



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

December 10, 1987

John B. Howard, Esquire
COOK, HOWARD, DOWNES & TRACY
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21204

RE: Case No. R-87-459-A
Estate of Aimee Foard, Petitioner

Dear Mr. Howard:

The Board is in receipt of your letter of December 9, 1987, regarding Case No. R-87-459-A.

Since you are the attorney of record for the Petitioner in this case, and in your letter indicate that the case is now moot, the Board will therefore dismiss your petition for reclassification and allow the case to be processed through the cycle procedure as Issue No. 5-003.

Sincerely,

William T. Hackett

William T. Hackett, Chairman
County Board of Appeals

cc: People's Counsel
Ronald Standiford

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517

TOWSON, MARYLAND 21204

TELEPHONE
(301) 823-4111

TELECOPIER
(301) 821-0147

DIRECT DIAL NUMBER

494-9162

December 9, 1987

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O.C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
M. KING HILL, III
GEORGE A. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

JUDITH A. ARMOLD
DEBORAH C. DOPKIN
KATHLEEN GALLOGLY COX
KEVIN K. SMITH
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
KATHRYN L. KOTZ
JAMES K. MACALISTER
REGAN J. R. SMITH
JULIE A. STEINBERG

JAMES D. C. DOWNES
(1908-1979)

HAND DELIVERY

William T. Hackett, Chairman
County Board of Appeals of
Baltimore County
2nd Floor, Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Estate of Aimee Foard, Petitioner
Case No.: R-87-459-A
Issue No.: 5-003

Dear Mr. Hackett:

This property has since been included in the 1988 Comprehensive Map cycle as Issue No. 5-003. Accordingly, the cycle Petition in Case Number R-87-459-A is now moot and I will await your disposition in this matter.

Yours truly,


John B. Howard

JBH:bw

cc: People's Counsel
John F. Hull
Ronald Standiford
James Patton

1987 DEC 10 P 3 19
RECEIVED
COUNTY BOARD OF APPEALS

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R.C. 2 TO R.C. 5 AND
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SW/S Mt. Vista Rd., Corner SE/S
Harford Rd., 11th District :
ESTATE OF AIMEE BOARD, Petitioner: Case No. R-87-459-A

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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-1188

I HEREBY CERTIFY that on this 9th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 W. Allegheny Ave., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

9th & b-435 184
BALTIMORE COUNTY BOARD OF APPEALS

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.C. 2 zone to an R.C. 5 zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

- Section 1A04.4.A.1. to permit a life care or continuing care facility on 52.9 acres in lieu of the required 450 acres and to permit a building envelope that covers 100% of the gross acreage in lieu of the permitted 12.5%.

And reasons to be determined at hearing.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: (Type or Print Name) <i>Presbyterian Home of Md., Inc.</i> Signature <i>B. Louise Cockey, Pres.</i> Address 400 Georgia Court Towson, Maryland 21204 City and State	Legal Owner(s): (Type or Print Name) <i>Estate of Aimee B. Board</i> Signature <i>Ronald Dawson Standiford</i> (Type or Print Name) Personal Representative Signature 12410 Regwood Road Hyde, Maryland 21082 City and State Name, address and phone number of legal owner or tract purchaser or representative to be contacted <i>John B. Howard</i> Name 210 Allegheny Avenue Towson, Maryland 21204 City and State Attorney's Telephone No.: 823-4111
--	---

BALCO Form 1

MAP NEXT
40
E.D. 11th
DATE 9-14-87
200
1000
OF

PETITION FOR RECLASSIFICATION
5th Councilmanic District - Case No. R-87-459-A
LOCATION: Southwest Side of Mt. Vista Road, Corner/Southeast/Side Harford Road
PUBLIC HEARING: Thursday, October 22, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from an R.C. 2 Zone to an R.C. 5 Zone and a variance to permit a life care or continuing care facility on 52.9 acres in lieu of the required 450 acres and a building envelope that covers 100 percent of the gross acreage in lieu of the permitted 12.5 percent

