

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Robert M. Koch, legal owner... of the property sit... in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

MAP: 44-2
SECTION: SE 24
D. 10-1-79
TYPE: 12
MEASURING: 30
BY: 4/13/79
BY: 4/14

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... 180 bed convalescent home

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

MSC CORPORATION
Linehan, Contract purchaser
21 West Road
Towson, Md. 21204
Petitioner's Attorney
305 W. Chesapeake Ave

Robert M. Koch
Legal Owner
7233 German Hill Road
Baltimore, Md. 21222
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 14th... day of August... 1979, 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... 11th... day of September... 1979, at 1:00 o'clock... P. M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Robert M. Koch, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances, 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PLANNING & ZONING... IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR... a 180 bed convalescent home

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 2.03 acres DEED REF. Plat Book 4, Folio 106
GRADING 50% % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE Offset**
GROUND FLOOR X AREA 25,650 sq. ft.
NUMBER OF FLOORS 2 TOTAL HEIGHT 24'
FLOOR AREA RATIO TOTAL FLOOR AREA DIVIDED BY SITE AREA = .2871

BUILDING USE Offices and
GROUND FLOOR Patient Rooms OTHER FLOORS Ancillary services and
patient rooms

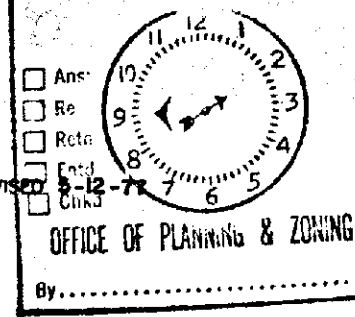
REQUIRED NUMBER OF PARKING SPACES 180 beds = 18
GROUND FLOOR 1 space/10 beds OTHER FLOORS --- TOTAL 18

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 6480 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM 12" water main in front of site
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM 8" sanitary line in front of site
UTILITIES SECURITY APPROVAL 4/30/79

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
MSC CORPORATION ROBERT M. KOCH
APPLICANT, CONTRACT PURCHASER LEGAL OWNER
Michael J. Batzer, Jr., Vice Pres.
ADDRESS 21 West Road ADDRESS 7233 German Hill Road
Towson, Md. 21204 Baltimore, Md. 21222

THE PLANNING BOARD HAS DETERMINED ON 2-19-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-6.1(f) OF THE BALTIMORE COUNTY ZONING LAW.
APR 23 '79 AM 2-20-79
DATE CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of German Hill Rd., 214.37' : OF BALTIMORE COUNTY
W of Beverly Rd., 12th District :
ROBERT M. KOCH, Petitioner : Case No. 80-77-X

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 29th day of August, 1979, a copy of the foregoing Order was mailed to Mr. Robert M. Koch, Petitioner, 7233 German Hill Road, Baltimore, Maryland 21222; and Mr. Earl L. Linehan, President, MSC Corporation, Contract Purchaser, 21 West Road, Towson, Maryland 21204.

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

SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: May 16, 1979
FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: <u>Koch Property</u>	IDCA PLAN <u>X</u>
PROJECT NUMBER: <u>IDCA NO. 79-19X</u>	PRELIMINARY PLAN <u>---</u>
LOCATION: <u>German Hill Road, Opposite Ridgeshire Road</u>	TENTATIVE PLAN <u>---</u>
DISTRICT: <u>12C7</u>	DEVELOPMENT PLAN <u>---</u>
	FINAL PLAN <u>---</u>

This application for special exception (No. 79-19X) was received by the Developers Design Approval Section on April 25, 1979, and we comment as follows:

Water: (First Zone of Water Service) Urban Area

There is a public 12-inch water main in German Hill Road. There are no problems with water service in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plan W-23A, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Broad and Cheese Creek Interceptor and Pumping Station - Back River Waste Water Treatment Plant) Broad and Cheese Creek - 7.11 mgd

There is public 8-inch sanitary sewerage in German Hill Road. There are no dry weather flow problems reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-23A, as amended.

As the proposed use will subject the existing sanitary sewer to a considerable increase in sewage flows, a sanitary sewerage study is required for review by the Bureau of Engineering to determine the adequacy of the existing sanitary sewerage. This project is denied until approval of the sanitary sewer study.

Storm Drains: (Broad and Cheese Creek - Back River - Chesapeake Bay)

There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of approximately 32,120 square feet. As this property, subject to Baltimore County storm Water Management Policy, will present no additional impact downstream from the proposed development/use of this property, this project is recommended for approval. Estimated 100-year design storm runoff increase of 1.52 cfs.

RECEIVED
MAY 21 1979
cc: S. Ballestri
OFFICE OF PLANNING & ZONING
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING

PIP
IDCA NO. 79-19X

LOCATION: GERMAN HILL ROAD

IDCA Analysis

- Nearest Arterial Intersection GERMAN HILL RD & DELVALE AVE
 - Level of Service C
- Trip Generation from Site 180 BEDS X 2.7 = 485 TRIPS/DAY
 - Proposed Level of Service C
- Proposed Roads Improvements Programmed for Construction Within Next Two Years.

Recommendation C
Approval: C. P. Diver
Denial: _____
Remarks: _____

RECEIVED
MAY 15 1979
OFFICE OF PLANNING & ZONING

SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: July 5, 1979
FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: <u>Koch Property</u>	IDCA PLAN <u>X</u>
PROJECT NUMBER: <u>IDCA NO. 79-19X</u>	PRELIMINARY PLAN <u>---</u>
LOCATION: <u>German Hill Road, Opposite Ridgeshire Road</u>	TENTATIVE PLAN <u>---</u>
DISTRICT: <u>12C7</u>	DEVELOPMENT PLAN <u>---</u>
	FINAL PLAN <u>---</u>

These comments are supplementary to those transmitted to your office, dated May 16, 1979.

SUPPLEMENTARY SANITARY SEWER COMMENTS:
The sanitary sewerage study, which has been submitted by the Petitioner in compliance with the Baltimore County Bureau of Engineering comments (May 16, 1979) for this Project has been reviewed.

The existing public sanitary sewerage and sewage pumping facilities have been determined to be more than adequate for the projected sewage flows from this proposed Nursing Home.

There are no dry weather flow problems reported in the area. The requested change in use will not adversely affect the system; and, as the submitted sanitary sewerage study has been approved, this project is recommended for approval.

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

END:EAM:FW:ss

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Robert M. Koch
7233 German Hill Road
Baltimore, Maryland 21222

cc: Carroll Holzer, Esquire
1000 Maryland Trust Building
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this 7th day of August, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Robert M. Koch
Petitioner's Attorney Carroll Holzer, Esq. Reviewed by: Nicholas B. Commodari
cc: Mr. Robert F. Poremski
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING

DATE September 24, 1979
BY John D. Seyffert
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on Special Exception and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for the construction and operation of a 180-bed convalescent home should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of September, 1979, that the herein Petition for Special Exception for a 180-bed convalescent home should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The planting of four foot high compact screening along the frontage of German Hill Road and the east property line.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
3. That said Special Exception be utilized within five years or become null and void.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, Maryland 21204

ofo
Nicholas A. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Robert M. Koch
7233 German Hill Road
Baltimore, Maryland 21222

RE: Item No. 257
Petitioner - Robert M. Koch
Special Exception Petition

Dear Mr. Koch:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your proposal to locate a two-story nursing home, containing 180 beds, on this currently vacant property, this Special Exception hearing is required. The property is completely surrounded by a cemetery, to the north, east and west while individual dwellings exist directly opposite this site and fronting on Ridgeshire Road. Particular attention should be afforded the comments of the Office of Current Planning concerning proposed landscaping and screening.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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

Item No. 257
Petitioner - Robert M. Koch
Special Exception Petition

less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas A. Commodari
NICHOLAS A. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Carroll Holzer, Esquire
Constable, Alexander & Danecker
1000 Maryland Trust Building
Calvert and Redwood Streets
Baltimore, Maryland 21202

Mr. Robert E. Poremski
Development Engineers
342 Old Joppa Road
Fallston, Maryland 21047

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 20, 1979

Re: Item #257 (1978-1979)
Property Owner: Robert M. Koch
N/S German Hill Rd. 214.37' W. Beverly Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for a 180 bed convalescent home (IDCA 79-19X)
Acres: 2.03 District: 12th

Dear Mr. Hammond:

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:

Comments were supplied for this property for Project IDCA 79-19X.

Highways:

German Hill Road, an existing County road, is improved as a 40-foot closed section roadway on a right-of-way of varying width (57 to 50 feet at this location). No further highway improvements are proposed at this time.

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

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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 Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in German Hill Road.

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

END:EAM:FWR:ss

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyffert
ADMINISTRATIVE ASSISTANT
DIRECTOR

August 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #257, Zoning Advisory Committee Meeting, June 29, 1979, are as follows:

Property Owner: Robert M. Koch
Location: N/S German Hill Road 214.37' W. Beverly Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a 180 bed convalescent home (IDCA 79-19-X)
Acres: 2.03
District: 12th

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

Four foot high compact screening must be provided along the frontage of the property and along the east side of the driveway.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of health
TOWSON, MARYLAND 21204

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

August 9, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #257, Zoning Advisory Committee meeting of June 29, 1979, are as follows:

Property Owner: Robert M. Koch
Location: N/S German Hill Rd. 214.37' W Beverly Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for a 180 bed convalescent home (IDCA 79-19-X)
Acres: 2.03
District: 12th

Metropolitan water and sewer exist. Prior to approval of a building application, complete plans and specifications of the building and type of equipment to be used for the food service operation must be submitted to and approved by the Maryland State Department of Health, Mental Hygiene, Plans Review and Approval Section.

Prior to new installation/s of fuel burning equipment and/or incinerators, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installations before work begins.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEF/sth

cc: J. A. Butcher
I. Snyder
W. L. Phillips

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reinecke
CHIEF

August 9, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert M. Koch

Location: N/S German Hill Rd. 214.37' W Beverly Rd.

Item No. 257 Zoning Agenda Meeting of 6/29/79

Gentlemen:

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

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

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (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", 1976 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: John J. Kelly 8/9/79 Noted and Approved: George M. McGehee
Planning Group Fire Prevention Bureau
Special Inspection Division

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

July 9, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #257 Zoning Advisory Committee Meeting, June 29, 1979 are as follows:

Property Owner: Robert M. Koch
Location: N/S German Hill Road 214.37' W. Beverly Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a 180 bed convalescent home (IDCA 79-19-X)

Acres: 2.03
District: 12th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional sprinkler 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 F. 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.

G. 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Building to conform with Building Code requirements for 3-2 Use Group.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

STEPHEN E. COLLINS
DIRECTOR

August 23, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

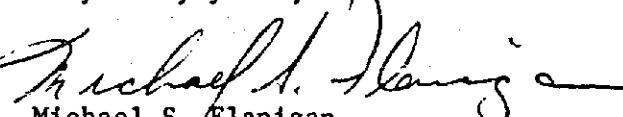
Item No. 257 - ZAC - June 29, 1979
Property Owner: Robert M. Koch
Location: N/S German Hill Road 214.37' W Beverly Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a 180 bed
convalescent home (IDCA-79-19-X)

Acres: 2.03
District: 12th

Dear Mr. Hammond:

The existing D.R. 16 zoning can be expected to generate approximately 240 trips per day and the proposed Special Exception for a convalescent home can be expected to generate 485 trips per day.

Very truly yours,


Michael S. Flanigan
Engineer Associate II

MSF/hnd

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 21, 1979

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

Z.A.C. Meeting of: June 29, 1979

RE: Item No: 256, 257, 258
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,


W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH M. MCDONAH, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTBARI

THOMAS H. ROYER
MRS. LORRAINE F. CHIRCH
ROGER B. HAYDEN
ROBERT Y. D'JEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: August 30, 1979

TO: John D. Seyffert, Director
Office of Planning and Zoning

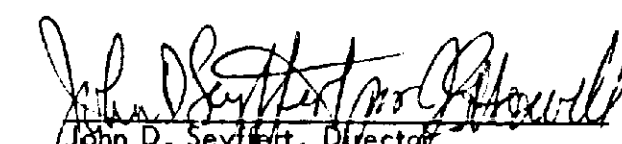
FROM: Petition #80-77A, Item 257

Petition for Special Exception for Convalescent Home
North side of German Hill Road, 214.37 feet West of Beverly Road
Petitioner - Robert M. Koch

12th District

HEARING: Tuesday, September 11, 1979

The proposed use would be appropriate here. If granted, a detailed landscaping plan should be submitted to the Division of Current Planning and Development for their approval.


John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

DEVELOPMENT ENGINEERS

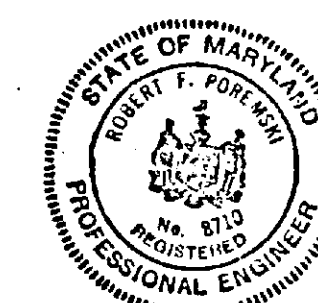
CIVIL ENGINEERS

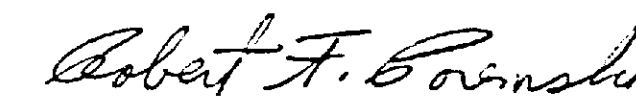
342 OLD JOFFA ROAD - FALLSTON, MD. 21047
879-3253

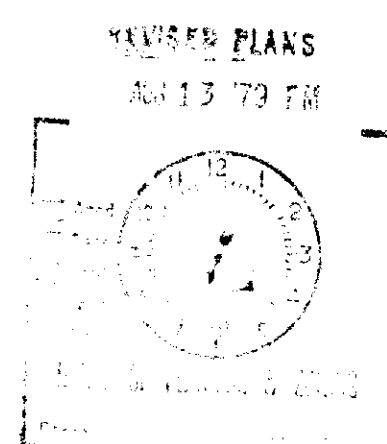
DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION ON

7308 GERMAN HILL ROAD

Beginning for the same at a point on the North side of
German Hill Road, 214.37 feet from Beverly Road. Being known
as Lot 5 as shown on Plat No. 2 of Beverly Farms as recorded in
the Land Records of Baltimore County in Plat Book L Folio 106.
Saving and excepting all that portion currently zoned DR 5.5.
Also known as 7308 German Hill Road.




Robert F. Borsini



September 26, 1979

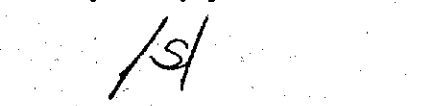
J. Carroll Holzer, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/S of German Hill Road, 214.37'
W of Beverly Road - 12th Election
District
Robert M. Koch - Petitioner
NO. 80-77-X (Item No. 257)

Dear Mr. Holzer:

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

Very truly yours,


WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: Mr. Earl L. Linehan, President
MSC Corporation
21 West Road
Towson, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

Church Hospital Corporation 100 North Broadway Baltimore Maryland 21231

August 7, 1979

Mr. Earl L. Linehan
President
MSC Corporation
21 West Road
Towson, Maryland 21204

Dear Mr. Linehan:

I am responding to your letter of June 20 to Mr. T. G. Whedbee, Jr. Mr. Whedbee is on vacation and asked that I write to you concerning your proposed nursing home to be built in Dundalk.

Based on the information you have provided us, we support your application for a comprehensive nursing home. As you know a major portion of our patients reside in Dundalk some of whom need referral to a nursing home with skilled nursing capabilities. Our experience would seem to indicate there is a shortage of such care in the Dundalk area.

