

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 11, 1980
 The annexed advertisement was published in the Baltimore County Office of Planning & Zoning Building, Towson, Maryland 21204, on September 11, 1980, the first publication.

THE JEFFERSONIAN
 Manager

MICROFILMED

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

John H. Hessey, IV, Esquire
 1311 Fidelity Building
 Baltimore, Maryland 21201

September 23, 1980

RE: Petition for Special Exception and Variance
 and Variance Beg. 1350' N, 1390' E of I-83 & Shawan Road, The Grand Lodge of Ancient Free & Accepted Masons of Md. - Case No. 81-76-XA

Dear Mr. Hessey:
 This is to advise you that \$70.44 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:sj

John H. Hessey, IV, Esquire
 1311 Fidelity Building
 Baltimore, Maryland 21201
 Petitioner: The Grand Lodge of Ancient Free and Accepted Masons of Maryland

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - Beginning 1350' North 1390' East of I-83 and Shawan Rd.

TIME: 11:00 a.m.

DATE: Thursday, October 9, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

cc: Edmunds & Hyde, Inc.
 1025 St. Paul Street
 Baltimore, Maryland 21202

EDMUNDS & HYDE, INC.
 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 1025 SAINT PAUL STREET, BALTIMORE, MARYLAND 21202 (301) 727-0344

20 December 1983

Mr. W. Carl Richards, Jr.
 Zoning Associate III
 Baltimore County
 Office of Planning & Zoning
 Towson, Maryland 21204

Re: Proposed Parking Lot
 Grand Lodge of Maryland
 Masonic Homes/Bonnie Blink
 (Case No. 81-76-XA)

Dear Mr. Richards:

We are in receipt of your letter of December 15, 1983. There appears to be some misunderstanding with regards to the Special Exception.

In your paragraph three (3), item two (2), you mentioned that the special exception should have been filed for only those areas requiring the hearing. This is infact what was done. The convalescent home (including supporting areas) covers the entire facility on the Ground floor and part of the first floor. Because of this problem of separating the Convalescent Home, the entire complex was included in the Special Exception.

Our office will be contacting you to arrange the meeting that you have suggested.

Very truly yours,

R.S. Abbott

Richard S. Abbott, A.I.A.
 Associate

cc: D. Jett
 W. Koenig
 C. Wallace

RSA/kas

BRYDEN B. HYDE, FAIA * W. McNEILL BAKER, AIA * NICHOLAS B. HILL, AIA * M.J. HENDRICKSON, AIA * JOHN R. TURNER, IBD
 HENRY R. WILLARD, JR., AIA * J. ROBERT CARROLL, AIA * GEORGE T. BUTLER, III, AIA * RICHARD S. ABBOTT, AIA
 LAWRENCE T. MULLEN, Consultant

9179
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 1729
 DATE 9/9/80
 ACCOUNT 01-666
 AMOUNT \$50.00
 RECEIVED FROM Edmunds & Hyde, Inc.
 Filing Fee for Case No. 81-76-XA
 PAID BY
 500C

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WME</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 3 day of July, 1980.

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

11

Petitioner: *Bonnie Blink* Submitted by: *Edmunds & Hyde*

Petitioner's Attorney: *Henry* Reviewed by: *WME*

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

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

ARMOLD JADON
 ZONING COMMISSIONER

December 15, 1983

Mr. Richard S. Abbott, AIA
 Associate
 Edmunds & Hyde, Inc.
 1025 Saint Paul Street
 Baltimore, Maryland 21202

RE: Proposed Parking Lot
 Grand Lodge of Maryland
 Masonic Homes/Bonnie Blink
 (Case No. 81-76-XA)
 N/S Shawan Road -
 8th Election District

Dear Mr. Abbott:

I am in receipt of your letter of October 18, 1983, in which you express your firm's puzzlement over this office's decision not to approve the building permit for an additional parking lot outside of the special exception area in the above-mentioned case.

After consideration and review by the staff and the Zoning Commissioner, it was decided that additional peripheral parking facilities outside of the special exception area would require that the original plan be amended by applying for a special hearing. You are amending what was originally presented to us but, if I understand you correctly, various uses and levels of service within the building will not change, only the supportive parking will change.

