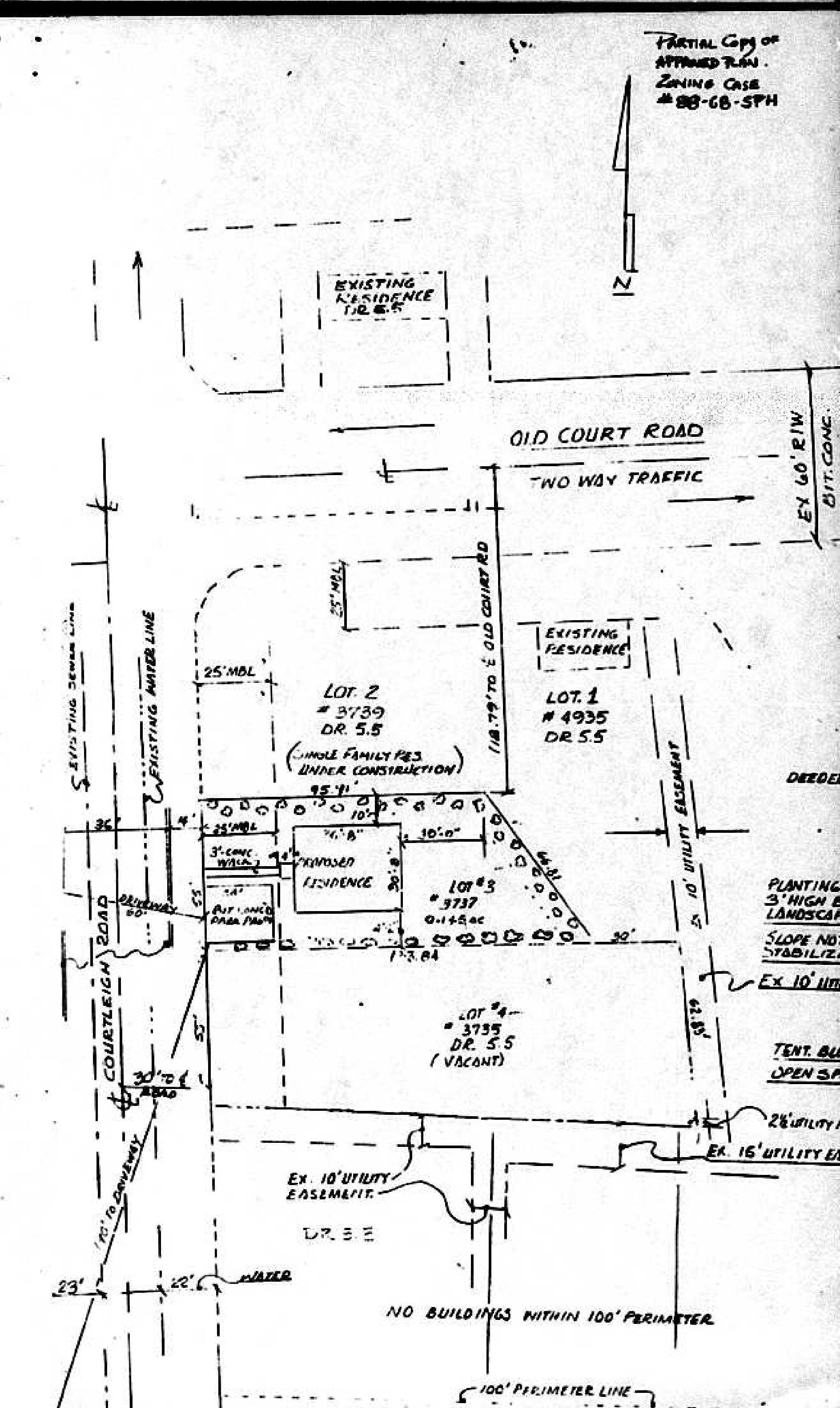




88-68-SPH
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Order in Case No. 87-208-SPH and the site plan, introduced as Petitioners Exhibit 1, to reduce the size of the proposed building and to relocate the proposed building to contain said dwelling solely on Lot 3.

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner:
Carol Ann Wildesen
(Type or Print Name)
Signature _____
202 The Adams Building
600 Baltimore Avenue
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 825-7600

Legal Owner(s):
Bon Vie, Inc.
(Type or Print Name)
By: Rose Marie Millard
Signature Rose Marie Millard, Secretary
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Bon Vie, Inc.
c/o Jack J. Millard, Pres.
Name 7521 Gaither Road
Sykesville, Maryland 21784
Address 795-5800 Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of June, 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 3rd day of August, 1987, at 9:45 o'clock A.M.

Carol Ann Wildesen
Zoning Commissioner of Baltimore County

Description of Property
3737 Courtleigh Drive
Randallstown, Maryland 21133

BON VIE, INC.
Beginning on the East side of Courtleigh Road, 60 feet wide, at a distance of 118.79 feet south of the center of Old Court Road BEING KNOWN AND DESIGNATED as Lot No. 3 as shown on the Plat of Resubdivision of Lot #2, Raymond S. Blake, Jr. property which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 45 folio 32.

PETITION FOR SPECIAL HEARING

2nd Election District - 2nd Councilmanic District
Case No. 88-68-SPH

LOCATION: East Side Courtleigh Drive, 118.79 feet South of Centerline of Old Court Road (3737 Courtleigh Drive)
DATE AND TIME: Monday, August 3, 1987, at 9:45 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 Hearing to approve an amendment to the Order in Case No. 87-208-SPH and the site plan, introduced as Petitioner's Ex. 1, to reduce the size of the proposed building and to relocate the proposed building to contain said dwelling on Lot 3

Being the property of Bon Vie, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S Courtleigh Dr., 118.79' S : OF BALTIMORE COUNTY
of C/L of Old Court Rd. (3737 :
Courtleigh Dr.), 2nd District :
BON VIE, INC., Petitioner : Case No. 88-68-SPH

ENTRY OF APPEARANCE

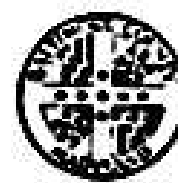
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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
494-2186

I HEREBY CERTIFY that on this 13th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Carol Ann Wildesen, Esquire, 202 The Adams Bldg., 600 Baltimore 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
July 29, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Carol Ann Wildesen, Esquire
202 The Adams Building
600 Baltimore Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S Courtleigh Dr., 118.79' S of c/l of
Old Court Rd. (3737 Courtleigh Dr.)
2nd Election District - 2nd Councilmanic District
Bon Vie, Inc. - Petitioner
Case No. 88-68-SPH

Dear Ms. Wildesen:

This is to advise you that \$78.14 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
No. 37830
DATE 8/3/87 AMOUNT \$78.14
SIGN & POST RETURNED 8/15/87
Carol Ann Wildesen, 500 Chesapeake Ave., 303 W.
Chesapeake Ave., Towson, Md. 21204
ADVERTISING & POSTING COSTS RE CASE 88-68-SPH
FOR \$ 098*****753414 8038F

Northwest
STAR

WALKER AVE. SUITE 204 • PIKEVILLE, MD. 21208 • 653-3800

CERTIFICATE OF PUBLICATION
89802

Pikesville, Md., July 15, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 3rd day of Aug.

the first publication appearing on the 15th day of July, 1987

the second publication appearing on the _____ day of _____, 19____

the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Phyllis Noelberg
Manager

Cost of Advertisement \$25.60

Carol Ann Wildesen, Esquire
202 The Adams Building
600 Baltimore Avenue
Towson, Maryland 21204

June 25, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
E/S Courtleigh Dr., 118.79' S of c/l of
Old Court Rd. (3737 Courtleigh Dr.)
2nd Election District - 2nd Councilmanic District
Bon Vie, Inc. - Petitioner
Case No. 88-68-SPH

TIME: 9:45 a.m.

