

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The subject property consists of approximately 106 acres, is split zoned D.R. 5.5, D.R. 10.5 and D.R. 16, and is located on Maiden Choice Lane in Catonsville. The property, known as Charlestown II, has an extensive zoning history which is set forth on Petitioner's Exhibit 1 and will be briefly discussed herein as appropriate.

08-120
XSPMA
St. Charles Associates, Ltd.
NE/S Maiden Choice La., 08-120-XSPMA
approx. 771' NW of Wilkens Ave.
1st E.D.
1st C.D.

There was a great deal of debate over the appropriate landscaping to be provided by the Petitioner to properly buffer its property and the various uses thereon from the property owned by the Little Sisters of the Poor. After numer-

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 B.C.Z.M.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of May, 1988 that an adjoined care facility, reflecting expansion of the site and building area from that previously granted in Case No. 85-152-X; an amendment of previous plans submitted in Case Nos. 83-91-A, 85-69-A, and 85-152-X as to building width; and a maximum building width and length of 1500' (+/-) and 1-50' (+/-), respectively, in lieu of the previously granted 802' in Case No. 85-69-A, and in lieu of the maximum permitted 800' building length, all in accordance with Petitioner's Exhibits 1 and 2, be approved, and as such, the Petitions for Special Exception, Special Hearing and Zoning Variances are hereby GRANTED, subject, however to the following restrictions:

1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applic-

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the _____ herein described property for an assisted care facility reflecting expansion _____ E.D. 1st
of the site and building area from that previously granted by _____ DATE 4/30/10
Case 85-152X. 85

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: N/A
(Type or Print Name)

Signature

Address

City and State

Legal Owner(s): St. Charles Associates, Ltd.
(Type or Print Name)

Signature John Erickson, Gen'l Partner

Signature KEVIN CHLOVER
(Type or Print Name)

Signature

Attorney for Petitioner: J. Carroll Holzer
Holzer, Maner & Demilio
(Type or Print Name)

Signature

711 Maiden Choice Lane 242-2880
Address Phone No.
Catonsville, Maryland 21228
City and State

Suite 105, 305 W. Chesapeake Ave.
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 825-6960
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert F. Bradley
Dafet-McCune-Walker
Name
200 E. Pennsylvania Ave. 296-3333
Address Telephone No. MD 21204 Phone No.
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 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 23rd day of September, 1987, at 11:00 o'clock A. M.

2.C.O.—No. 1

(over:

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 Variance from Section 1.01, 2.01, 2.02, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94, 3.95, 3.96, 3.97, 3.98, 3.99, 4.00, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27, 5.28, 5.29, 5.30, 5.31, 5.32, 5.33, 5.34, 5.35, 5.36, 5.37, 5.38, 5.39, 5.40, 5.41, 5.42, 5.43, 5.44, 5.45, 5.46, 5.47, 5.48, 5.49, 5.50, 5.51, 5.52, 5.53, 5.54, 5.55, 5.56, 5.57, 5.58, 5.59, 5.60, 5.61, 5.62, 5.63, 5.64, 5.65, 5.66, 5.67, 5.68, 5.69, 5.70, 5.71, 5.72, 5.73, 5.74, 5.75, 5.76, 5.77, 5.78, 5.79, 5.80, 5.81, 5.82, 5.83, 5.84, 5.85, 5.86, 5.87, 5.88, 5.89, 5.90, 5.91, 5.92, 5.93, 5.94, 5.95, 5.96, 5.97, 5.98, 5.99, 6.00, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 6.16, 6.17, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23, 6.24, 6.25, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.37, 6.38, 6.39, 6.40, 6.41, 6.42, 6.43, 6.44, 6.45, 6.46, 6.47, 6.48, 6.49, 6.50, 6.51, 6.52, 6.53, 6.54, 6.55, 6.56, 6.57, 6.58, 6.59, 6.60, 6.61, 6.62, 6.63, 6.64, 6.65, 6.66, 6.67, 6.68, 6.69, 6.70, 6.71, 6.72, 6.73, 6.74, 6.75, 6.76, 6.77, 6.78, 6.79, 6.80, 6.81, 6.82, 6.83, 6.84, 6.85, 6.86, 6.87, 6.88, 6.89, 6.90, 6.91, 6.92, 6.93, 6.94, 6.95, 6.96, 6.97, 6.98, 6.99, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9

The construction and integration of additional buildings to the original building group is a logical extension of the health care provider's responsibility to maintain covered, weatherproof access for all residents to central facilities such as dining, health care, personal care, etc. and provides for the health, safety and well being of the residents.

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

I, or we, agree to pay expenses of above Variance 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: N/A
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: J. Carroll Holzer
Holzer, Haber & Demilio
(Type of Print Name)
Signature
Suite 105, 305 W. Chesapeake Ave.
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 825-6960
Legal Owner(s): J.L. Charles Associates, Ltd.
(Type of Print Name)
Signature: John Erickson, Gen'l Partner
(Type of Print Name)
Address
City and State
711 Maiden Choice Lane 242-2880
Address Phone No.
Crownsville, Maryland 21228
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert E. Bradley
Daf. McCune-Salkler
200 E. Pennsylvania Ave. 296-3333
Address, Towson, MD 21204 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1987 at 11:00 o'clock A.M.

(over

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, lot 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 Commission and/or Deputy Zoning Commissioner should approve an amendment, as may be required, of previous plans, as submitted in
Zoning Cases 83-91A, 85-60A, 85-152A; also, in accordance with the
Petition for Variance to permit maximum building width of 150' & 1450'.

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: _____
 N/A
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____

Attorney for Petitioner: J. Carroll Holzer
 Holzer, Maher & Demilio
 (Type or Print Name)
 Signature _____
 Suite 105, 305 E. Chesapeake Ave.
 Address
 Towson, Maryland 21204
 City and State

Attorney's Telephone No. 325-6260

Legal Owner(s): _____
 S.Y. Charles Associates, Ltd.
 (Type or Print Name)
 Signature John F. Jackson, Gen'l Partner
 J. F. Jackson
 (Type or Print Name)
 Signature _____

711 Maiden Choice Lane 2-4-2880
 Address Phone No.
 Catonsville, Maryland 21228
 City and State

Name, address and phone number of legal owner, con-
 tracting party, or representative to be contacted
 ROBERT E. BRITNEY
 Duff-McCune-Kalkreuth
 Name
 200 E. Pennsylvania Ave. 296-3333
 Baltimore, Towson, MD 21204 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1987, at 11:00 o'clock A.M.

ZCO-Ne. 1

(over)

100.99 Acre Parcel, "Charlestown", Northeast
Side of Maiden Choice Lane, Northwest of
Wilkins Avenue, First Election District, Baltimore
County, Maryland

THIS DESCRIPTION IS TO ACCOMPANY A ZONING PETITION.

Beginning for the same at a point on the northeast side of Maiden Choice Lane, 70 feet wide, said beginning point being located North 43 degrees 18 minutes 39 seconds East 35.00 feet from a point on the center line of said Maiden Choice Lane, said last mentioned point being distant 771 feet, more or less, as measured northwesterly along said center line from its intersection with the center line of Wilkens Ave. ... running thence binding on said northeast side of Maiden Choice Lane three courses: (1) North 46 degrees 41 minutes 21 seconds West 296.98 feet, (2) northwesterly, by a curve to the left with the radius of 12035.00 feet, the arc distance of 271.32 feet, and (3) North 47 degrees 58 minutes 51 seconds West 1045.24 feet, thence five courses: (4) North 40 degrees 07 minutes 00 seconds East 465.02 feet, (5) South 47 degrees 53 minutes 00 seconds East 250.00 feet, (6) North 40 degrees 07 minutes 00 seconds East 300.00 feet, (7) North 49 degrees 53 minutes 00 seconds West 250.00 feet, and (8) North 40 degrees 07 minutes 00 seconds East 626.16 feet, thence

binding on the south line of the former right-of-way of the
Catonville Short Line Railroad twenty-five courses: (9) North 74
degrees 27 minutes 17 seconds East 35.69 feet, (10) North 73 degrees
28 minutes 14 seconds East 20.69 feet, (11) North 71 degrees 37
minutes 40 seconds East 40.01 feet, (12) North 67 degrees 46 minutes
26 seconds East 100.40 feet, (13) North 6° degrees 02 minutes 30
seconds East 100.78 feet, (14) North 78 degrees 30 minutes 23 seconds
East 47.22 feet, (15) North 85 degrees 52 minutes 47 seconds East
54.39 feet, (16) North 87 degrees 06 minutes 41 seconds East 17.54
feet, (17) North 78 degrees 16 minutes 33 seconds East 82.73 feet.
(18) North 46 degrees 35 minutes 25 seconds East 54.02 feet, (19)
North 69 degrees 50 minutes 59 seconds East 24.30 feet, (20) North 76
degrees 19 minutes 12 seconds East 24.19 feet, (21) South 86 degrees
44 minutes 03 seconds East 49.85 feet, (22) South 81 degrees 29
minutes 37 seconds East 50.16 feet, (23) South 78 degrees 45 minutes
11 seconds East 16.05 feet, (24) North 70 degrees 21 minutes 08
seconds East 82.03 feet, (25) North 74 degrees 15 minutes 44 seconds
East 98.99 feet, (26) North 89 degrees 30 minutes 42 seconds East
97.37 feet, (27) South 82 degrees 29 minutes 41 seconds East 97.38
feet, (28) South 82 degrees 53 minutes 59 seconds East 48.62 feet,
(29) South 82 degrees 53 minutes 43 seconds East 48.75 feet, (30)
South 69 degrees 45 minutes 59 seconds East 49.07 feet, (31) South 61
degrees 52 minutes 43 seconds East 49.73 feet, (32) South 57 degrees 01
39 minutes 51 seconds East 11.03 feet, and (33) South 79 degrees 01

minute 32 seconds East 15.51 feet, thence binding on the southwest boundary line of Baltimore City, (34) South 60 degrees 39 minutes 50 seconds East 645.40 feet, thence eight courses: (35) South 15 degrees 51 minutes 57 seconds East 1064.44 feet, (36) South 66 degrees 52 minutes 10 seconds West 772.11 feet, (37) South 23 degrees 07 minutes 50 seconds East 661.40 feet, (38) South 88 degrees 19 minutes 27 seconds West 213.54 feet, (39) South 22 degrees 55 minutes 38 seconds West 69.62 feet, (40) southwesterly, by a curve to the left with the radius of 170.00 feet, the arc distance of 50.15 feet, (41) North 23 degrees 53 minutes 08 seconds East 515.54 feet, and (42) South 67 degrees 52 minutes 16 seconds West 1001.24 feet to the place of beginning.

Containing, as described, 105.17 acres of land, more or less.

Saving and excepting therefrom the two parcels described below and containing 0.62 of an acre of land and 0.56 of an acre of land, leaving a net area of 103.99 acres of land, more or less.

