

RE: CHARLESTOWN PHASE 2
DEVELOPMENT PLAN
Maiden Choice Lane
and Wilkens Ave.,
1st District

BEFORE THE COUNTY
BOARD OF APPEALS OF
BALTIMORE COUNTY

Case No. CBA-84-100



JOINT MOTION FOR STAY OF APPEAL

People's Counsel for Baltimore County, Appellant, and
Charlestown Phase 2 (hereinafter Charlestown), Appellee, move
jointly for a stay of the appeal in the above-entitled case, on
the following grounds:

1. The County Review Group (hereinafter C.R.G.) approved the development plan (hereinafter the plan) of Charlestown, a copy of which is attached hereto.
2. The plan includes Phases 2 and 3 and, as shown, utilizes the available density under existing zoning.
3. Charlestown currently wishes to process its plans for Phase 2, and obtain such approvals as are necessary and appropriate. As to Phase 3, it is the position of Charlestown that, in the event of future rezoning to a classification permitting an increase in density, that Phase 3 could be amended to reflect the additional density.
4. People's Counsel does not object to the processing of plans for Phase 2, subject to compliance with other applicable county laws and regulations, within the currently permitted zoning density. It is, however, the position of People's Counsel that Charlestown could not avail itself of any increase in density occasioned by zoning reclassification in the event that

Charlestown proceeds to develop, sell, or lease to any members of the public any of the subject property under the plan

5. The reason for this appeal is the controversy between the parties as to the consequences of any future zoning reclassification, as described in Paragraphs 3 and 4 hereinabove.

6. Charlestown has now requested the County Council to grant in 1984 a zoning reclassification to permit the desired increase in density.

7. In the event that the County Council grants the said reclassification in the 1984 Comprehensive Zoning Map process, Charlestown may then file an amended site plan with the C.R.G. which, if accepted, would allow Charlestown to develop according to its desired density.

8. Charlestown represents that it will not proceed with the sale or leasing of any units under its plan (Phases 2 or 3) until after the 1984 Comprehensive Zoning Map process, or, in the alternative, that it will agree to covenants to any prospective buyers or lessees requiring compliance with the existing zoning.

9. It appears, therefore, that if Charlestown is successful in obtaining rezoning as to the property under consideration, then it is probable that Phase 3 can be revised following said rezoning, and the issue presented by this appeal will be moot.

10. It appearing that it may not be necessary to resolve the controversy between the parties, subject to the outcome of the 1984 Comprehensive Zoning Map process, the parties have agreed, without prejudice to their respective positions, that it would be in the public interest to stay this appeal, subject to further

Order of the County Board of Appeals following resolution of the aforesaid comprehensive zoning reclassification issue in or about October, 1984.

11. The foregoing controversy as set forth in paragraphs one through ten has been reviewed by the Zoning Commissioner of Baltimore County on March 30, 1984, with counsel for Charlestown, Phase II, and the Zoning Commissioner desires to express his position that this Stay herein will apply to his approval of any building permit requested and he will so approve any permit of the developer of Charlestown, Phase II, with the understanding that in the event Baltimore County's Comprehensive Rezoning is not accomplished in 1984 on this subject property, the issues as defined above must be still resolved before the Zoning Commissioner, pursuant to Section 500.7 of the Zoning Regulations of Baltimore County.

J. Carroll Holzer, Esquire
Holzer, Maher & Demilio
Suite 110, 305 W. Chesapeake
Towson, Maryland 21204
825-6960
Attorneys for Petitioners

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore
County
Room 223, Court House
Towson, Maryland 21204
494-2188

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

RE: CHARLESTOWN PHASE 2
DEVELOPMENT PLAN
Maiden Choice Lane
and Wilkens Ave.,
1st District

BEFORE THE COUNTY
BOARD OF APPEALS OF
BALTIMORE COUNTY

Case No. CBA-84-100

ORDER

Upon the foregoing Joint Motion for Stay of Appeal, and for the reasons therein stated, it is, this _____ day of April, 1984, ORDERED, by the county Board of Appeals of Baltimore County that the above-entitled case be, and hereby is, stayed, pending further Order of this Board following the conclusion of the 1984 Comprehensive Zoning Map process.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of October, 1982, that the herein Petition for Variance(s) to permit a maximum building width of 842 feet in lieu of the permitted width of 300 feet, a minimum passageway width of zero feet or 7.4 feet in lieu of the permitted minimum width of 10 feet, and a maximum building height of 72 feet in lieu of the permitted maximum of 50 feet, for the expressed purpose of utilizing the existing buildings and passageways for a life care facility, in accordance with the site plan prepared by bafi, McCune, Walker, Inc., dated June 23, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Department of Planning and Zoning.

John M. Dwyer
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE *October 8, 1982*

BY *John M. Dwyer*

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
April 24, 1972

Re: Item #36 (Cycle April - October 1972)

Storm Drains

Provisions for the accommodation of storm drainage have not been indicated on the subject plan; however, storm drainage studies, facilities, easements or storm drain reservations will be required in connection with development of this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to the satisfaction of the Zoning Commission or its duly authorized agent, especially by the construction of surface water collection and conveyance facilities, would be the full responsibility of the Petitioner.

Notes:

Public water is available to serve this property from the existing water mains in Wilkens Avenue and Maiden Choice Lane.

Sanitary Sewer

Public sanitary sewerage exists within this property; however, due to the nonexistence of a sanitary sewerage study will be required prior to the approval of any plat or building permits to determine the adequacy of the existing sewerage system to accommodate the anticipated sewage flows from the development of this property. The proposed development of this property is also subject to approval of the Maryland State Health Department.

Very truly yours,

William R. Hammond
William R. Hammond, Director
Bureau of Engineering

END-BAI:MK:es

0-Sk Key Sheet
11 & 12 SK 15 Position Sheets
SK 3 D & E Topo
XOL Top Map

Project #2100
Charlestown
Page 4
July 23, 1982

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem with the stormwater grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through striping, 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 striping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the based-out upgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Soil Stabilization Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Soil Stabilization Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the Baltimore County Interim Storm Water Design Standards dated April 26, 1982.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- A map of scale 1"=200' for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain and 10-year design storm indicated on them. These sections are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

Maryland Department of Transportation

State Highway Administration

Lawell E. Bidwell
Secretary
M. S. Calhoun
Assistant Secretary

July 19, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: ZAC meeting of 7-6-82
Item: #9
Property Owner: St. Mary's Seminary & University
Location: N/E side Maiden Choice Lane, W. of Wilkens Ave. (Route 372)
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit 842' in lieu of the permitted width of 300', to permit a minimum passage way width of 0 or 7.4' in lieu of the permitted minimum of 10' and to permit a maximum building height of 72' in lieu of the permitted maximum of 50'.
Acres: 19.4869
District: 1st

Dear Mr. Hammond:

On review of the site plan of June 23, 1982 "Charlestown Phase I", the State Highway Administration offers the following comments:
With no direct access to a State Highway all access permits for Maiden Choice Lane will be through Baltimore County Engineering. However, with the additional improvements shown on the "Charlestown Master Plan" of June 24, 1982 and access by way of a direct connection to Wilkens Avenue (future Elm Ridge Ave.), the S.R.A. District #4 Traffic Engineer has been forwarded a copy of the Charlestown Master Plan for his review and comments.

Upon receipt of the Traffic Engineer's comments additional comments will be forwarded to you.

Very truly yours,

William R. Hammond
William R. Hammond, Director
Bureau of Engineering
cc: Mr. J. Wimbly, Highway number 8659-1350 Access Permits
Telephonist for Impaired Hearing or Speech BY: George Wittman
383 7555 Baltimore Metro - 180-0451 D.C. Metro - 1-800-452-5982 Stoddard Toll Free
P.O. Box 7171707 North Capitol St. Baltimore, Maryland 21203 - 0717

Project #2100
Charlestown
Page 5
July 23, 1982

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

c. A profile of the stream on the same scale as the aforementioned cross-sections.

d. A plan with the location of the field run cross-sections indicated.

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure with the exception of a structure which is a structure of a type and location, with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

WATER AND SANITARY SEWER COMMENTS

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment. The City Water Division has no comment. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plans required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

This property is subject to a water and/or sewer system connection charge based on the size of water meter utilized.

The total water and/or sewer system connection charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

The Developer will be given credit for each fixture unit which is now connected to the public services. This will be applied to the System Connection Charge upon application for the Plumbing Permit.

This site is subject to the sewer allocation policy an established by the Baltimore County Council.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLINS
DIRECTOR

August 25, 1982

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

Re: ZAC Meeting of July 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 1, 2, 3, 5, 6, 7, 9, 10, 11 and 12.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/r13

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
April 24, 1972

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #36 (Cycle April - October 1972)
Property of St. Mary's Seminary & University
N/E side of Wilkens Ave. & Maiden Choice Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to B.U. & D.R. 16
District: 1st No. Acres: 59 Acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Wilkins Avenue is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Maiden Choice Lane, an existing County road, shall be improved as a 50-foot closed type roadway cross-section on a 70-foot right-of-way. Highway improvements including highway right-of-way and widening and necessary reversible slope easements will be required in connection with any grading or building permit application.

All private roads will be subject to approval by the Office of Planning, Traffic Engineering and the Fire Bureau concerning minimum width, interior circulation and availability of access.

All entrances will be subject to approval by the Department of Traffic Engineering and shall conform to Baltimore County Standards.

Sediment Control

Development of this property through striping, 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 striping of top soil.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William R. Hammond, Zoning Commissioner

TO: Office of Planning and Zoning

Date: July 27, 1982

FROM: Ian J. Forrester

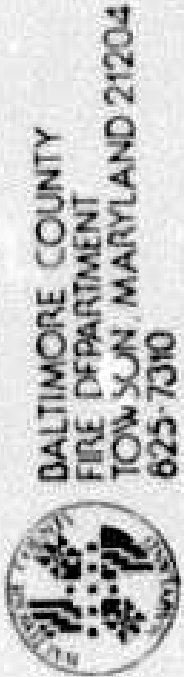
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- | | |
|-----------|---------------------------------------|
| Item #237 | - Raymond J. & Esther M. Krul |
| Item #249 | - Jose & Marie Henrique |
| Item #252 | - Konstantinos Diakoulas, et al |
| Item #257 | - O & I Mechanical Corp. |
| Item #258 | - Philadel Realty Assoc. |
| Item #260 | - Philip Macht, et al |
| Item #261 | - Jack H. Pechter |
| Item #262 | - Gus J. Pottles, et al |
| Item #263 | - Samudra A. Morris |
| Item #1 | - John V. & Margaret E. Harrison, Jr. |
| Item #5 | - Merritt Elvi. Limited Partnership |
| Item #6 | - Francis R. & William S. Hallorfer |
| Item #7 | - Michael J. & Ann L. Richardson |
| Item #8 | - Campday Partnership |
| Item #9 | - St. Mary's Seminary & University |
| Item #10 | - James P. & Janet E. Barnes |
| Item #11 | - James P. Blagely |
| Item #13 | - Charles R. & Mary M. Harig |
| Item #15 | - George S. & Josie M. McKeown |

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

137/1th



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

September 1, 1982

PAUL H. RENDE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: St. Marys Seminary and University

Location: NE/S Maiden Choice Lane W. of Wilkens Avenue

Item No.: 9 Zoning Agenda: Meeting of July 6, 1982

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. Five hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Adequate water supply to be determined by Fire Dept.
- (X) 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 operation.

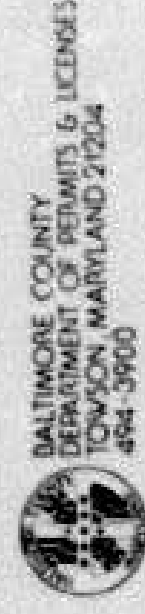
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 104 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWED: *Noted and Approved: George M. Hegardt*
Planning Group
Special Inspection Division

JK/mh/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
824-5900

TED JAKOWSKI JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 9 Zoning Advisory Committee Meeting July 6, 1982

Property Owner: St. Marys Seminary & University
Zoning District: NE/S Maiden Choice Lane W. of Wilkens Avenue
Proposed District: D.R. 5-5

Address: 19.4869

District: 1st

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 State of Maryland Code for the Unincorporated and Adj. and other applicable Codes.
- B. A building/_____ permit shall be required before beginning construction.
- C. Indemnifiable. These sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Comments: These sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 4'0" of an adjacent lot line shall be constructed of masonry or fire resistive construction, no opening permitted within 3'-0" of lot line. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 107 and Table 102.
- F. Required variance conflict with the Baltimore County Building Code.
- G. Section/s _____
- H. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the proposed application will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- I. Before this office can comment on the above application, please have the owner, then the architect/engineer, certify to this office that the proposed change in use is proposed in compliance with the Baltimore County Building Code and the required construction classification of Table 101.

- X 1. Comments: The architect has met with this department and is aware of the Code requirements for this project. There does not appear to be any insurmountable problems.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as a final decision. Additional information may be obtained by visiting Room 222 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Hammond, Chief
Plan Review

cc:mkj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: July 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 6, 1982

RE: Item No: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12

Location: _____

Present Zoning: _____

Proposed Zoning: _____

District: _____
No. Acres: _____

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/yp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner

Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 82-91-A

St. Marys Seminary & University

Date: September 27, 1982

This office is not opposed to the granting of the subject variances as applicable to the existing buildings.

NEG:JGHslc

cc: Arlene January -
Shirley Hess

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

PETITION FOR VARIANCES

1st Election District

Petition for Variances

North side Maiden Choice Lane, 2, 105.09 ft. Northwest of the centerline of Wilkens Avenue

DATE & TIME: Thursday, October 7, 1982 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit maximum building width of 842 ft. in lieu of permitted width of 300 ft.; to permit a minimum passage way width of 0 ft. or 7.4 ft. in lieu of permitted minimum of 10 ft. and to permit a maximum building height of 72 ft. in lieu of permitted maximum of 50 ft.

The Zoning Regulation to be accepted as follows:
Section 1B01.2B.2. - maximum width of detached building or group of attached buildings
Section 1B01.2B.3. - minimum width of any exterior passageway between attached building or between portions of a single building
Section 1B02.2A. - maximum height of building in a D.R. 5.5 zone

All that parcel of land in the First District of Baltimore County

Being the property of St. Marys Seminary & University, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 7, 1982 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

TO: Zoning Commissioner

Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 82-91-A

St. Marys Seminary & University

Date: September 27, 1982

This office is not opposed to the granting of the subject variances as applicable to the existing buildings.

NEG:JGHslc

cc: Arlene January -
Shirley Hess

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

thence binding the South line of land of the Little Sisters of the Poor, (11) North 40 degrees 07 minutes 00 seconds East, 465.00 feet to a point. Thence from said point the following two courses and distances which are created for zoning purposes only and which run through the 105.658 acre property of Saint Charles College as shown on a survey prepared by C. H. Miller & Associates, Inc. dated April 11, 1982, (12) South 49 degrees 55 minutes 49 seconds East, 822.77 feet to a point, (13) South 41 degrees 49 minutes 15 seconds East, 1,271.85 feet to a point, (14) North 48 degrees 10 minutes 41 seconds West, 218.00 feet to a point, (15) North 47 degrees 48 minutes 59 seconds West, 305.56 feet to the point and place of beginning and containing an area of 19.4869 acres more or less of land.

September 2, 1982

Original 8-25-82
#9

August 9, 1982

TED ZALSKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on the # 9 Zoning Advisory Committee Meeting July 6, 1982 are as follows:
Property Owner: St. Marys Seminary & University
Location: 1111 West Chesapeake Avenue
D.R. # 5-5
Proposed Zoning: D.R. # 5-5

Area: 19.4869
District: 1st

The items checked below are applicable:

- All construction shall conform to the Baltimore County Building Code 1981/ Council Bill 1422 State of Maryland Code for the Building and Appeals and other applicable codes.
- A building/_____ permit shall be required before beginning construction.
- Participants: These sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- Comments: These sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In and from construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 503, Item 4, Section 1077 and Table 1074.
- Requested variance conflicts with the Baltimore County Building Code, Section 4/4 _____.
- A change of occupancy shall be applied for, along with an application permit application, and some requests for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, then the services of a Registered Professional Architect or Engineer certify to the office, that the structure for which a permit is requested meets the minimum classification of Table 501.

X 1. Comments: The applicant's architect has met with this department and is aware of the Code Requirements for this project. There does not appear to be any insurmountable problem.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any review or inspection of the project. (Please Review) at 311 West Chesapeake Ave., Towson.

Very truly yours,

MICROFILMED

0281773

PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances

LOCATION: North side Maiden Choice Lane, 2, 105.09 ft. Northwest of the centerline of Wilkens Avenue

DATE & TIME: Thursday, October 7, 1982 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit maximum building width of 842 ft. in lieu of permitted width of 300 ft.; to permit a minimum passage way width of 0 ft. or 7.4 ft. in lieu of permitted minimum of 10 ft. and to permit a maximum building height of 72 ft. in lieu of permitted maximum of 50 ft.

The Zoning Regulation to be excepted as follows:

Section 1B01.2B.2 - maximum width of detached building or group of attached buildings
Section 1B01.2B.3 - minimum width of any exterior passageway between attached building or between portions of a single building

Section 1B02.2A - maximum height of building in a D.R. 5.5 zone

All that parcel of land in the First District of Baltimore County

Being the property of St. Marys Seminary & University, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 7, 1982 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21206

Date: July 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 6, 1982

RE: Item No: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12

Property Owner:

Present Zoning:

Proposed Zoning:

District:

No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

W. E. Hammond
William E. Hammond, Assistant
Department of Planning

MICROFILMED

REVISSED DESCRIPTION, FOR ZONING PURPOSES ONLY, OF A PARCEL OF LAND NOW OR FORMALLY OWNED BY ST. MARYS SEMINARY & UNIVERSITY

All that tract or parcel of land situated in the First Election District of Baltimore County, Maryland as described according to a survey prepared by C.H. Miller & Associates, Inc. dated April 30, 1982.

