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

February 22, 2000

Mr Winfield T Willis
Creative Living, Inc
2816 Hillsdale Road
Baltimore, Maryland 21207

Dear Mr Willis

RE: Zoning Interpretation, 7600 Clays Lane, Special Exception 76-52-RX

Thank you for your letter of February 3, 2000 to Arnold Jablon, Director of Permits and Development Management This correspondence has been referred to me for reply

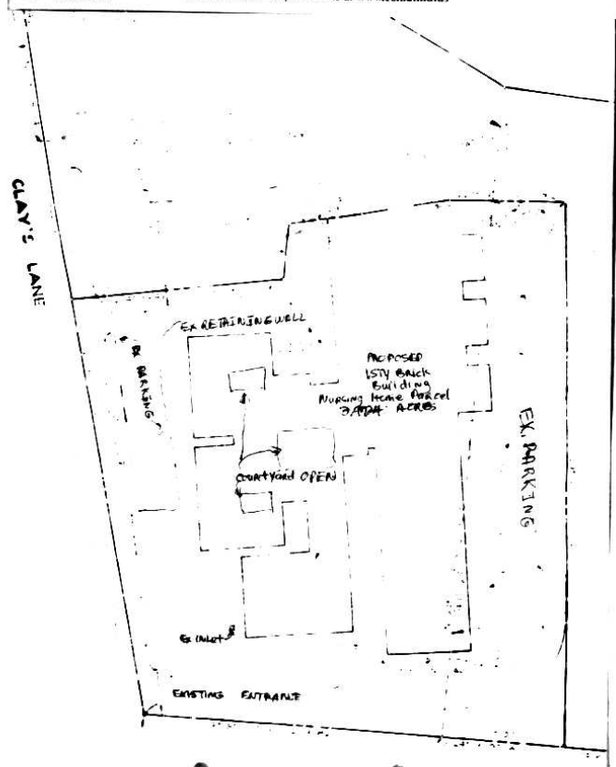
Please be advised that the Baltimore County Zoning Office will permit the building and improvements to be utilized as an assisted living home (facility) only, with multiple level of care provided that a density-site plan is submitted which indicates that the land area approved in the Special Exception of Zoning Case #76-52-RX can support the density of the assisted living facility Please refer to John Lewis' letter of December 6, 1999 to determine the method if calculating the density

You may submit said site plan to my attention and if you need further assistance, please contact me at 410-887-3391

Sincerely,

Mitchell J Kellman
Planner II
Zoning Review

MJK kew



CREATIVE LIVING, INC.
2816 HILLSDALE ROAD
BALTIMORE, MD 21207
(410) 448-1603 Tel.
(410) 448-1609 Fax

February 3, 2000

Mr Arnold Jablon
Director of P D M
111 W Chesapeake Ave
Towson, MD 21204

RE Request for Zoning Review - 7600 Clays Lane, Baltimore, MD 21244
Special Exception Case # 76-52-RX

Dear Director Jablon

The property address cited above has been operating as a convalescent home for over 20 years under a zoning special exception case # 76-52-RX

The convalescent home previously included assistant living clients and nursing home clients We intend to utilize the facility as an assistant living home only with multiple levels of care, but not as critical of a care as a nursing home

Therefore, since the purpose of a convalescent home is simply assisting residents with improving there health and well being, it appears that the spirit and intent of special exception case # 76-52-RX allows both uses under the convalescent home zoning The special exception zoning recognizes assisted living facilities developed in conjunction with nursing homes, and it appears this facility has always been used for both types of care

When the original application was made in 1975, it specifically stated the proposed facility was for a "convalescent home in connection with the ministry of the church for care of its members and friends" It did not state the level of care, therefore, it could be utilized for both assistant living and nursing which is exactly what has occurred

We have included a copy of page 6 from a March 31, 1998 Restricted Use Appraisal Report which was a State of Maryland regulatory requirement per COMAR 10.09 10.10 by the Medical Care Finance Administration for the reimbursement of capital expenses under the Nursing Home Reimbursement System The appraisal specifically states that 21 existing domiciliary care beds have been transferred to use as comprehensive care beds,

resulting in a use of 102 comprehensive beds and 18 domiciliary beds at the time of the report Therefore, we can assume that the facility had 39 domiciliary beds at some point prior to this report In addition, orally it has been indicated that the facility had a majority of domiciliary beds when it was built in 1980 and slowly transferred beds to comprehensive use over its 19 year operating history

Therefore, we are requesting you to complete a detailed analysis of the special exception case # 76-52-RX to inform us if assisted living is allowed under this current zoning case We also have included a copy of the facilities layout, and records obtained from your office such as the site plan, the original special exception application, and a letter written to an attorney from your office on December 4, 1999

Please contact me at (410) 448-1603 if you have any questions

Sincerely,

Winfield T Willis

Winfield T Willis

[illegible] discussed this with John Lewis

Please call me for pickup, I will pay $40.00 when I pickup answer.

DESCRIPTION OF IMPROVEMENTS - CONTINUED

REMARKS: Since the time of the last inspection, normal on-going maintenance has occurred. In addition, 21 existing domiciliary care beds have been transferred to use as comprehensive care beds, bringing the totals to 102 comp beds and 18 dom beds. No major capital improvements have been reported for the years covering this report period

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

November 12, 1999

Dominick A. Garcia, Esquire
Friedman, Garcia and Friedman
Durkirk Building
2 Dunmanway
Dundalk, MD 21222

Dear Mr. Garcia:

RE: 7600 Clays Lane, Zoning Case 76-52-RX, 2nd Election District

This is a response to your request for a zoning position letter concerning the above referenced site. According to your provided information, the D.R.10.5 zoned, 3.97-acre site is currently used as a nursing (convalescent) home, pursuant to special exception case number 76-52-RX.

A review of the zoning case indicates that the original approved special exception area was 20.602 acres of D.R.5.5 zoned land. Part of this area (4.9 +/- acres) was designated for a nursing home and 9.7 +/- acres for proposed elderly apartments. The remainder was for the church/school use. Certain densities and uses were assigned on the site plan and approved by the zoning commissioner.

Both an assisted living facility (by special exception) and senior independent living apartments (by right) are permitted (subject to regulatory compliance) in the D.R.10.5 zone; however, please be aware that any change from the approved plan or order in the above referenced zoning case would also require a special hearing to approve the revisions. Another point of concern is one of there being sufficient density available to support the proposed uses.

Regretfully, I am unable to state more than the very general comments that you see here without a detailed redlined site plan from the zoning hearing showing all proposed changes, buildings, uses and densities.

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074321

DATE 11/5/99 ACCOUNT 001 6150

AMOUNT $ 46.00 (JLL)

RECEIVED FROM Pachino + Garcia Friedman

FOR 99-2846

7600 Clays Ln

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

Law Offices of
FRIEDMAN, GARCIA & FRIEDMAN
DURKIRK BUILDING
2 DUNMANWAY
DUNDALK, MARYLAND 21222
FAX (410) 284-0111

MYLES F FRIEDMAN
(410) 284-6500
DOMINICK A GARCIA
(410) 285-6600

IRVIN S FRIEDMAN
(1902-1992)
JOEL H PACHINO
(1936-1991)

11/4/99 $
11/5/99 ua

November 4, 1999

Arnold Jablon
Director of Department of
Perm. Development and Management
1117 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Request for Position Letter
Location: 7600 Clays Lane

Dear Mr Jablon

Please find attached hereto a site plan concerning the property known as 7600 Clays Lane which consists of 3.97 acres plus improvements and which is currently zoned under DR 10.5.

Please also find enclosed a check in the amount of Forty Dollars ($40.00) made payable to Baltimore County.

It is my understanding that we could request a position letter from your office as to how we may use the property going forward.

In 1976, pursuant to case # 76-52-RX the property was granted a special exception to operate as a nursing home. It operated in that fashion until the early part of 1999. We now intend to operate an assisted living facility or a senior apartment complex on the property.

Therefore, I am hereto requesting an interpretation, opinion regarding whether such a use is permissible on the property.

If you have any questions or wish to discuss any aspect of this matter please do not hesitate to contact me.

Your courtesy and cooperation are greatly appreciated. With kind regards, I remain,

Very truly yours,

Dominick A Garcia

DAG/hlf

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

February 22, 2000

Mr Winfield T Willis
Creative Living, Inc
2816 Hillsdale Road
Baltimore, Maryland 21207

Dear Mr Willis

RE Zoning Interpretation, 7600 Clays Lane, Special Exception 76-52-RX

Thank you for your letter of February 3, 2000 to Arnold Jablon, Director of Permits and Development Management This correspondence has been referred to me for reply

Please be advised that the Baltimore County Zoning Office will permit the building and improvements to be utilized as an assisted living home (facility) only, with multiple level of care provided that a density-site plan is submitted which indicates that the land area approved in the Special Exception of Zoning Case #76-52-RX can support the density of the assisted living facility Please refer to John Lewis' letter of December 6, 1999 to determine the method if calculating the density

You may submit said site plan to my attention and if you need further assistance, please contact me at 410-887-3391

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK kew

CREATIVE LIVING, INC.
2816 HILLSDALE ROAD
BALTIMORE, MD 21207
(410) 448-1603 Tel.
(410) 448-1609 Fax

February 3, 2000

Mr Arnold Jablon
Director of P.D.M
111 W Chesapeake Ave
Towson, MD 21204

RE Request for Zoning Review - 7600 Clays Lane, Baltimore, MD 21244
Special Exception Case # 76-52-RX

Dear Director Jablon

The property address cited above has been operating as a convalescent home for over 20 years under a zoning special exception case # 76-52-RX

The convalescent home previously included assistant living clients and nursing home clients We intend to utilize the facility as an assistant living home only with multiple levels of care, but not as critical of a care as a nursing home

Therefore, since the purpose of a convalescent home is simply assisting residents with improving there health and well being, it appears that the spirit and intent of special exception case # 76-52-RX allows both uses under the convalescent home zoning The special exception zoning recognizes assisted living facilities developed in conjunction with nursing homes, and it appears this facility has always been used for both types of care

When the original application was made in 1975, it specifically stated the proposed facility was for a "convalescent home ..... in connection with the ministry of the church for care of its members and friends" It did not state the level of care, therefore, it could be utilized for both assistant living and nursing which is exactly what has occurred

We have included a copy of page 6 from a March 31, 1998 Restricted Use Appraisal Report which was a State of Maryland regulatory requirement per COMAR 10.09.10.10 by the Medical Care Finance Administration for the reimbursement of capital expenses under the Nursing Home Reimbursement System The appraisal specifically states that 21 existing domiciliary care beds have been transferred to use as comprehensive care beds,

resulting in a use of 102 comprehensive beds and 18 domiciliary beds at the time of the report Therefore, we can assume that the facility had 39 domiciliary beds at some point prior to this report In addition, orally it has been indicated that the facility had a majority of domiciliary beds when it was built in 1980 and slowly transferred beds to comprehensive use over its 19 year operating history

Therefore, we are requesting you to complete a detailed analysis of the special exception case # 76-52-RX to inform us if assisted living is allowed under this current zoning case We also have included a copy of the facilities layout, and records obtained from your office such as the site plan, the original special exception application, and a letter written to an attorney from your office on December 4, 1999

Please contact me at (410) 448-1603 if you have any questions

Sincerely,

Winfield T. Willis

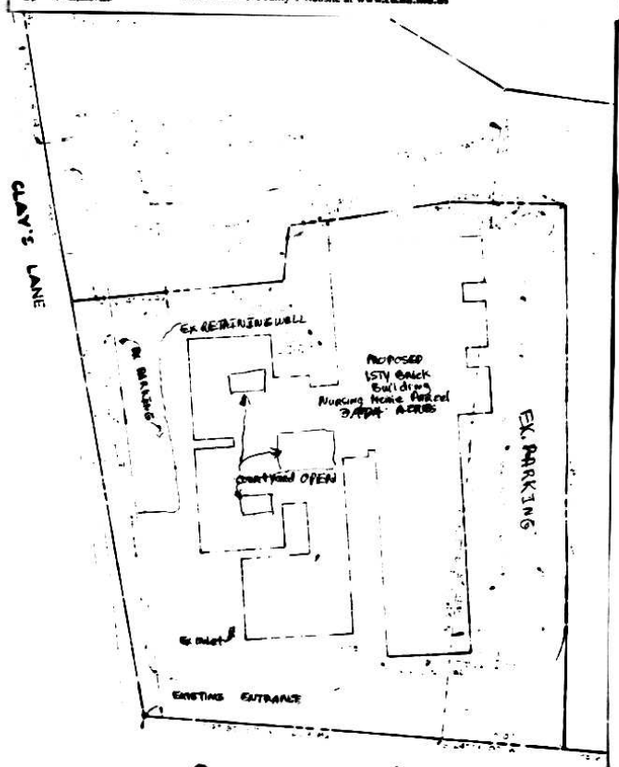
Winfield T Willis

P.S. I discussed this with John Lewis

Please call me for pickup, I will pay $40.00 when I pickup answer.

