

IN RE: * BEFORE THE
Petition For *
Special Exception * ZONING COMMISSIONER
and Variance *
E/S Falls Road * OF BALTIMORE COUNTY
Vicinity Of (Old) Old
Court Road *
9th Election District *
4th Councilmanic District *
Jones Falls Valley, Ltd. * Case No.: 88-392-XA
Partnership *
Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception to permit a convalescent home in a D.R.1 zone and a variance to permit an illuminated sign of 44 square feet total (22 square feet per face) in lieu of the permitted 15 square feet, non-illuminated sign allowed by Section 413.1e(1) or a one square foot sign allowed by Section 413.1a. Representatives of the Petitioner appeared and testified and was represented by Counsel. Charles Fick, a registered engineer, also appeared and testified on behalf of the Petitioner. There were not Protestants, although nearby community members and the Rockland Village Homeowners Association, Inc. were represented by Counsel in support of the Petition.

4/18/88
E. J. Bell
J. Bell

Jones Falls Valley Ltd. Partnership
E/S Falls Road, Vicinity (Old) Old
Court Road
9th E.D.
4th C.D.

cc: Mark D. Dopkin, Esquire
Attorney for Rockland Village Homeowners Association, Inc.
10th Floor - Sun Life Building
20 South Charles Street
Baltimore, MD 21201
Greenspring - Meridian Limited Partnership
21 West Road
Towson, Maryland 21204
Mr. Robert H. Johnson
P.O. Box 1102
Brooklandville, Maryland 21022
Jones Falls Valley Limited Partnership
Suite 200
2328 W. Joppa Road
Lutherville, Maryland 21093
Charles Pick, Esquire
303 Allegheny Avenue
Towson, Maryland 21204
Wes Guckert
414 East Joppa Road
Towson, MD 21204
People's Counsel
Court House
Towson, Maryland 21204

Testimony indicated that the subject property, presently zoned D.R.1 and located on the east side of Falls Road, south of Old Old Court Road, consists of 3.77 acres. The site is intended for the construction of a nursing home by Meridian Nursing Centers, Inc. The site slopes to the east and is approximately 600 feet west of the Jones Falls Expressway.

The proposed nursing home would consist of 140 beds and would require 16 parking spaces and 104 parking spaces will be provided. The proposed development has received CRG approval. The proposed nursing home will be situated on the east side of a proposed residential development known as Brightwood which will be marketed as a retirement-type community. Testimony indicated that the developer of Brightwood and Meridian have arranged for preferred admission to the nursing center for residents of the retirement community.

The Petitioner presented three (3) plats (Exhibit 1, 2 and 3), which show the project as proposed and the sign as proposed. The Petitioner indicated that an agreement had been reached with the Rockland Village Homeowners Association, Inc. and a number of interested persons in the vicinity of the proposed nursing home and that part of that agreement required that the nursing home be built in a "building envelope" which is shown on Exhibit 4. Petitioner also commissioned a traffic study to show the impact of the proposed nursing home on Falls

2

Road traffic and that traffic study was submitted as Exhibit 5. The Petitioner also indicated that an agreement with respect to the use of open space by residents of the nursing home, which open space was adjacent to the retirement community had been reached and that agreement was accepted as Exhibit 6. Finally, Exhibit 7 was the Restrictive Covenant Agreement reflecting the understandings of the community and the developer.

There was testimony that the requirements of Section 502.1, Baltimore County Zoning Regulations (BCZR), would be satisfied and that the proposed nursing home would be compatible with the surrounding area. Section 502.3, BCZR, requires that any special exception which requires construction for its utilization be commenced during the authorized time. The Restrictive Covenant Agreement contemplates that construction will commence within five (5) years of the date the special exception is granted. There was also testimony that there would be a practical difficulty and unreasonable hardship to require an identification sign of the size required by BCZR and that the variance requested to allow 44 square feet of sign (22 square feet per face) illuminated by flood lights would not cause substantial injury to the public health, safety and general welfare and would be in strict harmony with the spirit and intent of the BCZR.

3

granting of the special exception and variance herein for the limited purpose of reviewing those changes. The Final Site Plan will be the final development plan for the project. The final development plan shall not be construed to be Exhibits 1, 2 and 3.

3. The final development plans submitted by the Petitioner shall reference the liber and folio reference for the recording of the Restrictive Covenant Agreement among the Land Records of Baltimore County.

4. This Order may be appealed to the Baltimore County Board of Appeals within thirty (30) days from the date hereof, however, Petitioner is hereby made aware that proceeding under this Order at this time is at Petitioner's own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.

5. The Petitioner shall comply with all Zoning Plans Advisory Committee comments.

J. Robert Haines
ROBERT HAINES
Zoning Commissioner of
Baltimore County

5174A
WMH, JR./jmg

5

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for to permit a convalescent home in a DR 1 zone.

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 in 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:
Greenspring-Meridian Limited Partnership
(Type or Print Name)
Signature: *Wes Guckert*
Address:
21 West Road
Towson, Maryland 21204
City and State
Attorney for Petitioner:
William M. Hesson, Jr.
(Type or Print Name)
Signature: *William M. Hesson, Jr.*
Address:
204 W. Pennsylvania Avenue
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800
Legal Owner(s):
Jones Falls Valley Limited Partnership
By (Type or Print Name) Pheasant Hill Corporation
Signature: *Clark F. MacKenzie*
(Type or Print Name)
Signature:
2328 W. Joppa Road, Suite 200
Lutherville, Maryland 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William M. Hesson, Jr.
204 W. Pennsylvania Ave., 823-7800
Address: Towson, MD 21204 Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of January, 1988, that the subject matter of this petition be advertised, as Baltimore County, Maryland, in two newspapers of general circulation throughout the public hearing be had before the Zoning Miscellaneous Cash Receipt No. 45774 Building in Towson, Baltimore

DATE 1/19/88 ACCOUNT 11111111
RECEIVED FROM 11111111 AMOUNT \$ 11111111
FOR 11111111
VALIDATION OR SIGNATURE 11111111

Continuation from description:

1. The Meridian site is on a side road, and due to topography, the building is difficult to see for the public and suppliers.
2. "Old" Old Court Road dead-ends beyond the site in a private property, and the public and suppliers will go to the dead-end of the site and facility if not properly identified with a sign.
3. That the requested sign is low, well designed and will inform the public and suppliers on Falls Road of the location on "Old" Court Road.
4. That of necessity, the sign must be of adequate size and double-faced to inform both North and South bound Falls Road motorists looking for the Meridian facility.
5. That without the requested sign variance, the Petitioners and the public will suffer practical difficulty and unreasonable hardship. The requested sign variance is in harmony with the spirit and intent of the Regulations.

PETITION FOR ZONING VARIANCE

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 413.1e(1) or in the alternative Section 413.1a permit an illuminated sign of 44 square feet total (22 square feet per face in lieu of the 15 square feet non-illuminated sign allowed per section 413.1e(1) or 1 square foot sign per Section 413.1a) See Attached for continuation.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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 of 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:

Legal Owner(s):

Greenspring-Meridian Limited Partnership, Jones Falls Valley Limited Partnership
(Type or Print Name) By (Type or Print Name) PHEASANT HILL CORPORATION

Signature: *William M. Hession, Jr.* By: *Clark F. Mackenzie*
Signature: *Clark F. Mackenzie* Signature: *Clark F. Mackenzie*
(Type or Print Name) (Type or Print Name)

21 West Road, Address
Towson, Maryland 21204, City and State

Signature: _____

Attorney for Petitioner:

William M. Hession, Jr., 2138 W. Joppa Road, Suite 200, Phone No.
Signature: *William M. Hession, Jr.* Address: Lutherville, Maryland 21093
City and State

204 N. Pennsylvania Avenue, Address
Towson, Maryland 21204, City and State

Attorney's Telephone No.: 823-7800, Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24 day

of January, 1988, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 24 day of March, 1988, at 9:00 o'clock

A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

Continuation from description:

1. The Meridian site is on a side road, and due to topography, the building is difficult to see for the public and suppliers.
2. "Old" Old Court Road dead-ends beyond the site in a private property, and the public and suppliers will go to the dead-end of the site and facility if not properly identified with a sign.
3. That the requested sign is low, well designed and will inform the public and suppliers on Falls Road of the location on "Old" Court Road.
4. That of necessity, the sign must be of adequate size and doubled-faced to inform both North and South bound Falls Road motorists looking for the Meridian facility.
5. That without the requested sign variance, the petitioners and the public will suffer practical difficulty and unreasonable hardship. The requested sign variance is in harmony with the spirit and intent of the Regulations.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: February 22, 1988

Posted for: Special Exception

Petitioner: Jones Falls Valley Ltd. Partnership

Location of property: 21 West Road, Towson, Maryland 21204

Location of Sign: 21 West Road, Towson, Maryland 21204

Remarks: As of 10:00 AM, 2/22/88, sign was posted.

Posted by: J. Robert Haines Date of return: March 2, 1988

Number of Signs: 2

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

J. Robert Haines
Zoning Commissioner

William M. Hession, Jr., Esq.
204 N. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Zoning Variance

Case numbers 88-392-XA

E/S Falls Road, vicinity (Old) Old Court Road

9th Election District - 4th Councilmanic District

Petitioners: Jones Falls Valley Ltd. Partnership

HEARING SCHEDULED: TUESDAY, MARCH 15, 1988 at 9:00 a.m.

Dear Mr. Haines:

Please be advised that \$146.30 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it posted by

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

DATE: 2/24/88 ACCOUNT: 88-392-XA

AMOUNT: \$146.30

RECEIVED FROM: *William M. Hession, Jr.*

FOR: *William M. Hession, Jr.*

VALIDATION OR SIGNATURE OF CARRIER

Counting Commissioner of Baltimore County

cc: Greenspring-Meridian Ltd. Partnership

File ✓

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
PO BOX 6428, TOWSON, MARYLAND 21204

Description to Accompany
Zoning Petition for Special Exception
3.77 Acres.