The first parcel saved and excepted, being known as the "Chapel Site" and containing 0.62 of an acre of land, more or less, being described as follows:

Beginning for the same at a point located North 42 degrees 01
minute 09 seconds East 327.93 feet from a point on the northeast
side of Maiden Choice Lane and on the third line of the 105.17 acre

parcel herein described, said last mentioned point being distant 320.11 feet, as measured North 47 degrees 58 minutes 51 seconds West along said third line from the beginning thereof, running from the beginning point above referred to, five courses: (1) North 38 degrees 59 minutes 53 seconds East 128.08 feet, (2) South 50 degrees 44 minutes 32 seconds East 218.60 feet, (3) South 39 degrees 15 minutes 17 seconds West 107.86 feet, (4) northwesterly by a curve to the left with the radius of 40.00 feet, the arc distance of 48.58 feet, and (5) North 51 degrees 14 minutes 48 seconds West 176.37 feet to the place of beginning.

The second parcel saved and excepted, being known as the "Cemetery" and containing 0.56 of an acre of land, more or less, being described as follows:

Beginning for the same at a point located North 42 degrees 01 minute 09 seconds East 1328.71 feet from a point on the northeast side of Maiden Choice Lane and on the third line of the 105.17 acre parcel herein described, said last mentioned point being distant 135.42 feet, as measured North 47 degrees 58 minutes 51 seconds West along said third line from the beginning thereof, running from the beginning point above referred to, eight courses: (1) North 56 degrees 20 minutes 18 seconds West 67.57 feet, (2) North 61 degree 57 minutes 40 seconds West 99.99 feet, (3) North 62 degrees 12 minutes 08 seconds East 218.29 feet, (4) South 72 degrees 02 minutes

22 seconds East 61.13 feet, (5) South 03 degrees 29 minutes 04 seconds East 48.54 feet, (6) South 37 degrees 05 minutes 38 seconds West 51.15 feet, (7) South 43 degrees 29 minutes 33 seconds West 51.07 feet, and (8) South 46 degrees 45 minutes 22 seconds West 60.00 feet to the place of beginning.

Our Job Order Number: 82028-E (3D:L82028E.1)

May 14, 1987



3.11 Acre Parcel, Parcel "A", Part of
"Charlestown", Northeast Side of Maiden Choice
Lane, Northwest of Wilkens Avenue, First
Election District, Baltimore County, Maryland.

THIS DESCRIPTION IS TO ACCOMPANY A ZONING PETITION.

Beginning for the same at a point on the northeast side of Maiden Choice Lane, 70 feet wide, said beginning point being located North 40 degrees 07 minutes 00 seconds East 35.02 feet from a point on the center line of said Maiden Choice Lane, said last mentioned point being distant 2102 feet, more or less, as measured northwesterly along said center line from its intersection with the center line of Wilkens Avenue, running thence binding on said northeast side of Maiden Choice Lane, (1) North 47 degrees 58 minutes 51 seconds West 280.15 feet, thence seven courses: (2) North 40 degrees 07 minutes 00 seconds East 250.02 feet, (3) South 49 degrees 53 minutes 00 seconds East 70.00 feet, (4) North 40 degrees 07 minutes 00 seconds East 215.00 feet, (5) South 49 degrees 53 minutes 00 seconds East 290.00 feet, (6) South 40 degrees 07 minutes 00 seconds West 238.45 feet, (7) North 49 degrees 53 minutes 00 seconds West 80.00 feet, and (8) South 40 degrees 07 minutes 00 seconds West 235.87 feet to the place of beginning.

Containing 3.11 acres of land, more or less.

Our Job Order Number: 82028-E (3D:L82028E.2)
May 19, 1987



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: August 31, 1887
 Posted for: Special, Negotiation, Special, Mining, and Finance
 Petitioner: St. Charles, Wisconsin, Etc.
 Location of property: N.E. 1/4 of Maiden Choice, Tan. approx. 201' N.W. of
Madison, Wis.
 Location of Signs: N.E. 1/4 of Maiden Choice, Tan. approx. 201' N.W. of
Madison, Wis.
 Remarks:
 Posted by: S. J. Kester Date of return: September 1, 1887
 Number of Signs: 2 Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 3, 1957

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 Sept 7, 1987

THE JEFFERSONIAN,

Lillian Gladys Albert
Publisher

418.21

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

J. ROBERT HAINES
ZONING COMMISSIONER

September 15, 1987

J. Carroll Holzer, Esquire
Suite 105
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCE
NE/S Maiden Choice La., approx. 771' NW of Wilkens Ave.
1st Election District - 1st Councilmanic District
St. Charles Associates, Ltd. - Petitioner
Case No. 88-120-XSPA

Dear Mr. Holzer:

This is to advise you that \$123.60 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.

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

BALTIMORE COUNTY, MARYLAND No. 37899
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/24/87 ACCOUNT: R-01-615-000

3 SIGNS & POSTS
RETURNED AMOUNT: \$ 123.60
Holzer, Maher & Demillo, Suite 105, 305 W. Chesapeake Ave., Towson, Md. 21204

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-120-XSPA

FOR: B BCB***12360** 5244F

VALIDATION OR SIGNATURE OF CASHIER

J. Carroll Holzer, Esquire
Suite 105
305 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1987

NOTICE OF HEARING
RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE
NE/S Maiden Choice La., approx. 771' NW of Wilkens Ave.
1st Election District - 1st Councilmanic District
St. Charles Associates, Ltd. - Petitioner
Case No. 88-120-XSPA

TIME: 11:00 a.m.
DATE: Monday, September 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 37698
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/2/87 ACCOUNT: R-01-615-000

AMOUNT: \$ 250.00
ITEM # 8 ST. Charles Assoc.

RECEIVED FROM: Petitioner HAINES

FOR: B BCB***25000** 5244F

VALIDATION OR SIGNATURE OF CASHIER

J. Carroll Holzer, Esquire
Suite 105
305 West Chesapeake Avenue
Towson, Maryland 21204

August 31, 1987

NOTICE OF HEARING
RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE
NE/S Maiden Choice La., approx. 771' NW of Wilkens Ave.
1st Election District - 1st Councilmanic District
St. Charles Associates, Ltd. - Petitioner
Case No. 88-120-XSPA

TIME: 11:00 a.m.
DATE: Wednesday, September 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:md
cc: Mr. John Erickson
St. Charles Associates, Ltd.
711 Maiden Choice Lane
Catonsville, Maryland 21228

Mr. Robert F. Bradley
Daft-McCune-Walker
200 East Pennsylvania Avenue
Towson, Maryland 21204

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 15th day of August, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: St. Charles Associates, Ltd.
Petitioner's Attorney: J. Carroll Holzer, Esquire

Received by: J. Robert Haines
Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 6/17/87

FROM: ZONING OFFICE

PROJECT NAME: Charlestown II (Phase 3) PLAN: 5/18/87

LOCATION: NE/S Maiden Choice Lane, N. of Wilkens Avenue REV: REVISED PLAN CHECKED BY: COMPLIANCE / 37 NON-COM

DISTRICT: 1 C1

1) Include a zoning history on the plan:

10/18/82 - Case #83-91A - variances granted for building width of 842', passageway width of 3' or 7.4' in lieu of the required 10', and building heights exceeding 50' for the following buildings: #1 (61.1'); #2 (56.7'); #6 (71.8'). The plan showed six (6) buildings in the original Phase I.

5/24/84 - CRG plan approved for Phases IA, II, III and IV. Zoning at that time was DR 5.5, DR 10.5 and 0-2.

10/22/84 - Zoning Case #85-69A - a variance to permit a building width of 852' was granted. The 5/24/84 approved CRG plan was included as an Exhibit #4 in that zoning case. The plan included Phase IA (1 building); Phase II (2 buildings); Phase III (4 buildings); and Phase IV (1 nursing home building).

1/85 - 1984 Comprehensive Zoning Map effective which changed the zoning. The DR 10.5 zoning was reduced from 6.9 acres to 3.7 acres, and 25.1 acres of DR 16 zoning was added. The DR 5.5 zoning was reduced from 82.6 acres to 54.8 acres.

1/24/85 - Zoning Case #85-152-X - A special exception for a 120-bed nursing home, a 30-unit assisted living facility, and a 20-unit ambulatory care facility were granted with restrictions:

1) A revised site plan reflecting and detailing the current zoning status and indicating that the zoning is sufficient to cover any and all development contemplated present or future shall be approved by the CRG.

2) The Special Exception must be utilized within five (5) years. Several site plans were included in the zoning file, the latest approved 9/5/85 by the Deputy Zoning Commissioner showed the 1984 comprehensive zoning.

3) The present proposal shows a 1,450' and 1,500' building width. A variance would be required from 3,180.2 A.2 for this additional width. Also, a special hearing to amend the previous plans with zoning hearings Case Nos. 83-91A, 85-69A and 85-152-X would be required. A zoning density plat should be included with the hearing.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

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

Zoning Petition Nos. 88-114-A,
SUBJECT: 88-115-A, 88-118-A, 88-119-A, 88-120-XSPA

Date: September 3, 1987

There are no comprehensive Planning factors requiring comment on the above numbered petitions.

NEC:KAK:dm
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
SEP 14 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1987

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

J. Carroll Holzer, Esquire
Holzer, Maher & Demillo
Suite 105, 305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 8 - Case No. 88-120-XSPA
Petitioner: St. Charles Associates, Ltd.
Petitions for Zoning Variance, Special Hearing and Special Exception

Dear Mr. Holzer:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

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 / KKB
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

cc: Robert F. Bradley
Daft-McCune-Walker
200 E. Pennsylvania Avenue
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINER
Secretary
NAIL KASSOFF
Administrator

July 22, 1987

Re: ZAC Meeting of 7-14-87
ITEM: #8
Property Owner: St. Charles Associates, Ltd.
Location: NE/S Maiden Choice Lane, 771 feet ± NW of centerline of Wilkens Avenue - Route 377
Existing Zoning: D.R. 5.5, D.R. 10.5, D.R. 16 and 0-2
Proposed Zoning: Special Exception for an assisted care facility reflecting expansion of the site and building area from that previously granted by Case #85-152-X and Special Hearing to approve an amendment, as may be required, of previous plans as submitted in Cases 83-91-A, 85-69-A and 85-152-X and Variance to permit maximum building width and length of 1500 feet ± and 1450 feet ±, respectively, in lieu of previously granted 852 feet (Case 85-69-A), in lieu of maximum permitted 300 feet building length
Area: 105.0974 acres
District: 1st Election District

Attn: Mr. James Dyer

Dear Mr. Jablon:

On review of the submittal of 6-30-87 (Revised) for Charlestown II, the State Highway Administration - Bureau of Engineering Access Permits finds the submittal generally acceptable with all access to the site by way of Maiden Choice Lane.

