

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 day community care center.

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

I, or we, agree 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams, Esquire

Nelson, Plumbhoff, A. Williams, Chartered

(Type or Print Name)

Signature

204 W. Pennsylvania Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

Penn-Mar Organization, Inc.

(Type or Print Name)

Signature

Michael F. Shriver

(Type or Print Name)

Signature

Post Office Box 36

Address

Maryland Line, MD 21136

City - State

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

Newton A. Williams, Esquire

Name

204 W. Pennsylvania Avenue

Towson, Maryland 21204 823-7800

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

MAY, 1987, 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 22nd day of June, 1987, at 10:15 o'clock

A.M.

Calvin J. Jarrow
Zoning Commissioner of Baltimore County

IN RE: PETITION SPECIAL EXCEPTION
NW/Corner of York and Old
Freeland Roads -
7th Election District
Penn-Mar Organization, Inc.,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-507-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a community care center, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Michael F. Shriver, Executive Director, appeared and testified and was represented by Counsel, Richard Smith, a registered civil engineer; Cass Gottlieb, a registered architect; and Hugh Gelston, a real estate appraiser; appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2 and containing 6.3 acres, is located on the corner of New Freeland, York, and Old Freeland Roads in Maryland Line. The Petitioner proposes to construct an 88' x 88' building, with possible expansion, as indicated on Petitioner's Exhibit 1, to house its community care center, which will provide much needed services to the mentally retarded who are in the "trainable" category. In fact, Penn-Mar is the only organization providing such services in northern Baltimore County.

The Petitioner is licensed and supervised by the State Developmental Disabilities Administration. The County Review Group approved the proposed plan in January, 1987. The community is in favor of the proposed use. See Petitioner's Exhibit 3.

The Petitioner seeks relief from Section 1A01.2.C.5, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner in an R.C.2 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception 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 adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 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 be 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 exception should be granted.

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1987, that the Petition for Special Exception for a community care center be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. 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.
2. The maximum number of persons to be served is 75.
3. The period for utilization of the special exception shall be five years.

Arnold Jarrow
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Newton A. Williams, Esquire

People's Counsel

ORDER RECEIVED FOR FILING
Date June 24, 1987
By *Shirley P. Jarrow*

- 3 -

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
4.902 ACRE, MORE OR LESS PARCEL
WEST SIDE OF YORK ROAD
AT NEW FREELAND ROAD
ELECTION DISTRICT 7
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR A SPECIAL EXCEPTION IN AN RC-2 ZONE.

BEGINNING FOR THE SAME at a point of intersection of the western right of way line of Maryland Route 45 (York Road), with the northern right of way line of Maryland Route 865 (Old Freeland Road), thence binding on the said northern right of way line of Maryland Route 865, (1) South 62 degrees 29 minutes 6 seconds West 1,074.49 feet to a point on the right of way line as shown on State Roads Commission Plat No. 18205, thence binding on said right of way line (2) North 44 degrees 52 minutes 20 seconds West 105.83 feet to a point on the southern right of way of Maryland Route 409 (New Freeland Road), thence binding on the southern right of way line of said Maryland Route 409 the following six courses, (3) by a non-tangent curve concave to the southeast an arc distance of 209.21 feet, having a radius of 2,711.15 feet, and being subtended by a chord North 47 degrees 20 minutes 19 seconds East 209.16 feet (4) South 40 degrees 27 minutes 3 seconds East 15.00 feet (5) North 49 degrees 45 minutes 17 seconds East 19.35 feet (6) North 40 degrees 2 minutes 22 seconds West 15.00 feet (7) by a non-tangent curve concave to the southeast an arc distance of 686.41 feet, having a radius of 2,711.15 feet and being subtended by a chord North 57 degrees 12

Description
York & New Freeland Roads
February 18, 1987
Page Two

minutes 49 seconds East 684.58 feet (8) North 64 degrees 28 minutes 00 seconds East 189.60 feet and (9) South 70 degrees 1 minutes 17 seconds East 40.29 to a point on the west right of way line of York Road (Maryland Route 45), thence binding on the aforesaid western right of way line of York Road (10) South 23 degrees 27 minutes 53 seconds East 187.05 feet to the place of beginning.

CONTAINING 4.902 acres of land, more or less.

RLS/eeb KCI Job Order No. 86375 February 18, 1987



PETITION FOR SPECIAL EXCEPTION
7th Election District - 3rd Councilmanic District
Case No. 87-507-X

LOCATION: Northwest Corner York Road and Old Freeland Road

DATE AND TIME: Monday, June 22, 1987, at 10:15 a.m.

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

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

Petition for Special Exception for a day community care center

Being the property of Penn-Mar Organization, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARROW
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW Corner York Rd. & Old
Freeland Rd., 7th District : OF BALTIMORE COUNTY
PENN-MAR ORGANIZATION, INC., : Case No. 87-507-X
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.

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
494-2185

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JING
DEPUTY ZONING COMMISSIONER

June 17, 1987

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. York Rd. and Old Freeland Rd.
7th Election District - 3rd Councilmanic District
Penn-Mar Organization, Inc. - Petitioner
Case No. 87-507-X

Dear Mr. Williams:

This is to advise you that \$83.74 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.

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

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

DATE 6/22/87 ACCOUNT 7-01-615-000

SIGN & POST
RETURNED
M-N, Plumhoff & Williams, Chartered, 204 W.
Pennsylvania Ave., Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE #87-507-X

PER 8 8038*****637416 8226F

VALIDATION OR SIGNATURE OF CLERK

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

May 12, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. York Rd. and Old Freeland Rd.
7th Election District - 3rd Councilmanic District
Penn-Mar Organization, Inc. - Petitioner
Case No. 87-507-X

TIME: 10:15 a.m.

DATE: Monday, June 22, 1987

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

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

DATE 6/24/87 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM NOLAN, PLUMHOFF & WILLIAMS

FOR FILING FEE FOR SPECIAL EXCEPTION ITEM

8 8121*****1000016 3236F 373

PENN-MAR ORGANIZATION, INC.

VALIDATION OR SIGNATURE OF CLERK

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 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 June 4, 1987.

THE JEFFERSONIAN,

Susan Shuler Obrecht
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-507-X

District 7th Date of Posting 6-6-87

Posted for: Special Exemption

Petitioner: Penn-Mar Organization, Inc.

Location of property: NW/cor. York Rd. and Old Freeland Rd.

Location of sign: NW/cor. York Rd. and Old Freeland Rd.

Remarks:

Posted by: J. J. Obrecht

Date of return: 6-12-87

Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 3, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 3, 1987.