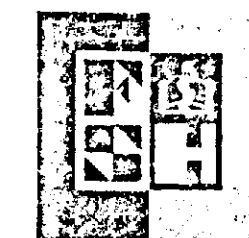
We are, of course, interested in exploring cooperative relationships including a transfer agreement with your nursing home. As you know our sister organization, The Medical Center of Dundalk, is geographically close to your proposed center and could be available for episodic acute care to your patient population.

Please keep us posted on the progress of your application and feel free to contact either Mr. Whedbee or myself.

Yours very truly,


James R. Bobb
Executive Vice President

cc: Mr. T. G. Whedbee, Jr.
Mr. George W. Mason



Franklin Square Hospital

9000 Franklin Square Drive - Baltimore, Md. 21237 - 391-3900

August 2, 1979

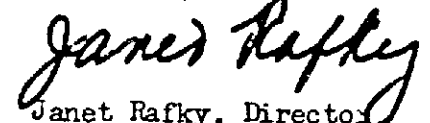
Mr. Earl Linehan
MSC Corporation
21 West Road
Baltimore, MD 21204

Dear Mr. Linehan,

Pursuant to our earlier conversation regarding the establishment of a new extended care facility in the Dundalk area of Baltimore County, I would certainly agree that there is a definite need for the above. Franklin Square Hospital is rapidly expanding its bed capacity to meet the needs of the flourishing surrounding population. As a result, our hospital is experiencing a greater number of requests for nursing home placements, with families specifically asking for placement in this area. Our department of social work is always in search of both skilled and comprehensive beds for our patients who have both Medicare and Medical Assistance insurance.

I am definitely of the opinion that an additional 180 nursing home beds in eastern Baltimore County would be most beneficial to the patients admitted to Franklin Square Hospital, as well as the community it serves. I will be looking forward to hearing from you regarding this venture. Good Luck!

Sincerely,


Janet Rakfy, Director
Department of Social Work

B. C. VENERACION, JR., M.D., P.A.
3401 DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
TELEPHONE 284-6800

May 17, 1979

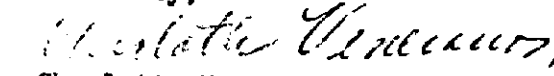
Mr. Edward Burchell
MSC Corporation
21 West Road
Towson, Maryland 21204

Dear Ed:

I received your letter concerning the nursing care facility proposed for the Dundalk area and I, of course support your project fully. Being a life-long resident of Dundalk and also working in the health care field in Dundalk, I have observed that we do have a large population of people who are senior citizens. A large number of these people would at some time or other most probably need the facilities of a nursing home. The convenience of having that nursing facility in the Dundalk area would certainly be an asset. The patient and his family, not to mention the doctor caring for him, would certainly benefit from this convenience.

Wishing you success in your project and pledging my support.

Sincerely,


Charlotte Veneracion

DR. ALBERT R. PERNELLI
3101 DUNGLON RD.
BALTIMORE, MD. 21222
AT 4-7900

5/21/79

Mr. Edward A. Burchell
21 West Rd.
Towson, Md. 21204

Dear Sir:

It has been my belief for a number of years that the Dundalk area has been lacking a nursing facility and the need is great.

As a life-long member of the community and a dentist by profession who practiced in this area, I come into contact with a great many people with health problems.

It is my belief a nursing center will help a great deal.

Sincerely yours,
Dr. Albert R. Pernelli

May 22, 1979

To whom it may concern;

My name is Dolores Mace. I am a Licensed Practical nurse. I have worked in a nursing home in the Cresp area for 2 yrs.

I strongly feel that the Dundalk area needs its own nursing home. It is a community that maintains a large amount of elderly residents. It is important that relatives live close by, so they may visit the members of the family who resides in the nursing home frequently.

I have had a number of people tell me they wished there was a nursing home in this

area.
I have been made aware M.S.C. wishes to build a Nursing facility in Dundalk. I personally think it is greatly needed, and a terrific idea.

Sincerely
Dolores Mace L.P.N.

Dundalk UNITED METHODIST CHURCH
69C3 MORNINGTON ROAD
DUNDALK, MARYLAND 21222

31 May 79

Dear Ed.

Wondering what progress you have been making... at our last ministerium I mentioned that you were endeavoring to establish in the area.

There was some expression of delight from the eight clergy in attendance.

Best wishes

Roger Buntz

86 Northship Road
Dundalk, Maryland 21222
May 31, 1979

MR. EDWARD A. BURCHELL
MSC CORPORATION
21 West Road
Towson, Maryland 21204

Dear Mr. Burchell:

My husband and I have read the brochure "Quality of Life" you sent to our daughter, Margaret Evans. We are very thankful and pleased your company is the organization having enough foresight and sensitivity to plan on building a nursing and home-away-from-home facility for the elderly in our community.

Having two maiden aunts who are 87 and 80, the younger one already encountering problems from rheumatoid arthritis, we are certain your plans will fill their requirements. There are so many others in our community who will need your services and yet be close to their families and friends.

Our best wishes for your successful endeavor.

Yours truly,

Margaret H. Brookes
Mr. & Mrs. Charles E. Brookes

Walter Dabrowski
Graceland Park Funeral Chapel

1005 DUNDALK AVENUE - PHONE 301/633-6630 - BALTIMORE, MARYLAND 21224

06/08/1979

MSC Corporation
21 West Road
Towson, Maryland 21204

RE: New Nursing Center in Dundalk

Dear Mr. Burchell:

In our recent discussion related to your organizations thoughts about building a new nursing center in the Dundalk area, we endorse without hesitation your project.

The need for new nursing home beds is most critical in Southeast Baltimore County, and in our opinion Dundalk is an ideal location for such a center.

MSC is to be commended for its programs for the residents, and the article in the American Health Care Association Journal was of special interest.

Your organization has our full support for your project and best wishes for continued success!

Very truly yours,

Walter Dabrowski
Walter Dabrowski

Bulah Dabrowski
Bulah Dabrowski

ST. GEORGE'S & ST. MATTHEW'S
EPISCOPAL CHURCH
2900 DUNLEER ROAD
DUNDALK, MARYLAND 21222

June 12, 1979

Mr. Edward A. Burchell
Vice President-Finance
MSC Corporation
21 West Road
Towson, Maryland 21204

Dear Mr. Burchell:

I am thankful and enthused by the prospect of getting a much needed facility of nursing home care in the general area. We are in need of a facility such as you are proposing. Many of our citizens are of the full years and in need of your services.

Many of our people have had to place their mate or parents in nursing homes located in Towson and other areas far removed from this community. It has created hardships upon the families due to travel and inconvenience. Having a home in this area will be a great benefit to them and I believe that it will be well supported.

Thank you for giving me the opportunity to know of your endeavor and to offer you my full support. Please feel free to use my name as an enthusiastic supporter in any area of advertising or other means of support.

Sincerely Yours:

The Rev. Matthew D. Wilmoth, Jr. Rector
St. George & St. Matthew's Church
2900 Dunleer Road
Baltimore, Maryland 21222
Phone: 284-6242

ST. RITA'S RECTORY
2903 DUNLEER ROAD
DUNDALK, MARYLAND 21222

May 14, 1979

MSC Corporation
21 West Road
Towson, Maryland 21204

Dear Mr. Burchell:

Over the past few months, we have discussed from time to time, the possibility of the MSC Corporation establishing a nursing home in the Dundalk area. As I have stated to you before, I do feel that there is a great need for nursing care in this section of Baltimore county. I have been working with the people of the Dundalk area for the past six years, and on many occasions, have helped families find nursing homes for their relatives. Because of the distances to which relatives and friends, particularly older friends had to travel to visit, many of the patients were without visitors for extended periods of time. A nursing home in the area would alleviate the demand for care as well as the difficulty of visitation.

After speaking with you at length about the drawbacks of the only available land sites, and after checking out the proposed site itself, I do feel that by proper landscaping, a very desirable atmosphere can be provided. I do hope that your corporation will be able to provide the needed services which you can offer to our community.

If I may be of any assistance in the future, please do not hesitate to call upon me.

Sincerely,

Rev. Ronald P. Pytel
Rev. Ronald P. Pytel
Associate Pastor

Dundalk Community College

May 15, 1979

Mr. Edward A. Burchell
Vice-President, Finance
MSC Corporation
21 West Road
Baltimore, MD 21204

Dear Mr. Burchell,

I am aware that MSC Corporation is planning to build a 180 bed Comprehensive Care nursing home in the Dundalk area, and as the Director of Senior Programs at Dundalk Community College, I am enthusiastically in favor of the proposal.

As the Director of Senior Programs, I come into contact with many of the problems that strike our citizens as they grow older. The one insurmountable problem they voice is "Where will I go when I can't take care of myself?" Dundalk and its environs has a large population of older persons who really need a nursing home situated in the community.

Many of the older residents want to stay as close to their old homes as possible, and with a nursing home in the area it would help to insure the visits of friends, family and children of the residents.

There is so little available space left in Dundalk to build a nursing home. My advice is to build as soon as possible. It is very needed.

Sincerely,

Bernadine Schnepf
(Mrs.) Bernadine Schnepf
Director of Senior Programs

BS/dz

7200 Sollers Point Road Dundalk, Maryland 21222 (301) 282-6700



Dundalk UNITED METHODIST CHURCH
6903 MORNINGTON ROAD
DUNDALK, MARYLAND 21222

Mr. Edward A. Burchell
Vice-President - Finance
MSC Corporation
21 West Road
Towson, Maryland 21204

May 11, 1979

Dear Mr. Burchell,

Since hearing of your interest in Southeastern Baltimore County and the Dundalk Area in particular I have been hoping that your company might be successful in developing a nursing home and service agency in the Dundalk Area. I have felt, ever since my arrival in Dundalk as pastor of the Dundalk United Methodist Church (September 1973) that our area needed facilities of this nature. Why this has been so long coming I cannot determine.

I delight in your interest and intent.

When persons from this parish have nursing home needs so often they go to Towson, Essex, Rossville. A closer home would be appreciated and used.

I hope that both the Central Maryland Health Systems Agency and the State Health Planning Agency will give you a favorable hearing and evaluation.

I certainly endorse your interest, desire and intent in building a new 180 bed nursing center in the Dundalk Area. The location on German Hill road seems quite suitable.

With sincere good wishes in your plans I hope this letter will adequately indicate my support and encouragement. This is my personal endorsement. The Administrative Board will not meet until June 12, 1979. I will tell them of your plans.

Sincerely,

Ralph G. Barrett
Ralph G. Barrett

RGB/md

B. C. VENERACION, JR., MD. PA.
3401 DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
TELEPHONE 284-6800

May 17, 1979

Mr. Edward Burchell
MSC Corporation
21 West Road
Towson, Maryland 21204

Dear Ed:

I received your letter concerning a proposed 180 bed nursing home to be built in the Dundalk area and I agree with you that we have a need for one. Having in-hospital patients and realizing that you have to discharge them from an acute care set-up because of P.R.S.O. regulations and the like, some of these patients would greatly benefit from your proposed nursing home facility.

Let this letter reflect my support for your project.

Sincerely,

B.C. Veneracion, Jr.
B.C. Veneracion, Jr., M.D., P.A.

26 Liberty Parkway
Baltimore, Maryland 21222
May 18, 1979

MSC Corporation
Mr. Edward A. Burchell
Vice President-Finance & Controller
21 West Road
Towson, Maryland 21204

Dear Ed:

For many years I have seen a need in our community for a nursing home. Now more than ever with so many senior citizens residing in Dundalk, these people need to feel confident that when they are no longer able to care for themselves there will be a warm and convenient home for them within the community where most of them have spent all their lives.

After reading the article you sent me from the American Health Care Association Journal I feel MSC will provide our folks with a dignified and pleasant home atmosphere along with caring for their personal needs.

I do hope your project will proceed without delays.

Sincerely,

Margaret H. Evans
Margaret H. Evans

DUNDALK CHAMBER OF COMMERCE, INC.

Post Office Box 8934 • DUNDALK, MARYLAND 21222 • (301) 285-5890
37 Shipping Place
Suite 2

August 15, 1979

Mr. Earl Linehan
President
Medical Services Corporation
21 West Road
Towson, Maryland 21204

Dear Mr. Linehan:

Congratulations on your decision to locate in Dundalk. We are aware of the need for nursing home facilities in this area and would like to offer you our assistance and support in your endeavor.

I would like to invite you to attend the next luncheon meeting of the general membership of the Chamber. The meeting will be held on Thursday, September 13, 1979, at 12:30 in the Banquet Room at the Brentwood Inn. If you are free on that afternoon please call or write and confirm your attendance. County Executive Donald Hutchinson will be our guest speaker.

If we can be of any assistance to your organization, please call on me.

Very truly yours,

Patricia A. Winter
Patricia A. Winter
Executive Director

cc: Mr. Dale T. Volz
President

dme

Dish Ex. #2

WM PEPPER CONSTABLE
1682-1678
JOHN D. ALEXANDER
GEORGE W. CONSTABLE
CLAYTON W. DANKEK
THOMAS J. COMBER, JR.
RONALD L. MAHER
WILLIAM F. BLAKE
DAVID C. DANKEK
JAMES W. CONSTABLE
MARK J. DANKEK
FRANK THOMAS HOWARD
J. CARROLL HOLZER
CAROLE E. DEMILLO
ALEXANDER J. GORINE, III
RICHARD E. JACKSON

LAW OFFICES
CONSTABLE, ALEXANDER & DANKEK
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 570-3474

ELKTON OFFICE
128 E. MAIN ST.
ELKTON, MD 21921
(301) 304-1844

TOWSON OFFICE
THE CHESAPEAKE BLDG.
308 W. CHESAPEAKE AVE.
TOWSON, MD 21204
(301) 828-9282

EASTON OFFICE
18 TRED AVON SQUARE
EASTON, MD 21601
TOWSON: (800) 492-9656

August 3, 1979

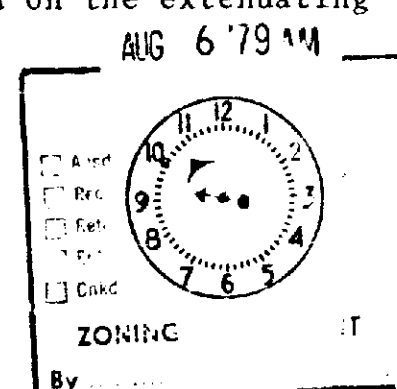
The Honorable William Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception on 7308 German Hill Rd., Dundalk, Maryland

Dear Bill:

Please be advised that I represent the MSC Corporation, the contract purchaser of the above captioned property. The legal owner, Robert M. Koch, has entered into a Conditional Purchase Agreement with my client for the sale of his property to the MSC Corporation for the specific use, if permitted, of the property as the site for a 180-bed convalescent home.

The Planning Board of Baltimore County and all parties, departments, and agencies on record have agreed that this facility is not only an appropriate one, but a much needed one to serve the local community of Dundalk. In addition to the immediate need for the facility in the Dundalk area, my client is operating under a very short time constraint in regard to the contract with the legal owner. It is urgent that this matter be heard and a determination be reached prior to October 12, 1979. Because of the need for this facility and the financial considerations which are presented to my client by the Conditional Purchase Agreement, I would respectfully request that a hearing date be set as promptly as possible, based on the extenuating circumstances presented in this matter.



