



Baltimore County
Department of Permits and
Development Management

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

October 28, 1997

Maryland Health and Higher Educational
Facilities Authority
36 South Charles Street
Baltimore, MD 21201

RE: Zoning Verification
The Friends Lifetime Care Center
of Baltimore, Inc. (Broadmead)
84.4281 Acre Parcel, East Side of
York Road at Thornton Mill Road
8th Election District

To Whom It May Concern:

A letter requesting the following confirmation was received from Mr. John P. Evans. This response is in the order presented. Based on the provided information and a review of county zoning records, staff has determined the following:

1. The subject property is located in a D.R.-10.5 ("Density, Residential") zone, although a portion of its parking lot is located in a M.L.R. ("Manufacturing Light, Restricted") zone.
2. There is an order and amended order for petitions for special exception, special hearing, and variances of the deputy zoning commissioner of which approves a special exception for the use of the property as a nursing home, and variances due to the overall length of the then existing and proposed structures.
3. There was no timely appeal of the order.
4. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #85-90-SPH, dated October 11, 1984, which approves a use permit for off street parking in a residential zone, under condition of compliance with the conditions set forth in Section 409.4 of the Baltimore County Zoning Regulations.
5. There was no timely appeal of the order.

Maryland Health and Higher Educational Facilities Authority
October 28, 1997
Page 2

6. There is an opinion and order for petitions for special hearing of the zoning commissioner of Baltimore County in case #86-367-SPH, dated April 16, 1986, which approves a use permit for parking, pond recreational use and gate house as accessory uses for the existing complex and as accessory uses of future residential development.
7. There was no timely appeal of the order.
8. If constructed in accordance with the approved zoning hearing plans, the subject property complies with the applicable zoning regulations.
9. There are no active zoning violations against the subject property.
10. If the improvements on the property are destroyed by casualty, under the applicable zoning law, within two years of the casualty loss, the improvements may be rebuilt to their current use.

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.

Sincerely,

John L. Lewis
Planner II
Zoning Review

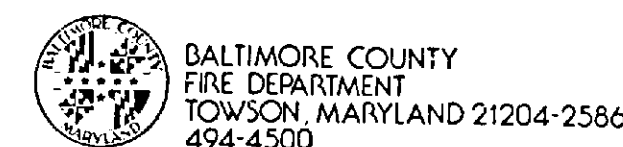
JLL:rye

c: zoning cases 85-90-SPH & 86-367-SPH

Enclosure



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



PAUL H. REINCKE
CHIEF

August 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Maryland Masonic Homes

Location: 2470' E. from c/l I-83, 1700' N. Shawan Road

Item No.: 25 Zoning Agenda: Meeting of 8/7/84

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.

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

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

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

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.

() 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.

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

REVIEWED BY: [Signature] 8/14/84 Noted and Approved: [Signature] 8/14/84
Planning Code Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: August 28, 1984

FROM: C. E. Burnham, Chief, Building Plans Review CSB

SUBJECT: Zoning Advisory Committee Meeting of August 7, 1984

Item #24 See Comments
Item #25 No Comments
Item #26 See Comments
Item #27 See Comments
Item #28 Standard Comment
Item #20 (Revised) See Comments

CSB/vw

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 2470' E of the :
Centerline of I-83, 1700' : OF BALTIMORE COUNTY
N of Shawan Rd., 8th District :
MARYLAND MASONIC HOMES, : Case No. 85-90-SPH
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to John H. Hessey, IV, Esquire, 1311 Fidelity Building, Baltimore, MD 21201, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman

IN RE: PETITION SPECIAL HEARING
Beginning 2,470' E of the
centerline of Interstate 83,
1,700' N of Shawan Road -
8th Election District
Maryland Masonic Homes,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-90-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing for a use permit for off-street parking in a residential zone, as more specifically shown on Petitioner's Exhibit 2.

The Petitioner, by its Deputy Grand Master, C. David Haacke, appeared and was represented by Counsel. Also appearing were Richard Abbott, a registered architect, and Richard Umbarger, a registered professional engineer. There were no Protestants.

Testimony indicated that Case No. 81-76-XA granted the Petitioner a special exception for a convalescent home, including domiciliary care, chapel, and ancillary uses. The subject property, located on Shawan Road, is zoned D.R.3.5, but is surrounded by the Hunt Valley Mall, zoned B.M., and by a myriad of office uses, hotels, and restaurants, zoned M.L.R., across the road.

The Petitioner is presently renovating an existing infirmary into 34 living units for the elderly, which would not include kitchen facilities. A dining room and banquet room will be used instead. The elderly who rent these units will be entirely ambulatory. Although there is sufficient on-site parking, there is ample room for parking on the site approved for the special exception, the existing parking is not close to the infirmary. There is also an area adjacent to the infirmary that could be utilized, but it would require the removal of existing screening and vegetation. For both aesthetic and

practical reasons, the Petitioner would like to add 29 parking spaces to the east of the site and adjacent thereto on property not included in the special exception which would not require much clearing. The 1.175-acre site is immediately adjacent to the infirmary and will allow for easy access by the elderly living in the units.

The Petitioner seeks relief from Section 409.4, pursuant to Sections 500.7 and 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same. See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is clear that the BCZR permit the parking area requested in a D.R. zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed off-street parking. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the

particular location described by Petitioner's Exhibit 2 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of October, 1984, that the Petition for Special Hearing for a use permit for off-street parking in a residential zone be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The conditions set forth in Section 409.4 must be complied with.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

ORDER RECEIVED FOR FILING

DATE: October 11, 1984
BY: [Signature]
Clerk of the Court

cc: John H. Hessey, IV, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE: October 11, 1984
BY: [Signature]
Clerk of the Court

85-90-SPH PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

A use permit for offstreet parking in a residential zone.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND KNOWN AS MARYLAND MASONIC HOMES (Ronnie Blink) (Type or Print Name) (Type or Print Name)

Signature _____ Signature _____

Address _____ Donald M. Jett (Type or Print Name)

City and State _____ Signature _____

Attorney for Petitioner: _____ Shaven Road 666-2222 Address Phone No. _____

John H. Hessey, IV (Type or Print Name) _____ Cockeysville, Maryland 21030 City and State _____

Signature _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____

1311 Fidelity Building _____ Edmunds & Hyde, Inc. Address _____

Baltimore, Maryland 21201 _____ Name _____

City and State _____ Attorney's Telephone No.: 301-539-3300 301-727-3944 Address Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 1984, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1984, at 10:15 o'clock AM.

Carl J. Jablon

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

85-90-SPH
1000 N
8th
of Shaven Road

85-90-SPH
1000 N
8th
of Shaven Road

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 18, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Maryland Masonic Homes
SUBJECT: No. 85-90-SPH

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1984

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

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

RE: Case No. 85-90-SPH (Item No. 25)
Petitioner - Maryland Masonic Homes
Special Hearing Petition

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.

In view of your client's proposal to construct an additional parking area adjacent to the existing development this hearing is required.

As you are aware, the existing development was the subject of a previous zoning hearing (Case #81-76-1A).

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEG:mcb

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

85-90-SPH

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 13th day of August, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Maryland Masonic Homes
Petitioner's Attorney: John H. Hessey, IV
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #25 (1984-1985)
Property Owner: Maryland Masonic Homes
2470' E. from centerline I-83, 1700' N.
Shaven Road
Acres: 1.175
District: 8th

Dear Mr. Jablon:

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:

As no public facilities are involved, this office has no comments.

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.

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.

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:ROP:SS



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassell
Administrator

August 15, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-7-84
ITEM: 25
Property Owner: Maryland Masonic Homes
Location: 2470' E. from centerline I-83, 1700' N. Shaven Road
Existing Zoning: D.R. 2
Proposed Zoning: Special Hearing to approve a use permit for offstreet parking in a residential zone.
Acres: 1.175
District: 8th
File: I-83, Masonic Home

Dear Mr. Jablon:

Although we have had serious problems with new development using the old nurses home entrance for access to Shaven Road, we have no objection to relocating the existing parking lot. If the existing lot is to be utilized in addition to the proposed lot, the additional traffic using the aforementioned entrance will compound the existing traffic problems.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John Meyers

CL:JM:vr

cc: Ms. S. Carrell
Mr. E.A. McDonough
Mr. C. Jones

My telephone number is (301) 659-1350
Telephonenumber for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

8-28-84

Re: Zoning Advisory Meeting of 8-7-84
Item # 25
Property Owner: Maryland Masonic Homes
Location: E of I-83
N of Shaven Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 174-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Site plan should show current conditions: existing street, utility, etc. A final landscape plan will be required as per the Landscape Manual standards. Designate landscaped parking for the plan.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

SEP 13 1984

9/13/84
10:00 - 12:00

The Grand Lodge of
Ancient Free and
Accepted Masons
Maryland
U.S.A.

