		
Forest Rd, W/S of Garrison Forest Rd,	*	OF ADMINISTRATIVE
S of Crondall Lane		
4 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Jemicy School, Inc.		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-090-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman/rmw
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People's Counsel for Baltimore County

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105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188
Peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2023-0090-A

RE: Case No.: _____

Petitioner/Developer: _____

Jemicy School, Inc.

July 14, 2023

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: _____

11202 Garrison Forest Road ***SIGN 1***

June 24, 2023

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



Sincerely,

 June 24, 2023
(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)

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

No. 220046

Date: 4/25/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 500.00

Total: \$ 500.00

Rec From: VENABLE / JEMICY SCHOOL

For: 2023-0090-A

11202 GARRISON FOREST ROAD

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



PNC, N.A. Bank 040
Maryland

VENABLE LLP

750 E. Pratt Street Suite 900
Baltimore, Maryland 21202
Operating Account

F 539020

15-3
540

DATE

April 17, 2023

AMOUNT

\$500.00

*****FIVE HUNDRED AND 00/100

PAY
TO THE
ORDER
OF

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665


AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

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 - 2500004159

Owner Information

Owner Name: JEMICY SCHOOL INC Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 11 CELADON ROAD Deed Reference: /27919/ 00370
OWINGS MILLS MD 21117-3009

Location & Structure Information

Premises Address: 11202 GARRISON FOREST RD Legal Description: 26.295AC WS
OWINGS MILLS MD 21117-2904 11202 GARRISON FOREST RD
RUXTON COUNTRY SCHOOL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0058 0010 0256 10000.04 0000 1 2022 Plat Ref: 0078/ 0354

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	35,114 SF		26.3000 AC	01

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
MULTI-PURPOSE SCHOOL BUILDING/ C3

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	672,300	672,300		
Improvements	4,434,200	4,651,900		
Total:	5,106,500	5,324,200	5,179,067	5,251,633
Preferential Land:	0	0		

Transfer Information

Seller: RUXTON COUNTRY SCHOOL INC	Date: 04/10/2009	Price: \$86,966
Type: ARMS LENGTH MULTIPLE	Deed1: /27919/ 00370	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	800	5,179,067.00	5,251,633.00
State:	800	5,179,067.00	5,251,633.00
Municipal:	800	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:

R-1986-0343

PAI # 040267

Pt. Bk./Folio # 055027

Pt. Bk. 0000055, Folio 0027

PAI # 040267

PAI # 040267

Pt. Bk./Folio # 072072

ML-IV

PAI # 040698

PAI # 040698

Pt. Bk./Folio # 078396

Pt. Bk. 0000078, Folio 0393

PAI # 040698

1962-5570-X

1961-5437-X

PAI # 040698

11315

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

NW 13-H

Pt. Bk./Folio # 065022

PAI # 040390

PAI # 040390

2000-0014-A

PAI # 040390

Pt. Bk./Folio # 078354

Pt. Bk. 0000078, Folio 0354

PAI # 040390

11202

11202

11202

DR-1

HILLSIDE PARK DR

HILLSIDE PARK DR

REHAB DR

GOODWIN DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PRESTON DR

PAI # 040490

PAI # 040490

PAI # 040490

PAI # 040490

11100

200

200

NW 13-G

NW 12-G

2 CD
058B2
4 D

PAI # 040490
R-1982-2176
PAI # 040444

Pt. Bk./Folio # 055024

PAI # 040444

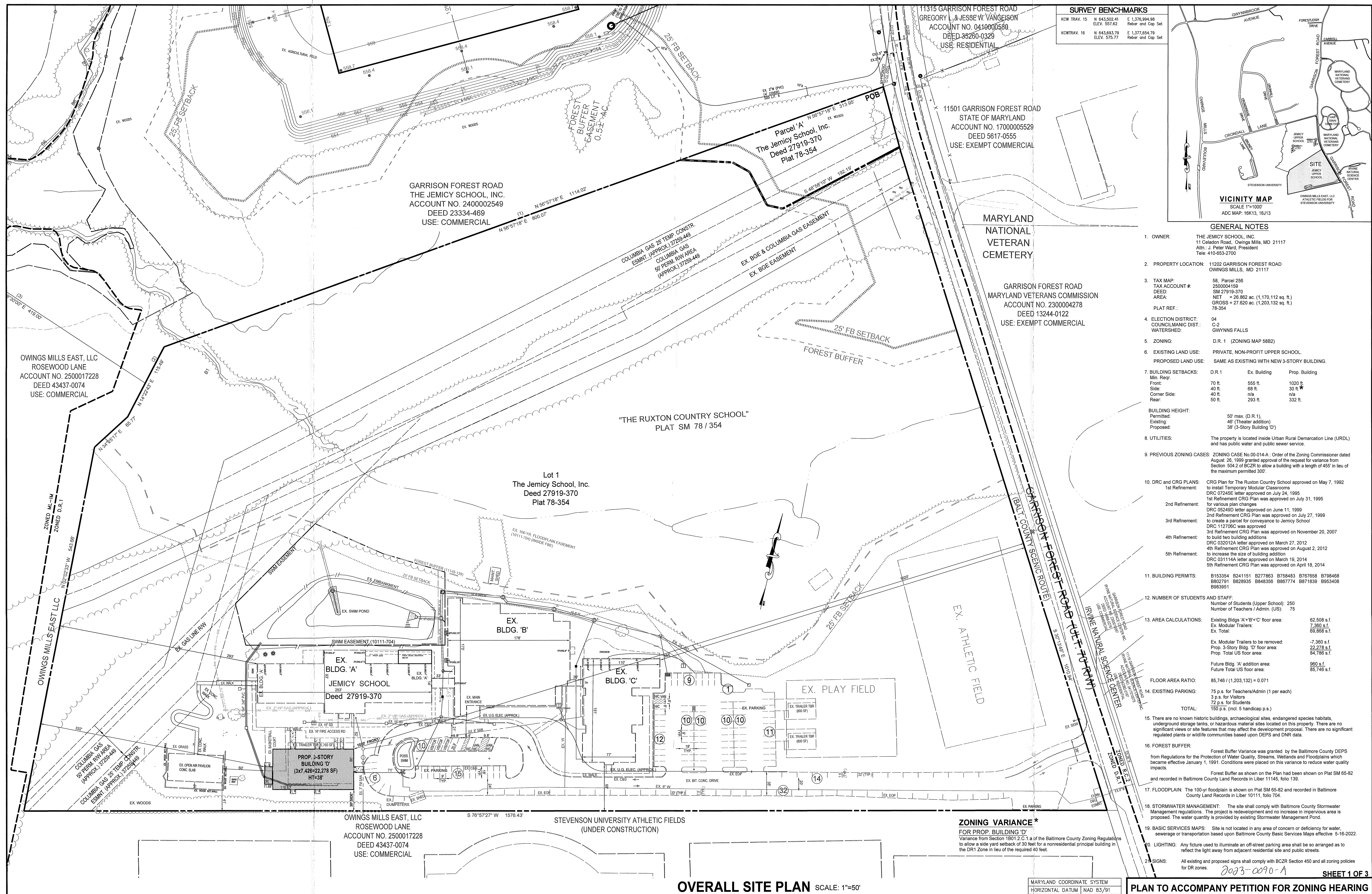
NW 12-H

PAI # 040444

Pt. Bk./Folio # 0031575

PAI # 048045 Folio 0575

PAI # 048045





Jemicy School

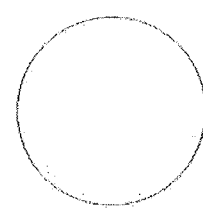
11202 Garrison Forest Road,
Owings Mills Maryland 21117