October 29, 1987

Beginning for the same at a point distant North 48° 43' 07" East 932.56 feet from the centerline intersection of Falls Road and Old Court Road, running thence parallel to and 20' south of the centerline of Old Court Road

1) North 48° 19' 35" East 167.68' to a point running thence the eleven following courses, viz:

- 2) South 28° 14' 33" East 114.44'
- 3) South 26° 08' 33" East 95.00'
- 4) South 22° 06' 33" East 70.00'
- 5) North 75° 39' 48" East 142.00'
- 6) South 14° 20' 12" East 112.00'
- 7) South 06° 00' 00" West 286.00'
- 8) South 51° 00' 00" West 110.00'
- 9) North 84° 00' 00" West 238.00'
- 10) North 06° 00' 00" East 344.45'
- 11) North 14° 20' 12" West 188.26' and
- 12) North 71° 40' 25" West 52.91' to the place of beginning.

Containing 3.77 acres.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.

Charles F. Mackenzie

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance

Case numbers 88-392-XA

E/S Falls Road, vicinity (Old) Old Court Road

9th Election District - 4th Councilmanic District

Petitioners: Jones Falls Valley Ltd. Partnership

HEARING SCHEDULED: TUESDAY, MARCH 15, 1988 at 9:00 a.m.

Special Exceptions To permit a convenience store in a C-1 Zone.

Variance to permit an illuminated sign of 44 sq. ft. total (22 sq. ft. per face in lieu of the 15 sq. ft. non-illuminated sign allowed per § 413.1 e(1) or 1 sq. ft. sign per § 413.1 a).

(SEE SIGN UNIT, CELL 426-371)

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES

Zoning Commissioner of Baltimore County

cc: William M. Hession, Jr., Esq.

Greenspring-Meridian Ltd. Partnership

File ✓

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
E/S Falls Rd., Vicinity (Old) : Old Court Rd., 9th District
JONES FALLS VALLEY LTD. : Case No. 88-392-XA
PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 29th day of January, 1988, a copy of the foregoing Entry of Appearance was mailed to William M. Hession, Jr., Esquire, Nolan, Plumbhoff & Williams, Chartered, Suite 1105, Hampton Plaza, 300 E. Joppa Rd., Towson, MD 21204-3012, Attorneys for Petitioner; and Greenspring-Meridian Ltd. Partnership, 21 West Rd., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 24, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 24, 1988.

TOWSON TIMES,

Sharon Schuchman
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance

Case numbers 88-392-XA

E/S Falls Road, vicinity (Old) Old Court Road

9th Election District - 4th Councilmanic District

Petitioners: Jones Falls Valley Ltd. Partnership

HEARING SCHEDULED: TUESDAY, MARCH 15, 1988 at 9:00 a.m.

Special Exceptions To permit a convenience store in a C-1 Zone.

Variance to permit an illuminated sign of 44 sq. ft. total (22 sq. ft. per face in lieu of the 15 sq. ft. non-illuminated sign allowed per § 413.1 e(1) or 1 sq. ft. sign per § 413.1 a).

(SEE SIGN UNIT, CELL 426-371)

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

PC000A-MH700
1-170 Feb 24

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 1105, HAMPTON PLAZA
300 E. JOPPA ROAD
TOWSON, MARYLAND 21204-3012
(410) 284-2188

January 21, 1988

The Honorable J. Robert Haines
Zoning Commissioner For Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Variance & Special Exception
Meridian Health Care/Item 221

Dear Mr. Haines:

The above-captioned matter having been previously filed, I respectfully request that a hearing on these petitions be set at the earliest possible time. Construction of the proposed nursing facility, assuming that zoning relief is granted, is pursuant to a Certificate of Need issued by the State of Maryland and which expires this Spring. It is, therefore, quite important that the zoning hearings in this matter be concluded prior to the expiration of the Certificate of Need.

Anything that you can do to schedule a hearing promptly would be greatly appreciated.

Sincerely,
William M. Hession, Jr.
William M. Hession, Jr.

WMH, Jr./jmg

cc: Mr. William Neugroschel
Mr. Charles Rick

Noted Spike & Newton, who spoke w Hession scheduled date of 3/15/88 to hear.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

12/21/87
Date

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

Zoning Item # 221, Zoning Advisory Committee Meeting of December 22, 1987

Property Owner: Jones Falls Valley Limited Partnership

Location: E/S Falls Rd. vicinity Old Court Road District 9

Water Supply: water Sewage Disposal: mtr

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, Bureau of Regional, Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-2775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (3,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a 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, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-2775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of 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 Water and Sewer 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 repeated. 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 _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211
P. David Fields
Director

March 10, 1988

Mr. Richard J. Coughlan, Director
Certificate of Need Program
Maryland Health Resources
Planning Commission
201 W. Preston Street, Room 115
Baltimore, Maryland 21201

Re: Meridian Greenspring
Nursing Home Project

Dear Mr. Coughlan:

I am the Director of the Baltimore County Office of Planning and Zoning. I am responsible for making recommendations to the Zoning Commissioner regarding projects seeking special exception zoning approvals in Baltimore County. It is my responsibility to review the nursing home project proposed by Meridian Healthcare to be located off Falls Road, referred to as the Meridian-Greenspring project.

As you know, your agency awarded Meridian a Certificate of Need for this project in 1985 for 160 beds. I understand that Meridian has been negotiating with the one remaining community group opposed to this project. I understand that this group will not oppose the granting of a special exception if the size of this project is reduced from 160 beds to 140 beds.

In my view it would be in the County's best interest if Meridian and its neighbors were in agreement regarding this project. For that reason, I would ask you and your Commission to give strong consideration to approving Meridian's request to reduce the size of its project to 140 beds, if it is possible to do so under your law and regulations. The zoning process will then be able to be brought to a timely conclusion. If the project is granted a special exception by the Zoning Commissioner, the land, in my opinion, will be able to be put to an appropriate use as a nursing home site.

RECEIVED
MAR 14 1988
ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3334

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

January 7, 1988

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 217, 218, 219, 220, 221, 222, and 223.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:sb

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

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 11, 1988

Re: Property Owner: Jones Falls Valley Limited Partnership
Location: E/S Falls Rd., vicinity (Old) Old Court Road

Item No.: 221

Zoning Agenda: Meeting of 12/22/87

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Additional fire hydrant.
- () 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.

REVIEWED BY: [Signature] 1-14-88 Noted and Approved: [Signature] John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Mr. Richard J. Coughlan, Director
Page 2
March 10, 1988

Thank you for your consideration of my comments on this matter.

Sincerely,

David Fields
P. David Fields
Director

PDF:pat

cc: Hon. Dennis F. Rasmussen-Attn: Kenneth Dryden
Hon. Barbara Bachur, 4th District Councilwoman
Mr. Robert Haines, Zoning Commissioner
Mr. Arnold Richman, Meridian Nursing Home
Mr. Courtney Jenkins
Mr. Clark Mackenzie

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner Date: March 14, 1988

P. David Fields, Director

FROM: Office of Planning and Zoning

Jones Falls Valley Ltd. Partnership

SUBJECT: Case No. 88-392-XA

RECEIVED
MAR 14 1988

ZONING OFFICE

Although this office is of the opinion that the site will support 160 beds, we are pleased to support the compromise reached by Meridian and its neighbors to reduce the project size to 140 beds. We believe that a nursing home is an appropriate use here. Finally, this office is not opposed to the granting of the requested sign variance.

David Fields
P. David Fields, Director

PDF/JGH/sf

CPS-008

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT, dated and entered into this 15th day of March, 1988, by and among Meridian Nursing Centers, Inc. (hereinafter referred to as "Grantor"), party of the first part, and the Rockland Village Homeowners Association, Inc. a Maryland corporation; Dr. J.T.H. Johnson and Eleanor B. Johnson, his wife; Douglas Carroll; T. Courtenay Jenkins, III and Allison Jenkins, his wife; James Garrett and James Garrett, his wife; and Martin Azola and Lone Azola, his wife (hereinafter the "Grantees"), party of the second part.

RECITALS

1. Grantor is the Developer of a certain parcel of land located on the east side of Falls Road and south of "Old" Old Court Road in Brooklandville, Ninth Election District of Baltimore County, Maryland and containing approximately 3.66 acres (the "Property").
2. Grantor has obtained County Review Group (CRG) approval to develop the Property with a nursing home with one hundred sixty (160) beds (the "Facility") with appurtenant parking and street facilities, all as shown on the attached plat of Brightwood/Meridian-Greenspring (CRG Plan) dated March 17, 1987 and referred to hereafter as Exhibit A.
3. The Grantees are, individually, or represent local community residents who reside in the vicinity of the Property and who have joined together for the purpose of maintaining and improving their community.

PETITIONER'S
EXHIBIT B

4. The Grantor has applied for a zoning Special Exception and Variance to permit the construction of the Facility and the Grantees believe it important to have certain restrictions placed upon the development of the Property to assure that the Grantor's development is not inconsistent with the interests of the Grantees.

5. The Grantees are willing to support the zoning relief applied for provided that Grantor will place certain restrictions upon the development of the Property as provided herein.

6. In order to make the covenants, restrictions and conditions contained in this Agreement binding and in full force and effect upon the Property and upon the present and future owners and occupants thereof, the parties have entered into this Agreement, to the end and to the intent that the party of the first part, its successors and assigns, will hold, utilize and hereafter convey or foreclose its property subject to the said covenants, restrictions and conditions contained herein.

AGREEMENT

Now therefore, in consideration of the mutual agreements, covenants, restrictions and conditions herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereby agree to enter into these presents, and agree as follows:

1. Upon obtaining from the appropriate governmental authorities all zoning approvals, health planning approvals, building permits and all other required permits, the Grantor for itself, its successors and assigns and the grantees of all or any portion of the Property agree to develop the Property subject to the following restrictions:

- A. The Facility shall be limited to one hundred forty (140) inpatient beds and thirty (30) outpatients;
- B. The Facility shall be located within the "building envelope" so designated on Exhibit A;
- C. The maximum ground floor area of the Facility shall be 25,230 square feet and the maximum height of the Facility shall be 55 feet measured from grade. The maximum ground floor area may be increased by not more than 15% provided the total square footage of the Facility is not increased. The approximate total square footage shall be 60,000 square feet.
- D. The exterior architectural design and sign of the facility will be accomplished with the participation of two (2) representatives designated by the Grantees in writing. Said participation, while not including the right to veto said design, shall be with the intent of assuring an exterior architectural design which will be reasonably compatible with both the exterior architectural design of similar Meridian facilities and homes in the community in which the Grantees reside or are located. There shall be no HVAC units located on the roof of the Facility.