DATE: Monday, August 3, 1987

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

Carol Ann Wildesen
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 16, 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 July 16, 1987.

THE JEFFERSONIAN

Susan Sander O'Connell
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36129
DATE 5/10/87 AMOUNT \$100.00
SIGNATURE Champion Builders, Inc.
FOR Entry Fee for Special Hearing Item 489
\$ 185*****100001a 8215F
Bon Vie Inc - Petitioner
VALIDATION BY SIGNATURE OF CLERK

Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that to amend the site plan filed in Case No. 87-208-SPH and the Order rendered therein in order to reduce the size of the proposed building and to relocate it onto Lot 3 would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1987, that to amend the site plan filed in Case No. 87-208-SPH and the Order rendered therein in order to reduce the size of the proposed building and to relocate it onto Lot 3 be approved and, as such, the Petition for Special Hearing 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. There shall be no more than five senior citizens and two caregivers.
2. If a dumpster is used, it must be appropriately screened.
3. The site plan, Petitioner's Exhibit 1, shall be adopted in its entirety and made a part of this Order.
4. The landscaping in the rear of Lot 3 adjoining Lot 1 shall be dense enough to prevent access between the two lots.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Carol Ann Wildesen, Esquire

Ms. Emily Wolfson

Ms. Florenda Dodson

People's Counsel

88-68-SPH
#489

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-68-SPH

District: 2nd Date of Posting: July 14, 1987
Posted for: Special Hearing
Petitioner: Bon Vie, Inc.
Location of property: E/S Courtleigh Dr. 118.79' S. of c/1 Old Court Rd.
(3737 Courtleigh Dr.)
Location of signs: E/S of Courtleigh Dr. in front of subject property.
3737 Courtleigh Dr.
Remarks:
Posted by: E. J. Jablon Date of return: July 17, 1987
Signature
Number of Signs: 1

Case No. 88-68-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
23rd day of June, 1987.

Petitioner: Bon Vie, Inc.
Petitioner's Attorney: Carol Ann Wildesen, Esquire

Arnold Jablon
Zoning Commissioner

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

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

Re: Property Owner: Bon Vie, Inc.

Location: E/S Courtleigh Rd., 118.79' S. of c/1 Old Court Road

Item No.: 489

Zoning Agenda: Meeting of 6/2/87

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 or 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.

- (x) 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: Carl Jacob Kelly, 6587 Noted and
Planning Group Approved: John F. O'Neill
Special Inspection Division Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 88-56-XSPHA, 88-67-A, 88-68-SPH and 88-76-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JUL 10 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

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

ooo

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

Carol Ann Wildesen, Esquire
202 The Adams Building
600 Baltimore Avenue
Towson, Maryland 21204

RE: Item No. 489 - Case No. 88-68-SPH
Petitioner: Bon Vie, Inc.
Petition for Special Hearing

Dear Ms. Wildesen:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Jack J. Millard, President
Bon Vie, Inc., 7521 Gaither Road, Sykesville, Md. 21784

File

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3820 Fernside Road
Randallstown, MD 21133
(301) 655-7766

Liberty Communities Development Corporation (LCDC)

RESOLVED: That the position of the Liberty Communities Development Corporation as adopted by the Board of Directors on July 20, 1987 on the zoning matter known as:

Petition for Special Hearing, Case number 88-68-SPH, Item 489, to approve an amendment to the Order and the site plan in Case No. 87-208-SPH, to reduce the size of the proposed building and relocate said building.

is that: "The Board (L.C.D.C.) takes a position on aspects of this petition." Further, "Emily Wolfson receive authority, sanction and instructions to testify on behalf of the organization on the zoning request."

AS WITNESS OUR HANDS AND SEAL THIS 23 DAY OF JULY 1987

ATTEST: Liberty Communities Development Corporation

Secretary

President

 **BALTIMORE COUNTY**
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

SEPHANE MORRISON
DIRECTOR

C. Richard Moore
Acting Director

June 10, 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 485, 486, 487, 488, 489, 490, 491, 493, and 494.

Very truly yours,

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

MSF:lt

88-0517
88-68-SPH
Mr. Haines
Zoning Commissioner
August 31, 1987
Bon Vie, Inc.
Dear Mr. Haines,
I attended the zoning hearing on August 31, 1987, on the Bon Vie property, case no 88-68-SPH.
I'm sure that Mr. Jablon has put his decision in writing. Please send me a copy of that decision so I can inform the members of the Courtoner Neighborhood Association.
Thank you.
Sincerely,
Vivian Noonan
3674 Elipmar Road
Baltimore, Maryland 21207
WORK 521-5977
HOME 422-5122

87-2540
Carol Ann Wildesen
19- Joe - the

5/15/87
TO JD
separate quickly
8

RECEIVED
MAY 21 1987
ZONING OFFICE

CAROL ANN WILDESEN
ATTORNEY AT LAW
THE ADAMS BUILDING
600 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(301) 825-7600

May 20, 1987

Mr. Arnold Jablon
Zoning Commission
Room 109
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Jablon:

Re: *IL 489*
Bon Vie Inc.

Please be advised that in accordance with our recent discussion I have filed on behalf of Bon Vie, Inc. a Petition For Special Hearing for an amendment to the Order in Case No. 87-208SPH. As you will recall in the hearing held on November 24, 1986 a site plan was approved. Due to economic considerations the Petitioners have had to make certain amendments to the project which in essence is a general 'scaling down' of the size of the proposed dwelling. As a result the dwelling will now be built entirely within the confines of Lot 3 rather than spanning Lots 3 and 4 and a modification of the site plan is required which requires another public hearing.

Please schedule this hearing at the earliest possible date. My clients have already experienced numerous delays in their efforts to get this project underway and any further delays will seriously jeopardize their ability to complete the project -- especially in the face of the continually rising interest rates. The financing commitments which they have to fund the project will be withdrawn if the project is not started reasonably soon.

Your prompt attention in this matter will be greatly appreciated.

Very truly yours,

Carol Ann Wildesen

Carol Ann Wildesen

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3820 Fernside Road
Randallstown, MD 21133
(301) 655-7766

Board of Directors' Meeting

July 20, 1987

Minutes

Present: Joseph Lepski, Rufus Stephens, Jack Kiner, Lucille Whittingham, Alan Cohen, Emily Wolfson, Charlotte Kaplow, Ruth Nasdor, Ben Seaman, Alan Kaplan, William Proctor, Pete Christ, Doug Stiegler, Dan Schuman, Gene Hamilton and Paulette Quickley.
Guests: Frank Storch, Herbert Kleiman, Senator Paula Hollinger, Jeff Siedell, Linda Lampel, Charles J. Balint and Jim Janas (staff).

