



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

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1983

Mr. D. Martin Trueblood
Executive Director, Broadmead
13801 York Road
Cockeysville, Maryland 21030

RE: Proposed Addition
(Broadmead)
8725 of York Road,
532' NE of Thornton Mill Road -
8th Election District

Dear Mr. Trueblood:

Reference is made to your letter of August 26, 1983 requesting approval of planned expansion.

Please be advised that the expansion, as outlined in your aforementioned letter, falls within the purview of the Special Exception (Case No. 77-185-XASPH) originally granted for the property. Upon application for a building permit, site plans indicating compliance with all height, area, and use requirements of the Baltimore County Zoning Regulations must be submitted.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

ATJ:EDM

cc: Mr. James E. Dyer
Zoning Supervisor



Broadmead
A Friends Lifetime Care Community

D. Martin Trueblood
Executive Director

August 26, 1983

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Zoning Office
111 Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

Re: Proposed Addition of 100 beds, 532' NE of Thornton Mill Road, 8th Election District.
Broadmead wishes to construct a small addition to the nursing facility within the area zoned as a special exception on the Broadmead property.

The addition will have a footprint of approximately 6300 square feet compared with the 18,000 square feet of the present building.

The present special exception granted for a community center and convalescent nursing center of ninety-one beds. The addition is planned to permit a significant increase in private nursing rooms and a small increase in total beds. The new bed count will be sixty-eight (68) comprehensive care beds and thirty-five (35) domiciliary care beds for a total of one hundred and three (103) or an increase of twelve (12). It should be noted that the state nursing home regulations allow for increasing bed count by up to 10% every three years. Broadmead is presently allowed (but does not have in place) six added comprehensive care beds and will apply for six more to make a total of sixty-eight (68).

Since the space below the western addition is excavated to a grade one floor below the nursing floor, Broadmead has planned use for this space to provide for a much needed expansion of the Residents Gift Shop and the branch bank that serves Broadmead Residents and Staff.

It is our belief that the addition is reasonable within the special exception since its purpose is to purely serve the community of elderly persons for which the exception was granted.

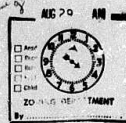
We request that Broadmead be allowed to build the planned addition with the present special zoning exception.

Sincerely yours,

D. Martin Trueblood
D. Martin Trueblood

DMT:pat
Enclosures

13801 York Road, Cockeysville, Maryland 21030 Phone 301-628-6900



RE: PETITION FOR SPECIAL EXCEPTION,
VARIANCES, AND SPECIAL HEARING
SE/8 of York Road, 532' NE of Thornton
Mill Road - 8th Election District
Harry A. Dundore - Petitioner
NO. 77-185-XASPH (Item No. 173)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Hearing to approve the interpretation of certain Baltimore County Zoning Regulations pertinent to a proposed convalescent home, a Special Exception for a convalescent home, and Variances pertaining to off-street parking, setbacks and other matters described below:

Variance "A" - To permit 190 parking spaces in lieu of the required 301 spaces.

Variance "B" - To permit parking more than 300 feet from a living unit, but less than 500 feet from a living unit. The pertinent regulation reads as follows:

Section 409.2a. - Parking space as required shall be provided on the same lot with the building which it serves or within 300 feet thereof.

Variance "C" - To permit a distance between building walls without windows of 10 feet instead of the required 15 feet. The Petitioner avers that the use of covered walkways attached to certain units might fall within the Section 1801.2.B.3 and the implication of Section 400.1, which makes one building out of an "accessory" building connected to a principal building by a covered passageway. In any event, a Variance as noted above is requested.

Variance "D" - To permit parking to be located in areas not related to the front of the buildings as required in Section 504.

Variance "E" - To permit a distance of 15 feet between existing buildings No. 1 and 2 instead of the required 125 feet; and to permit a distance between the proposed convalescent home and office building No. 1 of 60 feet instead of the required 110 feet.

Testimony on behalf of the Petitioner indicated that the subject property, located on the southeast side of York, 532 feet northeast of Thornton Mill Road, consists of a 76.26 acre tract, with portions zoned D.R.1.6, D.R.1.3, and R.C.

4. The Petitioner proposes to construct what was described as a "Lifetime

Care Community" (Broadmead) thereon for the aged, the same to be under the auspices of "The Friends Lifetime Care Center of Baltimore, Inc." The project was described as providing for independent living quarters, central recreational facilities, office space for staff, and a central administration, and general services building. Existing buildings, for which historic significance was claimed and which the Center stated it planned to preserve, are a manor house, a carriage house, barn, shed, stables, workshop, and spring house. No development is proposed for the R.C.4 land, which comprises approximately 31.04 acres of the total tract. Broadmead was further described as ultimately consisting of 240 single-story living units and a 91-bed nursing facility, in addition to the above mentioned buildings and facilities.

The Petitioner called attention to the average age of persons who will enter the project (76 years), claiming that the ratio of cars per person projected is initially 0.75 with a projection of .5 after 9 years of operation. The projected figures for parking are based on 0.8 spaces per person.

A nearby resident indicated concern regarding the financial solvency of the Petitioner and what might result should the Petitioner encounter financial reverses, and the possible effect of the 100-year flood plain line on the property.

Without reviewing the evidence further in detail, but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner's plans meet the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations, and the Special Exception should be granted. The Special Hearing pursuant to Section 500.6 to determine the compliance of covered walkways with the Baltimore County Zoning Regulations could also be granted, since it is the opinion of the Deputy Zoning Commissioner, that the 300 feet bulk limitation of the width of a structure, as defined in Section 1801.2.B.2, does not preclude the construction of the proposed buildings and their covered walkways, the same being disconnected at various

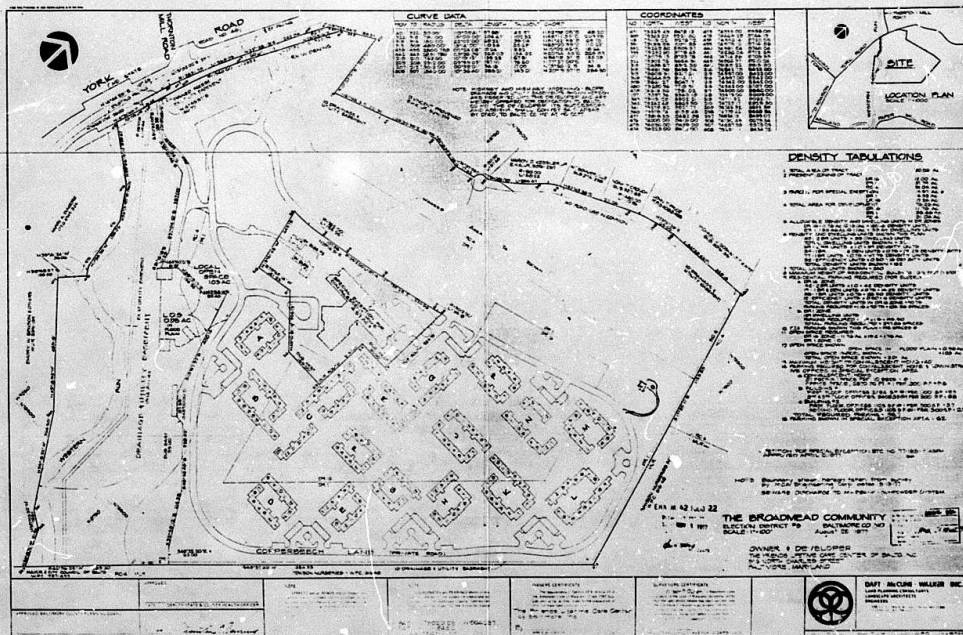
points, and no portion of the building is to extend further than 300 feet without a separation.

Further, the Variances herein described as Variances "A" through "E" should also be granted.

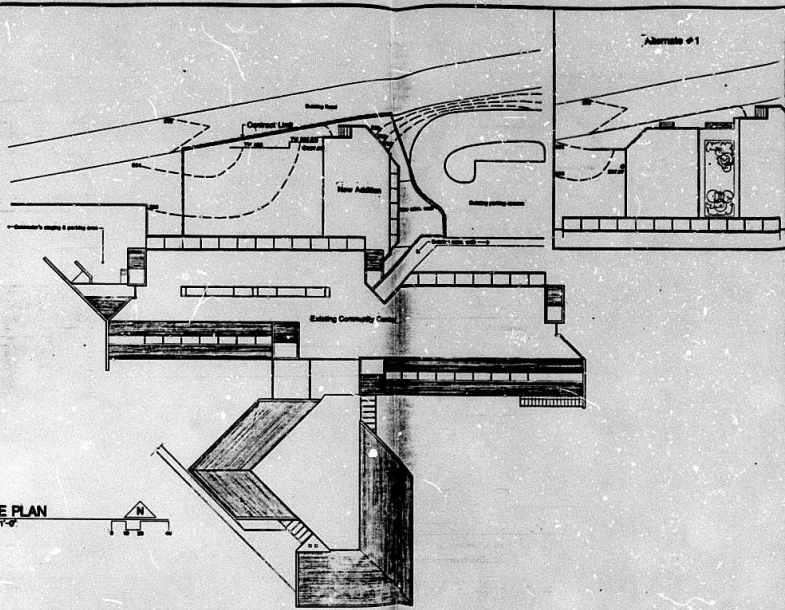
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of April, 1977, that the Special Hearing determine compliance with specified Baltimore County Zoning Regulations, the Special Exception for a convalescent home, and the Variances herein described as Variances "A" through "E" should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

- Office space on the subject property must be restricted to the administrative uses of Broadmead.
- Compliance with a site plan approved by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, Health Department and the Office of Planning and Zoning.

