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(1888-1983)

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September 16, 1997

9/17/97
To: JLL
9/18/97
RE: 67-64-SPHA
PLAN RVD 9/73

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: **Mariner Health Care - Catonsville**
98 Smithwood Avenue
DRC Number 081171, Dist 2C1

Mr. Jablon:

Please find enclosed one copy of the Zoning Order in each of the following Zoning Cases:

1. Case 1597-S, Special Exception for a convalescent home in a residential zone. Withdrawn without prejudice by petitioner, December, 1949.
2. Case 1661, Hearing to permit conversion of an existing dwelling to apartments. Granted March 2, 1950.
3. Case 5727-XA, Special Exception for a convalescent home in a residential zone. Granted January 23, 1963.
4. Case 67-64-ASPH, Special Hearing to permit a side yard of 2.95 feet in lieu of the 12 feet minimum, and to permit side yards of 12 feet and 7.45 feet in lieu of the required 8 feet. Granted September 26, 1966.

The property has remained virtually unchanged since the late 1960's. The owner now proposes to make a number of interior improvements and to build some new parking and a circular driveway with a porte-cochere to better accommodate the elderly patients. No exterior changes to the building will take place in any areas which currently have variances. The site has sufficient parking in accordance with the Baltimore County Zoning Code. No change in use will take place.

We also enclose one copy of the site plan, which was submitted to the DRC. The DRC granted an A-7 exemption to this project, on August 22, 1997, on condition that we submit this letter to you.

Mr. Arnold Jablon, Director
Mariner Health Care - Catonsville
September 16, 1997
Page 2

No significant changes from any of the approved Zoning Cases are proposed. We hereby request that you confirm that these changes are consistent with the approved Zoning Order and are within the spirit and intent of that order.

Thank you for your attention to this issue. We have enclosed one extra copy of this letter and a check for \$40.00 in accordance with your policy.

Sincerely,

Thomas N. Woolfolk, L.A.
Project Manager

Enclosure

cc: Pat Carey (Atelier Architects)

8581 DOC

September 24, 1997

2nd Election District

Dear Mr. Woolfolk:

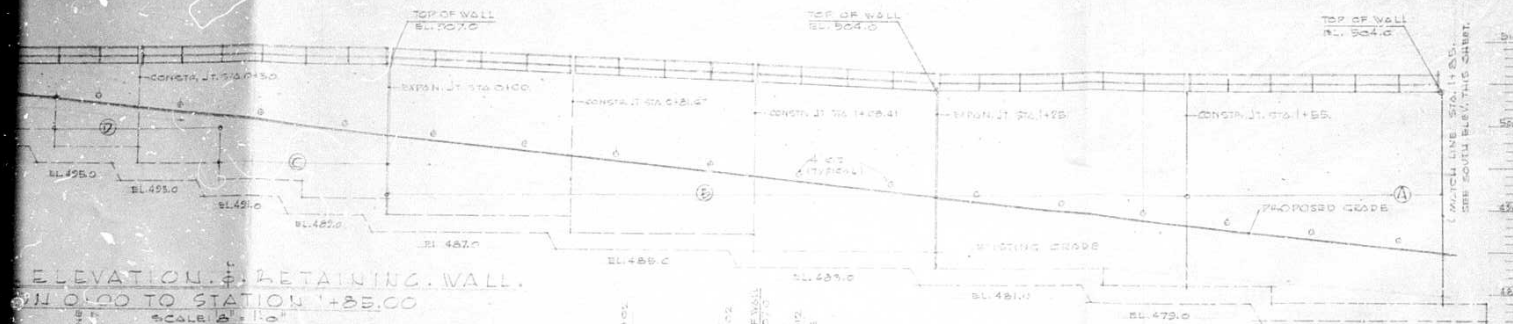
The staff has determined that the proposed changes consisting of interior alterations, new parking, and a new driveway configuration, is within the spirit and intent of zoning case 67-64-SPHA and you may go forward without any zoning public hearings.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

cc: zoning case 67-64-SPHA

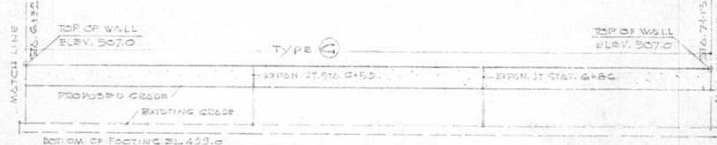


ELEVATION OF RETAINING WALL
STATION 1+35.00 TO STATION 1+85.00
SCALE 1/4" = 1'-0"

