NW 39 5, C

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimere County and which is described in the description and plat attached he reto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimere County, to use the

herein described property for _day_compunity_care_conter.

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 soning 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

	which is the subject of t	this Petition.
Contract Purchaser:	Legal Owner(s):	WOSTE
(Type or Print Name)	Penn-Max Organizations (Type or Print Name) Richard Y Hum.	100 - 3C
Signature	Signature	eks 8 800
Acdress	Michael F. Jhriut (Type or Print Name)	1000
City and State	Signature	
Newton A. Williams, Esquire Newton A. Williams, Esquire Nolso, Plumboff & Williams, Chartered (Type or Print Name) Newton A. W. Marris Signature	Post Office Box 36 Address Maryland Line, MD 2113 City 4 State	N 153.971 W 11, 210 Plane No.
204_V. Penneylyania Avenue	Neme, address and phone number tract purchaser or representative	
Towson, Maryland 21204 City and State Allorney's Telephone No.: _823-7800	Newton A. Williams, Esq. Name 204 W. Pennsylvania Av Tourson, Maryland 2120 Address	remie
ORDERED By The Zoning Commissioner of		
9	subject matter of this petition	be advertised, as
equired by the Zoning Law of Baltimere County, out Baltimere County, that property be posted, as Commissioner of Baltimere County in Room 106	2017년 전 12일 HOLES (1220 HOLES	
County on the 22nd day of	lune 19.87	at JO:15 o'clock

IN RE: PETITION SPECIAL EXCEPTION NW/corner of York and Old Freeland Roads -7th Election District

ZONING COMMISSIONER

Penn-Mar Organization, Inc.,

OF BALTIMORE COUNTY

BEFORE THE

Petitioner

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 isabilities 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

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 BCZk.

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 -

0 9

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______ 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:

- 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.

AJ/srl

cc: Newton A. Williams, Esquire

People's Counsel

- 3 -

KIDDE COMBULTANTS, INC. Subsidiary of Kidde Inc.

> Description 4.902 ACRE, NORE OR LESS PARCEL AT WEW PREELAND ROAD BLECTION DISTRICT 7 BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR A SPECIAL EXCEPTION IN AN PC-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 885, (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 105.63 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 Past 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 Morth 57 degrees 12

Description York & New Preeland Roads Pebruary 18, 1987 Page Two

8 8 2

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.

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

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

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Beltimore 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.

> ARMOLD JARLON 2001NG COPPLESSIONER OF BALTIMORE COUNTY

MW Corner York Rd. & Old

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER OF MALIEMORE COUNTY Freeland Rd., 7th District

PERN-MAR ORGANIZATION, INC.. Petitioner

: Case No. 87-507-X

ENTRY OF APPEARANCE

111111

Please enter the appearance of the People's Counsel in the abovecaptioned 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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

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, Molan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 17, 1987

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

> RE: PETITION FOR SPECIAL EXCEPTION WW/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 ______is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE HUST 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.

35933

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 71204 before the hearing.

BALTIMORE COUNTY, MARYLAND COPICE OF PRINCES - REVENUE CONTRACT MISCOLLANGOUS CARM RECEIPT 6/22/87 2-01-615-000 SICM & POST

NED 83.74 Noten, Plumboff & Williams, Chartered, 204 W. rennsylvania Ave., Towson, Md. 21204 ADVERTISING & POSTING COSTS RE CASE #87-507-X

VALIBATION OR EXCHANGE OF CASHIER

B B038 *** *** 8374: a 8222F

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

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

May 12, 1987

10:15 a.m. Monday, June 22, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

32459

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

MACRILLANGIQUE CASH RECEIPT

FLUNG FEE FOR SPECIAL EXCEPTION TIEM B 8121 ***** 10000:a 223af 373 PENN- MAR ORGANIZATION INC ----

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

sublished in the TOWSON TIMES, a weekly sewspaper printed and published in Towson, Baltimore County, Md., appearing on

June 3

TOWSON TIMES.

Gusan Sender Obrest

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Armold Jablon TO. Zoning Commissioner Norman E. Gerber, AICP, Director

SUBJECT. Zoning Patition No. 87-507-X

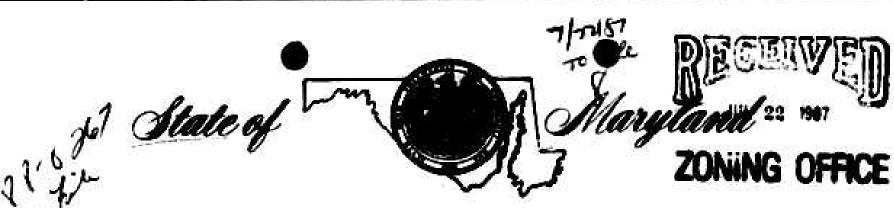
FROM: Office of Plenning and Zoning

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:slb

CP5-008





DEVELOPMENTAL DISABILITIES ADMINISTRATION DEPARTMENT OF HEALTH AND MENTAL HYGIENE 201 WEST PRESTON STREET . BALTIMORE, MARYLAND 31201 . (301) 225-