The Honorable William Hammond
August 3, 1979
Page Two

I recognize the burdens that have been placed upon you and your Deputy and the tremendous back-log with which you are faced, however, I would appreciate consideration in this regard, due to the hardship presented by any delay.

Thank you very much for your cooperation and sincere concern in this matter.

Very truly yours,

J. Carroll Holzer
J. Carroll Holzer

JCH:jeh

American Health Care Association

Journal

Vol. 2, No. 4, July 1976

QUALITY OF LIFE:

A Sense of

Independence
Choice
Interaction
Identity



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Ref. #1



Claudia Lawlor, Food Supervisor, and Ruth Spencer, Dietary Aide, assist residents, Margaret Wenderoth, Eleanor Hoban, Clara Brushmiller, and Catherine Delaney in preparing their favorite pie recipes at Caton Manor Nursing Center. Cooking is opportunity for these ladies to use skills that are dominant part of their past. Mr. Joseph Mirabello, in the background, is getting a head start on other residents by checking out what's cookin' for lunch.

of initial efforts by thinning facility teams out with too many projects. New ideas required many steps to get staff and residents supportive.

Each facility team ranked which program ideas to do by considering the percent of residents affected, usefulness to staff and resident, effective personnel use, likelihood to succeed, financial costs and regulatory obstacles.

The following Quality of Life efforts to encourage greater resident independence, identity, choice and interaction emerged:

Caton Manor Nursing Center's department heads and nursing assistants kicked off their "resident out to lunch" program with rotating staff members out of uniform taking out eight different residents weekly to a local restaurant. Partly aimed at giving staff opportunity to relate socially to residents.

Some 20 percent of Belvedere Nursing Center's residents became involved in in-house volunteer corps. They welcomed new residents, hosted activity programs for confused residents, worked for local charities.

Building on their past experience paid off with recent recognition by the March of Dimes for assembling 30,000 fund raising mailers for distribution and Baltimore R.S.V.P. for 32 residents completing on-site training course on volunteerism.

A regular men's stop party twice a month run by Randallstown Convalescent Center's administrator and

maintenance supervisor build in men's past and quadrupled with many new faces in attendance in six weeks. Beer, pretzels, checkers, poker were standard fare.

House in the Pines, Catonsville's resident-run cafe featuring coffee and doughnuts in the morning hours, encouraged resident responsibility and choice in the morning routine. The biggest and unexpected payoff was that residents who avoided participa-

tion in performance type activity programs have found this to be a low risk social encounter where they meet new people.

Caton Manor's Food Service supervisor, Claudia Lawlor, and assistants, building on residents' past skills and interests, encouraged residents to bake pies, cakes and prepare hot soups for regular Happy Hour at their weekly cooking club.

Janet Kimball, a Hammonds Lane resident, covers a lot of territory in her wheelchair helping to coordinate the young adult portion of a volunteer program that has over 75 individuals volunteering at the center at least once a month. This is one of many resident work roles designed to encourage greater independence and identity.

Hamilton Nursing Center's residents and families are spending more time in the living room than the halls due to a team effort by department's to make the living room setting less institutional, lots of nursing staff encouragement and a more homelike setting created by maintenance supervisor, Hank Lindhorst's addition of a fireplace, large aquarium, planters, a new rug, resident-finished rocking chairs, "tutes and housekeeping's rearranging of furniture to more social-like setting. Total cost less than \$200.

New residents and staff at Frederick Nursing Center got to know each other at a recently formed small

Janet Kimball, 41 year-old resident, (center, seated) directs daily visitors in Hammonds Lane Junior Volunteer Program, part of an overall program with 75 individual volunteers visiting the 100 residents in the Nursing Center at least once a month. Part of an overall program to encourage residents to assume roles of responsibility to the maximum of their abilities.



American Health Care Association Journal—July

discussion group where 4-6 new residents gather in lounge, sharing brief biographical background and discuss what is most difficult in adjusting to the nursing center. These topics established a common interest among new residents filled with anxiety and for whom social relationships need to be developed. The design of the groups built on past of residents as a way of building their identity in a new setting where they know no one. Three times as many residents as expected attended Long Green Nursing Center's First Happy Hour with a full bar, sodas and snacks. Two residents assisted in shopping for snacks.

About 25 percent of residents attended House in the Pines, Bel Aire's first meeting chaired by a resident and attended by department heads who brought many helpful suggestions on a safety campaign in the home.

Homestyle dining rooms became "it" at House in the Pines, Easton and Catonsville, due to the special efforts of the dietary staff—tablecloths, lazy susans with salt substitute and pepper shakers, occasional flowers and meals served without trays. The addition of choice through special buffets and a salad bar on wheels presently are being tried. These special efforts combined with nursing staff's encouragement in several facilities have dramatically increased dining room attendance.

Maes Young, Margaret Demsey, George Fleming and Charles Magenta (seated) are among the increased number of Hamilton Nursing Center residents now socializing in a living room more like home than 3 months ago. Project started by all department to get residents out of halls and into living room. Maintenance supervisor (standing) Hank Lindhorst built the fireplace and the aquarium planter in the foreground. Residents finished off rocking chairs and planted cuttings in planters. Housekeeping rearranged furniture so residents would be encouraged to socialize. The round rug was added to give a touch of warmth.



American Health Care Association Journal—July



Residents Estelle McGlynn and Catherine Ringold develop a new identity as the house artists after completing a college art therapy course given off site at Randallstown Convalescent Center by Vana Reikens, Catonsville Community College instructor. Resident artwork exhibit was held following the course.

...some chairs previously empty are now filled. All are efforts to increase resident choice and social interaction.

A close relationship with Catonsville Community College has brought college courses into five homes giving residents opportunity to build new interests in music and art.

"A store on wheels" started in five homes, offering the resident an important "choice" in buying sundries, snacks, stationery and small gifts.

Fifty-cent Maryland State Lottery tickets recently have been added to the store at one home for big gamblers. The store has saved many staff hours on resident errands.

Twenty more able residents at House in the Pines, Catonsville were encouraged to be independent and out in the community by regular shopping trips in the protected environment of a nearby enclosed shopping mall.

Over 50 residents were encouraged to build on their past skills by sewing at House in the Pines, Bel Aire and Catonsville, recently when they created beautiful bonnets for the Easter holidays.

Resident "Disc Jockey" at live home started during the morning radio program over the public address system. The show features the day's weather, a few news items, activities schedule and sometimes a note of recognition for a resident. Another role to build our resident's identity.

Lots of Frustrations

While these individual successes were very exciting, we weren't without our frustrations. Approximately four months after the program ideas started, we reviewed our progress. It was agreed getting a new idea successfully off the ground took much more advance preparation than anticipated. Also, raising the expectations of ourselves and our residents for what could be accomplished met with resistance in some of the new programs that were designed to increase

resident independence, identity, choice and social interaction.

To get more specific about frustrations, kicking off the new weekly Happy Hour at Randallstown Convalescent Center appeared to be a simple project but it actually took many steps to get the staff and residents ready. The Action Plan (Figure 1) incorporates all steps to be accomplished prior to the New Year's Eve start. The steps paid off, as over 80 of the skilled nursing center's 200 residents showed up for the evening event, enjoying the alcoholic beverages and sounds of a brass band. What contributed to Randallstown's success was that the staff's action plan did not jump into starting a new idea without carefully preparing the home.

1. Checking staff perceptions—to see how they viewed the program.
2. Selected key people—from all departments, who were supportive

of the idea and whose skills were best fit for the task.

3. Introduced idea slowly to whole staff—making sure they were aware of and supportive to the idea.
4. Selected target audience in advance—which residents would benefit, communicating to them individually.
5. Checked all resources in advance—will all the staff and materials be there to do the job?
6. Formulate detailed plan and timetable—all steps worked out ahead of time to lessen surprise obstacles and provide coordination between departments.

Where the above steps have not been taken, new programs often have met with the lack of full resident or staff support.

Another obstacle was overcoming the residents' and staff's traditionally low expectations of what residents could really do for themselves. At Caton Manor Nursing Center, a 184 bed skilled facility,

Program Idea: Happy Hour Objective: Involve 50% patients on a weekly basis beginning 12/31 (End Results, How Much, How Soon, How Will I Know When I Get There?)				
Steps	Personnel Responsible	Due Date	How to Evaluate	
1. Communicate plans to staff residents (Newsletter, word of mouth, intercom, meetings)	1. Department heads Administration Nursing Front office—invitations	12/17 12/22 12/17 12/19	1. Spot check with residents 2. Tally sheet, compile residents who will attend 12/28 done by 3:11 shift.	
2. Physicians Permission	2. Delores, Lolly, Judy	12/19	1. Permission obtained or denied for all patients.	
3. Purchase Supplies (Booze, party favors, set ups)	3. Pete (Maint.) Ann (Dietary)	12/19	3. If supplies are on hand.	
4. Entertainment	4. Delores—Dept. Head Asst. (Activities)	12/19	4. Entertainment on hand.	
5. Distribution control	5. Department heads	12/30	5. List compiled	
6. Transportation of patients to party.	6. Nursing and volunteers	12/31	6. Number in attendance.	
7. Return of patients to rooms.	Nursing	12/31	5. Shift Supervisor	
8. Clean up	Housekeeping, residents	12/31 & 1/1	8. Appearance of area	

American Health Care Association Journal—July



Everybody was shaken by the change in their lives... much of what is experienced by the people we care for. A much heard comment was "It's easy to intellectualize about our residents' problems, but wow, feeling them adds another dimension to knowing what it's really like to be old." All these handicaps chop away at our residents' level of independence, identity, choice and interaction.

Having experienced the impact of physical handicaps on our residents' lives, the next major focus in our workshops was looking at our personal lives and how moving into our nursing home would further affect the quality of our life. As part of the sessions, MSC's management members were asked to list 20 personal experiences in the past week which gave them an important sense of independence, identity, choice, routine and social interaction with others.

Examples were:
Independence—"Work, earning one's own way, driving, going to a nice restaurant."
Identity—"Keeping one's own house, cooking, eating in local charities."
Choice—"What I eat, buying clothes, who I live with."
Routine—"When I eat, shower before bed."
Interaction—"Having friends over for drinks, family for dinner, playing cards."

In examining this data, three major discoveries were made:

1. That two-thirds of the experiences which made up our participants' lists were not available in our nursing homes.
2. That everyone's list had different experiences deemed important to his sense of independence, identity, choice and interaction. These were ideas in which all departments could play a role. Also, they were ideas which could be done with little added cost and within the framework of existing staff resources.
3. Personnel in all our departments had an impact on these needs.

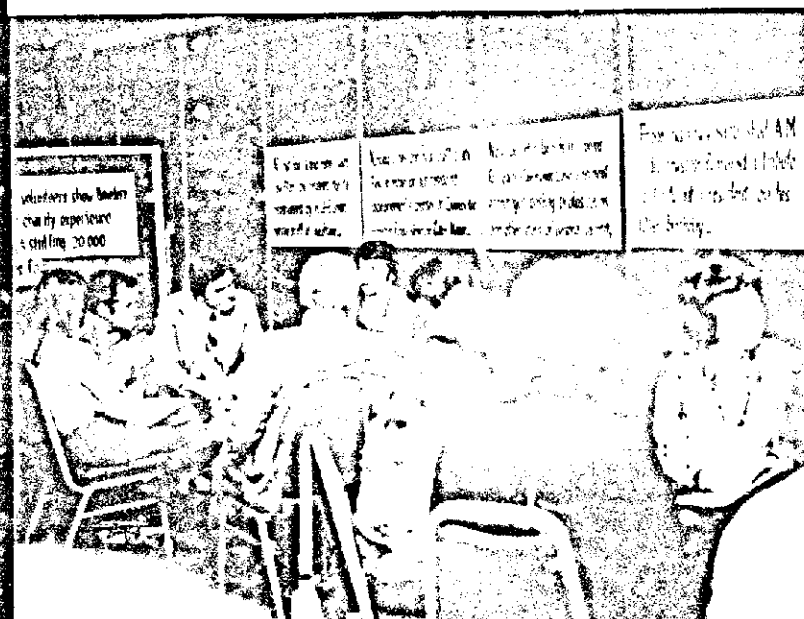
The next step by MSC management was to look at the two-thirds of the listed

About the Author and Photographer

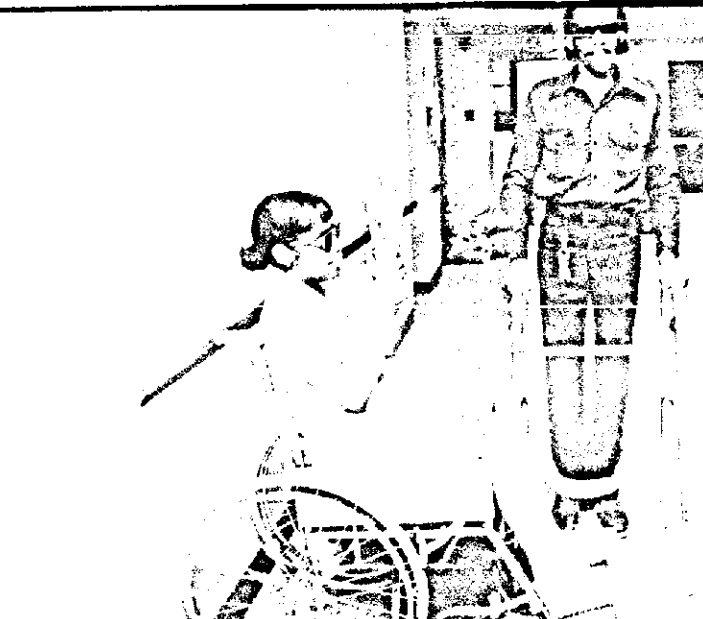
The author of this article, Larry Akman, is Quality of Life Coordinator for Medical Services Corporation. He has been the catalyst for management efforts by all disciplines in the facilities and at the corporate level to encourage greater resident independence, identity, choice and social interaction. He joined the long term care field and MSC in June, 1973, upon receiving M.B.A. from Harvard Business School.

Jerome L. Fine, R.Ph., Pharmacy Consultant for MSC, is a member of the Board of Directors of the American Society for Consultant Pharmacists. His photography for this article demonstrates a philosophy of total involvement with the staff and residents of the facilities. Mr. Fine graduated from the University of Maryland School of Pharmacy and is continuing in graduate studies at Towson State College.

Article by Larry Akman Photographs by Jerome L. Fine



Management teams from MSC's Nursing Centers meet at March Workshop to discuss implementation problems with Quality of Life projects underway. Posters in background note special efforts of facility teams to encourage greater resident independence, identity, choice and social interaction.



Margaret Wilkinson, Dietary Department, and Tom Smith, Assistant Housekeeping Supervisor, at Randallstown Convalescent Center experience what it's like to be old and handicapped. "We many of our residents. Ms. Wilkinson is trying to pass the time of day by squinting to read a small print newspaper wearing glasses simulating the eyesight problems of our residents. This is part of an educational effort to get our staff to feel the impact of impaired eyesight, hearing, speech and being in a wheelchair. There's no substitute for feeling what it's like."

openly received by others at a table. The nursing staff, after discussing this, tried to encourage new diners to come in pairs with roommates or friends to lessen any anxiety of not being accepted. Also, one had to be taken to seat new diners with compatible residents, and not to have anyone sit in a seat regularly occupied by someone else. Some new diners were resistant to leave their rooms because their roommates would not be able to assist them to the toilet. This was overcome by more nursing assistants being in the dining room at meal time.

