

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Baltimore Association for Retarded Citizens, Inc., 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 _____ to an _____, for the following reasons:

See attached description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a community day center.

Adult Activity Center for Mental Retardates

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.

Contract purchaser
Address: 4800 York Road
Baltimore, Maryland 21212

Protestant's Attorney
Address: 210 North Charles Street
Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 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 5th day of November, 1975, at 1:30 o'clock P.M.

Eric Di Nenna
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Baltimore Association for Retarded Citizens, Inc., 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 for a Variance from Section 400.2b (5) to 400.2b (20) parking spaces in lieu of the required forty-eight (48).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Attached sheet

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

I, or we, agree to pay expenses of above Variance 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.

Contract purchaser
Address: 4800 York Road
Baltimore, Maryland 21212

Protestant's Attorney
Address: 210 North Charles Street
Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 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 5th day of November, 1975, at 1:30 o'clock P.M.

Eric Di Nenna
Zoning Commissioner of Baltimore County

(over)

Standard Contract of Sale

This is a Legally Binding Contract; If Not Understood, Seek Competent Advice.

HARRISON REALTY CO.
20 CHILMERS POINT RD.
BALTIMORE, MARYLAND 21222

This Agreement of Sale, made this 1st day of March, 1975, between William S. Gattus and Maryann K. Gattus, his wife, Seller, and Baltimore Association for Retarded Children, Inc., Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in The 12th Election District of Baltimore County at the corner of Old North Point Road and Willow Road, approximately 2.73 acres more or less being unimproved, as shown on the map in the 1969, folio 545.

at and for the price of Fifty Thousand Dollars (\$50,000.00) of which Five Thousand Dollars (\$5,000.00) have been paid prior to the signing hereof, and the balance to be paid as follows: Forty-five Thousand (\$45,000.00) Dollars in cash at the time of settlement. Settlement to take place within 120 days from the date of this contract. Seller to provide a mortgage and equity loan from a licensed lender at no cost to the Buyer. Seller warrants the property has gas, water, sanitary sewer, and electricity. Contract is contingent upon Buyer obtaining approval from Baltimore County Zoning Commissioner for a Day Care Center.

AND upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer. Title to be good and marketable, free of liens and encumbrances except as specified herein and except: (1) the and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

Ground rent, rent and water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis (including Metropolitan District, Sanitary Commission or other benefit charges, assessments, fees or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto), are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement. Possession of the premises shall be given to Buyer as of date of settlement.

The herein described property is to be sold at the risk of the Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, all or a substantial part of the property is destroyed or damaged, without fault of the Buyer, then this contract, at the option of the Buyer, shall be null and void and of no further effect, and all monies paid hereunder shall be returned promptly by Seller to Buyer. It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so enclosed as to protect all parties hereto, as their interests may appear, and shall continue said insurance in force during the life of this Contract. In the event it shall be determined by the Buyer that the property is inadequately insured by the Seller, the Buyer shall have the right, at Buyer's option and expense, to obtain such insurance, or additional insurance, as shall be satisfactory to Buyer.

(over)

RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE
Southwest corner of Old North Point Road and Willow Road, 12th District
OF BALTIMORE COUNTY

BALTIMORE ASSOCIATION FOR RETARDED CITIZENS, INC., Petitioners
Case No. 76-104-XA
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.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 3rd day of November, 1975, a copy of the foregoing Order was mailed to Theodore Mitchell, Esquire for Blades and Rosenfeld, 210 North Charles Street, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hession, III



lapicki/smith architects

617 PARK AVENUE - BALTIMORE, MARYLAND 21201 - TEL 301 685 4900

Description of Property Owned by Baltimore Association for Retarded Citizens, Inc.

