

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Stella Maris Hospice Properties, Inc., legal owner of the property situated 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 1.031.2.B.2 to permit: an increase in the width of the north-south driveway from 201 ft. to 528 ft., and the east-west elevation from 637 ft. to 889 ft. of both an existing building and an expansion facility instead of the permitted 300 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

See attached description

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

I or we, agree to pay expense 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.

STELLA MARIS HOSPICE PROPERTIES, INC.

Contract purchaser

Address: Dulany, Valley Road

Towson, Maryland 21204

Owner's Attorney

1100 One Charles Center

Baltimore, Maryland 21201

DATE: April 17, 1978

By the Zoning Commissioner of Baltimore County, this _____ day

of February 1978

that the subject matter of this petition be advertised as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through

out 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 15th day of April 1978 at 10:00 o'clock

A. M.

Zoning Commissioner of Baltimore County.

(over)

April 17, 1978

Mark K. Joseph, Esquire
1100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
Beginning 540' E of Pot Spring
Road, 2416' NE of Cirdwood
Road - 8th Election District
Stella Maris Hospice Properties,
Inc. - Petitioner
NO. 78-220-A (Item No. 163)

Dear Mr. Joseph:

I have this date passed my Order in the above referenced matter,
in accordance with the attached.

Very truly yours,

18/

1/8, ERIC DI NENNA
Zoning Commissioner

SED:arl

Attachment

cc: John W. Hession, III, Esquire
People's Counsel

Attachment to Petition for Zoning Variance from Area and Height Regulations

In order to provide facilities for 200 elderly persons in a continuum of care as part of the Cardinal Sheehan Center for the Aging, we have planned the Stella Maris Hospice nursing home expansion, known as St. Elizabeth Hall. This has been designed as a 4-story, low-rise building having a greater than 300-foot width because of a number of considerations: 1) health and safety of the elderly persons who will live in the new facility; 2) programmatic considerations relevant to the life needs and style of those elderly persons; and, 3) economic and topographical constraints.

1) Health and Safety. The first and foremost concern for the proposed residents of the new facility is to reduce their exposure to the environmental conditions of the site during bad weather. This is because the site is on top of a very high, open, exposed piece of land which, for approximately five months a year, is extremely windy and dramatically affected by the elements. It was necessary, therefore, to connect the expansion facility to the existing facility in order that the new elderly residence would have access to the medical and nursing services of the existing Stella Maris complex, as well as to the round-the-clock security provided by that complex without having to walk outside the windy, exposed environment.

2) Programmatic Considerations. From a program point of view, it was necessary to connect the new facility with the existing building at the point of the existing kitchen so that one kitchen staff could prepare the feeding for both the existing nursing home and the new expansion. Further, it was necessary to connect the new facility at the link provided near the front entrance so that there would be access to the services provided in the existing facility such as medical, dental and nursing care, as well as religious and social affairs. Furthermore, it was felt that by designing the building in a configuration based on wings, such as is shown on the attached plat, there would be a more humane scale with a chance for greater feeling of identity within the community. It is felt that the current design breaks up the large scale of the facility to provide a more humane social environment and to foster a better relationship among the residents.

For these same reasons, the program dictated that impersonality of a highrise building be avoided. A highrise was also unacceptable because it would block the view of residents from the existing Hospice.

3) Economic and Topographical Constraints. Because of the special nature of this facility and its funding, economic studies indicated that the least expensive method of providing the expansion was in a four-story, low-rise configuration. Going over four stories would have required higher wage rate scale, thus producing a much higher cost. To have separated the facility into separate buildings would have required the provision for a costly network of enclosed and weather protected walkways which were beyond the budgetary constraints of the project. In addition, given the requirements that the expansion facility connect to the existing facility at both the kitchen and main entrance area, the topographical considerations requires a building of the bulk described on the attached plat. Because there is a sudden drop-off and rock in other areas of the site, the facility had to be designed in the way in which it is shown on the proposed site plan.