E. There shall be not more than one sign on Falls Road which shall not exceed 22 square feet on each side and which shall not exceed 4 feet in height from the ground and shall not be internally lighted.

F. The term Grantor herein shall include the successors and assigns of Grantor.

G. The Property will be developed with the Facility constructed in accordance with the plans submitted to and approved by the County Review Group, with such amendments (other than those increasing the number of beds) as are submitted to and approved by the appropriate agencies of Baltimore County as required by laws, ordinances and regulations governing the construction of such a facility in Baltimore County; provided that any such amendments shall not violate any of the restrictions imposed by this Agreement.

H. In the event that the zoning Special Exception herein becomes null and void for whatever reason and the Grantor has not commenced construction of the Facility by that time, this Agreement shall, in that event, be null and void; provided, further that in such event, the Grantor agrees that if, within five (5) years from the date hereof, it commences construction of the Facility, or a building for commercial use, this Agreement shall remain in full force and effect.

2. The Grantees, for themselves, its members, successors and assigns as the case may be agree that if/they will, at Grantor's request, communicate its/their support of the Grantor

in its efforts to obtain the zoning relief described herein and its efforts to develop the Property as described herein.

3. This Agreement shall remain and continue in full force and effect until thirty-five (35) years from the date the certificate of occupancy is issued for the Facility.

These covenants, restrictions and conditions shall be recorded among the Land Records of Baltimore County, Maryland by Grantor at the time Grantor takes title to the Property at its expense, and that for the term hereof the same shall run with and be binding upon the Property and upon all present and future owners thereof and shall inure to the benefit of each of the parties hereto, respectively, their successors, personal representatives, heirs and assigns.

The parties warrant and represent that all necessary action required to be taken by their respective charters, by-laws or other organizational documents to authorize the execution of this Agreement has been taken.

All terms used herein are to be defined and construed pursuant to the definitions and provisions of the Baltimore County Zoning Regulations and Development Regulations in existence at the date of this Restrictive Covenant Agreement. This Agreement, which may be signed in counterparts, contains the entire understanding of the parties and each of the parties hereto warrant that it has carefully read and understands this Agreement and is cognizant of the terms hereof and has had ample time to have been fully advised by counsel of its choosing of its respective rights and obligations with respect to all matters involved in this Agreement. Any failure to

enforce any of the covenants, restrictions or conditions contained herein, in any instance, shall in no event constitute a waiver or estoppel of a right to enforce the same or any other covenant, restriction or condition in the event of another or a continuing violation occurring prior or subsequent thereto. In the event of any one or more of the covenants, restrictions and conditions herein contained should be declared invalid, the remaining covenants, restrictions and conditions shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WITNESS:

MERIDIAN NURSING CENTERS, INC.

By: David M. Johnson (SEAL)

ROCKLAND VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: J. David M. Johnson (SEAL)

DR. J.T.H. JOHNSON

By: Eleanor B. Johnson (SEAL)

ELEANOR B. JOHNSON

Douglas Carroll (SEAL)
DOUGLAS CARROLL
T. Courtenay Jenkins, III (SEAL)
T. COURTENAY JENKINS, III
Allison Jenkins (SEAL)
ALLISON JENKINS
James Garrett (SEAL)
JAMES GARRETT
Martin Azola (SEAL)
MARTIN AZOLA
Lone Azola (SEAL)
LONE AZOLA

STATE OF MARYLAND to wit:
COUNTY OF BALTIMORE

ON THIS 15th day of March, 1988, before me, the undersigned officer, personally appeared J. David M. Johnson, Jr., who acknowledged himself to be the President of ROCKLAND VILLAGE HOMEOWNERS ASSOCIATION, INC., a corporation, and that she as such President, being authorized

so to do, executed the foregoing instrument for the purposes therein contained, by signed the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: June 1, 1990

STATE OF MARYLAND to wit:
COUNTY OF BALTIMORE

ON THIS 15th day of March, 1988, before me, the undersigned officer, personally appeared James Garrett, who acknowledged himself to be the President of MERIDIAN NURSING CENTERS, INC., a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signed the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: June 1, 1990

Revised
Traffic Impact Analysis
for the

MERIDIAN - GREENSPRING NURSING CENTER
Baltimore County, Maryland

Prepared for
MERIDIAN HEALTHCARE

PETITIONER'S
EXHIBIT 5

August 21, 1987

THE TRAFFIC GROUP, INC.

MARYLAND HEALTH RESOURCES PLANNING COMMISSION

CERTIFICATE OF NEED

TO: Mr. William Neugroschel
Meridian - Greenspring
21 West Road
Towson, Maryland 21204

October 18, 1985
(Date)

RE: NEW CONSTRUCTION OF
COMPREHENSIVE CARE
FACILITY

84-03-1225
(Docket Number)

PROJECT DESCRIPTION

This project is a new 100 bed comprehensive care facility with 60 domiciliary care beds and a 30 person adult day care program, to be located on Falls Road near Old Court Road in Baltimore County.
Capital Cost: \$4,196,000
Total Funds Required: \$4,892,452

ORDER

The September 10, 1985 proposed decision of the Hearing Officer has been reviewed by the Commission. Based on the evidence in the record, the project is hereby issued a Certificate of Need subject to the following conditions:

- i) That the applicant makes a written commitment with the Commission that fifteen (15) comprehensive care beds in other comprehensive care facilities operated by the applicant in the Baltimore County health service area will be delicensed prior to pre-licensure of the Meridian - Greenspring facility; and,
- ii) that the commitment specify the facility name, the number of beds to be delicensed at the facility, and the effective delicensing date for removing the comprehensive care beds from the comprehensive care bed inventory; and
- iii) that the applicant makes a written commitment with the Commission that ten (10) comprehensive care beds in other comprehensive care facilities operated by the applicant in Baltimore County health service area will be made available to place psychogeriatric patients identified by the Maryland Mental Health Administration prior to pre-licensure of the Meridian-Greenspring facility; and,

PETITIONER'S
EXHIBIT A

Mr. William Neugroschel
Page Two

- iv) that the commitment specify the facility name, the number of beds to be made available for psychogeriatric at the facility, and the effective date for availability to place psychogeriatric patients.

In accordance with Section .08.C(2),(3)(c) of regulation 10.24.01, the project is subject to the following performance requirements:

1. Obligation of not less than 51 percent of the certified capital expenditure as documented by a binding construction contract or equipment purchase order within 18 months of the date of certification;
2. Initiation of construction within 6 months of the effective date of a binding construction contract; and
3. Documentation that the certified project has been completed, has been licensed, if required or has otherwise met all legal requirements and is providing the certified service or services within 18 months of a binding construction contract or equipment purchase order.

Failure to meet these performance requirements shall render this Certificate of Need null and void.

Certificate of Need is a pre-requirement of licensure. This Certificate of Need is not a license to operate the facility.

If it is necessary to make any changes to the certified project before approved first use of the facility, the State Agency must be notified and approval of the change must be received prior to implementation of the change/or obligation of any additional funds in accordance with Section .15 of Regulation 10.24.01.

Your architect or engineer is required to contact the Plans Review and Approval Section of the Department of Health and Mental Hygiene in order to ascertain the information on drawings and specifications which is required by law for submission and approval.

Quarterly status reports must be submitted to the Maryland Health Resources Planning Commission beginning three months from the effective date of Certification and continuing through completion of the project.

Pre-licensing approval must be requested not less than 60 days nor more than 120 days prior to the planned date of first use of the certified project specifying the anticipated date of first use. The request for Pre-licensing certification will be reviewed in accordance with Section .16 of Regulation 10.24.01. A state license to operate the facility cannot be issued by the licensing agency until the MHRPC has issued Pre-licensing Certification of

Mr. William Neugroschel
Page Three

the project.

Your acknowledgement of the receipt of this Certification is requested within thirty (30) days.

MARYLAND HEALTH RESOURCES
PLANNING COMMISSION

A majority of Commissioners,
including two consumer members,
having concurred in the decision.