Very truly yours,
John Meyers, Asst. Chief
Bureau of Engr. Access Permits

By: George Wittman
My telephone number is (301) 333-1350

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-4-5652 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:jrbjs

3) The phase lines have been changed again; Phase IV has been incorporated into Phase I; Phase II is enlarged; and Phase III is the balance of the property. If the phase lines coincide with the special exception use lines this should be indicated. As per 2-10

4) A zoning density plat should be prepared outlining and describing the limits of the special exception uses. Each building should be identified with the type of units (number of bedrooms in each unit in the DR-16 zone), the level of care administered or available, and a floor plan of the different unit types. F-30

5) The CRG plan should include the zoning history outline of the special exception area, uses, existing and proposed buildings, including the number and type of units, separate parking calculations for the special in each building, number of beds, units, separate parking calculations for the special exception and all other types of living units. R.T.A. arcs and buffers, corrected and added offsite zoning classifications, and a note that all offsite dwellings and small lots that create a R.T.A. onsite are shown with the required 300' and 250' arcs. Also, the setbacks and adjoining building heights of the proposed pavilion.

6) The Final Development Plan should include window and height setback requirements, building connection details, and the details and notes from the C.R.G. plan, and updated zoning hearing history and any additional restrictions imposed at that hearing.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 8, Zoning Advisory Committee Meeting of July 14, 1987

Property Owner: St. Charles Associates, Ltd.
Location: NE/S Maiden Choice Lane District: 1
Water Supply: notice Sewage Disposal: notice

COMMENTS ARE AS FOLLOWS:

- () 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, 159-3775, 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 charcoal burner operation which has a total cooking surface area of five (5) square feet or more.
- (X) 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, sauna, whirlpool, hot tub, water and sewerage facilities or other appurtenances 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.
- () 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

Zoning Item # 8, Zoning Advisory Committee Meeting of July 14, 1987

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.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
() 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.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

John M. Murray
Division of Water and Sewer
Department of Environmental Protection
and Resource Management

WWQ 2 4/86

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: St. Charles Associates, Ltd.
Location: NE/S Maiden Choice Lane, 771 feet ± NW of centerline of Wilkens Avenue.
Item No.: 8 Zoning Agenda: Meeting of 7/14/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. SEE ATTACHED CRG COMMENTS
- () 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 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

July 29, 1987

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

Item No. 8 -ZAC-
Property Owner:
Location:
Existing zoning:
Proposed Zoning:

Meeting of July 14, 1987
St. Charles Associates, Ltd.
NE/S Maiden Choice Lane, 771 feet ± NW of centerline of Wilkens Avenue
D.R. 5.5, D.R. 10.5, D.R. 16 and 0-2
Special Exception for an assisted care facility reflecting expansion of the site and building area from that previously granted by Case #85-152-X and Special Hearing to approve an amendment, as may be required, of previous plans as submitted in Cases 83-91-A, 85-69-A and 85-152-X and Variance to permit maximum building width and length of 1500 feet ± and 1450 feet ±, respectively, in lieu of previously granted 852 feet (Case 85-69-A), in lieu of maximum permitted 300 feet building length 105,0974 acres
1st Election District

Area:
District:

Dear Mr. Jablon:

Please see the C.R.G. comments for this site.

Very truly yours,

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

MSF:lt

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

Paul H. Reincke
Chief

BALTIMORE COUNTY, MARYLAND

DATE: JUNE 4, 1987

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: CAPTAIN JOSEPH KELLY
PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU
BALTIMORE COUNTY FIRE DEPARTMENT

PROJECT NAME: CHARLESTOWN II
PROJECT NUMBER: CRG AGENDA 6/17/87, 9:00 A.M.
LOCATION: MAIDEN CHOICE LANE
DISTRICT # 1

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1985 EDITION.

PRIOR TO ANY ADDITIONAL BUILDING PERMITS BEING RELEASED FOR THIS SITE, BALTIMORE COUNTY FIRE DEPARTMENT CONCERNS AS TO THE ADEQUACY AND CODE COMPLIANCE OF THE VARIOUS BUILDINGS FIRE ALARM SYSTEMS (BOTH PROPOSED AND EXISTING) SHALL BE ADEQUATELY ADDRESSED. CONTACT THE PLANS REVIEW/FIELD ENGINEERING OFFICE OF THE FIRE DEPARTMENT FOR RESOLUTION.

CRG 02 -
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: ON MAIDEN CHOICE LANE
TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER. FIRE FLOW TEST DATED 9/24/84 SHOWS 1600gpm AT 20psi RESIDUAL PRESSURE WHICH IS DEFICIENT FOR FIRE PROTECTION. NEW FIRE MAIN TO BE INSTALLED BY BALTIMORE COUNTY PUBLIC WORKS IS SCHEDULED FOR CONSTRUCTION MONEY ALLOCATION FOR JULY, 1989. PROJECT SHOULD BE DELAYED UNTIL NEW FIRE MAIN IS COMPLETED.

CRG 04
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH. BALTIMORE COUNTY COUNCIL BILL 102-74

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. SUBMITTED SITE PLANS FAILS TO SHOW ON SITE FIRE HYDRANTS AT 300' INTERVALS
ASSISTED CARE, COMMUNITY CENTER & BUILDING #10 HAVE POOR ACCESS FOR FIRE APPARATUS. 25% OF BUILDING AREAS SHALL BE ACCESSIBLE TO FIRE APPARATUS WITHIN 30 FEET OF BUILDINGS.

CRG 10
FIRE MAINS SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER ON SITE.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NE/S of Maiden Choice Lane, approx. : Case No. 88-120-XSPHA
771' NW of Wilkens Ave., :
1st District :
ST. CHARLES ASSOCIATES, LTD., :
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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 31st day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esquire, Holzer, Maher & Demillo, Suite 325, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmelman
Peter Max Zimmelman

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

1st Election District - 1st Councilmanic District
Case No. 88-120-XSPHA

LOCATION: Northeast Side of Maiden Choice Lane, approximately 771 feet Northwest of Wilkens Avenue

DATE AND TIME: Monday, September 23, 1987, at 1:00 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 an assisted care facility reflecting expansion of the site and building area granted in Case No. 85-152-X

Petition for Special Hearing to approve an amendment as may be required of previous plans submitted in Case Nos. 83-91-A, 85-69-A, and 85-152-X and in accordance with Petition for Variance in this case to permit maximum building width of approximately 1500 feet and 1450 feet

Petition for Zoning Variance to permit maximum building width and length of approximately 1500 feet and 1450 feet respectively in lieu of the previously granted 852 feet (Case No. 85-69-A) and in lieu of the maximum permitted 300 foot building length

Being the property of St. Charles Associates, Ltd., 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

**MAXALEA
NURSERIES
INC.**
Est. 1929

LANDSCAPE ARCHITECTS
AND CONTRACTORS

OAK HILL ROAD, BALTIMORE, MARYLAND 21239
TELEPHONE: 377-7500

December 21, 1987

Mr. Kevin Glover
Retirement Health Services
711 Maiden Choice Lane
Baltimore, Maryland 21228

Dear Kevin,

After reviewing the Landscape plan by Hord, Coplan, Macht, I feel the overall planting of the Canadian Hemlocks in certain areas will be detrimental - not only to the Hemlocks themselves, but also to existing mature specimen trees.

In some areas - the plan calls for Canadian Hemlocks to be planted under American Beech trees. This is not advised as the American Beech has a very dense root system draining the soil of water and nutrients, and the Hemlock also provides maximum shade. The Canadian Hemlock will not grow under these conditions.

It is our feeling that the original plan done by Daft, McCune and Waikst, revised by Landscape Architects of Maxalea should be implemented. The suggested plant material as per the revision will survive and provide the wanted screening with minimal care.

Again, on Hord, Coplan, Macht's design, six (6) Red Maples are suggested. Daft, McCune and Walker had suggested Bradford Pear trees, however, these can be substituted with Pink and/or White Dogwoods, Flowering Cherry trees or some other Flowering understory tree.

The north side of the building has enough shade and the flowering trees will provide an aesthetic look for the patients and still provide screening of the Retired Priest Home.

As for area 8-10' Canadian Hemlocks, we agree on these for this area: with the possible exception of the size (suggest smaller trees, 5-6' and/or 6-7') - these trees will survive, however, I suggest that the trees be planted on the opposite side of the fence as not to harm the root system of the existing trees.

Sincerely,

Michael L. McWilliams
Michael L. McWilliams
Vice President/Landscape Designer

Approved: John E. McWilliams

Date: December 24, 1987

LAW OFFICES
HYLTON & GONZALES
SUITE 418
EQUITABLE BUILDING
10 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21204
(301) 847-0900

WILLIAM A. HYLTON, JR.
LOUISE MICHAUX GONZALES
SALLY B. GOLD
DEBORAH FARMER MINTY
DALE E. CANTONE
JANNAI C. GOBLEE

December 10, 1987

RECEIVED
DEC 15 1987
ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner of
Baltimore County
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Little Sisters of the Poor:
Petitions for Special Exception, Special Hearing and
Zoning Variance
NE/S Maiden Choice Lane, approx. 771' NW of Wilkens
Avenue
1st Election District; 1st Councilmanic District
St. Charles Associates, Ltd. - Petitioner
Case No. 88-120-XSPHA

Dear Mr. Haines:

I have received the copy you sent me of your letter to Mr. John Erickson dated December 4, 1987. We appreciate your efforts to resolve this matter in a timely fashion.

Sister Margaret Regina received Mr. Erickson's proposal on November 30, 1987. The Sisters have asked a landscape architect to review the proposal for them. She has already viewed the property and is preparing her comments. We would hope to meet with Mr. Erickson's representative some time next week.

Sincerely,

Louise Michaux Gonzales
Louise Michaux Gonzales

LMG/bjt
cc: Sister Margaret Regina Halloran
J. Carroll Holzer, Esquire

Retirement & Health Services Corporation

711 Maiden Choice Lane - Baltimore, Maryland 21228 - (301) 242-2880
Florida Office: Six Heritage Drive, Tequesta, Florida 33458 - (305) 747-4222

John Erickson
President

January 7, 1988

Mr. J. Robert Haines
Zoning Commissioner Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Dear Bob:

We have had trouble making connection by phone so I am enclosing a copy of a response we received from the nursery concerning the proposal that was prepared by the Little Sisters of the Poor. In short, they indicate that some of the work could be more damaging than helpful and suggest that the original plan prepared by Daft, McCune & Walker is the proper solution for this site.

If you wish to discuss these comments in more detail, please give me a call.

Sincerely,

John C. Erickson
John C. Erickson
JCE/ns
enc.

RECEIVED
JAN 12 1988
ZONING OFFICE

Retirement & Health Services Corporation

711 Maiden Choice Lane - Baltimore, Maryland 21228 - (301) 242-2880
Florida Office: Six Heritage Drive, Tequesta, Florida 33458 - (305) 747-4222

John Erickson
President

December 30, 1987

Ms. Louise M. Gonzales
The Eubank Building
10 North Calvert Street, Suite 418
Baltimore, Maryland 21202

RE: Landscape Plan Between Charles-
town and Little Sisters of the
Poor

Dear Ms. Gonzales:

Kevin Glover has shown me your letter of December 18, 1987 regarding the landscape issue between our properties. I have forwarded your proposal along with our recommendation to Robert Haines, the Zoning Commissioner.