STEAM COLLABORATIVE LLC

209 West Street, Suite 303
Maryland 21401



1201 S Mountain Rd, Joppa,
MD 21085



rev desc date
DESIGNED EXTERIOR 04.18.2023

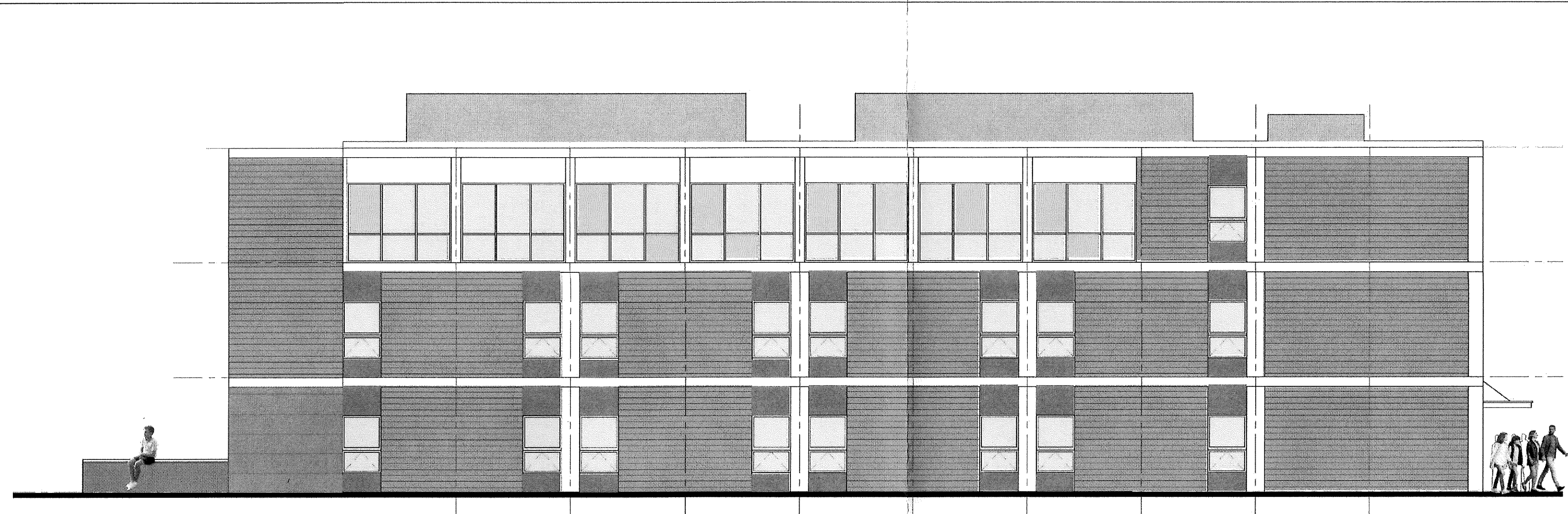
Client Name:
MODULAR GENIUS
Project Name:
JEMICY SCHOOL
Project Phase:
PROGRAMMING

JEMICY SCHOOL_UPPER SCHOOL

A201

EXTERIOR ELEVATIONS

NOT TO SCALE



Jemicy School

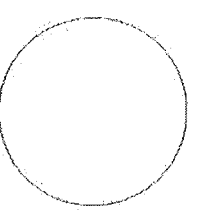
11202 Garrison Forest Road,
Owings Mills Maryland 21117

STEAM COLLABORATIVE LLC

209 West Street, Suite 303
Maryland 21401



1201 S Mountain Rd, Joppa,
MD 21085



rev desc date
DESIGNED EXTERIOR 04.18.2023

Client Name:
MODULAR GENIUS
Project Name:
JEMICY SCHOOL
Project Phase:
PROGRAMMING

