

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (Community based habilitation services for disabled people) Community Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations. The Contract Purchaser (The Chimes Inc.), with the approval of The Sisters of Mercy, agrees to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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:
The Chimes, Inc.
(Type or Print Name)
Signature: Terry Allen Perl
Executive Vice-President
1803 Thornbury Road
Address
Baltimore, Maryland 21209
City and State

Legal Owner(s):
Sisters of Mercy in the City of Baltimore, Inc.
(Type or Print Name)
Signature: Sister Angela M. Oberwein, President
Sister Angela M. Oberwein, President
(Type or Print Name)
Signature

Attorney for Petitioner:
James Phillips, Esq.
(Type or Print Name)
Signature: Daniel Phillips
18 W. Franklin Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 539-3327

P.O. Box 11448 435-4400
Address Phone No.
Baltimore, Maryland 21239
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Terry Allen Perl, The Chimes, Inc.
Name
1803 Thornbury Road
Baltimore, MD 21209
Address
466-4400
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1986, at 9:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986
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 May 29, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising

24.75

86-508-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: Special Exception
Petitioner:
Location of property: W/S of Smith Ave., 213' N of the City Line
Location of Signs: 1 sign: W/S of Smith Ave. approach 300' N of City Line at entrance to subject property. 1 sign: W/S of Smith Ave. approach 400' N of City Line at City Line.
Posted by: J. Jablon
Date of return: May 23, 1986
Number of Signs: 2

Phone: 661-3888



ENGINEERING CONSTRUCTION CORP.

Engineers and Architects
1703 E. JOPPA ROAD • BALTIMORE, MD. 21234
February 27, 1986

DESCRIPTION OF
The parcel of land leased by The Sisters of Mercy of Baltimore City Inc. to The Chimes Inc. for a proposed community care center.
Beginning for the same at a point on the west pavement edge of Smith Ave., said point being 213 feet in a northerly direction, from the Baltimore City-County Line, running along the west edge of Smith Ave., said point also being 525 feet in a northerly direction from the north-west corner, of the intersection of Kenway Rd. and Smith Ave (in Baltimore City) running along the west edge of Smith Ave.

Thence running along the following nine courses as recorded among the Land Records of Baltimore County, Maryland in Liber 265 Folio 577.

- 1) North 19°45' East, 389.4 feet crossing Smith Ave.
- 2) North 03°45' West, 458.7 feet crossing Smith Ave.
- 3) North 73°15' West, 1049.4 feet leaving Smith Ave.
- 4) South 09°15' West, 1398.4 feet, entering Baltimore City
- 5) North 73°45' East, 908.3 feet, leaving Baltimore City
- 6) South 62°45' East, 49.5 feet
- 7) South 65°30' East, 33.0 feet
- 8) South 83°00' East, 66.0 feet
- 9) South 84°00' East, 137.5 feet

To the point of beginning containing 26.56 acres±
Saving and excepting that parcel of land which lies in the City of Baltimore

OFFICE COPY



James Phillips, Esquire
18 West Franklin Street
Baltimore, Maryland 21201

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Smith Ave., 213' N of the City Line
3rd Election District
Sisters of Mercy in the City of Baltimore, Inc. - Petitioner
Case No. 86-508-X

TIME: 9:30 a.m.
DATE: Monday, June 16, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 019896
DATE: 4/14/86 ACCOUNT: 01-615
AMOUNT: \$ 100.00
RECEIVED FROM:
FOR: FILING FEE FOR SPECIAL EXCEPTION Item No. 308
PETITIONER - SISTERS OF MERCY IN THE CITY OF BALTO, INC.
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 24, 1986

Ms. Rosalie S. Graham
1915 Thornbury Road
Baltimore, Maryland 21209

RE: Case No. 86-508-X
Sisters of Mercy in the City of Baltimore, Inc.,
Petitioner

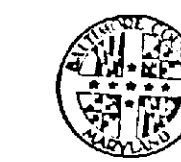
Dear Ms. Graham:

I am in receipt of your letter dated June 20, 1986.

I believe that it would not be appropriate to amend my Order. Although I appreciate and understand your concerns, I will not add the restrictions you seek. At any rate, there can be no expansion of the facilities without a further hearing. If there is any violation of the testimony presented to me, I will conduct further hearings at that time as then determined.