ADELE WILZACK R.H. M.S. SECRETARY

LOIS AL MESZAROS PHD DIRECTOR

July 17, 1987

Mr. Jahlon Zoning Commissioner Office of Planning and

Zoning Towson, Maryland 21204

PENN-MAR ORGANI EATION, INC. 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 Pebruary, 1987.

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

Sincerely.

Chief of Licensing and Certification Developmental Disabilities Administration

87-507-X

cc: Mr. Michael Shriver

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4 187 THIS IS TO CERTIFY, that the amound advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County. Md., appearing on

THE JEFFERSOMAN,

Penn - mor Organization / INC.

DEVELOPMENTAL DISABILITIES ADMINISTRATION DEPARTMENT OF HEALTH AND MENTAL HYGIENE

201 WEST PRESTON STREET . BALTIMORE, MARYLAND 21201 . (301) 225-LOIS M MESZAROS PH D DIRECTOR ADELE WILZACK R.N. M.S. SECRETARY

July 5, 1987

ZONING OFFICE

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

17-507-X

Dear Mr. Jahlon:

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

The aboved 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 Bultimore 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 Chief of Licensing Developmental Disabilities Administration

cc: Mr. Michael Shriver Beatrice Terl file



ZONING OFFICE

P.O. Bez 36 Moryland Line, MD 21105 (301) 343-1069

June 30, 1987

Executive Director

Board of Directors: Jee Lectrone, Chairman Pem Fester, Vice Chairman Ray Busines, Treesurer Judy Vallemen, Secretary

Mr. Arnold Jablon Soning Commissioner of Baltimore County Office of Planning and Boning Towson, ND 21204

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

Dear Mr. Jablon:

As per you request during Penn-Mar's soning 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 Mygiene.

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

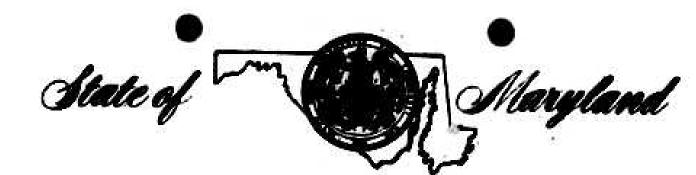
Your assistance and ruling in the aforementioned case was greatly appreciated. If you have any questions or concerns, please contact me directly.

Sincerely, Michael F. Shriver, Executive Director

MFS/11a Enclosure

oc: Mr. Joe Leckrone, Chairman Board of Directors Mr. Mewton Williams, Esquire

"Serving Maryland and Pennsylvania cooperatively through the Baltimore County MRDDA and York/Adams County MH/MR Programs'



DEVELOPMENTAL DISABILITIES ADMINISTRATION DEPARTMENT OF HEALTH AND MENTAL HYGIENE SOI WEST PRESTON STREET . BALTIMORE, MARYLAND \$1801 . (301) 825-ADELE WILZACK RN MS RECRETARY

July 6, 1987



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 Diretor of Penn-Mar Incorporated.

The aboved 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.

> Lousonia Jefferson Chief of Licensing Developmental Disabilities Administration

cc: Mr. Michael Shriver Beatrice Terl

file

residential lones.

ZOWING OFFICE

April 6, 1987

June 17.87

full Belline County's dotten Food Market, Inc.

DUR SPECIALTY"

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.

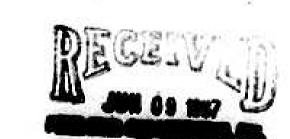
All access to Route 409 must be by way of a 25'-35' channelized intersection with 10' radii, a 195' deceleration lane and 235' taper and a 100' acceleration lane and 120' taper, with bypass improvements on the N/S of Route 409 for a total length of 550'.

June 15, 1987 Mr. Arnold Fablum,

This letter indicates my agreement with Pen. Mar Organizations intent to build a new day care conter.