TOWSON TIMES,

Susan Shuler Obrecht
Publisher

39.78

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: May 21, 1987

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

SUBJECT: Zoning Petition No. 87-507-X

This office offers no comment other than that the submittal does not list the number of "persons per site" and that Section 1A01.2.C.5 of the Baltimore County Zoning Regulations limits that number.

NEG:JGH:sib

Norman E. Gerber
Norman E. Gerber
Director

7/18/87
27-507-X
Case file
State of Maryland
RECEIVED
JUL 22 1987
ZONING OFFICE

DEVELOPMENTAL DISABILITIES ADMINISTRATION
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • (301) 228-
ADELE WILZACK R.N. M.S. SECRETARY LOS M. MESZAROS PH.D. DIRECTOR

July 17, 1987

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

Dear Mr. Jahlon:

I am writing this letter at the request of Michael Shriver, Executive Director of Penn-Mar Incorporated.

The above referenced agency is planning to build a new day program center for adults. It is my understanding that a copy of the license for the day program is required as part of Baltimore County's process.

The Developmental Disabilities Administration has licensed the Penn-Mar Day Program. This license continues to be in effect though there is an expiration date of February, 1987.

If we can be of any further assistance please contact me at 225-5560.

Sincerely,

Lousonia Jefferson
Lousonia Jefferson
Chief of Licensing and Certification
Developmental Disabilities Administration

LJ/lbl
cc: Mr. Michael Shriver

DEVELOPMENTAL DISABILITIES ADMINISTRATION
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • (301) 228-
ADELE WILZACK R.N. M.S. SECRETARY LOS M. MESZAROS PH.D. DIRECTOR

July 6, 1987

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

Dear Mr. Jahlon:

I am writing this letter at the request of Michael Shriver, Executive Director of Penn-Mar Incorporated.

The above referenced agency is planning to build a new day program center for adults. It is my understanding that a copy of the license for the day program is required as part of Baltimore County's process.

The Developmental Disabilities Administration has licensed the Penn-Mar Day Program. This license continues to be in effect though there is an expiration date of February, 1987.

If I can be of any further assistance, please contact me at 225-5560.

Sincerely,

Lousonia Jefferson
Lousonia Jefferson
Chief of Licensing
Developmental Disabilities Administration

LJ/lbl
cc: Mr. Michael Shriver
Beatrice Terl
file

Penn-Mar
Organization
Inc.

Michael F. Shriver,
Executive Director

Board of Directors:
Joe Leckrone, Chairman
Pam Foster, Vice Chairman
Ray Hannon, Treasurer
Judy Williams, Secretary

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

Re: Case No. 87-507-X
Penn-Mar Organization, Inc.
NW/CDR York Road and Old Freeland Road
7th Election District
3rd Councilman's District

Dear Mr. Jablon:

As per your request during Penn-Mar's zoning hearing on June 22, 1987, please find enclosed a copy of our current Day Program license as issued by the Department of Health and Mental Hygiene.

You will note that I have attached a letter from Ms. Lousonia Jefferson clarifying the reason for the expiration date on the license. I think you will find her letter self-explanatory.

Your assistance and ruling in the aforementioned case was greatly appreciated. If you have any questions or concerns, please contact me directly.

Sincerely,

Michael F. Shriver
Michael F. Shriver,
Executive Director

MFS/lls
Enclosure

cc: Mr. Joe Leckrone, Chairman
Board of Directors
Mr. Burton Williams, Esquire

"Serving Maryland and Pennsylvania cooperatively through the
Baltimore County MRDA and York/Adams County MR/MR Programs"

RECEIVED
JUL 9 1987

ZONING OFFICE

P.O. Box 36
Maryland Line, MD 21105
(301) 343-1088

June 30, 1987

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
DEVELOPMENTAL DISABILITIES ADMINISTRATION

License No. 054
DDA-3-54-88

Penn-Mar Organization, Inc.
Pursuant to the provisions of the Health General Article, Section 7-101 through 7-1201, this license is issued to:

PENN-MAR ORGANIZATION, INC.

DAY PROGRAM

to operate and maintain a

Upon the premises known as

located at P.O. Box 426, Maryland Line, MD.

Licensed capacity

Respite capacity

License shall be in force beginning MARCH 1ST, 1987, subject to revocation of the provisions of the statutes under which it is issued or for the violation of any of the regulations adopted thereunder for the license. License is subject to all the restrictions, limitations, considerations and requirements set forth by the Department pursuant to statutes and regulations. This license is not assignable or transferable.

In Witness Whereof, we have hereunto set our seal
this 18TH day of NOVEMBER, 1988

Maryland State Department of Health and Mental Hygiene
Lousonia Jefferson
Director
Developmental Disabilities Administration

State of Maryland

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • (301) 258-
ADELE WALZACK, R.N., SECRETARY LOS M. WESZAROW, PH.D., DIRECTOR

July 6, 1987

RECEIVED
JUL 08 1987
PENN-MAR ORGANIZATION, INC.

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

Dear Mr. Jablon:

I am writing this letter at the request of Michael Shriver, Executive Director of Penn-Mar Incorporated.

The above referenced agency is planning to build a new day program center for adults. It is my understanding that a copy of the license for the day program is required as part of Baltimore County's process.

The Developmental Disabilities Administration has licensed the Penn-Mar Day Program. This license continues to be in effect though there is an expiration date of February, 1987.

If I can be of any further assistance, please contact me at 225-5560.

Sincerely,

Lousonia Jefferson
Lousonia Jefferson
Chief of Licensing
Developmental Disabilities Administration

LJ/ldl

cc: Mr. Michael Shriver
Beatrice Teri
file



Maryland Department of Transportation
State Highway Administration

RECEIVED
APR 9 1987

ZONING OFFICE

April 6, 1987

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 3-31-87
ITEM: #373.
Property Owner: Penn-Mar
Organization, Inc.
Location: NW/C York Road,
Route 45 and Old Freeland Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special
Exception for a day community
care center
Area: 4.902 acres
District: 7th Election District

Dear Mr. Jablon:

On review of the submittal of 1-26-87 and field inspection, the State Highway Administration offers the following comments.

The proposed 24' entrance at Route 409 and its location to the existing York Road (Route 45) intersection must be revised. The State Highway Administration - Bureau of Engineering Access Permits strongly recommends that all access to the proposed Community Care Center be by way of Old Freeland Road - Route 885. With ultimate improvements to Route 409 by the State Highway Administration at a future time, within the existing 150' right of way, the proposed entrance location must be located 625' west of York Road - Route 45. This entrance location would protect the integrity and capacity of the intersection (Route 409 and Route 45) for future highway needs.