James R. Stanton
James R. Stanton
Executive Director

JRS/SB/kl

cc: Mr. Carville Akehurst
Ms. Susan Tucker
Donald J. Koop, M.D.
Mr. Gerard Petrik
Henry Schwartz, Esq.
Mr. Albert Broughton
Ms. Sherrie Borden
Ms. Lynn Jacobs
PR File

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 2nd day of April,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared DR. J.T.H. JOHNSON, and he acknowledged the foregoing
document to be his free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 2nd day of April,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared ELEANOR B. JOHNSON, and she acknowledged the
aforegoing document to be her free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 1st day of MARCH,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared DOUGLAS CARROLL, and he acknowledged the foregoing
document to be his free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 1st day of MARCH,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared T. COURTENAY JENKINS, III, and he acknowledged the
aforegoing document to be his free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 1st day of MARCH,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared ALLISON JENKINS, and she acknowledged the foregoing
document to be her free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 2nd day of April,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared JAMES GARRETT, and he acknowledged the foregoing
document to be his free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 1st day of April,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared ~~ALLISON~~ GARRETT, and she acknowledged the foregoing
document to be her free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

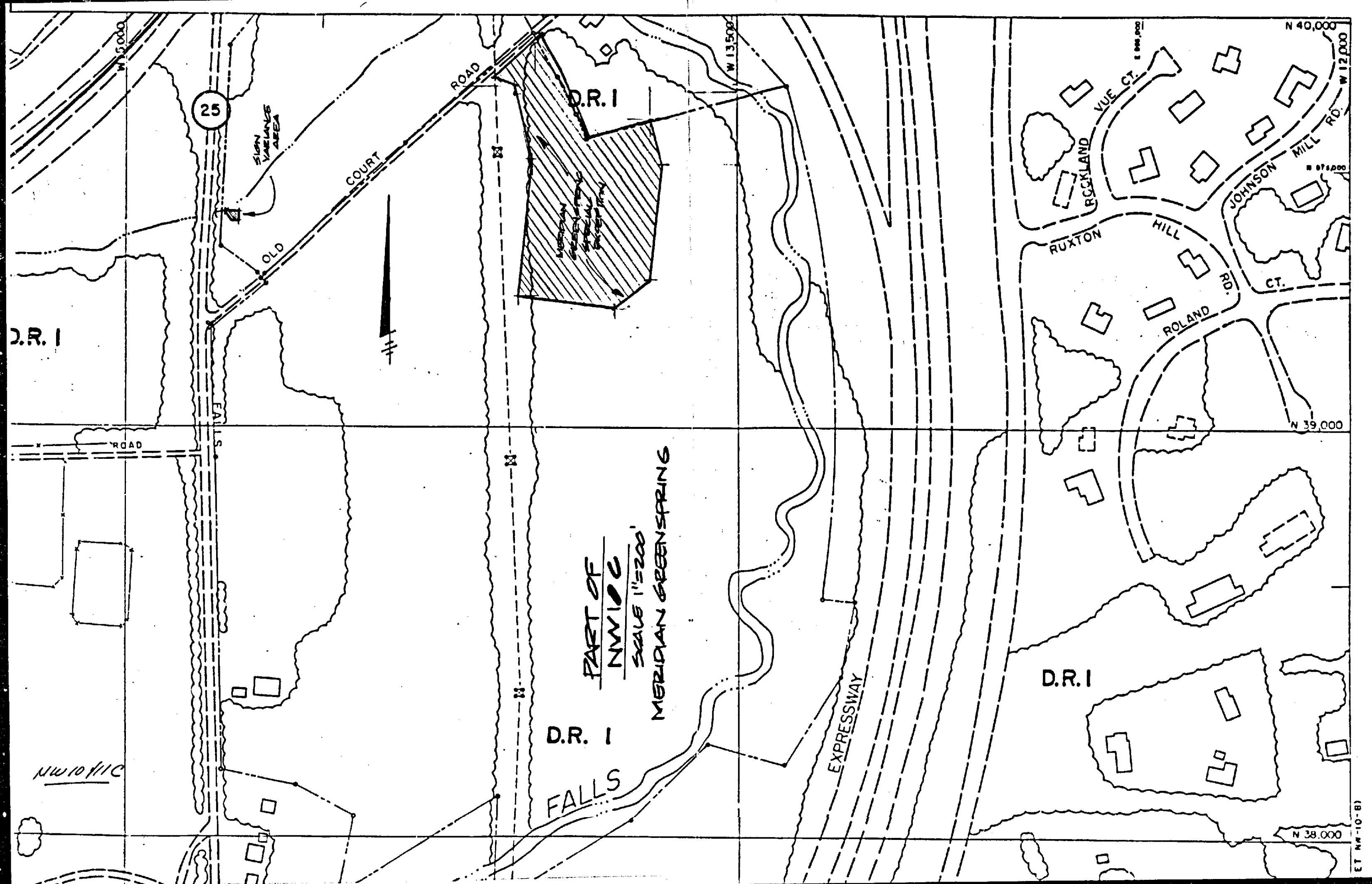
STATE OF MARYLAND, COUNTY OF Baltimore, to wit:
I HEREBY CERTIFY, that on this 1st day of MARCH,
1988, before me, the subscriber, a Notary Public of the State
of Maryland, in and for the County aforesaid, personally
appeared MARTIN AZOLA, and he acknowledged the foregoing
document to be his free and voluntary act.

AS WITNESS my hand and Notarial Seal.

Paul D. Dool
Notary Public

My Commission Expires: 7-1-90.

7



LAW OFFICES
 NEWTON A. WILLIAMS
 WILLIAM M. HESSON, JR.
 THOMAS J. HENNER
 WILLIAM P. ENGLISH, JR.
 ROBERT L. HANLEY, JR.
 STEPHEN M. SCHENKOW
 DOUGLAS L. BURGESS
 LOUIS G. COLE, III
 ROBERT C. BARNETT, III
 THOMAS R. ALDERMAN
 KERAL KOSTUN
 TOLDO ADMITTED IN D.C.
 ADMITTED TO PRACTICE BAR ONLY

NOLAN, PATRICKOFF & WILLIAMS
 (REAL ESTATE)
 SUITE 105, HAMPTON PLAZA
 300 EAST JOPPA ROAD
 TOWSON, MARYLAND 21204-3095
 (301) 823-7800
 TELEFAX (301) 298-2768
 April 17, 1989

J. EARLE PLUMHOFF
 (REAL ESTATE)
 JAMES D. NOLAN
 (REAL ESTATE)
 OF COUNSEL
 RALPH E. DEITZ
 6026 LIBERTY ROAD
 RANDALLSTOWN, MARYLAND 21133
 (301) 822-2121

HAND DELIVERED

The Honorable J. Robert Haines
 Zoning Commissioner of Baltimore County
 County Office Building
 Towson, Maryland 21204

RE: Meridian/Brightwood

Dear Mr. Haines:

Pursuant to your Order dated April 18, 1988, in Case No. 88-392-XA, I am submitting herewith the proposed final site plan for the above captioned development. For your reference, a copy of your Order is enclosed. As the copy of my letter dated March 20, 1989, indicates, a copy of this Plan has also been submitted to counsel for the Rockland Village Homeowners Association, Inc. The Plan reflects no substantial change in scope or extent of the project and, accordingly, we believe that there is no need to reopen this case to review changes. The Restrictive Covenant Agreement has been recorded among the Land Records of Baltimore County in Liber 8149, folio 627. The Plan to be submitted with the application for the building permit will have the recording references endorsed on it. It is anticipated that the application for building permit will be filed in the very near future.

If there are any questions or problems, please do not hesitate to contact me.

Sincerely,

William M. Hesson, Jr.
 William M. Hesson, Jr.

WMHJr/psk

Enclosure

cc: Mark D. Dopkin, Esquire
 Mr. William Nugroschel
 Vice President, Planning and Development
 Mr. James E. Matis

RECEIVED
 APR 19 1989
 ZONING OFFICE

JONES FALLS VALLEY LIMITED PARTNERSHIP
 2328 W. Joppa Road
 Lutherville, Maryland 21093

February 3, 1988

Meridian Health Care, Inc.
 21 West Road
 Towson, MD 21204

RE: USE OF OPEN SPACE

Gentlemen:

This letter shall formalize our understanding that, as a part of your purchase from us of a 3.84/- acre parcel (the "Purchase Parcel") in our "Brightwood" development, such purchase shall entitle you and the users of the health care facility planned for the Purchase Parcel, the right to enter upon and enjoy the open space outlined in green as shown on the attached plat noted as Exhibit "A" in common with others, subject only to such reasonable rules, regulations and restrictions as shall be applicable as a whole to the Brightwood community. It is our intention, at the time of settlement on your purchase of the Purchase Parcel, to execute and record, if needed, the necessary documents to evidence your right of use.

If this is your understanding, please acknowledge below.

JONES FALLS VALLEY LTD. PARTNERSHIP
 By: Pheasant Hill Corporation,
 its General Partner

By: *Clark F. Mackenzie*
 Clark F. Mackenzie,
 its President

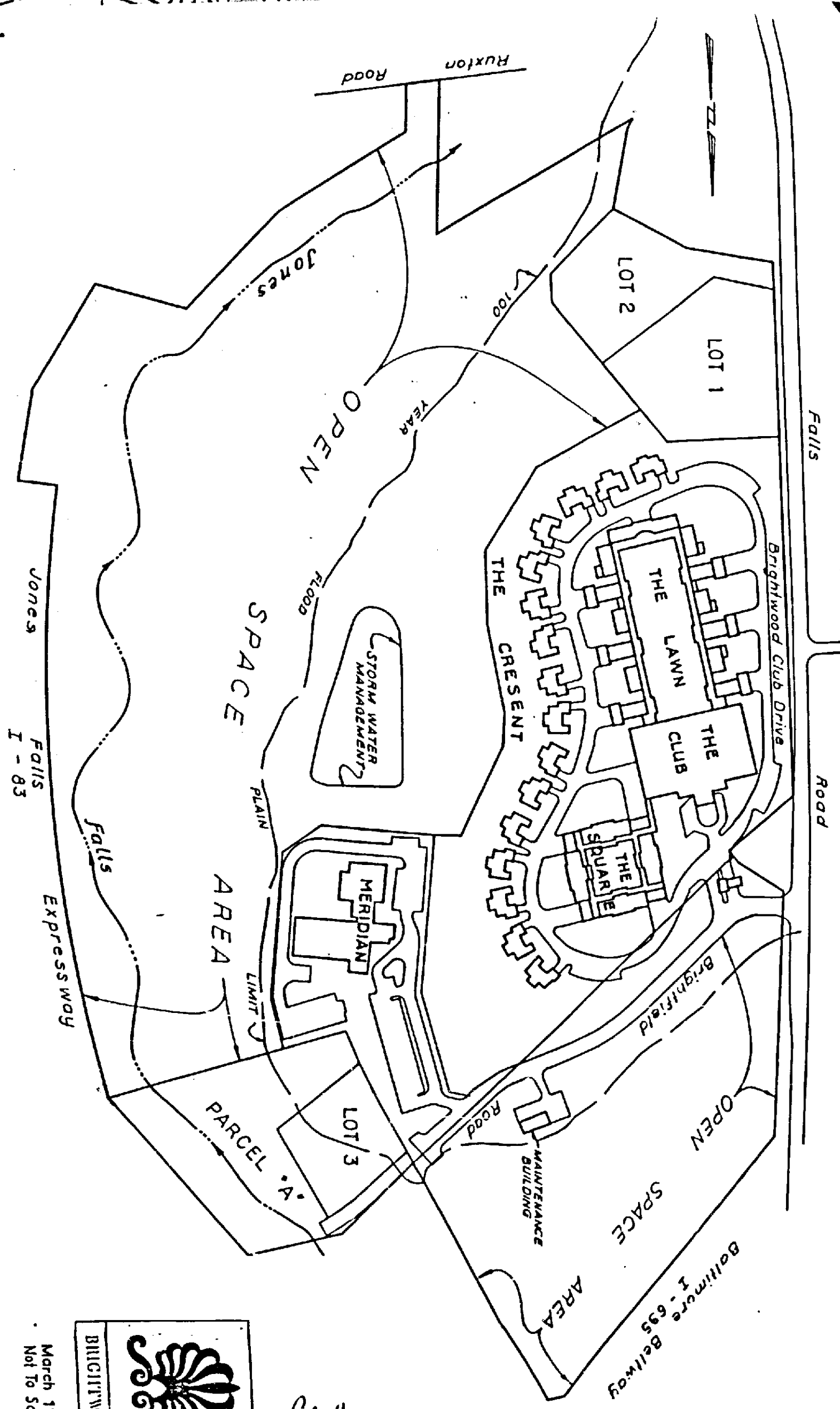
Accepted and acknowledged this ____ day
 of February, 1988

MERIDIAN HEALTH CARE, INC.