BEGINNING for the same at a point in the northerly right-of-way line of Maiden Choice Lane, 33 foot wide at its point of intersection with the southerly line of a parcel of land conveyed to the Rev. Michael J. Dudick as recorded among the Land Records of Baltimore County in Liber 5215 at folio 445, said point of beginning being the following seven courses and distances distant section with the centerline of Wilkens Avenue, (1) South 42 degrees 11 minutes 21 seconds East, 16.50 feet, (2) South 47 degrees 48 minutes 39 seconds East, 16.50 feet, (3) South 48 degrees 10 minutes 41 seconds East, 498.66 feet, (4) South 47 degrees 12 minutes 09 seconds East, 169.52 feet, (5) South 47 degrees 02 minutes 31 seconds East, 140.57 feet, (6) South 46 degrees 42 minutes 54 seconds East, 217.26 feet, (7) South 46 degrees 40 minutes 30 seconds East, 773.1 feet, thence leaving the point of beginning and right-of-way line of Maiden Choice Lane and binding six courses of property described in a conveyance to the Rev. Dudick as aforesaid and referring the courses of this description to the Maryland State Map of 1951, (1) North 71 degrees 15 minutes 31 seconds East, 127.43 feet to a point, (2) South 71 degrees 38 minutes 12 seconds East, 109.88 feet to a point, (3) North 40 degrees 07 minutes 00 seconds East, 58.00 feet to a point, (4) North 49 degrees 53 minutes 00 seconds West, 177.00 feet to a point, (5) North 40 degrees 07 minutes 00 seconds East, 122.00 feet to a point, (6) North 49 degrees 53 minutes 00 seconds West, 230.00 feet to a point in the southerly line of a parcel of land conveyed to the Little Sisters of the Poor as recorded among the Land Records of Baltimore County, Maryland in Liber 4692 at folio 47, thence binding the southerly line of said parcel of land to the Little Sisters of the Poor as recorded among the Land Records of Baltimore County, Maryland in Liber 4692 at folio 47, thence binding the southerly line of a parcel of land conveyed to the Little Sisters of the Poor as recorded among the Land Records of Baltimore County, Maryland in Liber 5245 at folio 503, (8) South 49 degrees 53 minutes 00 seconds East, 250.00 feet to a point, thence binding the southerly line of land of the Little Sisters of the Poor as aforesaid, (9) North 40 degrees 07 minutes 00 seconds East, 300.00 feet to a point, thence binding the East line of land of the Little Sisters of the Poor as aforesaid, (10) North 49 degrees 53 minutes 00 seconds West, 250.00 feet to a point in the south line of a parcel of land conveyed to the Little Sisters of the Poor as recorded among the Land Records of Baltimore County, Maryland in Liber 4692 at folio 47, formally referred to being recorded in Liber 4692 at folio 47,

September 2, 1982

MICROFILMED

Revised 8-25-82
at 9:14 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-91-A
St. Marys Seminary & University

Date: September 27, 1982

This office is not opposed to the granting of the subject variances as applicable to the existing buildings.

NEG:JGHalc

cc: Arlene January
Shirley Hess

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW of centerline of Wilkens Ave., :
1st District : OF BALTIMORE COUNTY

ST. MARYS SEMINARY & : Case No. 83-91-A
UNIVERSITY, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

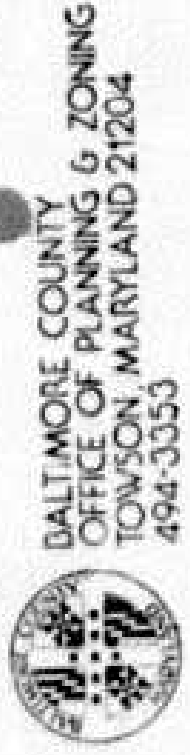
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Heslany, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of September, 1982, a copy of the foregoing Order was mailed to J. Carroll Holzer, Esquire, Conable, Alexander, Duncker, & Sken, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Mr. Charles Cottle, Investment Planning Services, 711 Maiden Choice Lane, Catonsville, Maryland 21228, Contract Purchaser.

John W. Heslany, III
John W. Heslany, III

MICROFILMED



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

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

Re: Petition for Variances
N/S Maiden Choice Lane, 2, 105.09' NW of
c/1 of Williams Avenue
St. Marys Seminary & University - Petitioner
Case #83-91-A Item #9

Dear Mr. Holzer:

This is to advise you that \$125.20 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

DATE 10/14/82 ACCOUNT R-01-613-090

AMOUNT \$125.20

RECEIVED Constable, Alexander, Daneker & Sreen
for Advertising & Posting Case #83-91-A
(St. Marys Seminary & University)

6 0000001252020 \$1424

VALIDATION OR SIGNATURE OF CARRIER

DAF-MAC-WALKER INC.

5301 Joppa Road
Towson, Md. 21204
Telephone: 301-256-3333
Land Planning Consultants
Landscape Architects
Engineers

June 25, 1982

Baltimore County
Office of Planning and Zoning
401 Bayley Avenue
New Courts Building
Towson, Maryland 21204

Re: Charlestown
Our File No. B-82028

Gentlemen:

On behalf of St. Marys Seminary & University and Investment Planning Services, we are submitting the following documents in support of a petition for zoning variances for the Charlestown Retirement Community Building:

- Petition for Zoning Variance in triplicate;
 - Ten copies of the Plat to Accompany Petition for Zoning Variances;
 - Seven copies of the legal description;
 - Three copies of the Site Plan for Phase I for informational purposes only;
 - A check in the amount of \$25.00 payable to Baltimore County for the variances' filing fee;
 - Ten copies of the Master Land Use Plan for Charlestown.
- If you have questions or require additional information, please contact me.

Very truly yours,

DAF-MAC-WALKER, INC.

Robert F. Bradley
Vice-president

REB:cm

Enclosures

cc: Mr. Charles Castle

J. Carroll Holzer, Esquire

Office of
PATUXENT
19750 Patuxent Ferry
Columbia, MD 21044

September 16, 1982

Petition Variance
37083

was inserted in the following:

Arbutus Times

one week for
18 day of September
19 82, that is to say,

September 16, 1982

PATUXENT PUBLISHING CORP.
By *[Signature]*

CERTIFICATE OF PUBLICATION OF

Defendant

VS

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 18, 1982

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

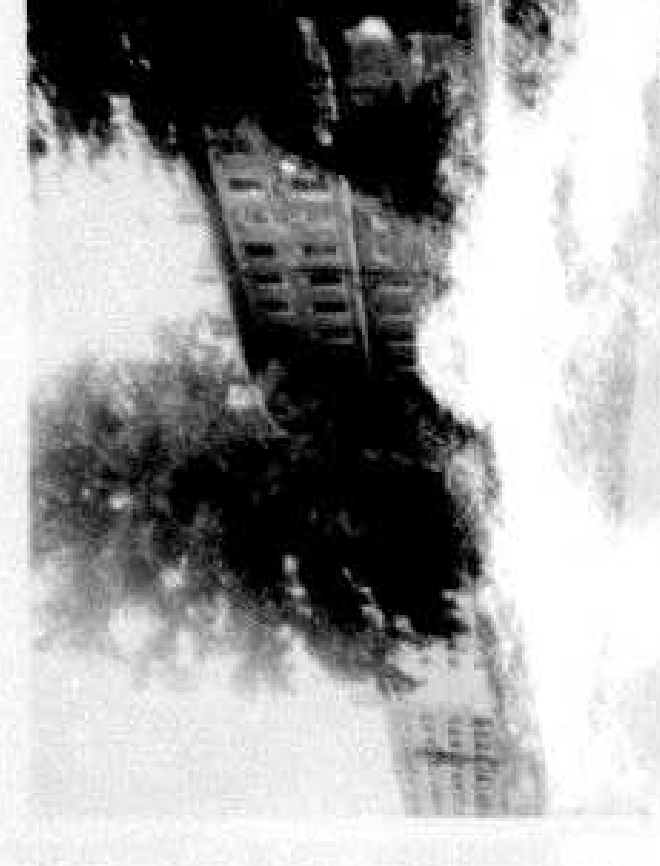
Dear Mr. Holzer:

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

JMHJ/mc

Attachments

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



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

NOTICE OF HEARING

Petition for Variances
N/S Maiden Choice Lane, 2, 105.09' NW of the centerline
of Williams Avenue
St. Marys Seminary & University - Petitioner
Case #83-91-A Item #9

TIME: 10:00 A.M.

DATE: Thursday, October 7, 1982

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

cc: Mr. Charles Castle
Investment Planning Services
711 Maiden Choice Lane
Cotterville, Maryland 21228

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

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 25th day of August, 1982.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney

Reviewed by: *[Signature]*
Nicholas G. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-91-A

District: 1st
Posted for: Variance
Petitioner: St. Marys Seminary & University
Location of property: N/S Maiden Choice Lane, 2, 105.09' NW of the centerline of Williams Avenue
Location of Sign: North side of Maiden Choice Lane, right side of main entrance to subject property
Remarks: *[Signature]*
Posted by: J. Castle
Number of Signs: 1

Date of return: September 24, 1982

September 8, 1982

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

NOTICE OF HEARING

Petition for Variances
N/S Maiden Choice Lane, 2, 105.09' NW of the centerline
of Williams Avenue
St. Marys Seminary & University - Petitioner
Case #83-91-A Item #9

TIME: 10:00 A.M.

DATE: Thursday, October 7, 1982

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

cc: Mr. Charles Castle
Investment Planning Services
711 Maiden Choice Lane
Cotterville, Maryland 21228

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

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 25th day of August, 1982.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney

Reviewed by: *[Signature]*
Nicholas G. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-91-A

District: 1st
Posted for: Variance
Petitioner: St. Marys Seminary & University
Location of property: N/S Maiden Choice Lane, 2, 105.09' NW of the centerline of Williams Avenue
Location of Sign: North side of Maiden Choice Lane, right side of main entrance to subject property
Remarks: *[Signature]*
Posted by: J. Castle
Number of Signs: 1

Date of return: September 24, 1982

HAND DELIVERED

CONSTABLE ALEXANDER DANEKER & SKEEN
1000 HARTLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
TELEPHONE: 333-3474
FAX: 333-3474

June 30, 1982

ST. MARYS SEMINARY & UNIVERSITY
Dear Mr. Holzer:

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

RE: St. Charles College "Charlestown"
Petition For Variance

Dear Commissioner Hammond:

Please be advised on June 25th, 1982, Petition For Variance was filed concerning the above captioned property. This project consists of renovation of the existing St. Charles Seminary and University to an elderly project. We have filed a Petition For Zoning Variance on the existing buildings at the suggestion of Mr. Jim Dyer.

In that my client desires to proceed immediately with the renovation and reconstruction of the existing building to convert the dormitory use to a senior facility, we would appreciate having our matter set for an immediate hearing. Hardship will be created by the physical nature in that the work must be performed prior to the winter season. The necessity of shutting off the boilers in all of the buildings in order to perform the necessary renovation. I would appreciate your consideration of this request for a prompt hearing.

Very truly yours,

J. Carroll Holzer

JCH:ldjm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25th day of June, 1982.

Filing Fee \$ 25 Received: Check Cash Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 6/25/82 ACCOUNT 01-662
AMOUNT 25.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*

I the Petitioner for assignment of a

VALIDATION OR SIGNATURE OF CARRIER



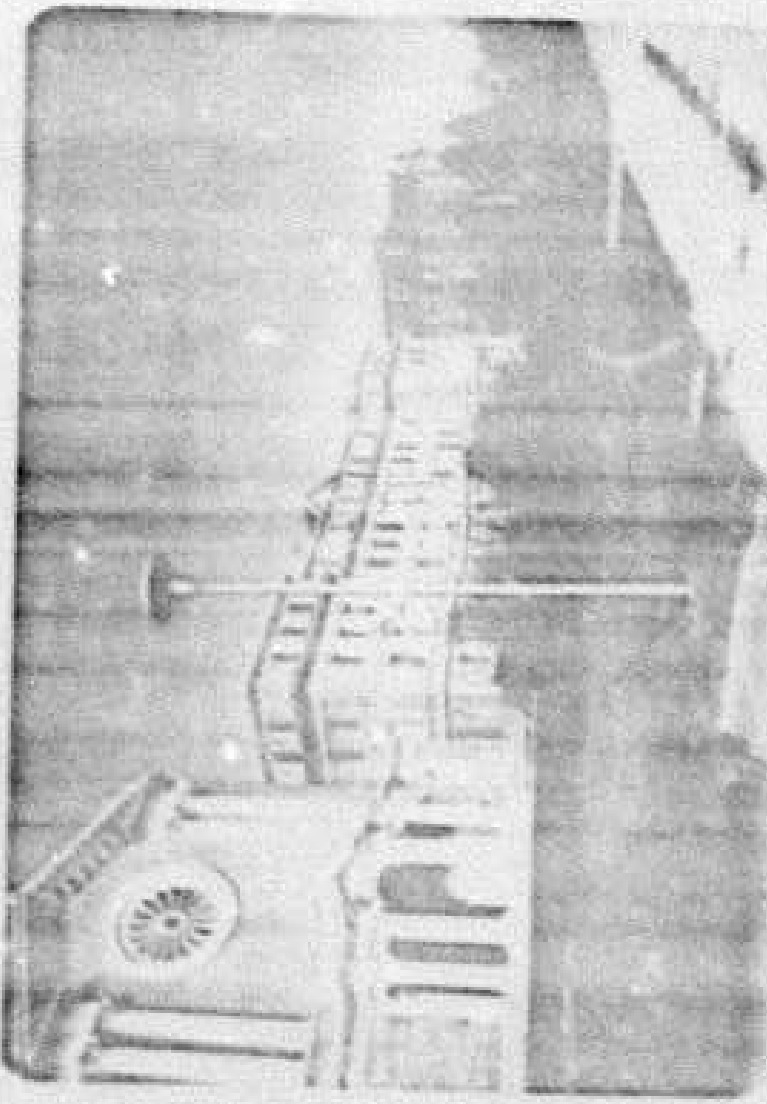
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 1932.

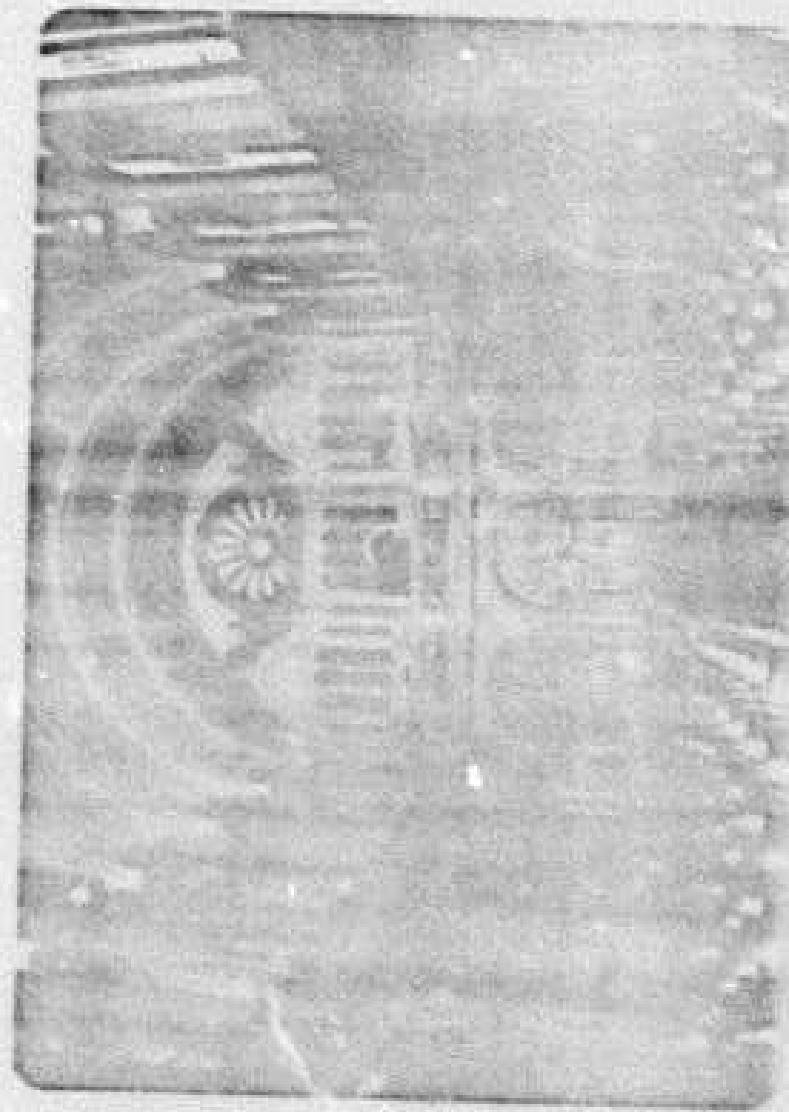
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on~~ ^{at} one time ~~between~~ before the 1st day of October, 1932, the said publication appearing on the 16th day of September, 1932.

THE JEFFERSONIAN,
Edmund Smith
Manager.