All Staff Must Be Involved

Part of the effort to encourage greater resident independence, identity, choice and interaction in a nursing home rests with the skills and awareness of all staff in their everyday jobs. It is for this reason that MSC facility teams have stepped up their educational efforts in this area.

"Better understanding our residents' behavior and how to encourage their independence" was the goal of a very successful eight-week Catonsville Community College course taught by instructor Tola Rich, exclusively for nursing, dietary and housekeeping assistants. The on-site course developed with the close cooperation of MSC staff involved actual application of behavior modification steps to influencing resident behavior. Each participant picked a resident to work with and took ten minutes out of the regular daily schedule to work with that individual. Participants brought about some exciting behavior changes in residents. The behavior of many residents who hadn't walked, eaten in the dining room or participated in an activity since they entered the home, were suddenly accomplishing the tasks due to the special behavior modification efforts of nursing, housekeeping, and dietary assistants.

Two other MSC homes hosted a special on-site pilot course for nursing, dietary, and housekeeping assistants on "The Psychosocial Aspects of Aging." Topics included the aging process, understanding resident behavior and reality orientation techniques. The course was taught by the University of Maryland, Edna Stillwell and sponsored by the Maryland Office on Aging. It was received with tremendous interest by the staff.

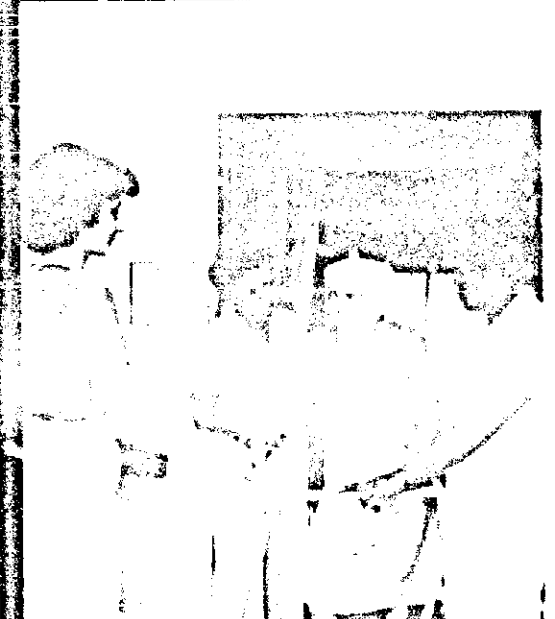
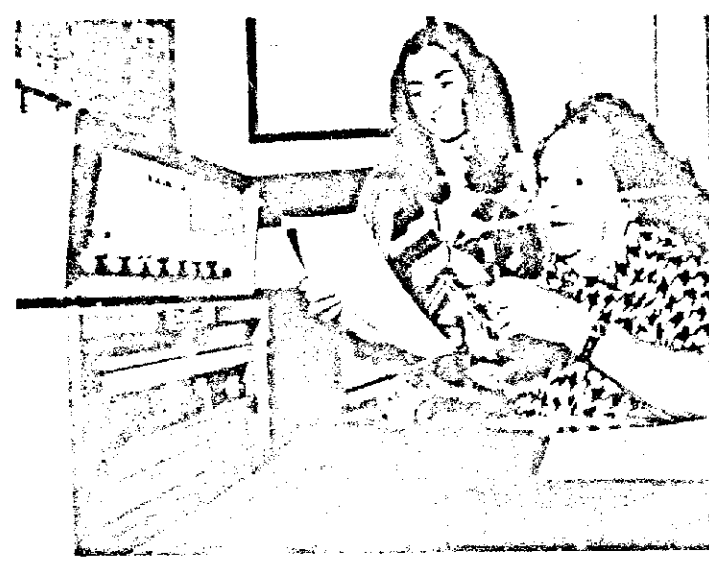
Over the last six months, close to 20 percent of MSC's Maryland Staff has participated in some intensive psychosocial educational experience.



Future plans include a continuation of the above educational experience. Future plans include a continuation of the above educational efforts as well as a new course for professional nurses and activity directors on the drawing boards. This 20-hour pilot course entitled "Counseling and Therapeutic Techniques for the Elderly" is being developed in conjunction with Catonsville Community College. It will emphasize skills in group counseling, reminiscence therapy and reality orientation which participants can apply in their daily contact with residents.

MSC homes also are directing Quality of Life efforts to increasing the level of resident social interaction with families. MSC homes have stepped up new ways to attract family visitation other than the traditional hospital-like visit. Looking at the combined May program efforts of MSC's ten Maryland homes indicated residents' families and friends were invited to a Mother's Day bazaar and craft sale, Mother's Day buffet, Family Councils, Happy Hours, a Potluck Picnic and Barbecue, a Hawaiian Luau, Memorial Day picnics, lawn parties and an old fashioned ice cream sundae party.

Residents are encouraged to assume roles of responsibility. Resident Virginia Keller, assisted by Joyce Tami, House in the Pines, Catonsville Activity Director, does morning radio show for other residents over P.A. system. Program features the date, news items, daily activity calendar and special news on residents and staff.



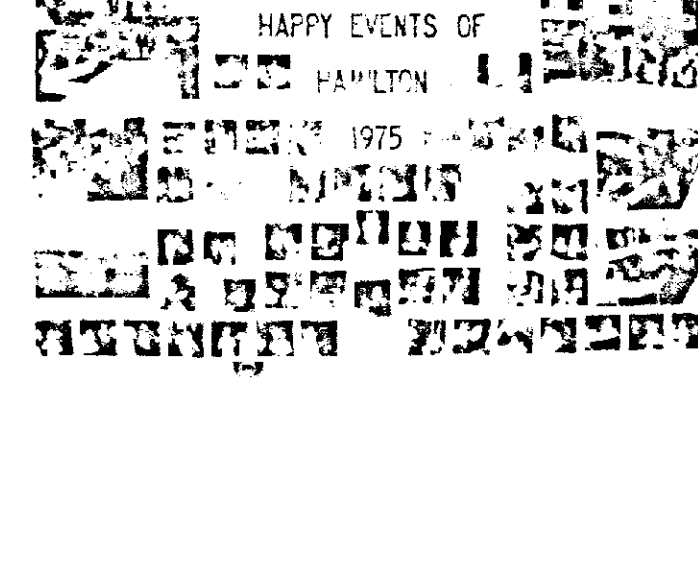
What started as a special effort a short time ago in the "Resident's Quality of Life" is continuing to pick up steam. Program ideas started in one MSC home to increase resident independence, identity, choice and interaction are spreading to others. The May newsletter for MSC's ten Maryland homes indicated one with Happy Hour, ten with Morning

Radio Shows, ten making special efforts to involve residents in roles of responsibility, six with cooking clubs and four with family councils.

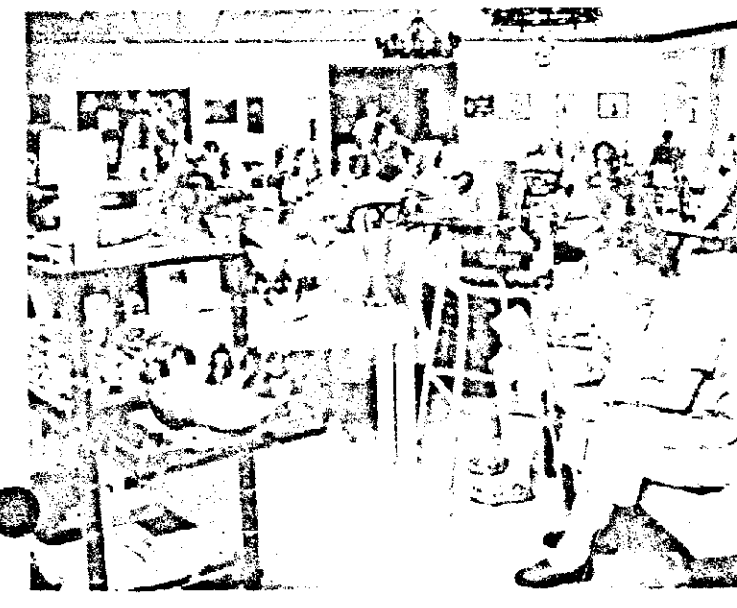
MSC is being careful not to lose sight of truly how many residents and staff are being reached by this effort. MSC department heads and administrators are now in workshops amounting to Quality of Life Program efforts which will address the above concerns. Some programs will be continued or modified, others dropped. New programs will be added to involve more residents and staff. Workshops will continue to facilitate the exchange of ideas between homes. Education efforts will continue. Activity programs will be measured in terms of concrete results... how many residents are reached daily? What choice of programs are offered? Does the therapeutic design encourage a cross section of residents to be more independent and involved with others?

The long term goal efforts to encourage greater resident independence, identity, choice and interaction is to make these an every-day part of all MSC's operations. An important foundation has been built. The momentum has just begun.

For families and visitors... "seeing is believing." Hamilton Nursing Center uses collage of pictures at its entrance to let guests see how residents keep active... the graphic results of the Quality of Life effort. Visitors are not always present when all these things happen. Picture of yacht outing, attended by one third of residents, highlights home's efforts to get residents out into community.



Social Interaction



Men only! A touch of the old days at Randallstown Convalescent Center's administrator, Mike Reitz, and maintenance supervisor, Pete Ryals, have quadrupled attendance at their bi-monthly men's stag.

Identity



therapy, bathing, taking medicine and sleeping. How I wish my grandchildren and friends would visit more often. This is a very quiet place compared to my old neighborhood where something was always going on in the streets. I feel very alone."

The above illustrate the dilemma of many of our residents. Though we try in our setting to give the best of care, an institution is not like home. Our residents' lives change dramatically. They lose much of their past independence, identity, choice and social interaction.

The traditions and regulations that shape our environment have created a

hospital-like setting where there is a great focus on our residents' physical needs. This is important, but there is an added dimension to our setting.

For most of our residents, our place is their home. They are with us for longer than an average 8-day hospital stay. Their needs are different. In addition to medical care, our setting has the very important job of providing for the continuity of a resident's life... his independence, identity, choice and social interaction.

Is our home really providing the best "Quality of Life" for our residents? It is easy for us, as professionals who are working very hard in our facilities, to say

Independence



Choice



102-year-old Charles Coulby enjoys choice from "salad bar on wheels" at House in the Pines, Easton.

Tac Kirby is one of the residents encouraged to pursue his past occupational interest of gardening.

Every nursing home should convey to its residents a sense of independence, identity, choice and social interaction. These are worthy goals. They CAN be achieved.

Such a program has been the focus of a "Quality of Life" effort begun 12 months ago by the key staff members of all departments in 10 nursing homes owned by Medical Services Corporation. The vision of all involved was a recognition that residents entering a nursing home give up a lot and that we needed to challenge all that we do to develop ways to encourage the independence, identity, choice and social interaction from our residents' past.

To understand the significance of these psychosocial factors, we must push ourselves back for a moment and examine the experience of being in a nursing home from a resident's eyes. Living in a nursing home is not the first choice for most residents. Residents are there because a physical or mental crisis in their lives has caused them not to be able to care for themselves independently.

Let's think of ourselves as a resident who just had a stroke . . .

"I, (your name) am suddenly in a nursing home and paralyzed on my right side. My life has changed. Much of what I could do for myself three

weeks ago is now done for me ... taking medicine, cooking, dressing, bathing, keeping house and getting a glass of water. I have to even wait for Mary, my nurse, to help me get around. *I am no longer the independent person I used to be.*

"I used to eat what I wanted to in my own home, but now I must eat what is given to me. I used to wake up late and have breakfast at 10:30 a.m., watching my favorite TV show, but now I must awaken at 7:30 a.m. to have breakfast, because that is when it's served. I used to go outside after dinner for a stroll, but now the staff

American Health Care Association Journal—July

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of

Jan - 1979. Filing Fee \$ 50⁰⁰. Received check

— Cash
Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Robert M. Kirk Submitted by K. M. M. M.
Petitioner's Attorney _____ Reviewed by DT

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

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: OM

Revised Plans:
Change in outline or description Yes
No

Previous case: 5610

Map #

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23 -----, 19-79

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~from January 1st~~ on one time ~~successive weeks~~ before the 11th day of September, 1979, the first publication appearing on the 23rd day of August 1979.

THE JEFFERSONIAN.

B. Frank Strickland
Manager

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 8/27/78
 Posted for: Letter to Special Inspection
 Petitioner: Robert M. Cook
 Location of property: 115 Seamon Bell Rd., 314.37' W
Beverly, Ed
 Location of Signs: front of property (Seamon Bell Rd)
opposite Edgemoor Ed.
 Remarks: _____
 Posted by: Sean Salvan Date of return: 8/31/78
 Signature _____

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 83167

DATE September 10, 1979 ACCOUNT 01-662

AMOUNT \$11.75

RECEIVED
 FROM: MSG Corporation
 FOR: Advertising and Posting for Case No. 80-77-X

872800 10 4175 00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS RECEIPT

No. 83109

DATE August 14, 1979 ACCOUNT 824 01 662

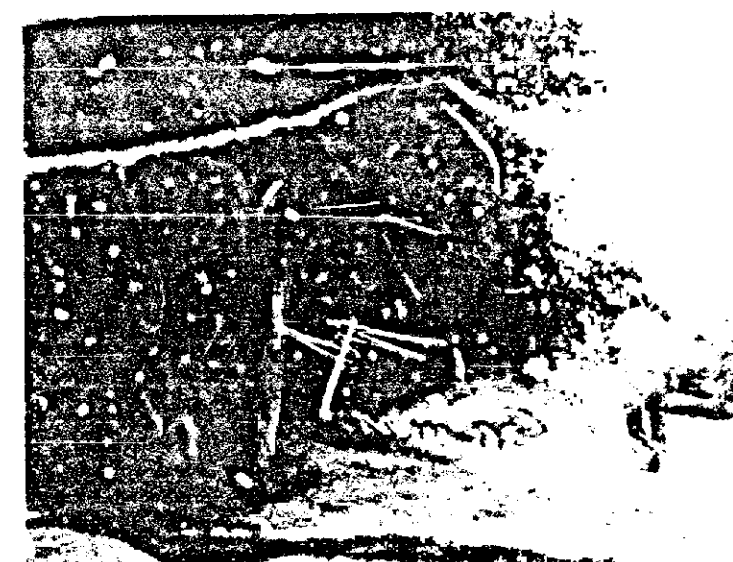
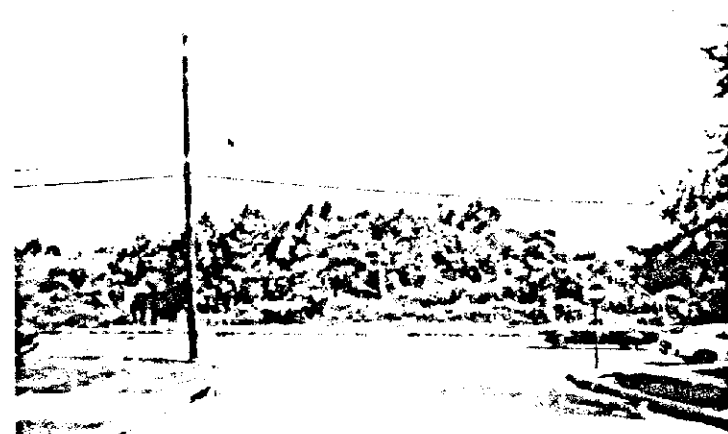
AMOUNT \$50.00

RECEIVED
 FROM: MSC Corporation

FOR: Filing Fee for Case No. 80-77-X

\$50.00 00

*VALIDATION OR SIGNATURE OF CASHIER





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 1, 1998

Mr. Steve Schoendienst
The Planning & Zoning Resource Corporation
2212 N.W. 50th Street
Suite 246
Oklahoma City, OK 73112

RE: Heritage Center
7232 German Hill Road
12th Election District

Dear Mr. Schoendienst:

Pursuant to your letter of June 18, 1998 regarding the above referenced property, please be advised of the following information.