All access to Route 409 must be by way of a 25'-35' channelized intersection with 10' radii, a 195' deceleration lane and 235' taper and a 100' acceleration lane and 120' taper, with bypass improvements on the N/S of Route 409 for a total length of 550'.

My telephone number is (301) 333-1350

Telephones for Inland Hearing or Speech
303 7288 Baltimore Metro - 888-8481 D.C. Metro - 1-800-492-0022 Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

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

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 373 - Case No. 87-507-A
Petitioner: Penn-Mar Organization, Inc.
Petition Special Exception

Dear Mr. Williams:

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,

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

JED:kbb

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

RECEIVED
JUN 08 1987

June 8, 1987

Penn-Mar
21500 York Road
Maryland Line, Maryland 21105

Attention: Mike Shriver

Dear Mike,

Just a note to let you know I have no objections to the construction of a home on the property purchased opposite the Maryland Fire Hall.

Sincerely,

Betty Messaros
Betty Messaros
21514 York Road
Maryland Line, Maryland 21105

June 15, 1987

Mr. Arnold Jablon,
This letter indicates my agreement with Penn-Mar Organization's intent to build a new day care center.

I operate a small business in Md. Line and feel that this agency provides a good service to our community.

Sincerely,

Burton Buckingham
Burton Buckingham
21400 York Rd.
Md. Line, Md. 21105

PETITIONER'S
EXHIBIT 3

Mr. Mike Shriver
21500 York Road
Maryland Line, Maryland 21105
201 343-1088

Mr. A. Jablon
Page -2-
April 6, 1987

We (State Highway Administration) strongly recommend to the developer of the Community Care Center that all access to the site be by way of Old Freeland Road. These improvements would be minimal requirements and considerably less expensive than the improvements to Route 409.

All work within the State Highway Administration Right of Way must be through State Highway Administration permit with the posting of a bond or letter of credit to guarantee construction.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

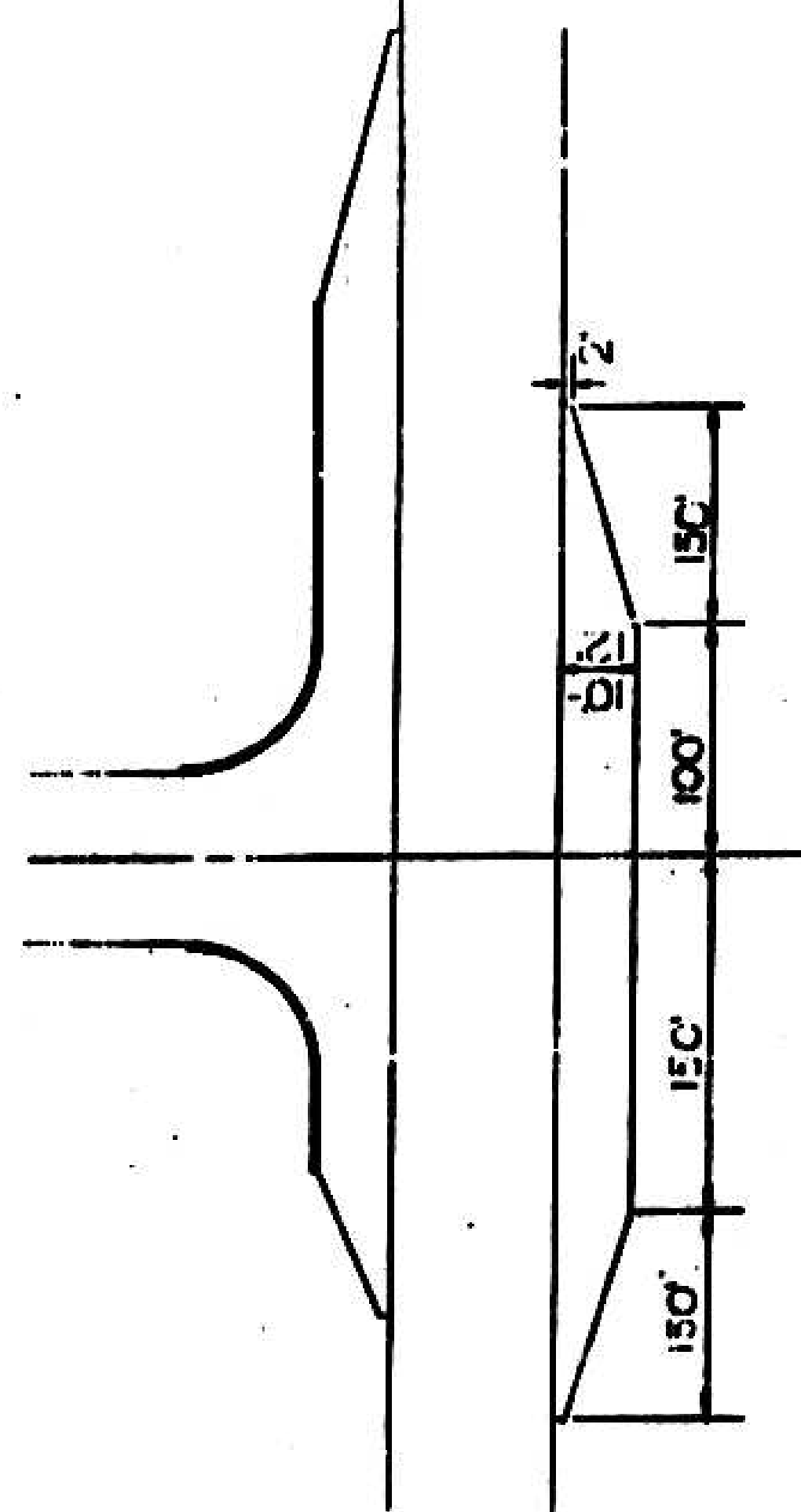
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