All that parcel of land in the 11th Election District of Baltimore County

Tract 1

All that piece or parcel of land situated, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the centerline of Mount Vista Road with the southeast side of Maryland Route 147 known as Harford Road and running thence and binding on the center of Mount Vista Road, the five following courses and distances viz: South 64 degrees 54 minutes 14 seconds East 491.58 feet, South 63 degrees 10 minutes 11 seconds East 390 feet, South 62 degrees 04 minutes 44 seconds East 314.70 feet, South 58 degrees 39 minutes 44 seconds East 291.85 feet and South 47 degrees 29 minutes 14 seconds East 284.33 feet, thence leaving said Mount Vista Road and binding on the property lines of the petitioners herein, the nine following courses and distances viz: South 34 degrees 12 minutes 20 seconds West 47.67 feet, South 55 degrees 47 minutes 40 seconds East 5 feet, South 34 degrees 12 minutes 20 seconds West 215 feet, South 32 degrees 13 minutes 05 seconds West 210.67 feet, North 67 degrees 05 seconds West 404.55 feet, South 22 degrees 48 minutes West 773.40 feet, North 69 degrees 22 minutes West 913.3 feet, North 7 degrees 16 minutes East

1514.7 feet to a point near the southeast side of Harford Road and North 78 degrees 19 minutes 50 seconds East 94.86 feet to the place of beginning.

Containing 43.6 Acres of land more or less.

Tract 2

All that piece or parcel of land situated, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Mount Vista Road distant southeasterly 1782 feet measured along the center of Mount Vista Road from the southeast side of Maryland Route 147 known as Harford Road and running thence and binding on the center of Mount Vista Road, the five following courses and distances viz: South 53 degrees 12 minutes 14 seconds East 191.33 feet, South 64 degrees 25 minutes 14 seconds East 100 feet, South 74 degrees 32 seconds East 258.07 feet, South 64 degrees 03 minutes 32 seconds East 100 feet, South 58 degrees 26 minutes East 94.39 feet, thence leaving said Mount Vista Road and binding on the property lines of the petitioners herein, the eight following courses and distances viz: South 11 degrees 21 minutes 20 seconds East 83.10 feet, South 5 degrees 19 minutes 20 seconds East 20 seconds East 217.13 feet, South 22 minutes 40 seconds West 272.68 feet, North 67 degrees 05 seconds West 989.59 feet, North 32 degrees 13 minutes 05 seconds West 237.13 feet, North 34 degrees 12 minutes 20 seconds East 211.66 feet, South 55 degrees 47 minutes 40 seconds East 5 feet and North 34 degrees 12 minutes 20 seconds East 43.87 feet to the place of beginning.

Containing 9.3 Acres of land more or less.

Being the property of Estate of Aimee B. Board as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct. 1, 1987

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 Oct. 1, 1987.

THE JEFFERSONIAN.

Publisher

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Towson, Md. 21221 OCT. 3rd, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

PO#91463 REQ#05110 TO ADVERTISE SW/S MT. VISTA RD., COR./SE/S S. HARFORD RD. HEARING: THURSDAY OCTOBER 22, 1987, AT 10:00 A.M., PETITION FOR ZONING RECLASSIFICATION, PETITIONER: ESTATE OF AIMEE B. 11th ELECTION DISTRICT, 259 LINES AT \$129.50

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for ONE

successive week(s) before the 2nd day of OCT. 1987.

that is to say, the same was inserted in the issues of 10/01 1987.

The Avenue Inc.

per publisher

By *Quarrel Caldwell*

PETITION FOR RECLASSIFICATION
5TH COUNCILMANIC DISTRICT

CASE NO. R-87-459-A
LOCATION: Southwest Side of Mt. Vista Road, Corner/Southeast/Side Harford Road
PUBLIC HEARING: Thursday, October 22, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from an R.C. 2 Zone to an R.C. 5 Zone and a variance to permit a life care or continuing care facility on 52.9 acres in lieu of the required 450 acres and a building envelope that covers 100 percent of the gross acreage in lieu of the permitted 12.5 percent

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Containing 9.3 Acres of land more or less.