The subject property is currently zoned D.R.-5.5 (Density Residential, 5.5 dwelling units per acre) as per the official Baltimore County zoning map number SE-2E (copy enclosed). The latest zoning classification was approved in 1996. The use of the property for a nursing home is permitted by special exception (case number 80-77-X, granted 9/26/79) under Section 1801.1.C of the Baltimore County Zoning Regulations. For information pertaining to the certificate of occupancy, please contact John Reisinger at 410-887-3610.

In addition, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject property at this time.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Bruno Rudaitis

Bruno Rudaitis
Planner II
Zoning Review

BR:scj

Enclosure



THE PLANNING & ZONING RESOURCE CORPORATION

2212 NW 50TH STREET, SUITE 246 • OKLAHOMA CITY, OKLAHOMA 73112

TOLL-FREE TELEPHONE 1.800.411.2010 • FAX 1.405.840.2608

To Whom it May Concern:

We are preparing a due diligence report. Prior to a proposed loan, our client is concerned with certain aspects of the Site as listed below. As a first preference, our client would like a detailed zoning verification letter on your jurisdiction's letterhead. As the second preference, would you please respond and return your answers by FAX? Finally, if there are severe time constraints, would you please call in your answers?

SITE ADDRESS: 7232 German Hill Road, (Heritage Center), Baltimore
ZONING DESIGNATION AND BRIEF DEFINITION:

D.R.-5.5 (Density Residential, 5.5 dwelling units per acre)

IS THIS PROPERTY IN ANY SPECIAL, RESTRICTIVE, OR OVERLAY DISTRICT?

YES - NO - X (Please explain):

DO SPECIAL PERMITS OR CONDITION(S) APPLY WITH THIS PROPERTY?

YES - X NO - NO (Please explain): Special Exception Case # 80-77-X

DOES THIS PROPERTY ABUT RESIDENTIAL OR DOES ANY OTHER ZONING/SITE EFFECT THIS PROPERTY'S STANDARDS? YES - NO - X (Please explain):

WAS THIS DEVELOPED WITH SITE PLAN APPROVAL?

YES - X NO - NO (Please explain):

WAS THIS A PLANNED UNIT DEVELOPMENT?

YES - NO - X (Please explain):

WERE ANY VARIANCES GRANTED?

YES - NO - X (Please explain):

DO YOUR RECORDS SHOW ANY OUTSTANDING BUILDING CODE VIOLATIONS?

YES - NO - NO (Please explain): call (410) 887-3957

DO YOUR RECORDS SHOW ANY ZONING ORDINANCE VIOLATIONS?

YES - NO - X (Please explain):

EFFECTIVE DATE OF ZONING CODE? OR DATES OF LAST REVISION?

Sept. 1997

WOULD YOU PROVIDE A COPY OF THE CERTIFICATE OF OCCUPANCY?

YES - NO - X (Please explain):

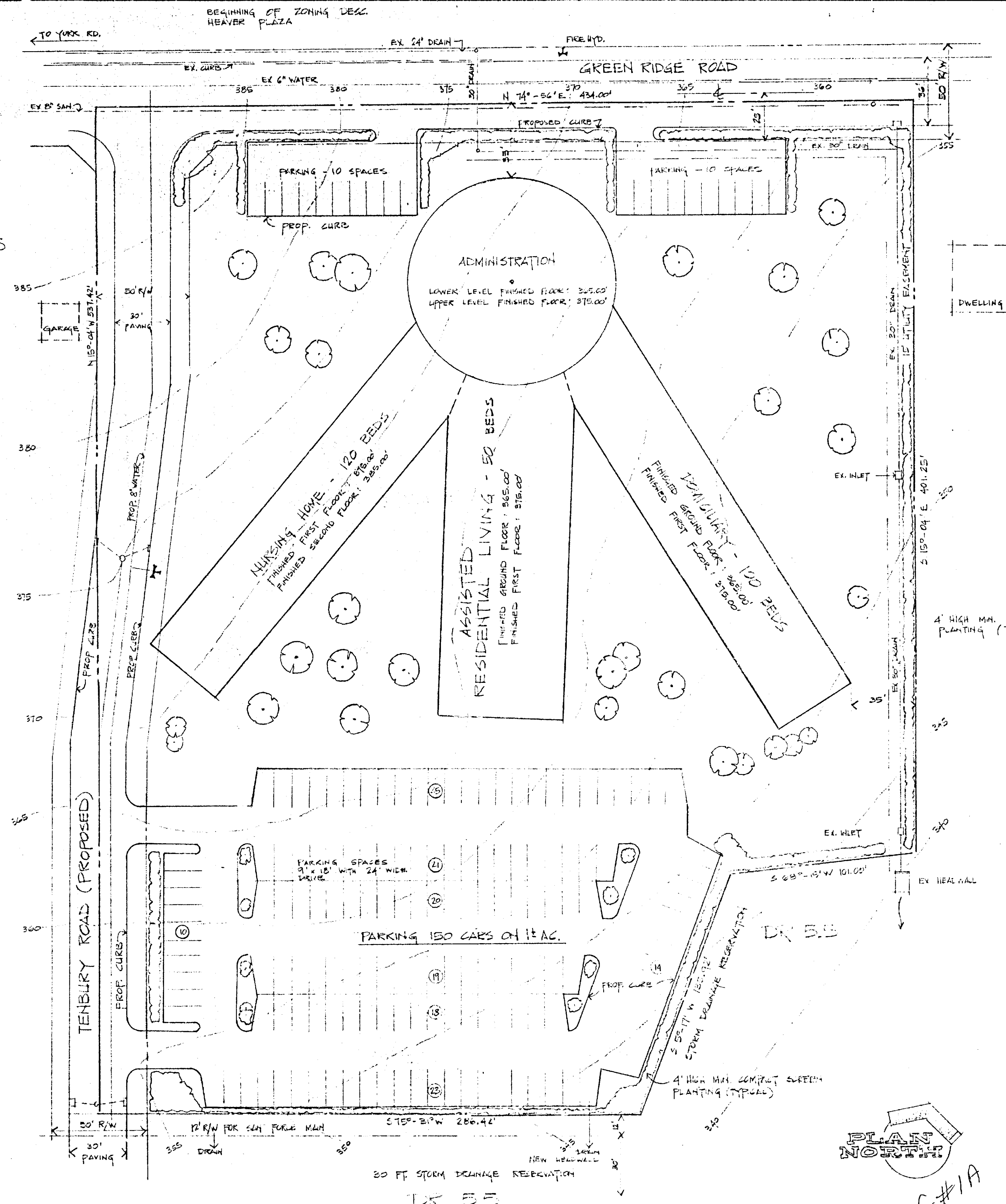
IF NOT, WOULD YOU PLEASE PROVIDE A NAME AND NUMBER OF SOMEONE WHO COULD?: John Reisinger (410) 887-3610

NAME: Bruno Rudaitis DATE: 6/30/98
TITLE: Planner II PHONE: (410) 887-3391
JURISDICTION: Baltimore County, MD
ADDRESS: 111 W. Chesapeake Ave. ZIP: 21204

Thank you!

NATIONAL PLANNING AND ZONING CONSULTING SERVICE

DR 5.5



LOCATION PLAN

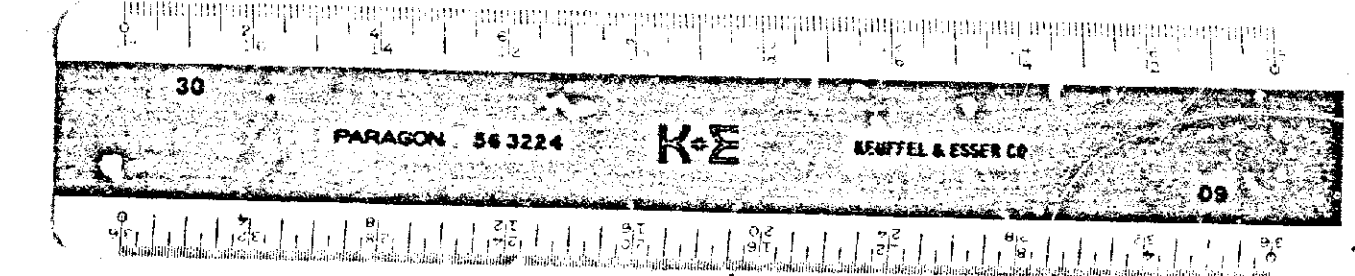
NO SCALE

NOTE:
LANDSCAPING WILL BE DONE ALONG THE BUILDING WALLS TO SOFTEN THE VISUAL IMPACT

- DATA:**
- 1. EXISTING ZONING OF TRACT: DR 5.5
 - 2. GROSS AREA OF TRACT: 2.00 ± AC

USE OF PROPERTY

NURSING HOME	120 BEDS
ICM UNIT	100 BEDS
ASSISTED RES. LIVING	50 BEDS
TOTAL	270 BEDS



SITE PLAN

SCALE: 1" = 30'-0"

PLAN NORTH
P&E #1A

GREENRIDGE ROAD
9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

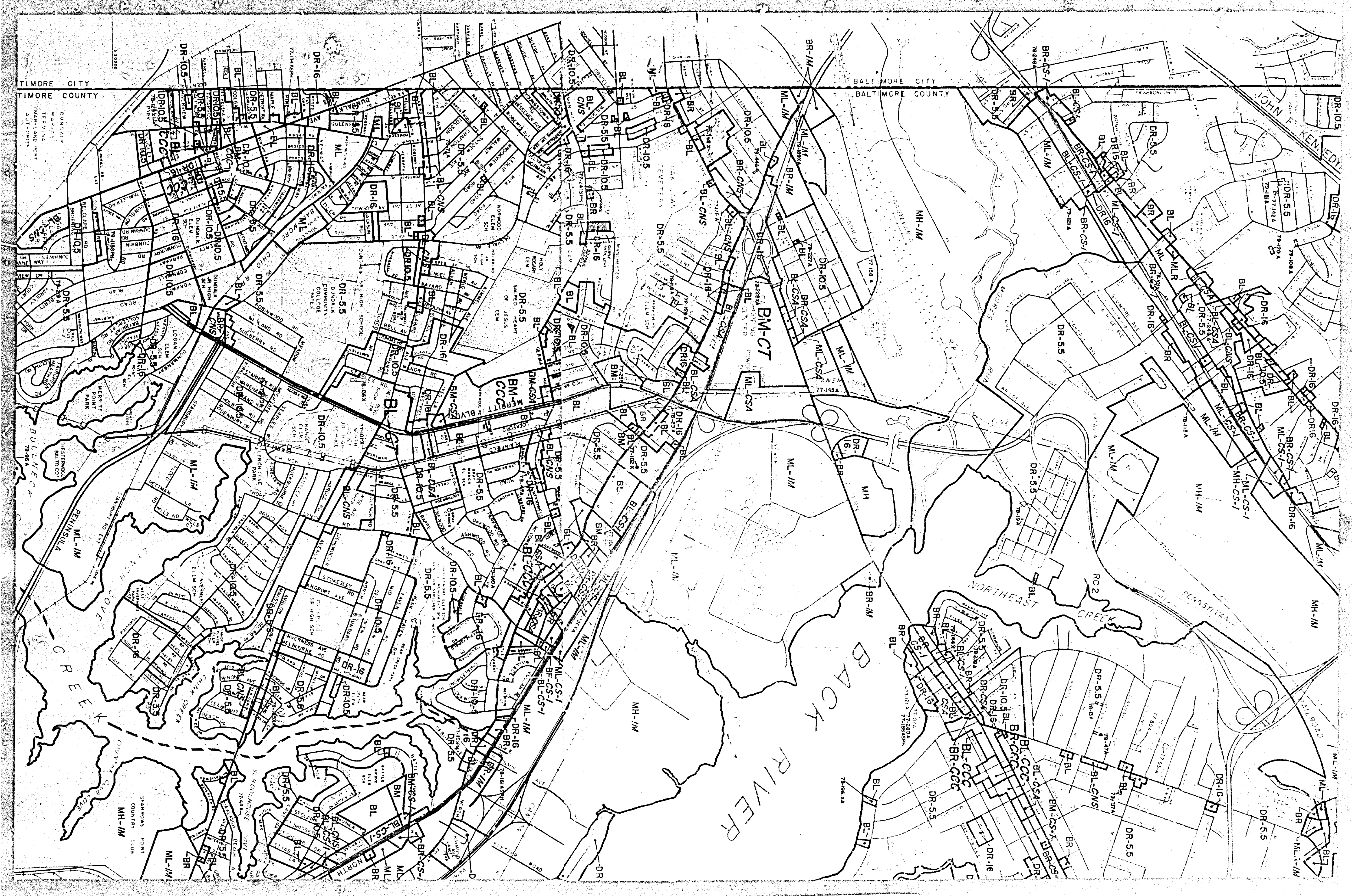
OWNER: NICHOLAS B. MARSH

DRAWING TITLE: SITE PLAN

SCALE: 1" = 30'-0"

DATE: FEB. 9, 1976

ENG. No. **A1**

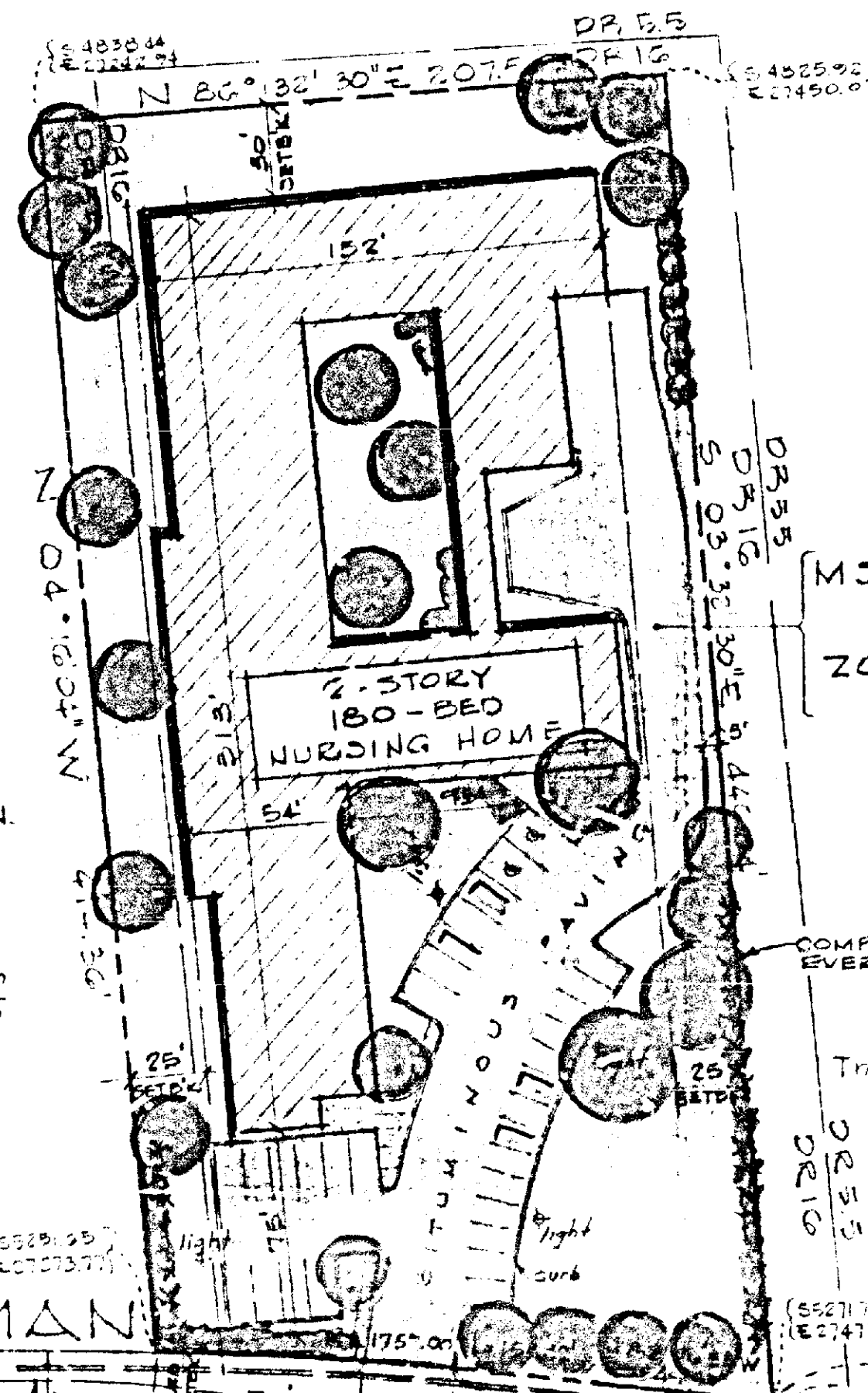


80-17-X

Dwg.