By: *William M. Hesson, Jr.*

JCD:nla/0116d

PETITION
 EXHIBIT 6



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1988

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

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

William M. Hesson, Jr.
 Attorney at Law
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: Item No. 221 - Case No. 88-392-XA
 Petitioner: Jones Falls Valley
 Limited Partnership
 Petitions for Special Exception
 and Zoning Variance

Dear Mr. Hesson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

JED:cer

Enclosures



Maryland Department of Transportation
 State Highway Administration

Richard H. Trainor
 Secretary
 Hal Kassoff
 Administrator

December 28, 1987

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 12-22-87
 ITEM: 221.
 Property Owner: Jones Falls Valley Limited Partnership
 Location: E/S Falls Road
 Route 25, Vicinity (Old)
 Old Court Road
 Existing Zoning: D.R. 1
 Proposed Zoning: Special
 Exception for a convalescent home and a variance to permit an illuminated sign of 48 square feet total (22 sq. ft. per face in lieu of the 15 square feet, non-illuminated sign allowed Area: 3.77 acres and 0.012 acres
 District: 9th Election District

Dear Mr. Haines:

After reviewing the submittal for a special exception for a convalescent home, the State Highway Administration - Bureau of Engineering Access Permits finds the concept plan to be generally acceptable.

The submittal for variance of a business sign has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-3082 Statewide Toll Free
 707 North Calvert St., Baltimore, Maryland 21203-9717

Mr. J. Haines
 Page -2-
 Dec. 28, 1987

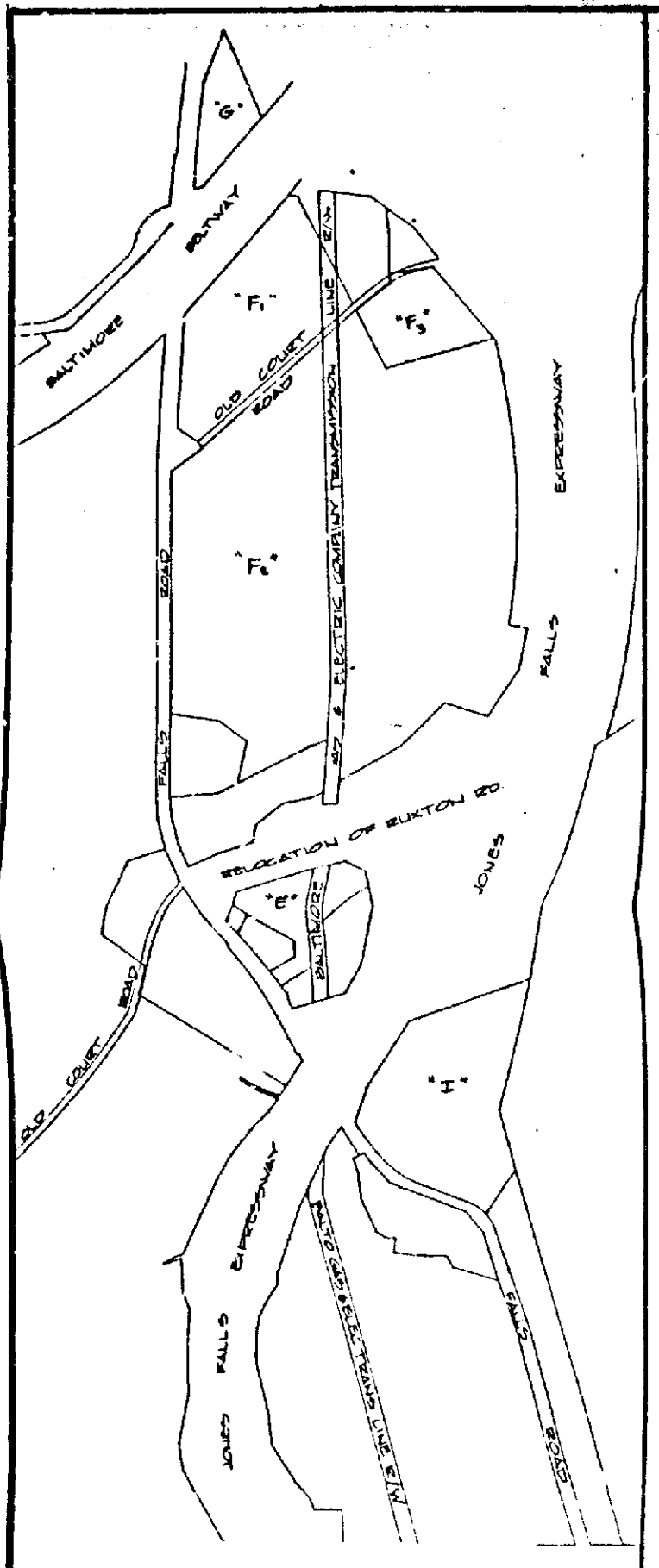
If you have any questions, please call Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr.
 Creston J. Mills, Jr.
 Acting Chief
 Bureau of Engineering
 Access Permits

LB:maw

cc: Mr. J. Ogle
 Mr. M. Stein (w-attachment)
 G.W. Stephens Jr. & Associates



PARCEL	NET AREA	GROSS AREA	GROSS AREA UTILIZED FOR DENSITY	PERCENTAGE TO DENSITY WITH PARCEL	PREVIOUS SUBDIVISION PLAN REFERENCES
1	2.055	2.3174	1.347	1.96	PARCEL 1 RMC 30/47
F-1	1.128	1.1334	1.1334	1.00	PARCEL F-1 RMC 30/47
F-2	35.731	36.4029	36.4029	1.00	PARCEL F-2 RMC 30/47
F-3	3.111	3.7424	3.7424	1.00	PARCEL F-3 RMC 30/47 & EDC 28/49/40
E	4.292	4.4044	4.4044	1.00	PARCEL E RMC 30/47
I	10.848	11.3594	11.3594	1.00	PARCEL I RMC 30/47 & EDC 28/49/40
SUBTOTALS	60.405	69.87	66.87	2.96	
REDUCT					
NET AREA	-3.77		-3.77		
TOTAL AREA AVAILABLE	62.715		63.10		

100' WIDE FALLS ROAD FRONTAGE
111/2' OLD COURT ROAD R/W WIDTH-HASTMAN 30' FOR FRONTAGE
EXISTING ZONING DP-1
SHELLING UNITS PERMITTED-43
SHELLING UNITS PRODUCED-43

DENSITY MAP
SCALE: 1\"/>

GENERAL NOTES

1. CENSUS TRACT 4026 CD
2. ELECTION DISTRICT 5
3. COUNCILMANIC DISTRICT 24
4. WATERSHED 24
5. SUBWATERSHED 24
6. THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL OR ENVIRONMENTAL SPECIES HABITATS OR HAZARDOUS MATERIALS EXIST WITHIN THIS SITE
7. DEED REFERENCE NOS 7374/409, 6680/425
8. PROPERTY TAX ACCOUNT NOS. 08-10-450180, 12-20-204685, 15-100-000000, 10-50-000000
9. EXISTING USE - 1 EXISTING HOUSE, BARN AND REMAINDER IS VACANT
10. PROPOSED USE - SEE NOTE #15
11. RESIDENTIAL TRANSITION AREA - NO UNITS OTHER THAN SINGLE FAMILY
12. REVISIONS: ALL OFFSITE DRAINAGE AND SHALL NOT CREATE AN RTA ON SITE ARE SHOWN