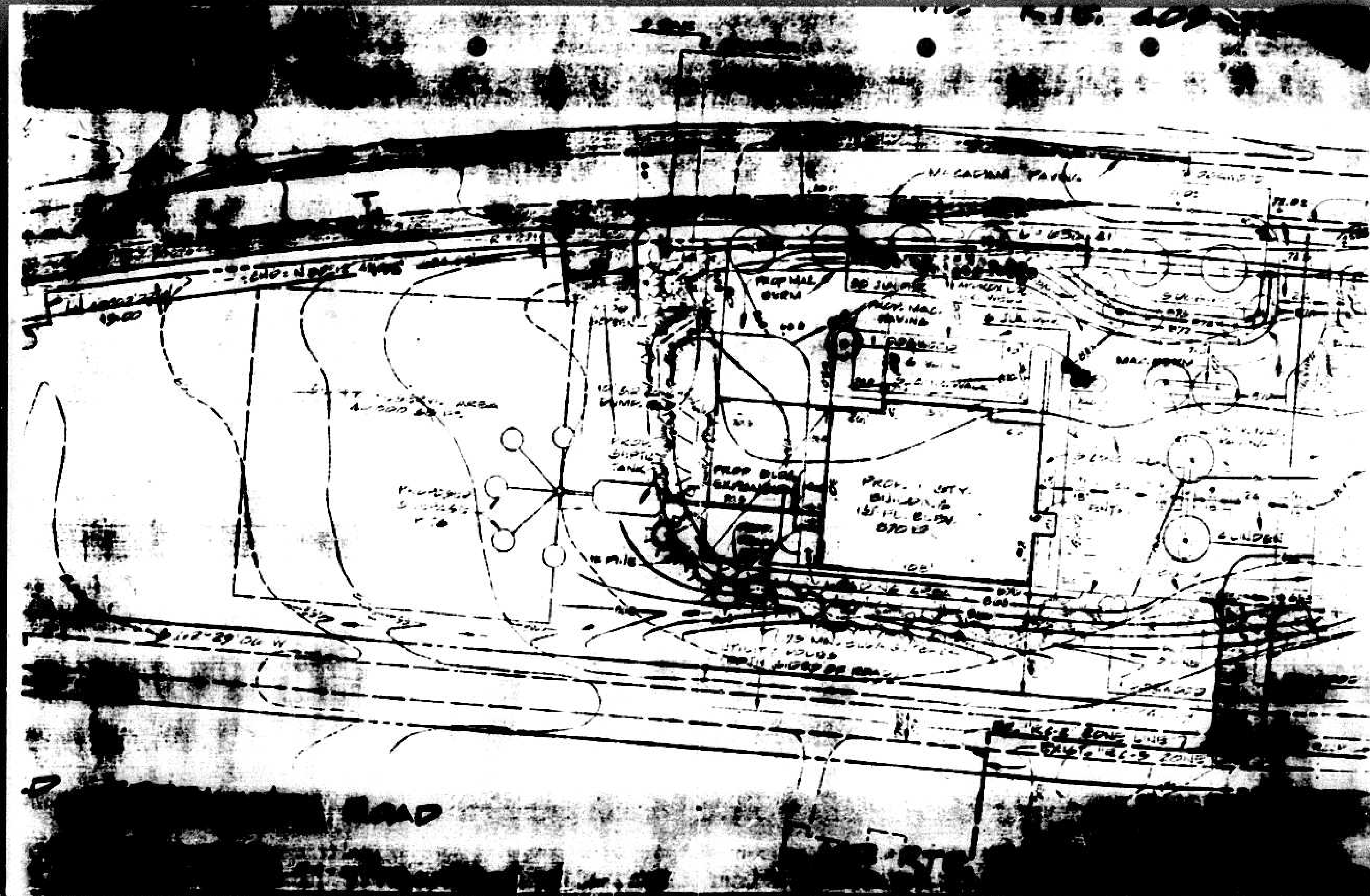
CL:CH:maw

cc: Mr. J. Ogle

EXAMPLE OF BY-PASS LANE
AT 'T' INTERSECTION



NOT TO SCALE



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

STEPHEN E. COLLINS
DIRECTOR

April 24, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 6(1985), 367, 369, 371, 372, and 373.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:12

6/22

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #373, Zoning Advisory Committee Meeting of 3-31-87

Property Owner: Penn-Mar Organization, Inc.

Location: NW/C York Rd + Old Freeland Rd District 7

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chaffhammer operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, common, whirlpools, hot tubs, water and sewage facilities or other apparatuses pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- (X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

4-27-87
Date

Zoning Item #373 Zoning Advisory Committee Meeting of 3-31-87
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
The results are valid until 9-14-88.
(X) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others
1) Petitioner must apply for a WAP - Water Appropriation Permit from the State Water Resources Administration.
2) Petitioner must submit revised plot plan showing location of all new test pits.
3) Petitioner must submit usage data for proposed Community Care Center.

John J. Wozniak
John J. Wozniak, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2560
494-4500

PAUL H. REINCKE
CHIEF

March 31, 1987

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

RE: Property Owner: Penn-Mar Organization, Inc.

Location: NW/C York Road and Old Freeland Road

Item No.: 373

Zoning Agenda: Meeting of 3/31/87

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.
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.

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

REVIEWER: *John F. O'Neill*
John F. O'Neill, Chief
Fire Prevention Bureau
Special Inspection Division

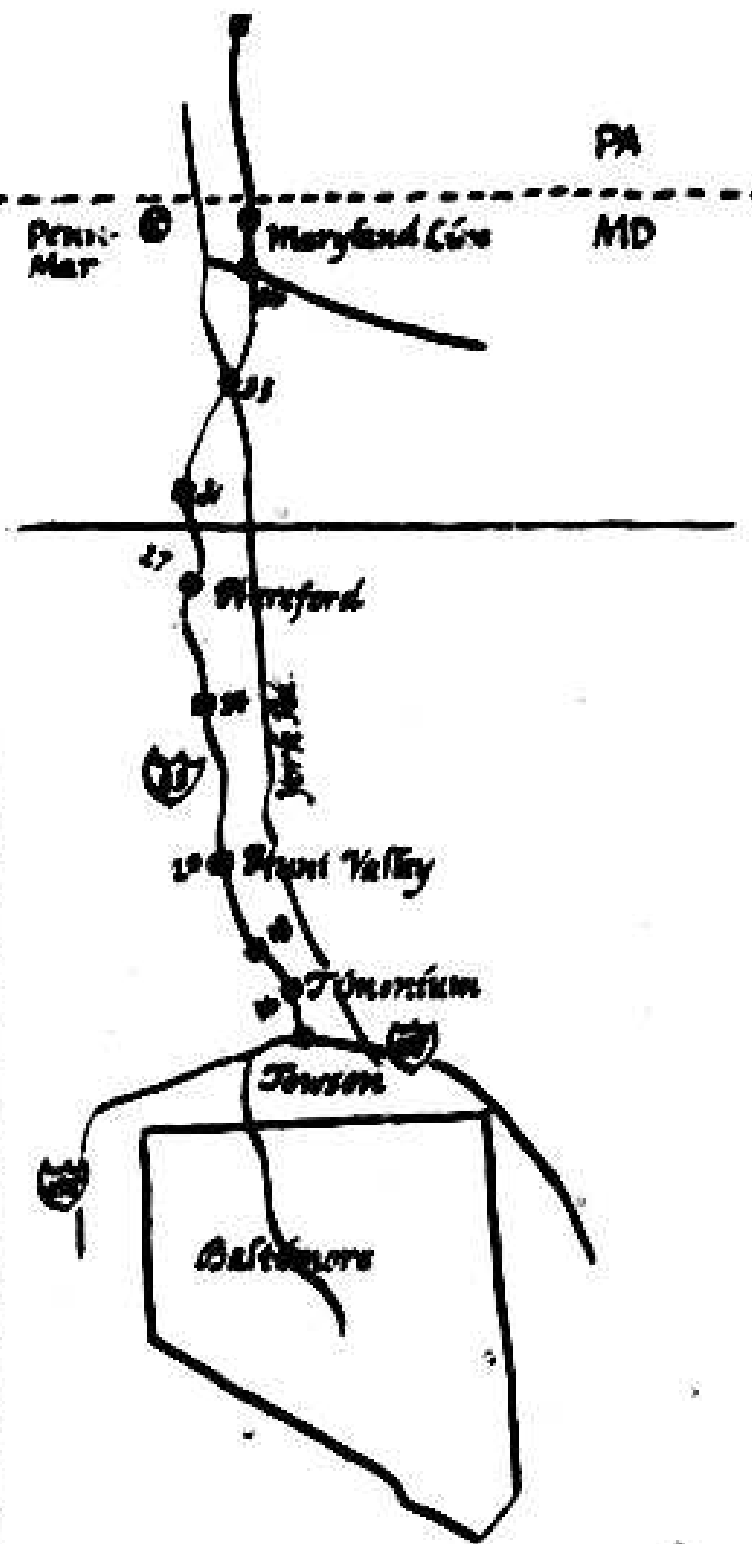
On-site water supply shall be provided for fire protection in accordance with the Urban Guide for Fire Prevention & Control Master Planning.