In view of the above, to design a building that did not require a variance from the width restrictions of the code would have resulted in a practical difficulty and unreasonable hardship. Furthermore, granting the relief sought herein will not do substantial injury to the public health, safety or general welfare, but, to the contrary, to deny it would mean that a much needed facility for the elderly could not be built in a way in which their health and safety was best protected.

DAFT-McCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

27.00 ACRE PARCEL FOR VARIANCE IN D.R. 1 ZONE
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same, being a part of the whole tract of land containing approximately 183.2 acres of land belonging to Stella Maris Hospice Properties, Incorporated, at a point 540 feet N. East from a point in the center of Pot Spring Road, which last mentioned point is located 2416 feet, more or less northeasterly measured along the center of Pot Spring Road from the centerline of Cirdwood Road, and running thence (1) North 50°12'30" East 1470 feet, (2) South 39°57'30" East 890 feet (3) South 50°02'30" West 1470 feet and (4) North 39°57'30" West 890 feet to the place of beginning, containing 27.00 acres of land, more or less.

William F. O'Brien
William F. O'Brien
Reg. Land Surveyor No. 2493



- 2 -
Attachment

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mark K. Joseph, Esquire
Callagher, Evell & Johns
1100 One Charles Center
Baltimore, Maryland 21201
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Item No. 163

Your Petition has been received and accepted for filing
this 21st day of February 1978.

Stella Maris
Hospice Properties, Incorporated
Petitioner's Attorney Mark K. Joseph
530 East Joppa Road
Towson, Maryland 21204

ERIC DI NENNA
Zoning Commissioner

Richard B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 21, 1978
Item: 163
Property Owner: Stella Maris Hospice Properties, Inc.

Location: 540' E. of Pot Spring Road, 2416' NE Cirdwood Road, also Dulany Valley Road (Rte. 146)

Existing Zoning: D.R. 1

Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 528' and the east-west elevation from 637' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 300'.

Acres: 27.00

District: 8th

Dear Mr. DiNenna:

In addition to the description noted on the petition, the property has frontage on Dulany Valley Road. In fact, the main entrance is from this highway. This entrance does not conform to current standards. It is not channelized with curb and gutter and does not have a deceleration lane.

Considering the large addition that is proposed and the anticipated increase in traffic, we believe that the entrance should be brought up to current standards as far as is practical. This will involve the construction of curb and gutter to channelize the entrance and the paving of a deceleration lane 135' long with a 190' taper. This construction is to be done under permit from the State Highway Administration.

The plan must be revised to indicate the required entrance improvement.

CL:JEN:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John F. Neiders

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 STAFFING OF the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit an increase of the north-south widths from 201 feet to 528 feet and the east-west widths from 617 feet to 889 feet of both an existing building and an expansion facility instead of the permitted 400 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of April, 1978, 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, the Zoning Commissioner of Baltimore County 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 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
Beginning 540' E of Pot Spring Rd.
2416' NE of Girdwood Rd.
8th District
: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

STELLA MARIS HOSPICE PROPERTIES,
INC., Petitioner
: Case No. 78-220-A

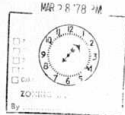
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 54, I 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. Kowars, Jr.
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of March, 1978, a copy of the foregoing Order was mailed to Mark K. Joseph, Esquire, Gallagher, Evellus & Jones, 1100 One Charles Center, Baltimore, Maryland 21201, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

April 3, 1978

Mark K. Joseph, Esquire
Gallagher, Evellus & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Variance Petition
Item Number 163
Petitioner - Stella Maris
Hospice Properties,
Incorporated

Dear Mr. Joseph:

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 suitability of the requested zoning.

Located on an overall tract of approximately 183 acres, the subject property is improved with the facilities of Stella Maris Hospice Properties, Incorporated between Dulany Valley and Pot Spring Roads in the 8th Election District. Because of your client's proposal to construct a four story two-hundred unit addition to the existing building and coupled with the resultant linear dimension of this structure, the Variance is recommended.

Particular attention should be afforded the comments of the Health Department, and if this petition is granted, all future plans should reflect those of the State Highway Administration.