A operate a small business in Mol. Line and feel that this agency provides a good service to our community. Ad. Line, Hel. 21105

June 8,1987



Pen-Mar 21500 York Rond Maryland Line, Maryland 21105

Attention : Mike Shriver

Door Mike,

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

Sincerely, Buty Measures

Betty Messaros 21514 York Road Maryland Line, Maryland 21105 BALTI MORE COUNTY SONING PLANS ADVISORY COMMITTEE

June 8, 1987

COUNTY OFFICE BLSG. 111 W. Chesepeake Ave. Towson, Maryland 21204

REPOERS Bureau of

Department of Traffic Engineering State Bords Commissio

Suresu of Fire Prevention Woelth Department Project Planning **Building Department** Board of Education Soning Administratio

Industrial Development

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

> RE: Item No. 373 - Case No. 87-507-A Petitioner: Penn-Mer 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, gener & Dyv. Lec

Zoning Plans Advisory Committee

JED: kkb Enclosures

> cc: Kidde Consultants, Inc. 1020 Crossell Bridge Road Towson, Maryland 21204

> > My talaptone apater is (301) 333-1350 Tolotypeariter for Impaired Hearing or Specch
> > 363-7686 Selfimore Motro — 965-0481 D.C. Motro — 1-669-009-0092 Statewide Tell Free P.O. Box 717 / 707 North Cohort St., Saltimore, Marylane 21303 - 5717

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.

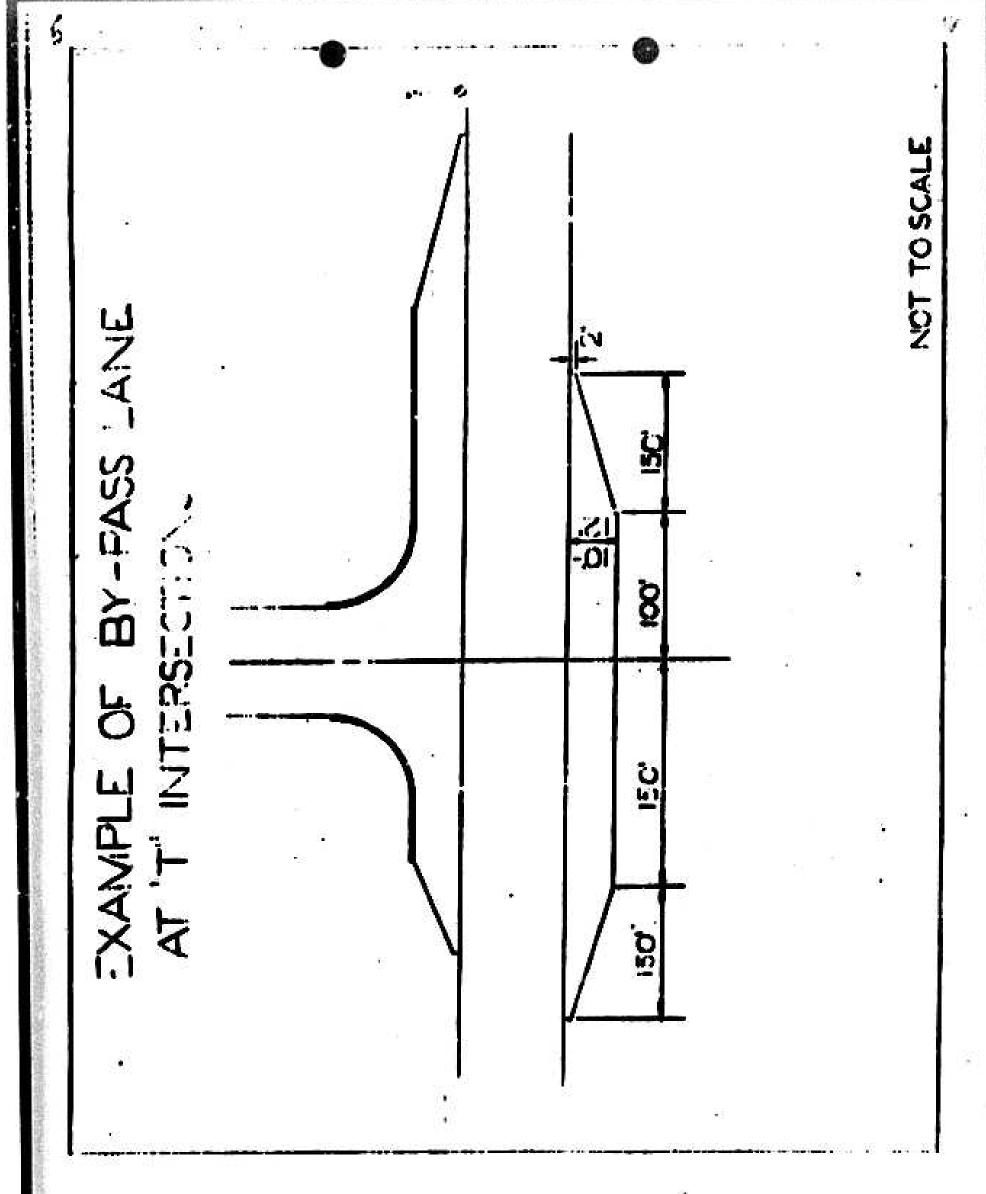
Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

cc: Mr. J. Ogle

CL: CW:maw





April 24, 1987

Mr. Arnold Jabion Zoning Commissioner County Office Building Tourson, Maryland 21204