Sincerely,
Arnold Jablon
Zoning Commissioner

AJ/srl
cc: Chimes, Inc.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986
James Phillips, Esquire
18 West Franklin Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
W/S of Smith Ave., 213' N of the City Line
3rd Election District
Sisters of Mercy in the City of Baltimore, Inc. - Petitioner
Case No. 86-508-X

Dear Mr. Phillips:

This is to advise you that \$76.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021738
DATE: 6/10/86 ACCOUNT: 01-615
AMOUNT: \$ 76.75
RECEIVED FROM: The Chimes, Inc., 1803 Thornbury Rd.
FOR: Advertising & Posting on Case No. 86-508-X
VALIDATION OR SIGNATURE OF CASHIER

86-508-X

Mr. Arnold Jablon,
Zoning Commissioner
County Office Bldg.
111 W. Chesapeake Ave.
Towson Md. 21204

RE: Petition for Special Exception
Sisters of Mercy in the City of Baltimore, Inc.
Community Care Center
Case 86-508-X

Dear Mr. Jablon,
It would be deeply appreciated if you would amend your order to the above request as to the restrictions placed by you at the hearing.

1. that this will be a day center, open Monday through Friday
2. there will be only 8 or 10 buses allowed.
3. the clientele living in Thornbury Rd. will be bused to the facility.
4. there will be no expansion of facilities.
5. the clientele will be under 18 years of age.
6. the clientele will be under strict supervision.

Thanking you in advance for your kind attention to this matter.

Sincerely yours
Rosalie S. Graham

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of June, 1986, that the Petition for Special Exception for a community care center (community based habilitation services for disabled people) be and is hereby GRANTED from and after the date of this Order.

cc: James Phillips, Esquire
Ms. Marion Shugarman
Ms. Rosalie Graham
People's Counsel

ARNOLD LABLON
Zoning Commissioner
City
Received by: James Phillips
Chairman, Zoning Plans
Advisory Committee

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

ccs: Sister Angela M. Ebberwein, President
Sisters of Mercy in the City of Baltimore, Inc.

Steven K. Broyles, MD, P.E.
Engineering Construction Corp.

[illegible]

- ② WAIVER OF CRG PLAN PROCESS MAY BE APPLIED FOR IF A PORTION OF A MINOR DEVELOPMENT IS SOLD OFF. THIS CONSTITUTES A SUBDIVISION OF LAND AND A CRG PLAN WILL BE REQUIRED - MUST BE RECORDED.
- ③ ALSO IF PROPERTY IS BEING SUBDIVIDED SETBACKS, ZONING, PLANNING AND ENVIRONMENTAL VARIANCES MAY BE REQUIRED.
- ④ CONTACT JIM COLE AT 444-3335 FOR WAIVER OF CRG PLAN INFORMATION.

/mh

Stephen E. Collins
Stephen E. Collins, Director
Department of Traffic Engineering

cc: Ms. Donna Morrison
Mr. Gregory M. Jones

MSF:1t

L/22/K5

JUN 17 1967

1803 Thornbury Road, Baltimore, Maryland 21209 • 301/466-4400

March 5, 1986

Mr. James E. Dyer,
Zoning Supervisor
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Dyer:

The purpose of this letter is to provide you with information so that you may provide us with an opinion regarding the proposed use of property located at 6300 Smith Avenue, Baltimore County, Maryland 21209. The Chimes, Inc. is in the final stages of negotiating a contract with the current owners of the building previously occupied by the Mt. Washington Country School for Boys. It is our intention to use these premises to provide post-secondary educational and habilitative services to adults with special needs as a result of a developmental disability or some form of trauma. The activities that will be conducted in the classroom areas include ceramics, silk-screening, recreation, leisure skills, and socialization. Instruction and supervision will be provided by professional and support staff of the Agency in accordance with the assessed needs of each program participant.

The program will operate six hours per day, Mondays through Fridays, with the exception of vacation periods and holidays. No individuals will reside on the premises in which the program is operated.

We assume, since an educational and training program has been operated at this location for a quarter of a century, that the use which we propose for this facility is consistent with Baltimore County requirements. Please confirm, at your earliest possible convenience, the County's willingness to allow the continued use of this property for educationally related purposes.

Sincerely,

THE CHIMES, INC.

Terry Allen Perl
Executive Director

TAP/jhs

The
Chimes, Inc.



Terry Allen Perl
Executive Director

April 16, 1986

Arnold Jablon, Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Jablon:

A Petition for Special Exception has been filed with your office by the Sisters of Mercy in Baltimore City (Item No. 368) for utilization by The Chimes, Inc. of their premises at 6300 Smith Avenue, Baltimore, Maryland 21209, as a community care facility.

It is our plan, zoning permitting, to offer at this location post-secondary and habilitative services to adults with special needs resulting from a developmental disability or some form of trauma. The list of individuals who have applied to The Chimes, Inc. and who are waiting to receive these services is growing; the need of these individuals for services is critical.

Therefore, I am respectfully requesting that you and your office expedite the scheduling of a hearing for the Petition for Special Exception, so that we may move forward with our plans with all deliberate speed.