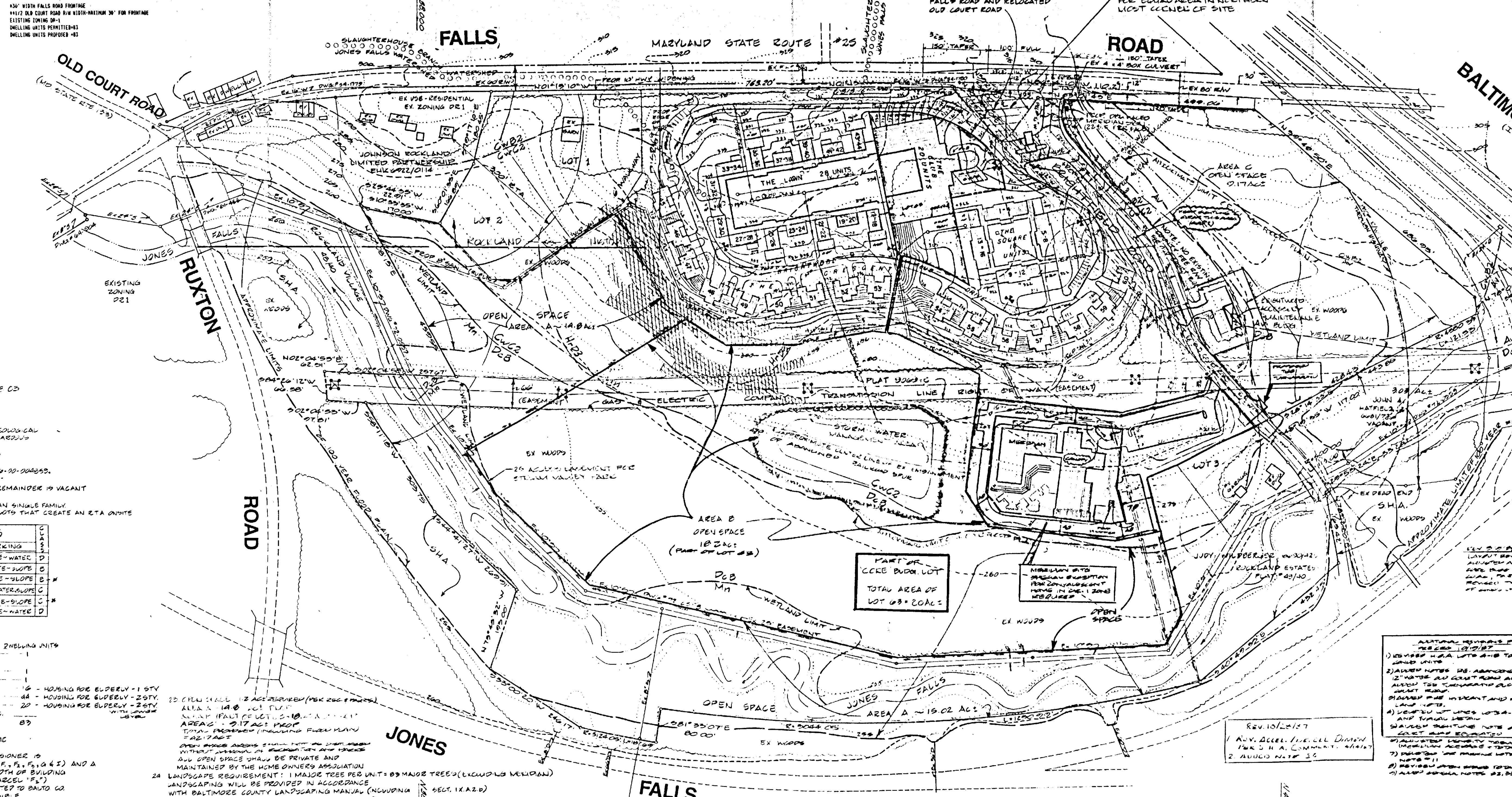
SOIL TYPES & LIMITATIONS			
SOIL TYPE	DEVELOPMENT	SEVERE WATER	PARKING
AW	SEVERE WATER	SEVERE WATER	SEVERE WATER
CW2	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CW2	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
PD	MODERATE WATER	MODERATE WATER	MODERATE WATER
HD	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
Mn	SEVERE WATER	SEVERE WATER	SEVERE WATER

13. SITE DATA - SEE DENSITY TABULATION ABOVE
14. UNITS - SEE DENSITY TABULATION ABOVE
15. HOUSING TYPES:
 - LOT NO. 1 - EX BARN TO BE CONVERTED TO DWELLING UNITS
 - 2 - FUTURE OF DWELLING UNITS
 - 3 - EX DWELLING TO REMAIN
 - UNITS 1-44 - PROP OF DETACHED SEMI-DETACHED
 - UNITS 1-44 - PROP OF 5' CLUSTER CONDO
 - LOT 63 - RENTAL APARTS WITH CENTRAL CORE FOR DINING FACILITY, MEETING RM, ETC.
16. A PORTION OF PARCEL "H" WILL BE USED BY MERIDIAN HEALTHCARE FOR A NURSING HOME REQUIRING A SPECIAL EXCEPTION
17. A SPECIAL HEARING BEFORE THE ZONING COMMISSIONER IS REQUIRED FOR CONSIDERING DENSITY (PARCELS E, F, I, J, G & I) AND A ZONING HEARING IS REQUIRED FOR MAXIMUM WIDTH OF BUILDING ELEVATION UNDER SECTION 1801.2 B2 (FOR PARCEL "E")
18. FLOOD PLAIN ELEVATION TO BE ESTABLISHED & GRANTED TO BALTO CO
19. EXISTING TREES TO BE RETAINED WHEREVER POSSIBLE
20. THE HORIZONTAL PROPOSED EDGE OF WATERSHED IS APPROXIMATE ONLY AND SUBJECT TO CHANGE DUE TO FIELD CONDITIONS
21. ESTIMATED AVERAGE DAILY TRIPS: 2678 - PER TRAFFIC STUDY IN THE TRAFFIC COUNT
22. NOT INCLUDING MERIDIAN GREENSPRING (SEE MERIDIAN GREENSPRING NOTES)
23. ESTIMATED DAILY SEWER FLOW IS 15,525 GAL/DAY @ 80% 20 & 90 GAL/DAY - TWO GAL/DAY @ 80% 20 & 90 GAL/DAY - 14,000 GAL/DAY
24. NOT INCLUDING MERIDIAN GREENSPRING (SEE MERIDIAN GREENSPRING NOTES)
25. THE LIMITS OF FIELD LOCATED HYDROLOGIC AREAS ARE SHOWN ON THE PLAN.

PARCEL	NET AREA	GROSS AREA	GROSS AREA UTILIZED FOR DENSITY	PERCENTAGE TO DENSITY WITH PARCEL	PREVIOUS SUBDIVISION PLAN REFERENCES
1	2.055	2.3174	1.347	1.96	PARCEL 1 RMC 30/47
F-1	1.128	1.1334	1.1334	1.00	PARCEL F-1 RMC 30/47
F-2	35.731	36.4029	36.4029	1.00	PARCEL F-2 RMC 30/47
F-3	3.111	3.7424	3.7424	1.00	PARCEL F-3 RMC 30/47 & EDC 28/49/40
E	4.292	4.4044	4.4044	1.00	PARCEL E RMC 30/47
I	10.848	11.3594	11.3594	1.00	PARCEL I RMC 30/47 & EDC 28/49/40
SUBTOTALS	60.405	69.87	66.87	2.96	
REDUCT					
NET AREA	-3.77		-3.77		
TOTAL AREA AVAILABLE	62.715		63.10		

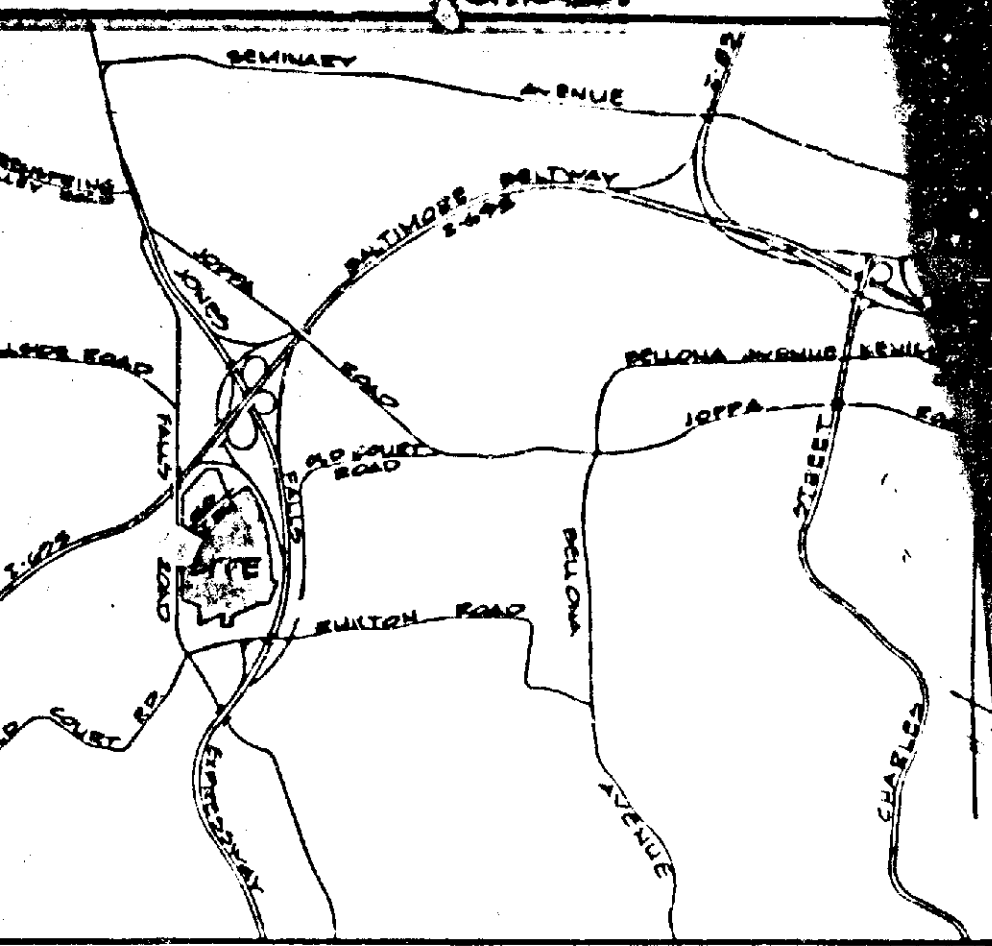
100' WIDE FALLS ROAD FRONTAGE
111/2' OLD COURT ROAD R/W WIDTH-HASTMAN 30' FOR FRONTAGE
EXISTING ZONING DP-1
SHELLING UNITS PERMITTED-43
SHELLING UNITS PRODUCED-43