Harvey T. Hopkins
Grand Master

Masonic Temple, Baltimore 21201
September 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Proposed Parking Lot
Maryland Masonic Homes/ Bonnie Blink
Variance

85-91-SPH

Dear Mr. Jablon:

We have been informed that the Hearing regarding the variance for the Proposed Parking Lot will be scheduled for the second week in October.

Assuming that approval is given then, it becomes very risky to install this parking lot from October to April because of weather. If this parking lot is not installed by October we are faced with a construction cost increase and opening of the facility without the parking area. The parking is not required but is being added in order to provide parking closer to the apartments for security and clear, level access for the elderly residents.

We would like to construct this parking lot now, in order to avoid the cold months to come. In doing so now, the Grand Lodge of Maryland would assume the responsibility for this lot (i.e. removal) pending the outcome of the Hearing.

Your consideration of our dilemma would be greatly appreciated. If you have any questions feel free to call.

Very truly yours,
Harvey T. Hopkins
Grand Master

HTH/LC

September 1984

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

NOTICE OF HEARING
RE: Petition for Special Hearing
Beg. 2470' E of c/l of I-83, 1700' N
of Shawan Road
Maryland Masonic Homes - Petitioner
Case No. 85-90-SPH

TIME: 10:15 A.M.
DATE: Monday, October 8, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Edmunds & Hyde, Inc.

Edmunds & Hyde, Inc.
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 131935

DATE: 7/26/84 ACCOUNT: R-01-615-000
AMOUNT: 100.00
RECEIVED FROM: Edmunds & Hyde, Inc.
FOR: Petition for Special Hearing #85-90-SPH
VARIANCE

017*****100601a 6264F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
444-3333

ARNOLD JABLON
ZONING COMMISSIONER

October 2, 1984

John V. Hessey, IV, Esquire
1311 Fidelity Building
Baltimore, MD 21201

RE: Petition for Special Hearing
Beg. 2470' E of c/l of I-83, 1700' N
of Shawan Road
Maryland Masonic Homes - Petitioner
Case No. 85-90-SPH

Dear Mr. Hessey:

This is to advise you that \$33.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,
Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134360

DATE: 10/8/84 ACCOUNT: R-01-615-000
AMOUNT: \$33.00
RECEIVED FROM: Hessey and Hessey
FOR: Advertising and Posting for Case No. 85-90-SPH
(Maryland Masonic Homes)

024*****33301a 4084F

VALIDATION OR SIGNATURE OF CASHIER

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
539 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350
111 JOHN STREET / WESTMINSTER, MD. 21167 (301) 848-1790
11 S. WASHINGTON STREET / EASTON, MD. 21607 (301) 822-5433

TRACT AREA 1.176 AC.

POINT OF BEGINNING
N 73° 13' 45" W
W 12° 25' 48" E

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION

BONNIE BLINK PHASE II
ELECTION DISTRICT #2 BALTIMORE CO., MD.

Signed this _____ day of _____ 19____

SCALE: 1" = 100' ft. = 1 inch

SURVEYOR AND CIVIL ENGINEER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-96-SPH

District: 8th Date of Posting: 9-28-84

Posted for: Special Hearing

Petitioner: Maryland Masonic Homes

Location of property: Beg. 2470' E of c/l of I-83, 1700' N of Shawan Road

Location of Signs: West side of Chesapeake Avenue, Opposite 75' north of Shawan Road

Remarks: S.G. Rente

Posted by: S.G. Rente

Number of Signs: 1

Date of return: 9-28-84

85-90-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 20, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 20, 1984.

THE JEFFERSONIAN,
Publisher

20.00

PETITION FOR SPECIAL HEARING
8th Election District

LOCATION: Beginning 2470 feet East of the centerline of I-83, 1700 feet North of Shawan Road

DATE AND TIME: Monday, October 8, 1984 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for offstreet parking in a residential zone.

Being the property of Maryland Masonic Homes _____ as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION OF 1.175 ACRE PARCEL TO
ACCOMPANY PETITION FOR SPECIAL EXCEPTION

Beginning for the same at a point 3150'± north and 1890'± east of the centerline intersection of Interstate 83 and Shawan Road and then north easterly 660.00' the coordinates of said point being North 73° 13' 45" and West 12° 25' 48", thence leaving said point of beginning and running the following courses and distances, viz: (1) North 24 degrees 07 minutes 47 seconds West 240.0 feet (2) North 65 degrees 52 minutes 13 seconds East 220.00 feet (3) South 24 degrees 07 minutes 47 seconds East 200.90 feet (4) Southwesterly by a line curving to the left with a radius of 1,200 feet for a distance of 89.12 feet (the arc of said curve being subtended by chord beginning South 39 degrees 51 minutes 55 seconds West 89.19 feet) and (5) South 65 degrees 52 minutes 13 seconds West 139.84 feet to the place of beginning.

CONTAINING 1.175 acres of land, more or less.

PETITION FOR SPECIAL HEARING
8th Election District

LOCATION: Beginning 2470 feet East of the centerline of I-83, 1700 feet North of Shawan Road

DATE & TIME: Monday, October 8, 1984 at 10:15 a.m.

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

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Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for offstreet parking in a residential zone.

Being the property of Maryland Masonic Homes _____ as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ATE OF PUBLICATION
85-90-SPH
11/13/84

THIS IS TO CERTIFY, that the annexed advertisement as published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the 1st publication appearing on the 19th day of Sept. 1984.

The TOWSON TIMES
M. J. J. J.

Cost of Advertisement: \$28.09

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
SEEDBED PREPARATION:
Loosen Upper 3 Inches of Soil by Raking, Discing, or other Accepted Means to Prepare Seeding.

SOIL AMENDMENTS

Apply 2 Tons Per Acre of Dolomitic Limestone (22 lbs./1,000 sq. ft.) and 600 lbs. Per Acre of 0-20-20 Fertilizer (14 lbs./1,000 sq. ft.) Harrow or Disc Lime and Fertilizer into Upper Three Inches of Soil. At Time of Seeding, Apply 400 lbs. Per Acre (2.2 lbs./1,000 sq. ft.) of 38-0-0 Ureaform Fertilizer and 500 lbs. Per Acre (11.5 lbs./1,000 sq. ft.) of 10-20-20 Fertilizer.

SEEDING

For the Periods March 1 thru April 30, and August 1 thru October 15, Seed with 60 lbs. Per Acre (1.4 lbs./1,000 sq. ft.) of Kentucky 31 Tall Fescue. For the Period May 1 thru July 31, Seed with 60 lbs. Kentucky 31 Tall Fescue Per Acre and 21 lbs. Per Acre (0.5 lbs./1,000 sq. ft.) of Weeping Lovegrass. During the Period of October 16 thru February 28, Protect Site by Option (1) 2 Tons Per Acre of Well Anchored Straw Mulch and Seed as soon as Possible in the Spring, Option (2) Use Sod, Option (3) Seed with 20 lbs./Acre Kentucky 31 Tall Fescue and Mulch with 2 Tons/Acre Well Anchored Straw.

MULCHING

Apply 1 1/2 to 2 Tons Per Acre (70 to 90 lbs./1,000 sq. ft.) of Unrotted Small Grain Straw immediately After Seeding. Anchor Mulch immediately After Application Using 200 Gallons Per Acre (5 Gallons/1,000 sq. ft.) of Emulsified Asphalt on Flat Areas. On Slopes 3 feet or higher, Use 348 Gallons Per Acre (8 Gallons/1,000 sq. ft.) for Anchoring.

MAINTENANCE

Inspect All Seeded Areas and Make Necessary Repairs, Replace mulch, and Reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION

Loosen Upper 3 Inches by Discing, Raking, or other Accepted Means.

SOIL AMENDMENTS

Apply 600 lbs. Per Acre (15 lbs./1,000 sq. ft.) of 10-20-20 Fertilizer.

SEEDING

For Periods March 1 thru April 30, and from August 15 thru November 15, Seed with 2 1/2 Bushels Per Acre (3.2 lbs./1,000 sq. ft.) of Annual Ryegrass. For the Period May 1 thru August 14 Seed with 3 lbs./Acre (0.07 lbs./1,000 sq. ft.) of Weeping Lovegrass.

