



Baltimore County
Department of Permits and
Development Management

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:

1. 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.

2. 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).

3. 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 Baltimore County Zoning Regulations (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.

6. 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 zoning, 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/scj

John L. Lewis
Planner II
Zoning Review

JLL:ggs

Enclosure

c: Case Number: 97-143-SPHA

Come visit the County's Website at www.co.ba.md.us