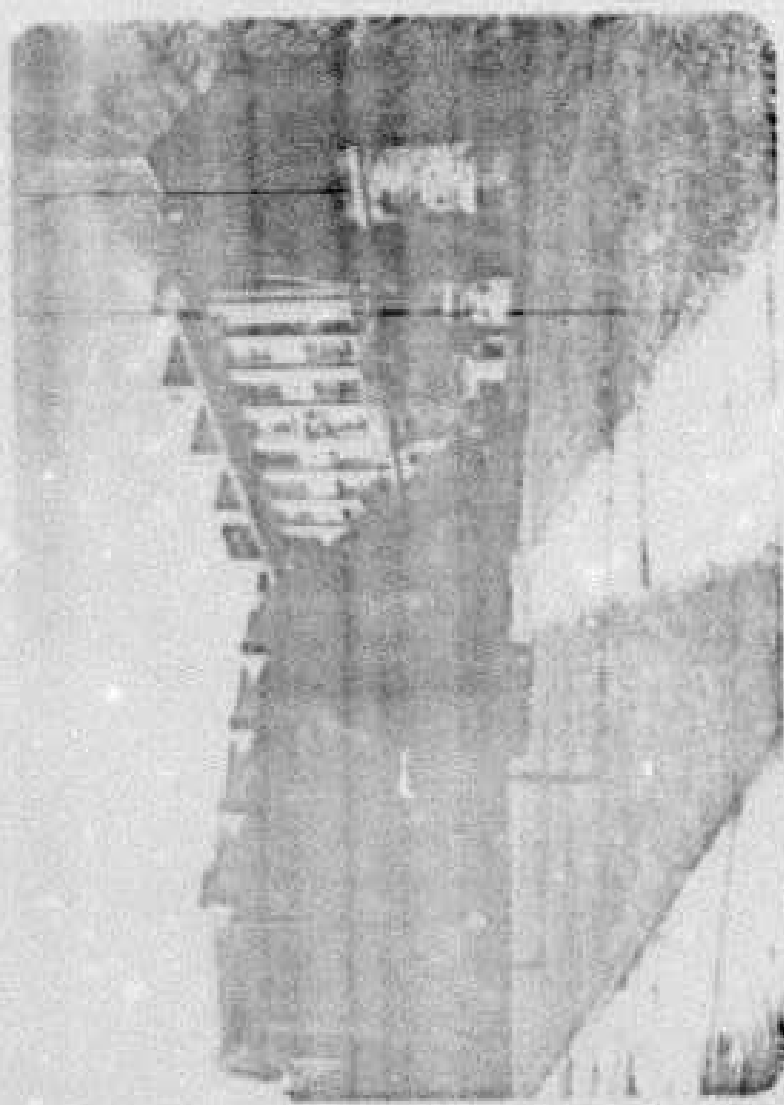
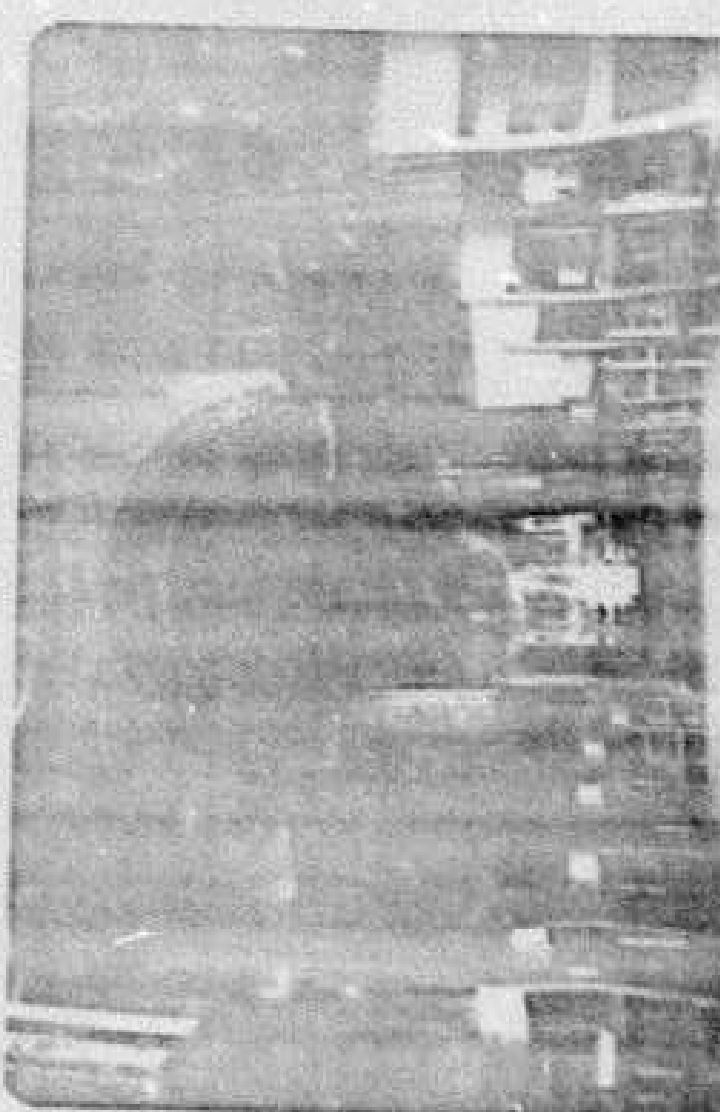
Cost of Advertisement, \$.....



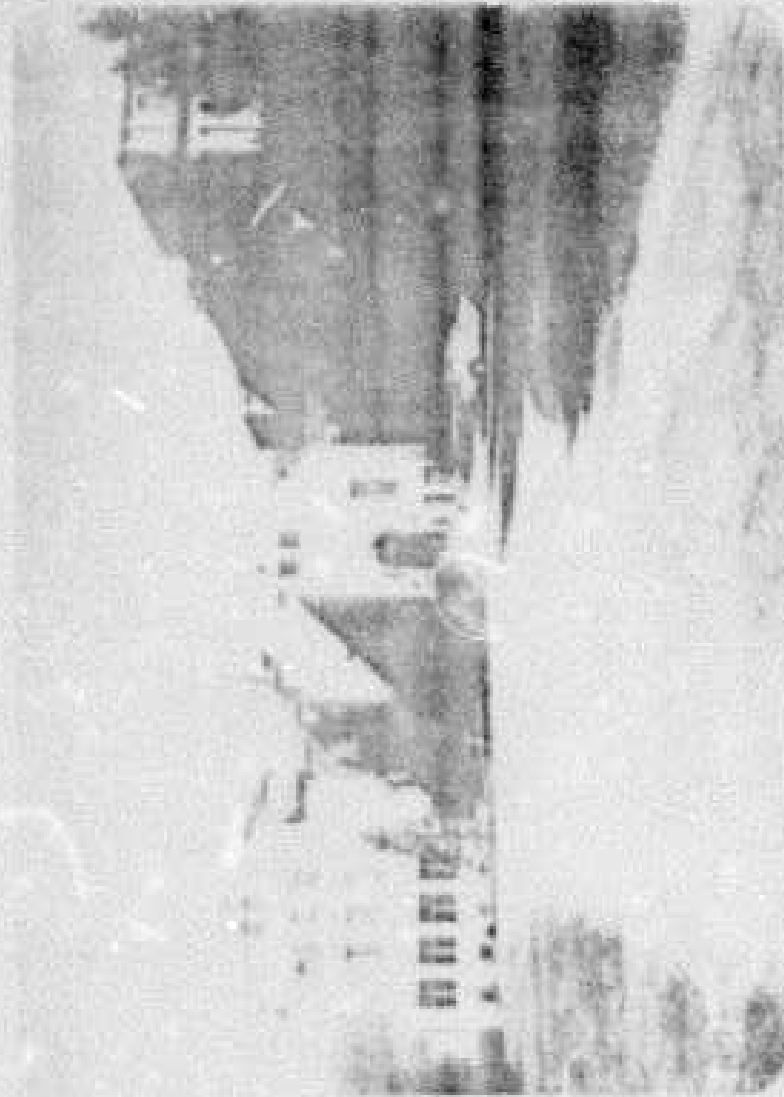
HAIR CAREUS BUILDING
TOWSON HEIGHT LIMITED



ROSE VAN DYKE BUILDING



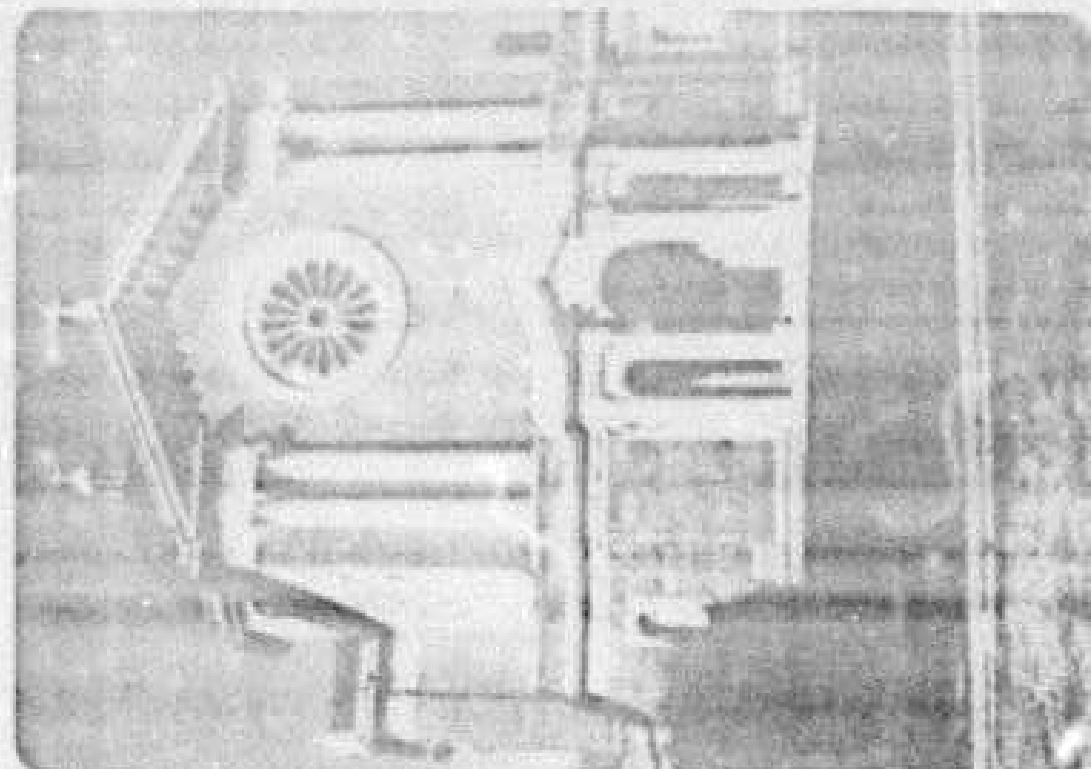
BUILDING 13 - TOWSON
HEIGHT LIMITED



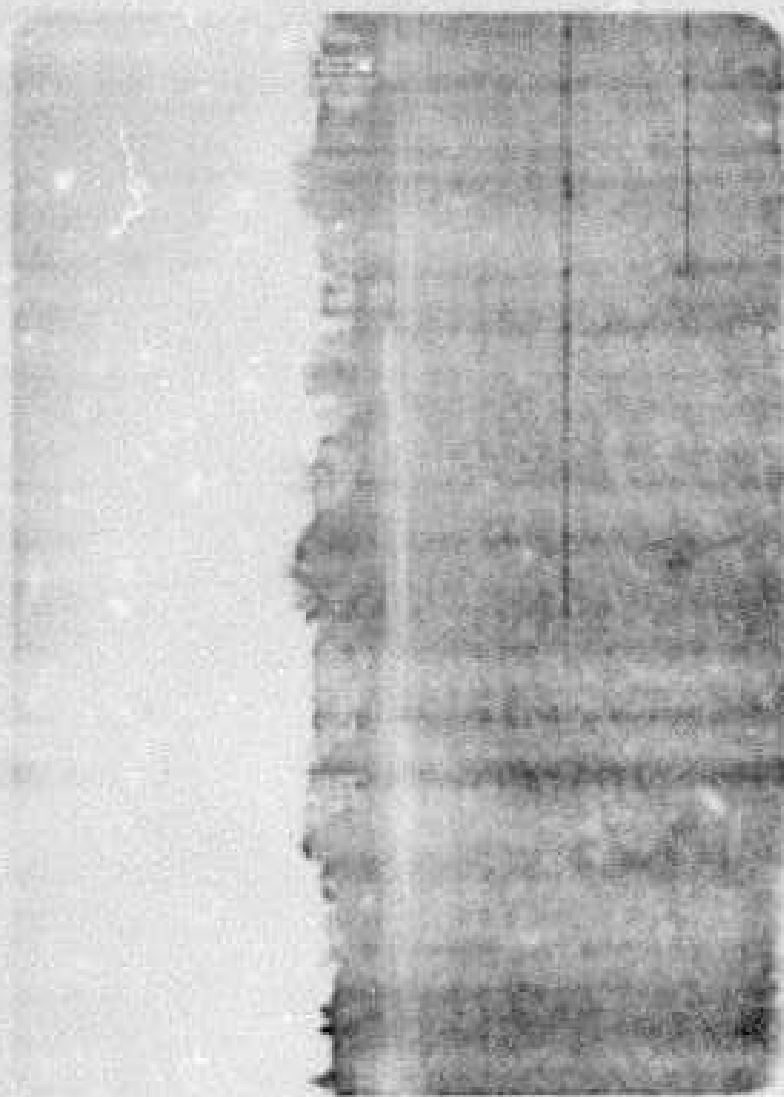
TYPICAL CORNER



PETITIONER'S EXHIBIT 4



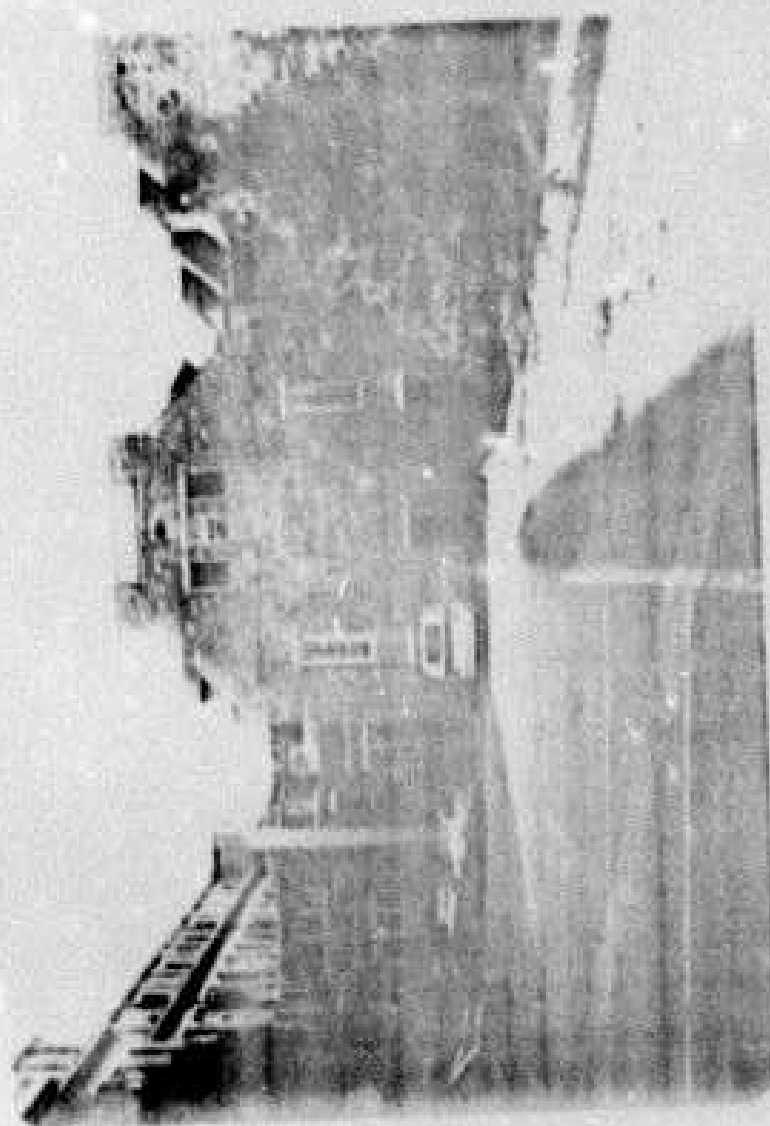
BUILDING 16 - CHAPEL CROSS
HEIGHT LIMITED



OVERALL LENGTH OF CONNECTED
BUILDINGS EXCEEDS 300 FT.



CHAPLAIN BUILDING
EXHIBITION 11

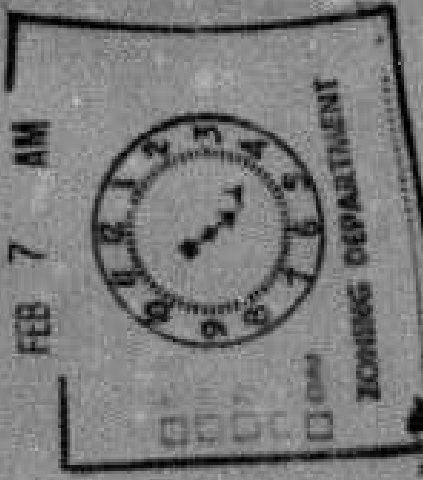


CHAPLAIN BUILDING



DAVE MACNE WALKER INC.
2116
530 East Joppa Road
Towson, Md 21204
Telephone: 301-286-3333
Land Planning Consultants
Landscape Architects
Engineers

February 7, 1985



Mr. Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Our File No. 82028-B

Dear Commissioner Jung: ST. CHARLES COLLEGE AND UNIVERSITY
We are preparing the building plans for submission to Baltimore County for building permits for the assisted living units in the existing powerhouse building in Charleston. We have also submitted these units were part of the Special Exception No. 85-152-A (Item No. 79) granted by you on January 24, 1985.

To facilitate the operation of these types of unit, vis-a-vis Charleston, we are proposing to construct an elevated, covered walkway link between the existing powerhouse and existing Building Section 4. This link is shown in red on the enclosed copy of the plan filed with the Special Exception mentioned above.

We believe that this connection is a logical improvement to this facility and that it is in keeping with the Special Exception granted as well as the hearing held before you during the Zoning Variance Hearing No. 85-69-A.

We respectfully request that you review the enclosed plan and agree with us that this improvement is within the spirit and intent of your previous orders.

If you have questions on this matter or require additional information, please contact either Ed Hille or me.

Very truly yours,

DAVE MACNE WALKER, INC.