Since your meeting with Kevin I have asked our landscape specialist to review your plan and I enclose a copy of a letter which he issues regarding his suggestions. I am also forwarding a copy of this letter to the Zoning Commissioner for his files.

I believe your letter of December 18th goes beyond the bounds of our discussion on this matter. It was never our intention to enter into an agreement in perpetuity that would run with this land. According to our landscape advisors, there is a good chance that some of these trees will not survive and it is also possible that they will do significant damage to the larger growth, particularly, the very substantial American beech trees in this area. We will reasonably care for our investment but I certainly would not want to enter into any guarantee regarding the survival of these trees. Finally, it is our intention to implement this plan in the spring/summer cycle of next year in order to coordinate this with the landscaping of other major areas of the campus.

Sincerely,

John C. Erickson
John C. Erickson
JCE/ns
enc.
cc: Kevin P. Glover
Robert Haines

RECEIVED
JAN 7 1988
ZONING OFFICE

LAW OFFICES
HYLTON & GONZALES
SUITE 418
EQUITABLE BUILDING
10 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21204
(301) 847-0900

WILLIAM A. HYLTON, JR.
LOUISE MICHAUX GONZALES
SALLY B. GOLD
DEBORAH FARMER MINTY
DALE E. CANTONE
JANNAI C. GOBLEE

December 18, 1987

DEC 22 1987

(301) 847-0900

Mr. Kevin Glover
St. Charles Associates, Ltd.
711 Maiden Choice Lane
Catonsville, Maryland 21228

RE: Little Sisters of the Poor:
Charlestown Landscape Plan

Dear Kevin:

We have agreed upon the landscaping plan entitled "Additional Planning Proposal" prepared by Hord, Coplan, Macht, Inc. and dated December 10, 1987. In addition to the plan, we have agreed on certain planting and maintenance steps. The vast majority of the plants will be unsheared hemlocks. Hemlocks were chosen because they are one of the few evergreens which could thrive in the shady conditions. However, the hemlocks will require care in order to grow to the height and fullness necessary to provide the desired screening. Therefore, we have agreed that Charlestown will provide good care and maintenance of the plantings which comprise the landscaping plan, including the following:

1. Regular watering, specifically including weekly watering during the first two summers after planting.
2. Fertilization at least every two to three years.
3. Spraying the hemlocks for scales on a schedule recommended by a licensed arborist.
4. Pruning from time to time, not to shape or thin but merely to remove dead wood as needed.
5. Maintenance of the stakes supporting the plantings for at least two years.

Mr. Kevin Glover
December 18, 1987
Page 2

6. Replacement of any trees that die within three years after planting.

If the weather and the availability of the trees permit, planting will begin this winter. Otherwise, planting will take place in the spring of 1988. When Charlestown is ready to plant, you will notify Carol Macht so that she may help guide in the placement of the trees in accordance, of course, with the agreed upon plan.

Sincerely,

Louise Michaux Gonzales
Louise Michaux Gonzales

LMG/bjt
cc: Mother Margaret Regina (w/encl.)
Ms. Carol D. Macht, ASLA (w/encl.)

The above accurately states the agreement between St. Charles Associates, Ltd. and the Little Sisters of the Poor.

ST. CHARLES ASSOCIATES, LTD.

BY: _____

LAW OFFICES
HOLZER, MAHER & DEMILIO
SUITE 105
100 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 845-8800

RONALD L. MAHER
J. CARROLL HOLZER
CAROL E. DEMILIO

OF COUNSEL
J. HOWARD HOLZER

July 8, 1987

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

Re: Charlestown Retirement Community
Building #10 - Building Permit

Dear Mr. Jablon:

Charlestown Retirement Community is endeavoring to obtain a building permit for Building #10. I have had extensive discussions with Deputy Zoning Commissioner Jean Jung in regard to this project and petitions for special exception, a special hearing, and a zoning variance have already been filed with your office in that regard.

It is the desire of Charlestown to have the ability to process the building permit application in the various other departments pending the outcome of the hearing on these three petitions.

I have the assurance and it is the intention of the owner, John Erickson, of Charlestown Retirement Community, not to proceed with building or construction in any way, or under any circumstances, until such time as the petitions have been heard and a appropriate appeal time has expired.

Pursuant to my discussion with you today I would respectfully request that you authorize the other departments to continue to process the building permit application only, pending the outcome of these hearings.

Thank you very much for your cooperation.

Very truly yours,

John C. Erickson
John C. Erickson

JCH:jsp

RECEIVED
JUL 9 1987
ZONING OFFICE

Retirement & Health Services Corporation

711 Maiden Choice Lane - Baltimore, Maryland 21228 - (301) 242-2880
Florida Office: Six Heritage Drive, Tequesta, Florida 33458 - (305) 747-4222

John Erickson
President

December 23, 1987

Mr. J. Robert Haines
Zoning Commissioner Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Dear Bob:

Following our conversation yesterday I am enclosing the two plans for the landscaping which we discussed over the phone. The plan from Daft, McCune & Walker was prepared by our site engineering firm and represents the concept of some various screening and framing along the lines of our earlier discussions.

Following a meeting with the Sisters, they engaged their own landscape architect and enhanced the plan to create a complete wall of hemlocks and block all views in the open areas.

I leave the decision to your judgment as to the extent of coverage which you think is advisable or necessary. We would plan to implement your decision next spring to early summer when we are completing some of the landscaping for the Chapel Court building out on the front of the campus. Finally, I would like to request that the landscaping designated in this area would qualify for the overall landscape requirement of the county for our new buildings and expansion as opposed to being added to that requirement.

After you have reviewed the enclosed material, please contact me if you have any questions and I will be happy to discuss them in more detail. Thank you for your continued consideration.

Sincerely,

John C. Erickson
John C. Erickson
JCE/ns
enc.
cc: Kevin P. Glover

RECEIVED
DEC 29 1987
ZONING OFFICE

Retirement & Health Services Corporation

703 Maiden Choice Lane • Baltimore, Maryland 21228 • (301) 242-2880

March 2, 1988

Mr. J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing and Zoning Variances
NE/S Maiden Choice Lane, approx. 771' NW of Wilkens Avenue
1st Election District; 1st Councilmanic District
St. Charles Associates, Ltd. - Petitioner
Case No. 88-120-XSFHA

Dear Mr. Haines:

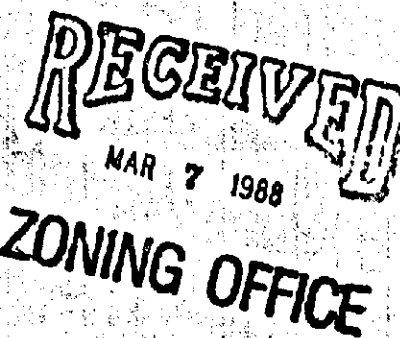
The success and demands of the Charlestown Retirement Community programs are such that we must continue our expansion. Given the present sales progress of Building 10 being 65 percent sold and our projected move-in rate, it is imperative that we start our proposed community building and Building 11 as soon as possible. This is the only way we believe we can adequately service the needs of our existing and new residents. We foresee the need to open the Community Center specifically by January of 1989.

As such, we attempted to apply for a building permit yesterday for the remainder of our proposed Charlestown expansion. We got as far as your office in our attempt to submit drawings and were stopped based on the lack of a final decision on Case No. 88-120-XSFHA.

We understand that the only outstanding issue relating to the granting of this petition is that of landscape screening for the Little Sisters of the Poor property to the north of our site. In response to your request and correspondence dated December 4, 1987, we have submitted plans and technical information concerning a difference in approach between ourselves and our neighbors concerning the final design. We await your direction in this matter and are willing to proceed with whatever you direct.

In the meantime, we would request that your office allow our drawings to be submitted and reviewed with the condition that the actual permit would not be granted without

con'd...



Mr. J. Robert Haines/2

3/2/88

clearance from your office. I believe this is the manner in which our Building 10 permit was reviewed and issued.

Thank you for your attention to this matter.

Very truly yours,

John D. Glover
Director of Development

KPG/ns

cc: John C. Erickson
Carroll Holzer

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Mr. Kevin Glover
Cochran Stephenson and Donkervoet Inc.
925 N. Charles St.
Baltimore, Maryland 21201

RE: Building Permit No. 88-19-882

711 Maiden Choice Lane
Elect. Dist.
88-120 XSFHA

Dear Mr. Glover,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- Improper setbacks
- Improper use
- Improper location
- Insufficient information on permit
- Revised Plans (9 copies) must be submitted to the counter in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number. Revised plans must be submitted in person.
- Other (Zoning approval is contingent upon the decision in the above referenced zoning case; which there is no decision as of this date. Also, the final development plan that was conditionally approved by this office on 11/10/87 should be updated with any restrictions or changes affected by the zoning decision. Also, the development plan and permit plans should be updated with the density calculations excluding the special exception areas (Nursing, domiciliary care, and assisted care areas) and broken down by building. See comments from the zoning office dated 6/17/87 and 6/31/87. Also, the plan and permit should clearly identify which buildings (by number) are proposed.)

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

J.L.

W. CARL RICHARDS, JR.
Zoning Coordinator

cc: Zoning File
Planning File
Jean Tansey
6/20/88- Meeting with Jean Tansey (DMW) - address the landscape restriction, copy in the zoning case w/ note concerning restriction, update the permit and development plan plans as above. W.C.R.

ENVIRONMENTAL SEED PRODUCERS, INC.



888-442-5550

PLANTING INSTRUCTIONS

Seed is best sown between the beginning of March and the end of May or the beginning of October and the middle of November in warm wintered climates, seed sown in the fall will germinate in two to four weeks. In cold wintered climates, seed sown in the fall will be dormant and germinate in the spring. Seed may be sown in the spring in either climate, however, supplemental irrigation may be required in some locations.

FERTILIZATION

Once a site has been selected, fertilizer should not normally be applied. The best results are usually achieved in soils of low fertility where the nitrogen status is low. Top soil often poses two disadvantages: it is usually fertile and contains a large reserve of dormant weed seed. Tillage involved in seed bed preparation and the spreading of top soil provides the stimulus for the germination of many weed seeds which will compete and threaten the survival of the wildflowers.

WEED CONTROL

Early site preparation three to four weeks prior to sowing will provide an opportunity to eliminate early germinating annual weeds which usually emerge following fall plowing. Repeated cultivation or the use of a contact herbicide such as Vapone® have proven to be successful. Persistent perennial weeds should be eradicated using a weak application and a translocated herbicide such as Roundup®. Contact your local agricultural extension office or farm supply company for information on herbicides.

SOIL PREPARATION

Prepare the site by plowing, disking, or harrowing to create a fine firm seed bed. Seed hand sown should be carefully raked in but buried no deeper than one eighth inch. In large areas, seed can be drilled to a maximum depth of one quarter inch, mechanically seeded, or hydroseeded with a mulching fiber if drilled or mechanically seeded, firm the soil with a cultipacker to ensure seed is in firm contact with soil moisture. Land consolidation encourages more rapid germination.