From: Particular Description
Land to be Conveyed by
William J. Gattus

Dated: April 23, 1974

By: Shenk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Bel Air, Maryland 21014

Beginning from the pipe now set on the Southwesterly side of Old North Point Road, said pipe being located on the Southeastern corner at the intersection of Willow Road and Old North Point Road, and following the courses and distances as now surveyed viz:

- South 62-44-23 East 172.90 feet
- In a Southeasterly direction along a curve to the left having a radius of 983.14 feet for an arc distance of 224.82 feet, said curve being subtended by a chord bearing South 69-17-38 East 224.32 feet.
- South 75-50-30 East 192.31 feet
- South 76-06-44 West 167.36 feet
- North 87-12-51 West 66.00 feet
- South 78-32-09 West 158.80 feet
- South 72-17-09 West 113.00 feet
- South 62-17-09 West 172.33 feet
- South 45-23-19 West 47.14 feet
- North 00-39-51 East 250.28 feet
- North 29-50-13 East 186.55 feet
- In a Northeasterly direction along a curve to the right having a radius of 25.00 feet for an arc distance of 36.67 feet, said curve being subtended by a chord bearing North 73-21-24 East 33.47 feet to the beginning containing 2.66 acres.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

76-104-XA

District: 12th Date of Posting: 10/23/75
Posted for: Hearing held Nov. 5, 1975 @ 1:30 P.M.
Petitioner: Balto. Assoc. for Retarded Citizens, Inc.
Location of property: SW corner of Old North Point Rd. & Willow Rd.
Location of Signs: 2 Signs Posted on Old North Point Rd. & Willow Rd.
Remarks: Mail H. Hession
Posted by: Mail H. Hession Signature Date of return: 10/23/75

JAN 06 1976

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met a Special Exception for a Community Care Center should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of November 1975, that a Special Exception for a Community Care Center should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had, and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety and general welfare of the community a Variance to permit 20 off-street parking spaces instead of the required 48 off-street parking spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of November 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

NARRATIVE

DUNDALK ACTIVITY CENTER

(Alternative plan in lieu of the Dundalk Day Care Center for the Mentally Retarded)

OVERVIEW

The Dundalk Community is a heavily populated area of Baltimore County which presently does not have proper facilities for training the adult mentally retarded residing there. Existing facilities are rented from churches, warehouses, or buildings designed for businesses, but not for the mentally retarded.

B.A.R.C. proposes to construct a facility that will meet the needs of the population it serves. In this commitment, we have designed a training center that is convertible to meet the needs of the mentally retarded individual allowing us to either have a proper Day Care (3-21) or Activity Center (16 and up) facility. The Day Care narrative has been previously submitted. The following relates to the Activity Center.

NARRATIVE

The building will be a three-unit facility utilizing day and evening programs, thus allowing total programming for the mentally retarded. The three areas will be:

1. A training section of approximately 7,700 square feet, utilizing a modified open-room concept.
2. A multi-purpose section of approximately 10 x 70 feet is included in the training square footage in (1) above.
3. A therapeutic section, with pool, to implement both physical and recreational programs, of approximately 5,250 additional square feet for ambulatory and non-ambulatory clients.

TRAINING SECTION

This section of approximately 7,700 square feet will house during the day, 70 mentally retarded adults. For those enrolled, a program (see attached) will be provided that will enable them to advance their ability to remain in the community. All programming will be developmental in nature, utilizing the staff's ability to take the mentally retarded from the present level of behavior to a higher level of functioning.

MULTI-PURPOSE AREA

This area will be in constant use during the day and evening. Normal programming (see attached) will utilize the area in addition to a cafeteria program which will be implemented to provide further training and balanced meals. In the evening, recreational programs will allow the mentally retarded of the community to have access to a facility that will provide activities such as dancing, club programs, sporting events, and additional programs for parents and interested community members.

THERAPEUTIC POOL

This area will be an integral part of a developmental approach to motivate the mentally retarded to become part of the community. By providing training in water skills, the retarded will be able to become a participating member of the family and of the community, rather than a non-involved group member.

Skills such as water safety, coordination of motor movements in addition to social interactions will be learned among other experiences.

It is our objective to have physical therapists, supplied through state cooperation, make use of the therapeutic pool in teaching the retarded the needed skills so that each individual will have realistic goals designed to meet his or her particular needs. This center is designed to serve both the ambulatory and the non-ambulatory retarded.

In summary, this project will provide a much needed facility in the Dundalk area, meeting our joint effort in making available habilitation services for the retarded and their families.

BALTIMORE ASSOCIATION for RETARDED CITIZENS, Inc.