N

ZONED DR 5.5



MSC CORPORATION
2.03 ACRES
ZONED DR-16
USE - VACANT

The Christ Evangelical Lutheran
Church Of Baltimore Co.
638/188

CEMETERY
ZONED DR 5.5

(5527175)
(E2747766)

NOTE
ALL BUILDINGS LOCATED WITHIN 200'
OF SUBJECT PROPERTY ARE SHOWN ON PLAN.

The Trustees Of The Independent German
Catholic Church Of The Holy Mother Of
Unceasing Help Of Baltimore County
233/126

ZONED DR 5.5
CEMETERY

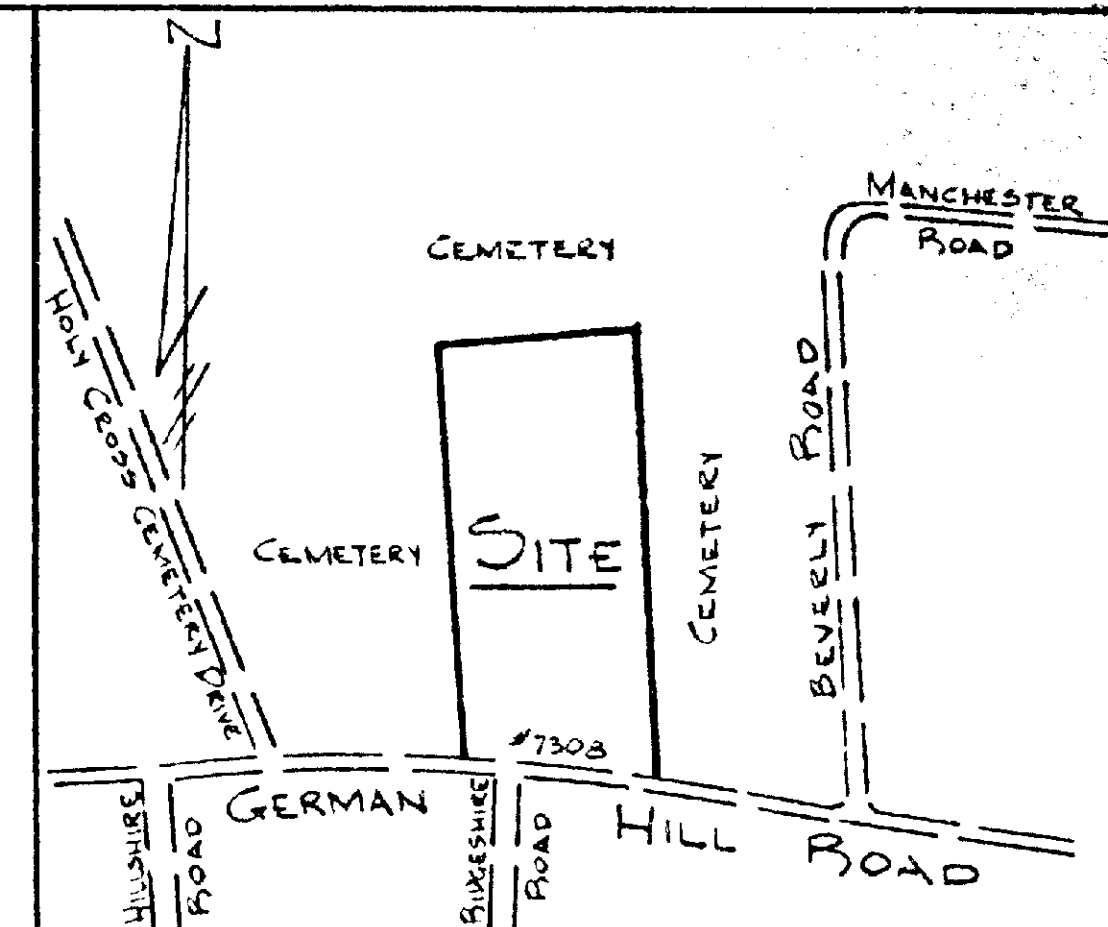
PETITIONER

MSC CORPORATION
21 WEST ROAD
TOWSON, MARYLAND 21204

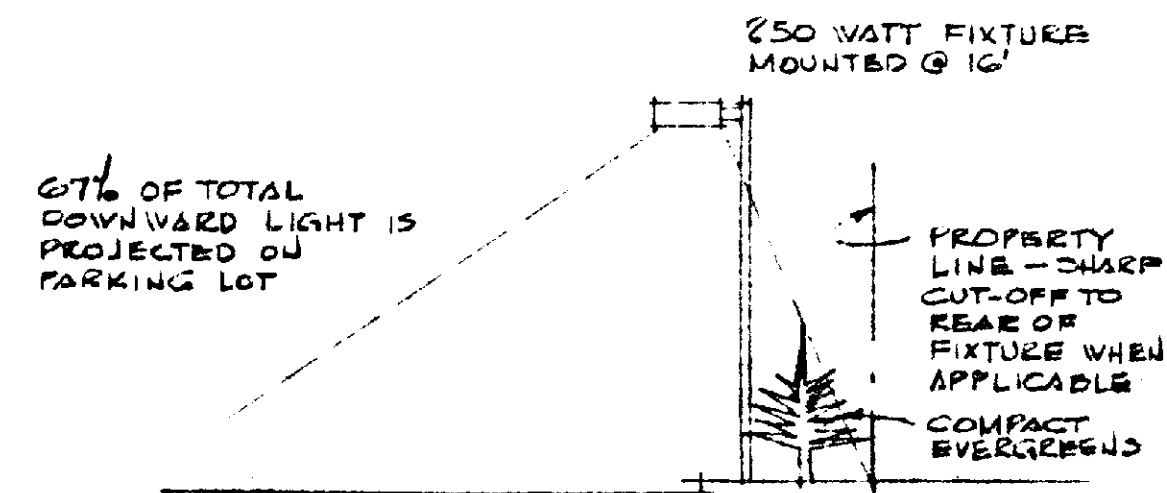
DEVELOPMENT ENGINEERS
CIVIL ENGINEERS
342 OLD JOPPA ROAD
FALLSTON, MARYLAND 21047
879-3253

Robert F. P... ..

PLAN
1" = 50'



VICINITY MAP
SCALE 1" = 200'



PARKING LOT LIGHTING
NO SCALE

PARKING

REQUIRED: 1-SPACE/10-BEDS
180 BEDS = 18 SPACES
PROVIDED: 31-SPACES
SCREENING: COMPACT EVERGREENS
MIN. 4' HIGH

PLAT TO ACCOMPANY
APPLICATION FOR PETITION FOR
SPECIAL EXCEPTION

ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MARYLAND
FEBRUARY 23, 1979
REVISID 4-9-79
REVISID 5-10-79
REVISID 6-13-79
SCALE 1" = 50'
REVISED 3-10-79
D.L. E. #4

371



X-26-08

- LEGEND
- 1. MERRITT BLVD
 - 2. GERMAN HILL RD
 - 3. HOLABIRD AVE
 - 4. WISE AVE
 - 5. DELVALLE AVE
 - 6. TRAPPI RD
 - 7. WHITTINGTON RD

BALTIMORE COUNTY, MARYLAND

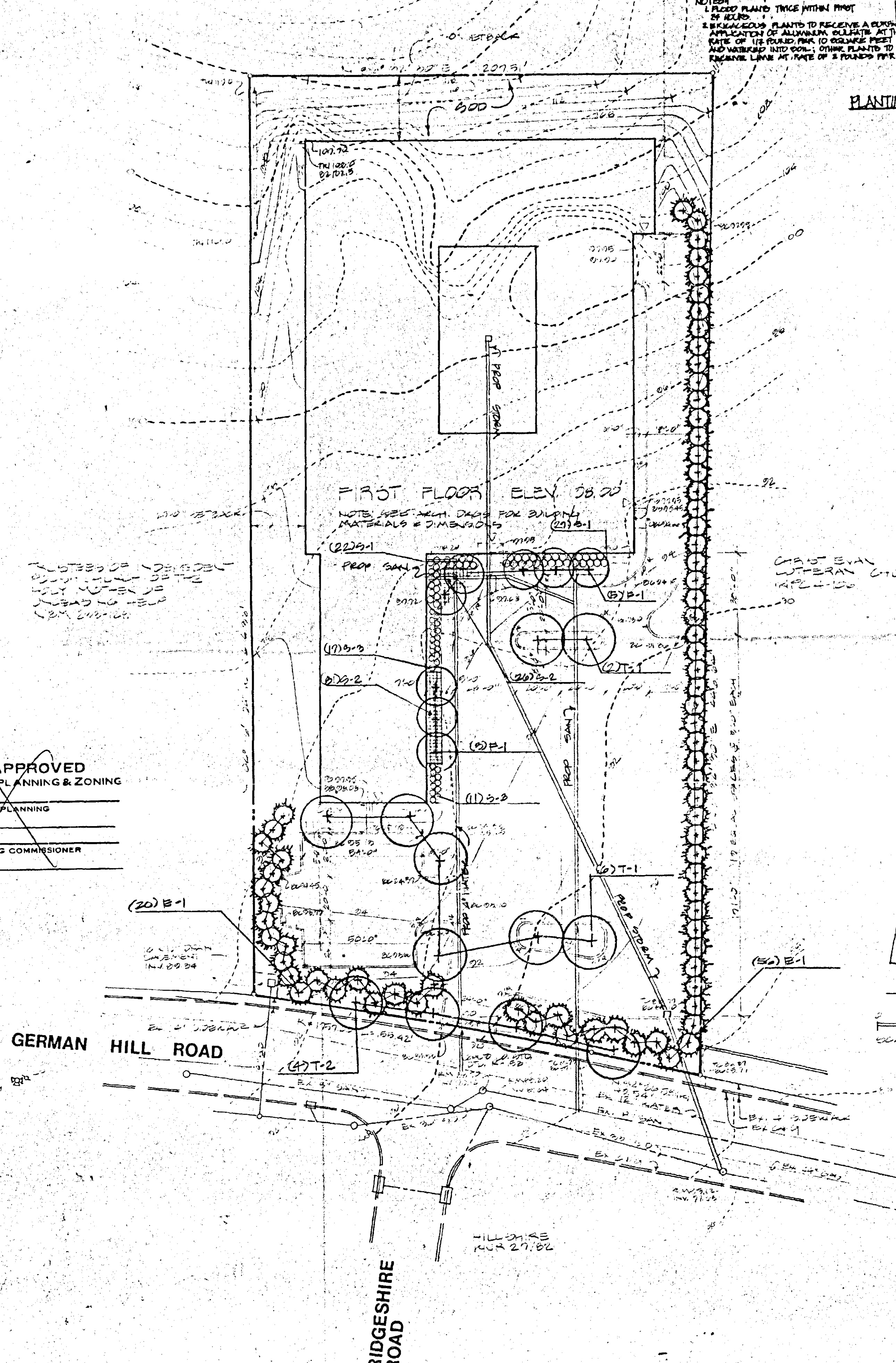
SCALE
1" = 900'

October
1978
Photo

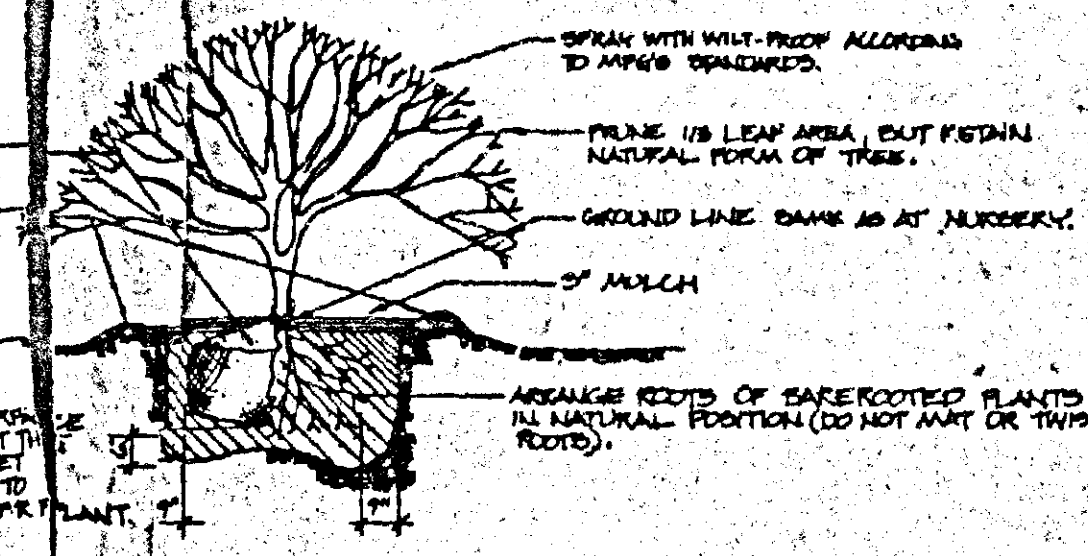
Individual copies of this
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you within one day, for
order call toll free
800 327 5933