MULCHING

Apply 1 1/2 to 2 Tons Per Acre (70 to 90 lbs./1,000 sq. ft.) of Unrotted Small Grain Straw immediately After Seeding. Anchor Mulch immediately After Application Using 200 Gallons Per Acre (5 Gallons/1,000 sq. ft.) of Emulsified Asphalt on Flat Areas. On Slopes 3 feet or higher, Use 348 Gallons Per Acre (8 Gallons/1,000 sq. ft.) for Anchoring.

SODDING NOTES

FINAL GRADING

Any Undulations or Irregularities in the Surface Resulting from Fertilization, Liming, Tilling, or Other Causes shall be Levelled Prior to Sodding. Flooded, Washed Out, or Other wise Damaged Area shall be Reconstructed with all Grades Re-established by the Contractor in Accordance with the Drawings and/or Applicable Specifications.

CLEAN-UP

Prior to Sodding the Surface shall be Cleared of All Trash, Debris and Stones Larger than 1/2" Diameter and of All Roots, Brush, Wire, Grade Stakes and Other Objects that Would Interfere with Planting or Maintenance Operations.

SOD

Sod shall be Kentucky 31 Tall Fescue (80%) and Kentucky Bluegrass (20%) and should have a Compact Root Mat to Insure Mechanical Strength and Early, Firm Anchoring to Soil Surface. Cultivated Sod only is to be Used. Sod should be free of Weeds and Undesired Grasses, Weeds, Grasses, and should be of Uniform Thickness, Approximately 1" Only. Moist, Fresh Sod shall be Used. Full or Tramp Sod immediately Following Placement to Insure Solid Contact of Root Mat and Soil Surface.

GENERAL NOTES

1. Refer to USDA Soil Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas for Standard Details and Detailed Specifications of each Practice Specified Herein.

2. With the Approval of the Sediment Control Inspector, minor field adjustments can and will be made to insure the control of any sediment. Changes in Sediment Control practices require prior approval of the Sediment Control Inspector and the Baltimore County Soil Conservation District.

3. At the End of Each Working Day, All Sediment Control Practices will be Inspected and Left in Operational Condition.

4. Any Disturbed Earth Left Idle for Periods Exceeding 30 Days shall be Stabilized According to Temporary Stabilization Specifications.

5. Any Change to the Grading Proposed on this Plan Requires a Submission to Baltimore County Soil Conservation District for Approval.

6. Dust Control will be provided for all disturbed areas. Refer to USDA Soil Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas, pp 62.01 and 62.02 for acceptable methods and specifications for dust control.

7. Any variation from the sequence of operations stated on this plan requires the approval of the Sediment Control Inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

8. Total Area of Tract = 256,928 sq. ft.

9. Total Disturbed Area is 10,150 sq. ft.

SODDING NOTES (CONTINUED)

INSTALLATION

Moistening the Soil During Periods of High Temperature and After All Unevenness in the Soil Surface has been Corrected, the Soil shall be Lightly Irrigated Immediately Prior to Laying the Sod.

Starter Strip: The First Row shall be Laid in a Straight Line with Subsequent Rows Placed Parallel to and Tightly Against Each Other. Lateral Joints shall be Staggered to Promote More Uniform Growth and Strength. Care shall be Exercised to Insure that the Sod is not Stretched or Overlapped and that All Joints are Tightly Butted in order to Prevent Voids which would Cause Air Drying of Roots.

Sloping Surfaces: On Sloping Areas where Erosion may be a Problem, Sod shall be Laid in Staggered Joints and Secured by Tamping, Pegging or other Approved Methods.

Watering and Mowing: Contractor shall Water Sod immediately after Installation to Prevent Excessive Drying. Progress of Work as Sodding Completed in any one Section, the Entire Area shall be Watered in shall then be Thoroughly Irrigated to a Depth Sufficient that the Underside of the New Sod Sod and the Soil immediately Below the Sod are Thoroughly Wet.

MAINTENANCE

Watering: First Week: Soil on 3rd Face shall be kept Moist at All Times in the Absence of Adequate Rainfall. Watering shall be Performed Daily as often as Necessary During the First Week and in Sufficient Quantities to Maintain Moist Soil to a Depth of at Least 4". Watering should be Done During the Heat of the Day to Help Prevent Wilting.

Second and Subsequent Weeks: The Sod shall be Watered as Required to Maintain Adequate Moisture in the Upper 4" of Soil Necessary for Promotion of Deep Root Growth.

Mowing: The First Mowing shall not be Attempted until the Sod is firmly Rooted and Securely in Place. Not More than 1/3 of the Grass Leaf shall be Removed by the Initial Cutting or Subsequent Cuttings. Grass Height shall be Maintained Between 1 1/2" and 2", Unless Otherwise Specified.

RESPONSIBLE PERSONNEL CERTIFICATION

"I/We hereby Certify that any Responsible Personnel Involved in the Construction Project will have a Certificate of Attendance of a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion Before Beginning the Project."

ENGINEER'S CERTIFICATION

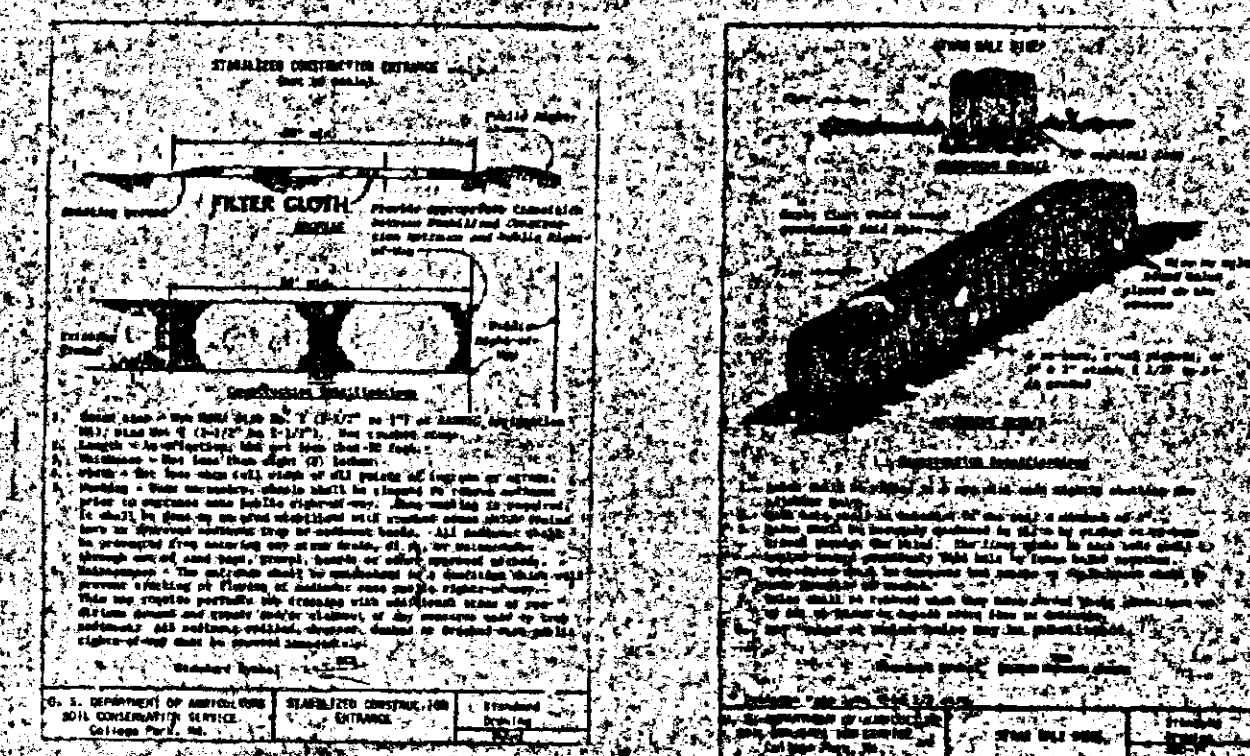
"I/We hereby Certify that the Plan of Development and Plan of Soil and Erosion Control Meet the Requirements, Standards and Specifications of the Soil Conservation District."

OWNER'S CERTIFICATE

"I hereby Certify that Land Clearing and Construction will be Completed Pursuant to this Plan."