Being the property of Estate of Aimee B. Board as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30590
DATE 3/2/87 ACCOUNT R-87-459-A
AMOUNT \$ 100.00
RECEIVED FROM *Phyllis Cole Friedman*
FOR *Zoning Reclassification*
BY *William T. Hackett*
8 8045*****100001 0316F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32502
DATE 3/2/87 ACCOUNT R-87-459-A
AMOUNT \$ 100.00
RECEIVED FROM *Phyllis Cole Friedman*
FOR *Zoning Reclassification*
BY *William T. Hackett*
8 8045*****100001 0316F
VALIDATION OR SIGNATURE OF CASHIER

GERHOLD CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

February 27, 1987

Tract 1

Zoning Description

All that piece or parcel of land situated, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the centerline of Mount Vista Road with the southeast side of Maryland Route 147 known as Harford Road and running thence and binding on the center of Mount Vista Road, the five following courses and distances viz: South 64 degrees 54 minutes 14 seconds East 491.58 feet, South 63 degrees 10 minutes 11 seconds East 390 feet, South 62 degrees 04 minutes 44 seconds East 314.70 feet, South 58 degrees 39 minutes 44 seconds East 291.85 feet and South 47 degrees 29 minutes 14 seconds East 284.33 feet, thence leaving said Mount Vista Road and binding on the property lines of the petitioners herein, the nine following courses and distances viz: South 34 degrees 12 minutes 20 seconds West 47.67 feet, South 55 degrees 47 minutes 40 seconds East 5 feet, South 34 degrees 12 minutes 20 seconds West 215 feet, South 32 degrees 13 minutes 05 seconds West 210.67 feet, North 67 degrees 05 seconds West 404.55 feet, South 22 degrees 48 minutes West 773.40 feet, North 69 degrees 22 minutes West 913.3 feet, North 7 degrees 16 minutes East 1514.7 feet to a point near the southeast side of Harford Road and North 78 degrees 19 minutes 50 seconds East 94.86 feet to the place of beginning.

Containing 43.6 Acres of land more or less.

Being the property of the petitioners herein and shown on a plat filed with the Baltimore County Zoning Department.



J. Robert Haines
Zoning Commissioner

October 14, 1987

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION AND VARIANCE
SW/S Mt. Vista Rd., Cor./SE/S Harford Rd.
11th Election District - 5th Councilmanic District
Estate of Aimee B. Foard - Petitioner
Case No. R-87-459-A

Dear Mr. Howard:

Dear

This is to advise you that \$476.56 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:med

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

September 21, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION AND VARIANCE
SW/S Mt. Vista Rd., Cor./SE/S Harford Rd.
11th Election District - 5th Councilmanic District
Estate of Aimee B. Foard - Petitioner
Case No. R-87-459-A

TIME: 10:00 a.m.

DATE: Thursday, October 22, 1987

PLACE: Room 218, Courthouse, Towson, Maryland

10/15 7/10 J. R. Haines
to be w/d -
letter to follow.

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

WTH:med

ccs: Mr. Ronald Dawson Standiford
12410 Regwood Road
Hyde, Maryland 21082

People's Counsel for Baltimore County

Ms. B. Louise Cockey, President
Presbyterian Home of Maryland, Inc.
400 Georgia Court
Towson, Maryland 21204

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING & POSTING COSTS RE THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THE FEE MUST BE PAID AND THE SIGN & POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED. W.T.H.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 9 - Cycle No. V
Case No. R-87-459-A
Petitioner: Estate of Aimee Foard
(Personal Rep. - Ronald Dawson
Standiford)
Reclassification Petition

Dear Mr. Howard:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 21, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 9, Cycle V
October 6, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Marshall Craft Associates, Inc.
7215 York Road, Suite 103
Baltimore, Maryland 21212

William K. Hoffman
Secretary
Hal Kassoff
Administrator

April 15, 1987

Mr. William Hackett,
Chairman
Board of Appeals
County Office Building
Towson, Md. 21204