Robert F. Bradley
Partner

BFB:cm

Enclosure

HAND DELIVERED
CONSTABLE ALEXANDER DANER & SKEEN
1000 BALTIMORE TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21205
(301) 539-3474
(301) 685-5080
TELEX 710-224-0483 CALSAS

June 30, 1982

ST. CHARLES COLLEGE AND UNIVERSITY
Ob. No. 9
PLEASE REPLY TO
TOWSON

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

Re: St. Charles College "Charleston"
Petition For Variance

Dear Commissioner Hammond:

Please be advised on June 25th, 1982, Petition For Variance was filed concerning the above captioned property. This project consists of renovation of the existing St. Charles Seminary and University to an assisted living project. We have filed a Petition For Zoning Variance on the existing buildings at the suggestion of Mr. Jim Dyer.

In that my client desires to proceed immediately with the renovation and reconstruction of the existing building to convert them from dormitory use to a senior facility, we would appreciate having this matter set for an immediate hearing. Hardship will be created in a physical sense in that the work must be performed prior to the hearing months due to the necessity of shutting the bidders in all of the buildings in order to perform the necessary renovation. I would appreciate your consideration of this request for a prompt hearing.

Very truly yours,

J. Carroll Holzer

JCH:djm

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

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

Re: Petition for Variance
N/S Maiden Choice Lane, 2,105.09' NW of
c/l of Wilkens Avenue
St. Marys Seminary & University - Petitioner
Case #83-91-A Item #9

Dear Mr. Holzer:

This is to advise you that \$125.20 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

No. 112313

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

DATE 10/14/82 ACCOUNT R-01-615-000

AMOUNT \$125.20

FOR Constable, Alexander, Daner & Skeen
Advertising & Posting Case #83-91-A
(St. Marys Seminary & University)

6 050*****1252010 \$1484

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

DAVE MACNE WALKER INC.
530 East Joppa Road
Towson, Md 21204
Telephone: 301-286-3333
Land Planning Consultants
Landscape Architects
Engineers

June 25, 1982

Baltimore County
Office of Planning and Zoning
401 Bessley Avenue
Towson, Maryland 21204

Re: Charleston
Our File No. 8-87028

Gentlemen:

On behalf of St. Marys Seminary & University and Investment Planning Services, we are submitting the following documents in support of a petition for zoning variances for the Charleston Retirement Community Building:

- Petition For Zoning Variance in triplicate;
- Ten copies of the Plat to accompany Petition For Zoning Variance;
- Seven copies of the legal description;
- Three copies of the Site Plan for Phase I for informational purposes only.
- A check in the amount of \$25.00 payable to Baltimore County for the variances' filing fee;
- Ten copies of the Master Land Use Plan for Charleston.

If you have questions or require additional information, please contact me.

Very truly yours,

DAVE MACNE WALKER, INC.
Robert F. Bradley
Vice-president

RFB:cm

Enclosures

cc: Mr. Charles Castle
J. Carroll Holzer, Esquire

MICROFILMED

Office of
PATUXENTI
10750 Little Patuxent Parkway
Columbia, MD 21044

September 16, 1982

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Variance
37083

was inserted in the following:

Catonsville Times

& Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the day of September 19 82, that is to say, the same was inserted in the issues of

September 16, 1982

PATUXENTI PUBLISHING CORP.
By *[Signature]*

MICROFILMED

CERTIFICATE OF PUBLICATION OF

Defendant

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 18, 1982

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

Re: Petition for Variance
N/S Maiden Choice Lane, 2,105.09' NW of the center line of Wilkens Ave. - 1st Election District
St. Marys Seminary & University - Petitioner
NO. 83-91-A (Item No. 9)

Dear Mr. Holzer:

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

Very truly yours,

[Signature]
JEAN W. H. JUNG
Deputy Zoning Commissioner

JNH/mc

Attachments

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

MICROFILMED

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

NOTICE OF HEARING

Petition for Variance
N/S Maiden Choice Lane, 2,105.09' NW of the centerline of Wilkens Avenue
St. Marys Seminary & University - Petitioner
Case #83-91-A Item #9

TIME: 10:00 A.M.

DATE: Thursday, October 7, 1982

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

cc: Mr. Charles Castle
Investment Planning Services
711 Maiden's Choice Lane
Catsville, Maryland 21228

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

200 Central Avenue
Towson, MD 21204

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 19th day of August, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: St. Marys Seminary & University
Petitioner's Attorney: *[Signature]*
Reviewed by: *[Signature]*
Nicholas F. Commodari
Chairman, Zoning Plans
Advisory Committee

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

Your Petition has been received this 25th day of June, 1982.
Filing Fee \$ 25 Received: Check
Cash
Other

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

No. 107946

DATE 6/25/82 ACCOUNT 01-662

AMOUNT 25.00

FOR *[Signature]*
John F. Bradley
Don #9

033*****25010 \$2504

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** **Towson, Maryland**

83-91-A

District 1st Date of Posting September 17, 1982

Posted for: Varianan

Petitioner: St. Mary's Elementary School

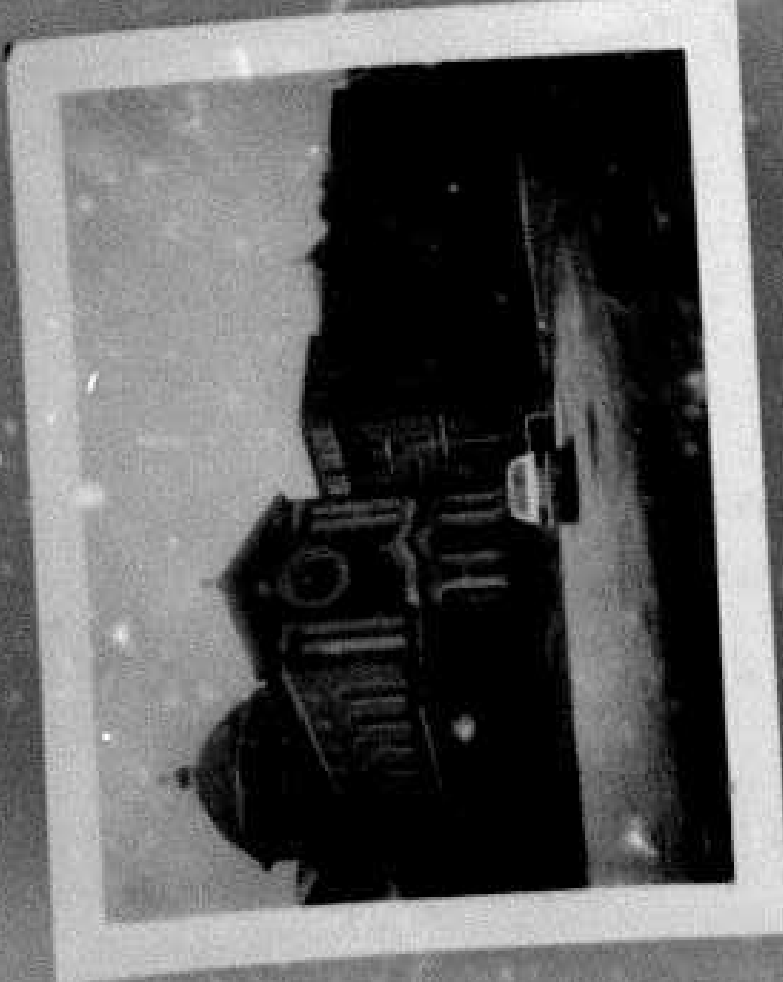
Location of property: 1715 Madison Avenue, Towson, Md. 21204

Remarks: The building of St. Mary's Elementary School is located on the north side of Madison Avenue, right side of main entrance to subject property.

Remarks:

Posted by: A. J. Costa Date of return: September 24, 1982

Number of Signs: 1



PETITION FOR VARIANCES
1st Reading Session

READING: Petition for Variance for the proposed construction of a new building on the site of the old building at 1715 Madison Avenue, Towson, Maryland. The proposed building is a two-story brick building with a flat roof and a total area of 10,000 square feet. The proposed building is located on the north side of Madison Avenue, right side of main entrance to subject property.

DATE & TIME: Thursday, October 7, 1982 at 10:00 A.M.

PUBLIC HEARING: The public hearing will be held at the same time and place as the reading of the petition.

COMMISSIONER: The Commissioner of the Zoning Department of Baltimore County, Maryland.

The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petition for variance has been filed with the Zoning Department of Baltimore County, Maryland, and that the same is being held for the next reading session.

Petitioner: St. Mary's Elementary School

Location of property: 1715 Madison Avenue, Towson, Md. 21204

Remarks: The building of St. Mary's Elementary School is located on the north side of Madison Avenue, right side of main entrance to subject property.

Commissioner: The Commissioner of the Zoning Department of Baltimore County, Maryland.

By Order of the Board of Commissioners: William E. Hammond, Commissioner

Notary Public: William E. Hammond, Notary Public for Baltimore County, Maryland.

CERTIFICATE OF PUBLICATION

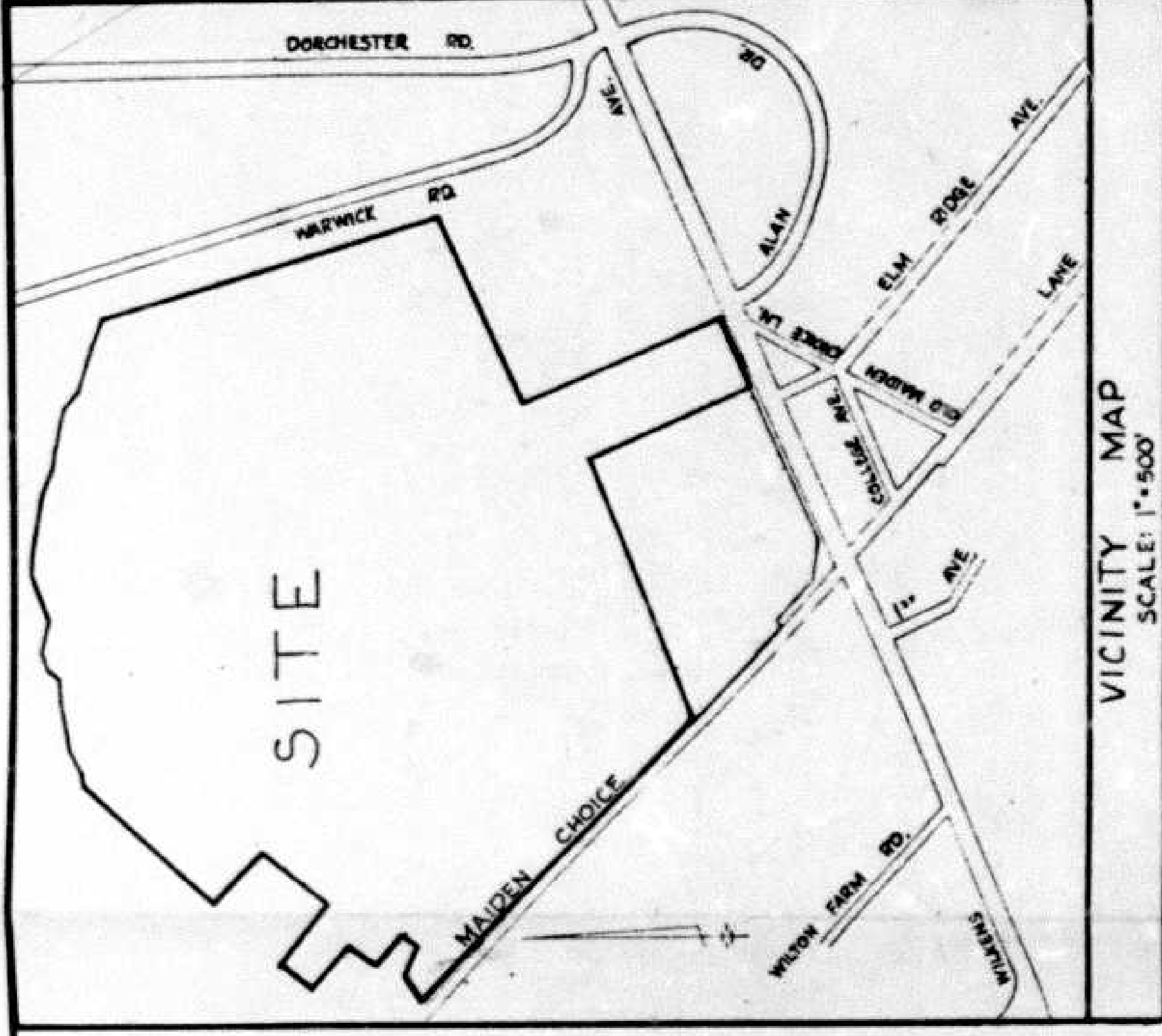
TOWSON, MD., ----- September 16 -----, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ----- before the ----- day of -----, 1982, the ----- day of -----, 1982, appearing on the 16th day of -----, 1982.

THE JEFFERSONIAN,
B. L. Lusk, Director
Manager.

Cost of Advertisement, \$-----

MICROFILMED



COURSES	NO	BEARINGS & DISTANCES
1	174° 27' 17" E	55.09
2	173° 28' 14" E	20.69
3	171° 37' 40" E	40.01
4	161° 46' 16" E	100.40
5	160° 02' 50" E	100.76
6	115° 30' 23" E	47.22
7	115° 57' 47" E	54.99
8	117° 04' 41" E	17.54
9	118° 14' 35" E	82.13
10	142° 35' 25" E	54.02
11	165° 50' 59" E	24.30
12	176° 19' 12" E	24.19
13	3° 55' 44" E	49.85
14	3° 51' 29" E	50.14
15	3° 45' 11" E	16.05
16	170° 21' 05" E	87.23
17	174° 19' 44" E	99.99
18	118° 30' 40" E	97.37
19	58° 22' 41" E	77.55
20	58° 55' 59" E	48.82
21	58° 55' 45" E	48.75
22	58° 45' 57" E	49.07
23	54° 57' 45" E	43.73
24	56° 59' 51" E	11.03
25	57° 01' 32" E	24.11
26	58° 33' 47" E	51.05
27	58° 08' 56" E	41.45
28	58° 04' 50" E	10.56
29	58° 14' 35" E	21.50
30	54° 51' 17" E	30.37
31	54° 11' 05" E	53.93
32	52° 23' 00" E	55.02
33	58° 01' 16" E	65.81
34	57° 51' 34" E	100.72
35	57° 07' 45" E	50.54
36	52° 34' 16" E	7.19

OWNER
ST. MARY'S SEMINARY & UNIVERSITY
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BALTIMORE, MD. 21210

DEVELOPER
INVESTMENT PLANNING SERVICES
711 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228

DAFT • McCUNE • WALKER INC.
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LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
BALTIMORE, MD 21206
TELEPHONE: (301) 296-3333

Master Land Use Plan
CHARLESTOWN
1st Election District
Baltimore County, Maryland

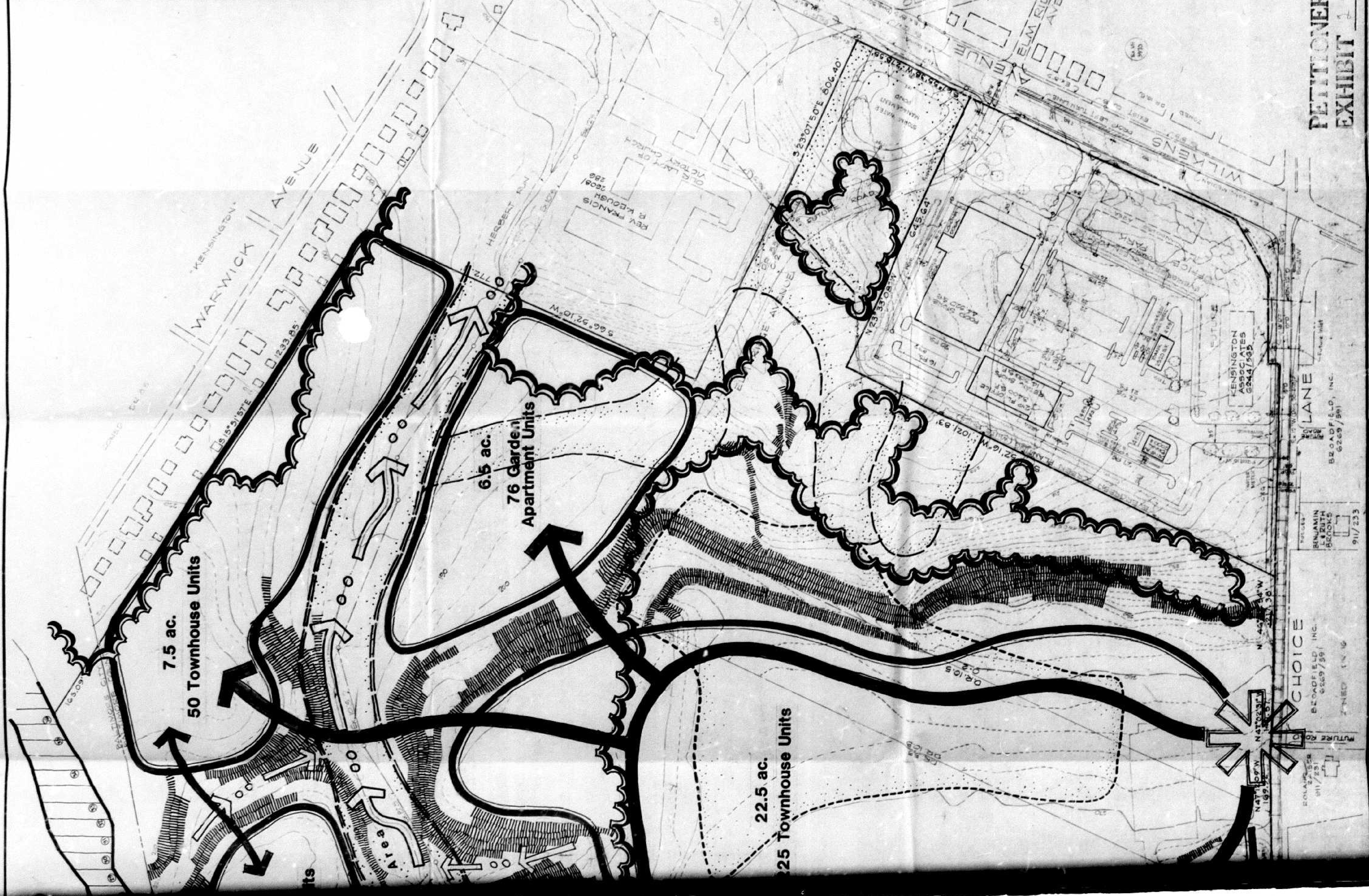
SCALE: 1"=100'

