

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

July 6, 1999

Colonial Bank 1928 First Avenue North 8th Floor Birmingham, Alabama 35801

To Whom It May Concern:

RE: Zoning Verification, 4511 Robosson Court - 7.75 acres +/-, Chapel Hill Convalescent Home, aka Frederick Villa Nursing Home, (the "Project"), Case #97-143-SPHA, 2nd Election District

Staff has reviewed your request for zoning verification on the above referenced site and based on the provided information and plan and a review of our records, the following has been determined as of the date hereof:

- Current Zoning: The land on which the Project is constructed is zoned R.C.4 and is subject only to the use restrictions generally applicable to that classification which are contained in the Baltimore County Zoning Ordinance.
- Conformance with Current Zoning Requirements: Based on the materials
 available from our records, we have determined that the Project is legally
 nonconforming both as to its use and structures. To the best of our
 knowledge, the Project is legally nonconforming in the following respects:

The R.C.4 zone does not permit convalescent (i.e., nursing home) care; however the Zoning Commissioner approved the expansion of the use as previously approved in Case #4250-X in Case #97-143-SPHA (see attached Order).

Right to Rebuild Following Casualty: In the event of casualty, the Project
may be rebuilt substantially in its current form (I.e., no loss of square
footage, same building footprint) upon satisfaction of the following
conditions and or limitations:

Pursuant to Sections 104.1, 104.2 and 104.3 <u>Baltimore County Zoning Regulations</u> (see attached copy).

4. No Further Approvals or Licenses Required: The current use of the Project by its present owners for convalescent (nursing home) care for 69 beds is a permitted use under the Zoning Ordinance without the necessity of any rezoning, special exceptions, use permit, variance or other approval, other than those already granted. We are not aware of any other permit or

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license required by this jurisdiction that a purchaser must obtain before it may acquire the Project or before the Project may continue to be used in the manner in which it is presently being used.

- 5. Parking: The required number of parking spaces for this Property is 1 space for 3 beds, which per the approved site plan is: 69 beds/3 spaces = 23 spaces with 103 spaces proposed.
- No Applications Pending: To the best of my knowledge, no application for rezoning of the Project, or for a special or conditional use permit or variance in connection with the Project, is now pending. No proceeding to challenge the zoning, or other governmental approval or use of the Project is pending, or, to the best of our knowledge, overtly threatened.
- 7. No Violations; All Development-Related Fees Paid: We are unaware of (i) the existence of any violations or alleged violations of any zcning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years, or (ii) any enforcement proceedings against the Project that are pending or contemplated. We are of the opinion that all fees required have been paid in connection with the development and use of the Project, including any impact-related fees, have been paid, and no such fees which would have applicability to the Project are otherwise pending or contemplated.

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.

John L. Lewis Planner II Zoning Review

JLL:ggs

Enclosure

c: Case Number: 97-143-SPHA

#4250 XV MAK 2-B

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF THE APPLICATION OF THOMAS W. HOOG AND WIFE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Exception

To The Zoning Commissioner of Balt more County

THOMAS W. HOGG and LILLIAN B. HOGG, his wife, Legal Owners Sonianat

hereby petition for a Special Exception, under the Zoning Regulations

and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly

of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be erected thereon) hereinafter described for a convalescent home or

rectable for the second second

ZONINO DEPARTMENT OF BALTIMORE COUNTY PETTINN POR SPECIAL EXCEPTION PARTIES FOR SPECIAL EXCEPTION PARTIES FOR SPECIAL PARTIES

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OFFE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE HERALD - ARGUS

THE COMMUNITY PRESS

Dandelk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 21 1957.

THIS IS TO CERTIFY, that the annexed advertisement of When It leden group trommerrer of Political County was inserted in THE/BALTIMORE COUNTAN, a group of

three weekly newspapers published in Baltimore County, Marysuccessive weeks before land, once a week for 3 the 21 st day of Aptember 1957, that is to say the same was inserted in the issues of September 13 and 20 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager. Hepte-ber 10, 1957

\$35.00

RECEIVED of James C. D. Downes, Edgaire, for petitioner Thomas W. Hogg, the sum of Thirt; Pive (\$35.00) dollars, being cost of petition, posting and advertising of property situate - East side of Robosson Road 275 feet Northerly from Liberty Road - 2nd District

Joning Commissioner of Baltimore County

HEAR ING:

Wednesday, October 2, 1957 at 10:00 a.m. Room 108 County Office Building 111 W. Chesapeako Avenue Towson, Maryland

Thank you.

SEP 1 0 1957 COMPTROLLER'S OFFICE

01.622- \$35.00

James D. C. Downes, Esquire 212 Washington Avenue Towson b, Maryh nd

Upon receipt of the invoice from the Office of Central Services, we wish to notify you that there is a balance of Six Dollars (86.00) date to over cost of add-on the property situate on the East side of Robeson East the Central Services of Liberty Rose, Thomas W. and Lillian B. Nogg.

May we please have your check payable to the Treasurer of Baltimore County, Maryland, for the same. Wery truly yours,

Wilsie E. Adams Zoning Commissioner of Baltimore County

4250 X

October 3, 1957

RECEIVED of James w. C. Downes, attorney for petitioner, Thomas W. Hogg, the sum of Six Bollars (\$6.00) to cover cost of advertising the property situate on the East side of Robosson load, Worth of Liberty Boad.

Than't you.

trd

01.6 22-16.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #4250 Date of Posting 9-18-5? Posted to: Special Edystics for Convalisaint Home. Location of property: 6/5 of Johnson Rely 275 ft West Liberty Mond ito Sullat Location of Signs: Cast relle Robonon Road 400ft North of Lebety Road. Remarks Posted by Storge R. Himmel

ORDERED BY the Zoning Commissioner of Baltimore County this 3rd day of September 19 53 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 2nd October ____ 19 57_ at _10_ o'clock A. H.

and public hearing on the above petition, and it appearing that by reason of location, the aneity, bentland the tracel welfare of the location to safety, bentland the general welfare of the locality not being destinantially affected, the said petition module by granted, therefore:

Deputy Zoning Corndiscioner of Entitoric County, CRESSE that the aforeasing bentium of Entitoric County, CRESSE that the aforeasing bentium for a special exception, be and the sage is boreby grantes, subject, beaver, to compliance with the regulations of the Baltiance County Westin Bengatentan and the Barcas of Fire Prevention of Baltimore County governing the operation of convolutements here in an July Journal