SEQUENCE OF OPERATIONS

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS AND LICENSES, SEDIMENT CONTROL INSPECTOR AT LEAST 48 HOURS BEFORE ANY WORK BEGINS.
2. CLEAR AND DRUM AREAS DESIGNATED FOR SEDIMENT CONTROL DEVICES.
3. INSTALL SEDIMENT CONTROL DEVICES AND CLEAR REMAINING AREA AS REQUIRED.
4. GRADE SITE AND INSTALL UTILITIES. PROVIDE INLET PROTECTION.
5. BEGIN BUILDING ADDITION CONSTRUCTION.
6. PLACE STONE SUBBASE IN AREAS TO BE PAVED AND STABILIZE ALL AREAS THAT HAVE REACHED FINAL GRADE THAT ARE NOT TO BE PAVED.
7. PAVE ALL AREAS SHOWN ON PLAN AND COMPLETE BUILDING CONSTRUCTION.
8. AFTER RECEIVING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE THESE AREAS AS REQUIRED.



SEDIMENT AND EROSION CONTROL PLAN

FOR PROPOSED IMPROVEMENTS TO

BONNIE BLINK

PHASE II ADDITIONS

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD. 21030

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

2015 BELAIR ROAD BALTIMORE, MD. 21206

301.586-1701

111 JOHN STREET / WASHINGTON, MD. 21101 / 301.586-2200

126 WASHINGTON STREET / BAYTON, MD. 21034 / 301.586-2200

126 WASHINGTON STREET / BAYTON, MD. 21034 / 301.586-2200

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126 WASHINGTON STREET / BAYTON, MD. 21034 / 301.586-2200

EDMUNDS & HYDE, INC.

Architects, Planners
1025 South Park Street
Baltimore, Maryland 21202
301-727-3944

consultants:

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

L.P.J. 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:

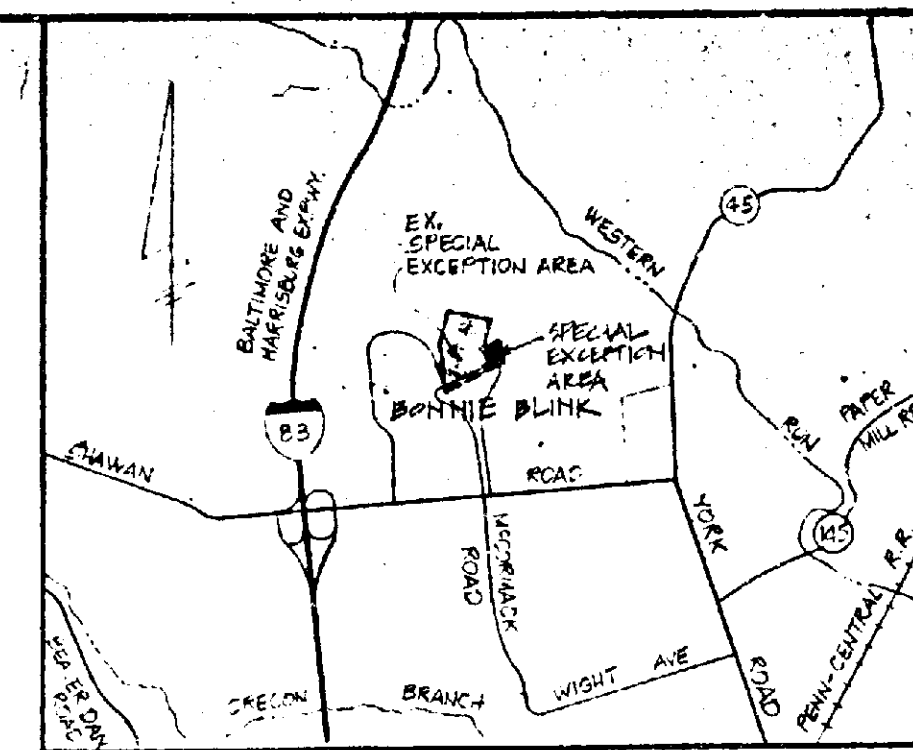
bonnie blink
phase II

commission: 82067

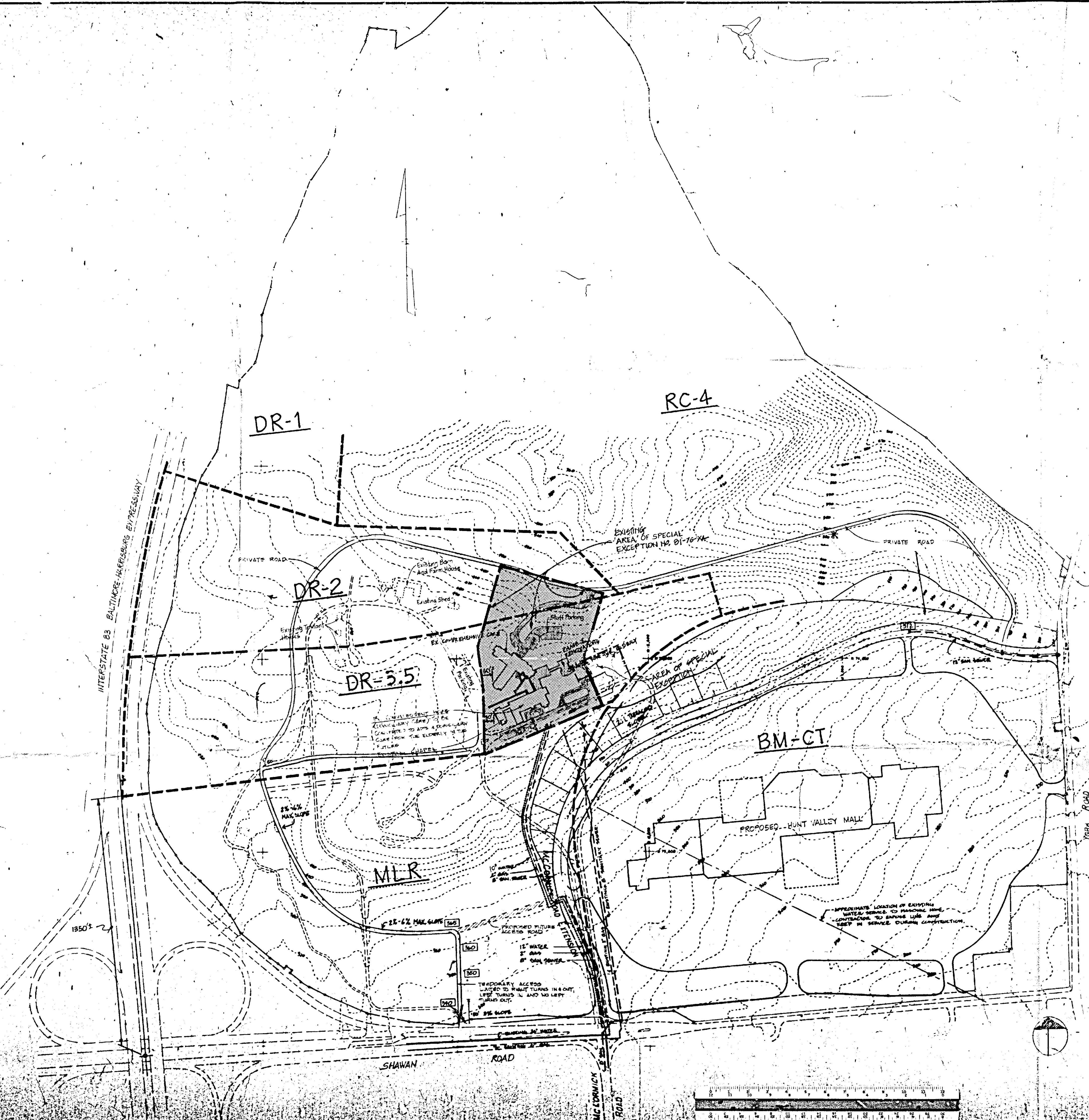
date: JUNE 1983

drawing:
PART PLAN
AND DETAILS

scale: as noted



LOCATION FLAN
Scale: 1"=2000'



PETITIONER'S
EXHIBIT 1

AUG 13 1980
REVISED PLANS
#2

EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.

EDMUNDS & HYDE, INC.
Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301 727-3944

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-GRISCOM ASSOC.
Food Service Consultants
11301 Seven Locks Rd.
Pottomac, Maryland 20854

EVANS, HAGAN & HOLDEFER, INC.
Engineers, Land Planners,
& Surveyors
8013 Belair Rd.
Baltimore, Md. 21236

project:
bonnie blink
PHASE I
HEALTH CARE BLDG.