Joseph Lepski opened the meeting, he asked Board members to please put issues in the form of motions before speaking on them and to avoid duplicative discussions.

The minutes were approved as written.

Membership Report: Alan Kaplan reported that Equitable Bank and BEA, Inc. had joined, bringing the total membership to 101.

Budgets: Gene Hamilton presented a \$53,338 operating budget for FY 88, which included a \$17,800 C.D.B.C. grant. After a short discussion Emily Wolfson moved the budget be approved. It was seconded and passed.

Jim Janas then presented a budget for \$23,600 for a market study implementation, public relations project. This project had been suggested as far back as December, 1986 and we were requesting that the County fund 50% of the cost through general funds. The request and budget were approved.

Any discussion on the Capital Budget was deferred.

Police Dept. Meetings: Alan Cohen reported that we had been meeting with members of residential groups and the police on community wide meetings. The next meeting was scheduled for Tuesday evening.

Jim Janas reported that the police had recently conducted a new series of anti-crime seminars. Doug Stiegler reported that the one in his area was very poorly attended. Janas suggested that LCDC could insure much better participation--he was suggesting that we convene a seminar-meeting in September.

Minutes
Page 3

DR 5.5 to 0-1. The proposed project was reviewed. Previously, LCDC had agreed to support the zoning request and the project provided that the developer agree to certain conditions including the consolidation of their Liberty Road curb cut with the new Liberty Road Government Center. This agreement had, in fact, been ratified by the County and the developer at a series of meetings. However, when the developer submitted their site plan before the Board of Appeals they showed their own curb cut. The staff suggested that they had, therefore, violated the agreement; a position which Councilman Mintz agreed with. Alan Cohen moved that we stand by our original agreement and withdraw our support for the project. The motion was seconded and passed.

Fiddler on the Roof--the staff suggested that the sign for this building was in violation of zoning requirements and was also blocking other commercial signage in the immediate area. Rufus Stephens suggested that since the building was now vacant the time was opportune to correct the signage violation. He then made a motion that we file a zoning complaint against Fiddler on the Roof; Ruth Nasdor seconded the motion. Doug Stiegler spoke in favor of the motion which passed.

Fundraising

Jack Kiner reported that we had received approval from the County to serve as a sponsor for the new Brenbrook Plaza Bingo and work on the building was proceeding. Jack also stated that we would work out an agreement/contract with Mr. Snyder regarding our sponsorship.

Lucille Whittingham reported that the raffle was moving ahead and she asked Board members to please take tickets with them before they left.

Common Advertising: Jack Kiner reported that a committee had met with the Randallstown News and we had agreed to an advertising program whereby LCDC would run 6, two page ads which would provide space for up to 18 businesses per issue. This space would be sold to individual businesses for \$70. The first ad would run August 19th.

Other Business

Bradlees Plaza--the staff explained that we would be convening a press conference at Bradlees Plaza at 2:00 P.M. on July 29th. The grand opening for Marshalls was scheduled for 9:00 A.M., August 6th.

MIE Development--this proposed office-warehouse had received CRG approval but construction wouldn't start until work on the 5th lane began, probably in 1990.

Deer Park Mall: Ben Seaman then introduced Mr. Frank Storch and Mr. Herbert Kleiman, two of the new owners of Deer Park Mall. Ben pointed out that there were a number of topics we would like to discuss, including the possible construction of a new Fair Lanes Bowling Center on the site.

The new owners explained that they were in an agreement with Fair Lanes which gave them a 90 day study period before any deal was finalized. If they did settle on a deal, the bowling center would be constructed on the western edge of the site.

Mr. Storch then explained that his family had been in the shopping center business for 40 years and owned 4 centers in Prince George's County.

Mr. Kleiman explained that Fair Lanes would be going before the Liquor Board on July 27th seeking a license for the new center. The new owners of the mall were asking LCDC if we would support the license application.

Dan Schuman questioned the impact of this license on other area license holders. Board members felt that any negative impact would be marginal and, in fact, the development would be beneficial.

Gene Hamilton moved that LCDC support the license application. Charlotte Kaplow seconded the motion. Emily Wolfson and Alan Cohen argued that we support the application. Joseph Lepski called for a vote. The motion passed with one vote against.

Zoning

Courtleigh Drive and Old Court, Emily Wolfson presented this project and suggested that we should attend the zoning hearing and argue for adequate parking and screening for the shelter care facility. This was put into the form of a motion which was seconded and passed.

Jim Janas reported that Honolulu Ltd. the owners of Woodmoor Shopping Center were seeking a Special Exception for a bingo parlor in a BL zone. The Board discussed our previous work with the center including the streetscape improvement which we worked on several years ago. In that instance LCDC had spent over \$8,000 on designing improvements to the center. Honolulu Ltd. eventually rejected the project even though they had initially agreed to the idea and had thoroughly participated in the planning. A motion was presented that we oppose the special exception request because of Honolulu Ltd.'s past performance and because we were opposed to the operation of bingo parlors in BL zones. The motion was seconded and passed.

Janas then reported that Dennis Granger Partnership was again seeking a zoning reclassification of its 7 plus acres site from

St. James Ev. Lutheran Church had requested that we again help support their annual golf outing. The Board agreed to provide \$150 to the event.