GERMINATION PERIOD

Some seedlings appear in two weeks whereas others may take up to four weeks. Wildflower seed requires ample moisture to germinate; best results are achieved when the seed bed is kept moist for four to six weeks. In non-irrigated areas plant in anticipation of the seasonal rains.

USE OF GRASSES

Wildflowers grow best when planted alone or with a non aggressive clump grass such as Sheep Fescue or Blue Fescue. The former will grow quickly and provide soil stabilization. Native grasses such as Big Blue Stem and Blue Grama are generally more attractive than fescue, however, must be slow growing and will not provide soil stabilization for several years. Aggressive grasses such as Annual Ryegrass and Orchard Grass are not recommended because they will grow to quickly and gain ascendancy over the wildflowers.

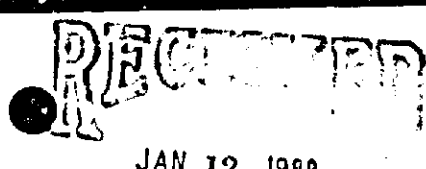
LOW MAINTENANCE

In the formative years, the use of applications of Roundup® may be necessary to prevent grasses in unown vicinities from gaining dominance over the wildflowers. Management of mature vegetation may consist of mowing in the late fall when most species have finished flowering and set seed. The cuttings should be removed to eliminate an accumulation of stems and leaf litter which blocks sunlight and may constitute a fire hazard. Supplemental irrigation may be required in dry seasons or in prolonging the blooming period.

SEED STORAGE

If seed is not sown at once, store it in a dry place where there is relatively no temperature change. Seed viability varies from species to species but in general, seed will maintain its germination quality for at least one year.

*Under European Union regulations, we have found Vapone and Roundup to work well following our recommended application directions. Test a small section of your plot to ensure successful results.



LAW OFFICES
HYLTON & GONZALES
SUITE 418
EQUITABLE BUILDING
10 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202

January 11, 1988

WILLIAM A. HYLTON, JR.
LOUISE MICHAUX GONZALES
SALLY R. GONZALES
DERORAH FARMER MINOT
DALE C. CANTONE
JANNAT C. GOFLEE

HAND DELIVERED

Mr. J. Robert Haines
Zoning Commissioner, Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Little Sisters of the Poor:
St. Charles Associates, Ltd. -
Petitioner for Exception;
Your File No. 88-120-XSFHA

Dear Commissioner Haines:

I am enclosing a copy of a letter from Carol Macht, the landscape architect the Little Sisters retained to review the landscape plan originally proposed by Charlestown. Ms. Macht's letter explains the reasons for her revisions of Charlestown's plan.

As Ms. Macht explains, and as you probably noted from your own comparison, the primary difference between the plans is the foliage screening at the north end of the multi-story nursing home which borders the Sister's property. In the Macht plan, there are groupings of evergreens. In the Charlestown plan, there is no screening. As you may recall from the hearing, the treatment of this section of the property is of utmost importance to the Little Sisters.

The remainder of the plans are really very similar, although there are some variations as explained by Ms. Macht.

As far as we know, Charlestown has no real objection to the Macht plan. In fact, when Mother Margaret, Ms. Macht and I met with Mr. Glover at Charlestown, Mr. Glover approved the plan. However, it does seem that a misunderstanding has developed over the maintenance schedule discussed at that meeting. As Ms. Macht's letter explains more fully, the effectiveness of both plans depends upon good growth over the

Mr. J. Robert Haines
January 11, 1988
Page 2

next 3 to 5 years. Only then will the plantings be tall and full enough to provide the desired screening. Watering, fertilizing and spraying during that period are integral elements of the plan.

We think the Macht plan is a more complete and effective plan. If you have any questions about the plan itself, please feel free to call me or, if you prefer, Carol Macht at 467-7011.

We thank you for your concern and persistence in balancing the Sisters' and St. Charles' interests.

Sincerely,

Louise Michaux Gonzales

LMG:bjt

Enclosure

cc: Ms. Carol D. Macht, ASLA (w/encl.)

Mother Margaret Pegina (w/encl.)

Hord
Coplan
Macht, Inc.

2525 N. E. Road Street
Baltimore, Maryland 21208 • (410) 467-7701

January 11, 1988

Ms. Louise Gonzales
Hylton & Gonzales
Equitable Building, Suite 418
10 North Calvert Street
Baltimore, Maryland 21202

Re: Planting Plan Modifications for Charlestown/Little Sisters of the Poor Common Property Area
HCM Project No. 87082

Dear Louise:

Per your request, this letter is to provide comments/explanations on our revisions to the Datt/McCune/Walker Landscape Plan for the Charlestown property.

The major difference between our plan and the DMW scheme is the provision of an evergreen screen of hemlocks at or near the property line between the two parcels. The DMW scheme provided no screening between the nursing home unit at the north part of the Charlestown property and the Little Sisters of the Poor. This is a particularly sensitive area of the site, as the nursing home unit is, at the closest area, only twenty-five (25') feet from the Little Sisters' property. It is at this area that we have recommended larger hemlocks at 8'-10' in order to help establish a more effective screen in the area that is most sensitive.

The other evergreen planting (other than along the north property line) is very similar to the DMW plan, with the exception of the use of only hemlocks rather than a mixture of plant materials. Hemlocks are well suited to tolerate the shady conditions of an understory planting amongst the established shade trees, and the use of one species is to bring some continuity and visual strength to an existing planting area of a variety of other species.

Enclosed for you are:
1. A copy of the plan.
2. A copy of the letter.
3. A copy of the letter.
4. A copy of the letter.

January 11, 1988

Ms. Louise Gonzales, Hylton & Gonzales
Little Sisters of the Poor
Page Two

Most of the hemlocks are specified at 5'-6' in height. This is not a large tree; and due to the slow growth of hemlocks and the distance between the plants, it will be at least three to five years before a truly effective screen will be realized. However, the smaller tree is easier to handle and install and should make fitting the trees in among the existing trees near the property line quite feasible.

We recommended planting close to the property line in order to maximize the impact of the trees, as the relative slope conditions of the two sites -- Charlestown is lower than the Sisters' property -- practically negates the effectiveness of the evergreen planting. If it were to occur down the slope -- closer to the Charlestown buildings.

We would also strongly recommend that a careful maintenance schedule be developed in order to better assure the survival of the trees. As with any new planting, watering during the first few summers is critical to the survival of the planting. Hemlocks also can be infected with scale which can be prevented by an annual spraying program. They require very little pruning -- only the occasional removal of dead wood. Given the shady conditions of the site, the trees should be fertilized every two to three years in order to give them the best environment possible.

Please feel free to contact me should you need any additional information about our plan. We feel confident that this plan will give the Sisters a sense of privacy and protection from the adjoining site.

Sincerely,

HORD, COPLAN, MACHT, INC.

Carol D. Macht, ASLA

CDW/sc

XT-38/LITL

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Permit App 4/27/88 Carl R.

MARCH 25, 1988 6/20/88

Mr. Kevin Glover
Cochran Stephenson and Donkervoet Inc.
925 N. Charles St.
Baltimore, Maryland 21201

Re: Building Permit No. 7C-49-883
711 Maiden Choice Lane
Int. Elect. Dist.
BB-120 XSPHA

CHARLESTOWN

Dear Mr. Glover,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- Improper setbacks
- Improper use
- Improper location
- Inspection of the property must be made
- Insufficient information on permit
- XX Revised Plans (9 copies) must be submitted to the counter in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number. Revised plans must be submitted in person.
- XX Other: (Zoning approval is contingent upon the decision in the above referenced zoning case; which there is no decision as of this date. Also, the final development plan that was conditionally approved by this office on 11/16/87 should be updated with any restrictions or changes affected by the zoning decision. Also, the development plan and permit plans should be updated with the density calculations excluding the special exception areas (Nursing, domiciliary care, and assisted care areas) and broken down by building. See comments from the zoning office dated 6/17/87 and 8/31/87. Also, the plan and permit should clearly identify which buildings (by number) are proposed.)

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

J.L.

cc: Zoning File 6/20/88- Meeting with Jean Tansey (DMW) - address the landscape restriction, copy in the zoning case w/ note concerning restriction, update the permit and development plan plans as above. W.C.R.
Planning File
Jean Tansey

RICHARD L. MAHER
J. CARROLL HOLZER
CAROL S. DEMILIO
OF COUNSEL
J. HOWARD HOLZER

LAW OFFICES
HOLZER, MAHER & DEMILIO
305 W. CHESAPEAKE AVENUE
SUITE 105
TOWSON, MARYLAND 21204
(301) 825-9900

WASHINGTON, D.C. OFFICE
225 SHOREHAM BUILDING
801 15TH STREET, N.W.
WASHINGTON, D.C. 20005
PLEASE REPLY TO:
#5066

July 6, 1987

RECEIVED
JUL 7 1987

ZONING OFFICE

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

Re: Petition for Special Hearing,
Special Exception and Zoning Variance
on Charlestown Retirement Community,
Item No. 8, Filed on July 2, 1987

Dear Mr. Jablon: ST. CHARLES ASSOCIATES LTD.

I would respectfully request that the above-captioned petitions be set as promptly as possible in view of the fact that Building Number 10 of Charlestown which is presently ready for a building permit is being delayed pending the resolution of the above-captioned petitions. Deputy Zoning Commissioner Jung is familiar with the petitions and with the difficulty in regard to the processing of the building permit for Building Number 10 and would corroborate the need for prompt resolution and scheduling of a hearing if at all possible.

Thank you very much for your consideration.