Arnold Jablon
Deputy Zoning Commissioner of
Baltimore County



SITE PLAN
1/8"=1'-0"



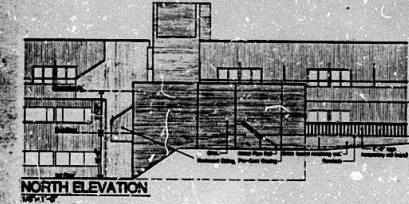
Broadmead
Nursing Center Expansion
1380 York Road - Catonsville, Maryland 21039

C&S

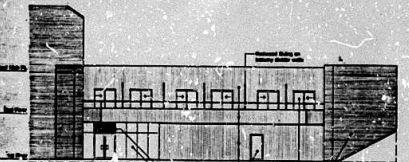
Scale: 1/8"=1'-0"
Date: August 13, 1988
Project No. 8804

Scope Package
1 of 5

WEST ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"



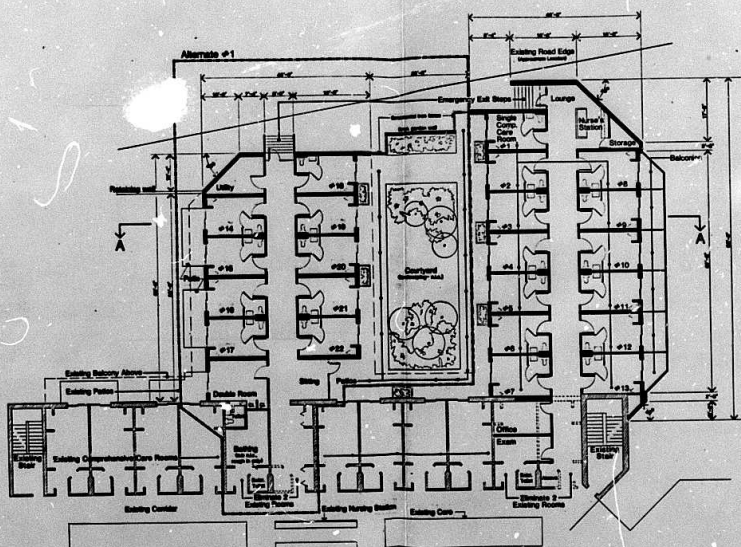
Broadmead
Nursing Center Expansion
1380 York Road - Catonsville, Maryland 21039

C&S

Scale: 1/8"=1'-0"
Date: August 13, 1988
Project No. 8804

Scope Package
2 of 5

SECOND FLOOR PLAN
1/8"=1'-0"

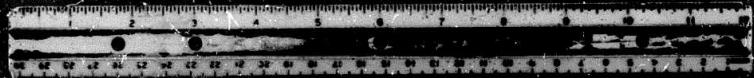


Broadmead
Nursing Center Expansion
1380 York Road - Catonsville, Maryland 21039

C&S

Legend:
Existing Building
New Building
New Addition
New Addition

Scale: 1/8"=1'-0"
Date: August 13, 1988
Project No. 8804
Scope Package
4 of 5



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, HARRY A. DUNDORF, 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.

herby petition for a Variance from Sections 1802.2.A, 1801.2.C.1, 409.2.a, 102.2 and 504 (III F.3) of the Baltimore County Zoning Regulations, and SPECIAL HEARING for the interpretation that covered walkways and covered parking areas are accessory structures and are connected to the facilities are within the Bulk Regulations for D.R. zones.

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.

The Friends Lifetime Care Center of Baltimore, Inc.
Contract purchaser
5116 N. Charles Street
Baltimore, Md. 21210
Petitioner's Attorney
10 Light Street (11th Floor)
Baltimore, Md. 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of May, 1977, 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 26th day of March, 1977, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.
(over)
MICROFILMED

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY A. DUNDORF, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve The interpretation that the covered walkways as shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for DR zones and as such

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

The Friends Lifetime Care Center of Baltimore, Inc.
Contract purchaser
5116 N. Charles Street
Baltimore, Md. 21210
Petitioner's Attorney
10 Light Street (11th Floor)
Baltimore, Md. 21202

ORDERED BY the Zoning Commissioner of Baltimore County, this 31st day of May, 1977, 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 26th day of March, 1977, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)
MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE
VARIANCES, AND SPECIAL HEARING
SE/8 of York Road, 532' NE of Thornton Mill Road - 8th Election District
Harry A. Dundorf - Petitioner
NO. 77-185-XASPH (Item No. 173)

ORDER OF DISMISSAL

Petition of Harry A. Dundorf (The Friends Lifetime Care Center of Baltimore, Inc., contract purchaser) for special exception for convalescent home, variances from Sections 1802.2.A (D.R. 1 zone), 1801.2.C.1, 409.2.a, 102.2 and 504 (III F.3) of the Baltimore County Zoning Regulations, and special hearing for the interpretation that the covered walkways and covered parking areas are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. Zones, on property located on the southeast side of York Road 532 feet northeast of Thornton Mill Road, in the 8th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of Appeal, filed July 21, 1977 (a copy of which is attached hereto and made a part hereof), from the Petitioner in the above entitled matter.

WHEREAS, the said Petitioner requests that the appeal filed on behalf of said Petitioner be dismissed.

MICROFILMED

Harry A. Dundorf - 77-185-XASPH
IT IS HEREBY ORDERED, this 21st day of July, 1977, that said appeal be and the same is Dismissed.
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Walter J. Kiefer, Jr., Chairman
Robert L. Gillard
Herbert A. Davis

KENNETH T. BOSLEY
Appellant
HARRY A. DUNDORF, ET AL
Petitioner

COUNTY BOARD
OF APPEALS
CASE NO. 77-105-XASPH

TO THE BOARD:
Please enter the Appeal by the undersigned in the above captioned case dismissed with prejudice.

Kenneth T. Bosley
Kenneth T. Bosley
July 24, 1977

Notice of Dismissal

ORDER RECEIVED FOR FILING
DATE July 24, 1977
BY Kenneth T. Bosley

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE
VARIANCES, AND SPECIAL HEARING
SE/8 of York Road, 532' NE of Thornton Mill Road - 8th Election District
Harry A. Dundorf - Petitioner
NO. 77-185-XASPH (Item No. 173)

AMENDED ORDER NUNC PRO TUNC

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of May, 1977, that the Order, dated April 6, 1977, passed in this matter, should be and the same is hereby Amended "Nunc Pro Tunc" on Page 3, by adding the following restriction:

3. The Special Exception, Special Hearing, and Variance herein described in Section "A" through "E" are hereby restricted to the use of the subject property as a convalescent home. Should the use be abandoned, or cease for any reason, this Order becomes null and void.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE July 6, 1977
BY John P. Bosley

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE
VARIANCES, AND SPECIAL HEARING
SE/8 of York Road, 532' NE of Thornton Mill Road - 8th Election District
Harry A. Dundorf - Petitioner
NO. 77-185-XASPH (Item No. 173)

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Hearing to approve the interpretation of certain Baltimore County Zoning Regulations pertinent to a proposed convalescent home, a Special Exception for a convalescent home and variances pertaining to off-street parking, setbacks and other matters described below:

Variance "A" - To permit 190 parking spaces in lieu of the required 301 spaces.
Variance "B" - To permit parking more than 300 feet from a living unit, but less than 500 feet from a living unit. The pertinent regulation reads as follows:

Section 409.2a. - Parking space as required shall be provided on the same lot with the building which it serves or within 300 feet thereof.

Variance "C" - To permit a distance between building walls without windows of 10 feet instead of the required 15 feet. The Petitioner avers that the use of covered walkways attached to certain units might fall within Section 400.1, which makes one building out of an "accessory" building connected to a principal building by a covered passageway. In any event, a Variance as noted above is requested.

Variance "D" - To permit parking to be located in areas not related to the front of the buildings as required in Section 504.
Variance "E" - To permit a distance of 15 feet between existing buildings No. 1 and 2 instead of the required 125 feet, and to permit a distance between the proposed convalescent home and office building No. 1 of 60 feet instead of the required 110 feet.