With appreciation for your cooperation and attention to this matter,

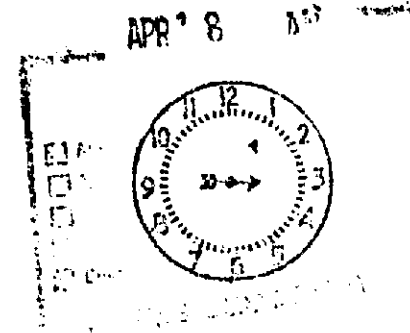
Sincerely,

THE CHIMES, INC.

Terry Allen Perl
Executive Director

TAP/jhs

1803 Thornbury Road, Baltimore, Maryland 21209 • 301/466-4400



The
Chimes, Inc.



Terry Allen Perl
Executive Director

COPPER HILL CONDOMINIUM
Penny Lane
Mt. Washington, Maryland 21209

June 2, 1986

Terry Allen Perl, Executive Director
The Chimes Incorporated
1803 Thornbury Road
Baltimore, Maryland 21209

Dear Mr. Perl;

On behalf of the Board of Directors of Copper Hill Condominium Association, let me thank you for taking time from your busy schedule to attend our board meeting to explain The Chimes projected program to be instituted at the former site of the Mt. Washington School for Boys. We understand that the program will be in operation for six hours a day, during weekdays only, and that the purpose of the program is to provide post-secondary and rehabilitative services to adults with special needs.

The Board has voted to whole-heartedly support your petition for special exception before the Baltimore County zoning authorities. In anticipation of their approval we welcome you as a neighbor and look forward to a long and cooperative relationship.