If peripheral "double-use" parking areas would have been discussed at these meetings prior to your application, I feel certain you would have been advised to either:

1. Include them in the special exception area, or
2. Separate all uses within the building, apply for special exception only in those areas requiring the hearing (including supporting areas common to all uses) and save and except all double-use parking and other common uses over and above the minimum requirements of the special exception uses.

Also, if senior apartments and cottages were to be a major and continuous part of this development both inside and outside of the existing special exception area, a density plat may have been required.

The Essex Times

Essex, Md., Sept 18 1980

This is to Certify, That the annexed

Notice

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of successive

weeks before the 1st day of Sept, 1980

Ant. W. [Signature] Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: Sept. 19, 1980
 Posted for: PETITION FOR SPECIAL EXCEPTION
 Petitioner: THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND
 Location of property: BEGINNING 1350' N, 1390' E OF I-83 AND SHAWAN RD.
 Location of Signs: DIRECTIONAL SIGN, N/S SHAWAN RD. AT DRIVEWAY ENTRANCE TO PROPERTY (433) ON PROPERTY, AT END OF DRIVEWAY ENTRANCE TO PARKING LOT
 Remarks: *See [Signature] [Signature]*
 Posted by: *Steven L. Roland* Date of return: Sept. 26, 1980
 Number of Signs: THREE

MICROFILMED

EDMUNDS & HYDE, INC.
 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 1025 SAINT PAUL STREET, BALTIMORE, MARYLAND 21202 (301) 727-0344

18 October 1983

Mr. Richards
 Room 113, Baltimore County Office Building
 111 West Chesapeake Avenue
 Baltimore, Maryland 21204

Re: Maryland Masonic Homes/Bonnie Blink
 Beginning 1350' N and 1390' E of I-83
 off Shawan Road - 8th ED

Dear Mr. Richards,

As you are aware, Edmunds & Hyde is puzzled over the decision to require another hearing to allow the construction of a parking lot outside the area of the Special Exception granted in November of 1980. We were under the impression that the path was clear for the renovation and development (including site development) of the remaining property for the following reasons:

1. In Mr. Commodari's letter of September 25, 1980 (copy enclosed) it is mentioned that the Special Exception would not affect any future plans.
2. In the Petition for Special Exception dated November 7, 1980 it states the Petition is for "a convalescent home, including domiciliary care, chapel and ancillary uses, in accordance with the site plan prepared by Edmunds & Hyde, Inc. ..." The Petition was not for the apartments for the elderly. All parking requirements for the convalescent home have been met and were shown on the original site plan.

The additional parking under question is for the apartments and eventually cottages, thus it was not included in the original petition and in our opinion should not be affected by the Petition for Special Exception dated November 7, 1980.

In order not to back into another corner when further work is done at Bonnie Blink, what is the best approach that we should take? Keep in mind that additional parking will be required when the renovation of the existing building is completed as well as when the cottages are developed.

BRYDEN B. HYDE, FAIA * W. McNEILL BAKER, AIA * NICHOLAS B. HILL, AIA * M.J. HENDRICKSON, AIA * JOHN R. TURNER, IBD
 HENRY R. WILLARD, JR., AIA * J. ROBERT CARROLL, AIA * GEORGE T. BUTLER, III, AIA * RICHARD S. ABBOTT, AIA
 LAWRENCE T. MULLEN, Consultant

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE SUBMITTED: 9/25/80
DATE RECEIVED: 9/25/80
DATE OF PERMIT: 9/25/80

TYPE OF IMPROVEMENT

C. TYPE OF USE

D. TYPE OF CONSTRUCTION

E. RESIDENTIAL ONLY

F. DIMENSIONS

G. NOTES

H. OCCUPANCY FEE

I. INVESTIGATION FEE

J. PERMIT FEE

K. TOTAL FEE

L. SIGNATURES

M. NOTES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1980

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

John H. Hessey, IV, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

RE: Item No. 11
Petitioner - The Grand Lodge of Ancient Free and Accepted Masons of Maryland
Special Exception and Variance Petitions

Dear Mr. Hessey:

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.