Testimony on behalf of the Petitioner indicated that the subject property, located on the southeast side of York, 532 feet northeast of Thornton Mill Road, consists of a 76.26 acre tract, with portions zoned D.R.16, D.R.1, and R.C. 4. The Petitioner proposes to construct what was described as a "Lifetime

Care Community" (Broadmead) thereon for the aged, the same to be under the auspices of "The Friends Lifetime Care Center of Baltimore, Inc." The project was described as providing for independent living quarters, central recreational facilities, office space for staff, and a central administration and general services building. Existing buildings, for which historic significance was claimed and which the Center stated it planned to preserve, are a manor house, a carriage house, barn, shed, stables, workshop, and spring house. No development is proposed for the R.C.4 land, which comprises approximately 31.04 acres of the total tract. Broadmead was further described as ultimately consisting of 240 single-story living units and a 91-bed nursing facility, in addition to the above mentioned buildings and facilities.

The Petitioner called attention to the average age of persons who will enter the project (76 years), claiming that the ratio of care per person projected is initially 0.75 with a projection of .5 after 9 years of operation. The projected figures for parking are based on 0.8 spaces per person.

A nearby resident indicated concern regarding the financial solvency of the Petitioner and what might result should the Petitioner encounter financial reverses, and the possible effect of the 100-year flood plain line on the property.

Without reviewing the evidence further in detail, but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner's plans meet the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations, and the Special Exception should be granted. The Special Hearing pursuant to Section 500.6 to determine the compliance of covered walkways with the Baltimore County Zoning Regulations should also be granted, since it is the opinion of the Deputy Zoning Commissioner, that the 300 foot bulk limitation of the width of a structure, as defined in Section 1801.2.D.2, does not preclude the construction of the proposed buildings and their covered walkways, the same being disconnected at various

ORDER RECEIVED FOR FILING
DATE July 24, 1977
BY John P. Bosley

MICROFILMED

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:

the above Variance should be had, and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 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

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:

the above Special Hearing for _____ by reason of _____

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 196____, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order.

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 above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

points, and no portion of the building is to extend further than 300 feet without a separation.

Further, the Variances herein described as Variances "A" through "E" should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of April, 1977, that the Special Hearing to determine compliance with specified Baltimore County Zoning Regulations, the Special Exception for a convalescent home, and the Variances herein described as Variances "A" through "E" should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. Office space on the subject property must be restricted to the administrative uses of Broadmead.
2. Compliance with a site plan approved by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, Health Department and the Office of Planning and Zoning.

[Signature]
Deputy 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 above Reclassification should be had, and it further appearing that by reason of:

a Special Exception for a _____ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein described property or area should be and the same is hereby reclassified; from _____ zone to a _____ zone and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

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 above reclassification 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 reclassification 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 a _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

censed nursing facility to meet the medical needs of persons living in the independent living units at Broadmead. It is anticipated that there will be 330 persons in the apartments with an average age initially of 76 and an average age after eight years of operation of 83 years. Services and facilities available to Broadmead residents will include a _____ rooms, an in-house pharmacy, physical therapy, occupational therapy and an activity program.

The nursing facility at Broadmead will be an integral part of a single building which houses the general community facilities for the benefit of all Broadmead residents. These general facilities will include the following: Broadmead administrative offices, a common dining room, kitchen, gift shop and coffee shop, U.S. mail boxes, receptionist area, auditorium, lounge, library, craft rooms and indoor recreation areas. All services within the Convalescent Home will be available to nursing patients and residents of the independent living units.

The concept of a Lifetime Care Community is to provide a broad range of services to older persons on the site on which they reside. However, while the primary purpose of Broadmead is to meet the needs of those living within that Community, the presence of first-class nursing facilities with full restorative services will be a positive resource to the North Baltimore County area.

The foregoing services are within the definition of a Convalescent Home as described in §101 of the Regulations and are not precluded by any of the limitations of §502.1 of said Regulations. In fact, the total thrust of the special exception request for Broadmead is directed toward creating a facility which will contribute to the health, safety and general welfare of present and future Baltimore County residents. Before and after

construction, the facilities will be subject to review by state and federal agencies responsible for the licensing of such facilities and for the certification of expenses for reimbursement through Medicaid and Medicare. The special exception facilities will not be detrimental to the health, safety or general welfare of the locality involved.^{2/} This conclusion is supported by the following facts.

(1) Limited Traffic Generation

In contrast to almost any other plan for development of this size tract, Broadmead will produce an absolute minimum of traffic. Access road proposals have already been preliminarily reviewed by the joint subdivision Planning Committee of Baltimore County and certain modifications have been made in response to the comments of that Committee. The proposed entrance roads are located so as to provide safe ingress and egress to Broadmead. The proposed development is highly self-contained. The proposed use generates only 25% of the average daily trips normally attributed to a single family development of a comparable number of units.

(2) Absence of Fire Hazards, etc.

The proposed Community does not create potential hazards from fire, panic or other dangers. The licensing requirements for convalescent homes are more stringent than requirements for other types of buildings in the community. In addition, a special fire alarm system and Security System Patrols will be a part of

^{2/} Although the special exception relates only to the 4.57 acre parcel, where appropriate, we have also discussed the effects of the total Broadmead Community on the matters covered by §502.1 of the Regulations, since Broadmead will function as an integrated unit.

Broadmead's operations. Special training programs will also be conducted for residents of Broadmead to encourage safety and fire prevention.

(3) Maximized Open Space

The design of Broadmead provides approximately 50% (50 acres) of the site as open space^{2/} and has the additional value of preserving special historic and scenic elements of the site. In particular, certain of the amenity facilities (including some of the offices for the operation of the independent living units) will be incorporated into the existing manor house which has stood as the focal point of the Holly Hill Estate for many years. In contrast to the 40 acres of open space available on the site, the required open space is 1.75 acres.

(4) Limited Demand on Public Facilities

Broadmead will obviously impose no load on public schools. According to the experience of other Lifetime Care Communities, the requirements of the total Broadmead Community for sewer and water facilities will be approximately 70% less than those of a standard housing project of 240 units. The difference in demand arises out of the anticipated difference in population per unit and the difference in the patterns of use. Existent water and sewer facilities have a capacity far in excess of that required to service Broadmead since those facilities were originally developed before the recent comprehensive re-zoning in the Third District. Broadmead will require no other public improvements.

^{2/} The reference here is to open space as computed under the Regulations. The actual land area which will not be covered by actual buildings or paving is, of course, much greater.

(5) Optimum Access to Light and Air

The construction of Broadmead will not interfere with the access of other property owners to adequate light and air. The Convalescent Home will be far removed from properties outside of Broadmead and is otherwise oriented so that it does not interfere with light or air available to any of the surrounding structures within Broadmead.

Lifetime Care Communities are designed to maximize privacy for each resident by clustering units in small groups and maximizing access to light and air by maintaining single story, small scale buildings. Unit clusters are located to maximize scenic views on the property. The small scale units are designed in relationship to each other and to external site conditions so as to maximize all other positive environmental conditions.

(6) Additional Benefits

Broadmead will enhance the health, safety and general welfare of Baltimore County residents for the following reasons:

(a) The objectives of the Watershed Protection (R.C.4) Zones are enhanced by the pattern of site development proposed for Broadmead. The design criteria of Friends for the scale of the units and the layout of the total project, including the location of buildings on the special exception parcel, are more stringent than the Regulations and will minimize any impact on the R.C.4 zone. To the extent possible, open spaces have been preserved and the undeveloped areas have been maximized to increase the absorption of water run-off from buildings and paved surfaces.

(b) The provision of community facilities for such activities as recreation, food services, arts and crafts and on-site management of the apartment units are intended to make available the very amenities which professional planners and

persons who care for the aging desire to have in such a community setting. All of such facilities, including the offices, are limited to servicing the total Broadmead Community.

(c) There is a substantial demand for a community like Broadmead in the Baltimore Metropolitan area. Without institution of any formal advertisement program, over one-half of the planned 240 independent living units had been applied for within 65 days after applications were first opened. To date, applications continue to come in at a steady pace. Deposits of \$1,000 or more are made at the time of each application. The experience of other Lifetime Care Communities has demonstrated that a Convalescent Home of the size proposed in the special exception request considered hereunder is the appropriate size for 240 independent living units.

The facts supporting the request for this special exception more than meet the limited tests required for the granting of a special exception in Baltimore County. It is clear that the special exception requested by the Friends should be permitted.^{2/}

III.

REQUEST FOR VARIANCE

Design criteria for a Lifetime Care Community serving persons whose average age is over 76 years are atypical in a

^{2/}The applicant is only required to show to the satisfaction of the zoning authority that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. Hockley Fuel v. Board of Appeals, 337 Md. 185, 191, 256 A.2d 457, 505 (1970). The foregoing materials demonstrate that there will be no real detriment to the area surrounding the special exception. In fact, the Community most closely affected (the independent living units) used the special exception to better preserve their health and welfare.

number of respects (as applied to independent living units), walkways are often covered in their entirety; units are of an unusually small scale; provisions for transportation do not emphasize the usual American dependence on the automobile. Because of the unique design questions and the uncertainty of the intent of certain provisions of the Regulations as applied to them, Parts III and IV of this Brief discuss a request for variances from certain Regulations and Policies, to the extent required, and an interpretation of the Regulations by a Special Hearing to confirm that the proposed covered walkways will be in compliance with the Regulations. The requests are proceeding simultaneously to assure that the Plat covering the special exception parcel and the independent living units will conform to all requirements of the Regulations once conformed to a final Order of the Zoning Commissioners. Each of the variance requests are taken up in the following sections of this Brief and are separately described by the Petition.

A. REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES

The Regulations require 301 spaces for the 240 independent living units on the Broadmead site. (The "Broadmead Site" is hereinafter used to refer to the 80 acre tract exclusive of the special exception parcel.) As presently planned, 190 parking spaces are to be constructed for the independent living units.

Broadmead will be occupied by persons whose average age upon entering will be approximately 76 years. With applications in hand for one-half of the independent living units, the ratio of occupancy is 1.37 persons per unit. The foregoing occupancy and age figures are compatible with similar experience in other communities of this type across the country. With such a resident

population, the typical experience for the number of cars upon opening of a community has been to be somewhat under 0.75 cars per apartment. The experience after nine years of operation drops significantly to 0.5 cars per apartment. Broadmead proposes to construct approximately 0.8 parking spaces per independent living unit. This ratio will be more than enough to handle the occupants of the units, their guests, and delivery persons. Specific reference is made to the experience of another Lifetime Care Community called Foulkneys, in Gwynedd, Pa. which at the present time (after nine years of operation) has 0.5 vehicles per apartment. Foulkneys opened with approximately 0.60 vehicles per unit. In Medford Lease, located in Medford, New Jersey, after four years of operation, it has 0.6 vehicles per unit. Medford Lease originally opened with a ratio of 0.7 vehicles per unit.

Because of the increased run-off created by large parking areas, Friends believes that it would be a mistake to design more parking for Broadmead than will actually be needed. This design concept is consistent with concern for protection of the Watershed Protection Zones and protection of the Loch Raven reservoir emphasized by the County in its adoption of the 1976 Comprehensive Zoning Map. Should parking in addition to the 190 spaces be required, areas are available for the development of additional parking.

B. LOCATION OF THE PARKING AREAS

Section 409.2a sets forth standards which may be interpreted by planning staff to require parking to be within 300 feet of each unit. Certain of the independent living units will be more than 300 feet (but less than 500 feet) from the units. In the event that the Commissioner should construe the Regulations to require that parking under §409.2a of the Ordinance must be

within 300 feet of each living unit, a variance would be required to permit the construction of parking spaces more than 300 feet, but no more than 500 feet, from the independent living units and for approval of the location of the parking areas in the manner shown on the Plat.

The uncertainty in the Regulations arises from the fact that §409.2a provides that the parking spaces described for dwellings (including apartment houses)

"shall be provided on the same lot with the building which it serves or within 300 feet thereof."

Each of the units on the Broadmead plan are located on the same lot to be owned by Friends. The use of the word "or" in the Regulation makes the standards in the sentence conjunctive. Therefore, since all independent units meet the lot requirement, it is unnecessary to otherwise locate the parking spaces within 300 feet of the individual living units. It is our understanding that in the case of a number of units under common ownership located on the same tract but used by different families, the Regulation has been read as to make the requirements disjunctive.

Assuming that the 300 feet limitation applies, a variance is justified in this instance. As indicated previously, a number of independent living units will be more than 300 feet from the nearest parking space. However, it is anticipated that these apartments will be selected by persons who do not drive and, therefore, have no need for parking areas. The needs of these persons for mobility within Broadmead will be met through the installation of a covered walkway system. In addition, staff persons will be available to provide delivery, housekeeping and other services as needed. Such services are normally incident

to the operation of a Lifetime Care Community.

Paragraph III.F.3. of the Baltimore County Comprehensive Manual of Development Policy (the "Manual") states that:

"parking spaces required by the zoning regulations should be closer or more conveniently related to the door of the home than to the general street curb. Where this condition is not met, wider streets may be required."

The Manual's illustration of this concept shows a building closer to the street than the parking area designated for use of its occupants. The building entrance, however, is closer to the parking lot. The Manual states that the design is in compliance with the Regulation. This conclusion is based on the convenience of actual access. In a residential community like Broadmead, it is unlikely that residents will park their cars in areas which do not have direct access to the covered walkways linking the parking area to the units. Experience in other Lifetime Care Communities has demonstrated strict use of the parking areas by community residents. In addition, since there is staff help available to carry packages for the community resident from cars to apartments, the usual motivation for parking close to the independent living unit is absent. It is our conclusion therefore that the location of the parking lots in relation to the curb line is within the requirement of the Manual and Regulations.

In the event that the Regulations are read to require units to be constructed nearer to parking areas than to the closest curb, Friends has requested that a variance be granted permitting the parking spaces to be located generally in the manner shown on the Plat. As we have noted, persons residing in the Lifetime Care Community tend to use their cars infrequently. They also tend to be highly disciplined persons and persons of habit who will routinely park their cars in assigned spaces.

In addition, since the covered walkways will connect the parking area with each of the apartments, the most convenient means for an individual resident to get to his or her apartment will be to utilize the covered walkways. As stated above, we believe that this convenience factor brings the locations within the Regulations. However, if the Commissioner should disagree on this interpretation, we believe the variance request for location of the parking as shown on the Plat in relation to the units is justified.

C. VARIANCE IN THE DISTANCE BETWEEN CERTAIN UNITS

Topography of the site when combined with the design criteria for Lifetime Care Centers and the clustering of units will result in the need to locate a few cluster end units within less than 16 feet of each other (but no less than 10 feet) with a passageway running between the units. No more than eight such configurations will be required on the total site. A covered walkway attached to the units in the courtyard area (but not within the passageway) will be utilized to provide access to and from the rest of the Broadmead Community. The walls of the units within the passageway will be windowless. We believe that the structural connection of the covered walkway within the courtyard area brings the building locations within §1801.2.B.3 of the Regulations and §V.B.4.b. of the Manual. The structural connection within the courtyard appears to fit within the definition of attached structures under §1801.2.A.1 of the Regulations and the implication of §400.1 which makes one building out of an "accessory" building connected to a principal building by a covered passageway.

In the event that the Commissioner should find to the

contrary, we have requested a variance to permit clustering in the manner, and subject to the limitations, described above.

The limited use of the configuration requested (i) arises out of the uniqueness of the site topography when combined with the design criteria for Lifetime Care Centers, (ii) will create practical difficulties in the design of the cluster and units affected, (iii) is, together with the total clustering plan for all other independent dwelling units, within the spirit of the Regulations, and (iv) will not result in any injury to the public health, safety or general welfare of future residents.

D. GENERAL SUPPORT FOR THE VARIANCE REQUESTS

In each of the foregoing variance requests, the requirements of the grant of a variance under Baltimore County law are met. Section 307 of the Regulations permits grant of a variance where:

- (i) application of the parking requirements would result in practical difficulty or unreasonable hardship; and
- (ii) the resulting development is in strict harmony with the spirit and intent of said regulations; and
- (iii) the resulting development will not result in substantial injury to public health, safety and general welfare.

Each request for a variance in the parking provided for Broadmead described above meets the three tests of the Regulations. The facts stated demonstrate that the needs of this unique setting vary distinctly from those of the general community. To break up open space, increase run-off, and destroy the clustering

concept of the design would have an adverse effect on the esthetic appeal of Broadmead and the conservation objectives of the County. Strict conformity with narrowest interpretation of the Regulations would further result in needless expense and unnecessary hardship to Friends and the future residents of Broadmead.

There is ample support for granting the requested variances since (i) reduction of the parking will not result in a parking overload, (ii) reduction of the parking will further environmental objectives, (iii) the convenience of the parking area to the units is governed by proximity of the walkways to the units not the parking area, and (iv) the rationale for location of the parking nearer to given units than particular roadways is not applicable to a Lifetime Care Center.

IV.

SPECIAL HEARING FOR DETERMINATION THAT THE COVERED WALKWAYS AS SHOWN ON THE PLAT ARE IN COMPLIANCE WITH THE ZONING REGULATIONS OF BALTIMORE COUNTY

Pursuant to §500.6 of the Zoning Regulations,

"the Zoning Commissioner shall have the power, upon notice to the parties in interest, to conduct hearings involving . . . any zoning regulations, or the proper interpretation thereof, and to pass his order thereon, subject to the right of appeal of the Board of Zoning Appeals . . ."

Because of the age and infirmity of a number of residents of Broadmead, walkways must be covered with some type of a protective loggia. Under the Regulations, it is not precisely clear whether such a loggia is a part of a structure, or a structure in and of itself, and whether the 300 feet bulk limitation on the width of a structure under Section 1801.2.B.2 applies. The detailed drawing of the protected pedestrian access way shown on the Plat demonstrates how the loggia will be disconnected at

RE: PETITION FOR SPECIAL EXCEPTION,
PETITION FOR VARIANCE, and
PETITION FOR SPECIAL HEARING

HARRY A. DUNDORE, Petitioner

THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 77-185-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 324, 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. Kuntz, Jr.
Charles E. Kuntz, 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 24th day of March, 1977, a copy of the foregoing Order was mailed to Robert B. Haldeman, Esquire, 10 Light Street, 11th Floor, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



certain points. No portion of the building clusters and connected loggia will extend for a distance greater than 500 feet without a separation as shown on the detailed flat drawing. (The detailed drawing is only for purposes of demonstrating the concept of the disconnection between segments of the loggia. It does not represent a final description of the loggia design in other respects.)