EAST ELEV.
STA. 6+02.00 TO STA. 6+12.00
SCALE 1/4" = 1'-0"

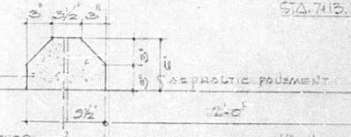


SOUTH ELEV.
STA. 1+35.00 TO STA. 1+85.00
SCALE 1/4" = 1'-0"

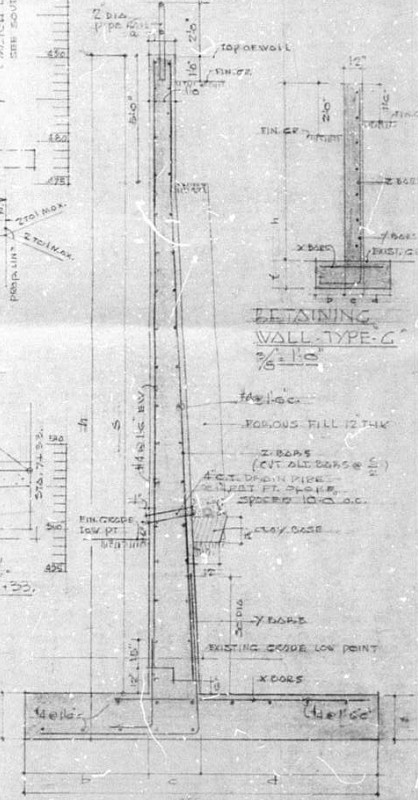


EAST ELEVATION OF RETAINING WALL
STATION 6+02.00 TO STATION 6+12.00
SCALE 1/4" = 1'-0"

DETAILS OF ROAD CUTTER & SIDEWALK
TO BE BUILT AND INSTALLED ALONG URBAN & NORTHWEST PROPERTY LINES OF PROJECT. SEE SITE PLAN THIS SHEET.



CONCRETE BUMPER
EAST, SOUTH & WEST PARKING
(23 REQUIRED)



RETAINING WALL TYPE A
SCALE 1/4" = 1'-0"

RETAINING WALL SCHEDULE											
WALL TYPE	H	A	B	C	D	E	F	G	V	Z	
A	27'	1'0"	7'0"	2'0"	3'0"	1'0"	2'0"	1'0"	1'0"	1'0"	1'0"
B	27'	1'0"	7'0"	2'0"	3'0"	1'0"	2'0"	1'0"	1'0"	1'0"	1'0"
C	18'	1'0"	2'0"	1'0"	2'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
D	14'	1'0"	2'0"	1'0"	2'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
E	12'	1'0"	2'0"	1'0"	2'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
F	8'	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
G	6'	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"

TREE REMOVAL SCHEDULE											
NO	TR. IN	SPR. IN	NO	TR. IN	SPR. IN	NO	TR. IN	SPR. IN	NO	TR. IN	SPR. IN
1	42'	20'	2	20'	10'	3	14'	20'	4	20'	20'
5	12'	24'	6	20'	12'	7	18'	24'	8	20'	24'
9	20'	24'	10	24'	20'	11	24'	20'	12	24'	20'
13	20'	24'	14	24'	20'	15	24'	20'	16	24'	20'
17	20'	24'	18	24'	20'	19	24'	20'	20	24'	20'

SEE SHEET ME-1 FOR UTILITY LINES AND SYMBOLS

APPROVED
10.15
9/20/66

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 9/20/66

GEORGE WILLIAM STEPHENS, INC.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGRETT AVENUE
TOWSON & MARYLAND

SITE DEVELOPMENT PLAN

COMM. No. 6500

NEW BUILDING FOR

THE SUMMIT NURSING HOME, INC.