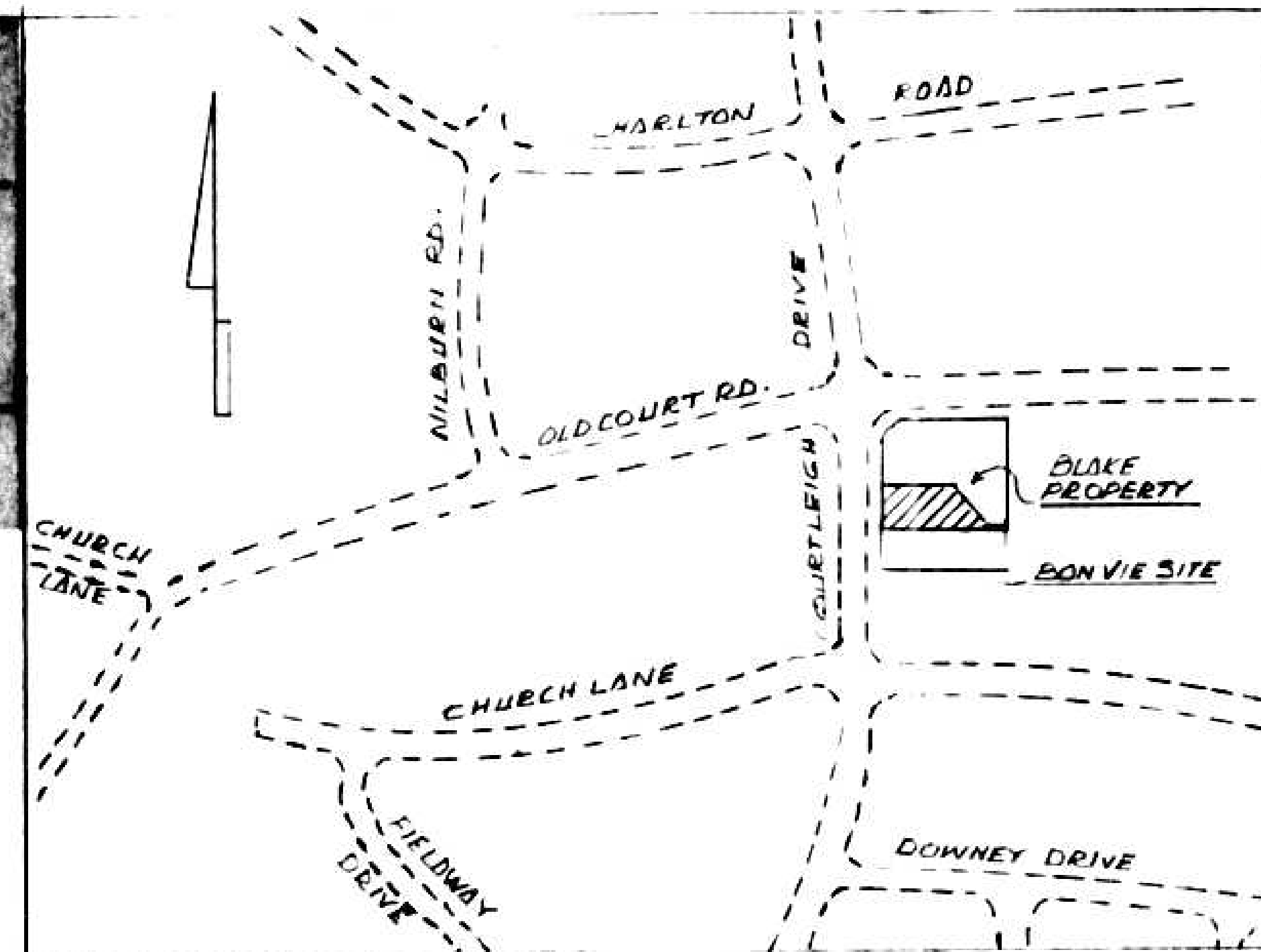
Mr. C.J. Balint of 8312 Liberty Road explained that he was seeking a zoning variance to install a free standing sign of 24 sq. ft. illuminated by two spotlights; he was seeking LCDC support. Gene Hamilton suggested that Mr. Balint install a sign with internal lighting. Joe Lepski asked for a staff recommendation. Janas responded that he tended to agree with Gene Hamilton's suggestion and was sure that we could work out a suitable compromise. The Board voted to provide tentative approval and support contingent upon the development of a compromise.

The meeting adjourned at 9:10 P.M.

NR
95103

zoning

PLAT FOR ZONING - SPECIAL HEARING
OWNER: RAYMOND S. BLAKE & JANE BLAKE
ADDRESS: BON VIE INC. JACK HOLLARD PRES.
ELECTION DISTRICT 2 ZONED DR 5.5 - AREA 0.145 AC.
SUBDIVISION: RAYMOND S. BLAKE PROPERTY
LOT 3 (3737 COURTLIGH RD.) - 0.145 AC. TOTAL AREA
BOOK 48 FOLIO 54
EXISTING UTILITIES IN COURTLIGH RD. - 105
SCALE 1" = 80'
ADJACENT PROPERTY: 3735 OLD COURT RD. (BLAKE)
ADJACENT PROPERTY: 3735 OLD COURT RD. (BLAKE)



LOCATION PLAN
SCALE 1" = 200'

IN RE: PETITION SPECIAL HEARING
E/S of Courtleigh Drive,
118.19' S of the centerline
of Old Court Road (3735 and
3737 Courtleigh Drive) -
2nd Election District
Bon Vie, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONERS
OF BALTIMORE COUNTY
Case No. 87-248-BW

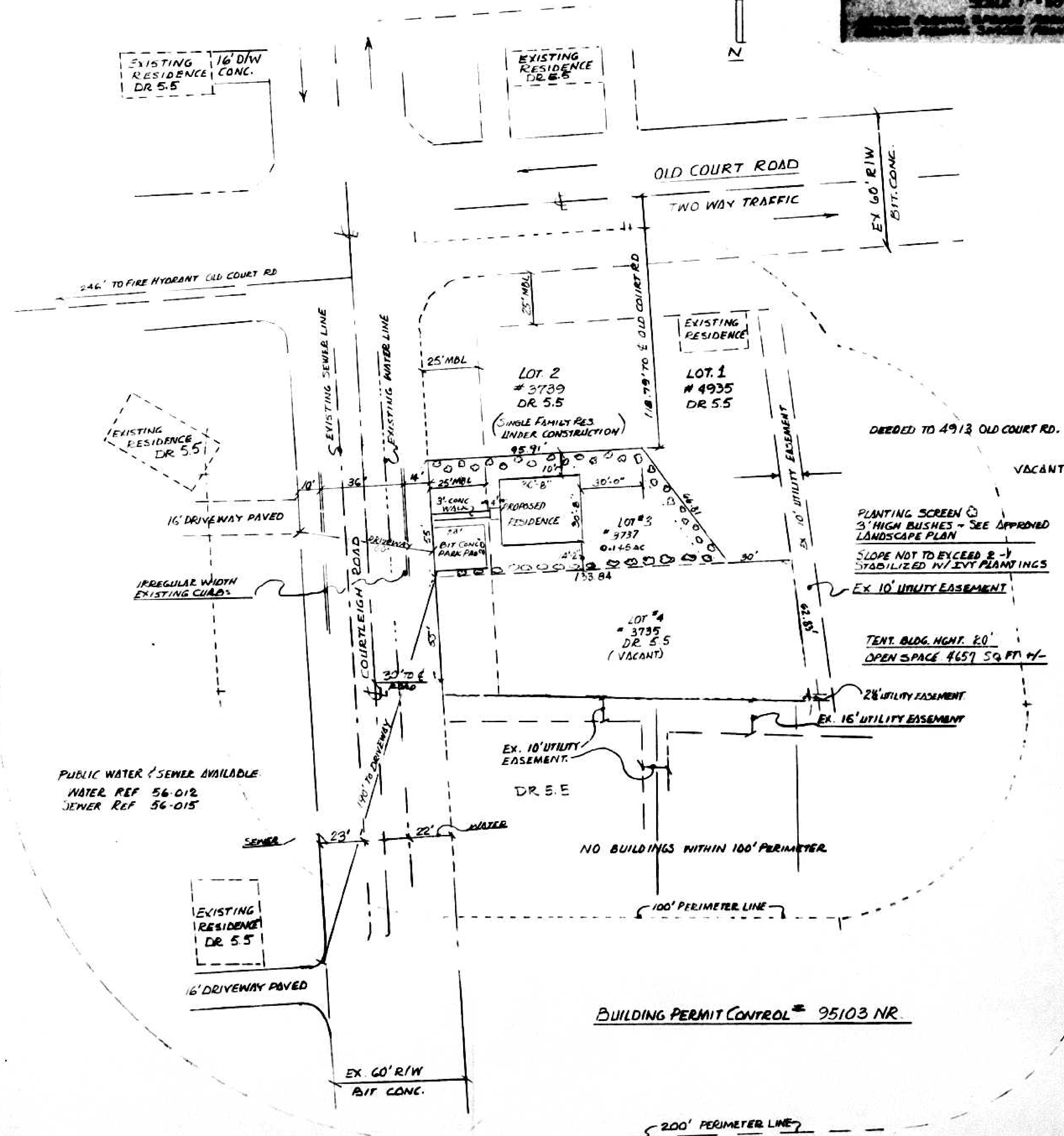
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioners of Baltimore County, this 12th day of December, 1986, that the proposed sheltered care home satisfies the RCZ and is permitted, as shown on Petitioner's Exhibit 1, 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 shall not attempt to rezone or reclassify Lot 2, located on Old Court and Courtleigh Roads, and any potential development must comply only to those uses permitted as of right in a D.R. 5.5 zone.
2. The Petitioner shall utilize only Lots 3 and 4 for the use described and approved herein.
3. If the Petitioner sells the property or terminates the use approved herein, whichever comes first, said approval shall terminate. The approval granted herein shall extend solely to the Petitioner.
4. If the Petitioner leases the facility to another party to operate, an additional public hearing, pursuant to Section 500.7, RCZ, as well as any State approval, shall be required.
5. The Petitioner shall submit a landscape plan to the Current Planning and Development Division, Office of Planning and Zoning, for approval, pursuant to the Baltimore County Landscape Manual. Said approval will take into account the desires of all adjoining residential property owners, including Richard Lewis. The parking area and any trash containers must be appropriately screened from adjoining residential properties.