It believes that the disconnection, as shown on the flat, brings the structures within the bulk regulations provided under §1801 for density residential zones. The loggia, itself, constitutes an accessory structure as defined under §101 of the regulations. As such a structure, it is permitted in the computation of assembly open space as also defined thereunder. The Assembly Open Space definition indicates that:

"the area of roof porches, covered exterior balconies, and exterior spaces covered by portions of buildings supported on columns or cantilevers, such as porches, loggias, arcades, breezeways, or galleries, may be considered as covered open space if meeting the above-stated limitations [provided in the definition]."

There are no specific provisions under the Density Residential Zone Regulations for accessory structures, as distinguished from accessory buildings. It should be noted that such structures are not buildings since they are not enclosed with exterior walls or fire walls for shelter support and enclosure of persons, animals or property of any kind.

The sheltered walkways are extremely important to the Lifetime Care Community concept. Older persons of the type residing in Broadmead require sheltered walkways in order to travel to and from the various portions of Broadmead Community. Many of the persons in the Community do not have vehicles and

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feel insecure walking in exposed areas on snow and ice during the winter and in the rain during the remainder of the year. The covered walkway provides an established route sheltered from rain, snow and ice thereby permitting the individual to maintain independent living at an age and in a physical condition in which he or she might otherwise require sheltered care.

For the reasons stated above, Friends respectfully requests that the Zoning Commissioner confirm its conclusions about the construction of the Zoning Regulations as hereinbefore set forth.

REQUEST FOR EXPEDITED AND CONSOLIDATED HEARING

Section 500.5 of the Regulations provides that upon request for a special exception, the Zoning Commissioner shall hold a hearing thereon after giving public notice of such hearing. Hearings for variance requests are provided for under §22-23 of the Baltimore County Code, as amended; and for Special Hearings under §500.6 of the Regulations. Because of the importance to the Friends of minimizing the costs of development as a non-profit corporation, Friends respectfully requests that an expedited hearing date be set to the extent reasonably possible. In addition, Friends further requests that the three Petitions referred to herein be consolidated for a single hearing.

Robert B. Haldeman
Robert B. Haldeman

Robert B. Haldeman
Robert B. Haldeman
10 Light Street
Baltimore, Maryland 21202

-19-

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Harry A. Dundore, Petitioner
No. 77-185-XASPH, Item No. 173

By: Commissioner,

Please enter an appeal to the hearing board of the above entitled case. Enclosed is the required fee.

John W. Hession, III
John W. Hession, III
Towson, Maryland 21204
March 2, 1977



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-460-3261

May 4, 1977

Robert B. Haldeman, Esquire
10 Light Street
Baltimore, Maryland 21202

RE: Petitions for Special Exception,
Variances, and Special Hearing
RE/S of York Road, 532' NE of
Thornton Mill Road - 8th Election
District
Harry A. Dundore - Petitioner
NO. 77-185-XASPH (Item No. 173)

Dear Mr. Haldeman:

I have this date passed my Amended Order in the above captioned matter in accordance with the attached.

Very truly yours,

George E. Harkinak
George E. Harkinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Kenneth T. Bosley
Box 334
Cockeysville, Maryland 21030
John W. Hession, III, Esquire
People's Counsel

D. Martin Trueblood
1801 York Road
Cockeysville, Maryland 21030

**PETITIONER'S
EXHIBIT**

EDUCATION AND PROFESSIONAL LICENSE

University of Notre Dame, B.S. (Naval Science), 1946
Earlham College, A.B. (Physics) 1947
Licensed Nursing Home Administrator (Pennsylvania License No. N9001329)

PROFESSIONAL EXPERIENCE

October 1976 - Present
Broadmead, Cockeysville, Maryland - Appointed as Executive Director to develop the Broadmead Lifetime care community. Responsible for all phases of community development.

June 1974 - October 1976
The Pine Run Community, Doylestown, Pennsylvania - A life care retirement community (200 apartment units, 200 bed skilled nursing facility)

Director - responsible for development of management program, financial analysis and projections, formation of marketing program and public relations program, processing of government approvals. Responsible for all operating procedures.

1970 - 1974
Foulkneys at Gwynedd, Gwynedd, Pennsylvania - Foulkneys was the first life care community in the Delaware Valley and one of the first in the Eastern United States. Foulkneys has taken a leadership role in the development of the life care industry. (214 apartment units, 42 skilled beds, 32 intermediate beds)

Assistant Director - All departments reporting directly (80 full-time and 90 part-time employees) - responsible for admissions procedures, financial control, management of all operation department. Consulted in the development of other retirement communities including Medford Leas (250 apt. units, 44 beds), Rydal Park (231 apt. units, 120 bed skilled nursing facility), Kendall at Longwood (224 apt. units, 30 beds), and The Pine Run Community (300 apt. units, 200 bed skilled nursing facility, 248 million).

Participated in the organization of seminars and conferences for Administrators of long-term care facilities, including the annual conference of the Pennsylvania Association of Non-Profit Homes for the Aging, and attended a special seminar sponsored by the A.N.A. on the developing role of the medical director in the long-term nursing facility.

1954 - 1970
Standard Pressee Steel Company, Jenkintown, Pennsylvania

1968 - 1970 - Coordinator, international manufacturing problems, in Europe, and long-range financial planning manufacturing plants and assignments of market areas.

D. Martin Trueblood

Page 2

1950 - 1968 - Manufacturing Administration Manager (for 2100 employees) including development of management information system, financial controls, organization development, inventory control management, manpower planning, and financial forecasting.

1954 - 1960 - Manufacturing supervision positions including production control, precision grinding, precision nut production and high strength aircraft fastener production.

1952 - 1950

U. S. NAVY

Recalled to serve as photographic intelligence officer.

1947 - 1952
Sandusky, Inc., Fullerton, Pennsylvania (now a division of GAF Industries)
Assistant supervisor of design and engraving for vinyl surfaced floor covering.

SPECIAL QUALIFICATIONS

Member of Delaware Valley Association of Life Care Community Directors
Consultant on development of life care communities

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dienna, Acting Zoning Commissioner Date: March 14, 1977

FROM: Norman S. Gerber, Acting Director of Planning

SUBJECT: Petition #77-185-XASPH - Petition for a Variance for a Convoluted Home. Petition for Variance for Off-Street parking, distance between buildings. Petition for Special Hearing for the interpretation that the covered walkways and covered parking areas are accessory structures and as connected to the facilities are within the Bulk Regulations for R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, R-138, R-139, R-140, R-141, R-142, R-143, R-144, R-145, R-146, R-147, R-148, R-149, R-150, R-151, R-152, R-153, R-154, R-155, R-156, R-157, R-158, R-159, R-160, R-161, R-162, R-163, R-164, R-165, R-166, R-167, R-168, R-169, R-170, R-171, R-172, R-173, R-174, R-175, R-176, R-177, R-178, R-179, R-180, R-181, R-182, R-183, R-184, R-185, R-186, R-187, R-188, R-189, R-190, R-191, R-192, R-193, R-194, R-195, R-196, R-197, R-198, R-199, R-200, R-201, R-202, R-203, R-204, R-205, R-206, R-207, R-208, R-209, R-210, R-211, R-212, R-213, R-214, R-215, R-216, R-217, R-218, R-219, R-220, R-221, R-222, R-223, R-224, R-225, R-226, R-227, R-228, R-229, R-230, R-231, R-232, R-233, R-234, R-235, R-236, R-237, R-238, R-239, R-240, R-241, R-242, R-243, R-244, R-245, R-246, R-247, R-248, R-249, R-250, R-251, R-252, R-253, R-254, R-255, R-256, R-257, R-258, R-259, R-260, R-261, R-262, R-263, R-264, R-265, R-266, R-267, R-268, R-269, R-270, R-271, R-272, 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DESCRIPTION