DESCRIPTION OF IMPROVEMENTS - CONTINUED

REMARKS: Since the time of the last inspection, normal on-going maintenance has occurred. In addition, 21 existing domiciliary care beds have been transferred to use as comprehensive care beds, bringing the totals to 102 comp beds and 18 dom beds. No major capital improvements have been reported for the years covering this report period.



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

November 12, 1999

Dominick A. Garcia, Esquire
Friedman, Garcia and Friedman
Dundalk Building
2 Dunmanway
Dundalk, MD 21222

Dear Mr. Garcia:

RE: 7600 Clays Lane, Zoning Case 76-52-RX, 2nd Election District

This is a response to your request for a zoning position letter concerning the above referenced site. According to your provided information, the D.R.10.5 zoned, 3.97-acre site is currently used as a nursing (convalescent) home, pursuant to special exception case number 76-52-RX.

A review of the zoning case indicates that the original approved special exception area was 20,000 acres of D.R.5.5 zoned land. Part of the area (0.5 +/- acres) was designated for a nursing home and 0.7 +/- acres for proposed elderly apartments. The remainder was for the disturbance area. Certain densities and uses were assigned on the site plan and approved by the zoning commissioner.

Both an assisted living facility (by special exception) and senior independent living apartments (by right) are permitted (subject to regulatory compliance) in the D.R.10.5 zone; however, please be aware that any change from the approved plan or order in the above referenced zoning case would also require a special hearing to approve the revisions. Another point of concern is one of there being sufficient density available to support the proposed uses.

Regrettably, I am unable to state more than the very general comments that you see here without a detailed scaled site plan from the zoning hearing showing all proposed changes, buildings, uses and densities.

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074321

Date 11/5/99 Account 001-6150
Amount $ 40.00 (ULL)
Received Pachino + Garcia Friedman
For 99-2846
7600 Clays Ln

PAID RECEIPT

Law Offices of
FRIEDMAN, GARCIA & FRIEDMAN
2 DUNMANWAY
DUNDALK, MARYLAND 21222
FAX (410) 282-0111

DAVID F. FRIEDMAN
(410) 282-0220
DOMINICK A. GARCIA
(410) 282-0220

IRVING S. FRIEDMAN
(1920-1992)
JOEL H. PACHINO
(1925-1991)

11/4/99 $ UCA

Pd. JLL 11/5/99 uca

November 4, 1999

Arnold Jablon
Director of Department of
Perm. Development and Management
1117 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Request for Position Letter
Location: 7600 Clays Lane

Dear Mr. Jablon:

Please find attached hereto a site plan concerning the property known as 7600 Clays Lane which consists of 3.97 acres plus improvements and which is currently zoned under DR 10.5.

Please also find enclosed a check in the amount of Forty Dollars ($40.00) made payable to Baltimore County.

It is my understanding that we could request a position letter from your office as to how we may use the property going forward.

In 1976, pursuant to case # 76-52-RX the property was granted a special exception to operate as a nursing home. It operated in that fashion until the early part of 1999. We now intend to operate an assisted living facility or a senior apartment complex on the property.

Therefore, I am herein requesting an interpretation, opinion regarding whether such a use is permissible on the property.

If you have any questions or wish to discuss any aspect of this matter please do not hesitate to contact me.

Your courtesy and cooperation are greatly appreciated. With kind regards, I remain,

Very truly yours,

Dominick A. Garcia

DAG/df

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

February 22, 2000

Mr Winfield T Willis
Creative Living, Inc
2816 Hillsdale Road
Baltimore, Maryland 21207

Dear Mr Willis

RE Zoning Interpretation, 7600 Clays Lane, Special Exception 76-52-RX

Thank you for your letter of February 3, 2000 to Arnold Jablon, Director of Permits and Development Management This correspondence has been referred to me for reply

Please be advised that the Baltimore County Zoning Office will permit the building and improvements to be utilized as an assisted living home (facility) only, with multiple level of care provided that a density-site plan is submitted which indicates that the land area approved in the Special Exception of Zoning Case #76-52-RX can support the density of the assisted living facility. Please refer to John Lewis' letter of December 6, 1999 to determine the method if calculating the density

You may submit said site plan to my attention and if you need further assistance, please contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK kew

CREATIVE LIVING, INC.
2816 HILLSDALE ROAD
BALTIMORE, MD 21207
(410) 448-1603 Tel.
(410) 448-1609 Fax

February 3, 2000

Mr Arnold Jablon
Director of P.D.M.
111 W Chesapeake Ave.
Towson, MD 21204

RE: Request for Zoning Review - 7600 Clays Lane, Baltimore, MD 21244
Special Exception Case # 76-52-RX.

Dear Director Jablon.

The property address cited above has been operating as a convalescent home for over 20 years under a zoning special exception case # 76-52-RX.

The convalescent home previously included assistant living clients and nursing home clients. We intend to utilize the facility as an assistant living home only with multiple levels of care, but not as critical of a care as a nursing home.

Therefore, since the purpose of a convalescent home is simply assisting residents with improving there health and well being, it appears that the spirit and intent of special exception case # 76-52-RX allows both uses under the convalescent home zoning. The special exception zoning recognizes assisted living facilities developed in conjunction with nursing homes, and it appears this facility has always been used for both types of care.

When the original application was made in 1975, it specifically stated the proposed facility was for a "convalescent home ..... in connection with the ministry of the church for care of its members and friends". It did not state the level of care, therefore, it could be utilized for both assistant living and nursing which is exactly what has occurred.

We have included a copy of page 6 from a March 31, 1998 Restricted Use Appraisal Report which was a State of Maryland regulatory requirement per COMAR 10.09.10.10 by the Medical Care Finance Administration for the reimbursement of capital expenses under the Nursing Home Reimbursement System. The appraisal specifically states that 21 existing domiciliary care beds have been transferred to use as comprehensive care beds,

resulting in a use of 102 comprehensive beds and 18 domiciliary beds at the time of the report. Therefore, we can assume that the facility had 39 domiciliary beds at some point prior to this report. In addition, orally it has been indicated that the facility had a majority of domiciliary beds when it was built in 1980 and slowly transferred beds to comprehensive use over its 19 year operating history.

Therefore, we are requesting you to complete a detailed analysis of the special exception case # 76-52-RX to inform us if assisted living is allowed under this current zoning case We also have included a copy of the facilities layout, and records obtained from your office such as the site plan, the original special exception application, and a letter written to an attorney from your office on December 4, 1999.

Please contact me at (410) 448-1603 if you have any questions.

Sincerely,

Winfield T. Willis

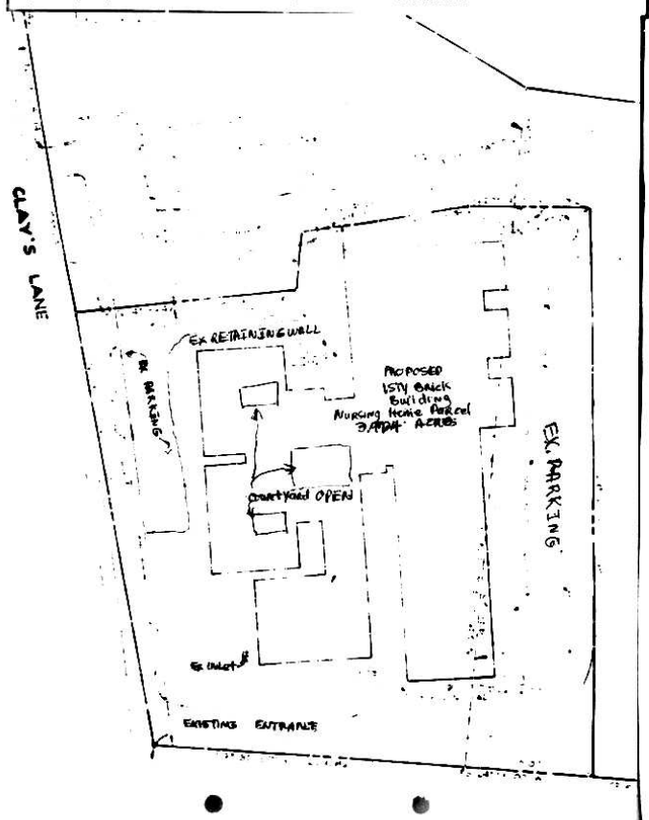
Winfield T. Willis

I'll discuss this with John Lewis

Please call me for pickup. I will pay $40.00 when I pickup answer.

DESCRIPTION OF IMPROVEMENTS - CONTINUED

REMARKS: Since the time of the last inspection, normal on-going maintenance has occurred. In addition, 21 existing domiciliary care beds have been transferred to use as comprehensive care beds, bringing the totals to 102 comp beds and 18 dom beds. No major capital improvements have been reported for the years covering this report period.



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

November 12, 1999

Dominick A. Garcia, Esquire
Friedman, Garcia and Friedman
Dunkirk Building
2 Dunmanway
Dundalk, MD 21222

Dear Mr. Garcia:

RE: 7600 Clays Lane, Zoning Case 76-52-RX, 2nd Election District

This is a response to your request for a zoning position letter concerning the above referenced site. According to your provided information, the D.R.10.5 zoned, 3.97-acre site is currently used as a nursing (convalescent) home, pursuant to special exception case number 76-52-RX.

A review of the zoning case indicates that the original approved special exception area was 20.602 acres of D.R.5.5 zoned land. Part of this area (4.9 +/- acres) was designated for a nursing home and 9.7 +/- acres for proposed elderly apartments. The remainder was for the church/school use. Certain densities and uses were assigned on the site plan and approved by the zoning commissioner.

Both an assisted living facility (by special exception) and senior independent living apartments (by right) are permitted (subject to regulatory compliance) in the D.R.10.5 zone; however, please be aware that any change from the approved plan or order in the above referenced zoning case would also require a special hearing to approve the revisions. Another point of concern is one of there being sufficient density available to support the proposed uses.

Regretfully, I am unable to state more than the very general comments that you see here without a detailed redlined site plan from the zoning hearing showing all proposed changes, buildings, uses and densities.

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074321

DATE 11/8/99 ACCOUNT 001-6150

AMOUNT $ 40.00 (JLL)

RECEIVED FROM Pachino + Garcia Friedman

FOR 99-2846
7600 Clays Ln

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

CASHIER'S VALIDATION

Law Offices of
FRIEDMAN, GARCIA & FRIEDMAN
DUNKIRK BUILDING
2 DUNMANWAY
DUNDALK, MARYLAND 21222
FAX (410) 284-6111

MYLES F. FRIEDMAN
(410) 284-6000
DOMINICK A. GARCIA
(410) 284-6000

IRVIN S. FRIEDMAN
(1992-1997)
JOEL H. PACHINO
(1936-1991)

11/15/99 $ 40.00

Pd. 11/5/99

November 4, 1999

Arnold Jablon
Director of Department of
Permit Development and Management
1117 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Request for Position Letter
Location: 7600 Clays Lane

Dear Mr. Jablon:

Please find attached hereto a site plan concerning the property known as 7600 Clays Lane which consists of 3.97 acres plus improvements and which is currently zoned under DR 10.5.

Please also find enclosed a check in the amount of Forty Dollars ($40.00) made payable to Baltimore County.

It is my understanding that we could request a position letter from your office as to how we may use the property going forward.

In 1976, pursuant to case # 76-52-RX the property was granted a special exception to operate as a nursing home. It operated in that fashion until the early part of 1999. We now intend to operate an assisted living facility or a senior apartment complex on the property.

Therefore, I am herein requesting an interpretation, opinion regarding whether such a use is permissible on the property.

If you have any questions or wish to discuss any aspect of this matter please do not hesitate to contact me.