4800 YORK ROAD □ BALTIMORE, MARYLAND 21212 □ TELEPHONE AREA CODE (301) 323-5600

ACTIVITY CENTERS

Activities Programs concentrate on social and personal adjustment and activities related to living successfully in the home, the community, and in a work situation.

Emphasis is placed on building a new self-image as an adult, and enabling the adult retardate to live with less dependence on others.

SPECIFIC PROGRAMS AND TRAINING AREAS INCLUDE:

1. HOME SKILLS - cooking, sewing, laundry, ironing.
2. GROOMING - personal hygiene, beauty care, personal appearance.
3. WORK SKILLS - sub-contract work, workshop maintenance, outside work groups (lawn care, painting, office cleaning, recreation, etc.)
The clients are paid for this work according to their ability.
4. COMMUNITY SKILLS - shopping trips, use of community facilities (restaurants).
5. REHABILITATION THERAPY AND LEISURE TIME PURSUITS: ceramics, silk screening, arts and crafts, hobbies, etc.

ADMISSION REQUIREMENTS:

1. Client must be mentally retarded.
2. Client must be able to take care of personal needs.
3. Client must be over 16 years old.

OBJECTIVES:

1. To help the adult retardate to make the important transition into adult living.
2. To provide the adult retardate with a socially acceptable pattern for daily living.
3. To provide an option to institutional living.
4. To prepare those clients who have the potential for more advanced programs.

BARC #965 8/73

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 30th day of September 1975.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Baltimore Association for Retarded Citizens, Inc.

Petitioner's Attorney: Theodore Mitchell
617 Park Avenue
Baltimore, Maryland 21201

Reviewed by: Franklin T. Hofens Jr.
Chairman,
Zoning Plans
Advisory Committee

JAN 06 1976

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 27, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

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 AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDING ENGINEER

Theodore Mitchell, Esq.
for Blades and Rosenfeld
210 North Charles Street
Baltimore, Maryland 21201

RE: Variance Petition
Item 55
Baltimore Association for Retarded Citizens, Inc. - Petitioners

Dear Mr. Mitchell:

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 on the southeast corner of Old North Point Road and Willow Road, and is currently unimproved.

The petitioner is requesting a Special Exception for a community care center in order that an activity center for adult retardates may be constructed on the site. The petitioner is also requesting a Variance to permit 20 parking spaces in lieu of the required 48.

This property abuts along its southern property line Broad and Cheese Creek. Opposite this site on the northeast side of Old North Point Road lies the Topp's Shopping Center, and across Willow Road

Theodore Mitchell, Esq.
for Blades and Rosenfeld
Re: Item 55
October 27, 1975
Page 2

exists single family residential development.

The petitioner should note with particular interest the comments of the Project and Development Planning division, and the State Highway Administration.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

PTH:JD

Enclosure

cc: Lapicki/Smith
617 Park Avenue
Baltimore, Maryland 21201

 Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

September 15, 1975

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

Re: Z.A.C. Meeting, Sept. 16, 1975
Item 55. Property Owner: Balto. Assoc. for Retarded Citizens, Inc.
Location: SE/C of Old North Point Rd. (Rte 20) and Willow Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(5) to permit 20 parking spaces in lieu of the required 48 and a Special Exception for a community care center, Adult Activity Center for Mental Retardates.
No. of Acres: 2.66
District: 12th

Dear Mr. DiNenna:

The frontage of the subject site on Old North Point Road, must be improved with paving and curb and gutter. The roadside face of curb is to be 20' from and parallel to the existing centerline of the highway.

Considering the size of the property, we can see no reason why the required 48 parking spaces cannot be provided.

The plan should be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Mayers
By John E. Mayers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

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

October 2, 1975

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

Re: Item #55 (1975-1976)

Property Owner: Balto. Association for Retarded Citizens, Inc.

S/E cor. of Old North Point Rd. & Willow Rd.

Existing Zoning: B.L.

Proposed Zoning: Variance from Sec. 409.2b(5) to permit 20 parking spaces in lieu of the required 48 and a Special

Exception for a community care center, Adult Activity Center for Mental Retardates.

No. of Acres: 2.66 District: 12th

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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #229 (1972-1973) remain valid and applicable to this item #55 (1975-1976).

It appears that the existing fire hydrant will require relocation behind the proposed curb and gutter.