76.26 ACRE PARCEL FOR VARIANCES & SPECIAL HEARING
IN D.R. 1 ZONE & D.R. 16 ZONE

Beginning for the same at a point on the southeast right-of-way line of York Road, said point being located 532 feet more or less northeasterly from the center of Thornton Mill Road and being the northeasternmost corner of the parcel of land now owned by Harry A. Dundore and running thence along the northern outline of Dundore's land (1) North 57° 25' 44" East 185.43 feet, (2) South 10° 20' 01" East 252.07 feet, (3) North 57° 46' 15" East 221.32 feet, (4) North 56° 56' 55" East 180.93 feet, (5) South 82° 16' 55" East 128.10 feet and (6) North 74° 37' 06" East 77.42 feet to the end of a thirty (30) feet wide road, thence binding along the northwest side of said road, with the use thereof in common with others entitled thereto, (7) 57.58 feet in a northeasterly direction along an arc of a curve to the right having a radius of 30 feet, said arc being subtended by a chord bearing North 52° 58' 08" East 49.20 feet, (8) 204.47 feet in a northeasterly direction along an arc of a curve to the left having a radius of 291.00 feet, said arc being subtended by a chord bearing North 48° 11' 35" East 203.88 feet, (9) 69.22 feet in a northeasterly direction along an arc of a curve to the right having a radius of 180.00 feet, said arc being subtended by a chord bearing North 51° 42' 35" East 68.79 feet, (10) North 62° 43' 35" East 271.06 feet, (11) 110.86 feet in a northeasterly direction along an arc of a curve to the right having a radius of 480.00 feet, said arc being subtended by a chord bearing North 69° 20' 35" East 110.52 feet and (12) North 75° 57' 35" East 69.00 feet thence crossing said thirty (30) feet wide road (13) North 84° 55' 45" East 329.15 feet, thence binding along the easterly outline of Dundore's land (14) South 17° 29' 11" East 1125.83 feet, thence binding along the southeasterly outline of Dundore's land (15) South 43° 37' 40" West 1684.38 feet and (16) South 42° 36' 22" West 353.26 feet, thence binding along the southeasterly outline of Dundore's land (17) North 26° 18' 32" West 141.90 feet, (18) North 59° 03' 32" West 72.60 feet, (19) North 35° 18' 32" West 386.30 feet, and (20) North 45° 18' 32" West 483.15 feet, thence (21) North 39° 49' 57" East 106.09 feet to a point in or near the center of Western Run, thence binding in or near the center of Western Run (22) North 33° 41' 24" West 36.06 feet, (23) North 11° 35' 32" West 199.00 feet, (24) North 36° 01' 39" West 136.01 feet and (25) North 55° 26' 15" West 229.57 feet to a point on the southeast right-of-way line of York Road, thence binding on said right-of-way line (26) North 14° 50' 43" East 93.98 feet, (27) 15.64 feet in a northeasterly direction along an arc of a curve to the right having a radius of 2800.79 feet, said arc being subtended by a chord bearing North 15° 02' 46" East 19.64 feet, (28) North 45° 11' West 26.00 feet, (29) North 14° 44' 25" East 107.65 feet, (30) North 13° 52' 02" East 29.71 feet, (31) 269.03 feet in a northeasterly

direction along an arc of a curve to the right having a radius of 2831.79 feet, said arc being subtended by a chord bearing North 20° 44' 56" East 268.83 feet, (32) North 23° 28' 13" East 242.94 feet and (33) North 25° 29' 16" East 82.21 feet to the place of beginning, containing 80.83 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM, all that parcel of land containing 4.57 acres of land, more or less, heretofore described as a special exception for convalescent home.

DAFT-McCUNE-WALKER, INC.

Wilson F. Duten
Wilson F. Duten, Reg. L.S. No. 2493



DESCRIPTION

4.57 ACRE PARCEL FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME
IN D.R. 1 ZONE & D.R. 16 ZONE

Beginning for the same at a point located South 82° 45' East 659 feet more or less from the intersection of the centerline of York Road and the centerline of Thornton Mill Road, said point having coordinate values North 74,711.82, West 9,082.71 as referred to the system of coordinates established by The Baltimore County Metropolitan District, and running thence the following twelve (12) courses and distances, viz.: (1) 135.25 feet in an easterly direction along an arc of a curve to the left having a radius of 762 feet, said arc being subtended by a chord bearing North 64° 19' 37" East 135.08 feet, (2) North 75° 14' 31" East 107.59 feet, (3) 157.14 feet along an arc of a curve to the left having a radius of 2512 feet, said arc being subtended by a chord bearing North 77° 27' 09" East 157.11 feet, (4) North 75° 39' 28" East 220.66 feet, (5) 34.18 feet in a northeasterly direction along an arc of a curve to the left having a radius of 3012 feet, said arc being subtended by a chord bearing North 75° 20' 12" East 34.18 feet, (6) Due South 285.79 feet, (7) Due West 190.00 feet, (8) Due South 285.79 feet, (9) West 165.00 feet, (10) North 45° 10' 51" West 224.15, (11) South 79° 48' 14" West 141.23 feet and (12) North 13° 41' 46" West 243.75 feet to the place of beginning, containing 4.57 acres of land, more or less.

DAFT-McCUNE-WALKER, INC.

Wilson F. Duten
Wilson F. Duten, Reg. L.S. No. 2493



RESUME

JACK R. DAFT - LAND PLANNING CONSULTANT

MA Degree in Urban Planning & Valley Analysis - Morgan State College, Baltimore, Maryland

B.S. Degree in Landscape Architecture - Texas A & M University - College Station, Texas

Member of: American Society of Planning Officials
The Urban Land Institute
The American Society of Landscape Architects

Registered Landscape Architect - Pennsylvania, Maryland, North Carolina, and Delaware - National Reg. Certificate #123.

Mr. Daft is President of Daft-McCune-Walker, Inc., a land planning and engineering firm whose principal offices are in Towson, Maryland.

Mr. Daft has been in private practice as a planning consultant since 1964 and has been involved in the planning and design of over 100 community developments involving over 80,000 housing units, as well as many commercial, industrial, educational and park and open space projects. He has been qualified as an expert witness before planning and zoning authorities in Baltimore City, Baltimore, Howard, Carroll, Frederick, Anne Arundel and Harford Counties as well as numerous political subdivisions outside Maryland.

He has been a proponent of the use of environmental analysis techniques for the determination of proper land uses and has prepared such studies for development projects in Pennsylvania, Maryland, Georgia, Texas, Virginia and North Carolina.

The firm has prepared planning studies for two Hittell care facilities in Pennsylvania and is working on two facilities in Maryland.

The firm has prepared planning studies for all levels of government as well as many private clients. A list of representative clients is attached.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CITY OFFICE BLDG.
111 N. CHARMON AVE.
TOWSON, MARYLAND 21204

Nicholas B. Commodo
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRANSPORTATION
STATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

March 18, 1977

Robert B. Haldeman, Esquire
10 Light Street (11th Floor)
Baltimore, Maryland 21202

RE: Special Exception, Variance,
and Special Hearing
Item No. 173
Clarry A. Dundore - Petitioner

Dear Mr. Haldeman:

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 Commission with recommendations as to the appropriateness of the requested zoning.

The subject property, partially zoned D. R. 16, 1, and R. C. 4, and improved with two residences, pool, and farm buildings, is located on the southeast side of York Road, approximately 532' north-east of Thornton Mill Road. Adjacent properties to the north and west are zoned residential and consist of residences on large tracts of land, while properties to the east is zoned M. L. R. and consists of nursery use. This property was the subject of a previous Reclassification hearing (No. 73-5-R), in which it was rezoned D. R. 16 and proposed to be improved with apartment development.

This Special Exception is necessitated by your client's proposal to construct a home on this site. In addition, housing for the elderly is proposed and due to the layout and architectural design, assisted Variance and a Special Hearing is also included.

Robert B. Haldeman, Esquire
Page 2
March 18, 1977

Particular attention should be afforded to the Office of Project and Development Planning and the State Highway Administration concerning this proposal.

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodo
NICHOLAS B. COMMODARI
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

cc: Daft-McCune-Walker, Inc.
Hampton Plaza
300 East Joppa Road
Towson, Maryland 21204

PRIVATE CLIENTS
Maryland - James Keely & Co., Inc.
Maryland - S.C. - Monumental, Inc.
Maryland - Cyril M. Freeman Associates, Inc.
Virginia - Urban Systems Development Corporation
Maryland - Ohio - The Rouse Company
Virginia - Gulf-Reston, Inc.
Georgia - Philips Land Company, Inc.
Tennessee - Metropolitan Life Insurance Company
Texas - Mitchell Development Corporation

PUBLIC CLIENTS

Maryland-National Capital Park and Planning Commission
State of Maryland Department of Natural Resources
U.S. Corps of Engineers Baltimore Office
City of Rockville, Maryland, Department of Planning
Howard County, Department of Public Works
Housing and Community Development, City of Baltimore
City of Frederick, Frederick, Maryland
Veterans Administration, Washington, D. C.