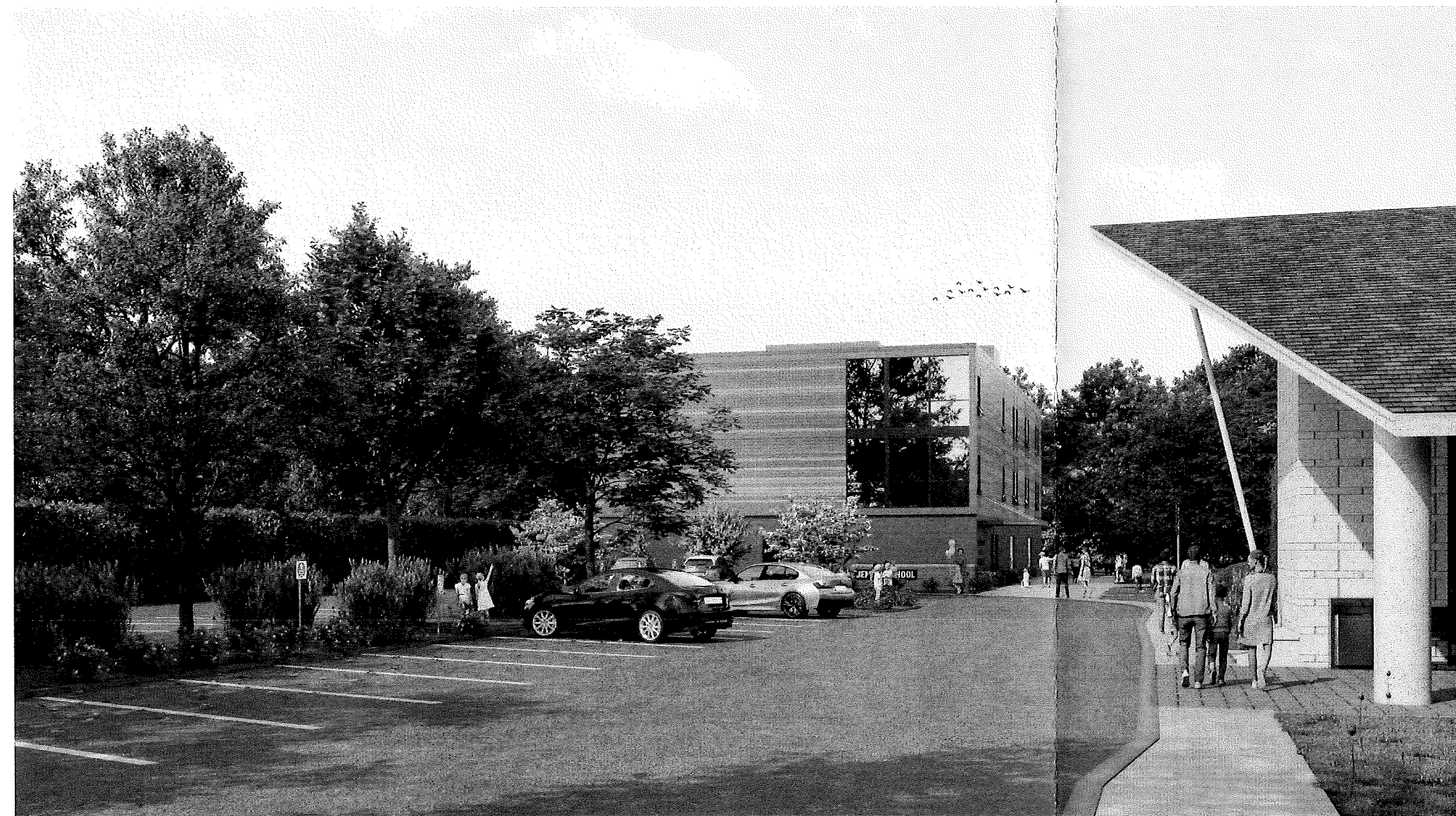
JEMICY SCHOOL_UPPER SCHOOL

A202

EXTERIOR ELEVATIONS

NOT TO SCALE

UPPER SCHOOL_ EXTERIOR 3D

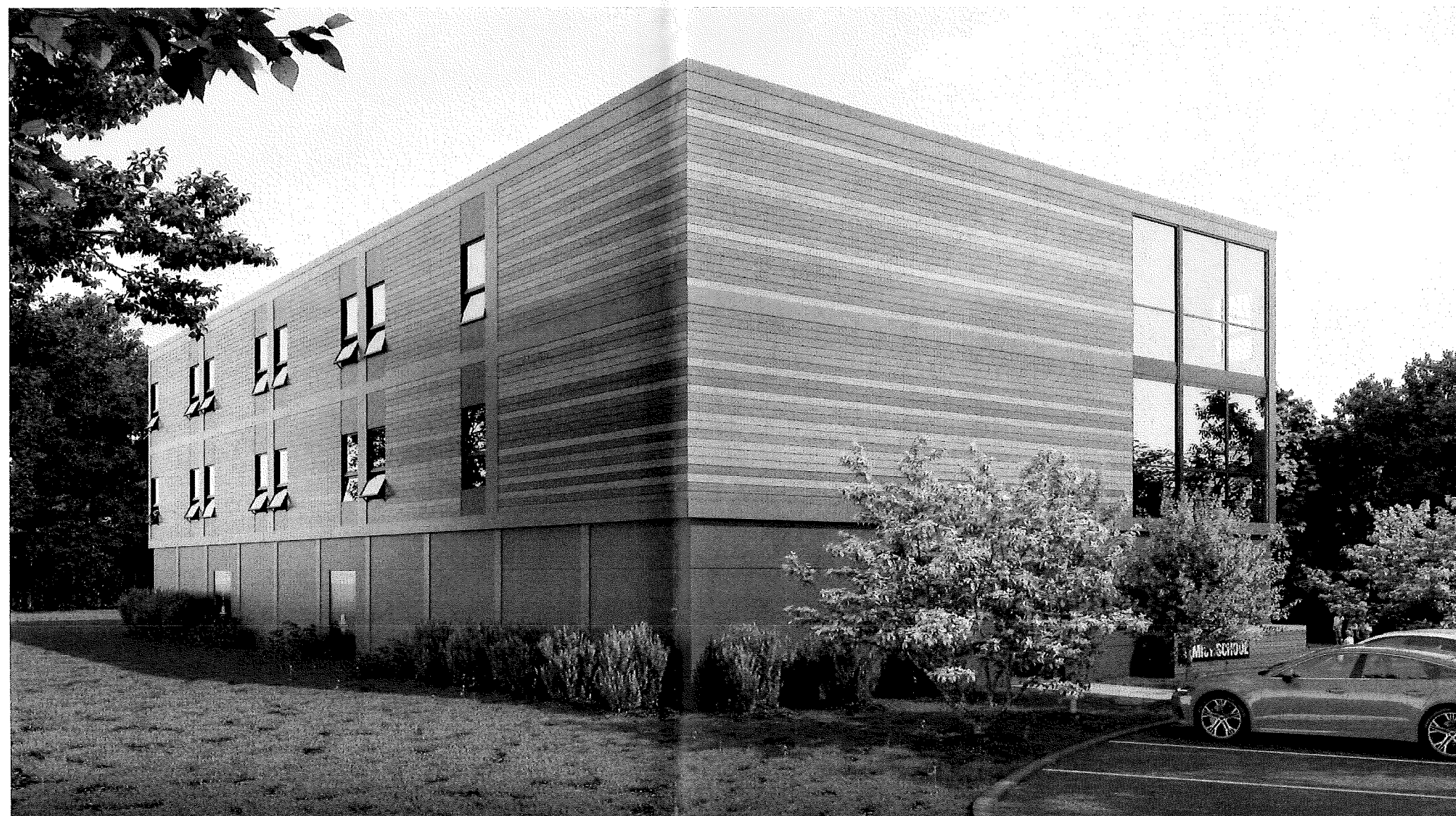


STEAM COLLABORATIVE LLC

Jemicy School
March 3, 2023



UPPER SCHOOL_ EXTERIOR 3D



STEAM COLLABORATIVE LLC

Jemicy School
March 3, 2023



UPPER SCHOOL_ EXTERIOR ELEVATIONS



STEAM COLLABORATIVE LLC

Jemicy School
March 3, 2023



BUILDING ELEVATIONS

SCALE: NOT TO SCALE

NOTE:
BUILDING ELEVATIONS, BUILDING MATERIALS AND
COLORS SHOWN ON THESE BUILDING ELEVATIONS ARE
FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO
REVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SHEET 3 OF 3

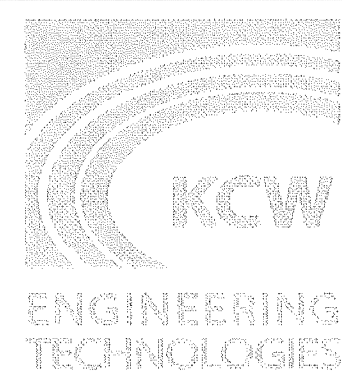
PLAN TO ACCOMPANY PETITION FOR ZONING HEARING