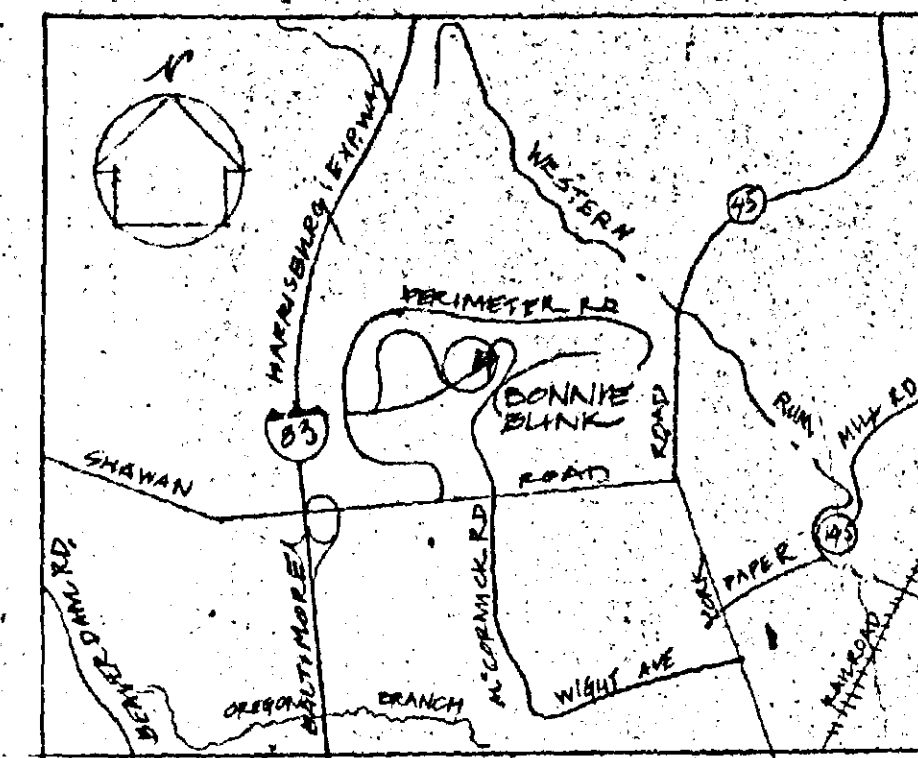
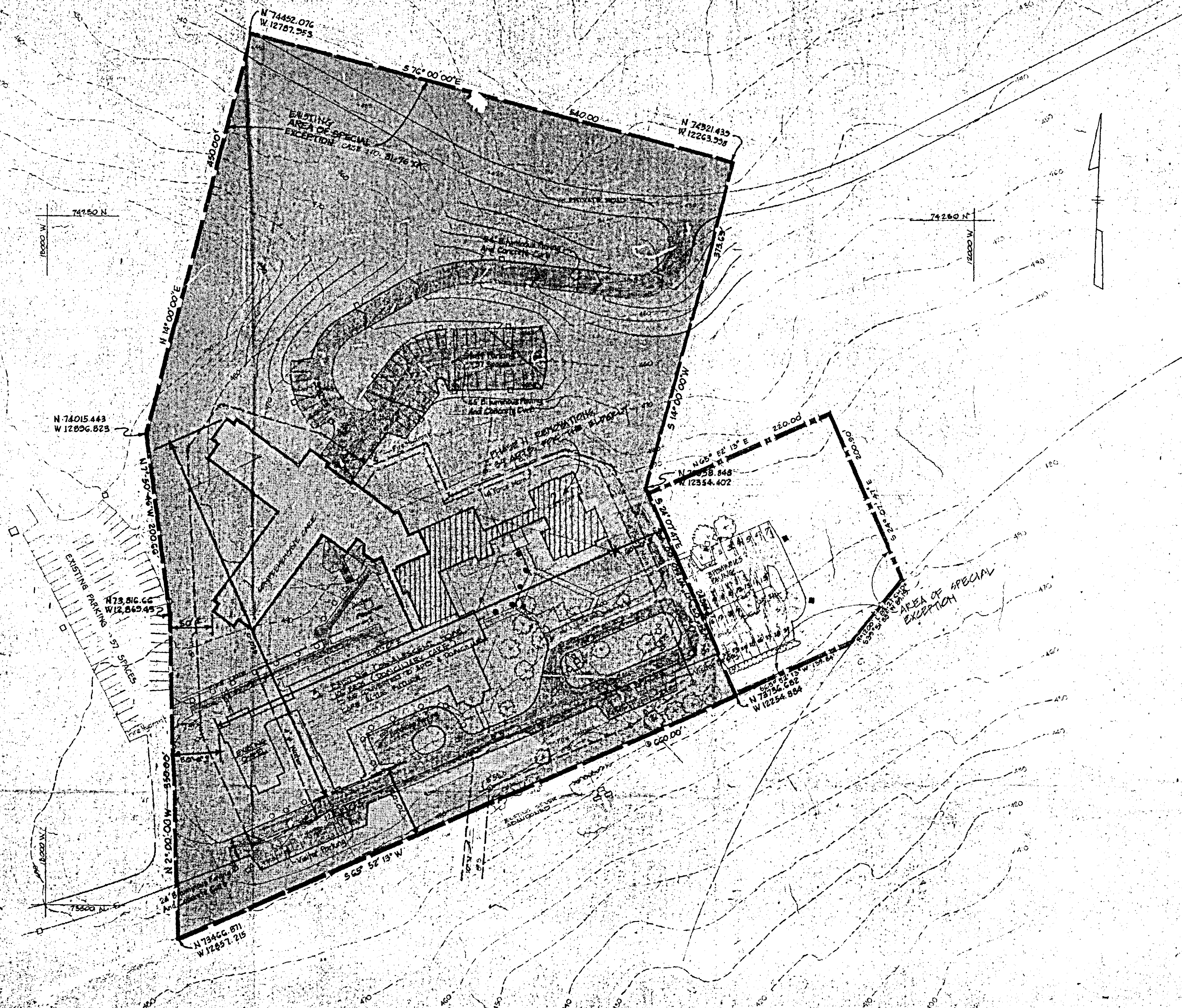
commission: 82067

date:

drawing:
PLAN
SECTION
ELEVATION

scale: 1"=200'

SHEET 1 OF 2



LOCATION PLAN

PARKING

DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING CONVALESCENT HOME (DOMICILARY CARE)	100 BEDS
TOTAL BEDS	250 BEDS
APARTMENTS FOR THE ELDERLY	34 APARTMENTS

REQUIRED PARKING

1 SPACE/10 BEDS	25 SPACES
1 SPACE/2 APARTMENTS	17 SPACES
TOTAL	42 SPACES

PARKING PROVIDED

STAFF PARKING	44 SPACES
VISITOR PARKING	20 SPACES
HANDICAPPED PARKING	6 SPACES
APARTMENT PARKING	26 SPACES
TOTAL	96 SPACES

PARKING SPACE SIZE- 10'X20'

NOTES

- Type of vehicles-passenger vehicles only
- Parking only will be permitted (no loading or service)
- Lighting-refer to site plan for lighting being provided
- Landscaping-refer to site plan for landscaping being provided
- Paved surface-bluminous paving
- Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. RAILROAD LIGHTS 34' HIGH
- EX. TREE MOUNTED LIGHTS 36' HIGH
- NEW POLE MOUNTED LIGHTS
- NEW TREE MOUNTED LIGHTS 36' HIGH
- NEW ROLLARD LIGHTS 36' HIGH

PETITIONER'S EXHIBIT 2

EIGHTH ELECTION DISTRICT
COCKEYSVILLE BALTIMORE COUNTY MD.