Very truly yours,

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

END:RAM:PM:iss

cc: D. Orise
W. Menebel

E-W Key Sheet
6 SS 23 Pos. Sheet
SS 2 F Topo
96 and 103 Tax Maps

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
DIRECTOR

Wm. T. Melzer
DEPUTY TRAFFIC ENGINEER

September 15, 1975

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

Re: Item 55 - ZAC - September 16, 1975
Property Owner: Balto. Assoc. for Retarded Citizens, Inc.
Location: SE/C of Old North Point Rd. & Willow Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.2b(5) to permit 20 parking spaces in lieu of the required 48 and a Special Exception for a community care center, Adult Activity Center for Mental Retardates.

No. of Acres: 2.66
District: 12th

Dear Mr. DiNenna:

The requested Special Exception for a community care center is not expected to use any major traffic problems.

This department has no information as to the amount of parking that is required for this facility. Should the petitioner have any information on parking, we would welcome the opportunity to study it.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 15, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #55, Zoning Advisory Committee Meeting, September 16, 1975, are as follows:

Property Owner: Balto. Association for Retarded Citizens, Inc.

Location: SE/C of Old North Point Rd. & Willow Rd.

Existing Zoning: B.L.

Proposed Zoning: Variance from Sec. 409.2b (5) to permit 20 parking spaces in lieu of the required 48 and a Special Exception for a community care center, Adult Activity Center for Mental Retardates.

No. of Acres: 2.66
District: 12th

Metropolitan water and sewer are available.

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

JHBV:dls

cc: I. Snyder

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 18, 1975

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

Z.A.C. Meeting of: September 16, 1975

Re: Item 55
Property Owner: Balto. Association for Retarded Citizens, Inc.
Location: SE/C of Old North Point Rd. & Willow Rd.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b (5) to permit 20 parking spaces in lieu of the required 48 and a Special Exception for a community care center, Adult Activity Center for Mental Retardates.

District: 12th
No. Acres: 2.66

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENGLISH PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTTSBARI
JOSEPH N. MCGOWAN
ALVIN LORECH
JOSHUA R. WHEELER, SUPERVISOR

F. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. WUTTEFEL

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

WILLIAM D. FROMM
DIRECTOR

October 14, 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 #55, Zoning Advisory Committee Meeting, September 16, 1975, are as follows:

Property Owner: Baltimore Association for Retarded Citizens, Inc.

Location: SE/C of Old North Point Road and Willow Road

Existing Zoning: B.L.

Proposed Zoning: Variance from Sec. 409.2b(5) to permit 20 parking spaces in lieu of the required 48 and a Special Exception for a community care center, Adult Activity Center for Mental Retardates.

No. of Acres: 2.66
District: 12th

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.