Att: Mr. James Dyer

Re: Zoning Reclassification
Cycle V 4/87 to 10/87
ITEM #9.
Property Owner: Estate of Aimee
Foard (Personal Representative -
Ronald Dawson Standiford)
Contract Purchaser: Presbyterian
Home of Maryland, Inc.
Location: SW/S Mt. Vista Rd.,
Route 147, Cor. SE/S Harford Rd.
Existing Zoning: R.C. 2
Election District: 11th
Councilmanic District: 5th
Acres: 52.9

(Parcel No. 1 - 43.6 acres)
(Parcel No. 2 - 9.3 acres)
Proposed Zoning: R.C. 5 and
Variance to S.1A04.4.A.1 to permit
life care or continuing care
facility on 52.9 acres in lieu of
the required 450 acres and 50
percent a building envelope that
covers 100 percent of the gross
acreage in lieu of the permitted
12.5 percent

Dear Mr. Hackett:

On review of the submittal of 2-27-87 for the "Estate of Aimee Foard" (open site plan), the State Highway Administration cannot provide detail comments for the site at this time.

However, the State Highway Administration strongly recommends to Baltimore County that any and all access to

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APR 27 1987

ZONING OFFICE

Mr. W. Hackett
Page -2-
April 15, 1987

Harford Road - Route 147 by way of the 94.86 linear foot frontage be denied, due to the close proximity of the Mount Vista Road intersection.

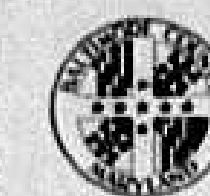
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. J. Howard, Esq.

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

C. Richard Moore
Acting Director

May 8, 1987

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Property Owner: Estate of Aimee Foard (Personal Representative - Ronald Dawson Standiford)
Contract Purchaser: Presbyterian Home of Maryland, Inc.
Location: SW/S Mt. Vista Rd., Cor./SE/S Harford Rd.
Existing Zoning: R.C. 2
Election District: 11th
Councilmanic District: 5th
Acres: 52.9
Proposed Zoning: (Parcel No. 1 - 43.6 acres)
(Parcel No. 2 - 9.3 acres)
R.C. 5 and Variance to S.1A04.4.A.1 to permit life care or continuing care facility on 52.9 acres in lieu of the required 450 acres and to permit a building envelope that covers 100 percent of the gross acreage in lieu of the permitted 12.5 percent

Dear Mr. Hackett:

The existing access to this site has a severe sight distance problem and would have to be corrected.

Mt. Vista Road is a very narrow road with many vertical and horizontal curves and many roadside traffic hazards. Any major increase in traffic generation would require improvements on Mt. Vista Rd.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman
TO: Board of Appeals
Date: May 15, 1987
FROM: Ian J. Forrest
SUBJECT: Reclassification and Redistricting Petitions, Cycle V

In reference to the above petitions for reclassification, the following comments are made:

Item No. 2 - NW/S Ingleside Avenue - Prior to the razing of existing structures, the petitioner must contact the Division of Waste Management at 494-3768 regarding the removal of potentially hazardous materials and solid wastes. The owner should also contact the Division of Air Pollution Control at 494-3775 regarding requirements for installation of fuel burning equipment.

Item No. 9 - SW/S Mt. Vista Road - Complete plans and specifications of the life care facility must be submitted to the Plans Review Section, Division of Engineering and Maintenance, State Department of Health for review and approval. In addition, soil percolation tests must be conducted on the site.

Item No. 10 - N/S Golden Ring Road - Prior to approval of a building permit for construction of a food service facility, complete plans and specifications must be submitted to our Plans Review Section.

We are unable, at this time, to comment on the remaining reclassification petitions without additional detailed proposal information.

If you require further information or clarification regarding these comments, you may contact Mr. Gerard A. Zitnik at 494-2767.

RECEIVED
MAY 18 1987

ZONING OFFICE

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

April 13, 1987

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Estate of Aimee Foard (personal representative - Ronald Dawson Standiford)

Location: Presbyterian Home of Md., Inc. SW/S Mt. Vista Rd. Cor. SE/S Harford Road

Item No.: 9 Zoning Agenda: Cycle V 4/87 - 10/87

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.