NAME _____
 ADDRESS _____
 CITY/STATE _____
 PHONE NUMBER _____

MEMBERSHIP CARD
 for the
PENN-MAR ORGANIZATION, INC.
 P.O. Box 36, Maryland Line, Maryland 21105-0036
 (301) 343-1069

TYPE OF MEMBERSHIP

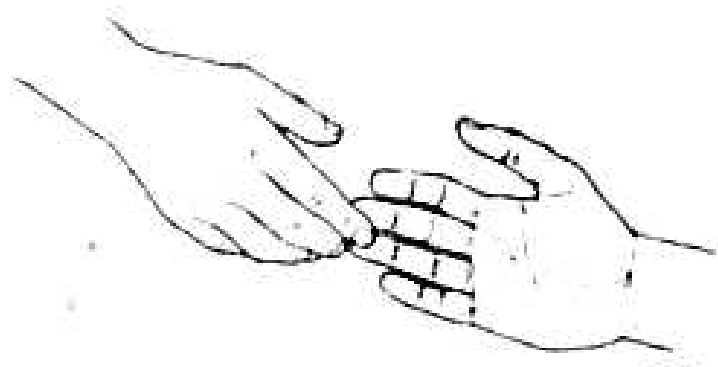
☐ Family/Individual — \$5.00	☐ Memorial — \$50.00
☐ Special Friend — \$10.00	☐ Foundation — \$100.00
☐ Patron — \$25.00	☐ Lifetime — \$1,000.00



Penn-Mar Organization, Inc. is an Equal Opportunity Employer which accepts clients, renders services, and employs staff without regard to race, color, national origin, sex, age, or handicap.

Penn-Mar Organization Inc.

serving individuals who are mentally handicapped in northern Baltimore and southern York Counties.



*"Just about any dream
 Grows stronger
 If you hold on
 A little longer"*

Penn-Mar Organization Inc.

P.O. Box 36
 Maryland Line, Maryland 21105-0036
 (301) 343-1069

Retain this stub for your records

THANK YOU!

Your tax deductible contribution will enable the agency to continue providing quality Residential and Day services

Sincerely,
 The Employees, Staff
 Board of Directors
 and Parents of
PENN-MAR

Amount Paid _____

Penn-Mar Organization, Inc. was just a dream when a group of concerned people met in November, 1980 to discuss the future for individuals who are mentally handicapped in northern Baltimore and southern York counties. Many of the handicapped adults had been sitting at home for years. Programs in Maryland and Pennsylvania established for the mentally handicapped, were inaccessible and enrolled to capacity. So, in March, 1981, with only their dream and a few donations, the parents and advocates began a part-time activity program in a room provided by the Maryland Line United Methodist Church. It was named Penn-Mar because it serves both Pennsylvania and Maryland individuals.

Today, Penn-Mar's primary philosophy is to provide and promote quality services that enhance the development of individuals who are mentally handicapped and maximize their independence. This philosophy is adhered to by the establishment of the activity program and by providing socialization, transportation, a residential program, advocates and parent support. The geographical perimeters served are Shewan Road in Baltimore County on the south and Shrewsbury, Pennsylvania on the north.



The Penn-Mar Work Activity Center (located at Maryland Line), opened in 1981 and operated three days a week with one instructor and seven adult clients. In November, 1981, the program expanded to 5 days, 2 instructors and 12 clients. As Penn-Mar assists in the deinstitutionalization of Maryland's Henayton and Rosewood SRC, the Center is a part of a growing agency with dedicated staff, board of directors, parents and friends.

At the Work Activity Center, clients learn through a sequence of activities, behaviors necessary for vocational readiness, i.e. following directions, staying on task, etc. They also learn skills that will assist their independence such as cooking and money management. The Center helps clients develop skills applicable to products or services available in-house from Penn-Mar, i.e. door mat production, janitorial and copying services.

The Penn-Mar Residential Program (located throughout northern Baltimore County communities), opened in November, 1981, through a grant received from the Maryland Mental Retardation and Developmental Disabilities Administration. Penn-Mar located its first Alternative Living Unit in a small bungalow in the community of Maryland Line. In 1984, additional units were opened with three residents in each home. Each home is physically integrated into the rural community settings in northern Baltimore County.