Mark K. Joseph, Esquire
Page 2
Item Number 163
April 3, 1978

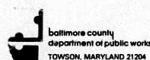
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NR01rf

cc: Daft-McCune-Walker, Inc.
516 East Joppa Road
Towson, Maryland 21204



THOMAS M. MOURING, P.E.
DIRECTOR

March 17, 1978

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

Re: Item #163 (1977-78)
Property Owner: Stella Maris Hospice Properties, Inc.
540' E. Pot Spring Rd. 2416' N/E Girdwood Rd.
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 528' and the east-west elevation from 617' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 400'.
Acres: 27.00 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.

Highways:

Dulany Valley Road in this vicinity is a State Road (Md. 146); therefore, all improvements, intersection, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Pot Spring Road, an existing public road, is proposed to be improved in the future in this vicinity as a 48-foot closed section roadway on a 60-foot right-of-way.

Bosley Road, also an existing public road, is proposed to be improved in the future on a minimum 50-foot right-of-way.

The other roads, drives, etc. including "Loch Raven Road" within this overall property are private.

Necessary highway rights-of-way widenings, including reversible easements for slopes, will be required in connection with any grading or building permit application.

The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Sediment Control:

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

Item #163 (1977-78)
Property Owner: Stella Maris Hospice Properties, Inc.
Page 2
March 17, 1978

Storm Drains:

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

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are assumed to serve the present facilities on this property via extensive private onsite service connections. The Petitioner is responsible for the determination of the adequacy of these public utilities to serve this proposed expansion.

Very truly yours,

Edward H. Simpson
Chief, Bureau of Engineering

END:ENR:PMR:SS

cc: J. Trenner
R. Morton
S. Belleseri
J. Loos
C. Warfield

Re: Key Sheet
NS 15 & 16 A Pos. Sheets
50'-0" NS Topo
52 Top Map



March 8, 1978

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

Dear Mr. DiNenna:

Comments on Item #163, Zoning Advisory Committee Meeting, February 21, 1978, are as follows:

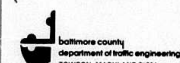
Property Owner: Stella Maris Hospice Properties, Inc.
Location: 540' E. Pot Spring Road 2416' NE Girdwood Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 528' and the east-west elevation from 617' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 400'.
Acres: 27.00
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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



STEPHENE COLLINS
DIRECTOR

March 17, 1978

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

Item No. 163 - ZAC - February 21, 1978
Property Owner: Stella Maris Hospice Properties, Inc.
Location: 540' E. Pot Spring Rd. 2416' NE Girdwood Rd.
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 528' and the east-west elevation from 617' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 400'.
Acres: 27.00
District: 8th

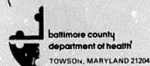
Dear Mr. DiNenna:

No major traffic problems are anticipated by the proposed expansion of a nursing home.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/tms



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

March 13, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 163, Zoning Advisory Committee Meeting of February 21, 1978:

Property Owner: Stella Maris Hospice Properties, Inc.

Location: 540' E Pot Spring Rd. 2116' NE Girdwood Rd.

Acres: 27.00

District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

State laws and regulations require submission of plans and specifications for any new or renovated health care facility.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fthg

SEC 35 118

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 17, 1978

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

S.A.C. Meeting of: February 21, 1978

RE: Item No. 163

Property Owner: Stella Maris Hospice Properties, Inc.
Location: 540' E Pot Spring Rd. - 2416' NE Girdwood Rd.

Present Zoning: D.U. 1

Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 258' and the east-west elevation from 637' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 300'.

District: 8th
No. Acres: 27.00

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrowich,
Field Representative

NSP/tp

JOSEPH W. WOODMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. JOHNSON

THOMAS H. ROYER
WILLIAM L. LORRANE, F. - P-CUB
ROGER R. HATHORN
ROBERT T. DUBEL, REPRESENTATIVE

ALVIN LENCZE
WILLIAM WELSH & SMITH, JR.
RICHARD W. TRACEY, D.U.M.



Paul H. Heinke
CHIEF

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

Attention: H. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Stella Maris Hospice Properties, Inc.