The subject of this petition is part of an overall tract of ground improved with the Bonnie Blink Nursing Home and the Hunt Valley Mall, which is currently under construction. The existing nursing home was never granted a Special Exception, and because of your proposal to construct a large addition to be used for a convalescent home (comprehensive care), this Special Exception is required. The Variances are included because of the overall length of the existing and proposed structure.

You are aware, there was some question concerning your proposed use. Because of this, we had a meeting with Mr. William E. Hammond, Zoning Commissioner, Mr. James E. Dyer, Zoning Supervisor, Mr. Richard S. Abbott and his supervisor from the architectural firm, and a member of the nursing home in which it was decided the plan, as revised, could be satisfactory for the proposed uses. These proposed uses include the conversion of part of the existing convalescent home to apartments for the elderly and also for domiciliary care in the future. In view of the fact that this is clearly stated on the site plan and coupled with the large acreage of the site, the Zoning Commissioner decided that this would be the way to proceed with the hearing, and this would not affect any future plans to convert to apartments and construct individual cottages to the west of the area described by this Special Exception.

Because the site plan was revised to reflect the comments of the State Highway Administration, the Department of Traffic Engineering, the Office of Current Planning and the Fire Department, I scheduled this petition for a hearing. In addition particular attention should be afforded to those comments of the Health Department and the Department of Permits and Licenses.

Item No. 11
Special Exception and Variance Petitions
September 25, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:bac

Enclosures

cc: Edmunds and Hyde, Inc.
1025 St. Paul Street
Baltimore, Md. 21202

EDMUNDS & HYDE, INC. ARCHITECTS - PLANNERS

18 October 1980
Mr. Richards
Balto. Co. Off.
Re: Bonnie Blink

At this time we do not know where the parking will be located except that it will probably be outside the Area of Special Exception for the Convalescent Home.

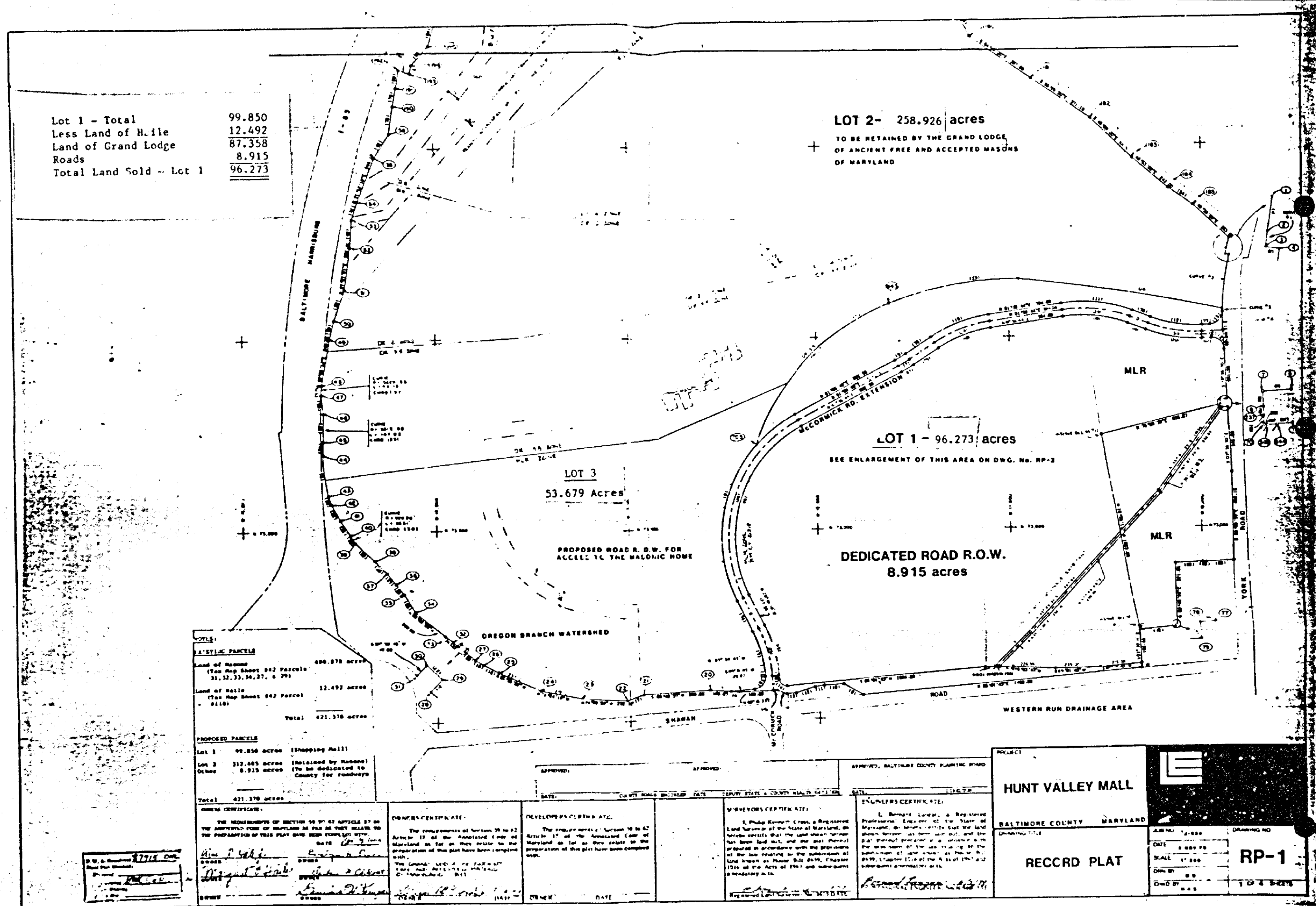
Your earliest response would be greatly appreciated.