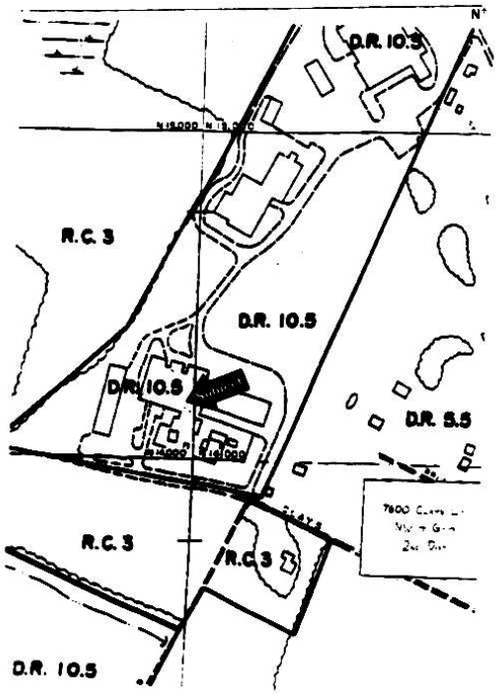
Your courtesy and cooperation are greatly appreciated. With kind regards, I remain,

Very truly yours,

Dominick A. Garcia

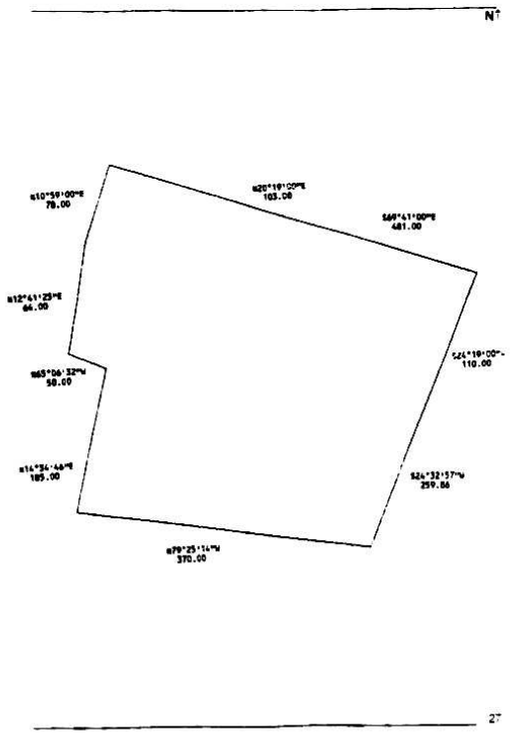
DAG/hf

ZONING MAP



Tellatin, Louis, Andreas & Short, Inc.

PLOT PLAN



Tellatin, Louis, Andreas & Short, Inc.

Case No. 76-52-RX

Case File

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

December 6, 1999

Friedman, Garcia & Friedman
2 Dunnaway
Dundalk, Maryland 21222

Dear Mr. Garcia

RE: Zoning Verification, Joint Class Lot, 1st Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartments at the above location.

Based on the provided information, it appears that after a special hearing (to amend the previously approved order and plan (in case #76-52-RX) to allow any use and area changes) the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685x4= 166.74 assisted living beds
   total = 166.74 (special exception hearing required)

2. Independent senior apartment approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. studio apartment = ½ density unit per apartment:
      10.5x3.90= 41.685x2/1 = 83.37 or 83 studio apartments
   b. 1 bedroom apartments = ¾ density unit: 10.5x3.97 = 41.685,
      3/4x= 41.685 x = 41.685 (4) / 3 = 166.74 / 3 = 55.58 or 55 one bedroom apartments
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:kew

Census 2000 For You, For Baltimore County Census 2000

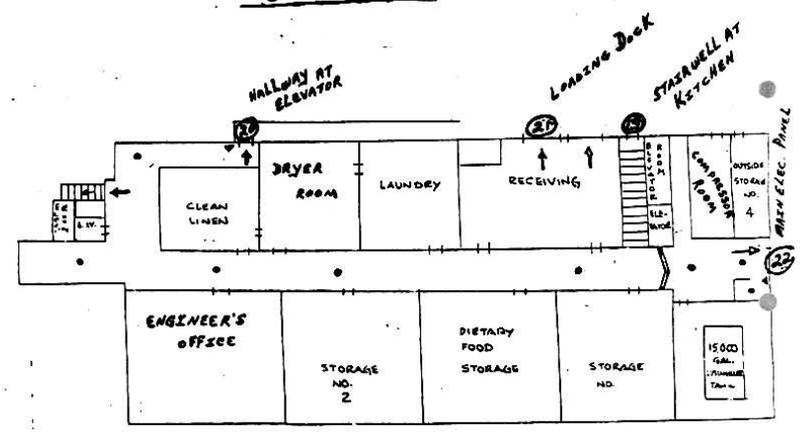
Come visit the County's Website at www.co.ba.md.us

76-52-RX

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

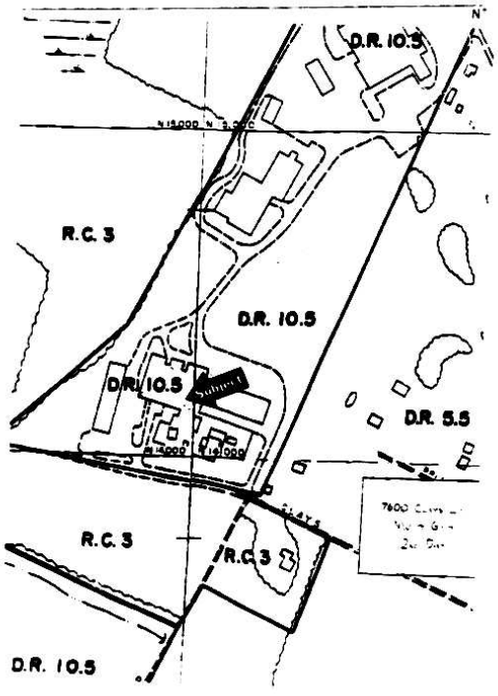
BEFORE THE ZONING COMMISSIONER

BASEMENT



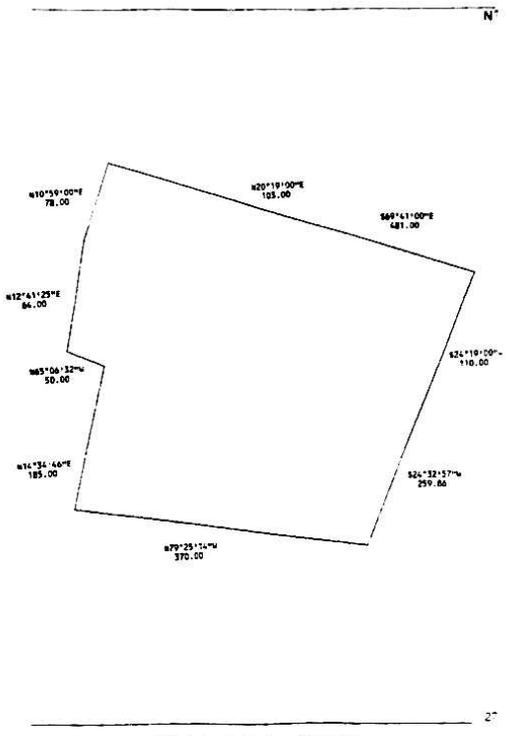
Level

ZONING MAP



Tellatin, Louis, Andreas & Short, Inc.

PLOT PLAN



Tellatin, Louis, Andreas & Short, Inc.

Case No. 76-52-RX

Baltimore County
Department of Permits and
Development Management

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

December [illegible]

Friedman, Garcia & Friedman
2 Dunnamway
Dundalk, Maryland 21222

Dear Mr. Garcia:

RE: Zoning Verification, Tax Map [illegible], 2nd Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartments at the above location.

Based on the provided information, it appears that after a special hearing (to amend the previously approved order and plan in case #76-52-RX) to allow site use and area changes the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685x4= 166.74 assisted living beds
   total = 166.74 (special exception hearing required)

2. Independent senior apartment approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. studio apartment = 1/2 density unit per apartment.
      10.5x3.97= 41.685x2/1 = 83.37 or 83 studio apartments
   b. 1 bedroom apartments = 2/3 density unit. 10.5X3.97 = 41.685.
      1.4x= 41.685 x = 41.685 (4) / 3 = 166.74 / 3 = 55.58 or 55 one bedroom apartments
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:rcw

Census 2000 For You, For Baltimore County Census 2000

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

#76-52-RX

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

Beginning 200' ± of Ridge Road & 661' ± of Windsor Mill Road
1st Election District
Board of Trustees of the Arlington Baptist Church - Petitioner
NO. 76-52-RX (Item No. 1)

This matter comes before a Zoning Commissioner as a result of a Petition filed by the Board of Trustees of the Arlington Baptist Church for a Reclassification from an R.D.P. Zone to a D.R.5.5 Zone and additionally a Special Exception for a convalescent home. The subject property is located beginning 200 feet more or [illegible] of Ridge Road and 661 feet northwest of Windsor Mill Road, in the Second Election District of Baltimore County, and contains 20.142 acres of land, more or less.

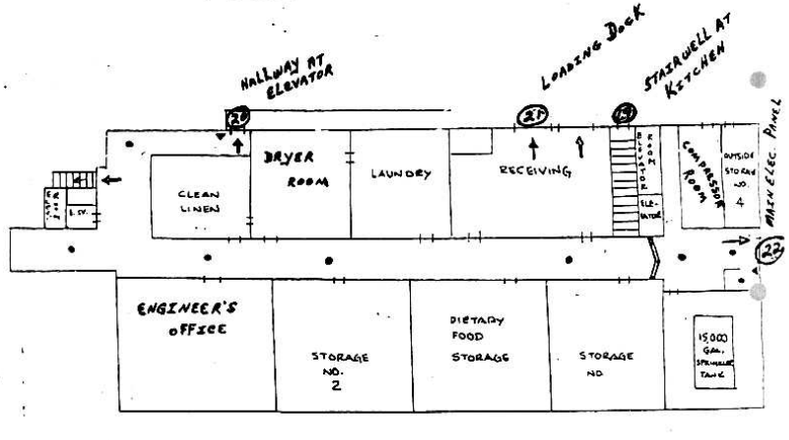
Testimony on behalf of the Petitioner indicated that the property has been owned by the Arlington Baptist Church for approximately ten years. Further testimony indicated that the church operates a high school on the subject property and that they now wish to construct a convalescent home to meet the needs of the elderly.

Mr. William O. Suter, a registered engineer, testified that public water and sewer facilities are available to the subject property, but that a pumping station would be necessary, at a cost to the Petitioner and developer.

Mr. Frederick P. Stamp, a real estate and zoning consultant, indicated that there have been several changes in the character of the neighborhood [illegible] the construction of a sewer, the rezoning of R.D.P. to the south [illegible] of the subject property, and a Reclassification from a D.R.16 Zone to a B.L. Zone, C.N. No. 76-192-R, approximately 1,000 feet west of the subject property. He stated that the Petitioner is a special ownership of the subject property and anticipates preparation to develop, namely, R.D.P., D.R.5.5, D.R.[illegible]

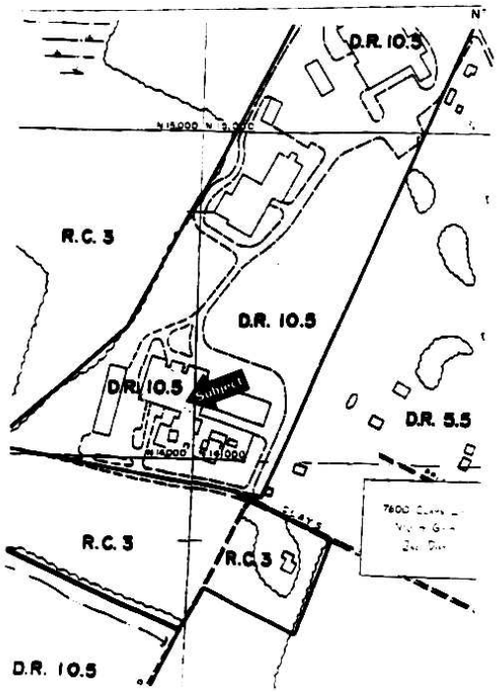
DATE [illegible]

BASEMENT



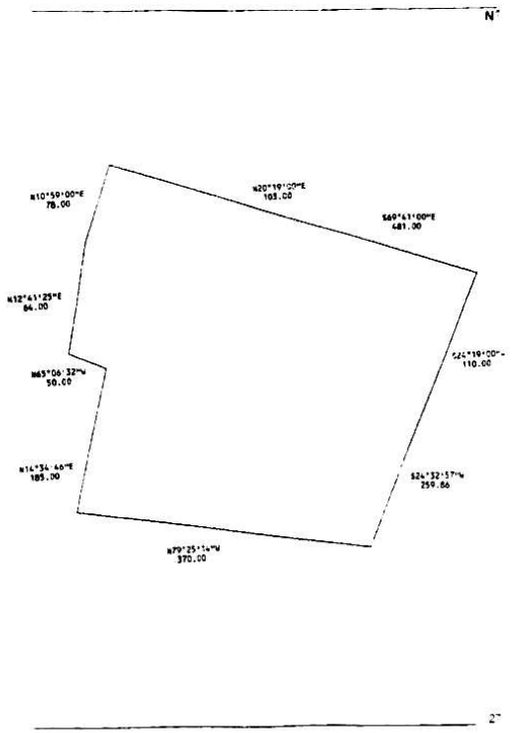
Level

ZONING MAP



Tellatin, Louis, Andreas & Short, Inc.

PLOT PLAN



Tellatin, Louis, Andreas & Short, Inc.