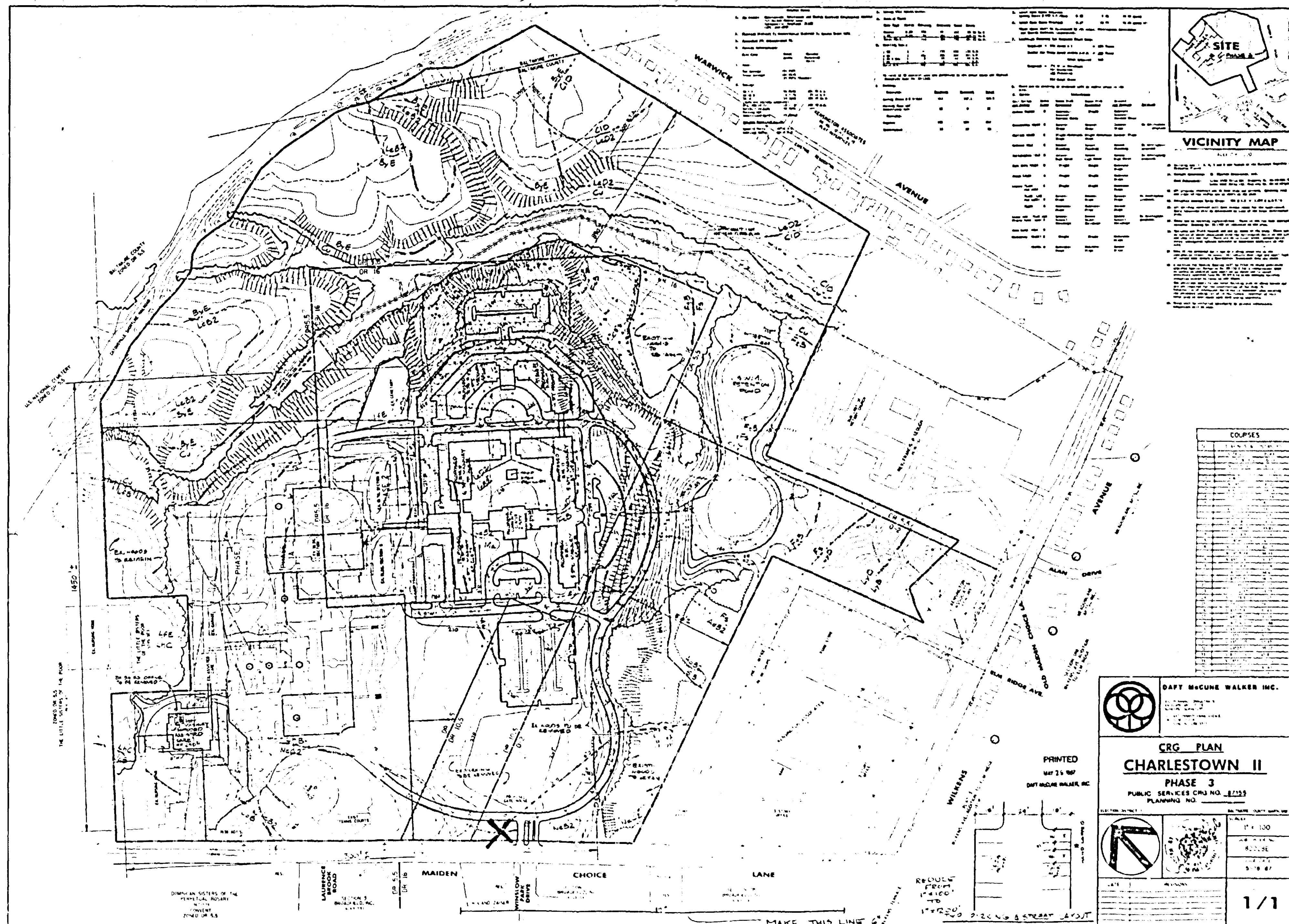
Very truly yours,

J. Carroll Holzer

JCH:jsp

cc: Mr. John Erickson

Mr. Robert F. Bradley
Daft-McCune-Walker, Inc.



DAFT MCCUNE WALKER INC.	
CRG PLAN	
CHARLESTOWN II	
PHASE 3	
PUBLIC SERVICES CRG NO. 82253	
PLANNING NO.	
DATE	1/1

88-120-
XSPHA



KEY	QUANT	BOTANICAL NAME COMMON NAME	SIZE	COND	NOTES
	100	TELEIA CHALLOPIS EASTERN HEMLOCK	5'-6'		
M	9		8'-10'	BB	NUMBER D.O.C.
(+)	6	ACER DISHUI RED MAPLE	3-3 1/2'	BB	
○		EXISTING TREES TO REMAIN			

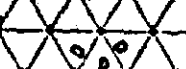
SHEET TITLE
ADDITIONAL
PLANTING
PROPOSAL

SHEET 1 of 1

MICROFILMED



NOTE: FOR USE ONLY WHEN
PLANTS ARE SPACED EQUIVALENT
THAT IS, WHEN ALL SEEDS ARE
SPECIFIED IN THE PLANT LIST



SPACING "B"	ROW "A"	NO. OF PLANTS / S.F.
8" O.C.	5.30"	4.61
9" O.C.	6.33"	3.50
10" O.C.	6.84"	3.06
12" O.C.	8.50"	2.15
15" O.C.	13.00"	1.36
18" O.C.	15.00"	.98
24" O.C.	20.60"	.70
30" O.C.	25.00"	.50
36" O.C.	30.00"	.33

PLANT SPACING MATR

8 EVERGREEN TREE DETAIL
N.T.S.

DECIDUOUS TREE DETAIL

LANDSCAPE REQUIREMENTS

TREES REQUIRED:

INTERIOR RADIUS = 185 LF @ 20 = 37 TREES (50 MAJ DECID.) -
PERIMETER RADIUS = 202 LF @ 40 = 5 TREES (4 MAJ DECID.)
PARKING SPACES = 37 + 12 = 50 TREES (4 MAJ DECID.)
72 TOTAL TREES REQUIRED

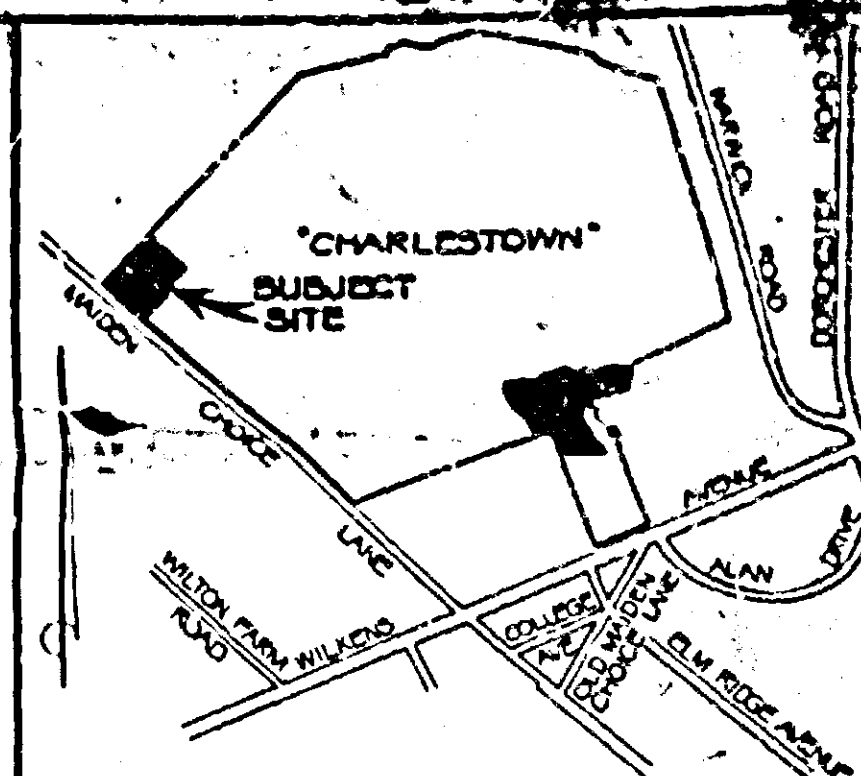
68 x 5 = 34 MAJOR DECIDUOUS TREES + 4 = 38
EVERGREEN TREES & MINOR DECIDUOUS TREES 34

TREES PROVIDED:

CREDIT FOR MAJOR DECIDUOUS TREES SAVED: 42 SAVED - SAY 36 WHICH IS THE MAXIMUM PERMISSIBLE

MAJOR DECIDUOUS TREES PROPOSED: 15
EVERGREEN TREES PROPOSED: 66
MINOR DECIDUOUS TREES PROPOSED: 62

143 TOTAL NEW TREES
46 EXISTING TREES SAVED
189 TOTAL TREES

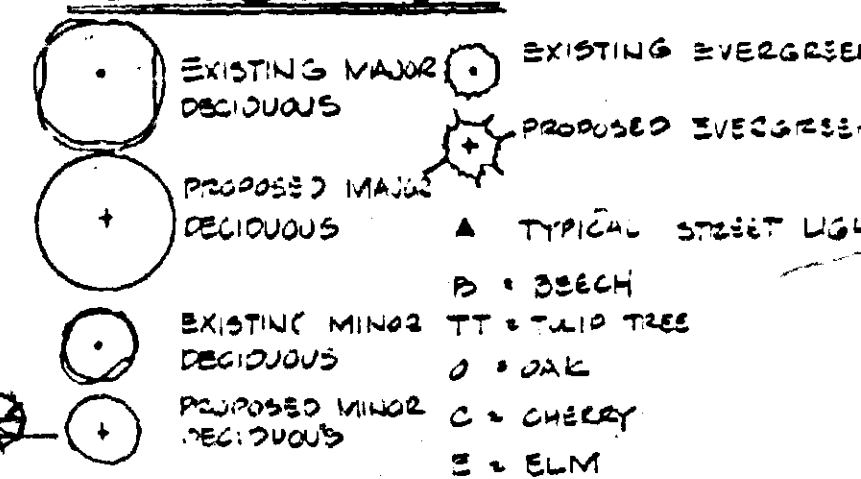


LOCATION MAP
SCALE 1"=500'