JOB ORDER NO. 82026

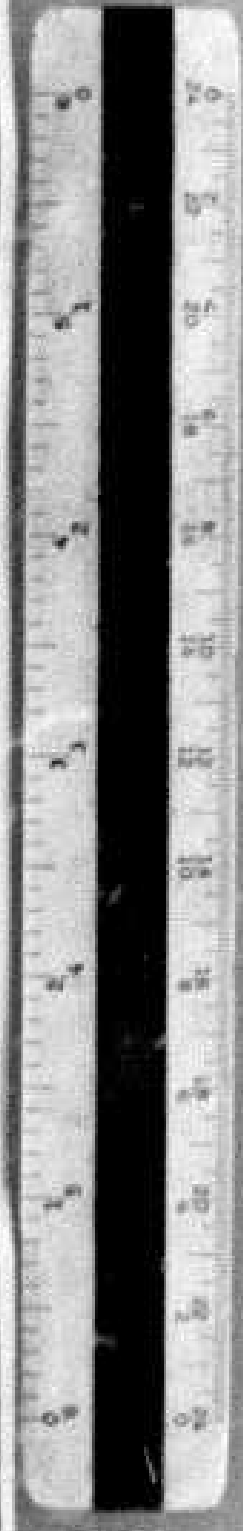
ISSUE DATE JUNE 24, 1982

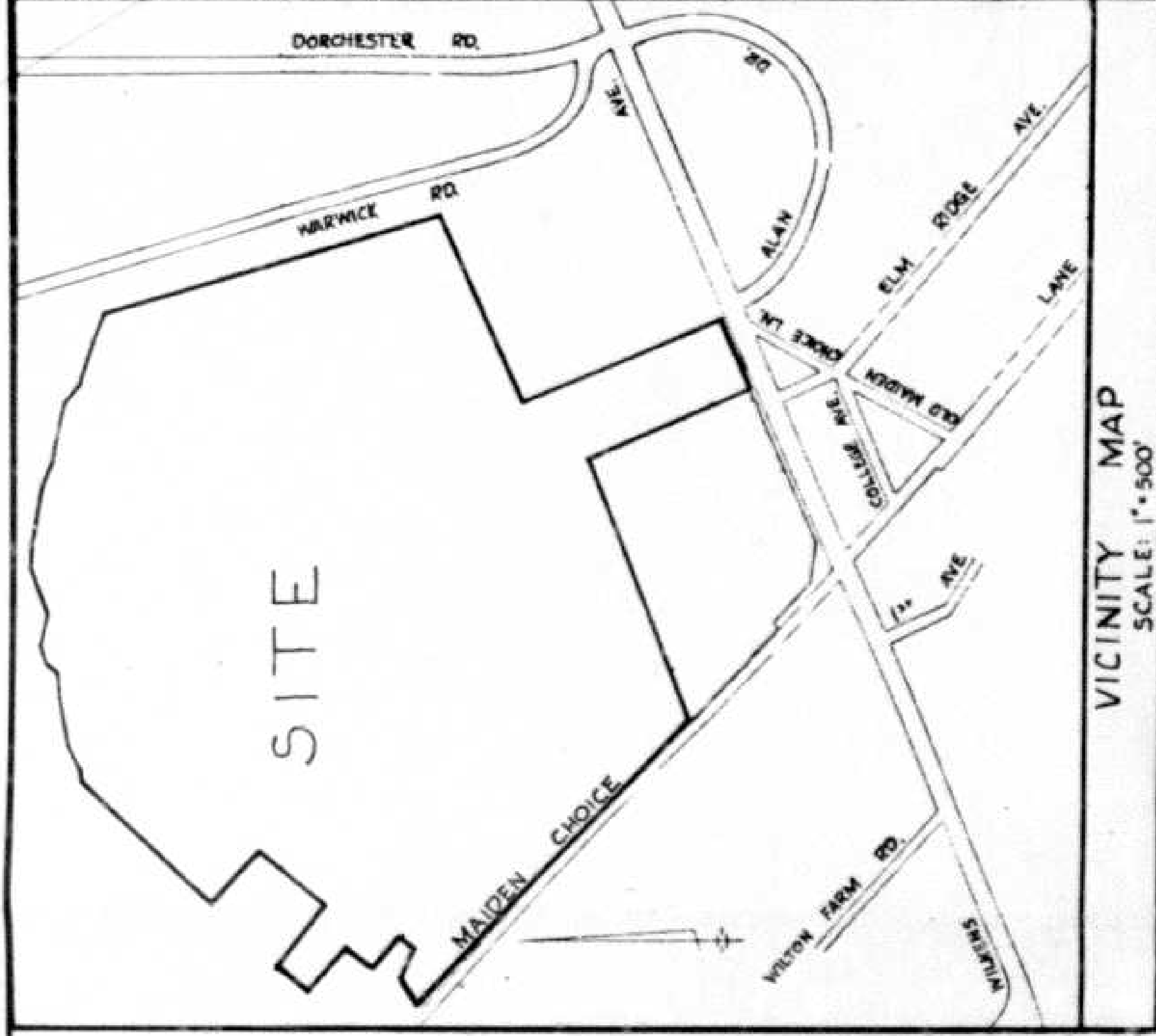
DATE _____

REVISIONS _____



PETITIONER'S EXHIBIT





COURSE	NO	BEARINGS & DISTANCES
1	174° 27' 17" E	35.05
2	173° 26' 14" E	20.68
3	171° 37' 40" E	40.01
4	167° 46' 26" E	100.40
5	150° 02' 50" E	100.78
6	119° 50' 23" E	47.28
7	119° 07' 47" E	94.39
8	117° 06' 41" E	17.54
9	115° 16' 35" E	92.75
10	114° 36' 25" E	94.07
11	113° 50' 59" E	24.30
12	112° 19' 12" E	24.19
13	95° 44' 03" E	49.85
14	91° 29' 37" E	90.16
15	78° 45' 11" E	16.09
16	70° 21' 05" E	32.03
17	74° 15' 44" E	98.59
18	115° 50' 43" E	97.37
19	58° 29' 47" E	27.56
20	52° 53' 59" E	48.62
21	32° 53' 40" E	48.75
22	52° 45' 59" E	49.07
23	541° 52' 43" E	43.73
24	597° 39' 31" E	11.05
25	577° 01' 32" E	24.11
26	503° 23' 47" E	51.65
27	565° 08' 39" E	41.48
28	530° 04' 50" E	70.84
29	535° 14' 33" E	27.90
30	548° 51' 17" E	30.27
31	549° 11' 05" E	53.93
32	522° 23' 20" E	35.02
33	580° 11' 16" E	65.81
34	574° 57' 34" E	100.22
35	577° 07' 45" E	50.54
36	529° 04' 16" E	71.9



OWNER
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BALTIMORE, MD. 21210

DEVELOPER
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711 MAIDEN CHOICE LANE
CATONSVILLE, MD. 21228



DAFT · McCUNE · WALKER INC.
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LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

**Master Land Use Plan
CHARLESTOWN**
1st Election District
Baltimore County, Maryland



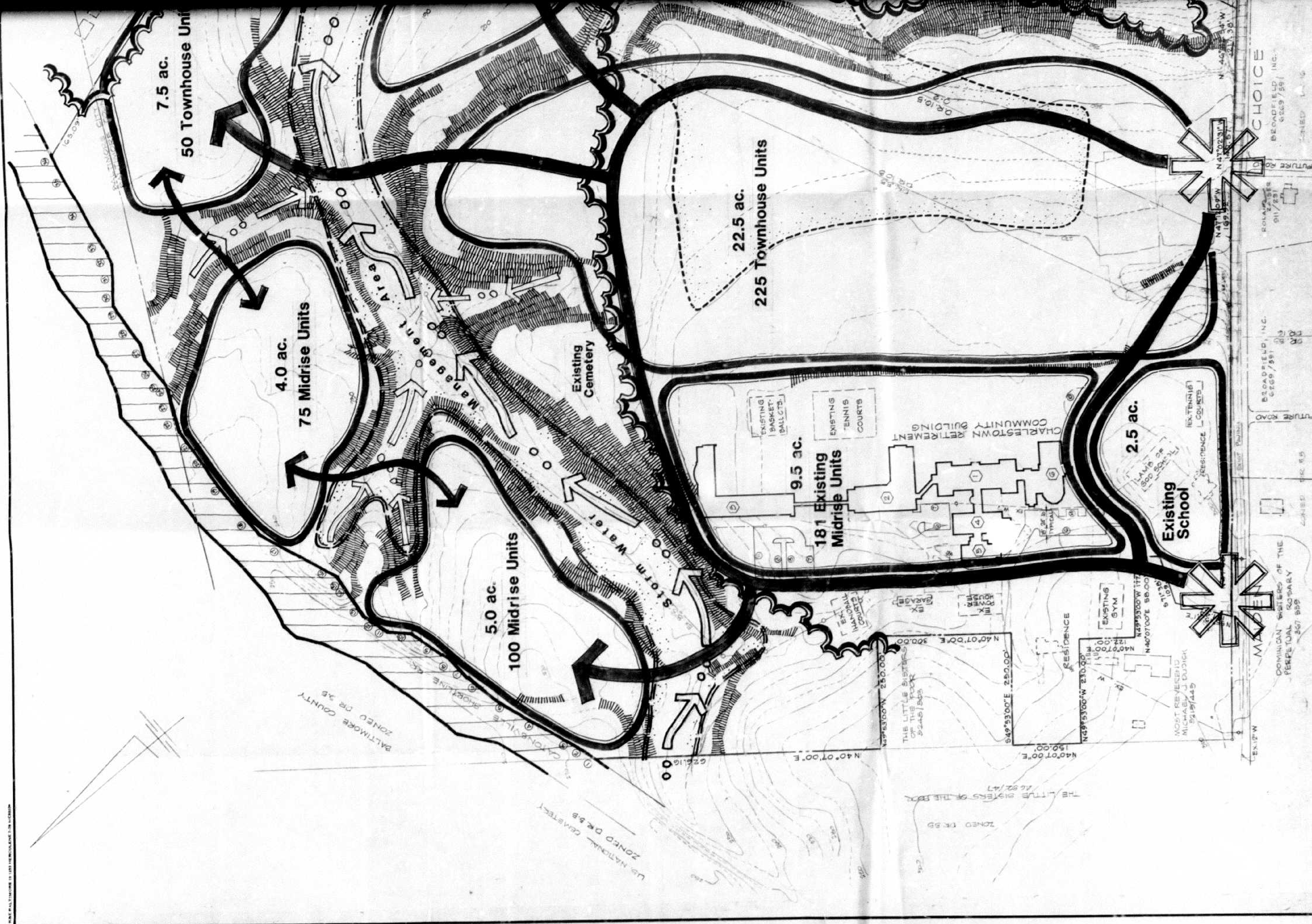
SCALE: 1"=100'
JOB ORDER NO.
02073
ISSUE DATE
JUNE 24, 1982

DATE	REVISIONS

Total area of site = 105.6538 acres ±.

Density Calculation		Acreage	x	Density	Units
Zoning		80.31 ±		5.2	77.29
BIO-1.5		16.36 ±	x	10.5	192.78
Total		135.66 ±	x		707.78

Number of Proposed Units	= 181
Midrise Units (existing)	= 75
Garden Apartment Units (proposed)	= 76
Townhouse Units	= 2/3
Total Units	= 707

Abandoned
Railroad R.O.W.

Total area of site = 105.6538 acres ±.

Density Calculation		
Zoning	Area	Density
DR10.5	80.31±	5.5
DR10.5	6.98±	10.5
0-2	18.36±	10.5
Total	105.65±	
		Units
		411.71
		73.29
		192.78
		707.78

Number of Proposed Units	= 181
Mid-rise Units (existing)	= 175
Garden Apartment Units	= 76
Townhouse Units	= 275
Total Units	= 707

Woods



Slopes 25%+

Primary Drainage Course

Approx. Flood Plain

Soil Constraint-- High Water Table or Subsoil Instability

**Soil Constraint--
Approx. Fill Area**

Conservation Area

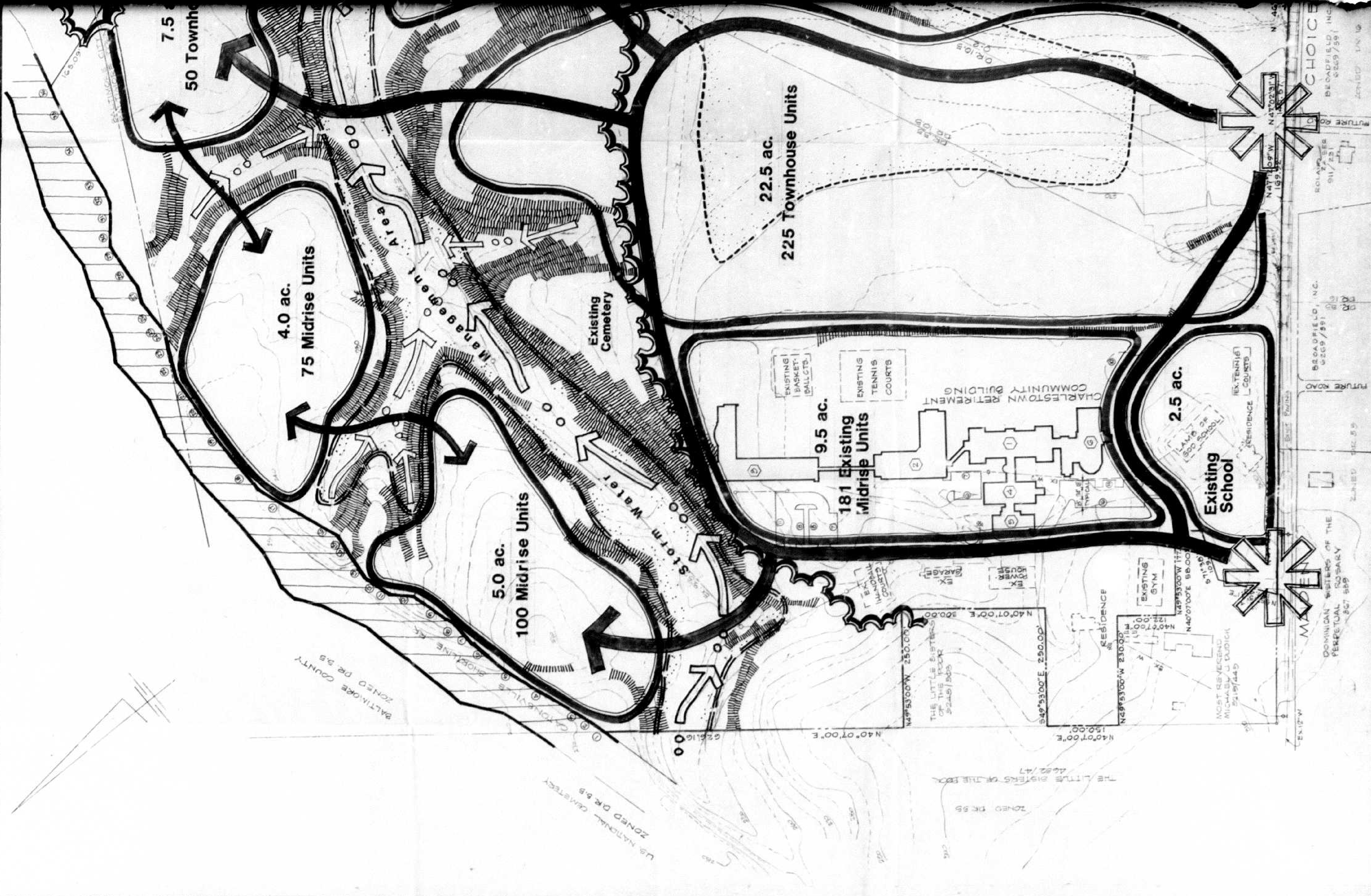
Buildable Area

**Prop. Vehicular
Access Point**

**Prop. Primary
Access Route**

**Prop. Secondary
Access Route**

Abandoned Railroad R.O.W.