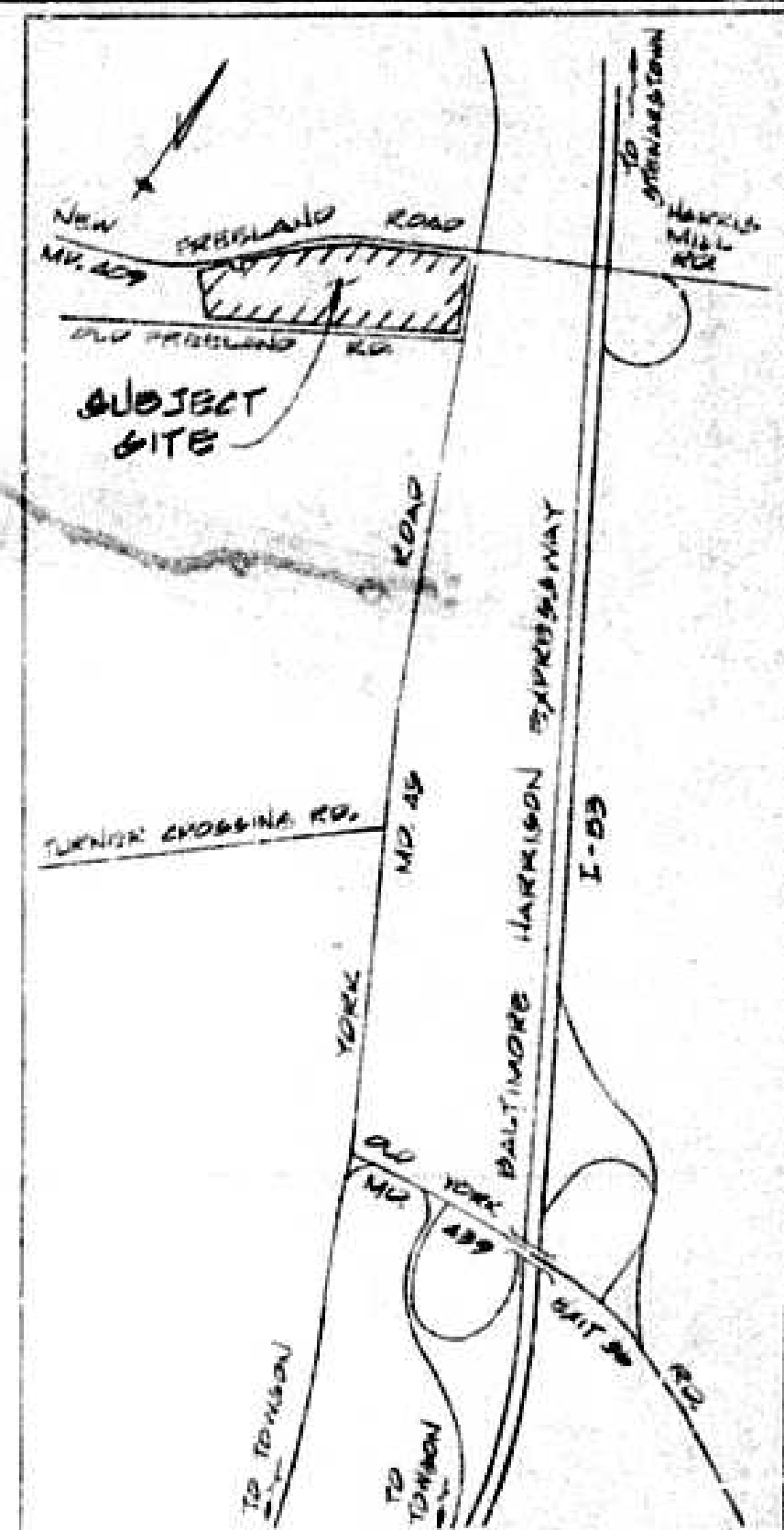
Supervised by live-in staff, clients assume responsibility for household tasks and house rules. Clients develop personal care skills and also assist with meal preparation. More importantly, they are active members of the community. They shop and eat at nearby stores and restaurants, attend church and participate in local recreational activities such as movies, square dances and high school sports events. The clients utilize local physicians, dentists and pharmacies to care for their health and well being.



Mentally retarded individuals 21 years of age and older are referred to the agency in several ways: contacts from family or friends, doctors, or through the Mental Retardation and Developmental Disabilities Administration.

Penn-Mar's social worker assists the family with the completion of necessary documents and conducts a home visit to determine appropriateness for placement.

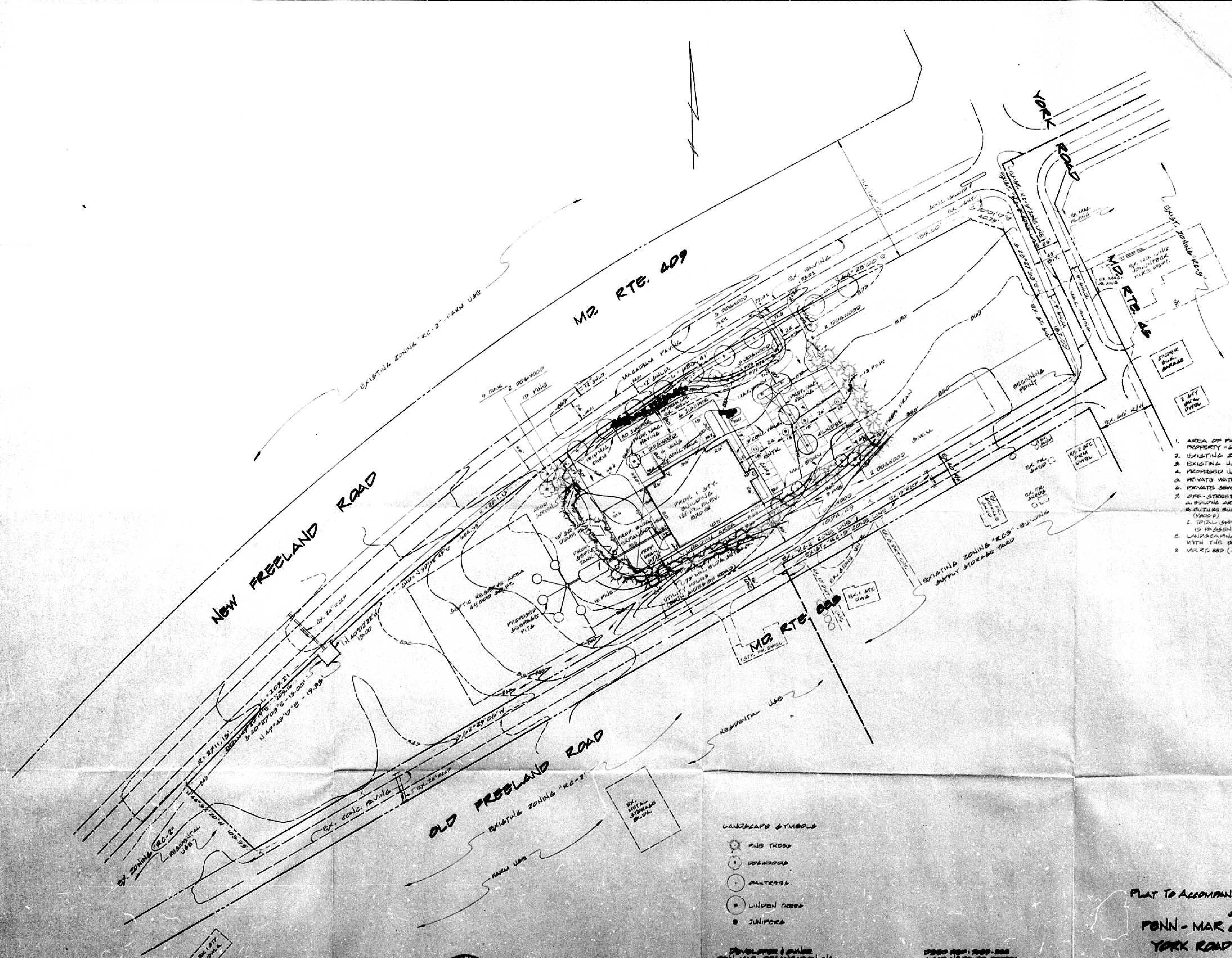
Criteria for admission varies for each program area. Decisions for placement appropriateness are made by Penn-Mar's Admission, Discharge Review Committee.