EDMUNDS & HYDE INC.
Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-727-3944

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 Rd.
Baltimore, Md. 21236

project:
bonnie blink
PHASE II

commitment: 82067

date: JUNE 1984

drawing:
DAY 1000-0000

scale: 1"=50'

NOTES:

ROAD SCHEDULE: 2

FROM POINT A-A TO POINT E-E TO BE COMPLETED PRIOR TO RECON OF EX RD

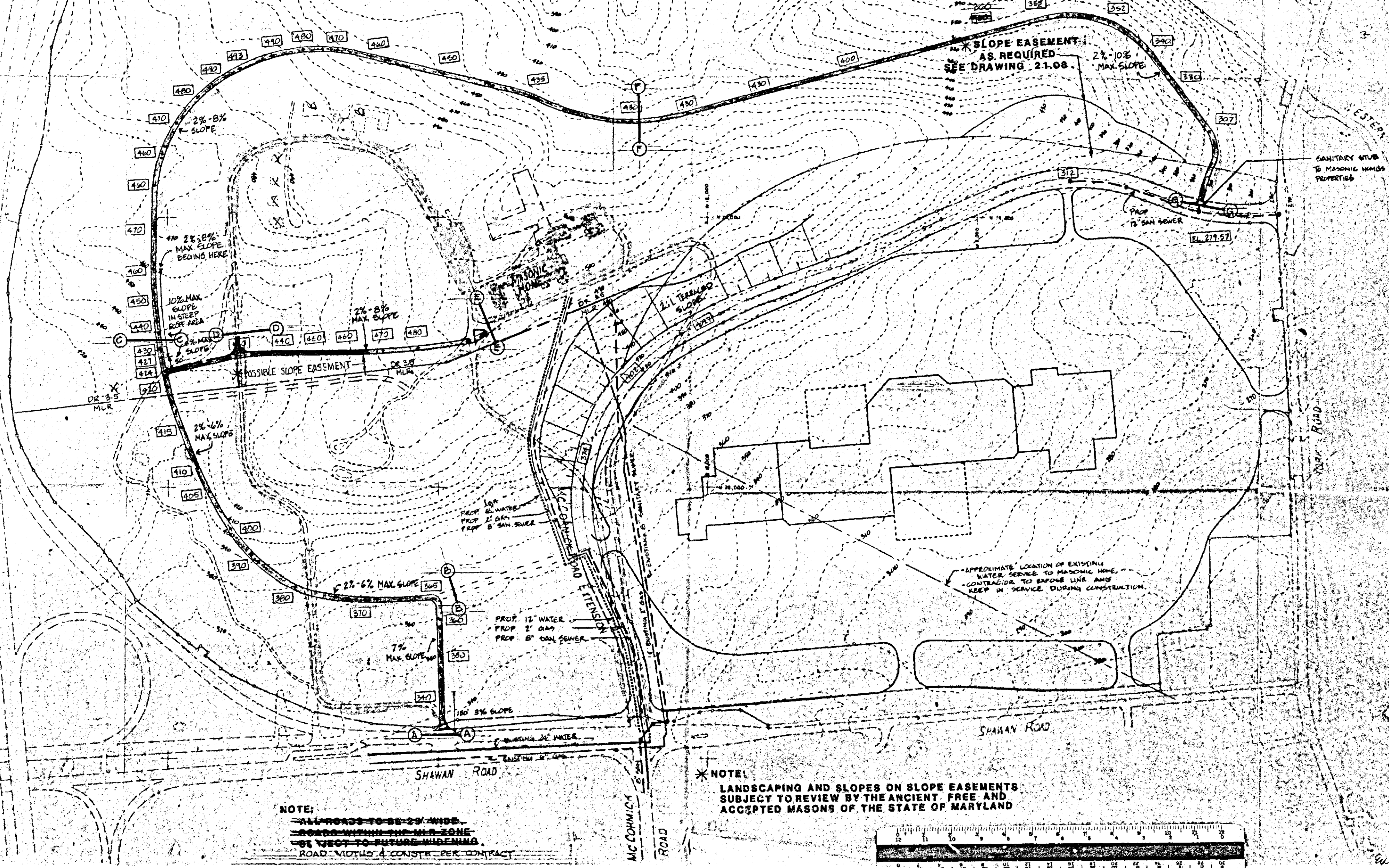
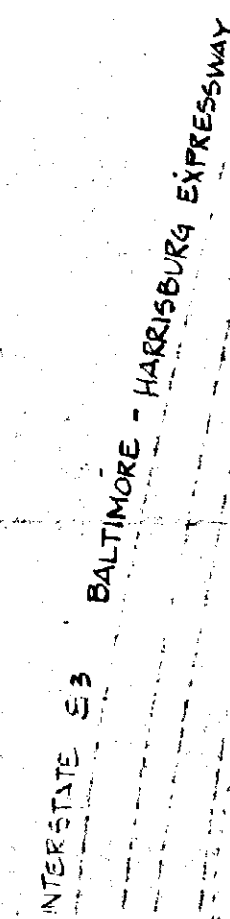
FROM POINT C-C TO POINT F-F TO BE COMPLETED BY DECEMBER 1, 1981

FROM POINT F-F TO POINT G-G TO BE COMPLETED BY DECEMBER 1, 1982

FROM POINT A-A, C-POINT E-E TO POINT C-C TO BE VIEWED AS CALIFORNIA COUNTY SPES.

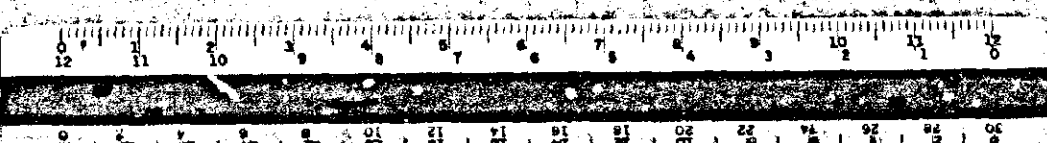
BY DECEMBER 1 1982.

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

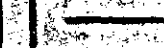


NOTE:
~~ALL ROADS TO BE 25' WIDE.~~
~~ROADS WITHIN THE MIA ZONE~~
~~BE SUBJECT TO FUTURE WIDENING.~~
~~ROAD WIDTHS & CONSTR. PER CONTRACT~~

* NOTE:
LANDSCAPING AND SLOPES ON SLOPE EASEMENT
SUBJECT TO REVIEW BY THE ANCIENT, FREE AND
ACCEPTED MASONS OF THE STATE OF MARYLAND



2-19-80	REV GRADING ON ACCESS ROAD REV PROPOSED UTILITY LINES TO MASONIC HOME, ADD REV NOTES
2-15-80	NOTED WHERE 10% SLOPE BELONGS ON RD. THAT GOES AROUND BACK TO MASONIC HOME ADDED 8% SLOPE NOTE TO MASONIC HOME RD
2/14/80	REVISED MASONIC HOMES ACCESS ROAD
DATE	DESCRIPTION



Langston Engineering Associates, Inc.
 990 Clifton Avenue, Clifton, New Jersey 07013
 (201) 471-7366