John J. Sullivan
Zoning Commissioner of
Baltimore County

BJ/BJL



PROPOSED USE: SHELTER CARE RESIDENCE
DENSITY CALCULATIONS
EXISTING ZONING DR 5.5
GROSS RESIDENTIAL ACREAGE 0.145
NUMBER OF LOTS 1
GROSS RESIDENTIAL DENSITY:
ACTUAL DENSITY 1

BUILDING PERMIT CONTROL # 95103 NR

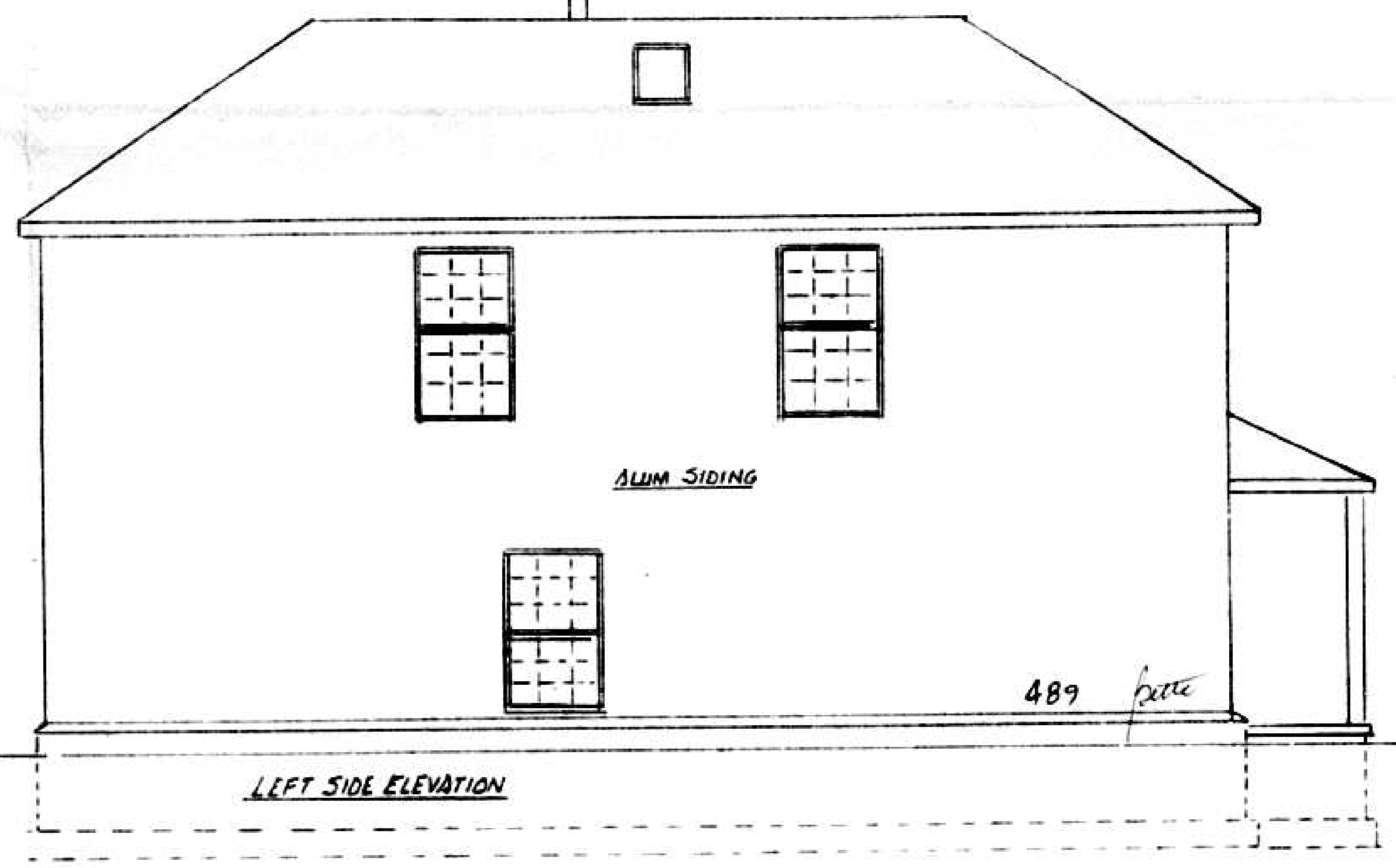
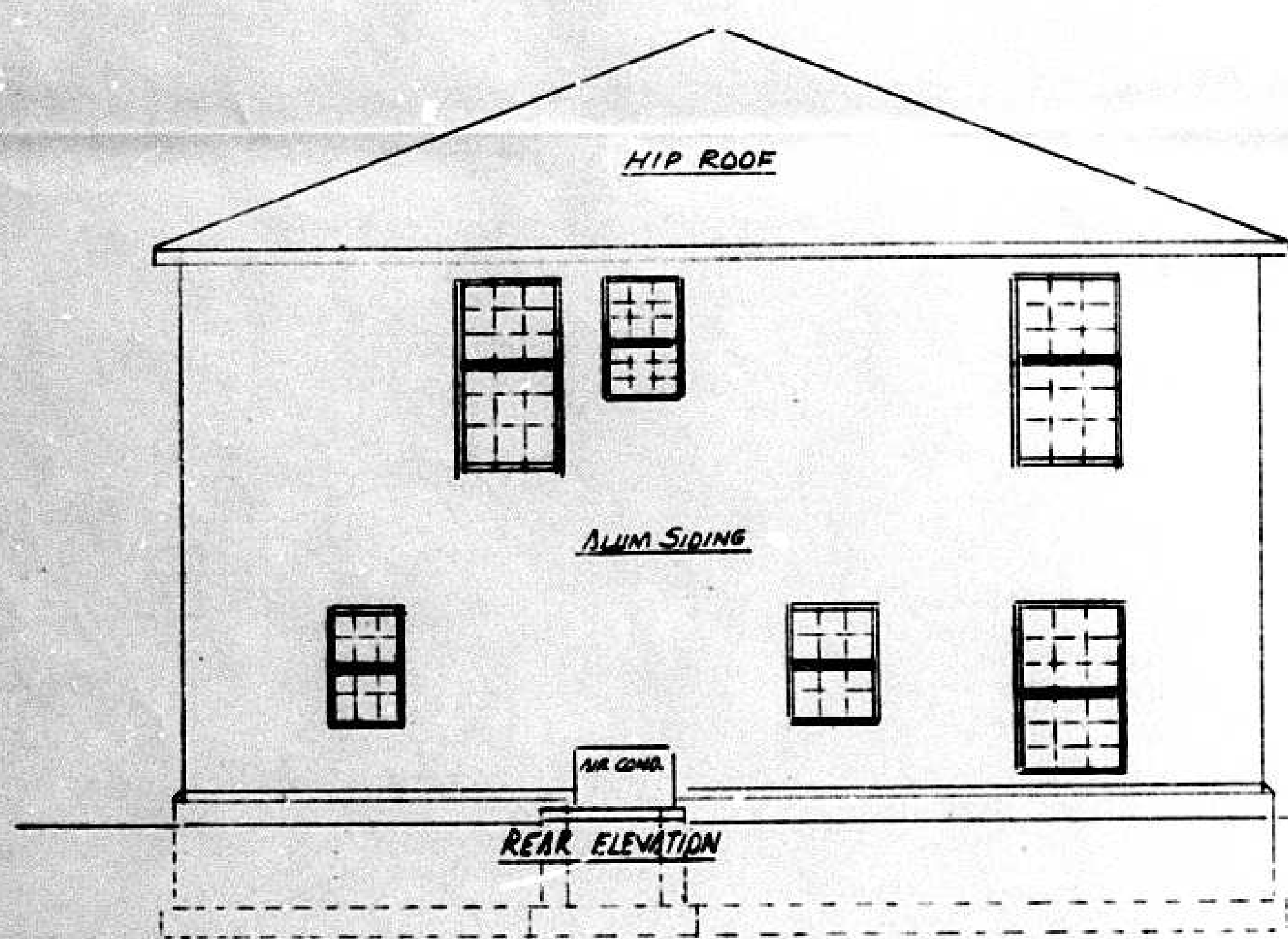
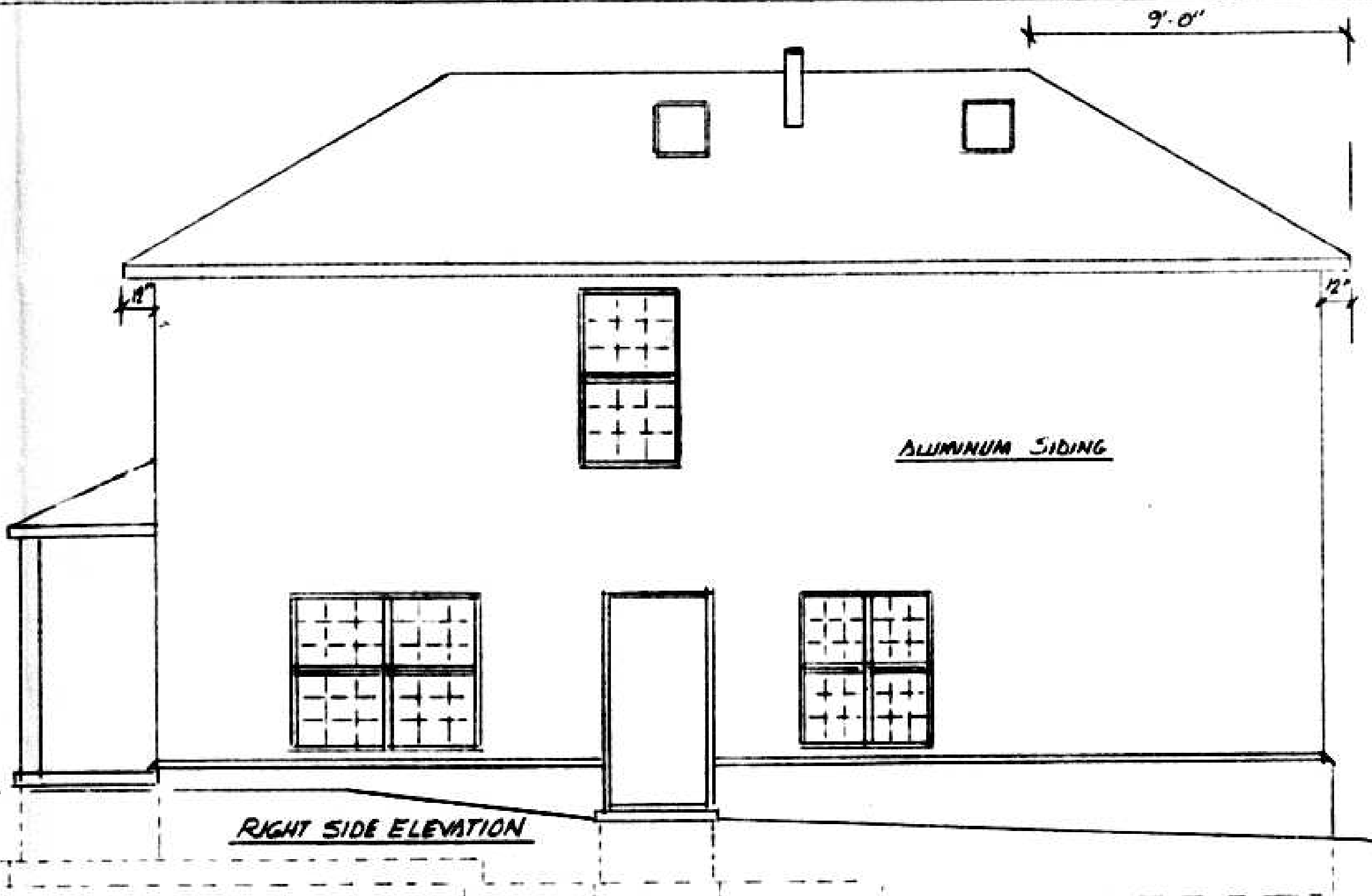
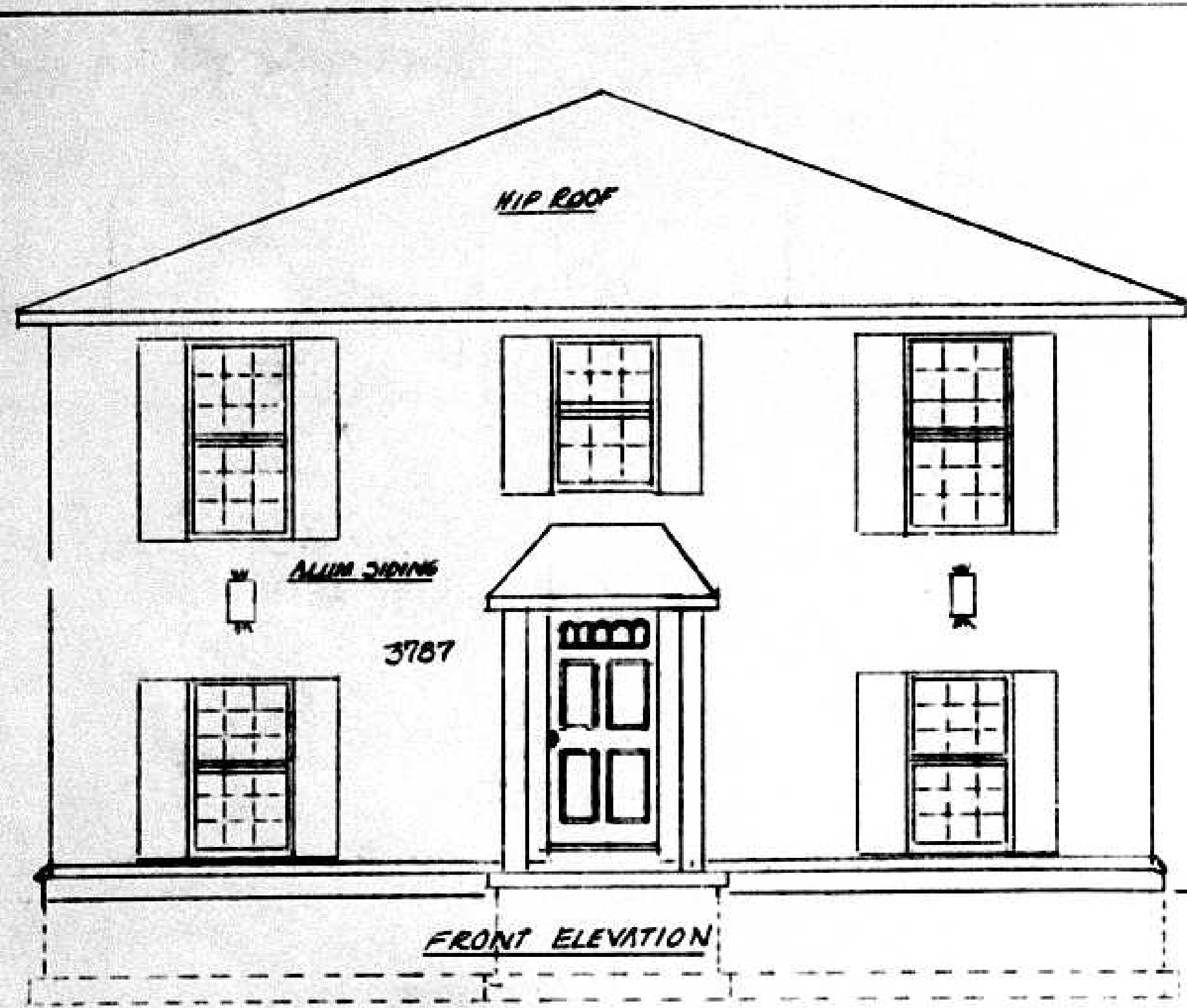
Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that to amend the site plan filed in Case No. 87-248-BW and the Order rendered therein in order to reduce the size of the proposed building and to relocate it onto Lot 3 would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioners of Baltimore County, this 12th day of August, 1987, that to amend the site plan filed in Case No. 87-248-BW and the Order rendered therein in order to reduce the size of the proposed building and to relocate it onto Lot 3 be approved and, as such, the Petition for Special Hearing 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. There shall be no more than five senior citizens and two caregivers.
2. If a dumpster is used, it must be appropriately screened.
3. The site plan, Petitioner's Exhibit 1, shall be adopted as the site plan and made a part of this Order.
4. The landscaping in the rear of Lot 3 adjoining Lot 1 shall be dense enough to prevent access between the two lots.