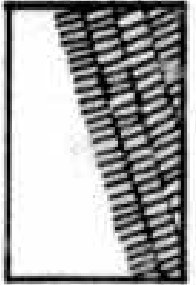
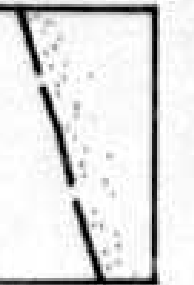
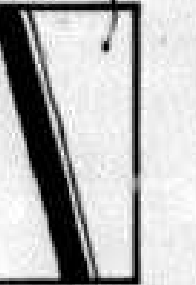
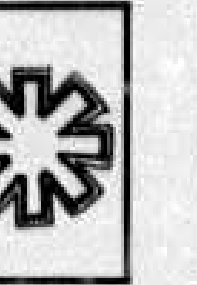
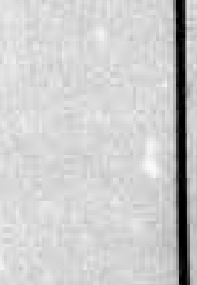
SITE DATA

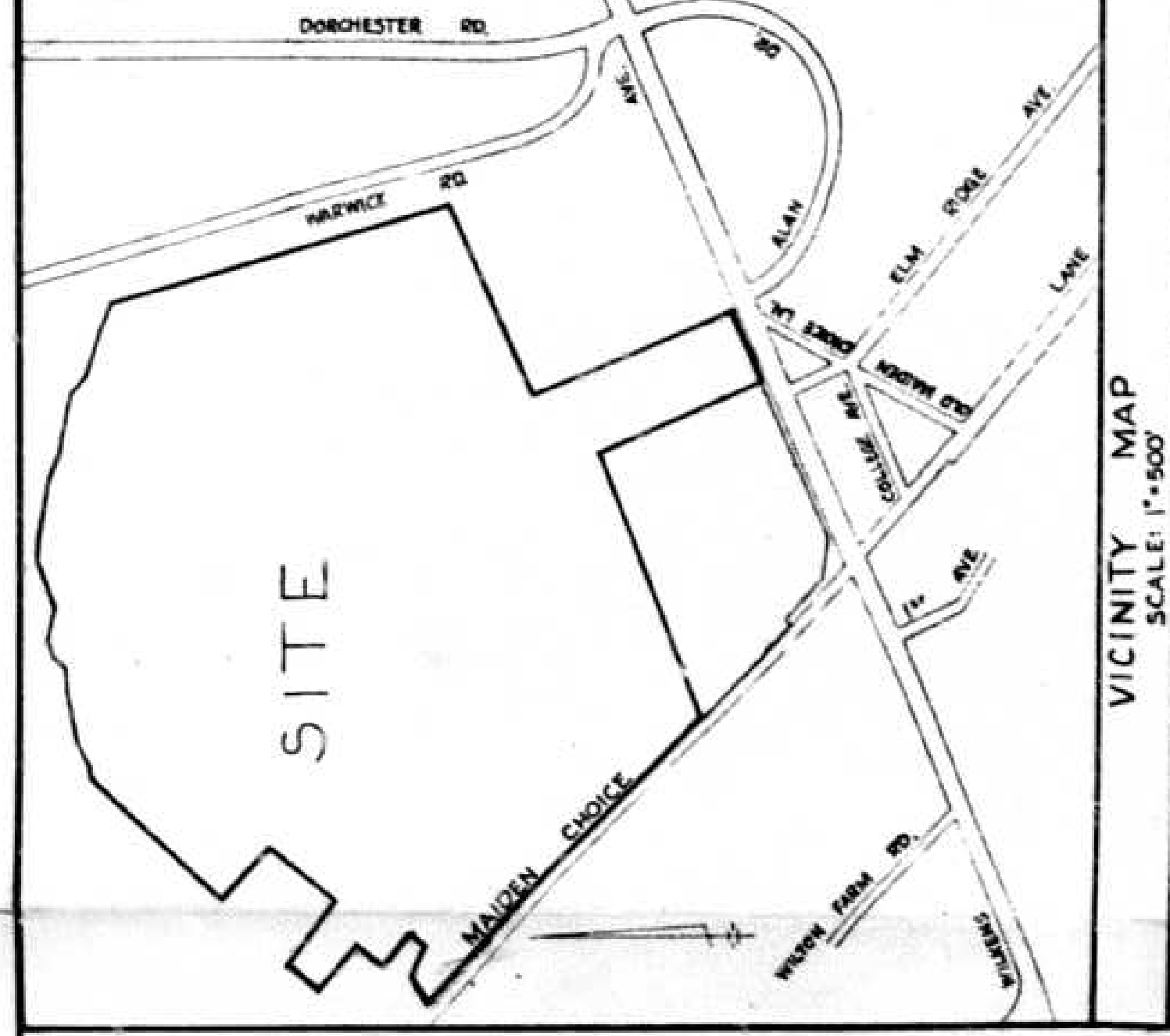
Total area of site = 105.6328 acres ±.

Density	Area	Units
0-2	18.281	181
10.5	87.351	707
Total	105.632	888

Number of Proposed Units:
Midrise Units (existing) = 181
Midrise Units = 176
Garden Apartment Units = 176
Townhouse Units = 275
Total Units = 707

LEGEND

-  Woods
-  Slopes 25%+
-  Primary Drainage Course
-  Approx. Flood Plain
-  Soil Constraint—High Water Table or Subsoil Instability
-  Soil Constraint—Approx. Fill Area
-  Conservation Area
-  Buildable Area
-  Prop. Vehicular Access Point
-  Prop. Primary Access Route
-  Prop. Secondary Access Route
-  Abandoned Railroad R.O.W.



COURSES		
NO	BEARING	DISTANCE
1	N 174° 27' 17" E	55.59
2	N 175° 26' 16" E	20.09
3	N 17° 31' 40" E	40.01
4	N 61° 45' 30" E	100.40
5	N 80° 02' 50" E	100.16
6	N 175° 50' 23" E	47.28
7	N 165° 57' 41" E	54.99
8	N 97° 06' 41" E	17.94
9	N 16° 16' 35" E	89.15
10	N 40° 58' 55" E	94.02
11	N 60° 50' 55" E	24.50
12	N 76° 19' 12" E	74.19
13	S 85° 44' 03" E	49.89
14	S 81° 29' 31" E	90.16
15	S 78° 45' 11" E	15.05
16	N 70° 21' 08" E	67.03
17	N 74° 15' 44" E	95.97
18	N 69° 50' 45" E	77.37
19	S 82° 29' 41" E	97.56
20	S 82° 55' 55" E	48.58
21	S 87° 53' 45" E	48.75
22	S 87° 48' 37" E	49.07
23	S 91° 53' 43" E	52.15
24	S 87° 15' 51" E	11.03
25	S 77° 01' 32" E	24.11
26	S 63° 25' 47" E	51.55
27	S 68° 08' 16" E	41.40
28	S 80° 02' 50" E	10.90
29	S 87° 12' 35" E	72.80
30	S 48° 51' 17" E	59.93
31	S 47° 11' 05" E	69.93
32	S 52° 23' 09" E	56.02
33	S 80° 11' 15" E	65.81
34	S 74° 51' 14" E	120.72
35	S 77° 09' 45" E	50.54
36	S 57° 04' 15" E	7.19

OWNER
ST. MARY'S SEMINARY UNIVERSITY
3400 ROLAND AVE.
BALTIMORE, MD 21210

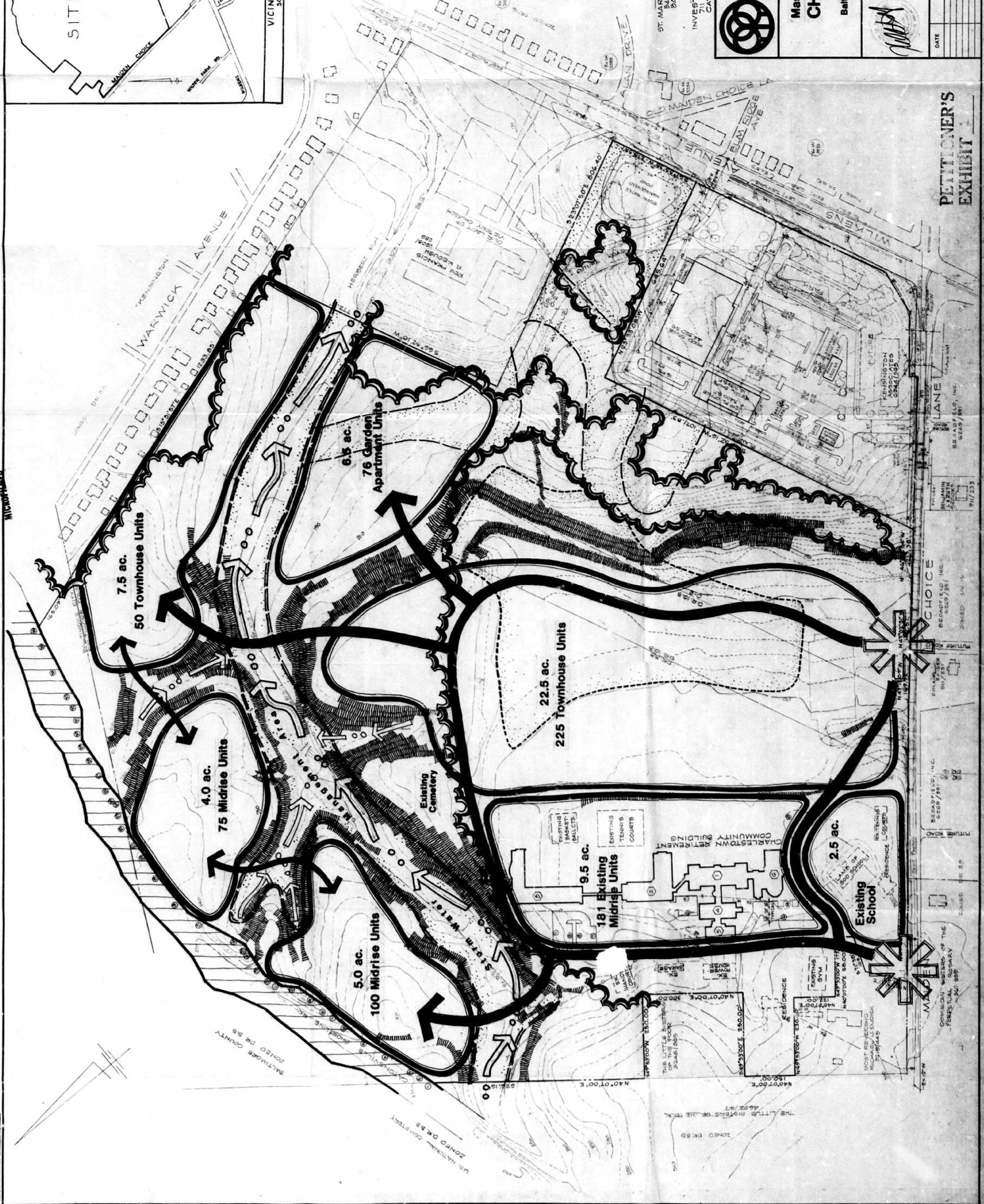
DEVELOPER
INVESTMENT PLANNING SERVICES
1000 E. BALTIMORE AVE.
CATONSVILLE, MD 21020

DAFT · McCUNE · WALKER INC.
CONSULTANTS
ENGINEERS
550 E. JOPPA ROAD
BALTIMORE, MD 21201
TELEPHONE (301) 296-3333

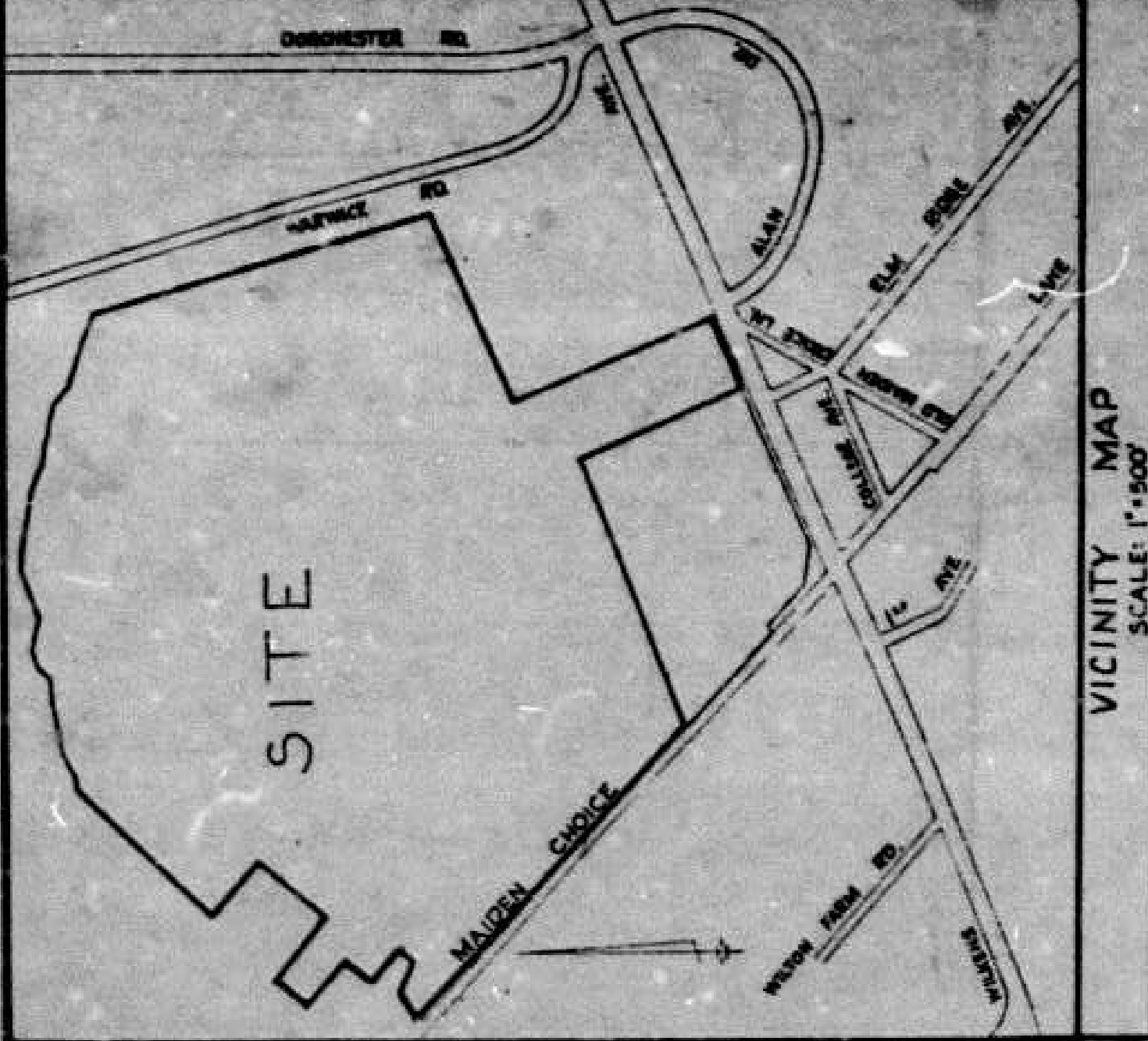
**Master Land Use Plan
CHARLESTOWN**
1st Election District
Baltimore County, Maryland

SCALE 1"=100'	JUNE 24, 1982
JOB ORDER NO. 02020	ISSUE DATE

DATE	REVISIONS



PETITIONER'S
EXHIBIT 1



VICINITY MAP
SCALE: 1"=100'



NO.	COORDINATES & DISTANCES
1	N 72° 37' 17" E 15.62'
2	N 73° 02' 12" E 20.68'
3	N 71° 37' 43" E 60.01'
4	N 67° 45' 16" E 100.40'
5	N 65° 07' 30" E 100.78'
6	N 65° 50' 25" E 47.98'
7	N 65° 57' 47" E 84.99'
8	N 67° 00' 41" E 17.94'
9	N 65° 16' 38" E 84.19'
10	N 65° 35' 15" E 94.08'
11	N 65° 30' 55" E 84.50'
12	N 62° 19' 07" E 34.19'
13	N 62° 44' 03" E 49.89'
14	S 01° 29' 37" E 90.16'
15	S 78° 49' 11" E 15.95'
16	N 70° 21' 08" E 82.03'
17	N 74° 16' 44" E 78.57'
18	N 87° 50' 49" E 78.57'
19	S 85° 29' 41" E 77.56'
20	S 85° 56' 57" E 44.46'
21	S 87° 33' 45" E 38.38'
22	S 87° 48' 37" E 48.97'
23	S 87° 57' 53" E 43.15'
24	S 87° 33' 37" E 118.92'
25	S 75° 01' 38" E 84.11'
26	S 89° 18' 47" E 81.68'
27	S 65° 08' 55" E 41.46'
28	S 57° 05' 40" E 10.46'
29	S 87° 16' 28" E 27.80'
30	S 48° 51' 17" E 84.97'
31	S 49° 11' 42" E 88.95'
32	S 52° 38' 00" E 86.48'
33	S 50° 11' 16" E 65.90'
34	S 74° 37' 32" E 103.81'
35	S 71° 07' 28" E 50.88'
36	S 69° 04' 22" E 7.13'

OWNER
ST. MARYS SEMINARY & UNIVERSITY
3400 BOLLARD AVE.
BALTIMORE, MD. 21210

DEVELOPER
INVESTMENT PLANNING SERVICES
71 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228

DAFT - MCCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
ENGINEERS
301 E. JOPPA ROAD
BALTIMORE, MD 21204
TELEPHONE: (301) 341-3333

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCES
PHASE I
CHARLESTOWN RETIREMENT
COMMUNITY BUILDING
FIRST ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1"=100'