Copper Hill Condominium Association

Jay E. Levy
by: Jay E. Levy, President

FRANKLIN'S
EYEHIT 2

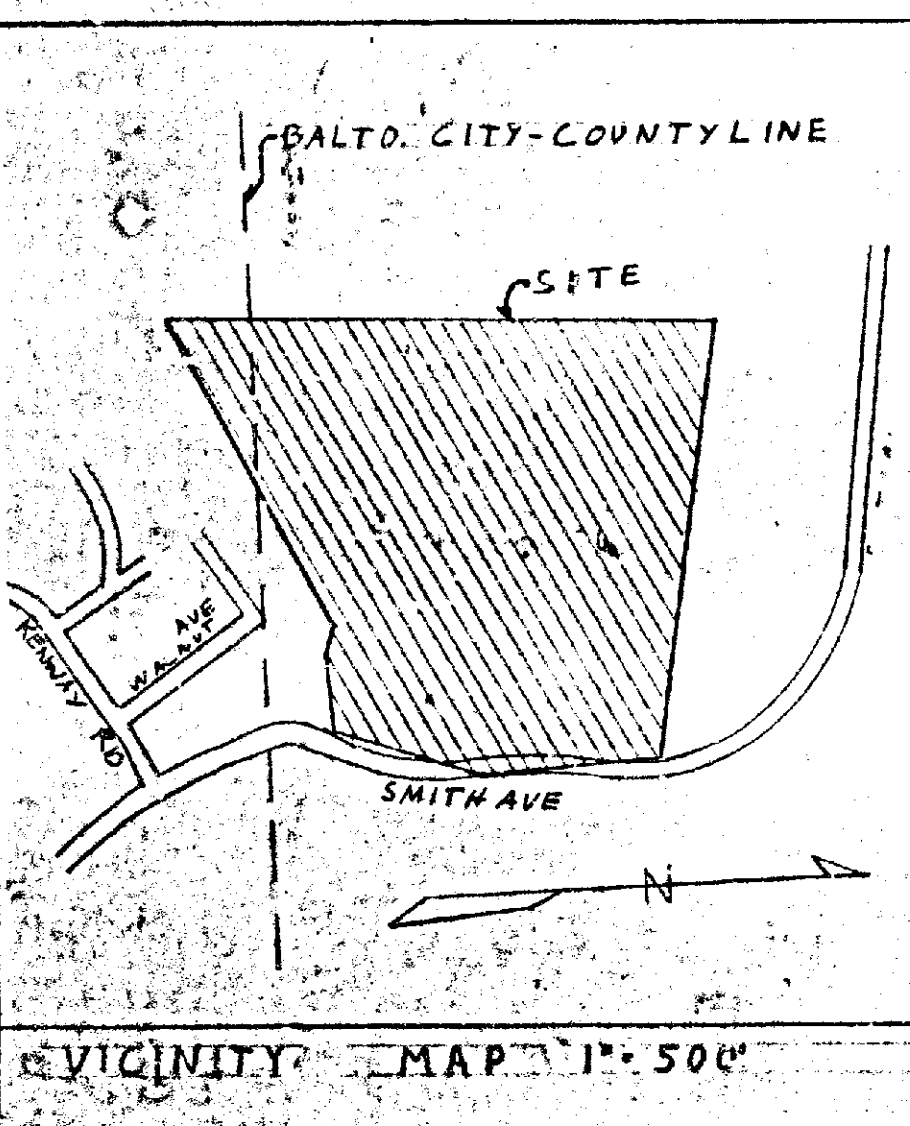
THE CHIMES, INC.
RECEIVED
JUN 4 1986

Accredited by
ACCREDITATION COUNCIL FOR SERVICES FOR MENTALLY
RETARDED AND OTHER DEVELOPMENTALLY DISABLED PERSONS

Accredited by
ACCREDITATION COUNCIL FOR SERVICES FOR MENTALLY
RETARDED AND OTHER DEVELOPMENTALLY DISABLED PERSONS

- MAXIMUM CONVENT GUESTS 20
- REQUIRED SPACES FOR CONVENT 5
- SPACES PROVIDED FOR CONVENT 46
- TEACHERS AT COMMUNITY CARE CENTER 15
- REQUIRED SPACES FOR COMM. CARE CENTER 25
- SPACES PROVIDED FOR COMM. CARE CENTER 32
- HANDICAP SPACES PROVIDED 2
- NO. OF SPACES IN EXCESS OF REQUIRED 9
- STANDARD PARKING SPACE = 9' X 20'
- HANDICAP SPACES SHOWN AS 12' X 20'
- HANDICAP SPACE 12' X 20'

- * CURRENT ZONING IS DR-3.5
- * ALL BUILDINGS, WALKS AND PAVING SHOW AS EXISTING
- * ONLY SCHOOL WILL BE USED AS COMMUNITY CENTER
- * CONVENT USE WILL REMAIN AS EXISTING CONVENT
- * ALL PAVING IS MACADAM
- * PUBLIC WATER AND SEWER EXIST IN 3' MITH AVE.
- * SCHOOL AND CONVENT ARE 1 STORY
- * TYPE 3-C CONSTRUCTION



DR-3.5

**PETITIONER'S
EXHIBIT** _____

**PETITIONER'S
EXHIBIT**

EXISTING APARTMENTS

DR-16

Engineering Construction Corp.
Engineers • Surveyors
1703 East Joppa Road
Baltimore, Maryland 21234
ph.: 301-661-5888

THE CHIMES INC.

PROJECT PROPOSED COMMUNITY CARE CENTER

FILE NUMBER	REVISIONS
	1 3/9/86
	2
	3

DRAWING
SHEET
1
SITE PLAN

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (Community based habilitation services for disabled people) Community Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations. The Contract Purchaser (The Chimes Inc.), with the approval of The Sisters of Mercy, agrees to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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:
The Chimes, Inc.
(Type or Print Name)
Signature: *Terry Allen Perl*
Executive Vice-President
1803 Thornbury Road
Baltimore, Maryland 21209
City and State

Legal Owner(s):
Sisters of Mercy in the City of Baltimore, Inc.
(Type or Print Name)
Signature: *Sister Angela M. Oberwein*
Sister Angela M. Oberwein, President
(Type or Print Name)
Signature

Attorney for Petitioner:
James Phillips, Esq.
(Type or Print Name)
Signature: *James Phillips*
18 W. Franklin Street
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 539-3327

P.O. Box 11448 435-4400
Address Phone No.
Baltimore, Maryland 21239
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Terry Allen Perl, The Chimes, Inc.
Name
1803 Thornbury Road
Baltimore, MD 21209
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of June, 1986, at 9:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986
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 May 29, 1986.

THE JEFFERSONIAN,

VB Kestel
Publisher

Cost of Advertising

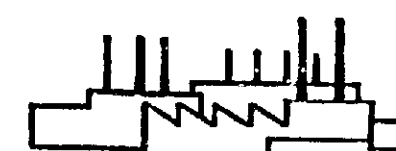
24.75

86-508-X

CERTIFICATE OF POSTING

District 3rd
Posted for: *Special Exception*
Petitioner:
Location of property: *W/S of Smith Ave., 213' N of the City Line*
Location of Signs: *1 sign: W/S of Smith Ave. approach 300' N of City Line at entrance to subject property; 1 sign: W/S of Smith Ave. approach 400' N of City Line at exit*
Posted by: *J. J. Kestel*
Number of Signs: *2*
Date of return: *May 23, 1986*

Phone: 661-3888



ENGINEERING CONSTRUCTION CORP.