Case No. 76-52-RX

Baltimore County
Department of Permits and
Development Management

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

December [illegible]

Friedman, Gorsta & Friedman
2 Dunmanway
Dundalk, Maryland 21222

Dear Mr. Gorsta

RE: Zoning Verification, Zoning Case No. 76-52-RX, 1st Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartment at the above location.

Based on the provided information, it appears that after a special hearing to amend the previously approved order and plan, in case #76-52-RX to show site use and area changes, the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685x4= 166.74 assisted living beds
   total = 166.74 (special exception hearing required)

2. Independent senior apartment approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. Studio apartment = ½ density unit per apartment
      10.5x3.97= 41.685x2/1 = 83.37 or 83 studio apartments
   b. 1 bedroom apartments = ¾ density unit: 10.5x3.97 = 41.685,
      3x= 41.685 x = 41.685/3 = 166.74/3 = 55.58 or 55 one bedroom apartments
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

Very truly yours

John L. Lewis
Planner II
Zoning Review

JLL:acw

Census 2000 For You, For Baltimore County Census 2000

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

II 76-52-RX

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
Beginning 290' W of Dalling Road & 661.87' of Windsor Mill Road
2nd Election District
Board of Trustees of the Arlington Baptist Church, Petitioner
NO. 76-52-RX (Item No. [illegible])

This matter comes before the Zoning Commissioner on a petition of the Petitioner filed by the Board of Trustees of the Arlington Baptist Church for a Reclassification from a D.R. 10.5 Zone and an unspecified Special Exception for a convalescent home. The subject property is located beginning 290 feet west of Dalling Road and 661 feet southwest of Windsor Mill Road, in the Second Election District of Baltimore County, and contains 10.002 acres of land, more or less.

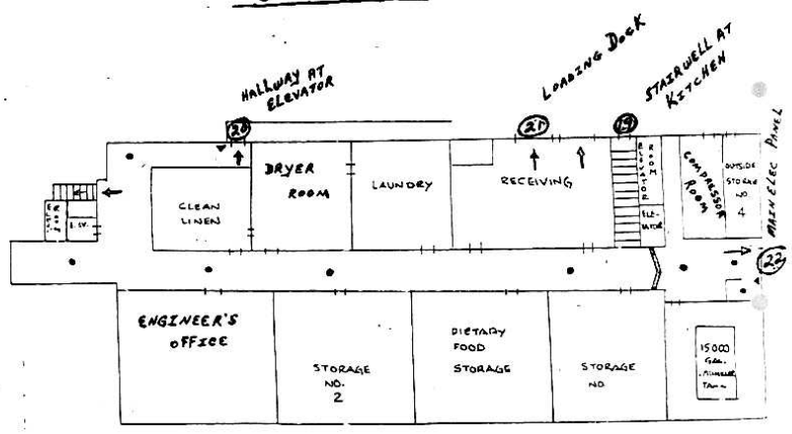
Testimony on behalf of the Petitioner indicated that the property has been owned by the Arlington Baptist Church for approximately two years. Further testimony indicated that the church operates a high school on the subject property and that they now wish to construct a convalescent home to meet the needs of the elderly.

Mr. William O. Sears, a registered engineer, testified that public water and sewer facilities are available to the subject property, but that a pumping station would be necessary, at a cost to the Petitioner and developer.

Mr. Frederick P. Stamp, a real estate and zoning consultant, indicated that there have been several changes in the character of the neighborhood since the construction of a tower, for radio station WFSB, to the north of the subject property, and a Reclassification from a D.R. 16 Zone to a B.L. Zone, Case No. 76-190-S, approximately 1,000 feet west of the subject property. He stated that the Petitioner's overall ownership of the subject property and contiguous properties is in three zones, namely, D.R. 5.5, D.R. 10.5

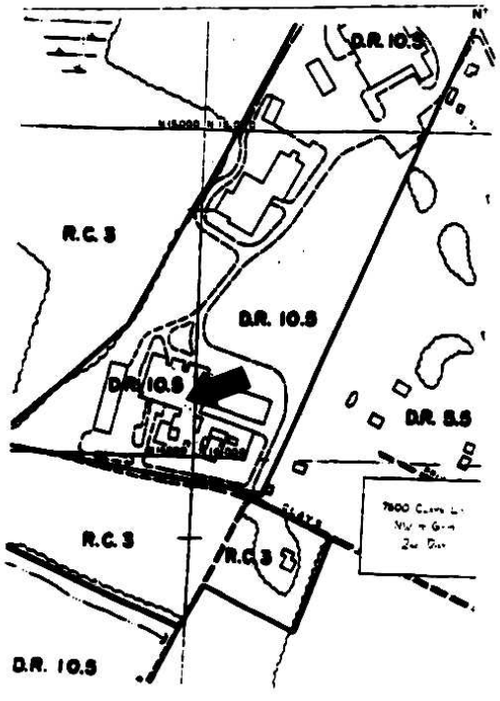
DATE [illegible]

BASEMENT



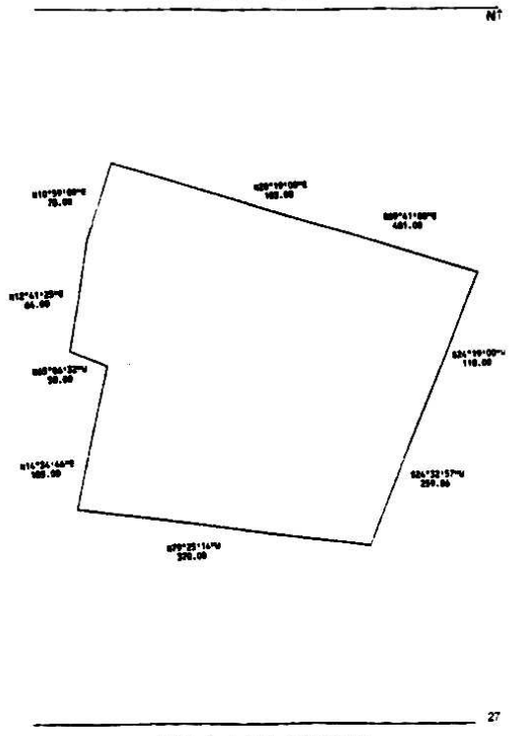
Level

ZONING MAP



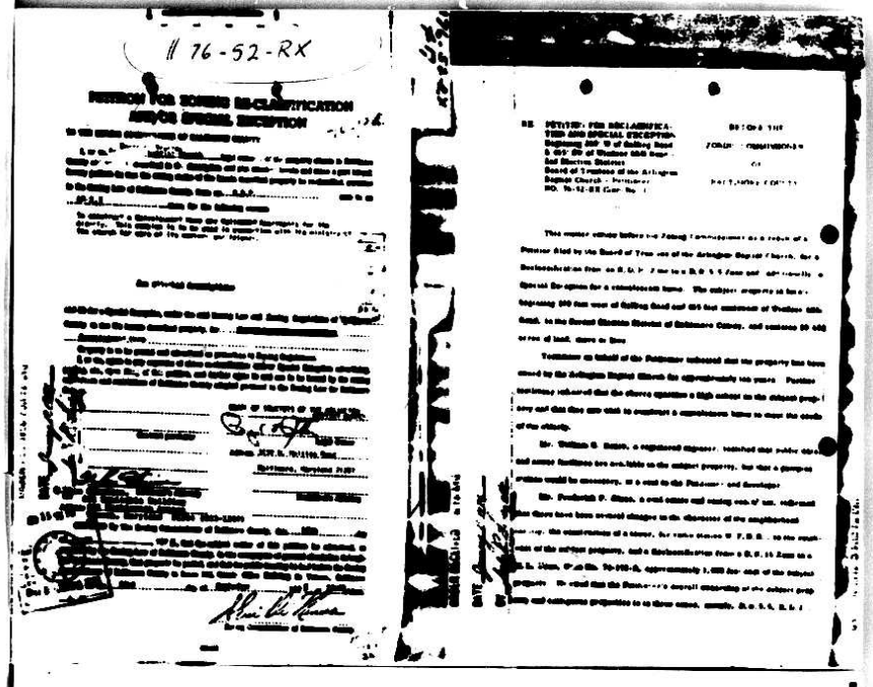
Tollstin, Louis, Andrews & Short, Inc.

PLOT PLAN



27

Tollstin, Louis, Andrews & Short, Inc.



Case No. 76-52-RX

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

December 6, 1999

Friedman, Garcia & Friedman
2 Dunmanway
Dundalk, Maryland 21222

Dear Mr. Garcia:

RE: Zoning Verification, 7600 Clays La., 7th Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartments at the above location.

Based on the provided information, it appears that after a special hearing (to amend the previously approved order and plan (in case #76-52-RX) to allow any use and area changes) the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685x4= 166.74 assisted living beds
   total = 166.74 (special exception hearing required)

2. Independent senior apartment approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. studio apartment = ½ density unit per apartment,
      10.5x3.807= 41.685x2/1 = 83.37 or 83 studio apartments
   b. 1 bedroom apartments = ¾ density unit, 10.5X3.97 = 41.685,
      9.4x= 41.685 x = 41.685 (4) = 166.74 = 55.58 or 55 one bedroom apartments
      3 3
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

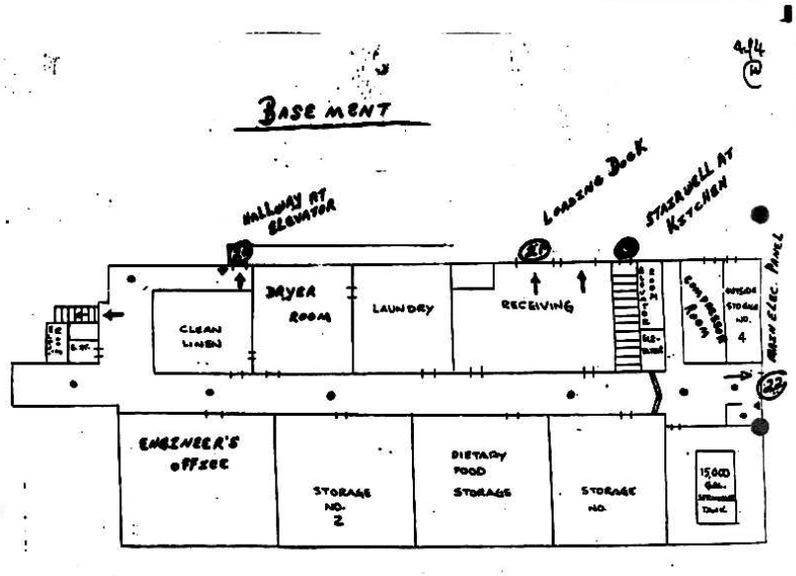
Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:kew

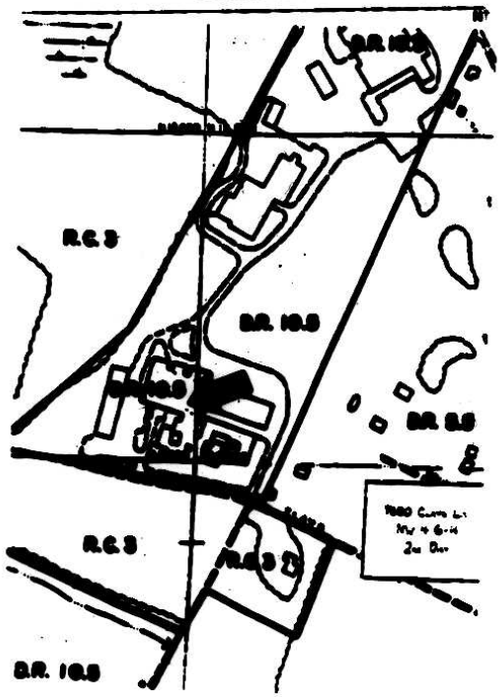
Census 2000 For You, For Baltimore County Census 2000

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



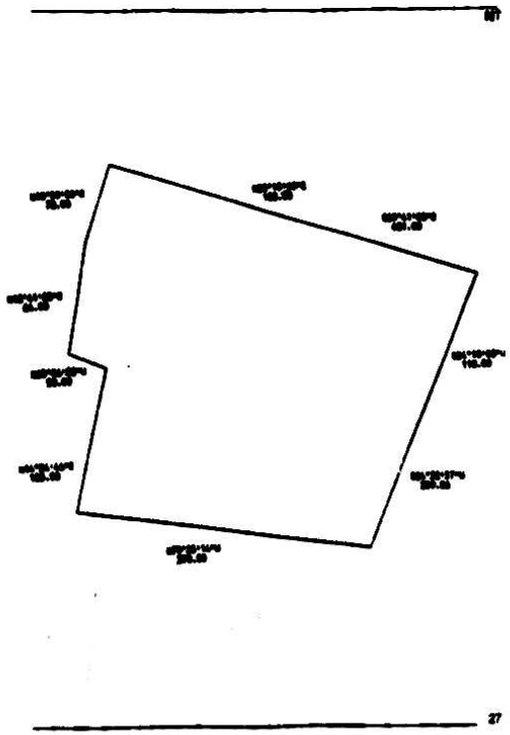
level

ZONING MAP



Tolliver, Lewis, Andrews & Short, Inc.