() 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", 1978 edition prior to occupancy.

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

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

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Group Fire Prevention Bureau

*Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention and Control Master Planning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman Date: May 5, 1987
Appeals Board

FROM: Charles E. Rumbles, Plans Review Chief - Department of Permits & Licenses *C.S.B.*

SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Item # 9 Property Owner: Estate of Aimee Foard (RE - Ronald Dawson Standiford)
Contract Purchaser: Presbyterian Home of Maryland, Inc.
Location: SW/S Mt. Vista Rd., Cor. SE/S Harford Rd.

Existing Zoning: R.C.2
Proposed Zoning: R.C.5 & Variance to S.1A04.1.1
Acres: 52.9
District: 11th

1. Any proposed construction or change of use of existing structures shall comply to the requirements of the Baltimore County Building Code as adopted by Council Bill #17-85 or the Code in effect at the time of permit filings.

cc: Zoning Advisory Committee

CEB:bao



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

December 10, 1987

John B. Howard, Esquire
COOK, HOWARD, DOWNES & TRACY
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21204

RE: Case No. R-87-459-A
Estate of Aimee Foard, Petitioner

Dear Mr. Howard:

The Board is in receipt of your letter of December 9, 1987, regarding Case No. R-87-459-A.

Since you are the attorney of record for the Petitioner in this case, and in your letter indicate that the case is now moot, the Board will therefore dismiss your petition for reclassification and allow the case to be processed through the cycle procedure as Issue No. 5-003.

Sincerely,

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

cc: People's Counsel
Ronald Standiford

ESTATE OF AIMEE FOARD (Personal Representative - Ronald Dawson Standiford)
SW/S Mt. Vista Rd., Cor. SE/S Harford Rd.
R.C. 2 to R.C. 5 and VAR to S.1A04.1.1 to permit life care or continuing care facility on 52.9 acres in lieu of required 450 acres and to permit bldg envelope that covers 100% of gross acreage in lieu of permitted 12.5% (Open Plan)

#R-87-459-A
Item #9, Cycle V, 1987
11th Election District
5th Councilmanic Dist.
52.9 acres
(43.6 - Parcel No. 1)
(9.3 - Parcel No. 2)

March 2, 1987 Petition Filed

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204
825-4111 Counsel for Petitioner

Ronald Dawson Standiford
Personal Representative
Estate of Aimee B. Foard
12410 Regwood Road
Hyde, MD 21082 Petitioner

Presbyterian Home of Md., Inc.
B. Louise Cockey, President
400 Georgia Court
Towson, MD 21204 Contract Purchaser

Mr. James Earl Kraft
Baltimore Co Board of Education
940 York Road
Towson, MD 21204

Phyllis Cole Friedman, Esquire People's Counsel

Norman E. Gerber
James G. Howwell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

March 2, 1987

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O.C. TRACY, JR.
JOHN N. DINE, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
M. KING HILL, III
GEORGE A. REYNOLDS, II
LAWRENCE L. HODGES, JR.
ROBERT A. HOFFMAN
DEBORAH L. DOPPIN
KATHLEEN GALLOGLY COX
KEVIN W. SMITH
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
KATHLEEN L. KOTZ
JAMES R. MACALISTER
REGAN J. R. SMITH
JULIA A. STEINBERG
JAMES D. C. DOWNES
(1908-1978)

County Court of Appeals
Baltimore County
2nd Floor
Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Property Located: Southeast corner of Harford and
Mount Vista Roads
Presbyterian Home of Maryland, Inc., Petitioner

Dear Board Members:

The Presbyterian Home of Maryland, Inc., a non-profit corporation affiliated with the Maryland Presbytery has as its purpose the provision of care for the elderly and operates a nursing/convalescent home in Towson.

The existing facility in Towson has been at capacity with an extended waiting list for many years. The subject property, offered the Presbytery as a bequest, affords an opportunity to meet an existing and ever-expanding urgent need for housing for the elderly.

The subject request seeks reclassification of this 50-acre parcel from RC-2 to RC-5 and must be viewed objectively and within the context of the "change/mistake rule".