HUNT VALLEY MALL

BALTIMORE MARYLAND

DRAINAGE DILEMMA

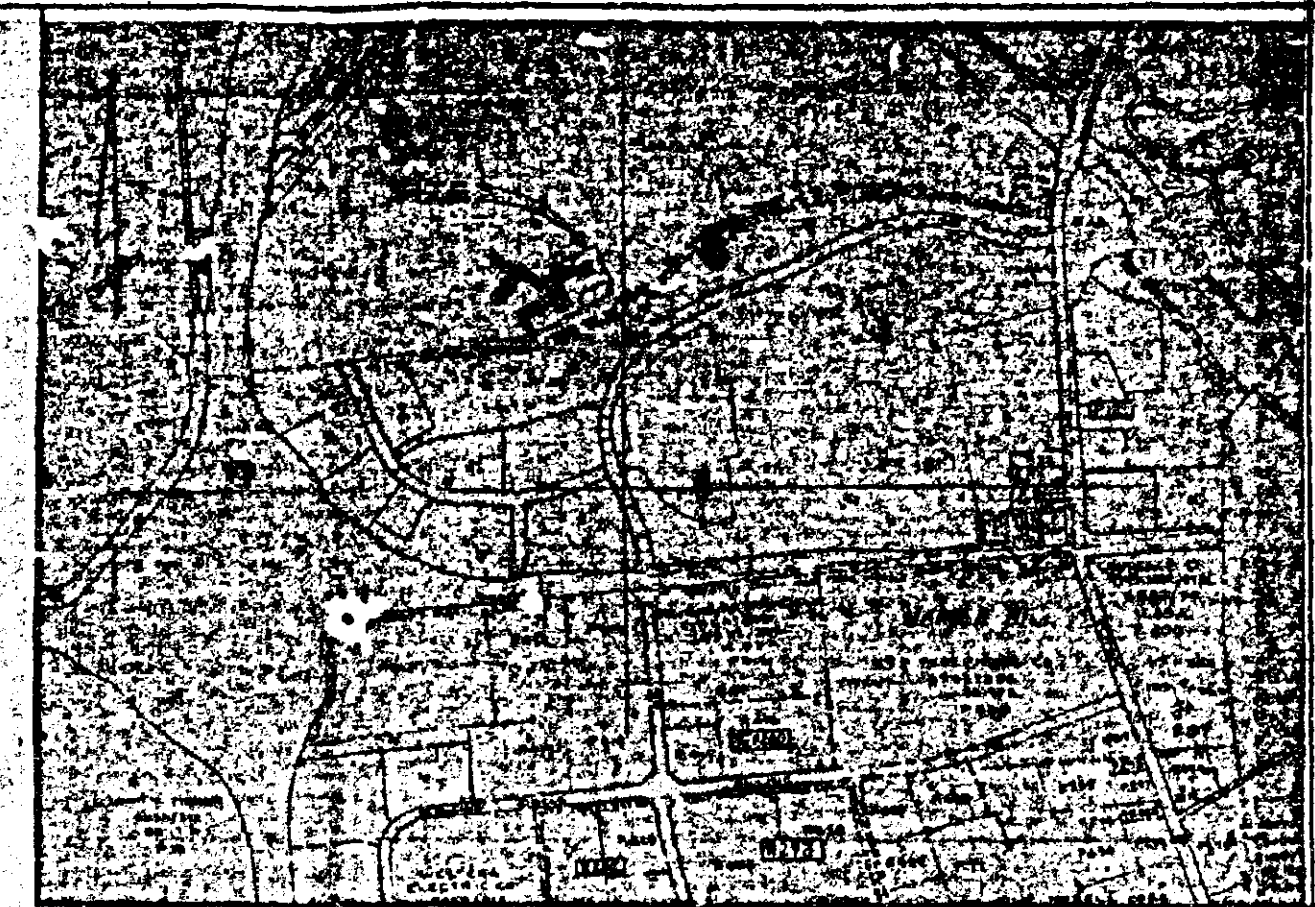
MASONIC HOMES

ACCESS ROADS

& UTILITIES

SCHEME 1

FORM NO. 1-224
 DATE: 1 FEB 1966
 SCALE: 1:200
 SK. 03
 DPT. BY: JJC
 CHKD BY: WGL



Project: **bonnie blink phase II**

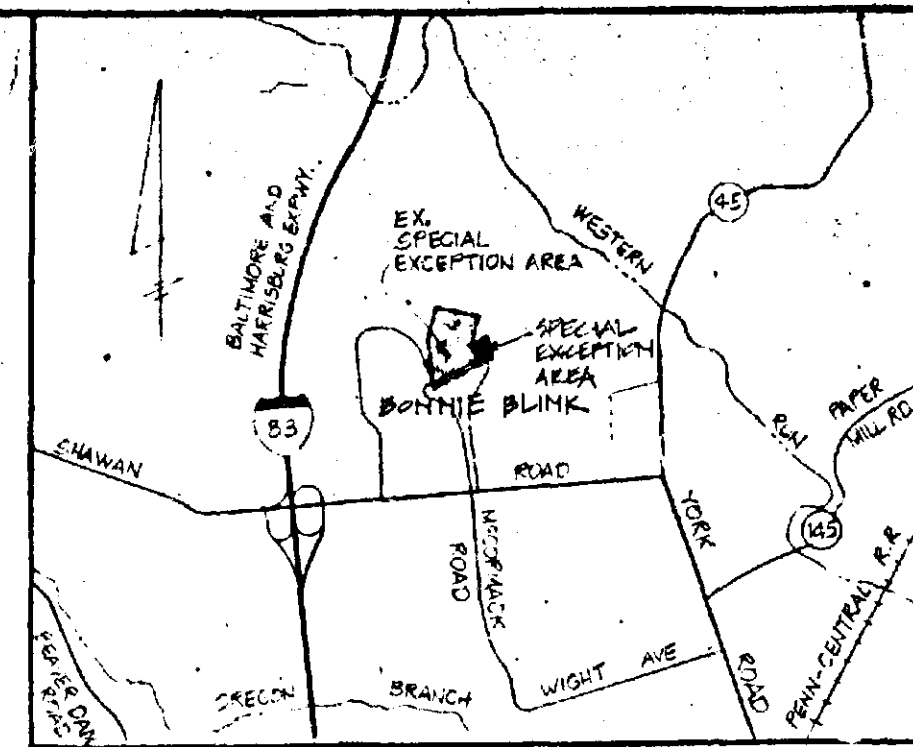
Commission: **82067**

date: **JUNE 1985**

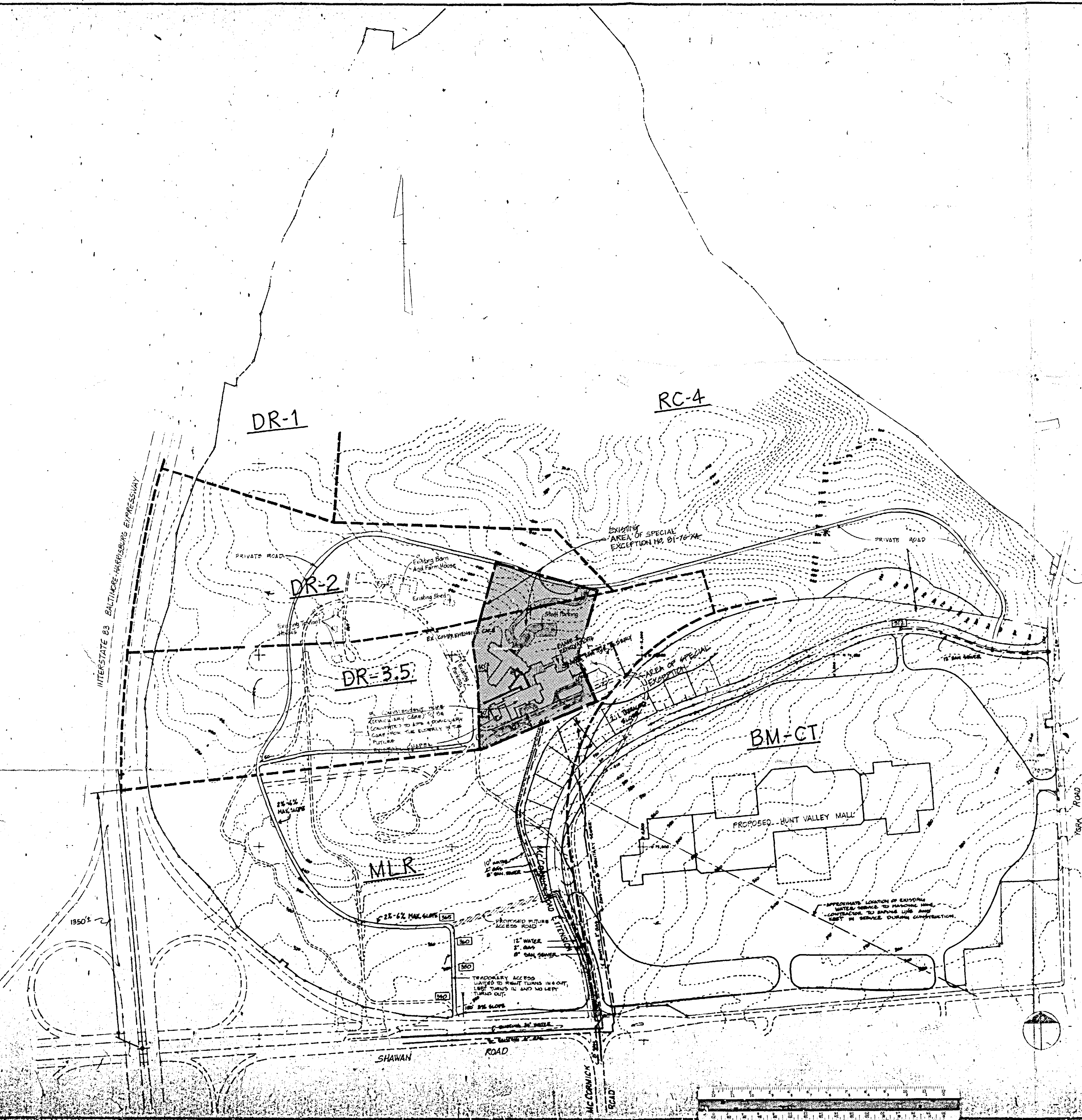
drawing: **[PART PLAN 1]**

scale: **as noted.**

SD-1



LOCATION PLAN
Scale: 1"=2000'



EDMUNDS & HYDE, INC.
Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-727-3944

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

EVANS, HAGAN & HOLDEFER, INC.
Engineers, Land Planners,
& Surveyors
8013 Belair Rd.
Baltimore, Md. 21236

project:
bonnie blink
PHASE I
HEALTH CARE BLDG.