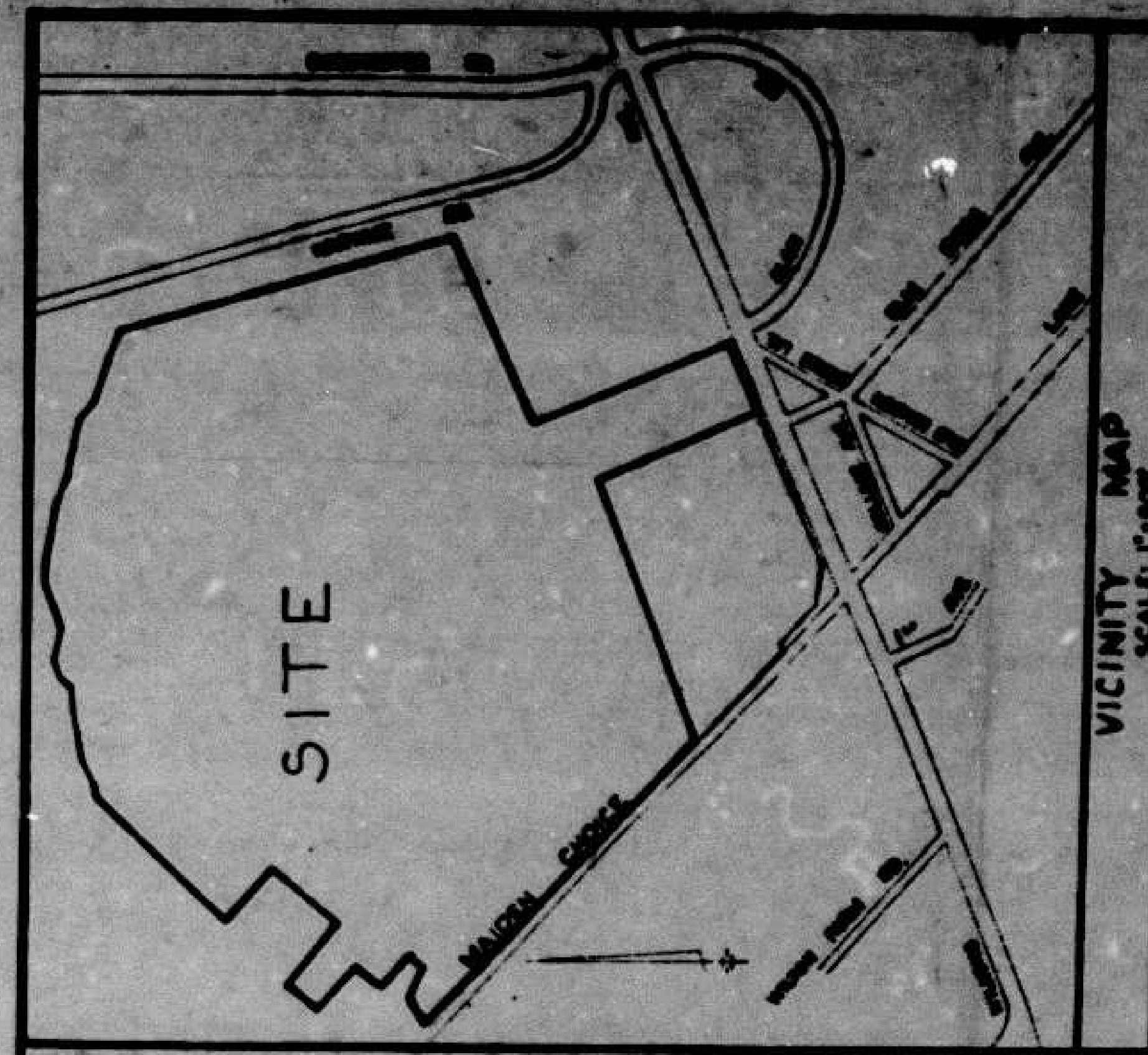
JUN 29 1982

DATE

REVISIONS

PETITIONER'S
EXHIBIT

RECORDED

[illegible]

OWNER
ST. MARYS SEMINARY & UNIVERSITY
5200 ROLAND AVE.
BALTIMORE, MD. 21210

DEVELOPER
INVESTMENT PLANNING SERVICES
711 MAIDEN CHOICE LANE
CATONSVILLE, MD 21226



DAVE • McCABE • WAUER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 297-3333

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCES

PHASE I
CHARLESTOWN RETIREMENT
COMMUNITY BUILDING
FIRST ELECTION DISTRICT BALTIMORE COUNTY, MD

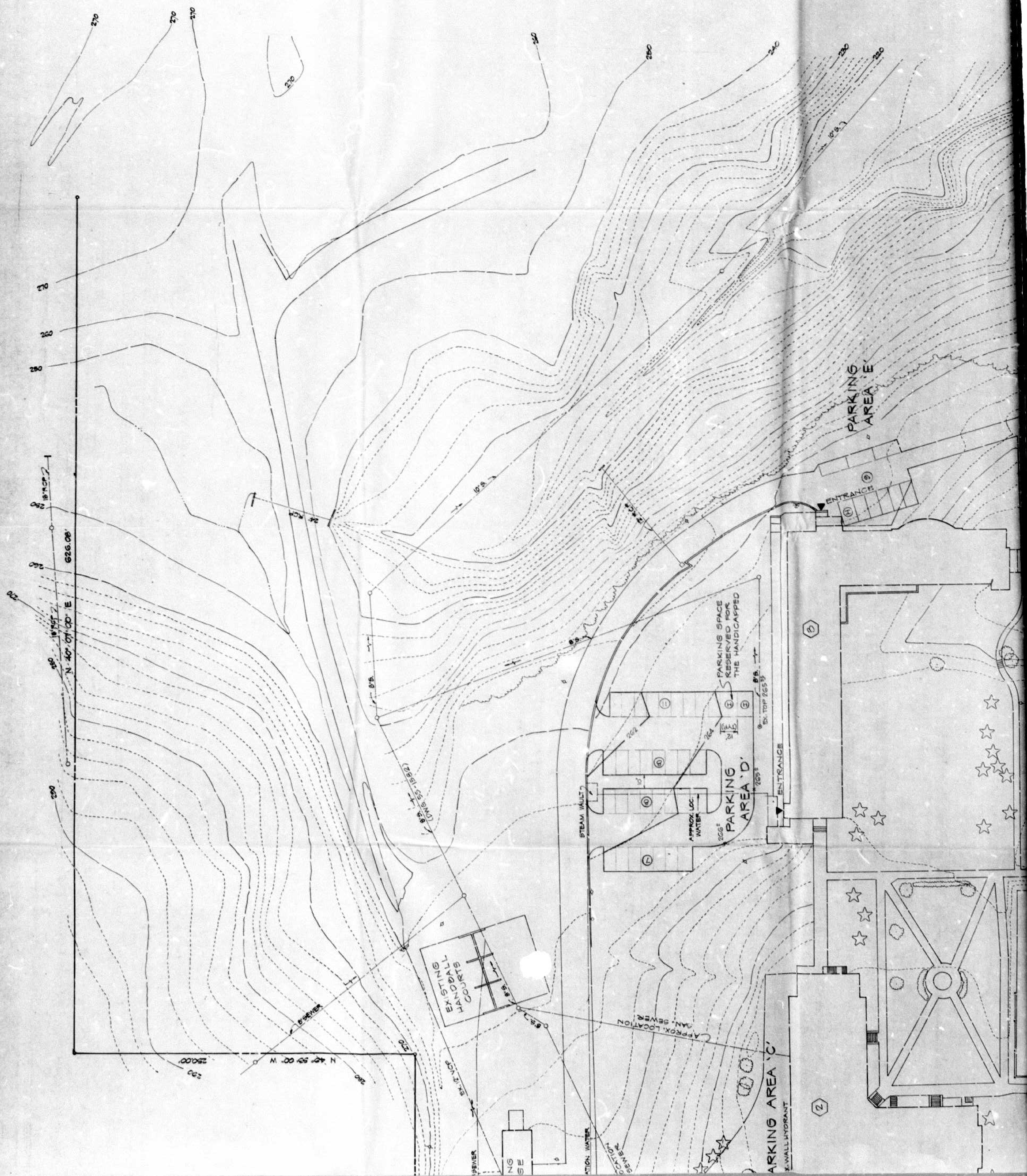
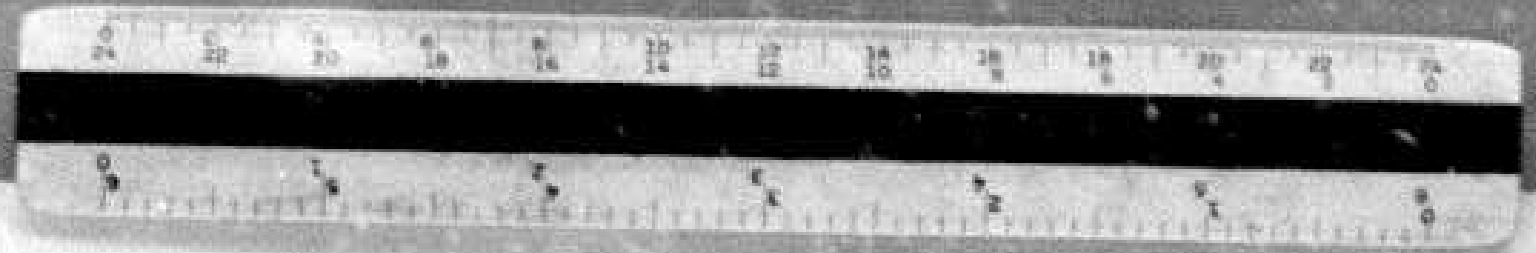
SCALE: 1"=100'
JOB ORDER NO. 02020
ISSUE DATE: JUNE 25, 1992

REVISIONS

DATE _____

**PETITIONER'S
EXHIBIT**





LANE

CHOICE

EXISTING
COMPOUND WATER
METER

EX. WATER
(APPROXIMATE LOCATION
OF EASEMENT)

EXISTING
GYMNASIUM

EXISTING
RESIDENCE

EXISTING
POWERHOUSE

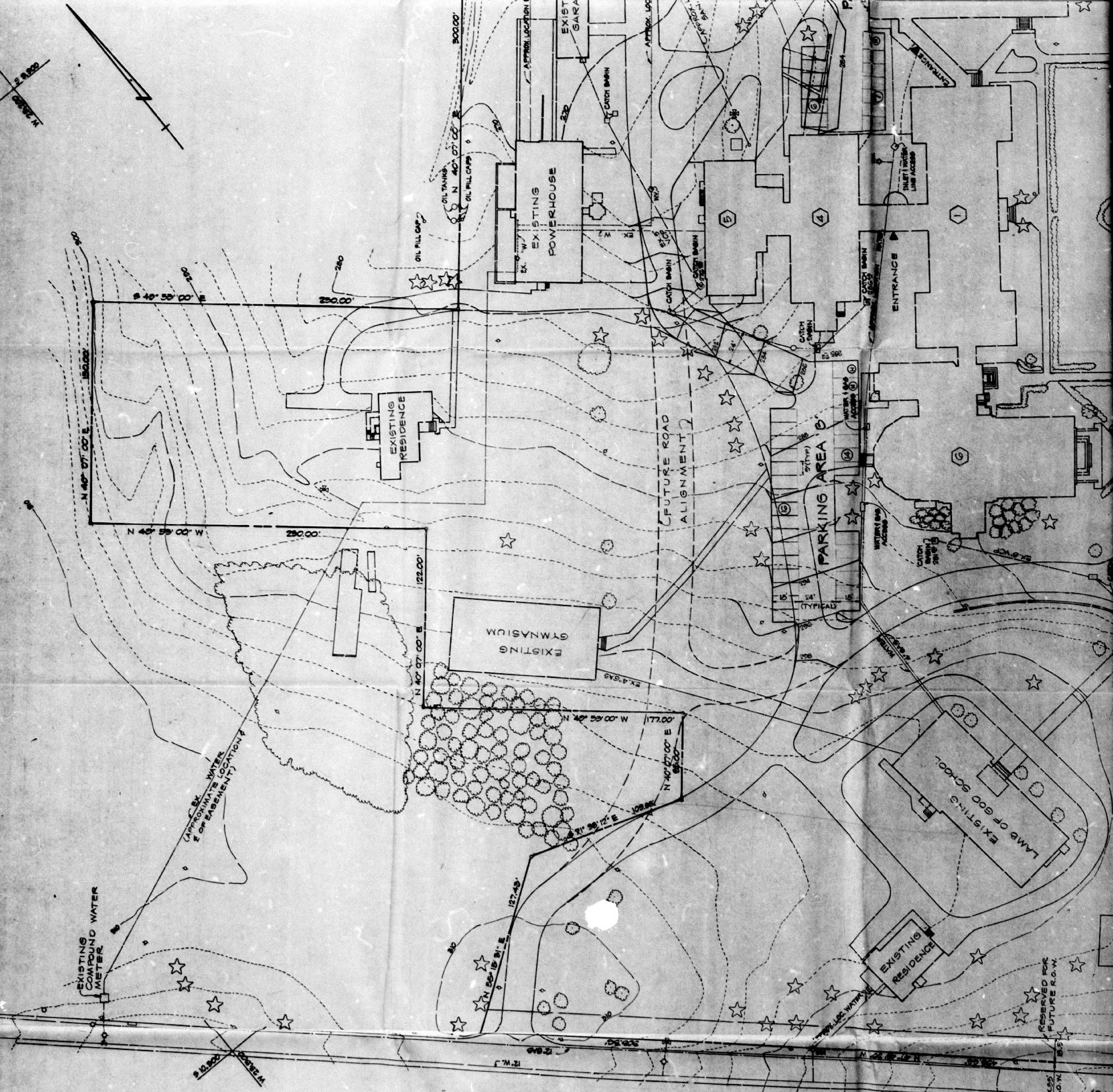
EXIST
GARA

PARKING AREA

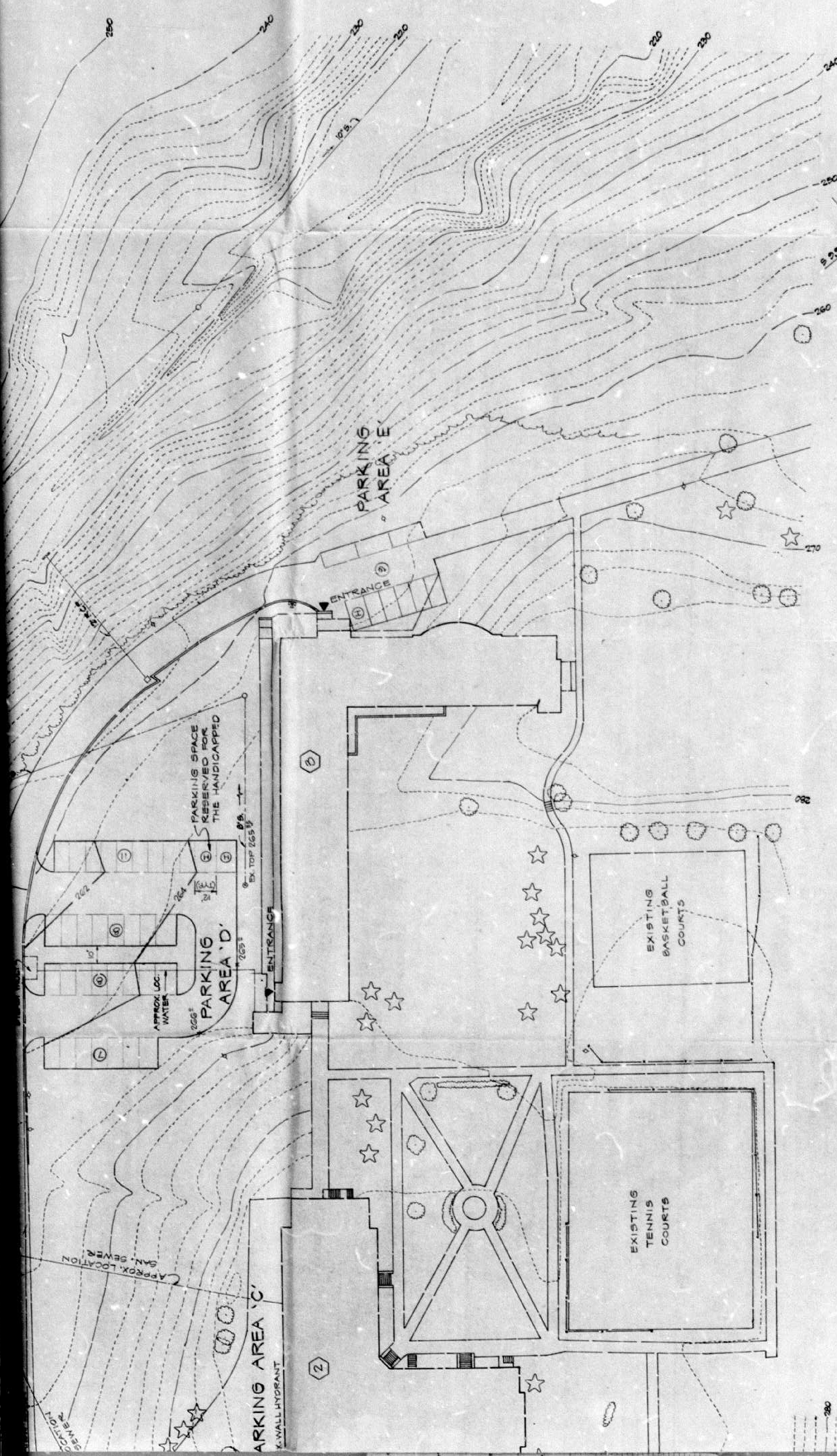
EXISTING
RESIDENCE

EXISTING
LAMB OF GOD SCHOOL

RESERVED FOR
FUTURE R.O.W.