Engineers and Architects
1703 E. JOPPA ROAD • BALTIMORE, MD. 21234
February 27, 1986

DESCRIPTION OF
The parcel of land leased by The Sisters of Mercy of Baltimore City Inc. to The Chimes Inc. for a proposed community care center.
Beginning for the same at a point on the west pavement edge of Smith Ave., said point being 213 feet in a northerly direction, from the Baltimore City-County Line, running along the west edge of Smith Ave., said point also being 525 feet in a northerly direction from the north-west corner, of the intersection of Kenway Rd. and Smith Ave (in Baltimore City) running along the west edge of Smith Ave.

Thence running along the following nine courses as recorded among the Land Records of Baltimore County, Maryland in Liber 265 Folio 577.

- 1) North 19°45' East, 389.4 feet crossing Smith Ave.
- 2) North 03°45' West, 458.7 feet crossing Smith Ave.
- 3) North 73°15' West, 1049.4 feet leaving Smith Ave.
- 4) South 09°15' West, 1398.4 feet, entering Baltimore City
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- 7) South 65°30' East, 33.0 feet
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- 9) South 84°00' East, 137.5 feet

To the point of beginning containing 26.56 acres±
Saving and excepting that parcel of land which lies in the City of Baltimore

OFFICE COPY



James Phillips, Esquire
18 West Franklin Street
Baltimore, Maryland 21201

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Smith Ave., 213' N of the City Line
3rd Election District
Sisters of Mercy in the City of Baltimore, Inc. - Petitioner
Case No. 86-508-X

TIME: 9:30 a.m.
DATE: Monday, June 16, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 019896
DATE: 4/14/86 ACCOUNT: 01-615
AMOUNT: \$ 100.00
RECEIVED FROM:
FOR: *FILING FEE FOR SPECIAL EXCEPTION Item No 308*
PETITIONER - *SISTERS OF MERCY IN THE CITY OF BALTO, INC*
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 24, 1986

Ms. Rosalie S. Graham
1915 Thornbury Road
Baltimore, Maryland 21209

RE: Case No. 86-508-X
Sisters of Mercy in the City of Baltimore, Inc.,
Petitioner

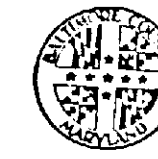
Dear Ms. Graham:

I am in receipt of your letter dated June 20, 1986.

I believe that it would not be appropriate to amend my Order. Although I appreciate and understand your concerns, I will not add the restrictions you seek. At any rate, there can be no expansion of the facilities without a further hearing. If there is any violation of the testimony presented to me, I will conduct further hearings at that time as then determined.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl
cc: Chimes, Inc.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986
James Phillips, Esquire
18 West Franklin Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
W/S of Smith Ave., 213' N of the City Line
3rd Election District
Sisters of Mercy in the City of Baltimore, Inc. - Petitioner
Case No. 86-508-X

Dear Mr. Phillips:

This is to advise you that \$76.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021738
DATE: 6/10/86 ACCOUNT: 021-610
AMOUNT: \$ 76.75
RECEIVED FROM: *The Chimes, Inc., 1803 Thornbury Rd.*
FOR: *Advertising & Posting re Case No. 86-508-X*
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County, Maryland, and remit to Towson, Maryland

86-508-X

Mr. Arnold Jablon,
Zoning Commissioner
County Office Bldg.
111 W. Chesapeake Ave.
Towson Md. 21204

RE: *Petition for Special Exception*
Sisters of Mercy in the City of Baltimore, Inc.
Community Care Center
Case 86-508-X

Dear Mr. Jablon,

It would be deeply appreciated if you would amend your order to the above referred case as to the restrictions placed by you at the hearing.

1. that this will be a day center, open Monday through Friday
2. there will be only 8 or 10 buses allowed.
3. the cliental living in Thornbury Rd. will be bused to the facility.
4. there will be no expansion of facilities.
5. the cliental will be under 18 years of age
6. the cliental will be under strict supervision.

Thanking you in advance for your kind attention to this matter.

Sincerely yours
Rosalie S. Graham

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of June, 1986, that the Petition for Special Exception for a community care center (community based habilitation services for disabled people) be and is hereby GRANTED from and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

At/srl

cc: James Phillips, Esquire
Ms. Marlon Shugartman
Ms. Rosalie Graham
People's Counsel

CASE NO. 86-508-X

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
12th day of May, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner
Petitioner's Attorney
Sisters of Mercy in the City
of Baltimore, Inc.
Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee
James Phillips, Esquire

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1986

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

000

Chairman

MEMBERS

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

James Phillips, Esquire
18 West Franklin Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
Item No. 368, Case No. 86-508-X
Sisters of Mercy in the City of Baltimore, Inc. - Petitioner

Dear Mr. Phillips:

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.