LOCATION PLAN
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 4.902 ACRES ±; GROSS AREA OF PROPERTY = 6.342 ACRES ±.
2. EXISTING ZONING OF PROPERTY "RC-2".
3. EXISTING USE OF PROPERTY "VACANT LAND".
4. PROPOSED USE OF PROPERTY "COMMUNITY CARE CENTER".
5. PRIVATE WATER MAIN EXISTS ON THE SITE (PERMIT NO. BA-21142).
6. PRIVATE SEWAGE SYSTEM IS PROPOSED FOR THE SITE.
7. OFF-STREET PARKING DATA: (TOTAL SPACES REQUIRED (FUTURE + ADJ. BUILDING AREA = 8000 SQFT. REQUIRING 201 SPACES (1/3000) + 3) FUTURE BUILDING EXPANSION = 4800 SQFT. REQUIRING 152 SPACES (1/3000).
8. TOTAL SPACES PROPOSED = 40 PLAZA & VEH. SPACES FOR 15 PASSENGER VEH. TOTAL OF 40 SPACES.
9. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. MD RTE. 889 (OLD FREELAND ROAD) IS A "DEAD END" ROAD.



LANDSCAPE SYMBOLS

- PINE TREES
- DOGWOOD
- OAK TREES
- LINDEN TREES
- JUNIPERS

DEVELOPER & OWNER
PENN-MAR ORGANIZATION, INC.
P.O. BOX 25
MARYLAND LAKE, MARYLAND 20650
202-343-1000

DESIGN FIRM: 1980-2000
ARCHITECT: 1980-2000
LANDSCAPE ARCHITECT: 1980-2000
ENGINEER: 1980-2000
GENERAL TRUST: 1980-2000

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
AND
SITE PLAN
PENN-MAR COMMUNITY CARE CENTER
YORK ROAD & NEW FREELAND ROAD

SECTION: SHEET 1
SCALE: 1" = 20'

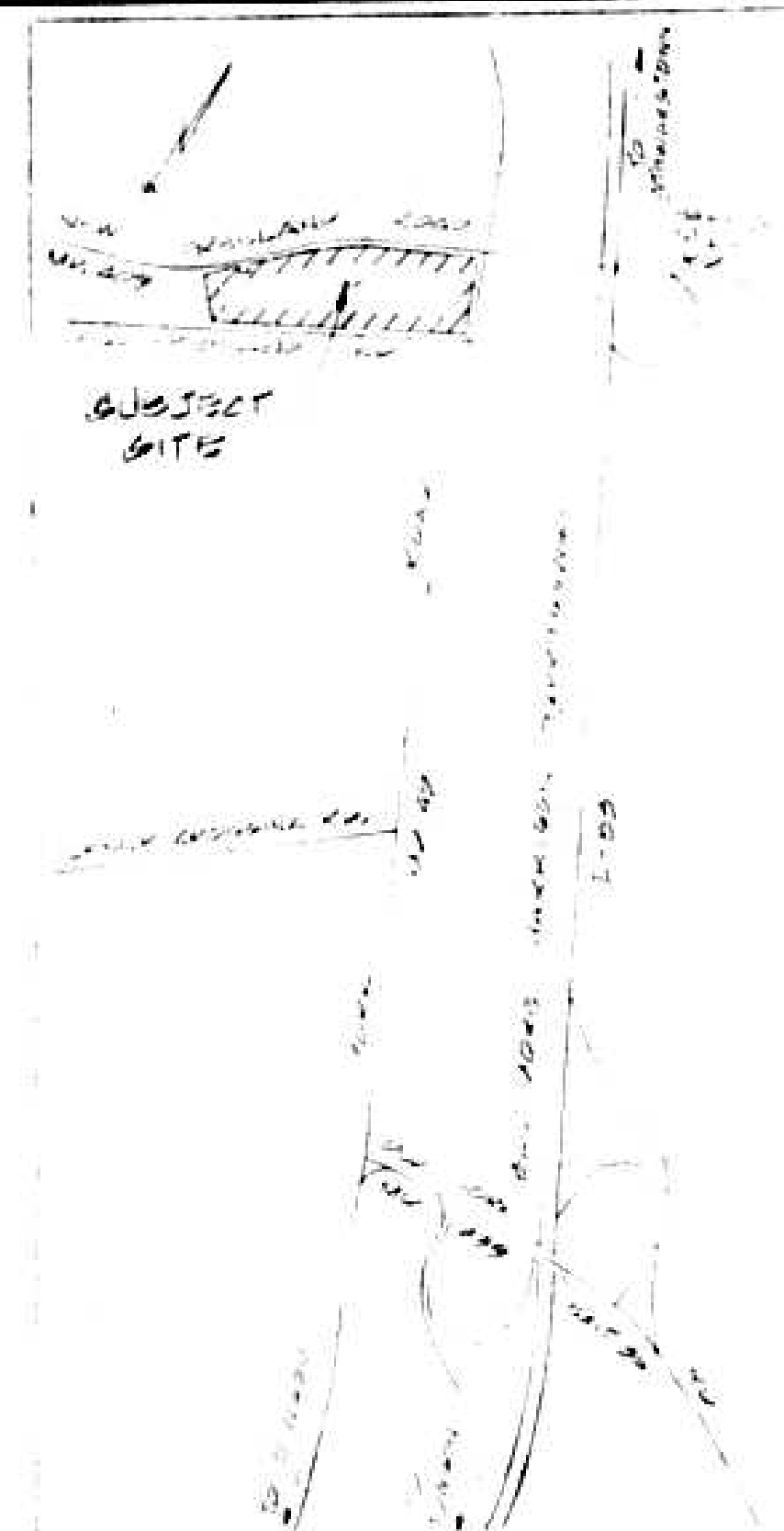
BALTIMORE COUNTY, MD
JANUARY 20, 1988

87-507-X

KIRCH CONSULTANTS, INC.
LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE
1000 CENTRAL AVENUE, SUITE 200, BALTIMORE, MD 21202