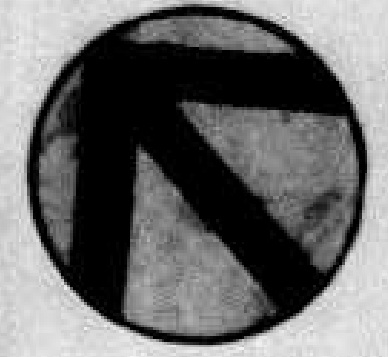
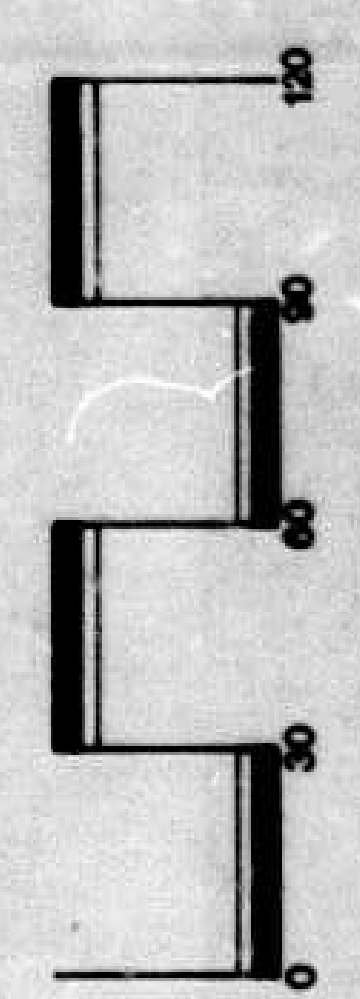






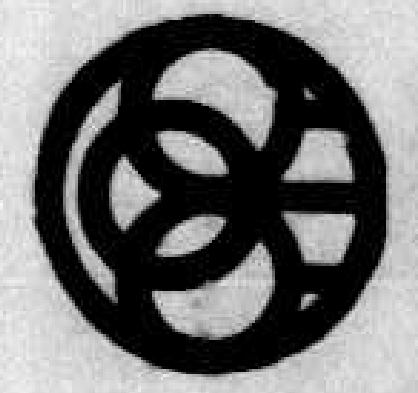
SITE PLAN

CHARLESTOWN



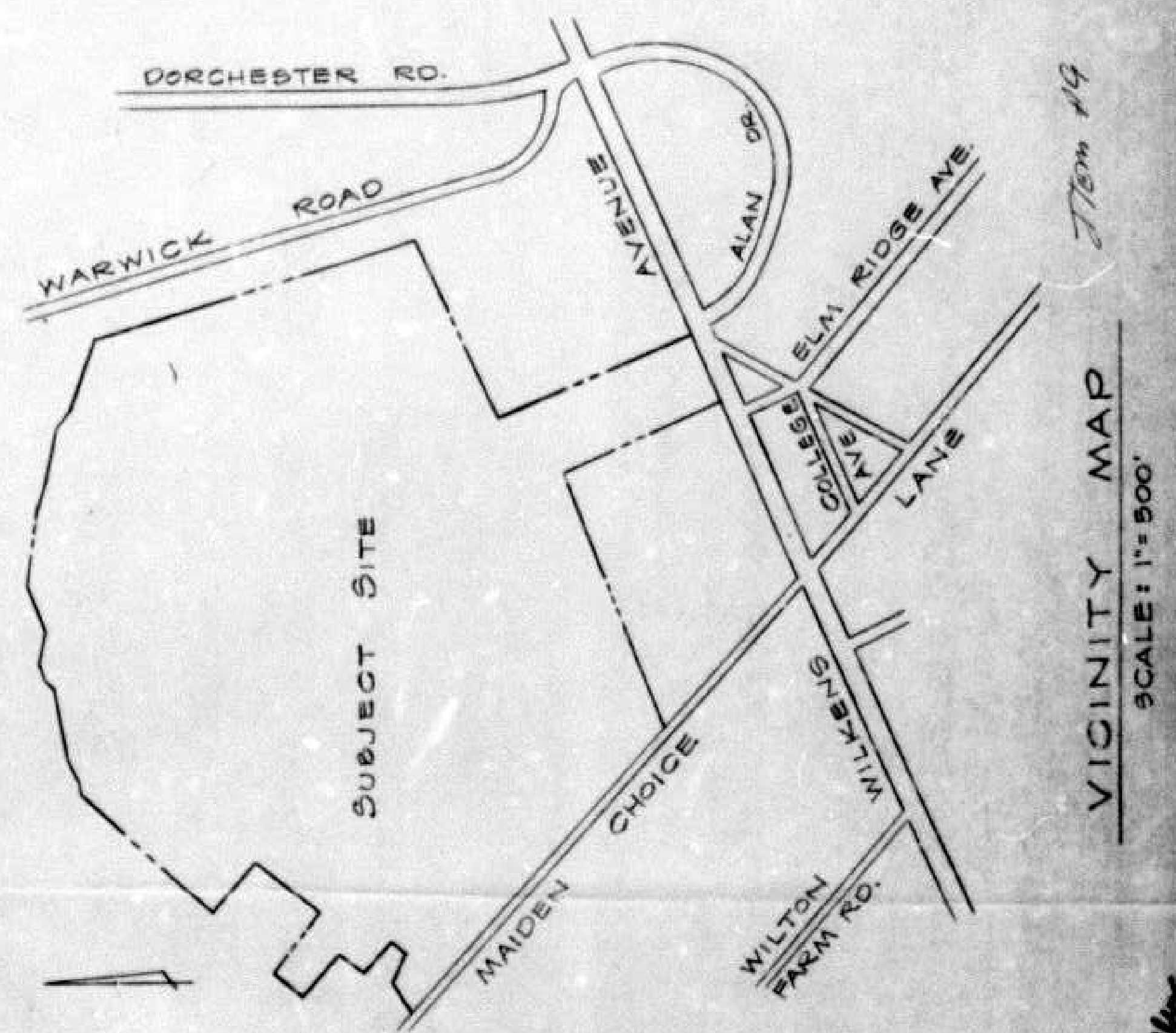
6-25-82

PREPARED BY:
DAFT-McCUNE-WALKER INC.
LANDSCAPE ARCHITECTS/ENGINEERS
296-3333



DEVELOPER:
INVESTMENT PLANNING SERVICES
711 MAIDEN CHOICE LANE · CATONSVILLE, MD. 21228
788-9490

PETITIONER
 EXHIBIT 3

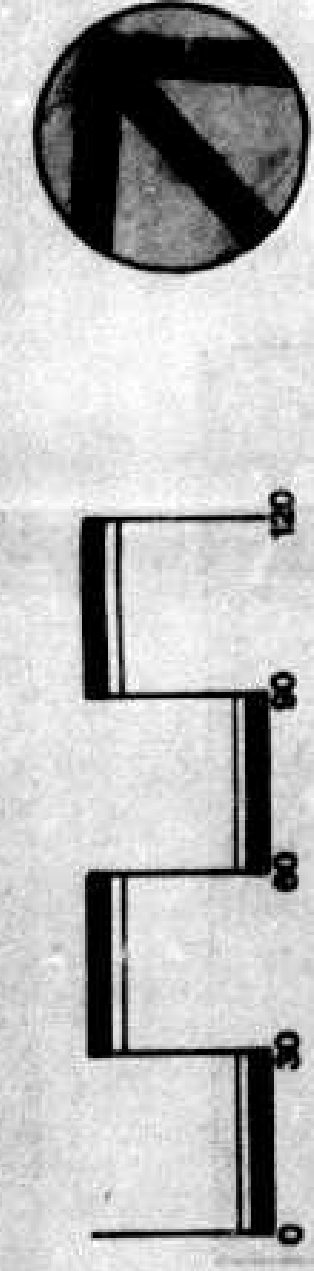


Robert P. Bradley

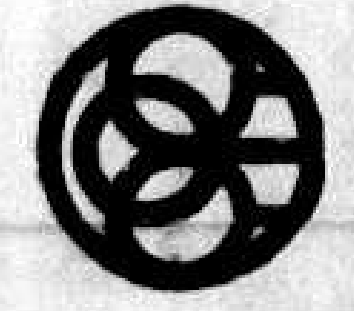


SITE PLAN

CHARLESTOWN



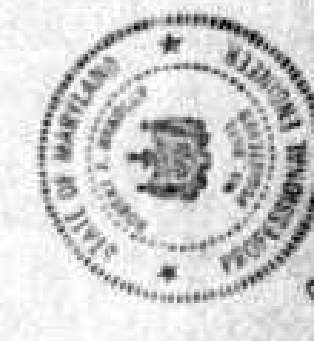
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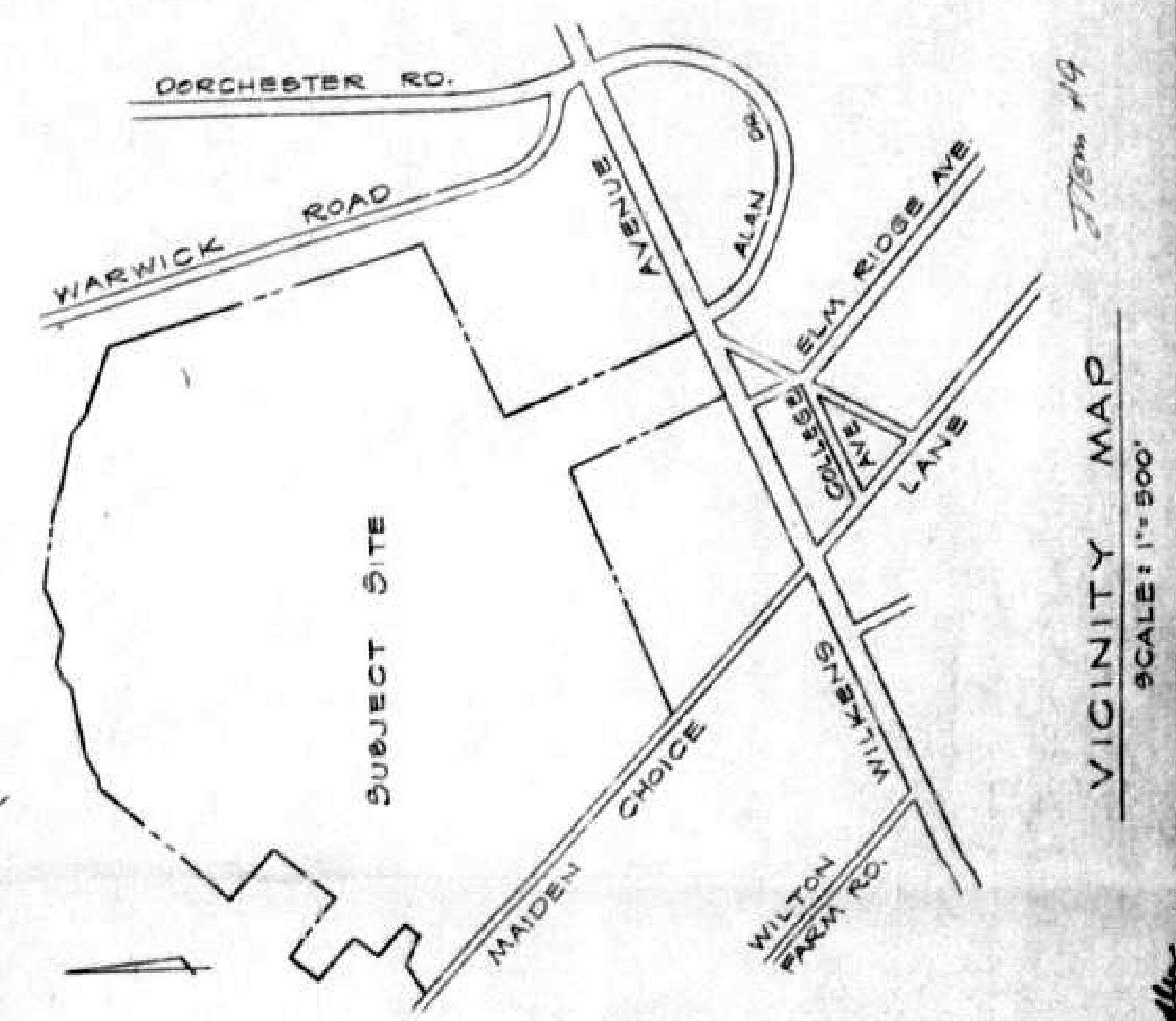
PREPARED BY:
DAFT-MCCUNE-WALKER INC.
LANDSCAPE ARCHITECTS/ENGINEERS
296-3333

DEVELOPER:

INVESTMENT PLANNING SERVICES
711 MAIDEN CHOICE LANE · CATONSVILLE, MD. 21228
788-9490

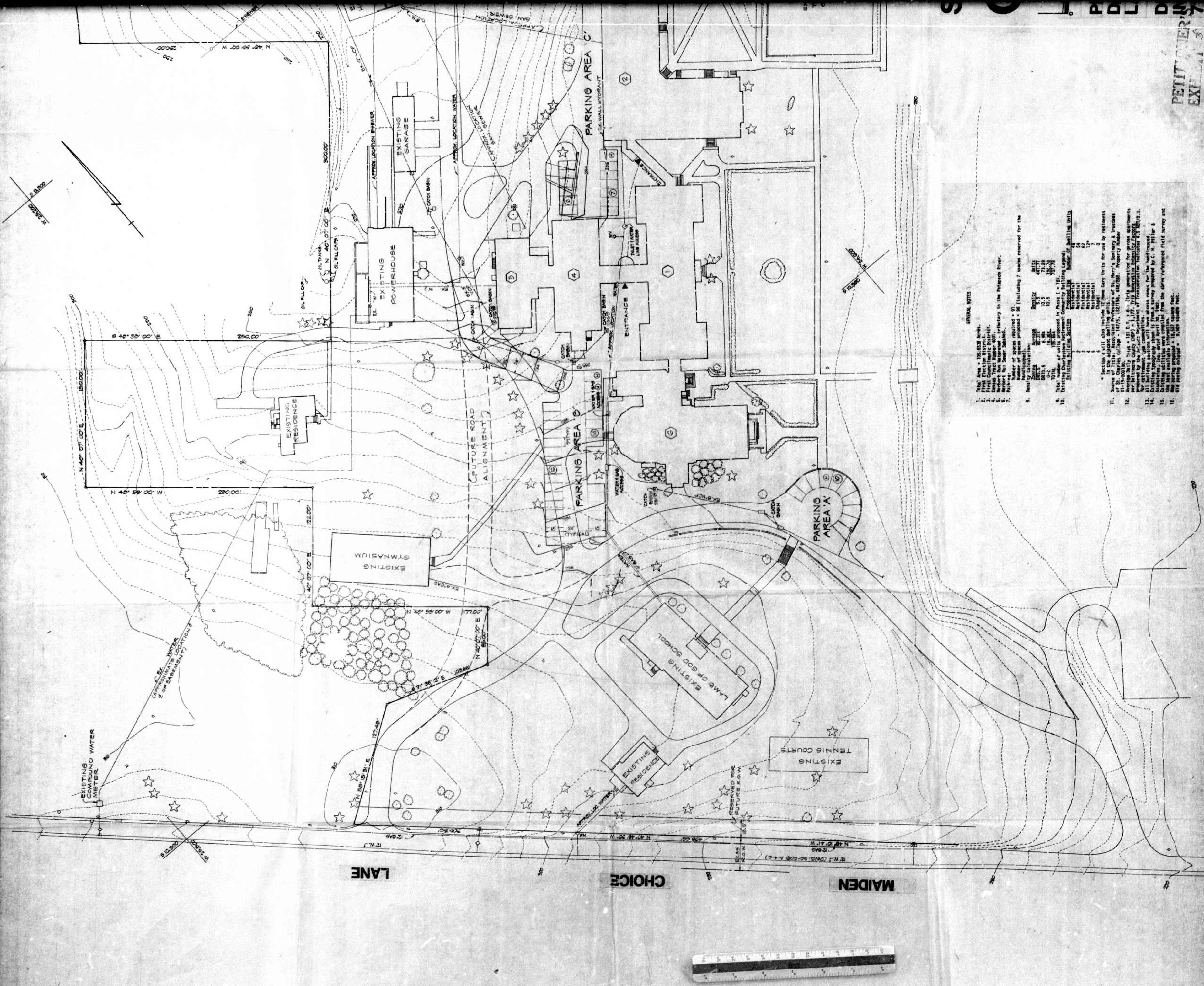


Robert F. Bradley



VICINITY MAP
SCALE 1"=500'

PETITIONER'S
EXHIBIT A



GENERAL NOTES

- Total Area = 105.633 Acres.
- First Election District.
- Second Election District.
- Third Election District.
- Fourth Election District.
- Fifth Election District.
- Sixth Election District.
- Seventh Election District.
- Eighth Election District.
- Ninth Election District.
- Tenth Election District.
- Eleventh Election District.
- Twelfth Election District.
- Thirteenth Election District.
- Fourteenth Election District.
- Fifteenth Election District.
- Sixteenth Election District.
- Seventeenth Election District.
- Eighteenth Election District.
- Nineteenth Election District.
- Twentieth Election District.
- Twenty-first Election District.
- Twenty-second Election District.
- Twenty-third Election District.
- Twenty-fourth Election District.
- Twenty-fifth Election District.
- Twenty-sixth Election District.
- Twenty-seventh Election District.
- Twenty-eighth Election District.
- Twenty-ninth Election District.
- Thirtieth Election District.
- Thirty-first Election District.
- Thirty-second Election District.
- Thirty-third Election District.
- Thirty-fourth Election District.
- Thirty-fifth Election District.
- Thirty-sixth Election District.
- Thirty-seventh Election District.
- Thirty-eighth Election District.
- Thirty-ninth Election District.
- Fortieth Election District.
- Forty-first Election District.
- Forty-second Election District.
- Forty-third Election District.
- Forty-fourth Election District.
- Forty-fifth Election District.
- Forty-sixth Election District.
- Forty-seventh Election District.
- Forty-eighth Election District.
- Forty-ninth Election District.
- Fiftieth Election District.
- Fifty-first Election District.
- Fifty-second Election District.
- Fifty-third Election District.
- Fifty-fourth Election District.
- Fifty-fifth Election District.
- Fifty-sixth Election District.
- Fifty-seventh Election District.
- Fifty-eighth Election District.
- Fifty-ninth Election District.
- Sixtieth Election District.
- Sixty-first Election District.
- Sixty-second Election District.
- Sixty-third Election District.
- Sixty-fourth Election District.
- Sixty-fifth Election District.
- Sixty-sixth Election District.
- Sixty-seventh Election District.
- Sixty-eighth Election District.
- Sixty-ninth Election District.
- Seventieth Election District.
- Seventy-first Election District.
- Seventy-second Election District.
- Seventy-third Election District.
- Seventy-fourth Election District.
- Seventy-fifth Election District.
- Seventy-sixth Election District.
- Seventy-seventh Election District.
- Seventy-eighth Election District.
- Seventy-ninth Election District.
- Eightieth Election District.
- Eighty-first Election District.
- Eighty-second Election District.
- Eighty-third Election District.
- Eighty-fourth Election District.
- Eighty-fifth Election District.
- Eighty-sixth Election District.
- Eighty-seventh Election District.
- Eighty-eighth Election District.
- Eighty-ninth Election District.
- Ninetieth Election District.
- Ninety-first Election District.
- Ninety-second Election District.
- Ninety-third Election District.
- Ninety-fourth Election District.
- Ninety-fifth Election District.
- Ninety-sixth Election District.
- Ninety-seventh Election District.
- Ninety-eighth Election District.
- Ninety-ninth Election District.
- One hundred Election District.