PLOT PLAN



Tolliver, Lewis, Andrews & Short, Inc.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

[illegible], 19[illegible]

[illegible]
[illegible] Church
[illegible]
[illegible], Maryland 21207

[illegible] Adventist [illegible] Church
Special Exception
Case No. 76-52-RX

[illegible] Mr. Agetstein:

[illegible] letter [illegible], 19[illegible], you have requested that the [illegible] approve a [illegible] the property contained in the above [illegible] Special Exception. The subdivision is intended for the [illegible] the type of other portions of the [illegible] Special Exception.

[illegible] portion [illegible] to be sold or [illegible] the nursing home [illegible] apartment portions [illegible] setbacks, parking, etc.

[illegible] I am [illegible] regarding the ownership [illegible] the nursing home property [illegible] of the remaining Church property, it is important to note that in the absence of a public hearing, the entire property including church, apartments, schools, and nursing home, is subject to compliance with the site plan submitted with the [illegible] approved all of the Church owned property as well as [illegible] existing and proposed improvements.

If you have any questions concerning this matter, please do not [illegible]

[illegible]

[illegible]
[illegible]
Zoning Commissioner

[illegible]

Mr. [illegible]
[illegible]

Case File

Baltimore County
Department of Permits and
Development Management

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

December 6, 1999

Friedman, Garcia & Friedman
2 Bloomsway
Dundalk, Maryland 21222

Dear Mr. Garcia:

RE: Zoning Verification, 9600 Clays Ln., 2nd Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartments at the above location.

Based on the provided information, it appears that after a special hearing (as noted the previously approved order and plan (in case #76-52-RX) to allow any use and area changed the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685/unit= 165.76 assisted living beds
   total = 165.76 (special exception housing regulated)

2. Independent owner apartment approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. studio apartment = ½ density unit per apartment.
      10.5x3.97= 41.685x.5= 20.77 or 20 studio apartments
   b. 1 bedroom apartments = ¾ density unit. 10.5x3.97 = 41.685.
      3/4x= 41.685 , x = 41.685/.75 = 55.58 = 55.58 or 55 one bedroom apartments
      3 3
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:kew

Census 2000 For You, For Baltimore County Census 2000

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

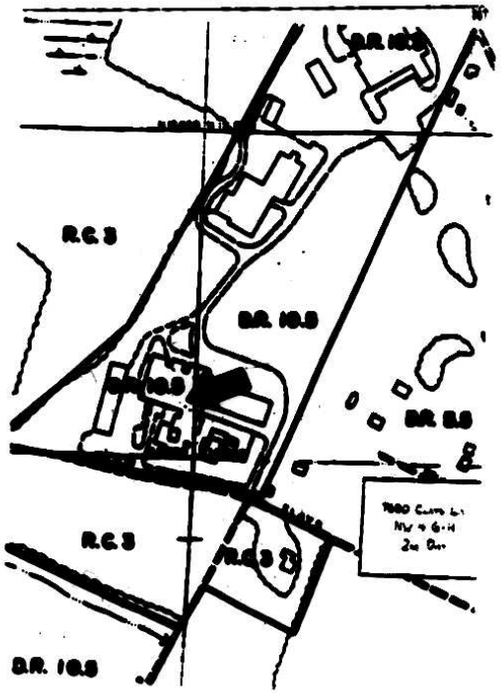
76-52-RX

[illegible]

[illegible]

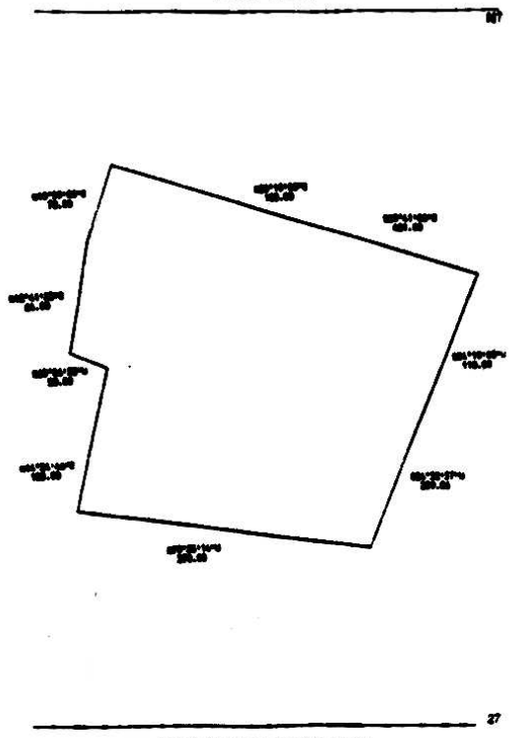
[illegible]

ZONING MAP



Tolliffe, Louis, Andrews & Short, Inc.

PLOT PLAN



Tolliffe, Louis, Andrews & Short, Inc.

76-52-RX

[illegible]

[illegible]

Special Exception
Case No. 76-52-RX

Dear Mr. Aquistant

[illegible]

Case File

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

December 6, 1999

Friedman, Garcia & Friedman
2 Bosmansway
Dundalk, Maryland 21222

Dear Mr. Garcia:

RE: Zoning Verification, 7600 Clays La., 2nd Election District

In your latest correspondence of November 22, 1999, you requested confirmation of density calculations for either elderly assisted living or independent elderly apartments at the above location.

Based on the provided information, it appears that after a special hearing the amended the previously approved order and plan (in case #76-52-XX) to allow any use and area changed the density for elderly housing would be calculated as follows:

1. Assisted living facility: 10.5x3.97= 41.685x=165.70 assisted living beds total = 166.70 (special exception housing regulation)

2. Independent senior apartments approved under elderly housing zoning regulations are calculated by bedroom count as follows:

   a. studio apartment = ½ density unit per apartment, 10.5x3.97= 41.685÷2= 20.37 or 20 studio apartments
   b. 1 bedroom apartments = ¾ density unit, 10.5X3.97 = 41.685, 3/4= 41.685 . x = 41.685/4 = 166.74 ÷ 3 = 55.58 or 56 one bedroom apartments
   c. 2 bedroom apartments = 1 density unit or 1x41.685 = 41.685 or 41 two bedroom apartments

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.

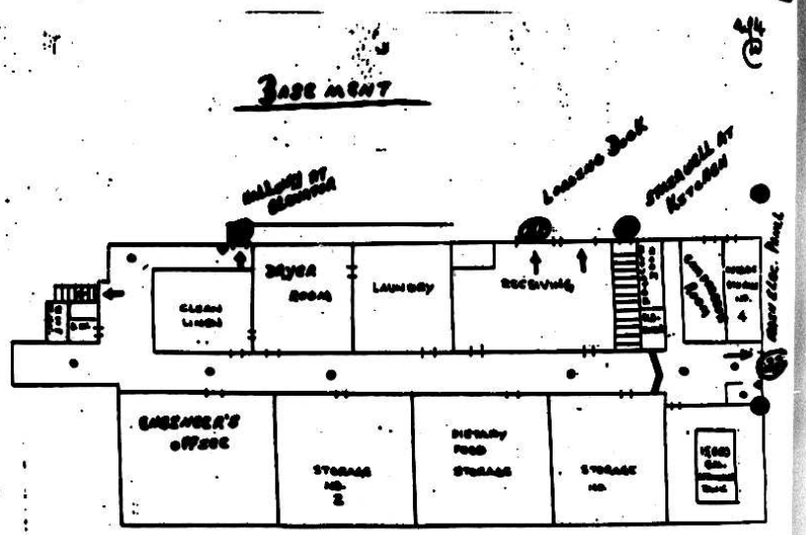
Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:lmw

Census 2000 — For You, For Baltimore County — Census 2000

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



DRAWING NAME AND DATE:
BASE.DWG 5/18/96

EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"

REFERENCE NORTH

DATE	REVISIONS
5/21/96	DESIGN DEVELOPMENT

BOWER PARTNERSHIP, INC.
Architects • Engineers • Planners • Interior Designers
Gaithersburg, Maryland Martinsburg, West Virginia Raleigh, North Carolina

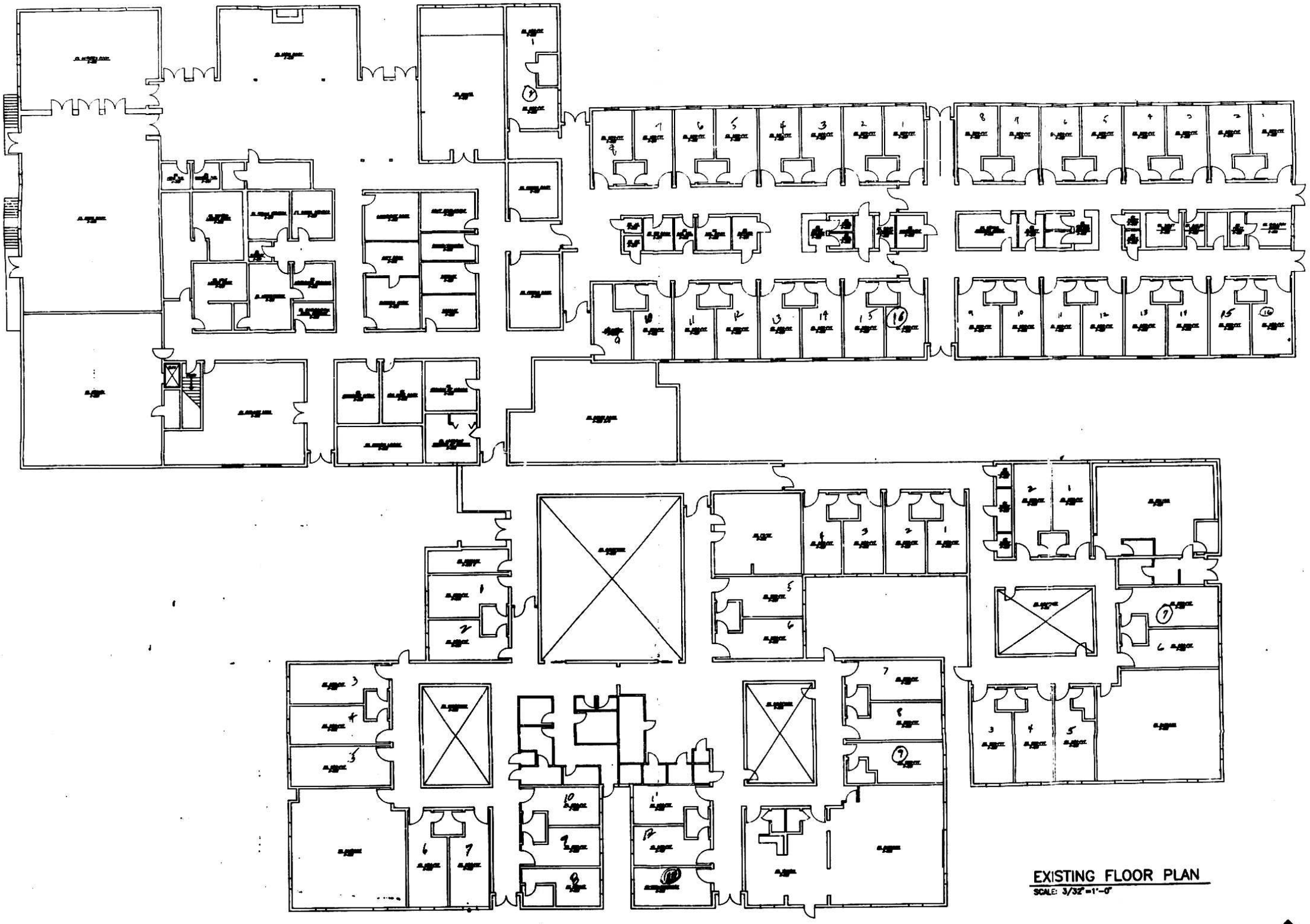
WINDSOR RIDGE NURSING CENTER
BALTIMORE, MARYLAND

EXISTING FLOOR PLAN

Project Number: 1605.00

A1
Drawing Number

DRAWING NAME AND DATE:
BASE.DWG 5/18/96



EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"

REFERENCE NORTH

DATE	REVISIONS
5/21/96	DESIGN DEVELOPMENT

BOWER PARTNERSHIP, INC.
Architects • Engineers • Planners • Interior Designers
Gaithersburg, Maryland Martinsburg, West Virginia Raleigh, North Carolina

WINDSOR RIDGE NURSING CENTER
BALTIMORE, MARYLAND

EXISTING FLOOR PLAN

Project Number: 1605.00

A1
Drawing Number

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-52-RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Board of Trustees Arlington Baptist Church legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.D.P. zone to an DR-5.5 zone; for the following reasons:

To construct a Convalescent Home and Retirement Apartments for the elderly. This complex is to be used in connection with the ministry of the church for care of its members and friends.