Dear Mr. Jablon:

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

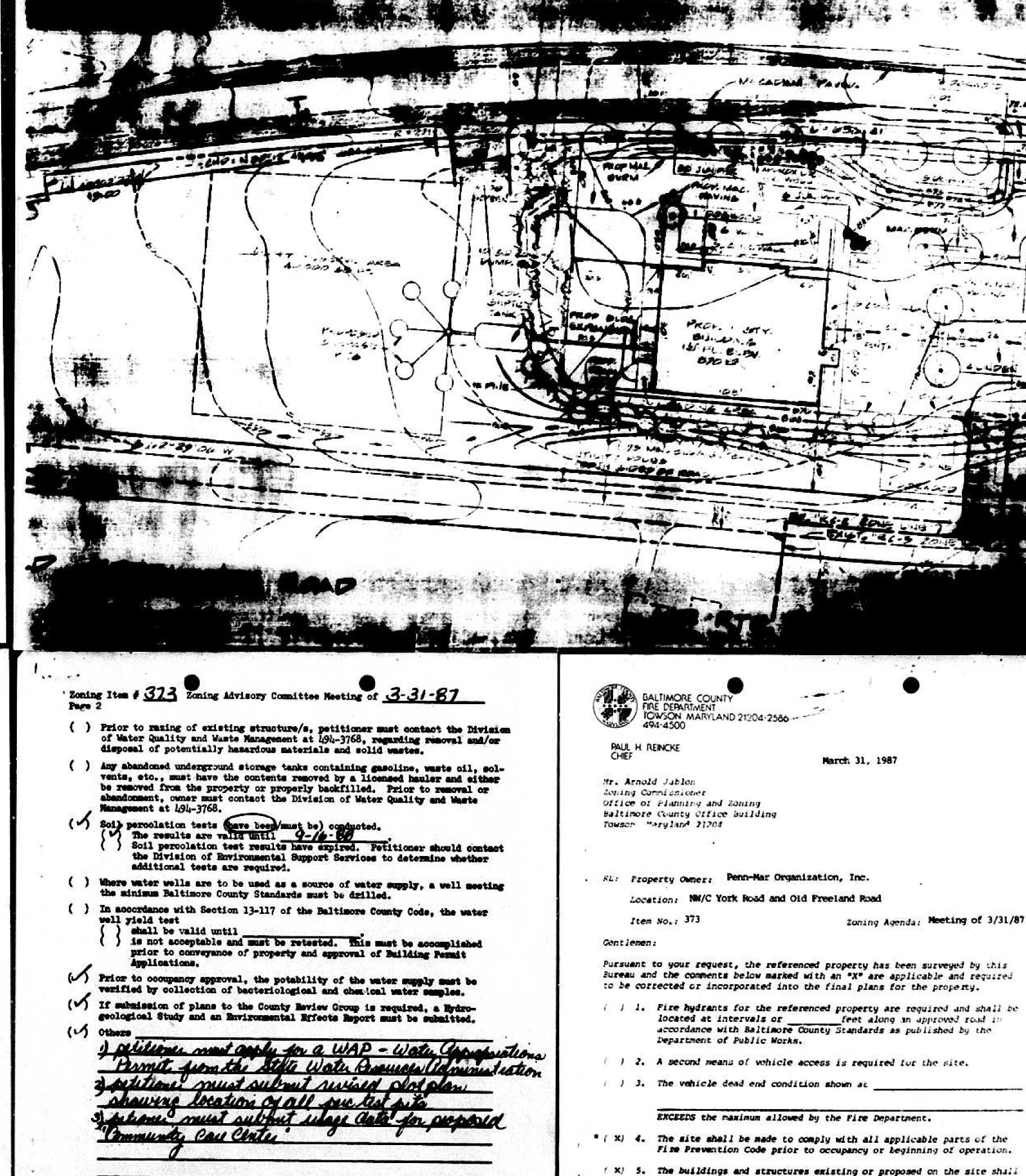
Michael S. Flanigan Traffic Engineer Associate II