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baltimore county
Department of Public Works
TOWSON, MARYLAND 21204
T. MORTON M. MOURING, P.E.
DIRECTOR
March 14, 1977
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #173 (1976-1977)
Property Owner: Harry A. Dundore
Location: SE/8 York Rd. 532' NE Thornton Hill Rd.
Existing Zoning: D.R. 1 & D.R. 16
Proposed Zoning: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly. Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development up to 500' in lieu of the required 300'. Special hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. zones and as such would not conflict with Section 504 (V.B.4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.3).
Acres: 76.26
District: 8th
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 Baltimore County Bureau of Engineering provided comments February 14, 1977 to the Bureau of Public Services in connection with the preliminary plan entitled "The Broadland Community", dated January 1977. Those comments are referred to for your consideration.
In event this property remains tributary to the Jones Falls Sanitary Sewerage System, it is subject to State Health Department regulations.
This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this item #173 (1976-1977).
Very truly yours,
Edward W. Dyer, P.E.
Chief, Bureau of Engineering
END: EAM: PMS:LS
cc: R. Morton/P. Koch/J. Somers

1
Maryland Department of Transportation
State Highway Administration
February 17, 1977
Re: Z.A.C. Meeting, Feb. 8, 1977
ITEM: 173.
Property Owner: Harry A. Dundore
Location: SE/8 York Rd. (Rte. 45)
NE Thornton Hill Road
Existing Zoning: D.R. 1 & D.R. 16
Proposed Zoning: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly. Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development up to 500' in lieu of the required 300'. Special hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. zones and as such would not conflict with Section 504 (V.B.4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.3).
Acres: 76.26
District: 8th
Dear Mr. DiNenna:

Comments on Item #173, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:
Normally, the State Highway Administration would find a parking variance, of the magnitude proposed, undesirable, however the long entrance drive would provide sufficient stacking so as not to cause any particular problems on York Road. Interior traffic problems may be encountered however.
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers
CLJEM:vrd
Re: Mr. DiNenna:
The proposed entrance must have a deceleration lane of a 230' length with a 270' taper. At present, there is a high steep
- 1 -
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

STATE HIGHWAY ADMINISTRATION
February 17, 1977
Mr. S. Eric DiNenna (Cont.'d.)
bank at the location of the proposed entrance. It will be difficult to provide an acceptable entrance grade.
The existing entrance must be kept closed except for emergencies.
The plan must be revised in accordance with the comments above.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers
CLJEM:vrd
- 2 -

1
baltimore county
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-424-2111
March 8, 1977
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 #173, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:
Property Owner: Harry A. Dundore
Location: SE/8 York Road 532' NE Thornton Hill Road
Existing Zoning: D.R. 1 and D.R. 16
Proposed Zoning: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly. Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development up to 500' in lieu of the required 300'. Special hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. zones and as such would not conflict with Section 504 (V.B.4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.3).
Acres: 76.26
District: 8th
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 developer must comply with the subdivision requirements before building permits are obtained.
Very truly yours,
John W. Winkley
Planner, III
Project and Development Planning

1
baltimore county
Department of Public Engineering
TOWSON, MARYLAND 21204
(201) 424-3660
STEPHEN E. COLLINS
DIRECTOR
March 9, 1977
Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 173 - ZAC - February 9, 1977
Property Owner: Harry A. Dundore
Location: SE/8 York Rd. 532' NE Thornton Hill Rd.
Existing Zoning: D.R. 1 & D.R. 16
Proposed Zoning: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly. Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development up to 500' in lieu of the required 300'. Special hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. zones and as such would not conflict with Section 504 (V.B.4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.3).
Acres: 76.26
District: 8th
Dear Mr. DiNenna:
Since the requested parking variance is for a convalescent home and for housing for the elderly is not expected to cause any major traffic problems. No traffic problems are anticipated by any of the other requested variances.
Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate
MSF:jlf

1
baltimore county
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER
March 8, 1977
Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Dear Mr. DiNenna:

Comments on Item 173, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:
Property Owner: Harry A. Dundore
Location: SE/8 York Rd. 532' NE Thornton Hill Rd.
Existing Zoning: D.R. 1 & D.R. 16
Proposed Zoning: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly. Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development up to 500' in lieu of the required 300'. Special hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.R. zones and as such would not conflict with Section 504 (V.B.4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.3).
Acres: 76.26
District: 8th
Prior to approval for a building application, complete plans and specifications of the building and type of equipment

Mr. S. Eric DiNenna
Page 2
March 8, 1977
Item # 173 - cont'd.
to be used for the food service operation must be submitted and approved by the Maryland State Department of Health and Mental Hygiene, Plans Review and Approval Section.
Metropolitan Council and sewer must be extended to this property prior to final approval of the Health Department.
Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES
THD:RJM:mab
cc: Mr. Irwin L. Snyder

Mr. S. Eric DiNenna, Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Cheseapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 9th day of February, 1977.
H. A. Dundore
Zoning Commissioner
Petitioner: Harry A. Dundore
Petitioner's Attorney: Robert H. Williams
cc: Dahl-McCann, Walber, Inc.
Planning Plans
300 East Joppa Road
Towson, Maryland 21204
Reviewed by: Philip S. Somers
Nicholas B. Commodari,
Planning & Zoning
Associate III
Office
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 5-12-77
Filed for: Harry A. Dundore
Petitioner: Harry A. Dundore
Location of property: SE/8 York Rd. 532' NE Thornton Hill Rd.
Location of Signs: 1 sign on York Rd. & 1 sign on Thornton Hill Rd.
Remarks: 1 sign on Thornton Hill Rd. (2 signs)
Filed by: Mark H. Huse
Signature
Date of return: 5-12-77

1
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Cheseapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 9th day of February, 1977.
H. A. Dundore
Zoning Commissioner
Petitioner: Harry A. Dundore
Petitioner's Attorney: Robert H. Williams
cc: Dahl-McCann, Walber, Inc.
Planning Plans
300 East Joppa Road
Towson, Maryland 21204
Reviewed by: Philip S. Somers
Nicholas B. Commodari,
Planning & Zoning
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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 5-12-77
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Petitioner: Harry A. Dundore
Location of property: SE/8 York Rd. 532' NE Thornton Hill Rd.
Location of Signs: 1 sign on York Rd. & 1 sign on Thornton Hill Rd.
Remarks: 1 sign on Thornton Hill Rd. (2 signs)
Filed by: Mark H. Huse
Signature
Date of return: 5-12-77

JOHN D. SEYFERT
DIRECTOR

February 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #173 Zoning Advisory Committee Meeting, February 9, 1977
are as follows:

Property Owner: Barry A. Dunder
Location: 5275 York Road - 532' x 7' Thornton Mill Road
Existing Zoning: D.E. 1 & D.E. 16
Proposed Zoning: See attached sheet.

Address: 76.26
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, also see State sprinkler law for buildings & stores or more.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. Table 5 limits use of structures as to height Table 5 as to set backs and types of construction required.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham CSB

Charles E. Burnham
Plans Review Chief
CSB:rvj

PROPOSED ZONING: Special Exception for a convalescent home. Variance to permit 190 parking spaces in lieu of the required 301 spaces in connection with the proposed housing for the elderly.

Variance to permit a distance between building walls without windows of 10' in lieu of the required 16'. Variance to permit a distance to parking area for certain buildings within the proposed development of up to 500' in lieu of the required 300'. Special Hearing to approve the interpretation that the covered walkways shown on plat are accessory structures and as connected to the facilities are within the Bulk Regulations for D.E. zones and as such would not conflict with Section 504 (v.3. 4) which limits the length of attached building to 300'. And also to allow parking to be located in the areas which are not related to the front of the building as provided in Section 504 (III.F.1).

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 26 day of
February 1977. Filing Fee \$52.00 Received ☒ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Harry A. Dunder* Submitted by: *David H. ...*
Petitioner's Attorney: *Robert ...* reviewed by: *...*

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #77-185-XASPS
Towson, Maryland

District: *8th* Date of Posting: *2-10-77*
Posted for: *Hearing Monday, Mar. 26, 1977, 9:00 A.M.*
Petitioner: *Harry A. Dunder*
Location of property: *5275 York Road 532' N.E. of Thornton Mill Rd.*
Location of Signs: *4 Signs Posted @ Entrance To Rd. Dunder Bldg. On York Drive Way*
Remarks:
Posted by: *Michael H. ...* Signature Date of return: *3-17-77*

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
No. 710
DATE: Mar 6, 1977 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED FROM: *Edward T. Decker, Box 334, Cockeysville, Md. 21030*
FOR: *Cost of Appeal for Barry A. Dunder #77-185-XASPS*

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
No. 16452
DATE: Mar. 7, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: *Broadway 516 N. Charles St., Balt., Md. 21201*
FOR: *Petition for Special Exception, Variance and Special Hearing for Barry A. Dunder #77-185-XASPS*

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
No. 10493
DATE: March 28, 1977 ACCOUNT: 01-662
AMOUNT: \$101.25
RECEIVED FROM: *Monroe, Somers, Evans & Son, Inc., 10 Light St. Baltimore, Md. 21202*
FOR: *Advertising and posting of property for Barry Dunder #77-185-XASPS*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1977
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on March 10, 1977, the 10th day of March, 1977, the 10th day of March, 1977, appearing on the 10th day of March, 1977.