See attached descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Convalescent Home

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BOARD OF TRUSTEES OF THE ARLINGTON BAPTIST CHURCH

Contract purchaser — Legal Owner

Address — Address 3030 N. Rolling Road, Baltimore, Maryland 21207

Protestant's Attorney

W. Lee Harrison, Petitioner's Attorney
601 Equitable Building
Address 401 Washington Avenue
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE January 19, 1976
BY

APR 15 '75 PM

#76-52-RX

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
Beginning 200' W of Rolling Road & 465' SW of Windsor Mill Road - 2nd Election District
Board of Trustees of the Arlington Baptist Church - Petitioner
NO. 76-52-RX (Item No. 17)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as a result of a Petition filed by the Board of Trustees of the Arlington Baptist Church, for a Reclassification from an R. D. P. Zone to a D. R. 5. 5 Zone and, additionally, a Special Exception for a convalescent home. The subject property is located beginning 200 feet west of Rolling Road and 465 feet southwest of Windsor Mill Road, in the Second Election District of Baltimore County, and contains 20.602 acres of land, more or less.

Testimony on behalf of the Petitioner indicated that the property has been owned by the Arlington Baptist Church for approximately ten years. Further testimony indicated that the church operates a high school on the subject property and that they now wish to construct a convalescent home to meet the needs of the elderly.

Mr. William G. Roach, a registered engineer, testified that public water and sewer facilities are available to the subject property, but that a pumping station would be necessary, at a cost to the Petitioner and developer.

Mr. Frederick P. Klaus, a real estate and zoning consultant, indicated that there have been several changes in the character of the neighborhood, namely, the construction of a tower, for radio station W. F. B. R., to the southwest of the subject property, and a Reclassification from a D. R. 16 Zone to a M. L. Zone, Case No. 74-192-R, approximately 1,000 feet east of the subject property. He cited that the Petitioner's overall ownership of the subject property and contiguous properties is in three zones, namely, D. R. 5. 5, R. D. P., and B. L. He also substantiated the availability of public water and sewer facilities.

ORDER RECEIVED FOR FILING
DATE January 19, 1976
BY

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should be granted.

The burden of proving that there have been substantial changes in the character of the neighborhood and/or that the property, as presently classified, is in error, is borne by the Petitioner. In the instant case, this burden has been met in that there has been a substantial change in the character of the neighborhood, i. e., the availability of public water and sewer facilities.

Furthermore, as the prerequisites of Section 502. 1 have been met, the Special Exception should also be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1976, that the herein described property or area should be and the same is hereby reclassified from an R. D. P. Zone to a D. R. 5. 5 Zone and, further, a Special Exception for a convalescent home should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE January 19, 1976
BY

RE: PETITION FOR RECLASSIFICATION and PETITION FOR SPECIAL EXCEPTION
Beginning 200 feet West of Rolling Road and 465 feet Southwest of Windsor Mill Road, 2nd District

BOARD OF TRUSTEES OF THE ARLINGTON BAPTIST CHURCH, Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 76-52-RX

::::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hessian III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to W. Lee Harrison, Esquire, 601 Equitable Building, 401 Washington Avenue, Towson, Maryland 21204, Attorney for the Petitioners.

SEP 18 '75 AM

January 19, 1976

W. Lee Harrison, Esquire
Suite 601, Equitable Building
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception
Beginning 200' W of Rolling Road & 465' SW of Windsor Mill Road - 2nd Election District
Board of Trustees of the Arlington Baptist Church - Petitioner
NO. 76-52-RX (Item No. 17)

Dear Mr. Harrison:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw
Attachment
cc: John W. Hessian, III, Esquire
People's Counsel

DESCRIPTION

TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION AND A SPECIAL USE EXCEPTION
PROPERTY OF
BOARD OF TRUSTEES OF THE ARLINGTON BAPTIST CHURCH INC.
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PROFESSIONAL ENGINEER & LAND SURVEYOR — WILLIAM E. PURDUM — No. 3992 — REGISTERED — STATE OF MARYLAND

BEGINNING, S 58°21'00" West 200.00 feet from a point in the centerline of Rolling Road as laid out and now existing, said point being distant in a Southeasterly direction 465 feet more or less from the intersection of the centerline of Rolling Road with the centerline of Windsor Mill Road and running thence the four (4) following courses and distances viz:

1) South 31°39'50" East 511.42 feet,
2) South 24°01'40" West 1041.50 feet to a stone,
3) South 24°19'00" West 256.63 feet to a stone, and
4) South 24°43'11" West 259.50 feet

to a point on the northernmost side of Clay's Lane (15 feet wide), thence binding along the northernmost side of Clay's Lane North 79°25'14" West 835.50 feet, thence leaving Clay's Lane and running the four following courses and distances viz:

1) North 50°49'34" East 530.20 feet to an iron pipe,
2) North 27°27'40" East 1255.18 feet to an iron pipe,
3) South 32°56'00" East 25.80 feet to an iron pipe, and
4) North 58°21'00" East 104.00 feet to the point of beginning.

Containing 20.602 acres of land more or less.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS — 1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202

January 22, 1975

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner — Date October 14, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition # 76-52-RX. From R.D.P. to D.R. 5.5 Zone.
Petition for Special Exception for Convalescent Home.
Beginning 200 feet West of Rolling Road and 465 feet Southwest of Windsor Mill Road.
Petitioner - Board of Trustees of the Arlington Baptist Church

2nd District

HEARING: Wednesday, October 15, 1975 at 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This request was made in conjunction with a request for reclassification from R.D.P. to DR 5.5. This Special Exception as requested would be inconsistent with the policies of the Comprehensive Plan adopted by the Planning Board, October 13, 1975.

William D. Fromm,
Director of Planning

WDF:NEG:mo

OCT 14 '75 PM — ZONING DEPARTMENT

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Arlington Baptist Church

Location: 200' W of Rolling Rd. & 465' SW of Windsor Mill Rd.

Item No. 17 — Zoning Agenda CYCLE #9 April 1975 - October 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(xx) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. On site fire hydrant shall be located.

( ) 2. A second means of vehicle access is required for the site.
( ) 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
( ) 6. Site plans are approved as drawn.
( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Planning Group, Special Inspection Division — Noted and Approved: Deputy Chief, Fire Prevention Bureau

RE: RECLASSIFICATION AND SPECIAL EXCEPTION FROM A R.D.P. ZONE TO DR 5.5 ZONE AND A SPECIAL EXCEPTION FOR RETIREMENT APARTMENTS AND A CONVALESCENT HOME
Second Election District
Baltimore County, Maryland
Petitioner, Board of Trustees of the Arlington Baptist Church
Rolling Road and Clays Lane

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

: : : : : : : : : : : : : : : : : : :

MEMORANDUM

Now comes the Board of Trustees of the Arlington Baptist Church, owner of the above property, by W. Lee Harrison, its Attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification and special exception requested should be granted and for reasons say:

1. Several changes in zoning have taken place in the immediate neighborhood.

a. Case No. 72-184-XA, a Special Exception for Radio Towers.

b. Case No. 74-192-R, a Reclassification from DR 16 to M.L.

2. Several errors were committed in the adoption of the Comprehensive Zoning Map with respect to said property on March 28, 1971, including the following:

a. The Council failed to recognize ownership and property lines on said property by making portions of said property DR 5.5, DR 16 and R.D.P.

b. That the Council erred in drawing the urban-rural demarcation line through said property when the property was already served by public water and sewer.

c. That the Council failed to recognize that the institutional ownership and the proposed uses in this Petition are not inconsistent with the uses on the remaining portions of the tract and, in fact, complements the same.

W. Lee Harrison
W. Lee Harrison
601 Equitable Building
Towson, Maryland 21204
823-1200

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

April 28, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning 9
Item 17 - ZAC - April, 1975 - October, 1975
Property Owner: Arlington Baptist Church
Location: 200' W of Rolling Rd. & 465' SW of Windsor Mill Rd.
Existing Zoning: R. D. P.
Proposed Zoning: Re-class to D.R. 5.5 & Special Exception for convalescent home.
No. of Acres: 20.602
District: 2nd

Dear Mr. DiNenna:

The subject petition is requesting a change from R.D.P. to D.R. 5.5.

This should increase the trip density from 200 to 1,000 trips per day.

With extreme capacity problems we have along Rolling Road, this increased trip density can only aggravate this problem and, therefore, the trip density increase is undesirable.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/bza

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland

Franklin T. Hogans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT DEVELOPMENT
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF BUILDINGS

April 30, 1975

W. Lee Harrison, Esq.
601 Equitable Building
401 Washington Avenue
Towson, Maryland 21204

RE: Reclassification and Special Exception Petition
Item 17 - Zoning Cycle 9
Board of Trustees - Arlington Baptist Church - Petitioners

Dear Mr. Harrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located 200 feet west of Rolling Road, 465 feet southwest of Windsor Mill Road, and is a part of an overall tract of land 22.636 acres in area currently zoned R.D.P., D.R. 5.5 and D.R. 16. Of this overall property, 26.602 acres is zoned R.D.P. and it is this portion that petitioner is requesting to reclassify to D.R. 5.5 with Special Exception for a Convalescent Home. The northernmost end of this property along Rolling Road is currently improved with a church and associated buildings.

The petitioner is proposing to construct a school, a 180 bed convalescent home, and an apartment building for the elderly consisting of 39 units.

The subject site has frontage not only on Rolling Road but also on Clays Lane. Please note the comments of the Project and Development Planning section, as well as those of the Bureau of Engineering as they specifically concern themselves with access onto Clays Lane.

Adjacent properties are improved with single family dwellings along Rolling Road, and rural farm lands to the east, south and west.

It should be noted that the permitted density in relation to acreage for the apartments for the elderly is calculated in this case excluding those areas utilized for other purposes. More specifically, those areas proposed as school, church, and convalescent home, as well as their required yard areas and parking areas, are excluded from the area from which permitted density is calculated.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975.will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. Hogans Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Purdum and Jeschke
1023 North Calvert Street (21202)

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

May 2, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 17 , Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Arlington Baptist Church
Location: Beg. 200' W. of Rolling Road and 465' SW of Windsor Mill Road
Existing Zoning: R.D.P.
Proposed Zoning: Re-calss to D.R.5.5 and Special Exception for convalescent home.
No. of Acres: 20.602
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The proposed apartments and convalescent home are served by Rolling Road, and a very narrow Clays Lane. This office would request, that if the petition is granted, no access other than emergency be permitted to this property by way of Clays Lane.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

Item 17
Zoning Cycle 9

W. Lee Harrison, Esq.
601 Equitable Building
401 Washington Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 15 day of April 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Board of Trustees - Arlington Baptist Church
Petitioner's Attorney W. Lee Harrison Reviewed by Franklin T. Hogans, Jr.
Purdum and Jeschke
1023 North Calvert St. (21202)

Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

April 23, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #17 - Cycle #9 (April - October 1975)
Property Owner: Arlington Baptist Church
200' W. of Rolling Rd. and 465' S/W of Windsor Mill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Re-class to D.R. 5.5 and Special Exception for convalescent home.
No. of Acres: 20.602 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The proposed development of this site as indicated on the submitted plan should be subjected to a comprehensive review on the level of the Joint Subdivision Planning Committee to ascertain such public improvements as are required and the Petitioner's full responsibilities in connection therewith. Subdivision regulations may be applicable, and a Public Works Agreement may be required to be executed.

Highways:

Rolling Road, an existing County road in the vicinity of this property, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way.

Clays Lane, a 15-foot right-of-way maintained by Baltimore County, if improved in the future as a public road, would be as a 30-foot closed section roadway on a 50-foot right-of-way.

Fairbrook Road, a future County road, is proposed to be constructed as a 50-foot closed section roadway on a 70-foot right-of-way. The general alignment of this proposed road is projected along the easternmost outline of this property.

Highway improvements including highway right-of-way widening and any necessary fillet areas for sight distance and revertible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawing. and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Drainage and utility easements are required through this property.

Water:

The church and school on this property are served by a connection from the 12-inch public water main which exists in Rolling Road along a portion of the frontage of this property (Drawing #70-0205, File 3).

Public water main extensions will be required to serve the proposed development complex on this site in the vicinity of Clays Lane and to provide necessary fire hydrant protection.

Sanitary Sewer:

Public 8-inch sanitary sewerage also exists in Rolling Road along a portion of the frontage of this property (Drawing #70-0226, File 1). The church and school on this property are served by a connection of their privately owned ousite sewage ejector system to this sanitary sewer.

No approval is to be inferred or implied as to extension or expansion of the present private onsite sewage ejection system indicated on the submitted plan.