BALTIMORE COUNTY DEPARTMENT OF HEALTH Soning Commissioner Office of Planning and Zoning County Office Building Towner, Marriand 21204 Soming Item # 373, Zoning Advisory Committee Meeting of 3-3/-87 Penn-Has Organization One Location: NWC York Ad + Old Frietand Ad District Sounge Disposal Souvate () Prior to approval of a Building Permit for construction, removation and/or installation of equipment for any existing or proposed food service facility, complete plane and specifications must be submitted to the Flane Review Section, Revironmental Support Services, for final review and emproval. (v) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-) A permit to construct from the Division of Air Pollution Control is required for such items as spony paint processes, unlenground gasoline Storage tank/s (5,000 gallons or nors) and any other equipment or process which exhausts into the Almondors. () A point to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Bailding Permit Application for renovations to existing or construction of now 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 Nuntal Rygione for review and approval. Prior to ear new construction or substantial alteration of public evinning pool, wading pool, bathhouse, sewner, whirlpools, hot tube, water and coverage facilities or other appurtuances partaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimose County Department of Realth for review and approval. For more complete information, contact the Resentional Rygione Section, Division of Environmental Suggest () Prior to approval for a numbery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Naternal and Child Realth.

() 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



White

Ian J. Forrest/Director BURGAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 "Life Safety Code", 1976 edition prior

* On-site water supply shall be provided for fire protection in accordance

with the Urban Guide for Fire Prevention & Control Master Planning.

REVIEWER: CH Joseph Kolle 7-31-17 Moted and Jelle & C'Heill Approved: Fire Prevention Bureau Special Inspection Division

to occupancy.

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

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



TED ZALESKI, JR. DIRECTOR

May L. 1987

Office of Florence and lening

Communica on Item # 373 Leading Advisory Committee Resting age on follows:

Locations

6. All structures shall comform to the Beltimore County Smilding Code on adopted by Council Bill #17-85. the Paryland Code for the Sundicepped and Aged (A.S.E.I. #117-1 - 1980) and other applicable Codes and Standards.

(b) a building and other miscellament parking shall be required before the start of any construction.

C. Residential: Two cots of semetrorities drawings are required to file a parmit application. The seal of a registered in Naryland Architect or Engineer 19/10 not required on plane and technical data.

Comportial: Three outs of computation drumings couled and eigned by a registered in Haryland Architect or Engineer shall be required to file with a permit application. Reprehend coule are not acceptable.

2. All the Orespe empoyt Sol, Single Family Sytemed Swellings require a minimum of 1 hour fire reting for exterior unlis closer than 6'-0 to an interior lot limb. Sol, the Groupe require a one hour wall if closer than 3'-0 to an interior lot lime. Any wall built as an interior lot lime chall require a fire or party wall. See Table 101. Section 1107, Section 1106.2 and Table 1102. To spenings are possitive in an exterior wall within 3'-0 of an interior lot lime.

7. The elevature does not appear to comply with Table 505 for purelenable height/area. Reply to the requested vertices by this affice comment be considered until the measuring data perturbing to beight/gross and construction type in provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

G. The requested vertices appears to conflict with fortice(s) ______, of the Saltimore County Building Code.

I. The proposed project appears to be located to a Fland Flaim, Tidel/Riveries. Flants one the extends copy of Spettern 516.0 of the Building Code us adopted by Bill 617-85. Sits plane shall show the current elevations above one lovel for ten lot one the finish floor levels including becomest.

303.0, 304.6, 307.0, 309.0 and 313.0 on the plans for future permit use. Show handlosoped parking, building scoess, etc. as per State Code.

F. Those observiated expenses reflect only on the information provided by the drawings scinnists to the Office of Figures and Eming and are not intended to be construct as the full extent of any possit. If decired the applicant may obtain additional information by visiting Sect 122 of the County Office Sullting at 111 V. Chesapeans Avenue, Touton, Raryland 2.20k.

Str. C. E. Burnham, Ottof
Smilling Flame Seview

Gottlieb Fostel

corvicce, interior design, and historic cortification. (under construction)

PRINT SERBOYST. PARL ADMINISTR - Midtons Deltisoro - resevetios of topico 19th contury touchouses and 2 small betale so biotorie cortified proporties is seighborhood sorth of the rectored fons Station: 79 coortecate totaling 59,000 SF: Full probitosture) corvious and historie cortification, (project complete)

100 Cafferday of Thinks - Pulls Point, Bultimore - commercial and residential employ of 10 mes and resevoted and and trostory seartments (66.000 SF), with off-street parking facilition. Iccolod is a biotoric district: full architectural coviece. (decima development phase)

ANADANA PROPERTENS COMMONWEATON - Poderol 8111, Beltimore - etc odicining buildings (12,000 87) consolidated and resevoted for distorie cortification so 11 confesiales coortesets. sith otroct-level commercial esco; fell architecturel services. (under construction)

STREE SLAGE CHESCHELESCON - Reservoir Sill, Salticore - four 19th contury tecohorous esseione, totaling 22,000 SF, desverted for historic certification to 30 culti-level accresonts: full architestural corviece and bioteric cortification decuments. (project complete)