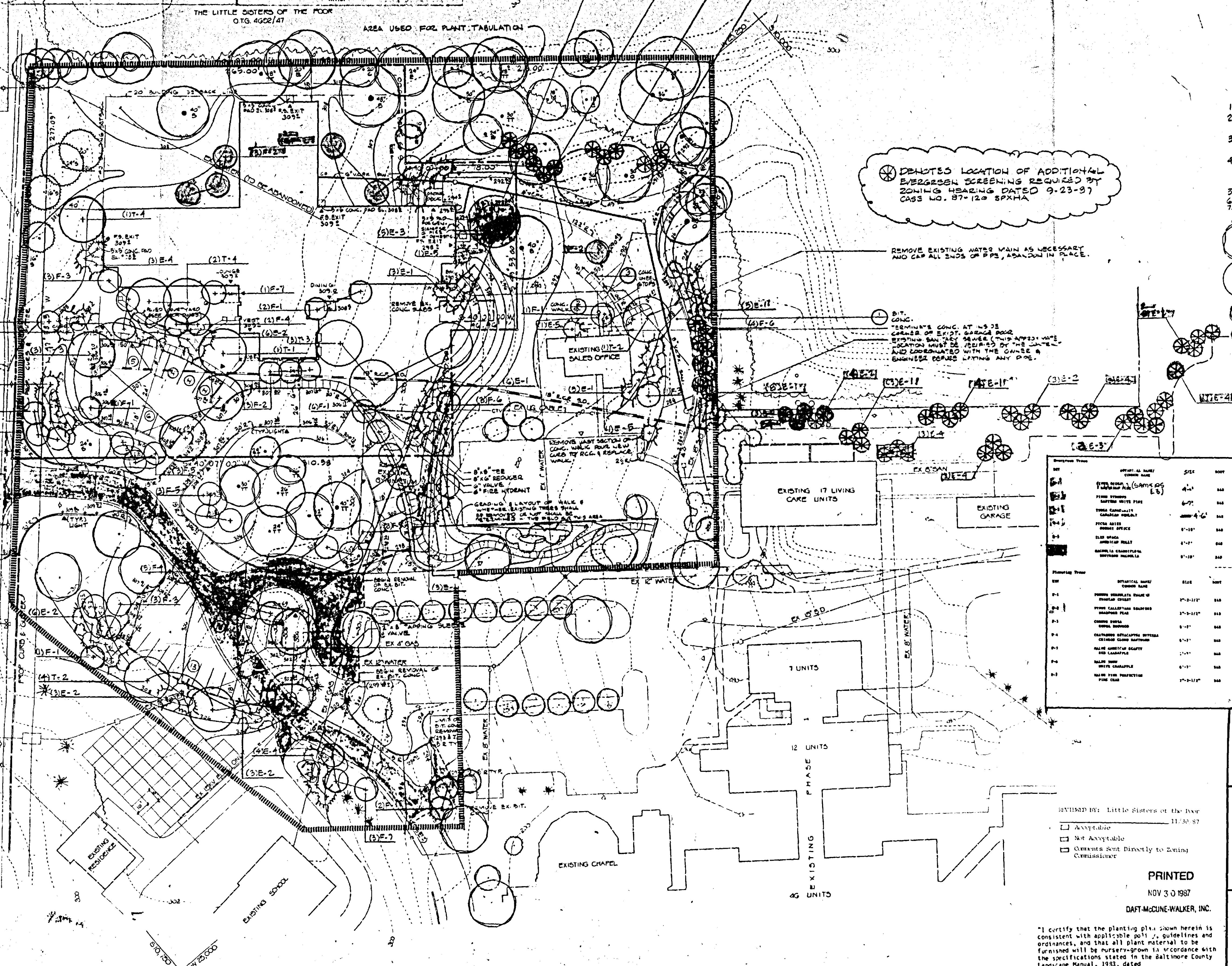
GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF CURB.
2. PARKING SPACES - 9'x18' UNLESS OTHERWISE NOTED.
3. ALL CURBING SHOWN SHALL BE BALTIMORE COUNTY STD. 7" COMBINATION CURB & GUTTER.
4. ALL GRADES WITHIN () ARE APPROXIMATE EXISTING GRADES. THE CONTRACTOR SHALL PROVIDE AN EVEN TRANSITION WHEN BLENDING PROPOSED TO EXISTING.
5. CRG APPROVED MAY 24, 1984 NO. I-225
6. BUILDING PERMIT NO. C-1847

THE GUILD



PLANT LIST					
STY	POTENTIAL NAME/ COMMON NAME	SIZE	DOPT	REMARKS	
	ALALIA LATIFOLIA				
	WONDELIA SPINOSA	3'-12'-3"	SAS		
0-1	PITHEIA JAMAICA	3'-12'-3"	SAS		
	JAPANESE ANEMONE				
	YAPSA ACUTIFOLIA SPERMATOPHYTES				
	SCANDALUS TIG	12'-15'	SAS		
0-1	ZIMPHUS CILINDRIS "HIVE DOLL"	12'-15'	SAS		
	"HIVE DOLL" ZIMPHUS				
0-1	SPERMATOPHYTES FROM BULGARIA	2'-3'-12"	SAS		
	TIME SPERMATOPHYTES				
	SPERMATOPHYTES EMPTY OF FLOW	3'-12'-3"	SAS		
	TIME SPERMATOPHYTES				
0-1	ILEX OLANA COMPACTA	3'-1'-12"	SAS		
	LEAGUANT BULLY				
	PIRUS LANCEOLATA OTUS LATENS	14'-20"	SAS		
	PIRUS LANCEOLATA				
	ALALIA BING CILINDRIS	10'-20"	8" CANE		
	RED ALALIA				
0-10	ALALIA DELICATE VALLEY	10'-20"	8" CANE		
	WHITE ALALIA				
0-11	ALALIA BING CILINDRIS	10'-20"	8" CANE		
	WHITE ALALIA				
0-12	PIRUS LANCEOLATA	2'-3'-12"	SAS		
	PIRUS LANCEOLATA				
0-13	PIRUS LANCEOLATA	10'-20"	SAS		
	PIRUS LANCEOLATA				
0-14	VIORNIUM SPINOSUM	3'-3"	SAS		
	VIORNIUM SPINOSUM				
0-15	VIORNIUM SPINOSUM	15'-20"	8" CANE	PML	
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	VIORNIUM SPINOSUM				
0-52	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-53	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-54	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-55	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-56	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-57	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-58	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-59	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-60	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-61	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-63	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-64	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-65	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-66	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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	VIORNIUM SPINOSUM				
0-70	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-71	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-72	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-73	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-74	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-75	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-76	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-77	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-79	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-80	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-81	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-82	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-83	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-84	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-85	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-86	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-87	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-88	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-89	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-90	VIORNIUM SPINOSUM	15'-20"	8" CANE		
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0-91	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-92	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-93	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-94	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-95	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-96	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-97	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-98	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-99	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				
0-100	VIORNIUM SPINOSUM	15'-20"	8" CANE		
	VIORNIUM SPINOSUM				



REVIEWED BY: Little Sisters of the Inc.

PRINTED

DAFT-McGUNE-WALKER, INC.

"I certify that the planting plan shown herein is consistent with applicable policies, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1993, dated

MAIT 1984.
 [Signature]
 Signature of Applicant

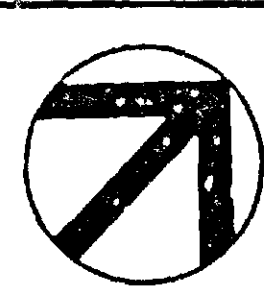
10-14-85
Date



DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E JUPITA ROAD
TOWSON MD 21204
TELEPHONE (301) 296 3333

LANDSCAPE PLAN
NURSING HOME
CHARLESTOWN RETIREMENT
COMMUNITY

1ST ELECTION DISTRICT
BALTIMORE COUNTY, MD



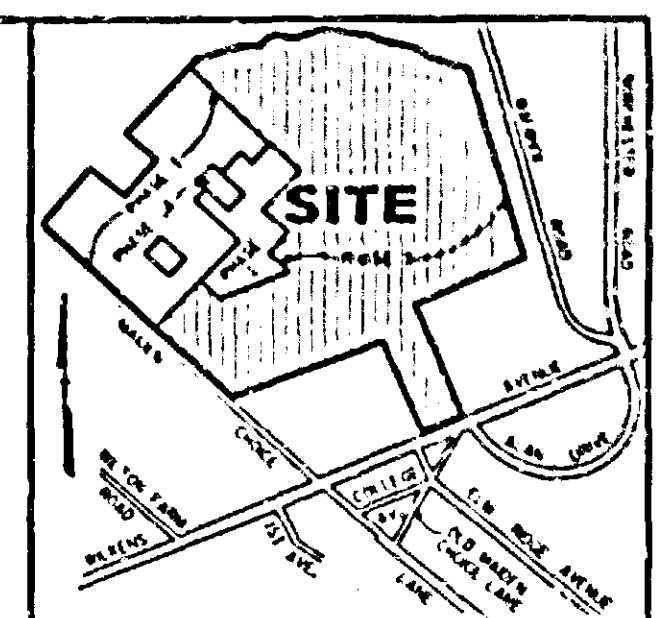
SCALE:
1" = 30'