Very truly yours,

Richard S. Abbott
Richard S. Abbott, AIA
Associate

RSa/my

cc: D. Jett
C. Wallace
W. Koenig



John H. Hessey, IV, Esquire
1311 Fidelity Building
Baltimore, Maryland 21201

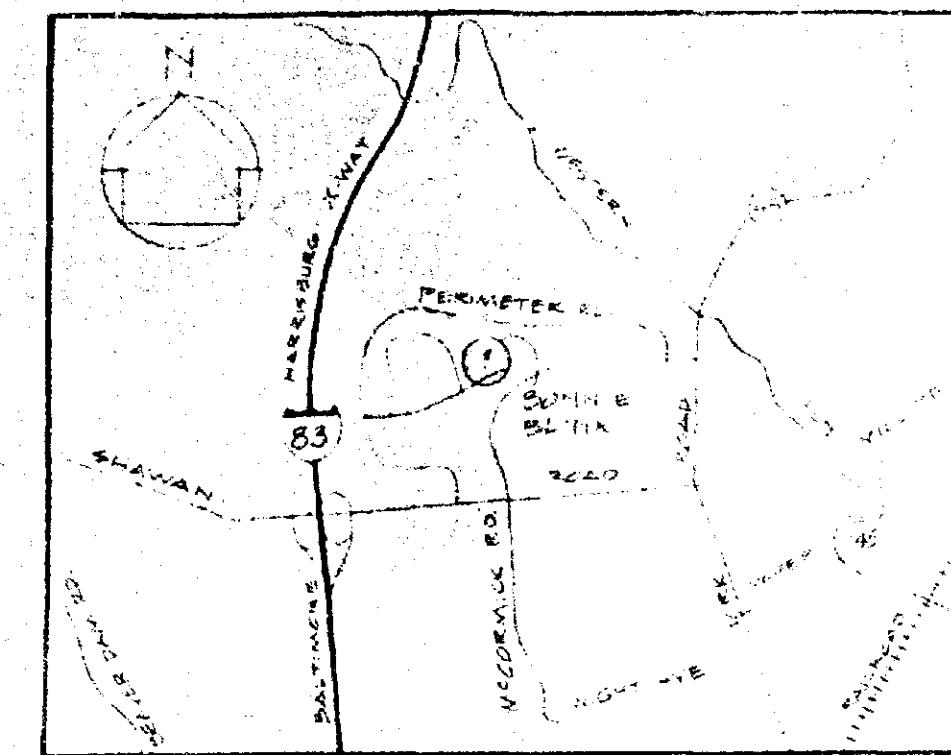
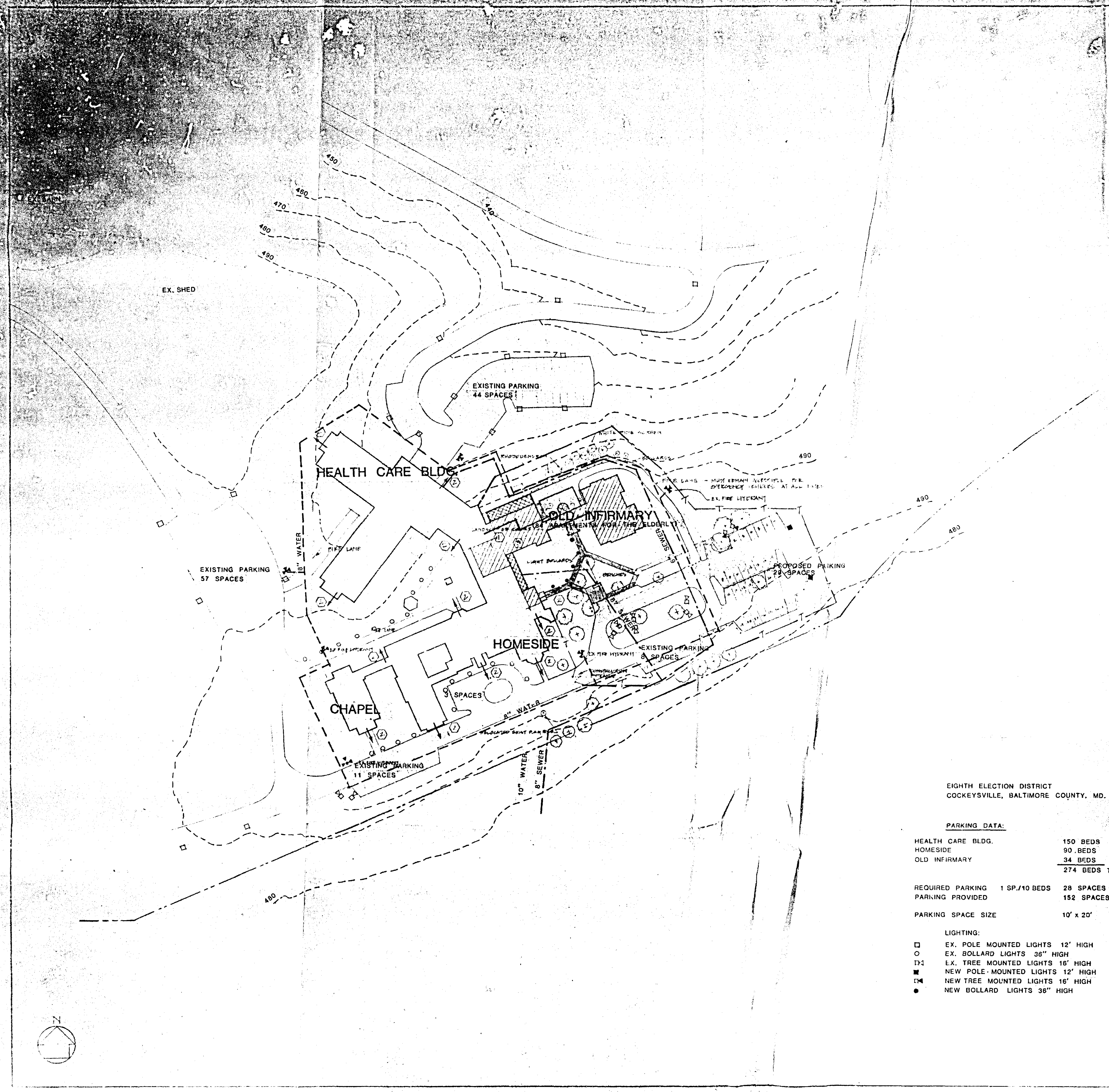
Edmunds and Hyde, Inc.
1025 St. Paul Street
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this 25th day of August, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: The Grand Lodge of Ancient Free & Accepted Masons of Md.
Petitioner's Attorney: John H. Hessey, IV
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