CONCAGO AMBRICATER COMMUNICATER - Recorvoir Bill, Daltimore three 1996's temperes sessions, totaling 17,000 SP, restored and denverted to 14 multi-level apertments: full problemsturel services and historic certification. (under ecostruction)

MODILAGO ATURES APARTHUTO - Acceptio, NO - 19th contury edutral's bode recorated for historic certification from resolut house to 12 spectageter design corvises and ecestraction Greeings, is sesseleties with Michael A. Dignell Architects. P. A. (project complete)

PERSON CONTRACTOR PROPERTY AND A COURSE - Corthogot Baltimore essection and relocation of a 25.000 27 regional essection and training facility corving elicate cith leng-ture contai and esitional illusion; full brokitostural pervisos including facilition programming and site coleration. (asheastic design shous)

PERS COM CONSCIONATION. 1982. - Maryland Line. 189 - consension and relevation of a 7,960 of regional equaction, training and coordesturing facility pervise clients with contal illegence full erobitostural corvices ideluding facilities gracescales.

Gottlieb Fostel

CARS COTTLIBS. AIA President, COTTLIES POSTEL, P. C.

Mester of Arts (is Green Studies), 1975 JOERS POPEIRS PRIVERSITY

MCGILL OFFITERSITY, Canada

Sachelor of Architecture, with Distinction, 1972 NeGILL UNITERSITY. Canada

Backelor of Science (in Architecture), 1970

Cortificate in Passive Solar Design, 1983

THE HOL HAMAGENEST INSTITUTE, BOD York

PROFESSIONAL Registered Architect, STATE OF MARYLAND APPILIATIONS: Neeber, AMERICAN INSTITUTES OF ARCHITECTS Nember. WATICUAL TRUST FOR HISTORIC PRESERVATION Nember. WATIGMAL FIRE PROTECTION ASSOCIATION

PROFESSIONAL No. Cottlieb is currently principal-in-charge of several projects EXPERIENCE: for organizations which provide health care services for a variety of users with special needs. These projects include a medical clinic for Sealth Care for the Seastess: Boose of Suth. As 18,000 37 doraitory and commoding conter for bettered scaes: Sates Sill Hener. as existing 127,000 SF sursing home requiring redesign of public spaces and progres facilities; and the see Maryland beadquarters for the American Sport Association, a 26,000 SF public service fecility and conference center. She is also principal-incharge of an On-Call Services contract for Francis South Ear Madical Costor. No. Cottlieb has provided pro bose consulting corvious for a variety of sea-profit organizations, including Serbel Conqualty Hontal Boolth Contor. Congrehensive Souting for the Aged. Inc. (Associated Jesish Charities and Welfare Fund), and the Board of Josish Education of Greater Beltimore.

BOBOOK APP

Assricas Institute of Architects / Saltimore Chapter - Certificate of Approciation for Octobanding Service - 1982 Royal Architectural Isotitute of Casado Hadal - 1972 Canadian Government "Personatives Jensesse" Grant - 1972 Bugh McLesses Memorial Travel Scholarship - 1972 McGill Spiversity Scholarships - 1965-1969

2004.1 000Dx

Ottorbein Bonnetond Preject: Prose Bonnetonding in Bellinger. Congress International: Conservation, Rehabilitation at Recycless. Les Presses de l'Université Lavel. Quebec, Casedo, 1981 The Effect of Site Selection Policies and Proctices on the Sec: oses and failure of the federal Public Squaing frogram: The Case of Baltimore. Conter for Netropolitas Planeing and Research, Johns Bookino Daiversity, Beltipers, NO, 1975 Hilton-Park. The Camedian Architect, vol. 18, No. 10, Oct. 1973

Gottlieb Fostel

SECOND PRATT GENTRAL LEGISLY GENERAL'S SECURITY - restoration of original donatous children's department (3050 50), including the fish pool and garden, and addition of non Program Activities sevilies (1990 MF) for a variety of group uses: full prohitogture corvices and interior fixtures design. (resevetion conslete: addition in bidding phone)

SECON PRATT LIBRARY SRASSE \$17 - complete resevation of post-ser breach library (31,000 MF) for coeller breach library with reduced services, and adaption for portial use by a semaneling division of Department of Social Services, including now gloss forest and replacement reof: full problems to previous and interior fixture design. (senstruction document phase)

AFFE ARGORD COMPONERY COLLEGE COLLEGES DOLLEGES - 500 13,000 87 co-coases children facilities, with outdoor play proce. feculty offices, and socitional college-level elegerospe; facilities cleaning receersb. probitecturel design program, and schometic design, in accordation with Michael Bigmell, Architects. P. A. (project complete)