Location: 540' E Pot Spring Rd. 2416' NE Girdwood Rd.

Item No. 163 Zoning Agenda Meeting of 2/21/78

Centimeters:

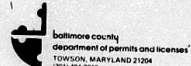
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ ~~violates~~ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED:

Planning Group
Special Inspection Division

Noted and Approved: *George M. Magness*
Fire Prevention Bureau



JOHN D. SEFFERT
DIRECTOR

February 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #163 Zoning Advisory Committee Meeting, February 21, 1978 are as follows:

Property Owner: Stella Maris Hospice Properties, Inc.
Location: 540' E Pot Spring Road - 2416' NE Girdwood Road
Existing Zoning: D.U. 1
Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 258' and the east-west elevation from 637' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 300'.
Acres: 27.00
District: 8th

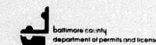
The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 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 Mar, and 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. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CBM/rj



JOHN D. SEFFERT
DIRECTOR

April 19, 1978

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

Dear Mr. DiNenna:

Comments on Item #163 Zoning Advisory Committee Meeting, April 19, 1978 are as follows:

Property Owner: Stella Maris Hospice Properties, Inc.
Location: 540' E Pot Spring Road - 2416' NE Girdwood Road
Existing Zoning: D.U. 1
Proposed Zoning: Variance to permit an increase in the maximum width of the north-south elevation from 201' to 258' and the east-west elevation from 637' to 889' of both an existing nursing home and an expansion facility in lieu of the permitted 300'.
Acres: 27.00
District: 8th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged, and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X 3. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal and will be required to file an application for a building permit.
- X 4. 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.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No comment.
- X 5. Comments: Handicapped sign to be 5'-0" above grade. See Maryland State Code for Handicapped and Aged, 05-01-07.01, Section 316.4.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief

CBM/rj

-2-

All under 125% of the poverty level) certified for assistance in the program 410 were age 60 or older.

Tabeo Towers, the only retirement apartment house in Baltimore County, has 199 units and 225 on its waiting list.

5 Kirkwood House, a retirement building which is under construction in Baltimore City near the County line in the Loch Raven Area, has over 600 elderly persons on the waiting list for 260 units. Many of these applicants are County residents.

Last year Baltimore City has at least 100 Baltimore County residents on its waiting list for subsidized retirement housing. At that time there were also 75 Baltimore County residents on Anne Arundel County's list for subsidized retirement housing.

The proposed Essex COOPERATIVE Cooperative which will have 208 retirement units already has almost 300 elderly and handicapped persons on a waiting list.

Breadbent, an expensive (\$25,000 minimum entrance fee with a minimum monthly payment of \$440.00) project of 240 units is under construction north of Cockeysville. Already this development is over-subscribed.

Although Baltimore County has more nursing home beds than its residents need, it does not have well-designed, safe and secure retirement units for its senior citizens. Such units are needed throughout the County so residents can continue to live in a familiar neighborhood.

Although there is a market for a wide range of prices in retirement housing, the most pressing need is for subsidized units of Section 8 housing for the approximately 12,000 senior citizens in Baltimore County who can afford to pay no more than \$100.00 per month for housing.