SMITHWOOD AVE.
OWINGS MILLS

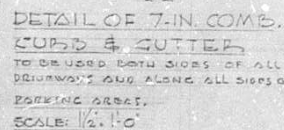
CATONSVILLE
27117
MARYLAND

SHEET

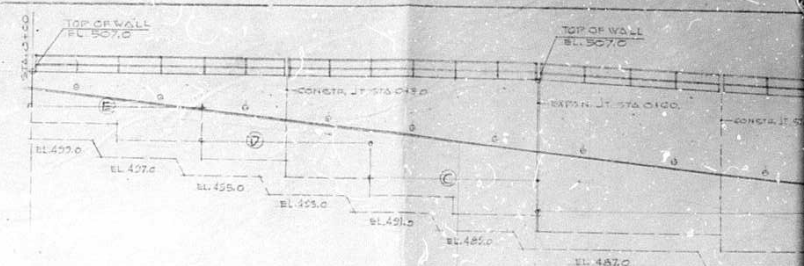
SCALE

DATE

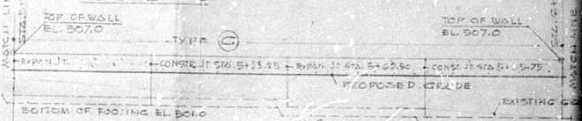
10/14/66



NOTE
WELD TO BE WELDED
TO DATA PORTS TO FORM
A PERMANENT BORDICABLE



WEST. ELEVATION. $\frac{1}{2}$ RETAINING WALL
STATION 0+00 TO STATION 1+85.00



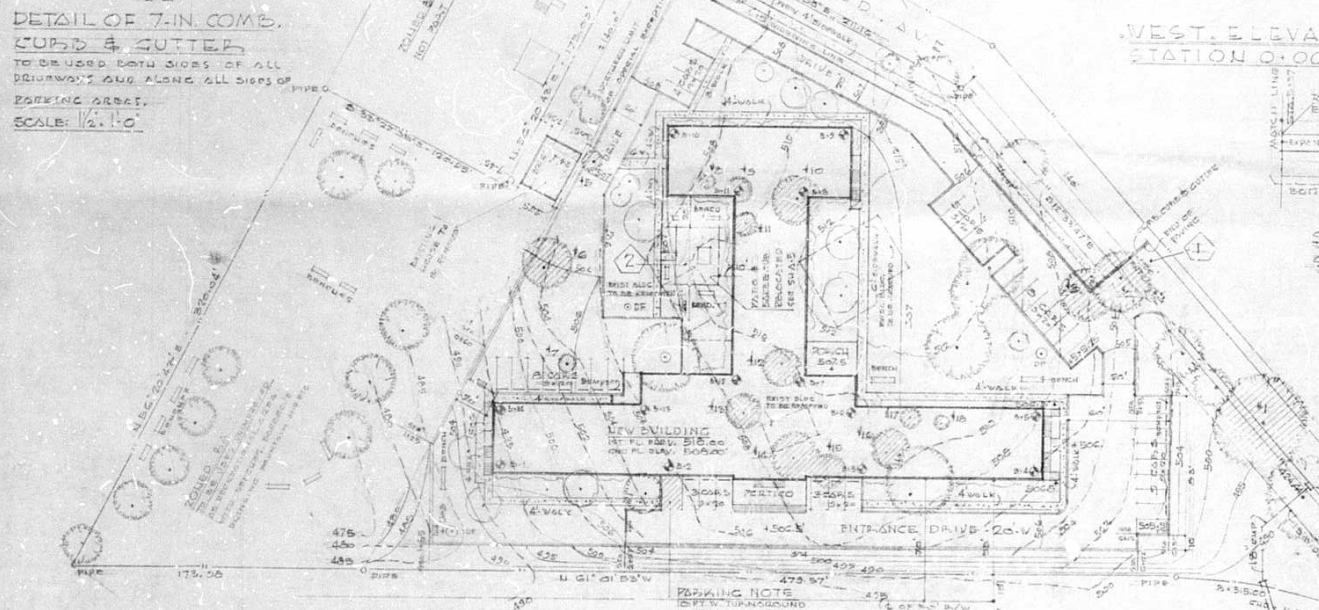
SOUTH ELEVATION & RETAINING WALL
STATION 5+37.00 TO STATION 6+02.00
SCALE 8"=1'-0"