REDI
COPYRIGHT © 1978
REAL ESTATE DATA, INC.
ALL RIGHTS RESERVED

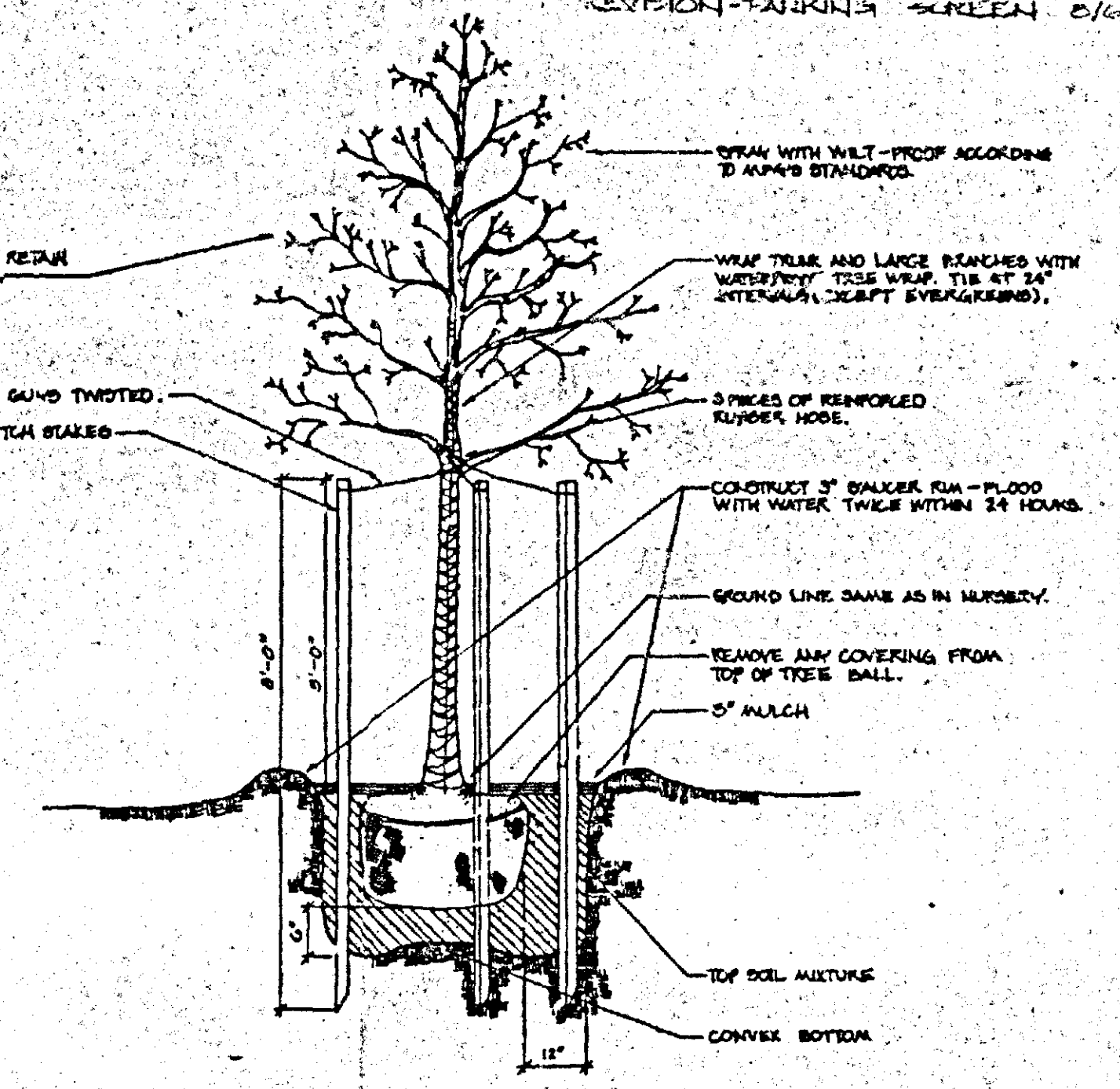
1. TOPOGRAPHIC & BOUNDARY SURVEY PREPARED BY DEVELOPMENT ENGINEER 6/23/73
2. THIS PLAN TO BE USED FOR PLANTING PURPOSES ONLY



PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS
NO SCALE



PLANTING DETAIL FOR TREES 1 1/4" - 4" CAL
NO SCALE

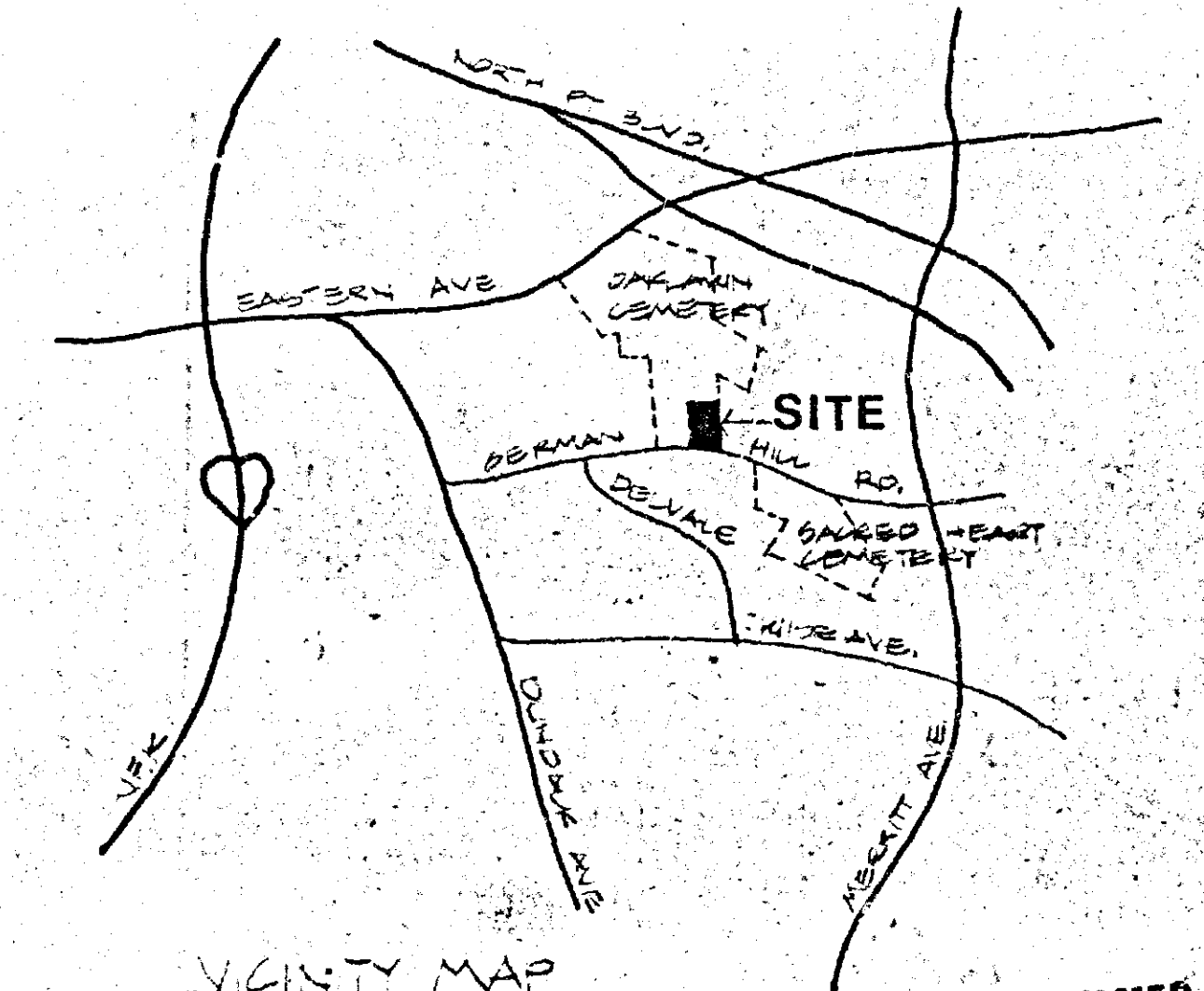


PLANT LIST

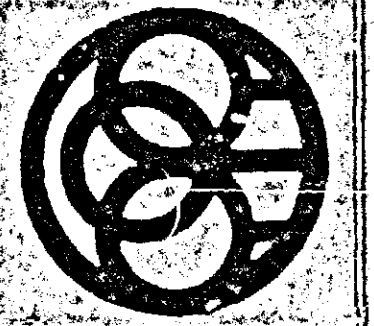
KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	ROOT	REMARKS
T-1	8	ACER RUBRUM (OUTDOOR Q. Q. Q.) RED MAPLE	2-2 1/2" CAL	B & B	
T-2	4	QUERCUS COCCINEA SCARLET OAK	2-2 1/2" CAL	B & B	
F-1	3	TILIA CORDATA LITTLE LEAF LINDEN	2 1/2 - 3 1/2" CAL	B & B	
E-1	76	PINUS MIRA AUSTRIAN PINE	4-5" HT	B & B	
S-1	40	IVEX HETZ HETZ HOLY	3'-18"	6" CAL	8'-20"
S-2	107	LOTONBASTER RIPENS PARK CARPET LOTONBASTER	6'-18"	6" CAL	2'-20" SYMBOL
S-3	28	ARALEA DETUSSIM H. O. CHAMSON HIND-CRIMSON ARALEA	2'-18"	6" CAL	23" O.C.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: _____
DATE: _____
BY: _____
DATE: _____

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: _____
DATE: 8/13/80
ZONING COMMISSIONER
DATE: 8/13/80
80-77 X
C-699-80



DAFT - MCCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333



HERITAGE M. NOR
NURSING CENTER
PARKING LOT
PARKING LOT
PARKING LOT

7916-A
LANDSCAPE PLAN

NOTES:

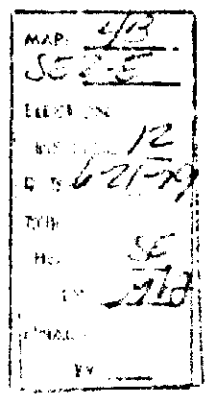
THE PROPERTY OUTLINES SHOWN HEREON ARE COMPILED FROM PLATS AND DEEDS AND DO NOT REPRESENT AN ACTUAL FIELD PROPERTY SURVEY. ALL BUILDINGS LOCATED WITHIN 200' OF SUBJECT PROPERTY ARE SHOWN ON PLAN.

The Trustees Of The Independent Roman Catholic Church Of The Holy Mother Of Unceasing Help Of Baltimore County 233/126

ZONED DR 5.5 CEMETERY

PETITIONER

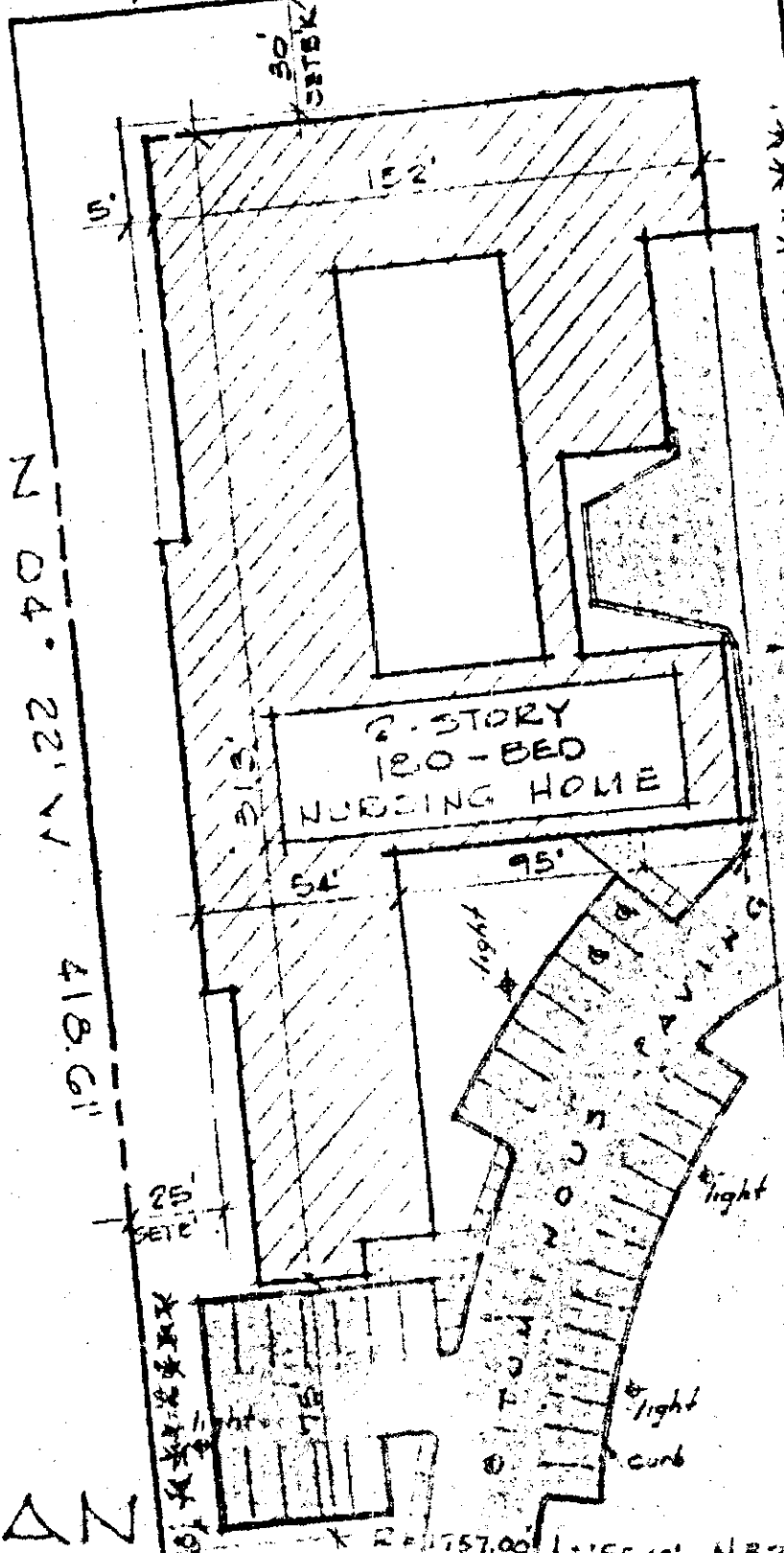
MSC CORPORATION
21 WEST ROAD
TOWSON, MARYLAND 21204



DEVELOPMENT ENGINEERS
CIVIL ENGINEERS
342 OLD JOPPA ROAD
FALLSTON, MARYLAND 21047
879-3233

ZONED DR 5.5

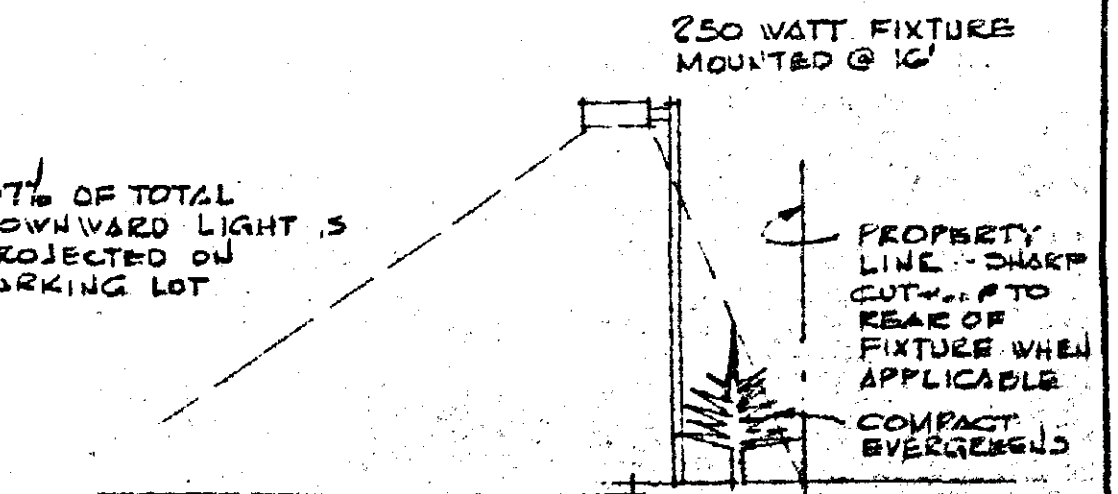
N 84° 49' E 207.93'