MARYLAND COORDINATE SYSTEM
HORIZONTAL DATUM NAD 83/91
VERTICAL DATUM NAVD 88

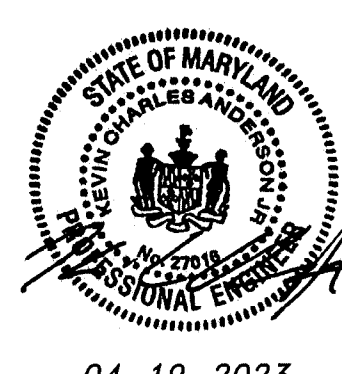
KCW JO # 2070325
SCALE: AS SHOWN
DESIGNED: MT
DRAWN: MT
CHECKED: KCA
DATE: APRIL 19, 2023
DRAWING No. **C-103**

3-STORY BUILDING 'D'
JEMICY UPPER SCHOOL CAMPUS

11202 GARRISON FOREST ROAD
BALTIMORE COUNTY, MD ELECTION DISTRICT - 04, C2



KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



Professional Certification.
I hereby certify that these
documents were prepared or
approved by me, and that I
am a duly licensed professional
engineer under the laws of the
State of Maryland.
License No. 27016.
Expiration Date 01-31-2024.

OWNER/DEVELOPER:

THE JEMICY SCHOOL, INC.
11 CELADON ROAD
OWINGS MILLS, MD 21117
Attn: J. PETER WARD, PRESIDENT
Tele: 410-653-2700