SOUTH. E. LEV.
STA. 6+2 TO STA. 6+32

NOTE
PROVIDE INLET IN LIE
OF 4' WIDE SIDEWALK.
(INLET IS E' COMP)

NOTE ONE 34" ME-1 FOR GRADES &
POURING FROM THIS POINT TO
FREDERICK ROAD. ROADWAY
TO BE CONSTRUCTED AS DETAIL
ALONG, OMIT CURB, GUTTER & SIDE



NOTE
NO PARKING SIGNS TO BE
POSTED IN ALL DRIVEWAYS/
INCLUDING ENTRANCE

S I T E . P L A N .

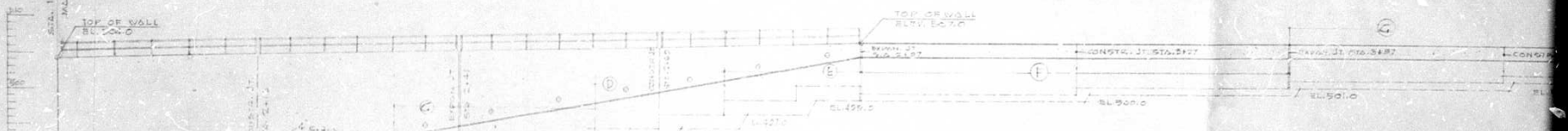
SCALE 1" = 40'

① INDICATES APPROXIMATE LOCATION OF SOIL BORING ON PLAN. SEE SPECIFICATIONS FOR BORING LOGS.

OFF SITE WORK

THE OFF-SITE WORK TO BE ACCOMPLISHED UNDER THIS CONTRACT IS AS FOLLOWS:

- 1 NEW 4 SIDEWALK ALONG N & NW PROPERTY LINES.
2 2' SIDEWALK PAVING 19' WIDE FROM SOUTH SIDE OF
3 SUMMIT AVE FOR APPROXIMATE 200' FT ALONG N & NW COR.
4 STANDARD 7 IN. DUCTILE CAST IRON CULVERT FOR SAME DISTANCE
5 2' SIDEWALK PAVING 18' FT WIDE FROM SW COR. OF PROPERTY
6 TO FREDERICK ROAD (WITH CURB CUTS) APPROX 40' FT.
7 BRUSHING, TREE REMOVAL AND SUB-GRADING FOR 1/4 AC. TRAIL.
8 THE EXTENSION OF UNDERGROUND ELECTRIC SERVICE,
9 GAS, WATER, AND SAN. SEWER CONNECTIONS IS
10 SHOWN ON SHEET NO. ME-1.



SOUTH ELEVATION OF RETAINING WALL.
STATION 1+85.00 TO STATION 5+37.00

REVISIONS

1. ROAD MAPS OF CANADA - AUG 15, 1966
2. NOTES & PARAGRAPH RELOCATED - AUG 15, 1966
3. PARAGRAPH NOTES ADDED - SEPT 26, 1966
4. 20 PARAGRAPHS & 20 NOTES ADDED - SEPT 26, 1966
5. PARAGRAPH WORDS ENTERED, NOTE ADDED - SEPT 26, 1966
6. GIVEAWAY & HILLS NOTE ADDED - SEPT 26, 1966

SYMBOLS.

- ① INDICATES TREES TO BE PLANTED
② INDICATES TREES TO BE REMOVED (SAPLINGS)
③ INDICATES EXISTING GRADE CONTOUR
④ INDICATES WOOD BRANCHES
⑤ INDICATES EXISTING TREES TO REMAIN
⑥ INDICATES LOW BASE PLANTING (TALL PLANTED)
⑦ INDICATES FINISHED GRADE CONTOUR
⑧ INDICATES DRINKING FOUNTAIN