John J. Sullivan
Zoning Commissioner of
Baltimore County

BJ/BJL

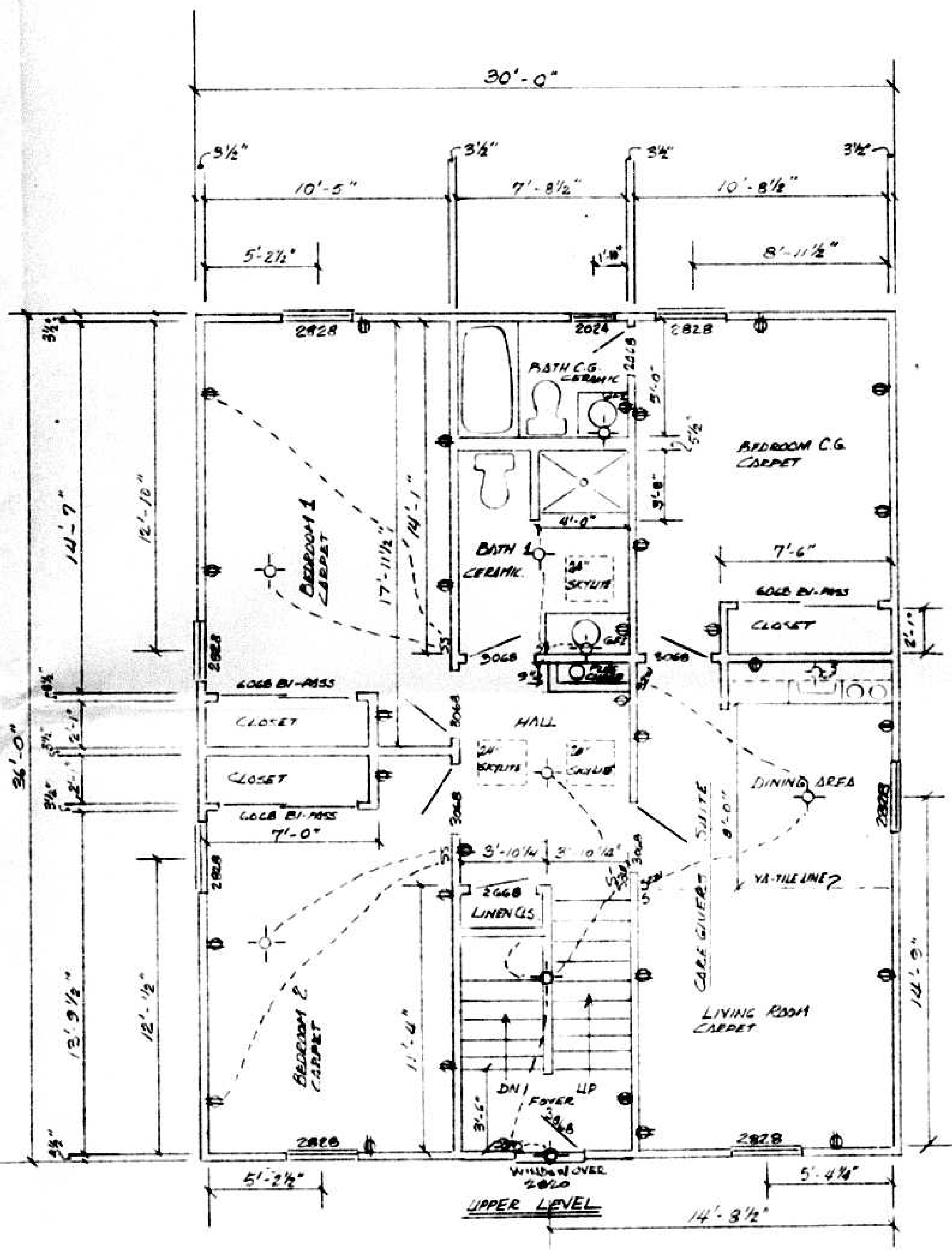
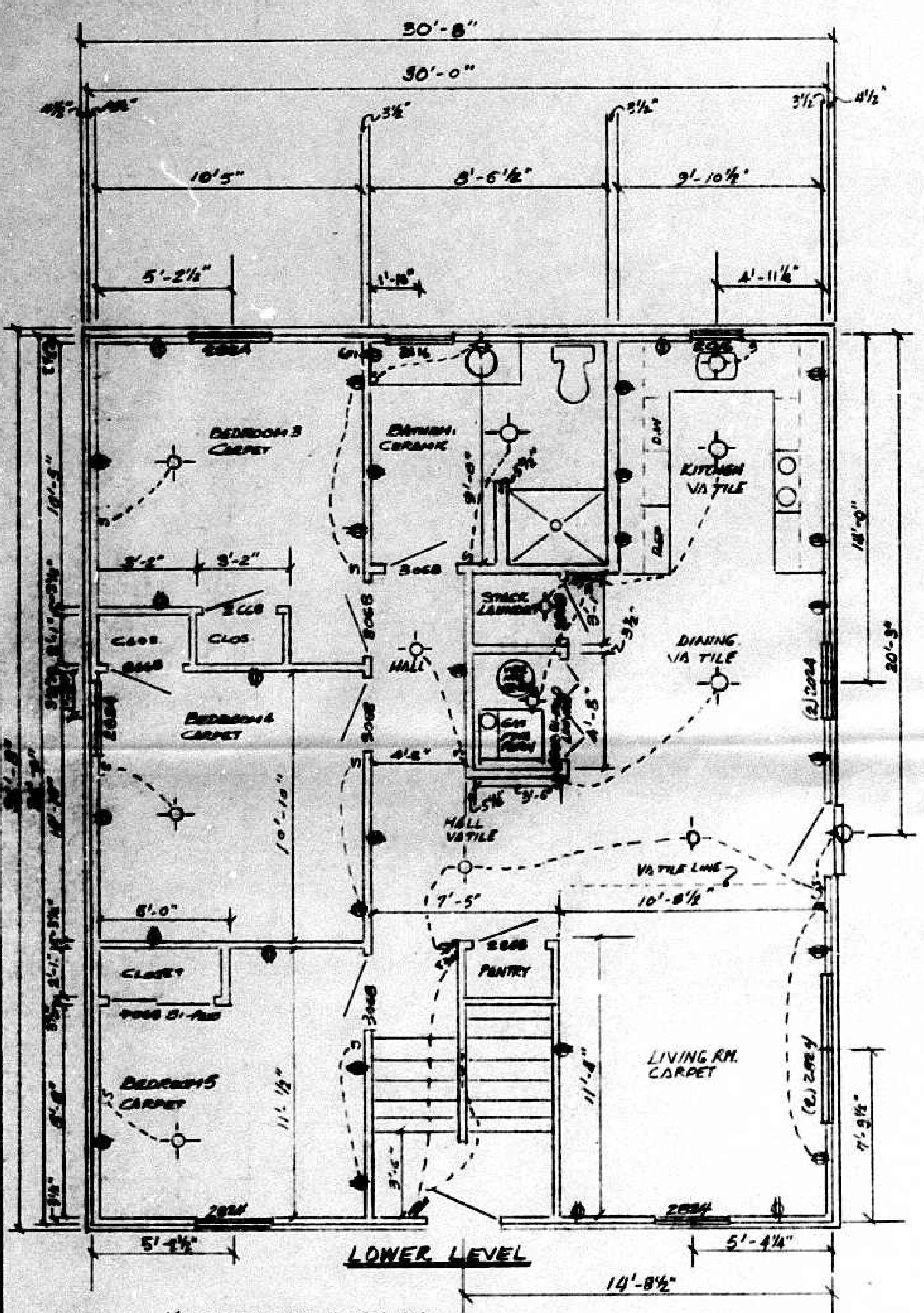


FRAMING LUMBER: HEM-FIR
 ROOF & WALL SHEATHING: EX-GLUED 1/2" ORIENTED STRANDBOARD
 DECK: 3/4" T&G CDX PLYWOOD
 ROOF FLOORING: FACTORY FABRICATED-APPROVED 2x4 TRUSSES
 INSULATION
 UPPER LEVEL CEILING: R-30 - 9" FIBERGLASS BATES
 " WALLS: R-13 3 1/2"
 LOWER LEVEL WALLS: R-13 3 1/2" + 1" RIGID SYNDROM
 ALL DOUBLE GLAZED INSULATED

NOTE: RESIDENTIAL TYPE FIRE SINKLERS TO BE PROVIDED FOR ALL BEDROOMS.
 SMOKE DETECTORS TO BE PROVIDED FOR ALL BEDROOMS

BUILDING CODE DESIGNATION R-3 STRUCTURE 309.4

BON VIE INC. PERSONAL CARE RESIDENCE
 3787 COURTLEIGH DR. LOT #3
 BALTO. COUNTY 2ND ELEC. DIST.
 BUILDER: CHAMPION BUILDERS INC.
 TEL 795-5800
 SCALE 1/4" = 1'-0" DRAWN J.M. 5/9/87
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WINDOWS: MALTA THERMACLAD DOUBLE HUNG