PROJECT NO.	87-507-X
DATE	1/20/88
BY	W. J. KIRCH
CHECKED BY	W. J. KIRCH
APPROVED BY	W. J. KIRCH

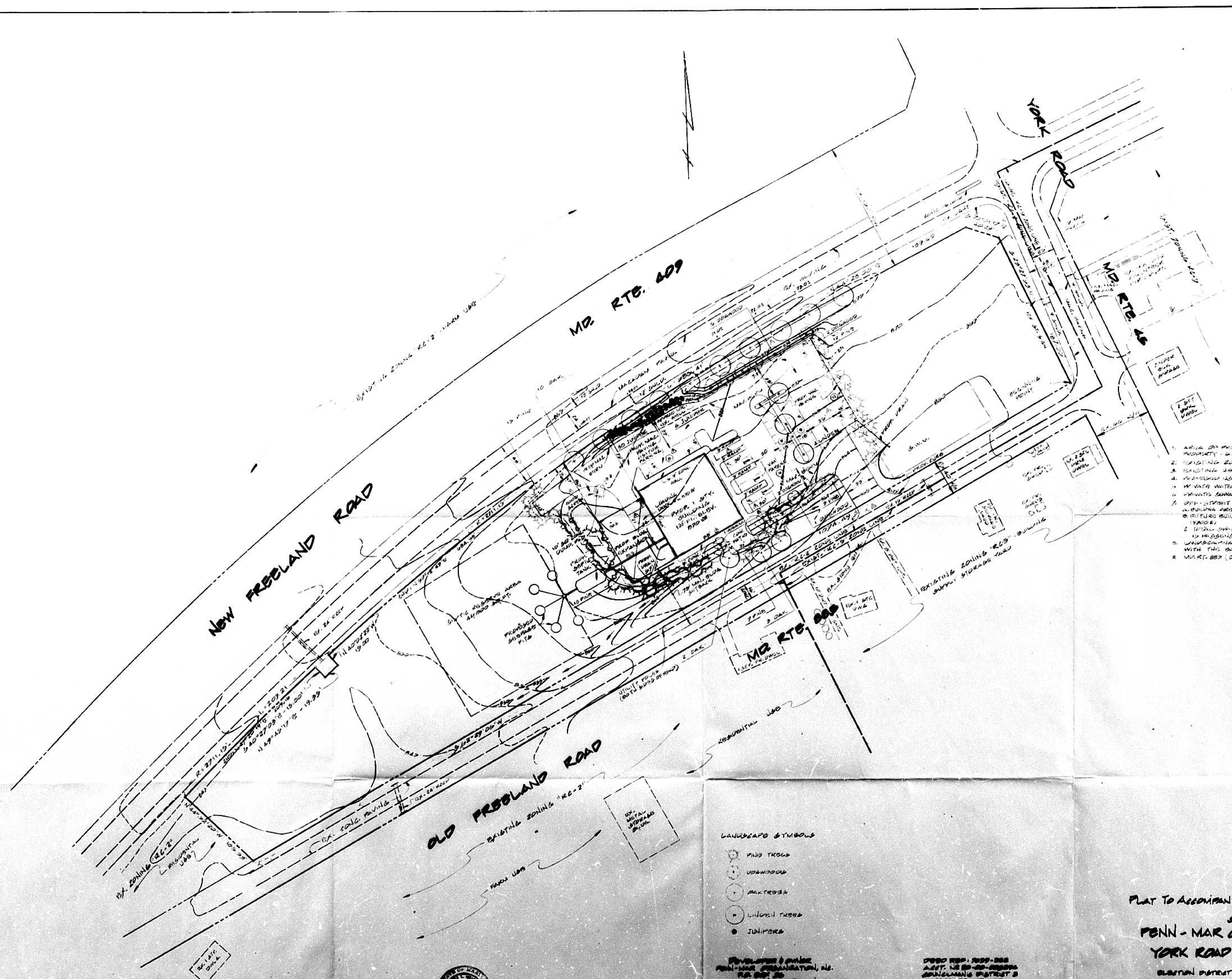




LOCATION PLAN
SCALE 1" = 100'

GENERAL NOTES

1. AREA OF PROPERTY - 4.902 ACRES ±, GROSS AREA OF PROPERTY - 4.312 ACRES ±.
2. EXISTING ZONING OF PROPERTY - RC-2.
3. EXISTING USE OF PROPERTY - VACANT LAND.
4. PROPOSED USE OF PROPERTY - COMMUNITY CAR CENTER.
5. PRIVATE WATER WELLS EXIST ON THE SITE (PERMIT #852-01429).
6. PRIVATE SEWAGE SYSTEM IS PROVIDED FOR THE SITE.
7. OFF-STREET PARKING DATA: TOTAL SPACES REQUIRED (FUTURE) - 100. A BUILDING AREA - 1768 SQ. FT. REQUIREMENTS: 250 SPACES (1/3000) & 500 SPACES (1/1000) BUILDING TYPICAL SPACES 2500 SQ. FT. REQUIREMENT 10 SPACES (10000).
8. TOTAL SPACES PROPOSED - 100. PLUS 2 VAN SPACES FOR 10 RESIDENTIAL UNITS. TOTAL OF 102 SPACES.
9. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. MARKED BY (OLD FREELAND ROAD) IS A "DEAD END" ROAD.



LANDSCAPE SYMBOLS

- PINE TREES
- YUCCA
- PALM TREES
- LILY OF THE VALLEY
- JUNIPERS

PREPARED BY: KIDDE CONSULTANTS, INC.
FOR: PENN-MAR COMMUNITY CARE CENTER
100 CROWNELL DRIVE, FORT TOWNSHIP, MARYLAND 21058
DATE: 1-20-1987

DEED REF. 1987-001
ACCT. NO. 87-001-0000
BONNEVILLE DISTRICT 3
CONDOMINIUM TRACT 401

PETITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
AND
SITE PLAN
PENN - MAR COMMUNITY CARE CENTER
YORK ROAD & NEW FREELAND ROAD

ELECTION DISTRICT 7
SCALE 1" = 100'

BALTIMORE COUNTY, MD
JANUARY 20, 1987

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
100 CROWNELL DRIVE, FORT TOWNSHIP, MARYLAND 21058, 301-371-0000

DRANNOVILLE	
DRANNOVILLE	
DRANNOVILLE	



6/1/87
 K-10545
 87-001-0000
 1-20-1987