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



26. OPEN SPACE - 18 ACRES (PART OF LOT 2)
27. OPEN SPACE - 18 ACRES (PART OF LOT 2)
28. OPEN SPACE - 18 ACRES (PART OF LOT 2)
29. OPEN SPACE - 18 ACRES (PART OF LOT 2)
30. OPEN SPACE - 18 ACRES (PART OF LOT 2)
31. OPEN SPACE - 18 ACRES (PART OF LOT 2)
32. OPEN SPACE - 18 ACRES (PART OF LOT 2)
33. OPEN SPACE - 18 ACRES (PART OF LOT 2)
34. OPEN SPACE - 18 ACRES (PART OF LOT 2)
35. OPEN SPACE - 18 ACRES (PART OF LOT 2)
36. OPEN SPACE - 18 ACRES (PART OF LOT 2)
37. OPEN SPACE - 18 ACRES (PART OF LOT 2)
38. OPEN SPACE - 18 ACRES (PART OF LOT 2)
39. OPEN SPACE - 18 ACRES (PART OF LOT 2)
40. OPEN SPACE - 18 ACRES (PART OF LOT 2)
41. OPEN SPACE - 18 ACRES (PART OF LOT 2)
42. OPEN SPACE - 18 ACRES (PART OF LOT 2)
43. OPEN SPACE - 18 ACRES (PART OF LOT 2)
44. OPEN SPACE - 18 ACRES (PART OF LOT 2)
45. OPEN SPACE - 18 ACRES (PART OF LOT 2)
46. OPEN SPACE - 18 ACRES (PART OF LOT 2)
47. OPEN SPACE - 18 ACRES (PART OF LOT 2)
48. OPEN SPACE - 18 ACRES (PART OF LOT 2)
49. OPEN SPACE - 18 ACRES (PART OF LOT 2)
50. OPEN SPACE - 18 ACRES (PART OF LOT 2)
51. OPEN SPACE - 18 ACRES (PART OF LOT 2)
52. OPEN SPACE - 18 ACRES (PART OF LOT 2)
53. OPEN SPACE - 18 ACRES (PART OF LOT 2)
54. OPEN SPACE - 18 ACRES (PART OF LOT 2)
55. OPEN SPACE - 18 ACRES (PART OF LOT 2)
56. OPEN SPACE - 18 ACRES (PART OF LOT 2)
57. OPEN SPACE - 18 ACRES (PART OF LOT 2)
58. OPEN SPACE - 18 ACRES (PART OF LOT 2)
59. OPEN SPACE - 18 ACRES (PART OF LOT 2)
60. OPEN SPACE - 18 ACRES (PART OF LOT 2)
61. OPEN SPACE - 18 ACRES (PART OF LOT 2)
62. OPEN SPACE - 18 ACRES (PART OF LOT 2)
63. OPEN SPACE - 18 ACRES (PART OF LOT 2)
64. OPEN SPACE - 18 ACRES (PART OF LOT 2)
65. OPEN SPACE - 18 ACRES (PART OF LOT 2)
66. OPEN SPACE - 18 ACRES (PART OF LOT 2)
67. OPEN SPACE - 18 ACRES (PART OF LOT 2)
68. OPEN SPACE - 18 ACRES (PART OF LOT 2)
69. OPEN SPACE - 18 ACRES (PART OF LOT 2)
70. OPEN SPACE - 18 ACRES (PART OF LOT 2)
71. OPEN SPACE - 18 ACRES (PART OF LOT 2)
72. OPEN SPACE - 18 ACRES (PART OF LOT 2)
73. OPEN SPACE - 18 ACRES (PART OF LOT 2)
74. OPEN SPACE - 18 ACRES (PART OF LOT 2)
75. OPEN SPACE - 18 ACRES (PART OF LOT 2)
76. OPEN SPACE - 18 ACRES (PART OF LOT 2)
77. OPEN SPACE - 18 ACRES (PART OF LOT 2)
78. OPEN SPACE - 18 ACRES (PART OF LOT 2)
79. OPEN SPACE - 18 ACRES (PART OF LOT 2)
80. OPEN SPACE - 18 ACRES (PART OF LOT 2)
81. OPEN SPACE - 18 ACRES (PART OF LOT 2)
82. OPEN SPACE - 18 ACRES (PART OF LOT 2)
83. OPEN SPACE - 18 ACRES (PART OF LOT 2)
84. OPEN SPACE - 18 ACRES (PART OF LOT 2)
85. OPEN SPACE - 18 ACRES (PART OF LOT 2)
86. OPEN SPACE - 18 ACRES (PART OF LOT 2)
87. OPEN SPACE - 18 ACRES (PART OF LOT 2)
88. OPEN SPACE - 18 ACRES (PART OF LOT 2)
89. OPEN SPACE - 18 ACRES (PART OF LOT 2)
90. OPEN SPACE - 18 ACRES (PART OF LOT 2)
91. OPEN SPACE - 18 ACRES (PART OF LOT 2)
92. OPEN SPACE - 18 ACRES (PART OF LOT 2)
93. OPEN SPACE - 18 ACRES (PART OF LOT 2)
94. OPEN SPACE - 18 ACRES (PART OF LOT 2)
95. OPEN SPACE - 18 ACRES (PART OF LOT 2)
96. OPEN SPACE - 18 ACRES (PART OF LOT 2)
97. OPEN SPACE - 18 ACRES (PART OF LOT 2)
98. OPEN SPACE - 18 ACRES (PART OF LOT 2)
99. OPEN SPACE - 18 ACRES (PART OF LOT 2)
100. OPEN SPACE - 18 ACRES (PART OF LOT 2)

OWNER/DEVELOPER
JONES FALLS VALLEY LIMITED PARTNERSHIP
PHEASANT HILL CORPORATION, GENERAL PARTNER
GUAR # MACKENZIE, PRESIDENT
& JUDY WILDBERGER
C/O GUAR # MACKENZIE, GENERAL PARTNER
3333 WEST JEFFERSON ROAD SUITE 200
WITHERSPOFF, MARYLAND 20893
(301) 821-8385