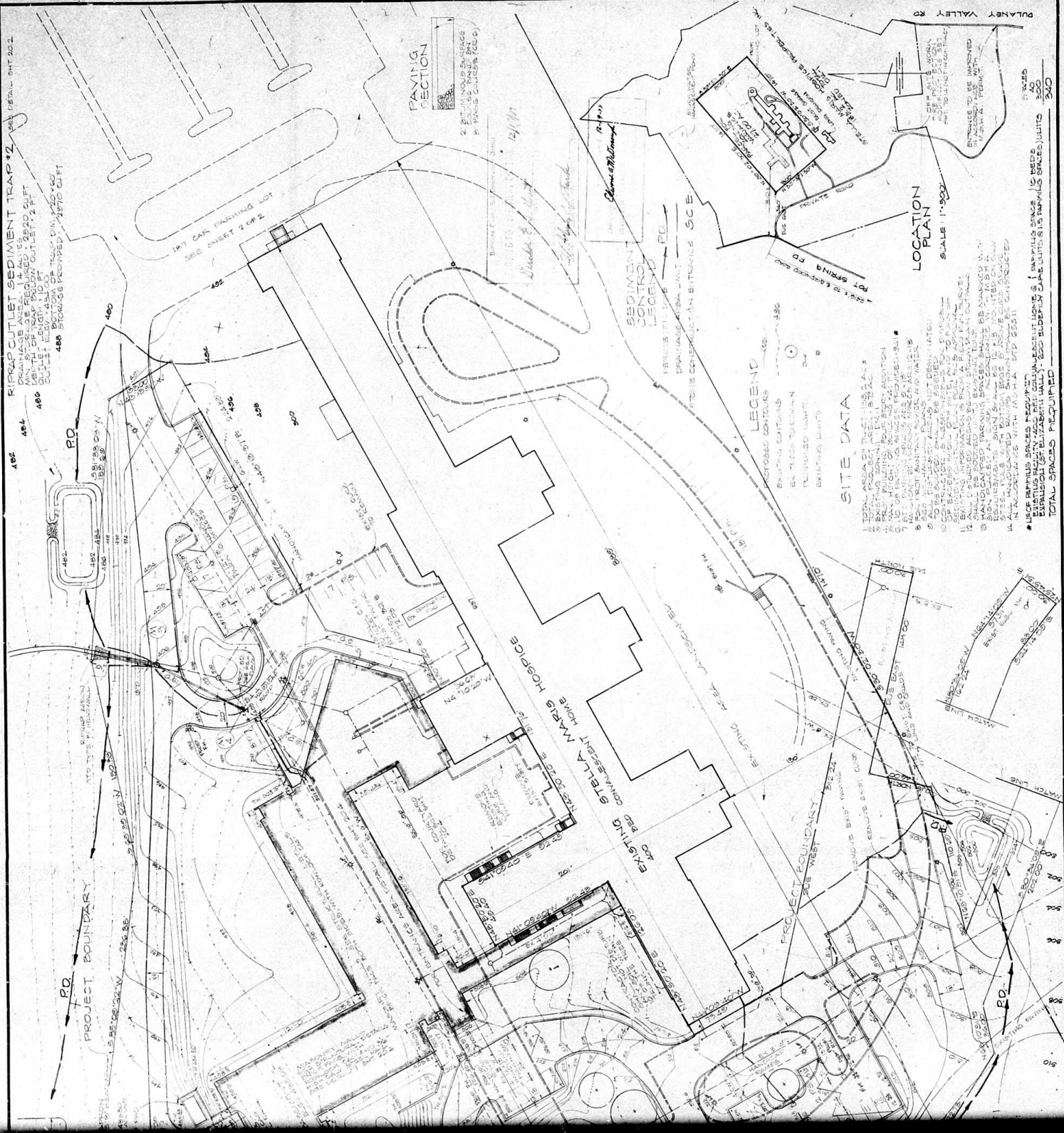
-3-

Sheltered units are needed for the large number of the oldest senior citizens who would like to live as independently as possible but need help with the activities of daily living. Sheltered Housing would provide meal service, housekeeping services, etc. to enable the frail elderly who need practical help but do not need a nursing home. Many persons are inappropriately institutionalized in Baltimore County because of the lack of sheltered housing. In addition to the being a more appropriate housing model for the frail elderly, sheltered housing costs 47% of the cost of nursing home care.

The Commission on Aging hopes that the Community Relations Commission will support these housing goals for the elderly.