MALTE-CARC

AMERICAN CHART ASSOCIATION - Charles Street. Baltimore - remove time of Art Rose building for the Heryland boodquarters of a non-profit modical institution, with a major building addition (26.980 MF total), located in an historic Constons business district: full probitoctural services, facilities programming, interior decign and space planning, and furniture specification. (under construction)

MALTO GAGE FOR THE CHARLESS - Bountons Saltimore - conversion of an existing 3,300 MF beating facility to a medical and contal boolth clinic for homologe one and sense: full architectural services. (under construction)

PRADUTE SCOTT SET MESCOAL CONTOR - forcerly Deltisore City Bospitels - recevetion of egorotory and s-ray facilities in Separtment of Rediciogy for an Oral Surgery suits; full architesturel services and graphic decigs. (under posstruction)

FRANCES SCOTT BET HEREGAL COUTER - Doltiogro - cooco plonning for Department of Cordinlegy stress leb and out-patient elimia; architectural and interior design, furniture colection and layout. (project complete)

PRADEZ REST BET HEREGAL CESTER - Bultimore - conversion of an existing Gynocology Climic to precedure and recovery rooms for the Endesses Sait: full architectural parvises. (design dove-

Gottlieb Fostel

BEERY POSTEL. ASA Fice President. SOTTLISS POSTSL. P. C.

Hester of Orbes Design, with Distinction, 1979 SARTARD SUITERSITY. GRADUATE SCHOOL OF BESIGE

Graduate Study in Business, 1970-72 JOSUS SCRIES SETTENSITY

Backeter of Architecture, sith Bosors, 1970 CARGOSIS- MELLOS SELVERSITY

Cortificate in Architecture, 1000 ECOLS D'ART AMERICATURS, POSTATURBLESS, Prance

Continuing Education in Systematizing Borking Drawing Production-1981. BUTTERSITY OF GISCOUSTS - Extension

PROFESSIONAL Registered Architect. STATE OF MARYLAND APPILIATIONS: Monbor. AMERICAN INSTITUTE OF ARCHITECTS Mondor. AMERICAN PLANNING ASSOCIATION

PROFESSIONAL Mr. Fostel bee recently completed too client meeds seresessed studies including extensive facilities programming and scheduling for the Heryland Deportment of Smalth and Seatel Bygiege. One study project one for 611ften T. Fortige Committel . 119,500 at rebebilitation facility for mostally ill immates of the State's Criminal justice system, and the other see for Bostrose Subsel, a 100,000 27 detection conter for juvenile offenders. Be see also in charge of a similar study for the exercise Sport secondation shiph, in oddition to moods assessment and programming. sloo analyzed the options offered by various seemty and city sites and the costs and benefits of building resovation versus non construction

> Mr. Featel is currently principal-in-charge of an On-Call Services contract for Baltimore City. which has included the redociga of portions of the Bestern Sistrict South Senter, several Orbes Services district offices, and the expension of the Opton District Scoith Contor. This contract has also included the restoration and expension of the Prott Control Library Children's Concrement. the resevation of Prott Library Greech Co. 17, the resevation of the Securist Represtice Coulor, and the operation of an absolute port structure to beedquarters for Ports 'Il Possie foundation.

Ford Foundation Research Asset - 1973 Serverd Greducto Study Scholarships -1972-79 Fontainobless Foreign Study Scholership - 1969 American Institute of Architects / Pittoburgh Chapter - Honorial Sebelarobia - 1944 Coppers Design Competition - 1969 Regional Ameri Carangio Pine Arto Scholarships - 1965-69

Gottlieb Fostel

RASEINOTOS COSPITAL CHITES - Backington, D.C. - resovetion of physicens' office building (35,000 MF); construction documents and specifications, is association with The E. Chambers Company. (project complete)

LATROSS PAVILIOS - restoration of historic Moorieb-Sothic park trection pavilion so part of general capital improvements to Bruid Bill Park; full architectural services and historic rueserch. (under construction)

CLD FRIENDS MESTING BOOMS - restoration of historic 18th contury secting house to serve as sulti-purpose secting ball, correcting structurel and seisture decage: full architecturel services and historic research. (construction documents phone)

PARES '# PROPER. 180. - Braid Bill Park. Saltimore - resevetion of 3000 SF existing Doc-Tedor park confort station into a center for offices, conferences, and fund-relaing events for a citysponsored sea-profit group; full architectural services and interior design. (under construction)