The Petitioner will be responsible for a sanitary sewerage study to determine the adequacy of existing sanitary sewerage and the additional private and public sanitary sewerage required to serve the proposed apartment-nursing home complex.

The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "Planned Service" in the area in 6 to 10 years.

This property, while connected to existing public sanitary sewerage in the vicinity, is tributary to the Gwynns Falls Sewerage System subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: G. Reier (BLD. 277-65)
J. Trenner
S. Bellestri
R. Downes (BLD. 530-74)

L-NE Key Sheet
34, 35 & 36 NW 28 & 29 Pos. Sheets
NW 4 G & H Topo
87 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 3, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #_____, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Arlington Baptist Church
Location: Beg. 200' W of Rolling Rd. & 465' SW of Windsor Mill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Re-class to D.R. 5.5 & Special Exception for convalescent home.
No. of Acres: 20.602
District: 2nd

Proposed ejector system to existing sewer.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Health Care Facilities Comments: State laws and regulations require submission of plans and specifications for any new or renovated health care facility.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:HVB:nc

CC--L.A. Schuppert
W.L. Phillips
I. Snyder

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 21, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of April 1975-October 1975 Cycle #9

Re: Item 17
Property Owner: Arlington Baptist Church
Location: 200' W. of Rolling Rd. & 465' S.W. of Windsor Mill Road
Present Zoning: R.D.P.
Proposed Zoning: Re-class to D.R. 5.5 & Special Exception for convalescent home

District: 2nd
No. Acres: 20.602

Dear Mr. DiNenna:

See attached sheet.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WIDERFELT

"Arlington Baptist Church"

COMMENTS

School Situation:

School	Sept. 19, 1974 Enrollment	Capacity	Over Under
Featherbed Lane Elementary	549	550	-1
Johnnycake Jr.	1284	1240	+44
Woodlawn Sr.	2010	2050	-40

Projections:

School	Sept. 19 75	Sept. 19 76	
Featherbed Lane Elem.	502	471	Gradual declining enrollment
Johnnycake Jr.	1338	1341	Gradual rise then a decline
Woodlawn Sr.	1979	2037	Stable enrollment

Budgeted Construction:

School	Status	Capacity	Estimated To Open
None			

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
None			

Possible Student Yield:	Elementary	Junior High	Senior High
Present Zoning:	11	6	4
Proposed Zoning:	None *		

* If this petition is granted and the petitioner decides that instead of developing this property as a convalescent complex, he would develop it as a residential area, the yield could ultimately be 60 elementary pupils, 30 junior high pupils, and 21 senior high pupils.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 19 75

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each one time successive weeks before the 15th day of October, 19 75., the first publication appearing on the 25th day of September 19 75

THE JEFFERSONIAN,

Manager

Cost of Advertisement, $

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 Sept. 25, 19 75

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Reclassification and Special Exception- Board of Trustee's of the Arlington Baptist Church- Beg. 200' W of Rolling Rd. & 465' SW of Windsor Mill Rd.

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 15th day of Oct. 19 75, that is to say, the same was inserted in the issues of Sept. 25, 1975.

STROMBERG PUBLICATIONS, Inc.

By E. P. Smink

BALTIMORE COUNTY, MARYLAND No. 20223
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 21, 1975 ACCOUNT 01-662

AMOUNT $50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cooper C. Graham
1219 N. Calvert St.
Baltimore, Md. 21202
Petition for Reclassification and Special Exception for Board of Trustees of The Arlington Baptist Church

---

BALTIMORE COUNTY, MARYLAND No. 25920
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

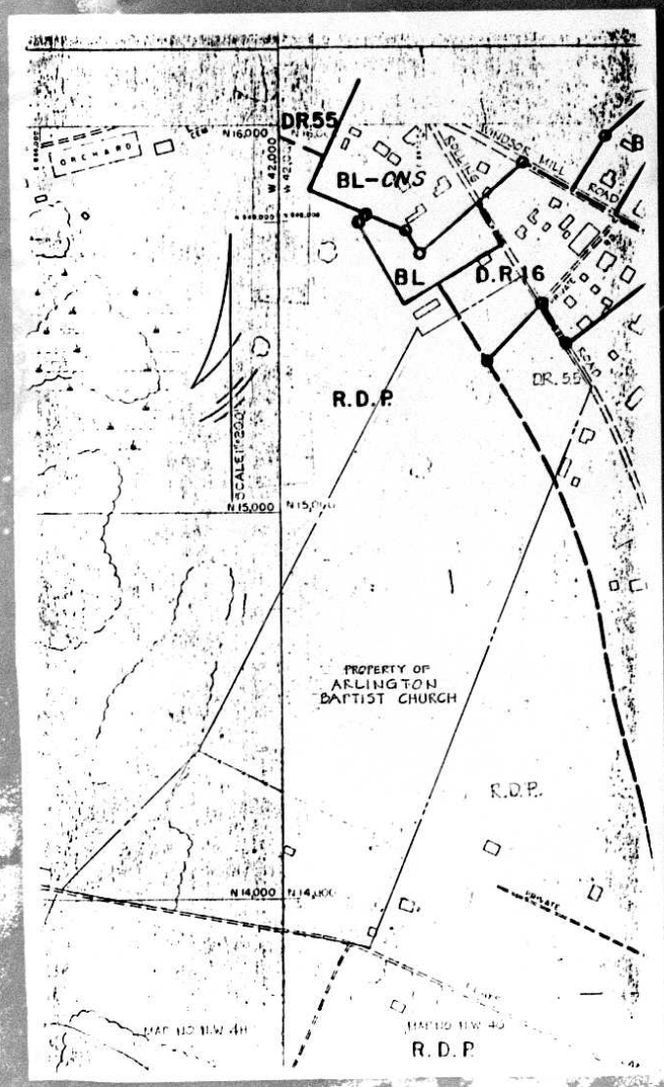
DATE Oct. 15, 1975 ACCOUNT 01-662

AMOUNT $241.60

RECEIVED FROM Arlington Baptist Church, 3030 W. Rolling Rd. Baltimore, Md. 21207 Advertising and posting of Property
76-52-RX

2849 PMCI 15 241.60mc

VALIDATION OR SIGNATURE OF CASHIER



4- SIGNS 76-52-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Sept. 27, 1975

Posted for: (1) Petition for Reclassification (2) Petition for Special Exception

Petitioner: Board of Trustees of Arlington Baptist Church

Location of property: Beg. 200' W of Rolling Rd. and 465' SW of Windsor Mill Rd.

Location of Signs: (1) W side Rolling Rd. 650' +- SW of intersection of Rolling & Windsor Mill Rd. (2) N/S of Clays Lane 1500' +- W of Rolling Rd.

Remarks:

Posted by Thomas R. Roland Signature Date of return: Oct. 2, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 20th day of March 1975 Filing Fee $ 50. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Arlington Baptist Church Submitted by Cooper Graham

Petitioner's Attorney HARRISON Reviewed by FTH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

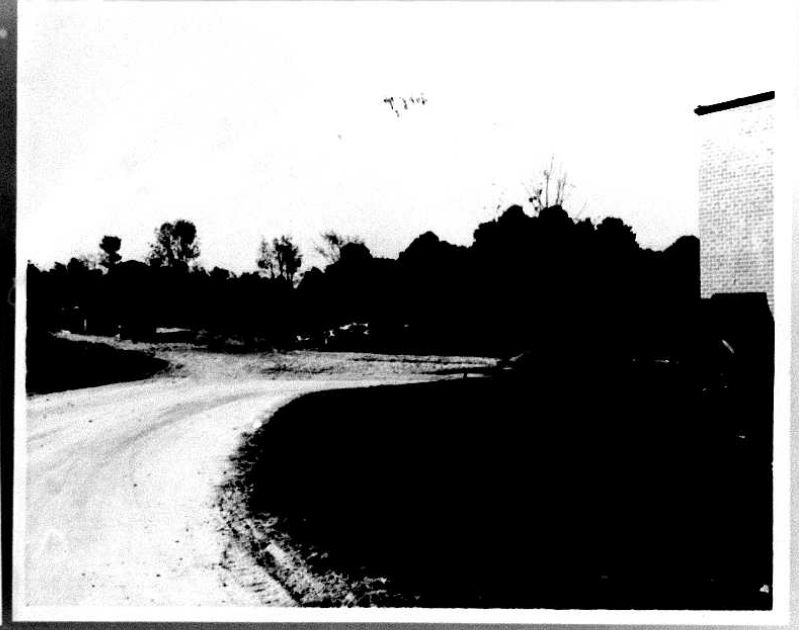
FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: F. T. H.