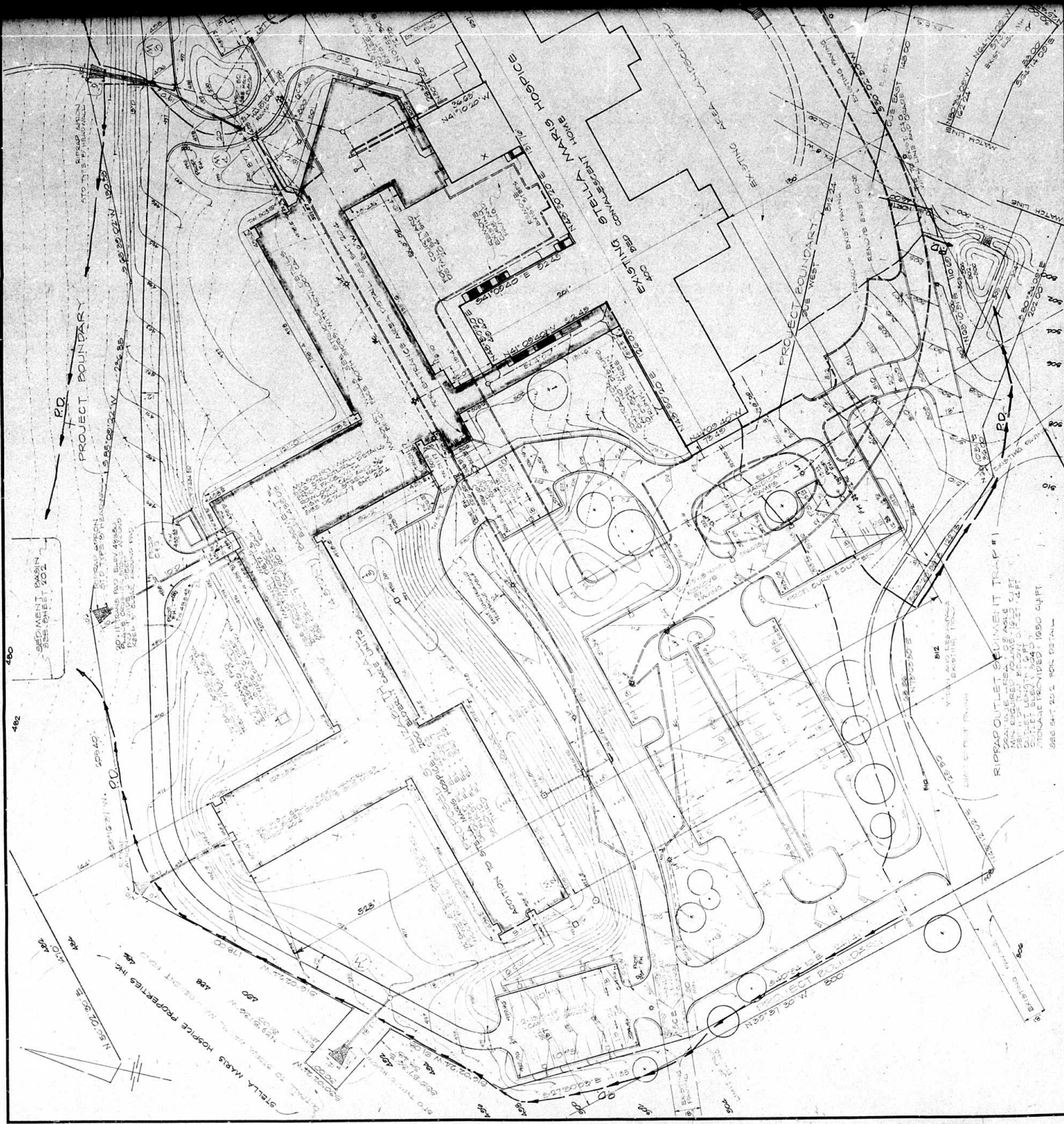
LOIS F. BALDWIN, CHAIRMAN

3/15/78
H.C.C./JED



al Valley Road District No. 8 Maryland	Cochran, Stephenson & Donkervoet, Inc. Architects 925 North Charles Street Baltimore, Maryland Dart - McCune - Walker, Inc. 500 East Joppa Road Towson, Maryland Henry Adams, Inc. 401 Washington Avenue Towson, Maryland George Evans Associates 130 West Hamilton Street Baltimore, Maryland Jacobs Associates, Inc. 7112 Darlington Drive Baltimore, Maryland	Revisions <table border="1"> <thead> <tr> <th>No.</th> <th>Items</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Items	Date	By																																					Seal 	PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE	Drawing Title SITE PLAN STELLA MARIS EXPANSION	Sheet No. OF 11 SHEETS SHEET 11 OF 11
			No.	Items	Date	By																																								
Date FEB 9, 1978	Scale 1"=50'	CSMD Project No. MD08-0822-201	HUD Project No. 7632																																											