OTTUNGETO DOMESTRAD PROJECT - Innor Corbor, Bultimore - as City essloyee. directed a City-sponsored rehabilitation predres for historic residential neighborhood, involving over \$8.5 million in public and private funds; coordinated building design and site planning activities, public improvements, nos infill construction, and rehabilitation of existing buildings --Project won a 1980 section Institute of Architects/Soltiones Chapter Design Asset for Esterior Design Standards and a 1979 Apprices Society of Leadscape Architects Marit Asset Cor Broom Besign. (project complete)

COAT METOGOGOGO BOOGENO PROCESS - Topor Park Soights. Baltimore - volunteer consultant responsible for rehabilitation component of a progrem designed to revitalise a declining residential seighborhood: progree jointly sponsored by the City of Beltimore and by the Associated Jesish Cherities and Selfare Fund of Baltimore. (current project)

Gottlieb Fostel

SELECTED LIST OF BECERT PROJECTS

INOTITYTE COAL:

COURS OF EGTS - Hostobello Scopital, Deltimore - resovation of 18,000 SF building to accessodate a comen's crisis conter, including temperary dermitory quarters for bettered somes and their children, fecilities for individual and group connecting, and stoff offices; full probitostural corvious and interior design. (mader construction)

GLIFTOS T. POREZES ESSPETAL - Josep. No - englysts of resevation versus replacement options for the existing 119,500 007 facility to determine the most cost-offective say to ungrade the 2:0 bed residential sings of the ferencia contor to meders building, boolth, life cofety, and criminal justice code standerde: design and placeing corvious including existing building condition curvey, emplyois of apose made and facilities prograssing, and detailed ouet estimates of senetrection estimate and morrotive report. (project complete)

MESTINGED SERVICE - DESCRIPTION - Deleterators, ND - Dester plan for non 153,000 007 replacement compan for the 210 had state jevenile detestion facility, including recidence, pertchop, and classroom buildings; docide and planning services imploding with emplyois and site selection on the egg-core property, enclysis of space mode and facilities programming. etilities pleasing, detailed east estimates of econtraction options, site plos and corretive report. (project complete)

MR CAMBLE COME FOR THE SEED - Lafayotte Square, Sultimore Stieff Headien recovered for 12 aperturate for the elderly; dociga porviego and construction drawings, in assumistion mith Mark Book Associator, Inc. (project consists)

MATTER COME - Secretors Seltimore - recevetion of 6,300 MF of large (127, 650 59) sureing base for the elderly; space included arts/orafts pertobop, stoff lounge and enting facilities, and lobby and recogtion opense; full problemsturet services and interior decign. (decign development phone)

PATTERNESS COMMISS - Motobore Hill, Soltimore - recovetion of Circs 1913 Former sleggestery School Co. 27 (53,000 87) for 30 989-seciated family opertocate, including site improvements: fall probitosteral corvince and bistorie cortification. (project

MARKESS COUR ADARDISERS - Desetone Baltimore - restoration of Circo 1980 greed hotel (62,000 MF) for 60 conductains sporterate, with restoration of the hatel ballroom and "Marble Day" or non restaurants and extering facilities; full architecture?

Page 1 of 8

Name Address City/State	(301) 343-1069	
Address Chy/State		
Phone Number TYPE OF	TYPE OF MEMBERSHIP	
☐ Family/Individual — \$5.00 ☐ Special Friend — \$10.00 ☐ Patron — \$25.00	☐ Memorial — \$50.00 ☐ Foundation — \$100.00 ☐ Lifetime — \$1,000.00	

Maryland Line MEMBERSHIP CARD
for the

MAR ORGANIZATION, INC. Mereford

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 handkap

rganization.

Inc.

P.O. Box 36

Maryland Line, Maryland 21105-0036 (301) 343-1069

Penn-Mar rganization

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

Grows stronger If you hold on A little longer"

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 odist Church. It was named Penn-Mar because it serves both Pennsylvania and Man land individuals

The Ponn-Mar Work Activity Center (located at

Maryland Line), opened in 1981 and operated

three days a week with one instructor and seven

expanded to 5 days, 2 instructors and 12 clients.

of Maryland's Hengyton and Roszwood SRC, the

adult clients. In November, 1981, the program

As Penn-Mar assists in the deinstitutionalization

dedicated staff, board of directors, parents and

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

Center is a part of a growing agency with

friends.

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: Shawan Road in Baltimore County on the south and Shrewsbury. Pennsylvania on the north



The Penn-Mar Residential Program (located throughout northern Baltimore County communities), opened in November, 1981. through a grant received from the Mandand 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





contacts from family or friends, doctors, or through the Mental Retardation and Developmental Disabilities Administration. Penn Mar's social worker assists the family with

Mentally retarded individuals 21 years of age and

older are referred to the agency in several ways.

the completion of necessary documents and conducts a home visit to determine approprinteness for placement

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

"Just about any dream

physicians, dentists and pharmacies to care for their health and well being