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

cc: Sister Angela M. Ebberwein, President
Sisters of Mercy in the City of Baltimore, Inc.
Steven K. Broyles, MD, P.E.
Engineering Construction Corp.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
MAY 21, 1986

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

Re: Zoning Advisory Meeting of APRIL 22, 1986
Item # 368
SISTERS OF MERCY IN THE
CITY OF BALTIMORE, INC.
W/S SMITH AVE, 213' N. OF CITY LINE

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, BUT
forewarned 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 construction on these soils is prohibited.
- ☒ Under the provisions of Section 10-28 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 5/13/86.
- ☒ Landscaping: was comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Capacity Use Certificate has been issued until a Reserve is established.
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued until a Reserve is established.
- ☒ A WAIVER OF CRG PLAN/PROCESS MAY BE APPLIED FOR ON THE BASIS OF A MAJOR DEVELOPMENT.
- ☒ IF A PORTION OF THE PROPERTY IS SOLD OFF, A RECORD PLAT WILL BE REQUIRED AND MUST BE RECORDED.
- ☒ ALSO IF PROPERTY IS BEING SUBDIVIDED SETBACK VARIANCES MAY BE REQUIRED.
- ☒ CONTACT JIM OGLE AT 444-3335 FOR WAIVER OF CRG PLAN INFORMATION.

cc: James Howell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

Item No. 368
Property Owner: -ZAC- Meeting of April 22, 1986
Sisters of Mercy in the City
of Baltimore, Inc.
W/S Smith Avenue, 213 feet N
of city line
D.R. 3.5
Special Exception for Community
Care Center
26.56 acres
3rd

Dear Mr. Jablon:

The entrance and driveway should be changed to meet county standards. The sight distance at the northern most entrance is restricted due to some bushes and possibly a slope. Sight distance should be at least 300 feet.

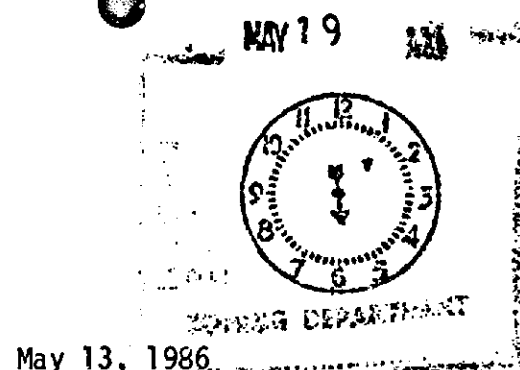
[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR



May 13, 1986

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

Dear Mr. Jablon:

With reference to the attached letter dated April 28, 1986 involving Item No. 368, Special Exception for Community Care Center, the following information is provided.

After further consideration, the sight distance problem can be eliminated by reversing the exit and entrance signs, that is, having the vehicles exit from the southernmost entrance and, of course, enter from the northernmost entrance. In addition, some of the bushes and brush could be cut to further minimize the problem.

In summary, if the above suggestions are carried out, the entrance and driveway configurations can remain the same.

Sincerely,

[Signature]
Stephen E. Collins, Director
Department of Traffic Engineering

SEC:pmf
Attachment

cc: Ms. Donna Morrison
Mr. Gregory M. Jones

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Leonard L. Sprinkle, Chief
TO: Bureau of Highways Date: May 13, 1986

Stephen E. Collins, Director
FROM: Department of Traffic Engineering

SUBJECT: 6300 Block Smith Avenue

In the 6300 block of Smith Avenue, just over the County/City Line, there are some bushes and brush limiting the sight distance for the exiting driveway. If this brush is on County right-of-way, would you please cut the brush to improve the sight distance. Your cooperation in this effort is appreciated.

SEC:pmf

cc: Gregory M. Jones
Arnold Jablon
Donna Morrison

[Signature]
Stephen E. Collins, Director
Department of Traffic Engineering



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-3550

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Sisters of Mercy in the City of Baltimore, Inc.

Location: W/S Smith Avenue, 213 ft. N of city line

Item No.: 368 Zoning Agenda: Meeting of April 22, 1986

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.

- (X) 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 on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

Noted and
Approved: *[Signature]*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 368 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sisters of Mercy in the City of Baltimore, Inc.
Location: W/S. Smith Avenue, 213 feet N of city line
District: 3rd.