A study and analysis of the existing zoning patterns and actual land uses at the intersection of Glen Arm/Mount Vista Roads and Harford Road provides clear and irrefutable evidence that the County Council committed mistake or error at the time of adoption of the 1984 Comprehensive Land Use Map. The southwest quadrant of the intersection has an RC-5 designation; and the northwest, and northeast quadrants thereof, although designated RC-2, have actually been developed for tract housing or in a manner totally inconsistent with the agricultural zone and consistent with the RC-5 classification. Sound land use and planning principles dictate that the subject property located at the southeast quadrant should have been similarly designated RC-5.

R-87-459-A

County Court of Appeals
Baltimore County
March 2, 1987
Page 2

For the foregoing reasons, the Presbyterian Home respectfully requests that the subject Petition for Zoning Reclassification be granted.

Respectfully submitted,

John B. Howard
John B. Howard

JBH:bw

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

HAND DELIVERY

March 30, 1987

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O.C. TRACY, JR.
JOHN N. DINE, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
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JAMES D. C. DOWNES
(1908-1978)

W. Carl Richards, Jr.
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
Cycle V, Item 9

Dear Carl:

Enclosed please find a check in the amount of \$100.00 in connection with the Petition for Reclassification filed on behalf of Presbyterian Home of Maryland, Inc., contract purchaser, for the property owned by the Estate of Aimee B. Ford.

Thank you.

Sincerely,

Alice A. Malinowski
Alice A. Malinowski
Legal Assistant

AAM:bw
Enclosure
cc: Robert A. Hoffman

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

TELEPHONE
(301) 825-4111
TELECOPIER
(301) 825-4147
DIRECT DIAL NUMBER
494-9162

December 9, 1987

HAND DELIVERY

William T. Hackett, Chairman
County Board of Appeals of
Baltimore County
2nd Floor, Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification
Estate of Aimee Foard, Petitioner
Case No.: R-87-459-A
Issue No.: 5-003

Dear Mr. Hackett:

This property has since been included in the 1988 Comprehensive Map cycle as Issue No. 5-003. Accordingly, the cycle Petition in Case Number R-87-459-A is now moot and I will await your disposition in this matter.

Yours truly,

John B. Howard
John B. Howard

JBH:bw
cc: People's Counsel
John F. Hull
Ronald Standiford
James Patton

RECEIVED
COUNTY BOARD OF APPEALS
1987 DEC 10 10 33 AM

RECEIVED
COUNTY BOARD OF APPEALS
1987 OCT 16 AD 18

6539 Mt. Vista Rd.
Kingsville, MD 21087
October 13, 1987

Mr. William Hackett
Chairman
Board of Appeals
Room 200
County Office Building
Towson, MD 21204

Ref: Case-R87-459A

Reclassification from R.C.-2 to R.C.-5
and variance to permit life care
facility to 52.9 acres in lieu of
the required 450 acres and to
permit a building envelope that
covers 100 percent of the gross
acreage in lieu of the permitted
12.5 percent.

Dear Mr. Hackett:

I have been a resident of the Mount Vista Rd./Harford Rd. area
for approximately 24 years and have witnessed the gradual controlled
growth of residential properties in our community under the R.C.-2
classification.

I am opposed to the request for reclassification from R.C.-2 to
R.C.-5 and variance of the subject properties within the context of the
"change/mistake rule".