TOTAL SPACES REQUIRED: 200
 TOTAL SPACES PROVIDED: 200
 TOTAL SPACES REQUIRED: 200



**Cardinal Shehan Center for the Aging
Stella Maris Hospice Properties, Inc.**

**2300 Dulaney Valley Road
Baltimore County, Maryland
Election District No. 8**

St. Elizabeth Hall

Cochran, Stephenson & Donkervoet, Inc. Architects

925 North Charles Street

Daft - McCune - Walker, Inc.

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Honolulu, Admomo 100

Henry Adams, Inc.
401 Washington Avenue, Suite 100
New York, NY 10014
(212) 691-1000

401 Washington Avenue
Georgie Evans Associates

George Evans Associates
130 West Hamilton Street

130 West Hamilton Street
Jacobs Associates, Inc.

JACOBS ASSOCIATES, INC.
7112 Darlington Drive

Baltimore, Maryland

Landscape Architects, Engineers

Mechanical & Electrical Engineers
Towson, Maryland

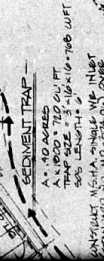
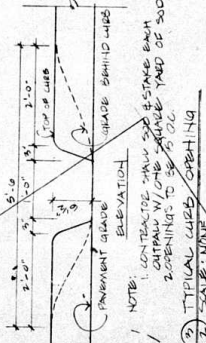
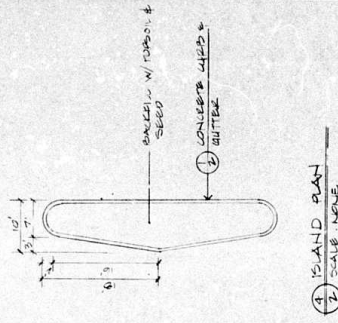
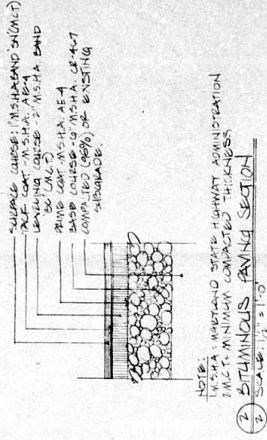
Mechanical & Electrical Engineers
Towson, Maryland

Structural Engineers
Towson, Maryland

Food Facilities Consultants

Food Facilities Consultants
Baltimore, Maryland

[illegible]



GENERAL NOTES

[illegible]

SCIENCE OF OPERATIONS

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF LICENSES AND PERMITS, SEDIMENT CONTROL INSPECTOR AT LEAST 72 HOURS BEFORE WORK BEGINS.
2. INSTALL AND STABILIZE ALL SEDIMENT CONTROL MEASURES.

3. ROUGH GRADE SITE.
4. CONSTRUCT INLET.
5. FINE GRADE SITE.
6. PERMANENTLY STABILIZE ALL DISTURBED AREA WITH: KENTUCKY TALL FESCUE 200#/ACRE KENTUCKY BLUEGRASS 200#/ACRE

2. REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE AREA AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR.
3. GRADING TO BEGIN NOW.

2. REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE AREA AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR.
3. GRADING TO BEGIN NOW.

8. GRADING TO BEGIN NOW

Cochran, Stephen
925 North Charles Street
Daft - McCune - Walker, Inc.

No.	
No.	

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 c. Landscape Architects, Engineers

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7112 Darlington Drive

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Towson, Maryland

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Towson, Maryland

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Baltimore, Maryland

Drawing Title

TO
ACCOMPANY

PETITION FOR

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