APPLICABLE ITEMS ARE CHECKED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.D.A. 42-1-1 - 1990) and other applicable Code and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except B-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1, Use Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this Department.
- (G) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

NOTE:

- (C) When filing for a required change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ information as to uses is required. See Section 112 of the Building Code. NOTE: SPECIFIC GROUPS: B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, 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1803 Thornbury Road, Baltimore, Maryland 21209 • 301/466-4400

March 5, 1986

Mr. James E. Dyer,
Zoning Supervisor
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Dyer:

The purpose of this letter is to provide you with information so that you may provide us with an opinion regarding the proposed use of property located at 6300 Smith Avenue, Baltimore County, Maryland 21209. The Chimes, Inc. is in the final stages of negotiating a contract with the current owners of the building previously occupied by the Mt. Washington Country School for Boys. It is our intention to use these premises to provide post-secondary educational and habilitative services to adults with special needs as a result of a developmental disability or some form of trauma. The activities that will be conducted in the classroom areas include ceramics, silk-screening, recreation, leisure skills, and socialization. Instruction and supervision will be provided by professional and support staff of the Agency in accordance with the assessed needs of each program participant.

The program will operate six hours per day, Mondays through Fridays, with the exception of vacation periods and holidays. No individuals will reside on the premises in which the program is operated.

We assume, since an educational and training program has been operated at this location for a quarter of a century, that the use which we propose for this facility is consistent with Baltimore County requirements. Please confirm, at your earliest possible convenience, the County's willingness to allow the continued use of this property for educationally related purposes.

Sincerely,

THE CHIMES, INC.

Terry Allen Perl
Executive Director

TAP/jhs

The
Chimes, Inc.



Terry Allen Perl
Executive Director

April 16, 1986

Arnold Jablon, Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Jablon:

A Petition for Special Exception has been filed with your office by the Sisters of Mercy in Baltimore City (Item No. 368) for utilization by The Chimes, Inc. of their premises at 6300 Smith Avenue, Baltimore, Maryland 21209, as a community care facility.

It is our plan, zoning permitting, to offer at this location post-secondary and habilitative services to adults with special needs resulting from a developmental disability or some form of trauma. The list of individuals who have applied to The Chimes, Inc. and who are waiting to receive these services is growing; the need of these individuals for services is critical.

Therefore, I am respectfully requesting that you and your office expedite the scheduling of a hearing for the Petition for Special Exception, so that we may move forward with our plans with all deliberate speed.

With appreciation for your cooperation and attention to this matter,

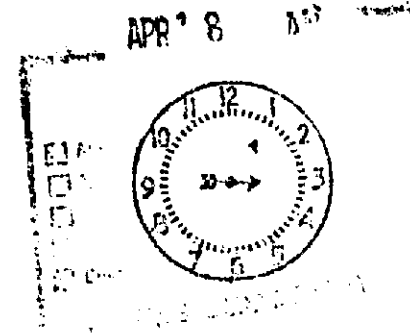
Sincerely,

THE CHIMES, INC.

Terry Allen Perl
Executive Director

TAP/jhs

1803 Thornbury Road, Baltimore, Maryland 21209 • 301/466-4400



The
Chimes, Inc.



Terry Allen Perl
Executive Director

COPPER HILL CONDOMINIUM
Penny Lane
Mt. Washington, Maryland 21209

June 2, 1986

Terry Allen Perl, Executive Director
The Chimes Incorporated
1803 Thornbury Road
Baltimore, Maryland 21209

Dear Mr. Perl;

On behalf of the Board of Directors of Copper Hill Condominium Association, let me thank you for taking time from your busy schedule to attend our board meeting to explain The Chimes projected program to be instituted at the former site of the Mt. Washington School for Boys. We understand that the program will be in operation for six hours a day, during weekdays only, and that the purpose of the program is to provide post-secondary and rehabilitative services to adults with special needs.

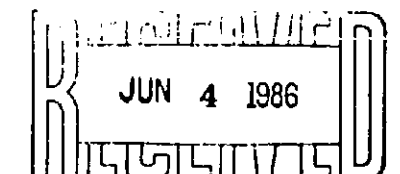
The Board has voted to whole-heartedly support your petition for special exception before the Baltimore County zoning authorities. In anticipation of their approval we welcome you as a neighbor and look forward to a long and cooperative relationship.