commission: 82067

date:

drawing:
PLAN & SECTION
PAGE 1 OF 2
DATE: 8/13/80

scale: 1"=200'

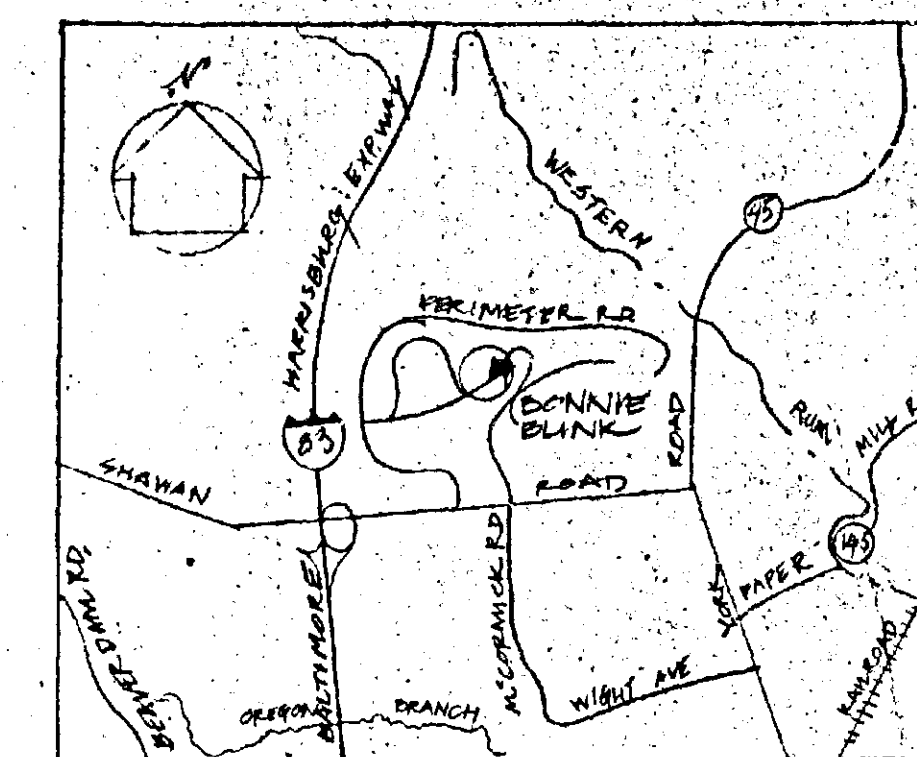
SHEET 1 OF 2

REVISED PLANS

AUG 13 1980

#25

EIGHTH ELECTION DISTRICT
COCKEYSVILLE, BALTIMORE COUNTY, MD.



LOCATION PLAN

PARKING

DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING CONVALESCENT HOME (DOMICILARY CARE)	100 BEDS
TOTAL BEDS	250 BEDS
APARTMENTS FOR THE ELDERLY	34 APARTMENTS

REQUIRED PARKING

1 SPACE/10 BEDS	25 SPACES
1 SPACE/2 APARTMENTS	17 SPACES
TOTAL	42 SPACES

PARKING PROVIDED

STAFF PARKING	44 SPACES
VISITOR PARKING	20 SPACES
HANDICAPPED PARKING	6 SPACES
APARTMENT PARKING	26 SPACES
TOTAL	96 SPACES

PARKING SPACE SIZE- 10'X20'

NOTES

- 409.4
- Type of vehicles-passenger vehicles only
 - Parking only will be permitted (no loading or service)
 - Lighting-refer to site plan for lighting being provided
 - Landscaping-refer to site plan for landscaping being provided
 - Paved surface-bluminous paving
 - Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. BALLAST LIGHTS 12' HIGH
- EX. TREE MOUNTED LIGHTS 12' HIGH
- NEW POLE MOUNTED LIGHTS
- NEW TREE MOUNTED LIGHTS 12' HIGH
- NEW FOLLARD LIGHTS 6' HIGH

EDMONDS & HYDE, INC.

Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-727-3944

consultants:

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Potomac, Maryland 20854

EVANS, HAGAN & HOLDEFER, INC.
Engineers, Land Planners,
& Surveyors
8013 Belair Rd.
Baltimore, Md. 21236

project:

bonnie
blink
PHASE II

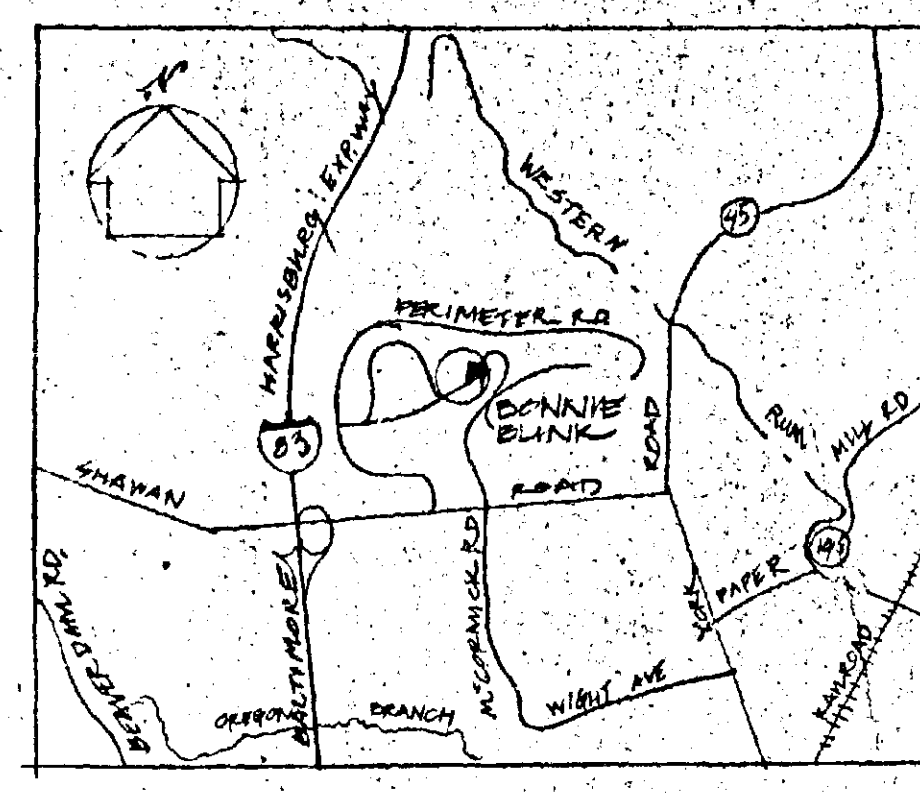
commission: 82067

date: 5/15/82

drawing: 1 of 2

scale: 1" = 50'

EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MD.



LOCATION PLAN

PARKING

DENSITY

COMPREHENSIVE CARE	150 BEDS
EXISTING CONVALESCENT HOME (DOMICILARY CARE)	100 BEDS
TOTAL BEDS	250 BEDS
APARTMENTS FOR THE ELDERLY	34 APARTMENTS

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APARTMENT PARKING	26 SPACES
TOTAL	96 SPACES

PARKING SPACE SIZE- 10'X20'

NOTES

- 4094
- b. Type of vehicles-passenger vehicles only
- c. Parking only will be permitted (no loading or service)
- d. Lighting-refer to site plan for lighting being provided
- e. Landscaping-refer to site plan for landscaping being provided
- f. Paved surface-bluminous paving
- h. Parking to be maintained and regulated by Bonnie Blink 24 hrs/day

LIGHTING

- EX. POLE MOUNTED LIGHTS 12' HIGH
- EX. POLLARD LIGHTS 36" HIGH
- EX. TREE MOUNTED LIGHTS 6' HIGH
- NEW POLE MOUNTED LIGHTS
- NEW TREE MOUNTED LIGHTS 16' HIGH
- NEW POLLARD LIGHTS 36" HIGH

EDMUNDS & HYDE, INC.
Architects, Planners
1025 Saint Paul Street
Baltimore, Maryland 21202
301-727-3944

consultants:
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CINI-GRISSOM ASSOC.
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11301 Seven Locks Rd.
Potomac, Maryland 20854

EVANS, HAGAN & HOLDEFER, INC.
Engineers, Land Planners,
Surveyors
8013 Belair Rd.
Baltimore, Md. 21238

project:
bonnie blink
PHASE II

commission: 82067

date: 2-15-1984

drawing:
P.L.S. FOR REVIEW

scale: 1" = 50'

EIGHTH ELECTION DISTRICT
CORNWALL, BALTIMORE COUNTY, MD.