JOB ORDER NO.
82028 D

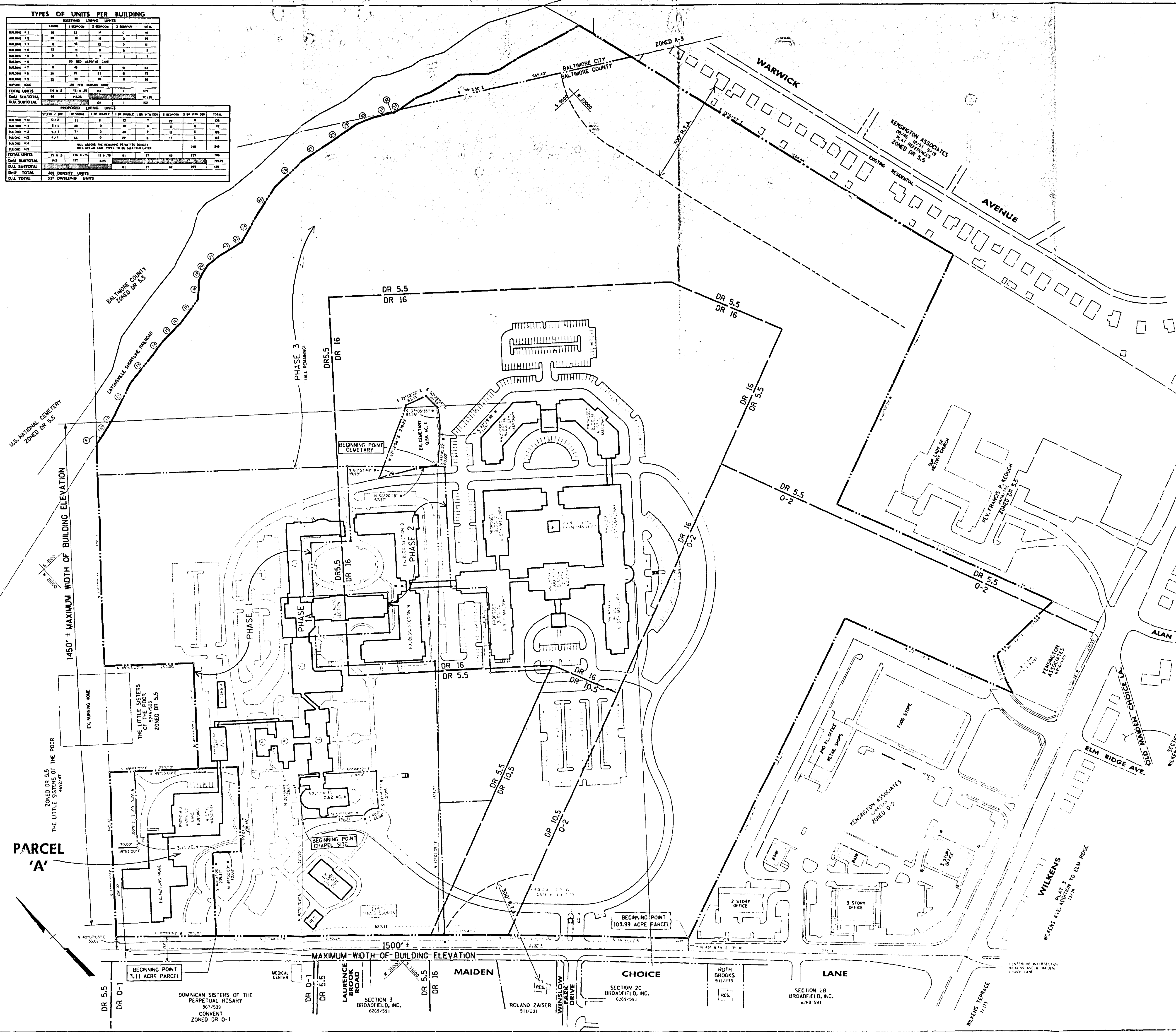
ISSUE DATE
12-14-85

SD-5

TYPES OF UNITS PER BUILDING									
BUILDING	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL				
BUILDING #1	10	20	10	0	40				
BUILDING #2	0	10	10	0	20				
BUILDING #3	0	10	10	0	20				
BUILDING #4	0	10	10	0	20				
BUILDING #5	0	10	10	0	20				
BUILDING #6	0	10	10	0	20				
BUILDING #7	0	10	10	0	20				
BUILDING #8	0	10	10	0	20				
BUILDING #9	0	10	10	0	20				
BUILDING #10	0	10	10	0	20				
BUILDING #11	0	10	10	0	20				
BUILDING #12	0	10	10	0	20				
BUILDING #13	0	10	10	0	20				
BUILDING #14	0	10	10	0	20				
BUILDING #15	0	10	10	0	20				
BUILDING #16	0	10	10	0	20				
BUILDING #17	0	10	10	0	20				
BUILDING #18	0	10	10	0	20				
BUILDING #19	0	10	10	0	20				
BUILDING #20	0	10	10	0	20				
BUILDING #21	0	10	10	0	20				
BUILDING #22	0	10	10	0	20				
BUILDING #23	0	10	10	0	20				
BUILDING #24	0	10	10	0	20				
BUILDING #25	0	10	10	0	20				
BUILDING #26	0	10	10	0	20				
BUILDING #27	0	10	10	0	20				
BUILDING #28	0	10	10	0	20				
BUILDING #29	0	10	10	0	20				
BUILDING #30	0	10	10	0	20				
BUILDING #31	0	10	10	0	20				
BUILDING #32	0	10	10	0	20				
BUILDING #33	0	10	10	0	20				
BUILDING #34	0	10	10	0	20				
BUILDING #35	0	10	10	0	20				
BUILDING #36	0	10	10	0	20				
BUILDING #37	0	10	10	0	20				
BUILDING #38	0	10	10	0	20				
BUILDING #39	0	10	10	0	20				
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BUILDING #52	0	10	10	0	20				
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BUILDING #59	0	10	10	0	20				
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BUILDING #77	0	10	10	0	20				
BUILDING #78	0	10	10	0	20				
BUILDING #79	0	10	10	0	20				
BUILDING #80	0	10	10	0	20				
BUILDING #81	0	10	10	0	20				
BUILDING #82	0	10	10	0	20				
BUILDING #83	0	10	10	0	20				
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BUILDING #95	0	10	10	0	20				
BUILDING #96	0	10	10	0	20				
BUILDING #97	0	10	10	0	20				
BUILDING #98	0	10	10	0	20				
BUILDING #99	0	10	10	0	20				
BUILDING #100	0	10	10	0	20				

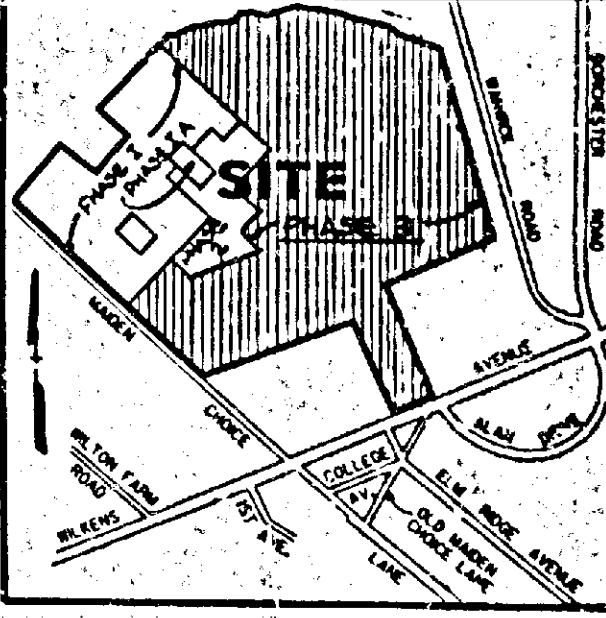


VICINITY MAP
SCALE: 1" = 100'



NOTE:
THE EXACT OUTLINES AND LOCATIONS OF ALL PROPOSED BUILDINGS, DRIVES AND PARKING AREAS ARE SUBJECT TO MODIFICATION AS FINAL ARCHITECTURAL PLANS ARE PREPARED AND APPROVED IN ACCORDANCE WITH THE MAXIMUM WIDTH OF BUILDING ELEVATION VARIANCES SOLICITED BY THIS PETITION.

COURSES	
NO.	BEARINGS & DISTANCES
1	N 74°27'11"E 35.69'
2	N 74°27'11"E 35.69'
3	N 74°27'11"E 35.69'
4	N 74°27'11"E 35.69'
5	N 74°27'11"E 35.69'
6	N 74°27'11"E 35.69'
7	N 74°27'11"E 35.69'
8	N 74°27'11"E 35.69'
9	N 74°27'11"E 35.69'
10	N 74°27'11"E 35.69'
11	N 74°27'11"E 35.69'
12	N 74°27'11"E 35.69'
13	N 74°27'11"E 35.69'
14	N 74°27'11"E 35.69'
15	N 74°27'11"E 35.69'
16	N 74°27'11"E 35.69'
17	N 74°27'11"E 35.69'
18	N 74°27'11"E 35.69'
19	N 74°27'11"E 35.69'
20	N 74°27'11"E 35.69'
21	N 74°27'11"E 35.69'
22	N 74°27'11"E 35.69'
23	N 74°27'11"E 35.69'
24	N 74°27'11"E 35.69'
25	N 74°27'11"E 35.69'
26	N 74°27'11"E 35.69'
27	N 74°27'11"E 35.69'
28	N 74°27'11"E 35.69'
29	N 74°27'11"E 35.69'
30	N 74°27'11"E 35.69'
31	N 74°27'11"E 35.69'
32	N 74°27'11"E 35.69'
33	N 74°27'11"E 35.69'
34	N 74°27'11"E 35.69'
35	N 74°27'11"E 35.69'
36	N 74°27'11"E 35.69'
37	N 74°27'11"E 35.69'
38	N 74°27'11"E 35.69'
39	N 74°27'11"E 35.69'
40	N 74°27'11"E 35.69'
41	N 74°27'11"E 35.69'
42	N 74°27'11"E 35.69'
43	N 74°27'11"E 35.69'
44	N 74°27'11"E 35.69'
45	N 74°27'11"E 35.69'
46	N 74°27'11"E 35.69'
47	N 74°27'11"E 35.69'
48	N 74°27'11"E 35.69'
49	N 74°27'11"E 35.69'
50	N 74°27'11"E 35.69'
51	N 74°27'11"E 35.69'
52	N 74°27'11"E 35.69'
53	N 74°27'11"E 35.69'
54	N 74°27'11"E 35.69'
55	N 74°27'11"E 35.69'
56	N 74°27'11"E 35.69'
57	N 74°27'11"E 35.69'
58	N 74°27'11"E 35.69'
59	N 74°27'11"E 35.69'
60	N 74°27'11"E 35.69'
61	N 74°27'11"E 35.69'
62	N 74°27'11"E 35.69'
63	N 74°27'11"E 35.69'
64	N 74°27'11"E 35.69'
65	N 74°27'11"E 35.69'
66	N 74°27'11"E 35.69'
67	N 74°27'11"E 35.69'
68	N 74°27'11"E 35.69'
69	N 74°27'11"E 35.69'
70	N 74°27'11"E 35.69'
71	N 74°27'11"E 35.69'
72	N 74°27'11"E 35.69'
73	N 74°27'11"E 35.69'
74	N 74°27'11"E 35.69'
75	N 74°27'11"E 35.69'
76	N 74°27'11"E 35.69'
77	N 74°27'11"E 35.69'
78	N 74°27'11"E 35.69'
79	N 74°27'11"E 35.69'
80	N 74°27'11"E 35.69'
81	N 74°27'11"E 35.69'
82	N 74°27'11"E 35.69'
83	N 74°27'11"E 35.69'
84	N 74°27'11"E 35.69'
85	N 74°27'11"E 35.69'
86	N 74°27'11"E 35.69'
87	N 74°27'11"E 35.69'
88	N 74°27'11"E 35.69'
89	N 74°27'11"E 35.69'
90	N 74°27'11"E 35.69'
91	N 74°27'11"E 35.69'
92	N 74°27'11"E 35.69'
93	N 74°27'11"E 35.69'
94	N 74°27'11"E 35.69'
95	N 74°2



VICINITY MAP
SCALE: 1" = 1000'

1. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:

- 1. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:
- 2. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:
- 3. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:
- 4. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:
- 5. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:
- 6. Building area 1, 2, 3, 4, 5 and 6 are shown on the Baltimore County Zoning Ordinance, Chapter 21-101, as follows:

NO.	BEARINGS & DISTANCES
1	N 14° 27' 17" E 35.69'
2	N 73° 28' 14" E 20.59'
3	N 71° 37' 40" E 40.01'
4	N 87° 46' 25" E 100.40'
5	N 80° 02' 10" E 100.78'
6	N 78° 50' 27" E 47.22'
7	N 85° 52' 47" E 54.39'
8	N 87° 06' 41" E 17.54'
9	N 78° 16' 33" E 82.13'
10	N 46° 55' 29" E 54.02'
11	N 87° 46' 25" E 100.40'
12	N 78° 16' 33" E 82.13'
13	S 86° 44' 03" E 49.89'
14	S 37° 29' 37" E 50.16'
15	S 78° 45' 11" E 16.05'
16	N 70° 21' 08" E 82.03'
17	N 74° 15' 44" E 98.99'
18	N 89° 52' 42" E 87.37'
19	S 87° 46' 25" E 100.40'
20	S 87° 55' 59" E 48.62'
21	S 87° 53' 43" E 48.75'
22	S 69° 45' 59" E 49.07'
23	S 67° 52' 43" E 49.13'
24	S 57° 39' 51" E 110.3'
25	S 79° 01' 32" E 10.5'

PRINTED
SEP 23 1987
DAFT-MCCUNE-WALKER, INC.

NOTE:
THE EXACT OUTLINES AND LOCATIONS OF ALL PROPOSED BUILDINGS ARE SUBJECT TO MODIFICATION AS FINAL ARCHITECTURAL PLANS ARE PREPARED AND APPROVED BY THE BALTIMORE COUNTY ZONING BOARD.

PETITIONER'S
EXHIBIT 4
DAFT MCCUNE WALKER INC.

LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE: 301-296-3333

PLAT TO ACCOMPANY ZONING PETITIONS

CHARLESTOWN II

PHASE 3
PUBLIC SERVICES CRQ NO. 87155
PLANNING NO. 1-225

ELECTION DISTRICT 1 BALTIMORE COUNTY MARYLAND

SCALE: 1" = 100'

JOB ORDER NO. 82028E

ISSUE DATE 5-30-87

LATE	REVISIONS
5-21-87	NOTES