Copper Hill Condominium Association

Jay E. Levy
by: Jay E. Levy, President

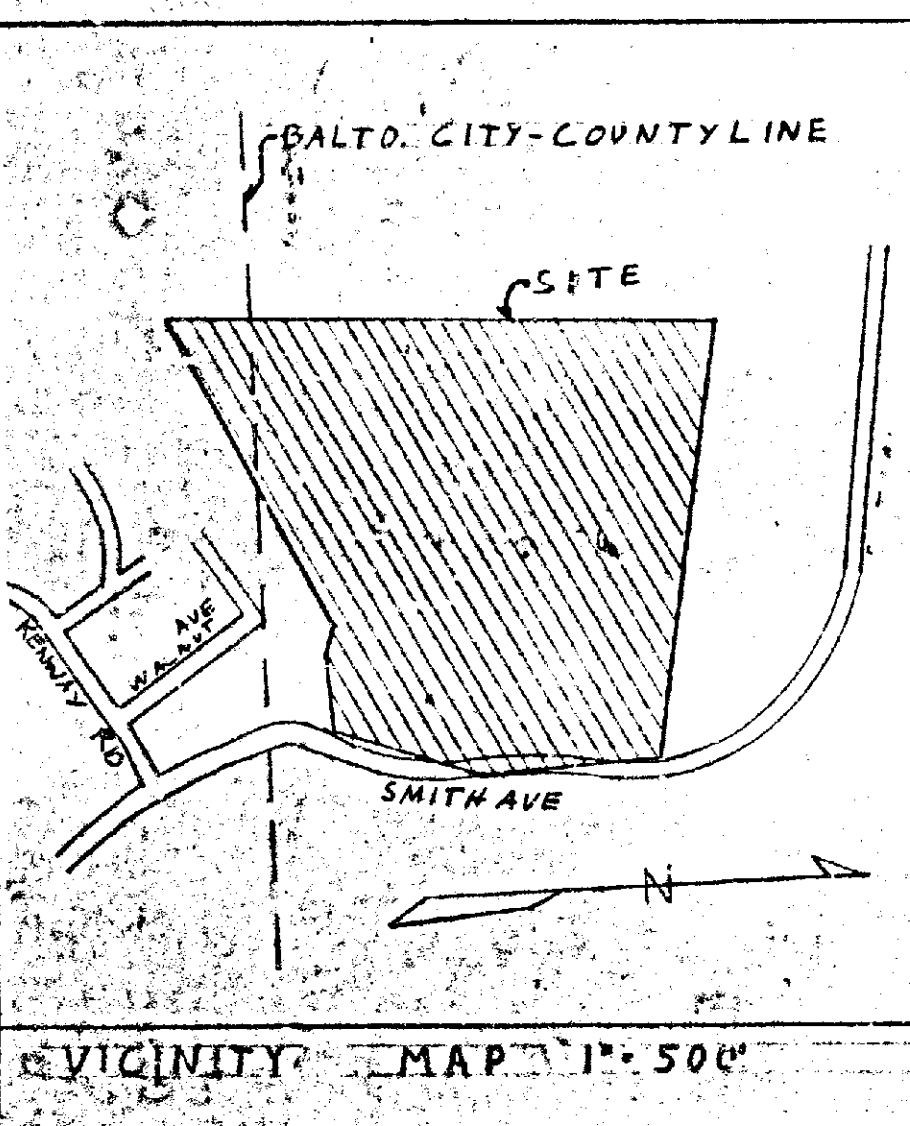
FRANKLIN'S
EYE
2

THE CHIMES, INC.



- MAXIMUM CONVENT GUESTS 20
- REQUIRED SPACES FOR CONVENT 5
- SPACES PROVIDED FOR CONVENT 46
- TEACHERS AT COMMUNITY CARE CENTER 15
- REQUIRED SPACES FOR COMM. CARE CENTER 25
- SPACES PROVIDED FOR COMM. CARE CENTER 32
- HANDICAP SPACES PROVIDED 2
- NO. OF SPACES IN EXCESS OF REQUIRED 9
- STANDARD PARKING SPACE = 9' X 20'
- HANDICAP SPACES SHOWN AS 12' X 20'
- HANDICAP SPACE 12' X 20'

- * CURRENT ZONING IS DR-3.5
- * ALL BUILDINGS, WALKS AND PAVING SHALL EXIST
- * ONLY SCHOOL WILL BE USED AS CONVENT SCHOOL CENTER
- * CONVENT USE WILL REMAIN AS EXISTING CONVENT
- * ALL PAVING IS MACADAM
- * PUBLIC WATER AND SEWER EXIST IN 3 MTH AVE
- * SCHOOL AND CONVENT ARE 1 STORY
- * TYPE 2-C CONSTRUCTION



DR-3.5

**PETITIONER'S
EXHIBIT** _____

**PETITIONER'S
EXHIBIT**

EXISTING APARTMENTS

DR-16

Engineering Construction Corp.
Engineers • Surveyors
1703 East Joppa Road
Baltimore, Maryland 21234
ph.: 301-661-5888

THE CHIMES INC.

PROJECT PROPOSED COMMUNITY CARE CENTER

FILE NUMBER	REVISIONS
	1 319/86
	2
	3

DRAWING
SHEET
1
SITE PLAN