MSC CORPORATION
2.03 ACRES
ZONED DR-16
USE - VACANT

The Christ Evangelical Lutheran Church Of Baltimore Co. 638/188

CEMETERY
ZONED DR 5.5



PARKING LOT LIGHTING
NO SCALE

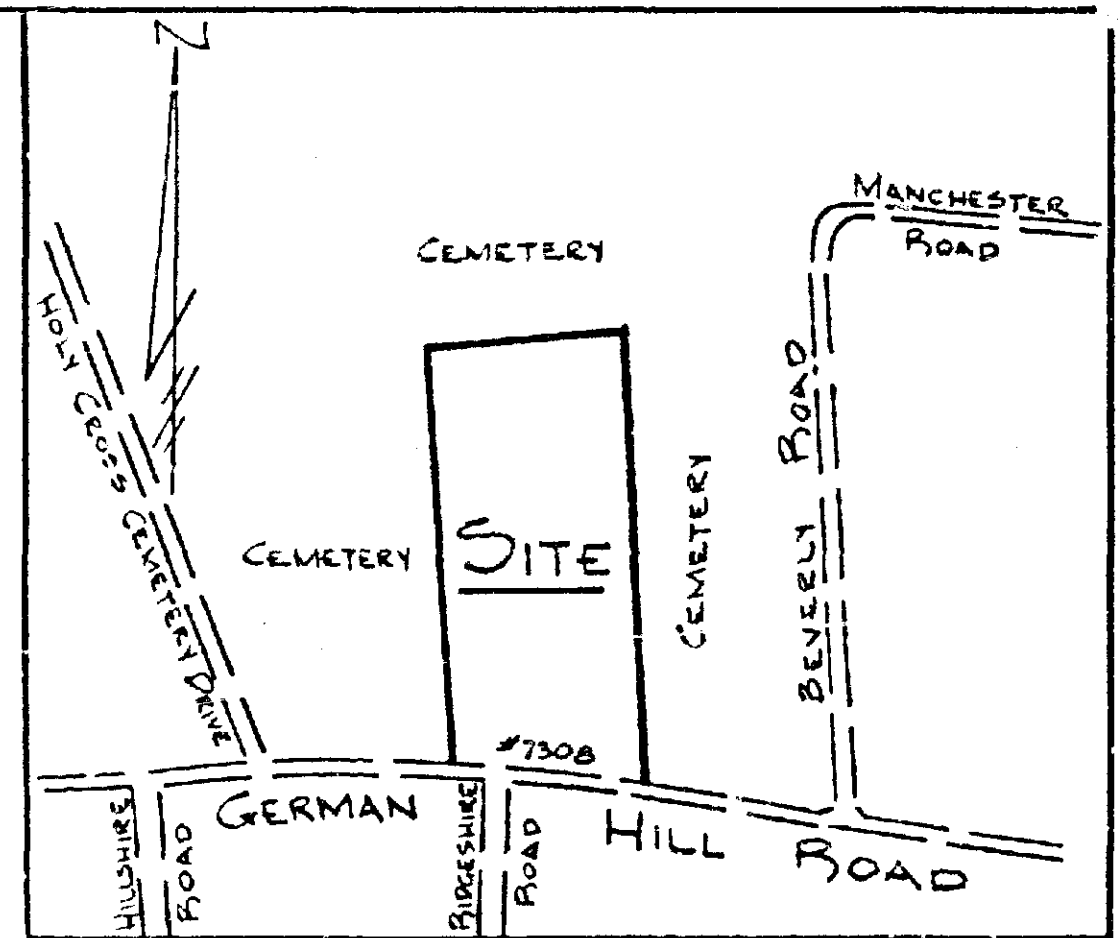
PARKING

REQUIRED: 1-SPACE/10-DEDS
180 DEBS = 18 SPACES
PROVIDED: 33-SPACES
SCREENING: COMPACT EVERGREENS MIN. 4' HIGH

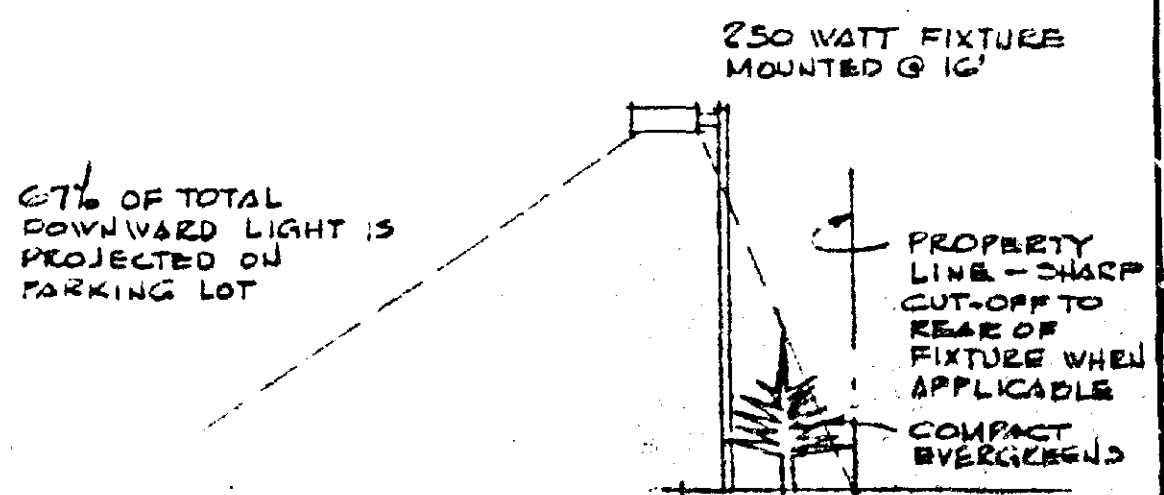
PLAT TO ACCOMPANY
APPLICATION FOR PETITION FOR
SPECIAL EXCEPTION
ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MARYLAND
FEBRUARY 23, 1979
REVISED 4.9.79
REVISED 5.10.79
REVISED 6.13.79

SCALE: 1"=50'

PLAN
1"=50'



VICINITY MAP
SCALE: 1"=200'



PARKING LOT LIGHTING
NO SCALE

PARKING

REQUIRED: 1-SPACE/10-DEDS
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BALTIMORE COUNTY, MARYLAND
FEBRUARY 23, 1979
REVISED 4.9.79
REVISED 5.10.79
REVISED 6.13.79

SCALE: 1"=50'

PLAN
1"=50'

DEVELOPMENT ENGINEERS
CIVIL ENGINEERS
342 OLD JOPPA ROAD
FALLSTON, MARYLAND 21047
879-3233

Robert F. Brumby

1. TOPOGRAHIC & BOUNDARY SURVEY PREPARED BY DEVELOPMENT ENGINEERS 3/22/70
2. FOR EXISTING LOG INFORMATION SEE GOLF REPORT FORWARDED BY HERBERT & ASSOCIATES, JUNE 14, 1960
3. ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE BATHURST COUNTY STANDARD DETAILS
4. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND NOT NECESSARILY CORRECT & COMPLETE. CONTRACTORS SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

102 102
+ 102.021
EXIST. CONTOUR
PROP CONTOUR
SPOT ELEVATION
EXIST. WATER
EXIST GAS
EXIST SANITARY
EXIST STORM
EXIST SLOUT
BORING LOCATION
PROPERTY LINE
UNDERGROUND

1. TOTAL SITE AREA 2.06 AC
2. PROPOSED USE - 100 BED NURSING HOME
3. PARKING REQUIRED - 18 SPACES
 PARKING PROPOSED - 50 SPACES
 (18) PARKING FOR HANDICAPPED

BY John Z. Lumbley
PLANNING
DATE 8/13/80
BY John Z. Lumbley
ZONING COMMISSIONER
DATE 8/13/80

80-77
C-699-80

GERMAN HILL ROAD

RIDGESHIRE
ROAD

204E PR-5.5

MASSONRY WALL W/ 42" HT STEEL RAIL
(SEE ARCH. DNGS)
CONNECT 2 ROOF DRAIN TO
1-4" PVC PIPE PROVIDE W/ PVC GREESE
THROUGH MASSONRY WALL INV. OUT 98.00

FIRST FLOOR

ELEV.

FOR BUILDING

2011

CHRIST EVAN.
LUTHERAN CHURCH
RPL 4-126

0 30 60 90
SCALE: 1" = 30'-0"

VICINITY MAP

HERITAGE MANOR
NURSING CENTER of DUNDALK
Baltimore County Maryland

105A01

MISC Corporation

7916-A

SITE
PLAN

OWNER:

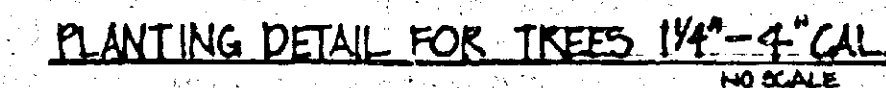
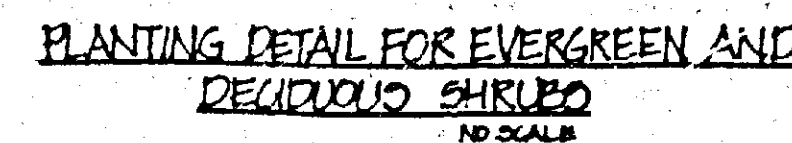
DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
500 E. JUPITA ROAD
SUITE 200, JUPITA, FL 33485
TELEPHONE (301) 704-3333

REVISIONS

1.	PP RASED, 03 5-23-82
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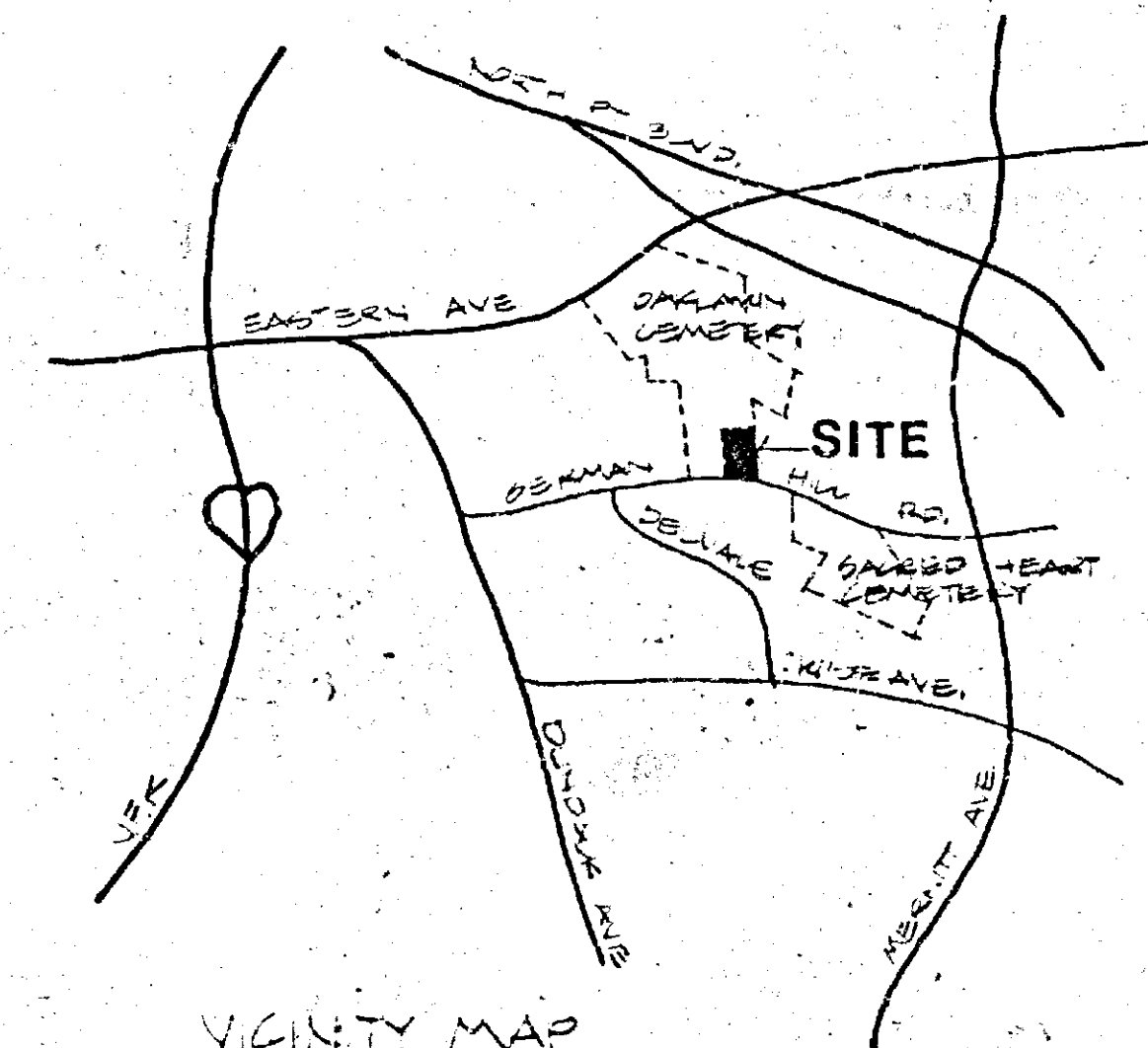
1. TOPOGRAPHIC & BOUNDARY SURVEY PREPARED
BY DEVELOPMENT ENGINEERS 3/29/79
2. THIS PLAN TO BE USED FOR PLANTING
PURPOSES ONLY



KEY	QTY.	BOTANICAL COMMON NAME	SIZE	FOOT	REMARKS
T-1	8	ACER RUBRUM (ROYAL RED MAPLE)	2-2 1/2" CAL	B & B	
T-2	4	QUERCUS COCCINEA SCARLET OAK	2-2 1/2" CAL	B & B	
F-1	8	LILIA CORDATA LITTLE LEAF LINDEN	2 1/2 - 3 1/2" CAL	B & B	
E-1	70	PINUS NIGRA AUSTRIAN PINE	4' - 5' HT	CEB	
G-1	40	IVEX HETZ HETZ HOLLY	13" - 18"	8" CAL	3' O.C.
G-2	107	LOTONBASTER REIDENS PARK CARPET LOTONBASTER	12" - 15"	6" CAL	2' O.C. ^{SYMBOL}
G-3	20	ABAXIA OBTUSUM HMO-CRIMSON HMO-CRIMSON ABAXIA	2' - 3'	10" CAL	32" O.C.

BY _____
DATE _____
BY _____
DATE _____

BY John S. Lamb
PLANNING
DATE 8/13/80
BY James E. Lamb
ZONING COMMISSIONER
DATE 8/13/80
80-77
C-699-80



LITERATURE MANC

7916-A

LANDSCAPE
2. A-