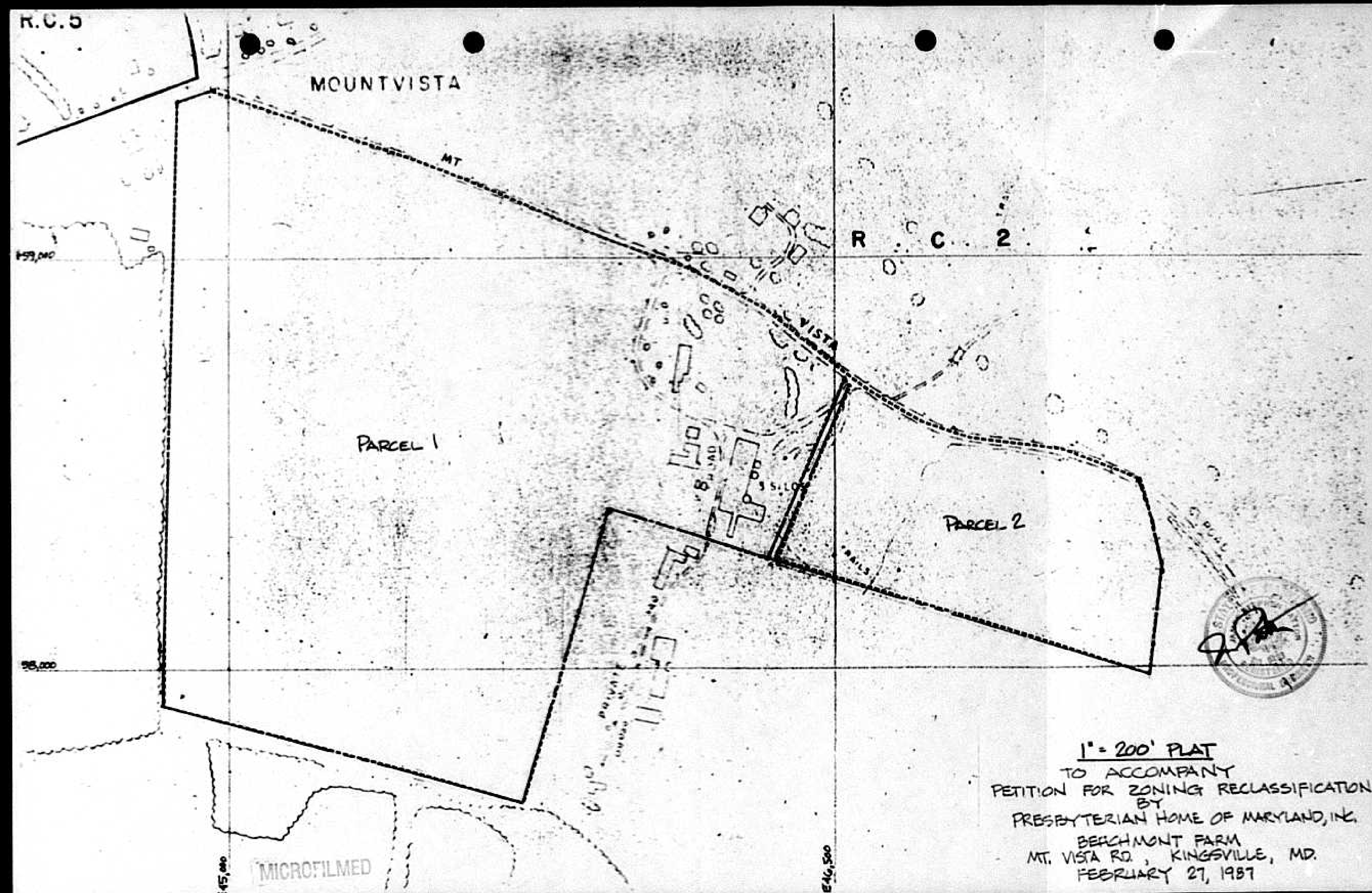
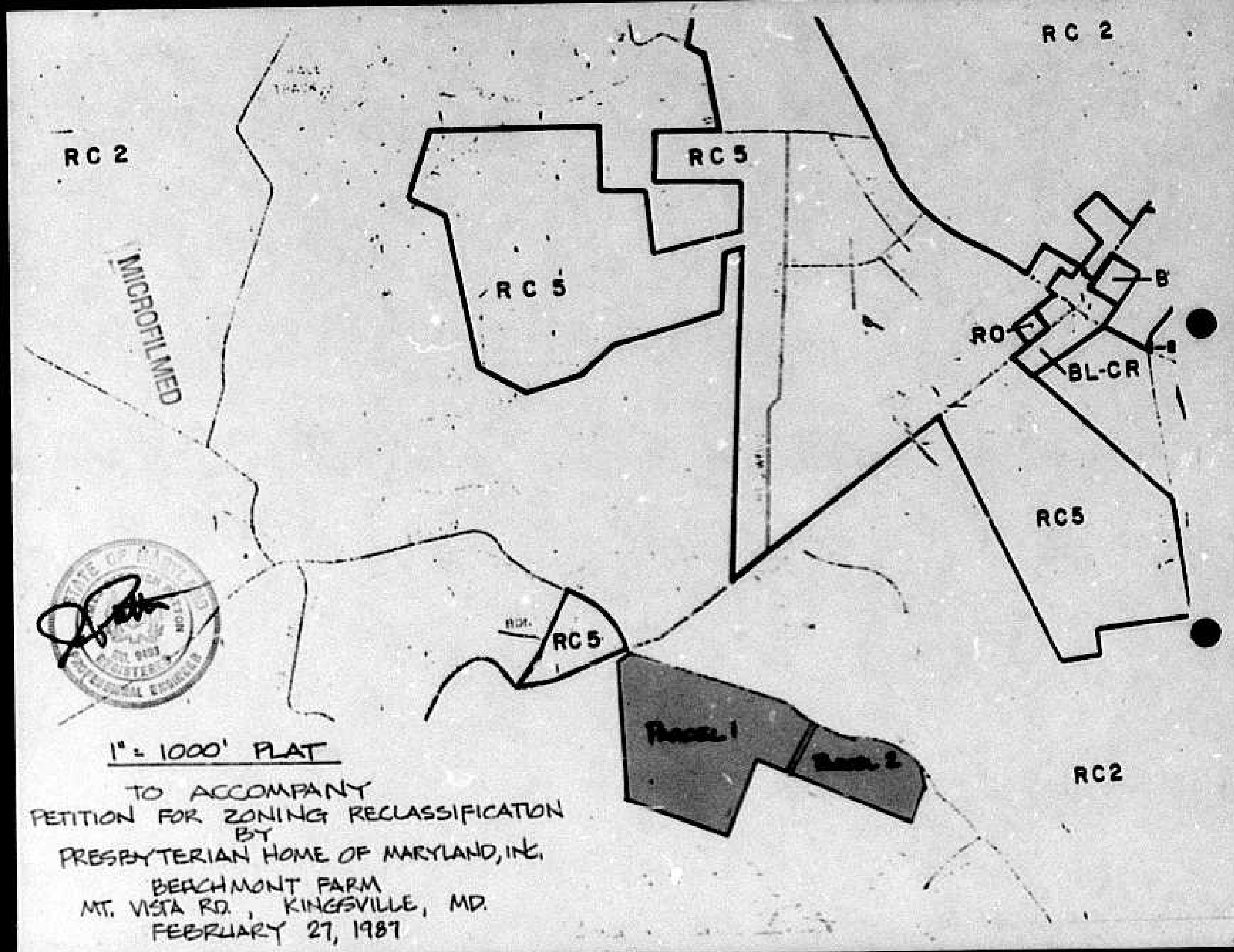
Surely, the existing classification of the subject property and all
the previously owned parcels of the Almee Foard Estate, part of which I
now own, has stood the test of time and should not fall under the
"change/mistake rule".

An examination of the properties at the Mount Vista/Glenarm-Harford
Roads area reveal the following conditions. The property on the
southwest section of the intersection (approximately 3 acres), although
classified as R.C.-5, could not be considered as basis for a mistake in
zoning of over three hundred acres laying in the remaining quadrants of
the intersection. The topography of the 3 acre property is significant
within itself to justify a R.C.-5 classification. However, the remaining
properties in the northwest/northeast quadrants have been developed
within the intent and interpretation of the Baltimore County zoning
regulations as found in section 1A01-R.C.-2 zones.

In summation, the granting of this zoning change with the variance
requested would be contrary to the intent of the regulations as written,
even for R.C.-5. This change would be detrimental to the general welfare
of the community involved, would overcrowd the land and cause undue
concentration of population.

Sincerely,
Robert F. Long
Robert F. Long

MICROFILMED



SK 1