LOCATION PLAN

LEGEND

- PROPERTY LINE
 - - - - - EXISTING FENCE
 - SITE IMPROVEMENTS
 - EXISTING ROAD TO BE RELOCATED
 - [Hatched Box] RENOVATED AREA
 - [Cross-hatched Box] NEW CONSTRUCTION
 - FIRE EXIT - MUST REMAIN OPEN AT ALL TIMES
 - AREA OF CONTRACTOR'S OFFICE
 - TEMPORARY FENCE - PROVIDE BY CONTRACTOR & MAINTAIN AREA OF SECURITY
1. EX. FIRE EXIT - MUST REMAIN OPEN AT ALL TIMES. PROVIDE TEMPORARY FENCE & MAINTAIN AREA OF SECURITY. FIRE EXIT AS DIRECTED BY ARCHITECT.
2. EXISTING FIRE EXIT - MUST BE MAINTAINED AND A PROTECTED WAY ESTABLISHED LEADING TO CONSTRUCTION AREA.
3. SEE DINA 12.1 AND FOR PARKING IN THE AREA.

EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.

PARKING DATA:

HEALTH CARE BLDG.	150 BEDS
HOMESIDE	90 BEDS
OLD INFIRMARY	34 BEDS
	274 BEDS TOTAL
REQUIRED PARKING	1 SP./10 BEDS
PARKING PROVIDED	152 SPACES
PARKING SPACE SIZE	10' x 20'

LIGHTING:

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. BOLLARD LIGHTS 36" HIGH
- EX. TREE MOUNTED LIGHTS 16' HIGH
- NEW POLE MOUNTED LIGHTS 12' HIGH
- NEW TREE MOUNTED LIGHTS 16' HIGH
- NEW BOLLARD LIGHTS 36" HIGH

EDMUNDS & HYDE, INC.
Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21204
301-931-3941

consultants:

HENRY ADAMS, INC.
Mech./Elec. Engineers
401 Washington Ave
Towson, Maryland 21204

LPJ, INC.
Structural Engineers
16 West 25th Street
Baltimore, Maryland 21218

CINI-GRISSOM ASSOC.
Food Service Consultants
11301 Seven Locks Rd.
Potomac, Maryland 20854

EVANS, HAGAN & HOLDEFER, INC.
Engineers, Land Planners,
& Surveyors
8013 Belair Road
Baltimore, Maryland 21236

project
bonnie-brink

PHASE II

commission: 82067

date: 8/1/82

drawing: 1/1

scale: 1" = 10'

SITE

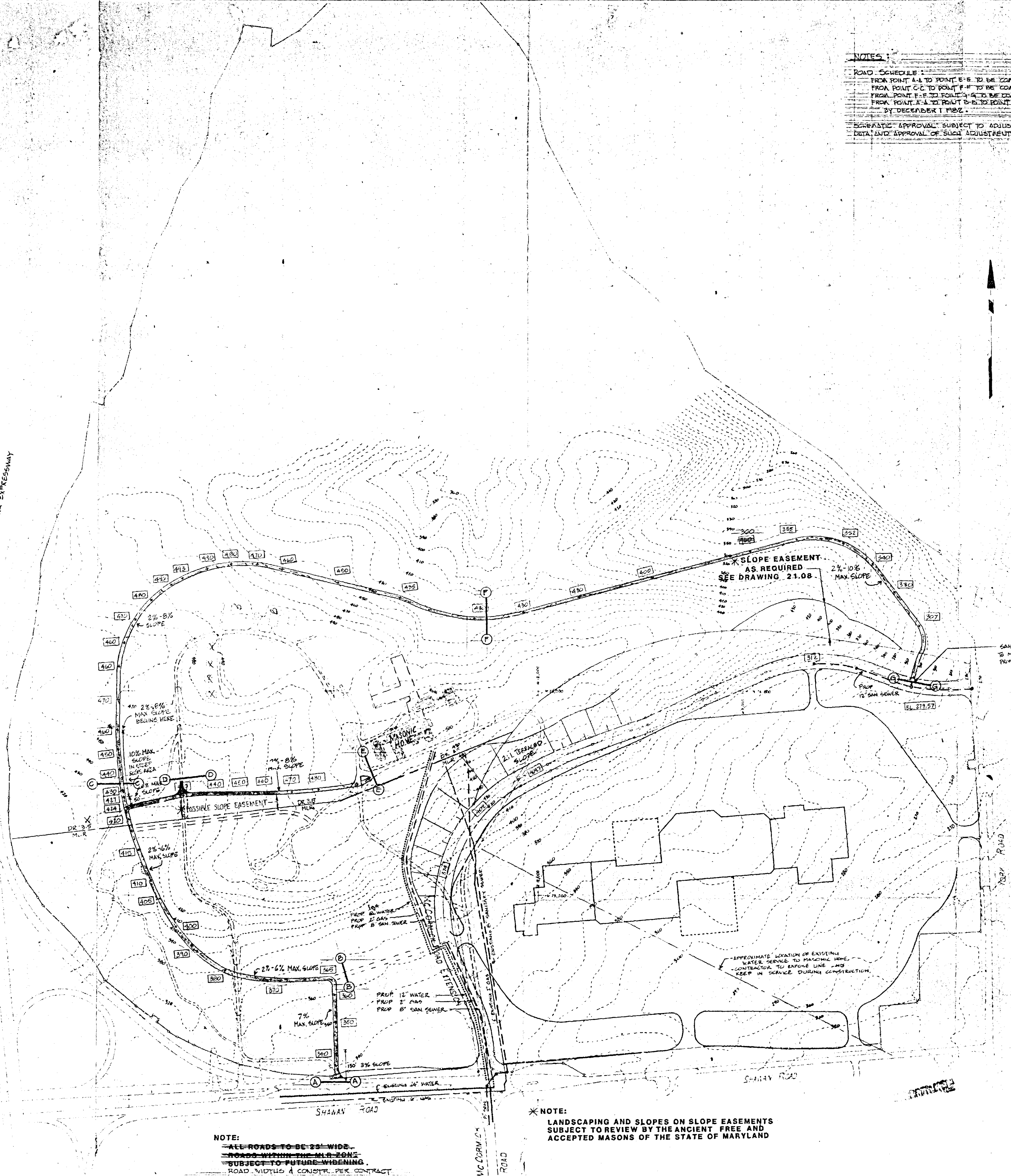
NOTES:

ROAD SCHEDULE:

FROM POINT A-A TO POINT E-E TO BE COMPLETED PRIOR TO RECALVAL OF EX. RD.
 FROM POINT C-C TO POINT F-F TO BE COMPLETED BY DECEMBER 1, 1981.
 FROM POINT F-F TO POINT G-G TO BE COMPLETED BY DECEMBER 1, 1982.
 FROM POINT A-A TO POINT B-B TO POINT C-C TO BE COMPLETED BY BALTIMORE COUNTY SPEC.
 BY DECEMBER 1, 1982.

SCHEMATIC APPROVAL SUBJECT TO ADJUSTMENT WITH MORE ACCURATE SURVEY
 DATA AND APPROVAL OF SUCH ADJUSTMENTS BY THE MASONIC HOMES.

SECTION E-3 BALTIMORE - HARRISBURG EXPRESSWAY



NOTE:

ALL ROADS TO BE 25' WIDE
 TO BE WITHIN THE M.R. 20' WIDE
 SUBJECT TO FUTURE WIDENING
 ROAD WIDTHS A CONSTR. PER CONTRACT

***NOTE:**

LANDSCAPING AND SLOPES ON SLOPE EASEMENTS
 SUBJECT TO REVIEW BY THE ANCIENT FREE AND
 ACCEPTED MASONS OF THE STATE OF MARYLAND

REV. GRADING ON ACCESS ROAD
 REV. PROPOSED UTILITY LINES TO
 MASONIC HOME, ADD 4 REV. NOTES
 2-15-80
 NOTE WHERE 10% SLOPE BEGINS ON
 RD. THAT GOES AROUND BACK AT MASONIC HOME
 2-15-80
 ADDED 2% SLOPE NOTE TO MASONIC HOME RD.
 2-14-80
 REVISED MASONIC HOMES
 ACCESS ROAD.

LANGAN ENGINEERING ASSOCIATES, INC.
 990 Clifton Avenue, Clifton, New Jersey 07013
 (201) 472-9366

HUNT VALLEY MALL

BALTIMORE MARYLAND

**MASONIC HOMES
 ACCESS ROADS
 & UTILITIES
 SCHEME 1**

J-834

7 FEBRUARY 80

1" = 200'

JJO

WGL

SK.01

81-76-A

Sub 4

CONTINUATION