Previous case: _____

Revised Plans:
Change in outline or description ___ Yes ___ No

Map # _____

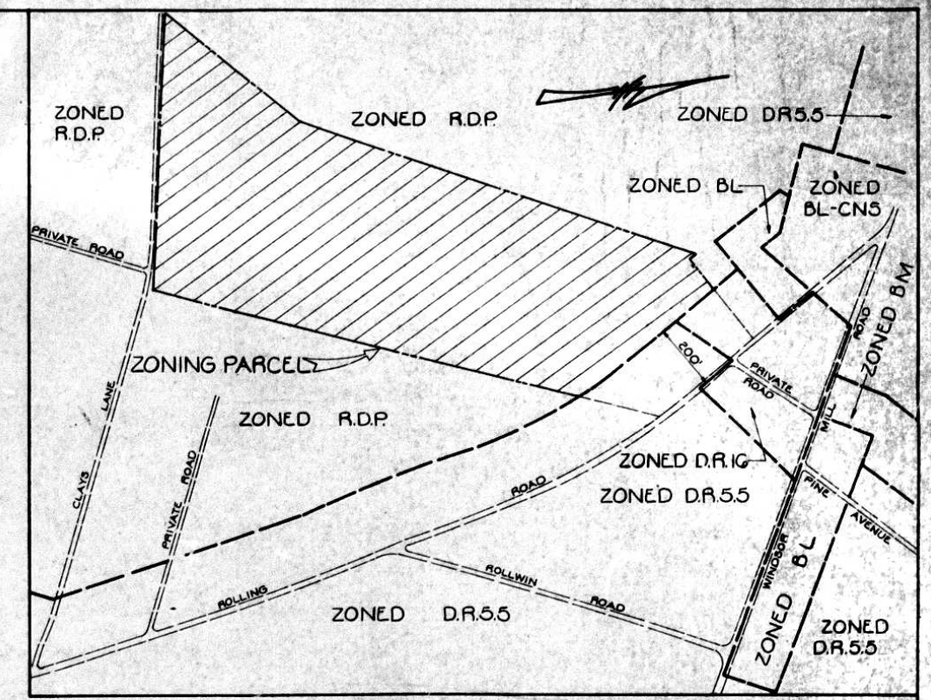


ZONING NOTICE
ZONING NOTICE

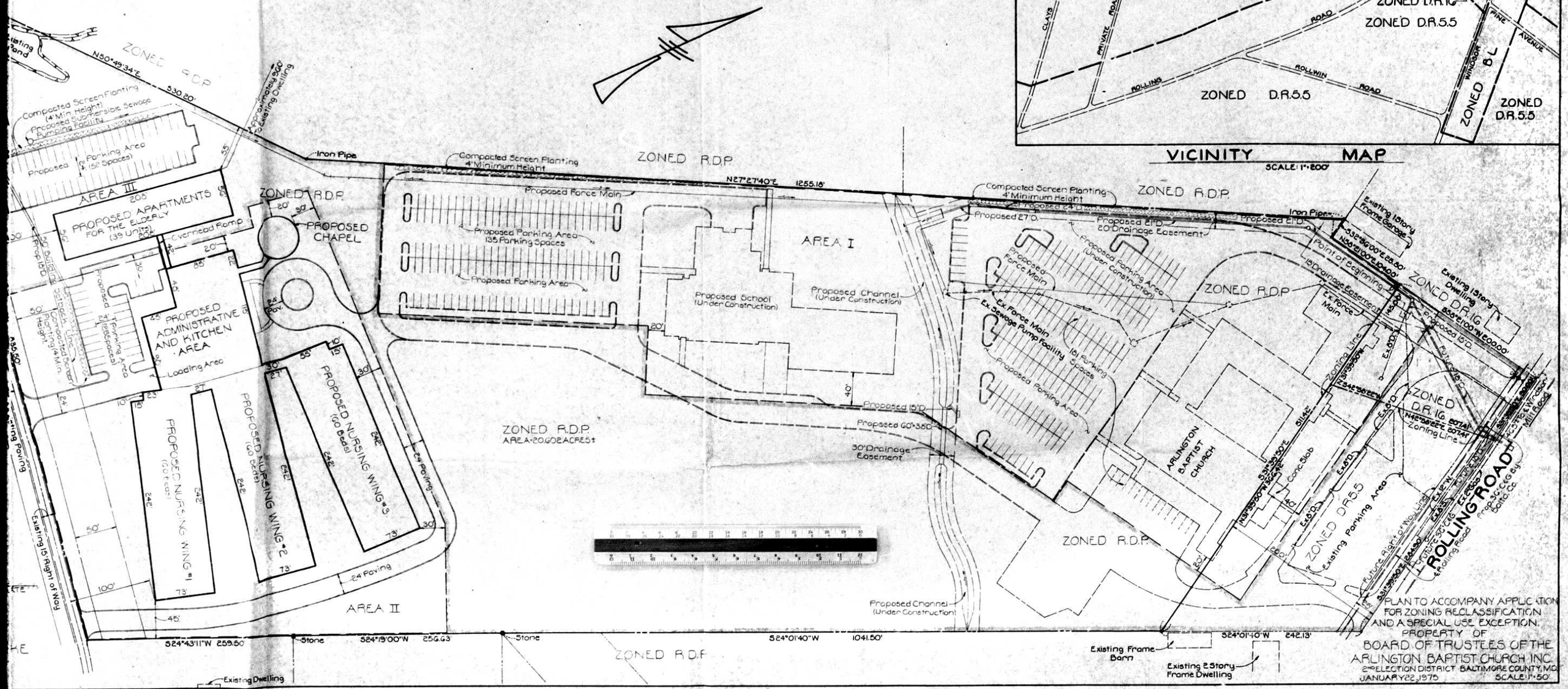
GENERAL NOTES

1. TOTAL AREA OF PROPERTY 22.636 Ac.±
2. AREA OF ZONING PARCEL 20.602 Ac.±
3. EXISTING ZONING - R.D.P.
4. PROPOSED ZONING D.R.5.5 WITH A SPECIAL USE EXCEPTION TO PERMIT A CONVALESCENT HOME
5. EXISTING USE - CHURCH AND PAROCHIAL SCHOOL
6. PROPOSED USE - CHURCH, PAROCHIAL SCHOOL, CONVALESCENT HOME, AND APARTMENTS FOR THE ELDERLY.
7. DENSITY AND AREA COMPUTATIONS

   TOTAL AREA OF PROPERTY = 22.6 Ac.±
   AREA FOR CHURCH AND SCHOOL USE (AREA I) = 8.0 Ac.±
   AREA FOR CONVALESCENT HOME USE (AREA II) = 4.9 Ac.±
   AREA FOR APARTMENTS FOR THE ELDERLY (AREA III) = 9.7 Ac.±
   PORTION OF APARTMENT USE ZONED D.R. 16 = 0.4 Ac.± - ALLOWABLE 1 BEDROOM UNITS = 8.5
   PORTION OF APARTMENT USE ZONED D.R. 5.5 = 9.3 Ac.± - ALLOWABLE UNITS = 51.2
   TOTAL ALLOWABLE UNITS = 59
   TOTAL UNITS PROPOSED = 39
8. PARKING DATA
   A. CHURCH
      1) NUMBER OF SEATS 1085
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/6 SEATS 181
      3) NUMBER OF SPACES PROVIDED 181
   B. SCHOOL
      1) TOTAL AREA OF 1st FLOOR 25,000#
      TOTAL AREA OF 2nd FLOOR 25,000#
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/300# 1st FLOOR & 1 SPACE/500# 2nd FLOOR 134
      3) NUMBER OF SPACES PROVIDED 135
   C. CONVALESCENT HOME
      1) NUMBER OF BEDS 180
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/10 BEDS 18
      3) NUMBER OF SPACES PROVIDED 25
   D. APARTMENTS FOR THE ELDERLY
      1) NUMBER OF UNITS 39
      2) NUMBER OF SPACES REQUIRED AT 1.3 SPACES/UNIT 51
      3) NUMBER OF SPACES PROVIDED 52
   E. ALL PARKING SPACES TO BE 9' x 20'
9. SCREENING: COMPACTED SCREEN PLANTING (4' MIN. HEIGHT)
10. LIGHTING: LOW INTENSITY SECURITY LIGHTING ONLY
11. PAVING: ALL ACCESS ROADS AND PARKING AREAS SHALL BE SURFACED WITH BITUMINOUS CONCRETE



VICINITY MAP
SCALE: 1" = 200'



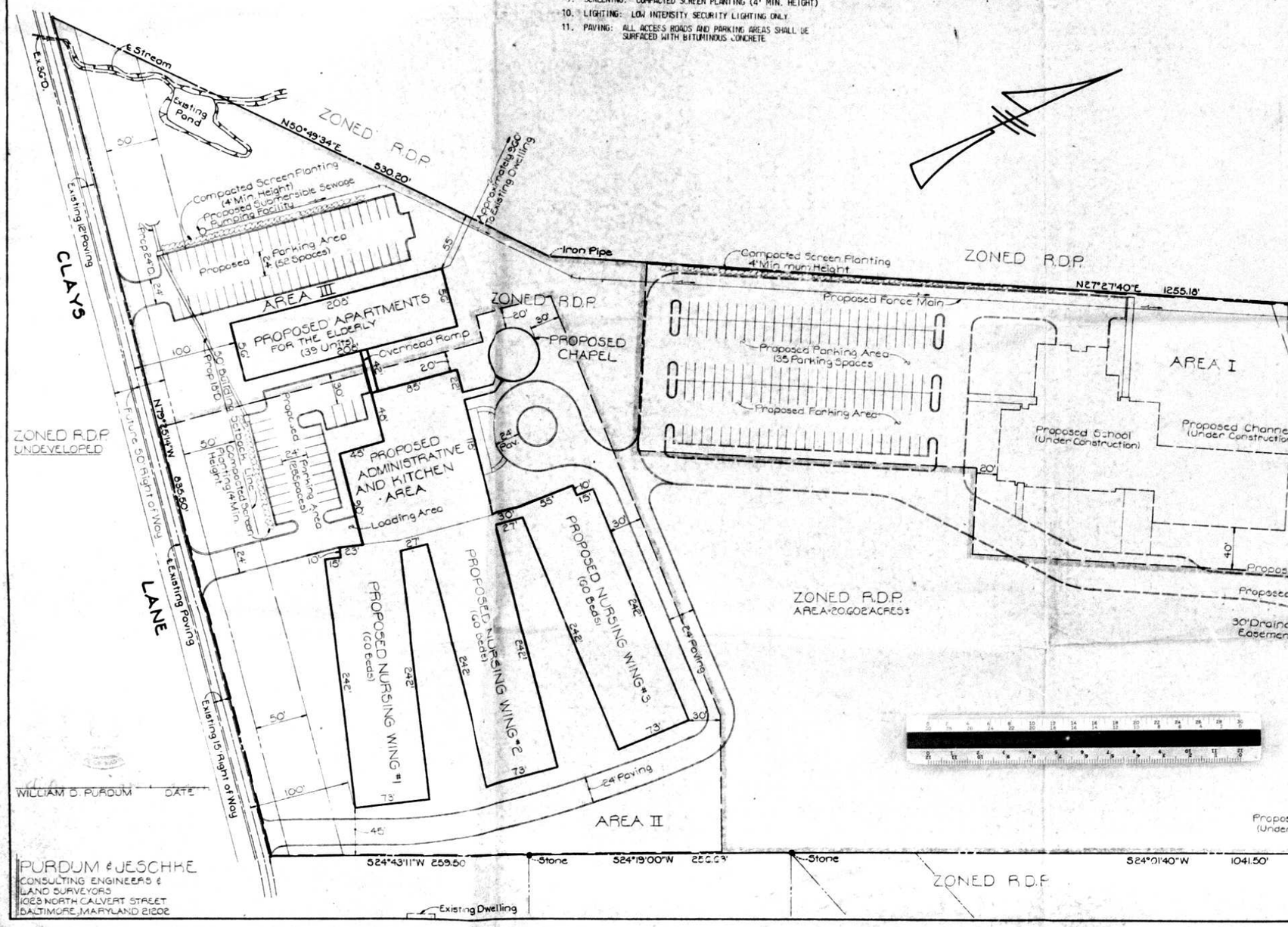
PLAN TO ACCOMPANY APPLICATION FOR ZONING RECLASSIFICATION AND A SPECIAL USE EXCEPTION.
PROPERTY OF
BOARD OF TRUSTEES OF THE ARLINGTON BAPTIST CHURCH INC.
2nd ELECTION DISTRICT BALTIMORE COUNTY, MD.
JANUARY 22, 1975 SCALE: 1" = 50'

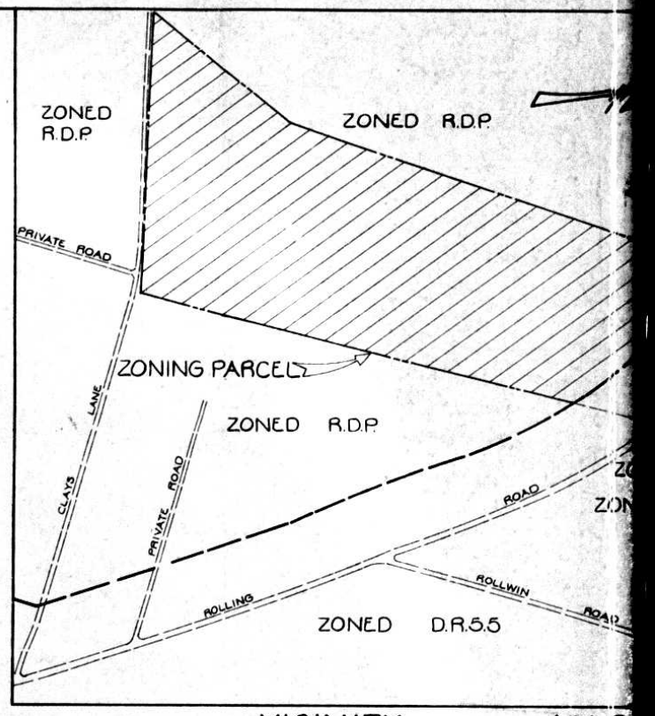
GENERAL NOTES

1. TOTAL AREA OF PROPERTY 22.636 Ac.±
2. AREA OF ZONING PARCEL 20.602 Ac.±
3. EXISTING ZONING - R.D.P.
4. PROPOSED ZONING D.R.5.5 WITH A SPECIAL USE EXCEPTION TO PERMIT A CONVALESCENT HOME
5. EXISTING USE - CHURCH AND PAROCHIAL SCHOOL
6. PROPOSED USE - CHURCH, PAROCHIAL SCHOOL, CONVALESCENT HOME, AND APARTMENTS FOR THE ELDERLY.
7. DENSITY AND AREA COMPUTATIONS

   TOTAL AREA OF PROPERTY = 22.6 Ac.±
   AREA FOR CHURCH AND SCHOOL USE (AREA I) = 8.0 Ac.±
   AREA FOR CONVALESCENT HOME USE (AREA II) = 4.9 Ac.±
   AREA FOR APARTMENTS FOR THE ELDERLY (AREA III) = 9.7 Ac.±
   PORTION OF APARTMENT USE ZONED D.R. 16 = 0.4 Ac.± - ALLOWABLE 1 BEDROOM UNITS = 8.5
   PORTION OF APARTMENT USE ZONED D.R. 5.5 = 9.3 Ac.± - ALLOWABLE UNITS - - - 51.2
   TOTAL ALLOWABLE UNITS = 59
   TOTAL UNITS PROPOSED = 39

8. PARKING DATA
   A. CHURCH
      1) NUMBER OF SEATS 1085
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/6 SEATS 181
      3) NUMBER OF SPACES PROVIDED 181
   B. SCHOOL
      1) TOTAL AREA OF 1st FLOOR 25,000#
         TOTAL AREA OF 2nd FLOOR 25,000#
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/300# 1st FLOOR & 1 SPACE/500# 2nd FLOOR 134
      3) NUMBER OF SPACES PROVIDED 135
   C. CONVALESCENT HOME
      1) NUMBER OF BEDS 180
      2) NUMBER OF SPACES REQUIRED AT 1 SPACE/10 BEDS 18
      3) NUMBER OF SPACES PROVIDED 25
   D. APARTMENTS FOR THE ELDERLY
      1) NUMBER OF UNITS 39
      2) NUMBER OF SPACES REQUIRED AT 1.3 SPACES/UNIT 51
      3) NUMBER OF SPACES PROVIDED 52
   E. ALL PARKING SPACES TO BE 9' x 20'
9. SCREENING: COMPACTED SCREEN PLANTING (4' MIN. HEIGHT)
10. LIGHTING: LOW INTENSITY SECURITY LIGHTING ONLY
11. PAVING: ALL ACCESS ROADS AND PARKING AREAS SHALL BE SURFACED WITH BITUMINOUS CONCRETE





VICINITY MAP
SCALE: 1"=200'

WILLIAM D. PURDUM DATE

PURDUM & JESCHKE
CONSULTING ENGINEERS & LAND SURVEYORS
1028 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202