THE JEFFERSONIAN
David H. ...
Manager

Cost of Advertisement, \$

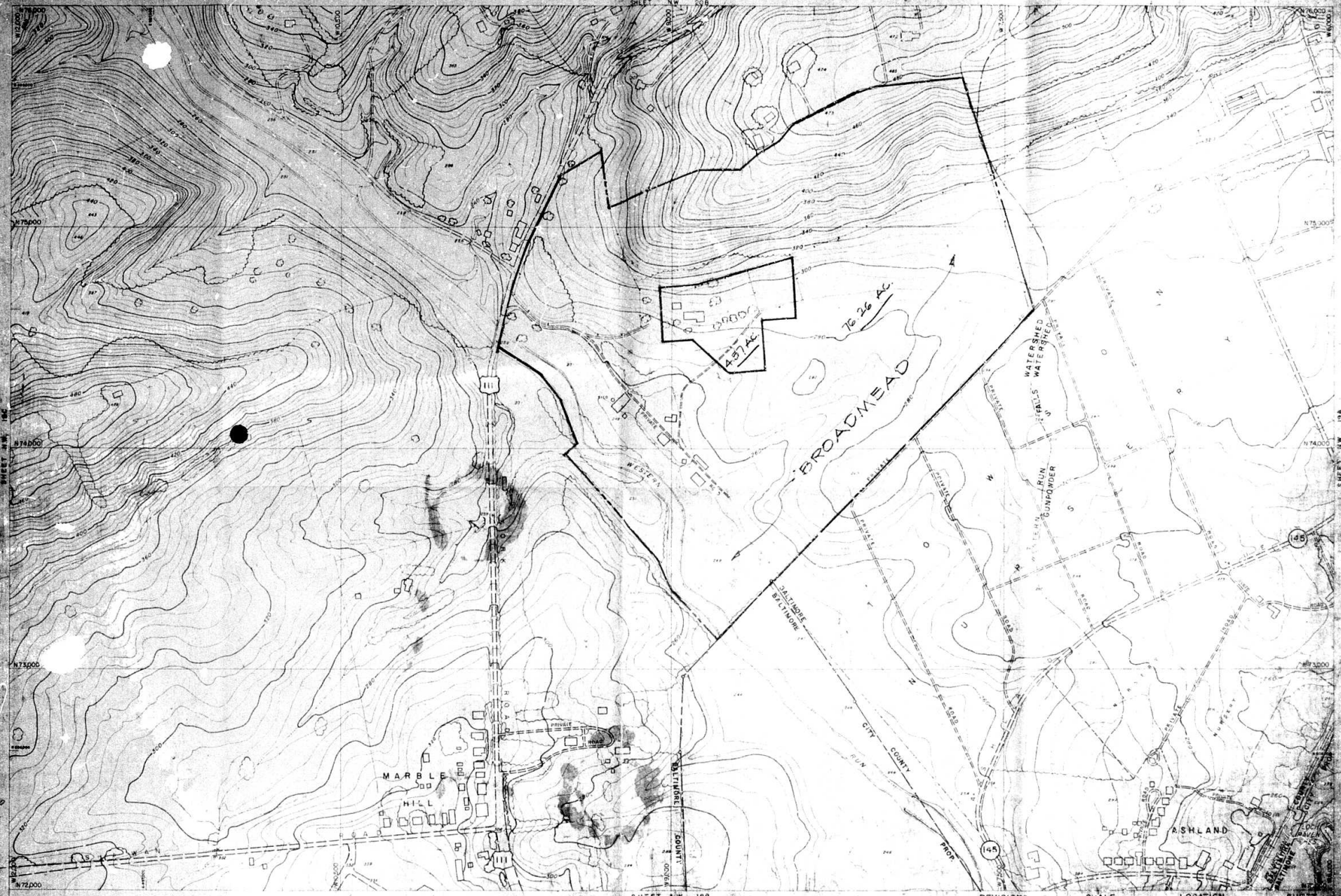
THIS IS TO CERTIFY that the annexed advertisement of Petition for a Special Exception, Variance & Special Hearing was inserted in the following: Hearing-- Dunder

☐ Crownsville Times
☐ Eastern Times
☐ East Times
☐ Suburban Times East

☒ Towson Times
☐ Annapolis Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 21st day of March 1977, that it is to say, the same was inserted in the issue of Mar. 10, 1977.

STROMBERG PUBLICATIONS, INC.
BY: *John ...*



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
Topographic MAPS, INC. 4-11-70
DATE OF PHOTOGRAPHY
APRIL 1953
Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA.

SCALE
1" = 200'

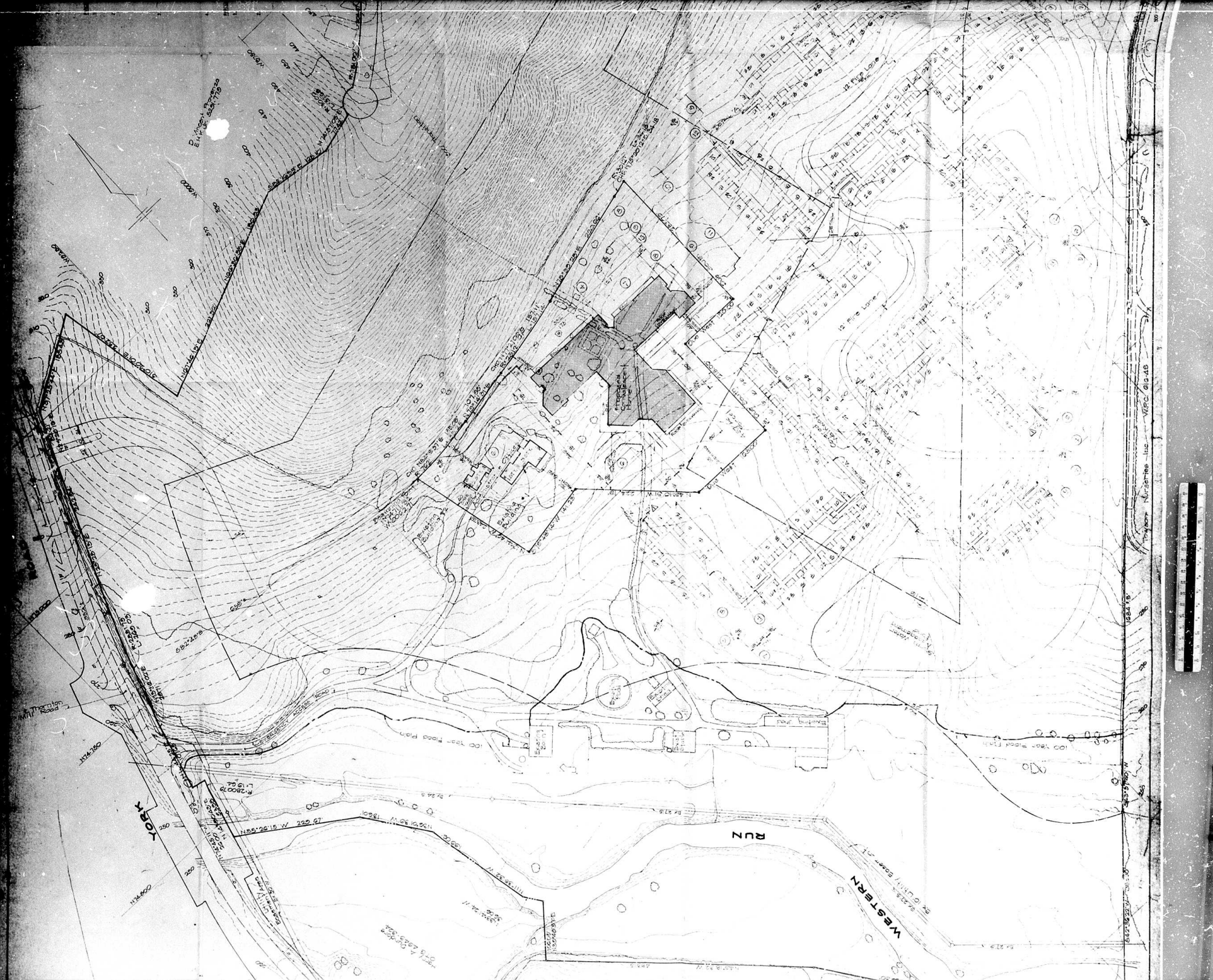
LOCATION
ASHLAND

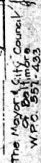
SHEET
NW
180

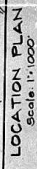
V-NE

1070 Tons

1953



AFT • McCUNE • WARD
LAND PLANNING CONSULTANTS



GENERAL NOTES

1. Special Exception requested for convalescent homes in OR, I and OR 10 zones.

2. (a) CR 1 and CR 10 zones.
(b) Reduction in parking from 200 required spaces to 100.
(c) Without windows between building walls.
(d) Without parking spaces for 100 cars.
(e) Without parking spaces for 100 trucks and parking spaces for 100 cars.
3. (a) Parking spaces for being closer or more distant to the street.
(b) Special parking for first and second walkways as well as for bicycles.
(c) Necessary structures and as connected to the building.
(d) Necessary structures and as connected to the building.

3. Special Hearing for information that the proposed walkways are necessary structures and as connected to facilities are within the bulk regulations for District Zones.