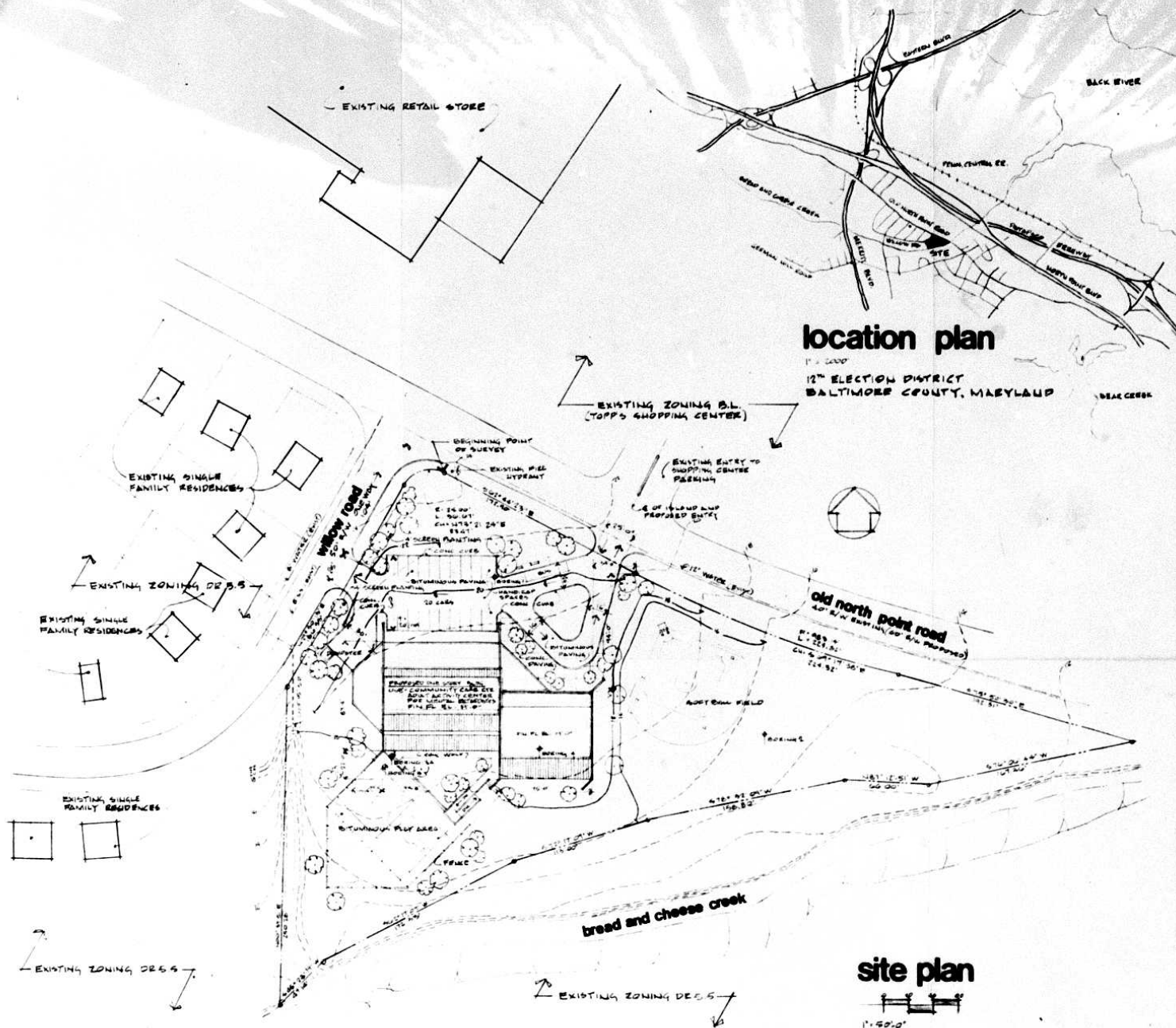
There appears to be no need for the driveway on Willow Road. The 4 foot screening must be clarified and shown as 4 foot high compact screen planting.

The location of the dumpster should be either moved to the east side of the building or completely screened from the adjacent residential properties.

Very truly yours,

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

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



location plan

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

site plan

1" = 50.0'

SITE INFORMATION
EXISTING ZONING - BUSINESS/LOCAL
PROPOSED ZONING - R/L w/ SPECIAL EXCEPTION
SITE AREA 1.66 ACRES
OFF-STREET PARKING:
BUILDING AREA 14,342 sq ft
NO. OF SPACES REQUIRED 14,342/300'48"
NO. OF SPACES PROVIDED - 20

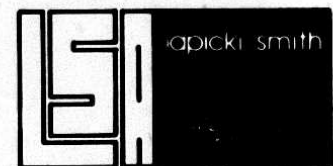
SITE INFORMATION OBTAINED FROM
SUEVEY BY SHENK-STILL ASSOCIATES, INC.
DATED APRIL 23, 1974.

ADULT ACTIVITY CENTER
baltimore county, maryland

BALTIMORE ASSOCIATION FOR RETARDED CITIZENS



Robert M. Hall



PLAT TO ACCOMPANY
ZONING PETITIONS
FOR
SPECIAL EXCEPTION
FROM EXISTING S.L.
ZONE TO R/L WITH
SPECIAL EXCEPTION
AND FOR
ZONING VARIANCE
FROM SECTION 409.8b(6)
TO PERMIT 20 PARKING SPACES
IN LIEU OF THE REQUIRED 48.



MAP 4B
SHEET
NO. 12
DATE 9-25-75
BY JH
CHECKED JH
APPROVED JH