QUAN.	DESC.	ROUGH OPEN
4	2024	2'-10" x 4'-8 3/4"
1	2024 THIN	5'-4 1/2" x 4'-8 3/4"
1	2024 THIN	4'-11 1/2" x 4'-8 3/4"
1	2016	2'-2" x 3'-4 3/4"
1	2016	2'-4" x 3'-4 3/4"
1	2024	2'-4" x 4'-8 3/4"
1	2024	2'-4" x 4'-8 3/4"
1	2024	2'-10" x 4'-8 3/4"

PLUMBING FIXTURES
 UPSTAIRS: BATH C.G. TOILET ELONGATED CUPET - AMER. STD. - WHITE
 TUB: BILDGE (CAST IRON) AMER. STD. - WHITE
 24" VANITY - BY BUILDER - TRIM BY PLUMBER
 BATH: TOILET HANDICAP - AMER. STD. - WHITE
 SHOWER: MODEL SC4883 - 48" x 36" - AQUA - GLASS - WHITE (SPEC. CAB. UNIT)
 36" FORMICA TOP W/ APRON BY BUILDER - BOWL & CUPBATH LEGS (1) BY PLUMBER
 DOWNSTAIRS: BATH: TOILET: HANDICAP - AMER. STD. - WHITE
 SHOWER: MODEL SC4883 - 48" x 36" AQUA - GLASS - WHITE
 6'-0" FORMICA TOP W/ APRON BY BUILDER - BOWL & CUPBATH LEGS (2) BY PLUMBER

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