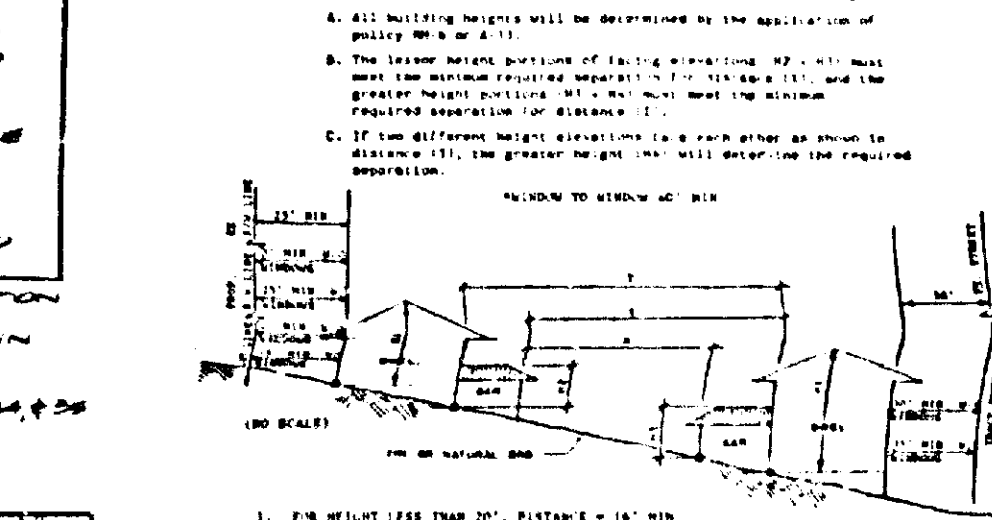
VICINITY MAP
SCALE: 1\"/>

1. CHANGED WIDTH OF RELOCATED OLD COURT RD
2. ADDED PROPOSED PRELIMINARY GRADING
3. CHANGED PARKING TABULATION
4. ADDED PRICE PLAT RECOUNTING REFERENCES
5. ADDED NOTES 10-31 & REVISED NOTES 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
6. ADDED AREA OF HATFIELD PARCEL
7. ADDED AREA OF HATFIELD PARCEL
8. ADDED AREA OF HATFIELD PARCEL
9. ADDED AREA OF HATFIELD PARCEL
10. ADDED AREA OF HATFIELD PARCEL
11. ADDED AREA OF HATFIELD PARCEL
12. ADDED AREA OF HATFIELD PARCEL
13. ADDED AREA OF HATFIELD PARCEL
14. ADDED AREA OF HATFIELD PARCEL
15. ADDED AREA OF HATFIELD PARCEL
16. ADDED AREA OF HATFIELD PARCEL
17. ADDED AREA OF HATFIELD PARCEL
18. ADDED AREA OF HATFIELD PARCEL
19. ADDED AREA OF HATFIELD PARCEL
20. ADDED AREA OF HATFIELD PARCEL
21. ADDED AREA OF HATFIELD PARCEL
22. ADDED AREA OF HATFIELD PARCEL
23. ADDED AREA OF HATFIELD PARCEL
24. ADDED AREA OF HATFIELD PARCEL
25. ADDED AREA OF HATFIELD PARCEL
26. ADDED AREA OF HATFIELD PARCEL
27. ADDED AREA OF HATFIELD PARCEL
28. ADDED AREA OF HATFIELD PARCEL
29. ADDED AREA OF HATFIELD PARCEL
30. ADDED AREA OF HATFIELD PARCEL
31. ADDED AREA OF HATFIELD PARCEL
32. ADDED AREA OF HATFIELD PARCEL
33. ADDED AREA OF HATFIELD PARCEL
34. ADDED AREA OF HATFIELD PARCEL
35. ADDED AREA OF HATFIELD PARCEL
36. ADDED AREA OF HATFIELD PARCEL
37. ADDED AREA OF HATFIELD PARCEL
38. ADDED AREA OF HATFIELD PARCEL
39. ADDED AREA OF HATFIELD PARCEL
40. ADDED AREA OF HATFIELD PARCEL
41. ADDED AREA OF HATFIELD PARCEL
42. ADDED AREA OF HATFIELD PARCEL
43. ADDED AREA OF HATFIELD PARCEL
44. ADDED AREA OF HATFIELD PARCEL
45. ADDED AREA OF HATFIELD PARCEL
46. ADDED AREA OF HATFIELD PARCEL
47. ADDED AREA OF HATFIELD PARCEL
48. ADDED AREA OF HATFIELD PARCEL
49. ADDED AREA OF HATFIELD PARCEL
50. ADDED AREA OF HATFIELD PARCEL
51. ADDED AREA OF HATFIELD PARCEL
52. ADDED AREA OF HATFIELD PARCEL
53. ADDED AREA OF HATFIELD PARCEL
54. ADDED AREA OF HATFIELD PARCEL
55. ADDED AREA OF HATFIELD PARCEL
56. ADDED AREA OF HATFIELD PARCEL
57. ADDED AREA OF HATFIELD PARCEL
58. ADDED AREA OF HATFIELD PARCEL
59. ADDED AREA OF HATFIELD PARCEL
60. ADDED AREA OF HATFIELD PARCEL
61. ADDED AREA OF HATFIELD PARCEL
62. ADDED AREA OF HATFIELD PARCEL
63. ADDED AREA OF HATFIELD PARCEL
64. ADDED AREA OF HATFIELD PARCEL
65. ADDED AREA OF HATFIELD PARCEL
66. ADDED AREA OF HATFIELD PARCEL
67. ADDED AREA OF HATFIELD PARCEL
68. ADDED AREA OF HATFIELD PARCEL
69. ADDED AREA OF HATFIELD PARCEL
70. ADDED AREA OF HATFIELD PARCEL
71. ADDED AREA OF HATFIELD PARCEL
72. ADDED AREA OF HATFIELD PARCEL
73. ADDED AREA OF HATFIELD PARCEL
74. ADDED AREA OF HATFIELD PARCEL
75. ADDED AREA OF HATFIELD PARCEL
76. ADDED AREA OF HATFIELD PARCEL
77. ADDED AREA OF HATFIELD PARCEL
78. ADDED AREA OF HATFIELD PARCEL
79. ADDED AREA OF HATFIELD PARCEL
80. ADDED AREA OF HATFIELD PARCEL
81. ADDED AREA OF HATFIELD PARCEL
82. ADDED AREA OF HATFIELD PARCEL
83. ADDED AREA OF HATFIELD PARCEL
84. ADDED AREA OF HATFIELD PARCEL
85. ADDED AREA OF HATFIELD PARCEL
86. ADDED AREA OF HATFIELD PARCEL
87. ADDED AREA OF HATFIELD PARCEL
88. ADDED AREA OF HATFIELD PARCEL
89. ADDED AREA OF HATFIELD PARCEL
90. ADDED AREA OF HATFIELD PARCEL
91. ADDED AREA OF HATFIELD PARCEL
92. ADDED AREA OF HATFIELD PARCEL
93. ADDED AREA OF HATFIELD PARCEL
94. ADDED AREA OF HATFIELD PARCEL
95. ADDED AREA OF HATFIELD PARCEL
96. ADDED AREA OF HATFIELD PARCEL
97. ADDED AREA OF HATFIELD PARCEL
98. ADDED AREA OF HATFIELD PARCEL
99. ADDED AREA OF HATFIELD PARCEL
100. ADDED AREA OF HATFIELD PARCEL

LEGEND

1. CHANGED LAYOUT OF CONDO CLUSTERS
2. ADJUSTED THE LOCATION OF OLD COURT RD
3. ADJUSTED THE LOCATION OF OLD COURT RD
4. ADJUSTED THE LOCATION OF OLD COURT RD
5. ADJUSTED THE LOCATION OF OLD COURT RD
6. ADJUSTED THE LOCATION OF OLD COURT RD
7. ADJUSTED THE LOCATION OF OLD COURT RD
8. ADJUSTED THE LOCATION OF OLD COURT RD
9. ADJUSTED THE LOCATION OF OLD COURT RD
10. ADJUSTED THE LOCATION OF OLD COURT RD
11. ADJUSTED THE LOCATION OF OLD COURT RD
12. ADJUSTED THE LOCATION OF OLD COURT RD
13. ADJUSTED THE LOCATION OF OLD COURT RD
14. ADJUSTED THE LOCATION OF OLD COURT RD
15. ADJUSTED THE LOCATION OF OLD COURT RD
16. ADJUSTED THE LOCATION OF OLD COURT RD
17. ADJUSTED THE LOCATION OF OLD COURT RD
18. ADJUSTED THE LOCATION OF OLD COURT RD
19. ADJUSTED THE LOCATION OF OLD COURT RD
20. ADJUSTED THE LOCATION OF OLD COURT RD
21. ADJUSTED THE LOCATION OF OLD COURT RD
22. ADJUSTED THE LOCATION OF OLD COURT RD
23. ADJUSTED THE LOCATION OF OLD COURT RD
24. ADJUSTED THE LOCATION OF OLD COURT RD
25. ADJUSTED THE LOCATION OF OLD COURT RD
26. ADJUSTED THE LOCATION OF OLD COURT RD
27. ADJUSTED THE LOCATION OF OLD COURT RD
28. ADJUSTED THE LOCATION OF OLD COURT RD
29. ADJUSTED THE LOCATION OF OLD COURT RD
30. ADJUSTED THE LOCATION OF OLD COURT RD
31. ADJUSTED THE LOCATION OF OLD COURT RD
32. ADJUSTED THE LOCATION OF OLD COURT RD
33. ADJUSTED THE LOCATION OF OLD COURT RD
34. ADJUSTED THE LOCATION OF OLD COURT RD
35. ADJUSTED THE LOCATION OF OLD COURT RD
36. ADJUSTED THE LOCATION OF OLD COURT RD
37. ADJUSTED THE LOCATION OF OLD COURT RD
38. ADJUSTED THE LOCATION OF OLD COURT RD
39. ADJUSTED THE LOCATION OF OLD COURT RD
40. ADJUSTED THE LOCATION OF OLD COURT RD
41. ADJUSTED THE LOCATION OF OLD COURT RD
42. ADJUSTED THE LOCATION OF OLD COURT RD
43. ADJUSTED THE LOCATION OF OLD COURT RD
44. ADJUSTED THE LOCATION OF OLD COURT RD
45. ADJUSTED THE LOCATION OF OLD COURT RD
46. ADJUSTED THE LOCATION OF OLD COURT RD
47. ADJUSTED THE LOCATION OF OLD COURT RD
48. ADJUSTED THE LOCATION OF OLD COURT RD
49. ADJUSTED THE LOCATION OF OLD COURT RD
50. ADJUSTED THE LOCATION OF OLD COURT RD
51. ADJUSTED THE LOCATION OF OLD COURT RD
52. ADJUSTED THE LOCATION OF OLD COURT RD
53. ADJUSTED THE LOCATION OF OLD COURT RD
54. ADJUSTED THE LOCATION OF OLD COURT RD
55. ADJUSTED THE LOCATION OF OLD COURT RD
56. ADJUSTED THE LOCATION OF OLD COURT RD
57. ADJUSTED THE LOCATION OF OLD COURT RD
58. ADJUSTED THE LOCATION OF OLD COURT RD
59. ADJUSTED THE LOCATION OF OLD COURT RD
60. ADJUSTED THE LOCATION OF OLD COURT RD
61. ADJUSTED THE LOCATION OF OLD COURT RD
62. ADJUSTED THE LOCATION OF OLD COURT RD
63. ADJUSTED THE LOCATION OF OLD COURT RD
64. ADJUSTED THE LOCATION OF OLD COURT RD
65. ADJUSTED THE LOCATION OF OLD COURT RD
66. ADJUSTED THE LOCATION OF OLD COURT RD
67. ADJUSTED THE LOCATION OF OLD COURT RD
68. ADJUSTED THE LOCATION OF OLD COURT RD
69. ADJUSTED THE LOCATION OF OLD COURT RD
70. ADJUSTED THE LOCATION OF OLD COURT RD
71. ADJUSTED THE LOCATION OF OLD COURT RD
72. ADJUSTED THE LOCATION OF OLD COURT RD
73. ADJUSTED THE LOCATION OF OLD COURT RD
74. ADJUSTED THE LOCATION OF OLD COURT RD
75. ADJUSTED THE LOCATION OF OLD COURT RD
76. ADJUSTED THE LOCATION OF OLD COURT RD
77. ADJUSTED THE LOCATION OF OLD COURT RD
78. ADJUSTED THE LOCATION OF OLD COURT RD
79. ADJUSTED THE LOCATION OF OLD COURT RD
80. ADJUSTED THE LOCATION OF OLD COURT RD
81. ADJUSTED THE LOCATION OF OLD COURT RD
82. ADJUSTED THE LOCATION OF OLD COURT RD
83. ADJUSTED THE LOCATION OF OLD COURT RD
84. ADJUSTED THE LOCATION OF OLD COURT RD
85. ADJUSTED THE LOCATION OF OLD COURT RD
86. ADJUSTED THE LOCATION OF OLD COURT RD
87. ADJUSTED THE LOCATION OF OLD COURT RD
88. ADJUSTED THE LOCATION OF OLD COURT RD
89. ADJUSTED THE LOCATION OF OLD COURT RD
90. ADJUSTED THE LOCATION OF OLD COURT RD
91. ADJUSTED THE LOCATION OF OLD COURT RD
92. ADJUSTED THE LOCATION OF OLD COURT RD
93. ADJUSTED THE LOCATION OF OLD COURT RD
94. ADJUSTED THE LOCATION OF OLD COURT RD
95. ADJUSTED THE LOCATION OF OLD COURT RD
96. ADJUSTED THE LOCATION OF OLD COURT RD
97. ADJUSTED THE LOCATION OF OLD COURT RD
98. ADJUSTED THE LOCATION OF OLD COURT RD
99. ADJUSTED THE LOCATION OF OLD COURT RD
100. ADJUSTED THE LOCATION OF OLD COURT RD

D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)



PETITIONER'S EXHIBIT 4

PETITIONER'S EXHIBIT 4
BRIGHTWOOD
CRG PLAN
BRIGHTWOOD/
MERIDIAN GREENSPRING

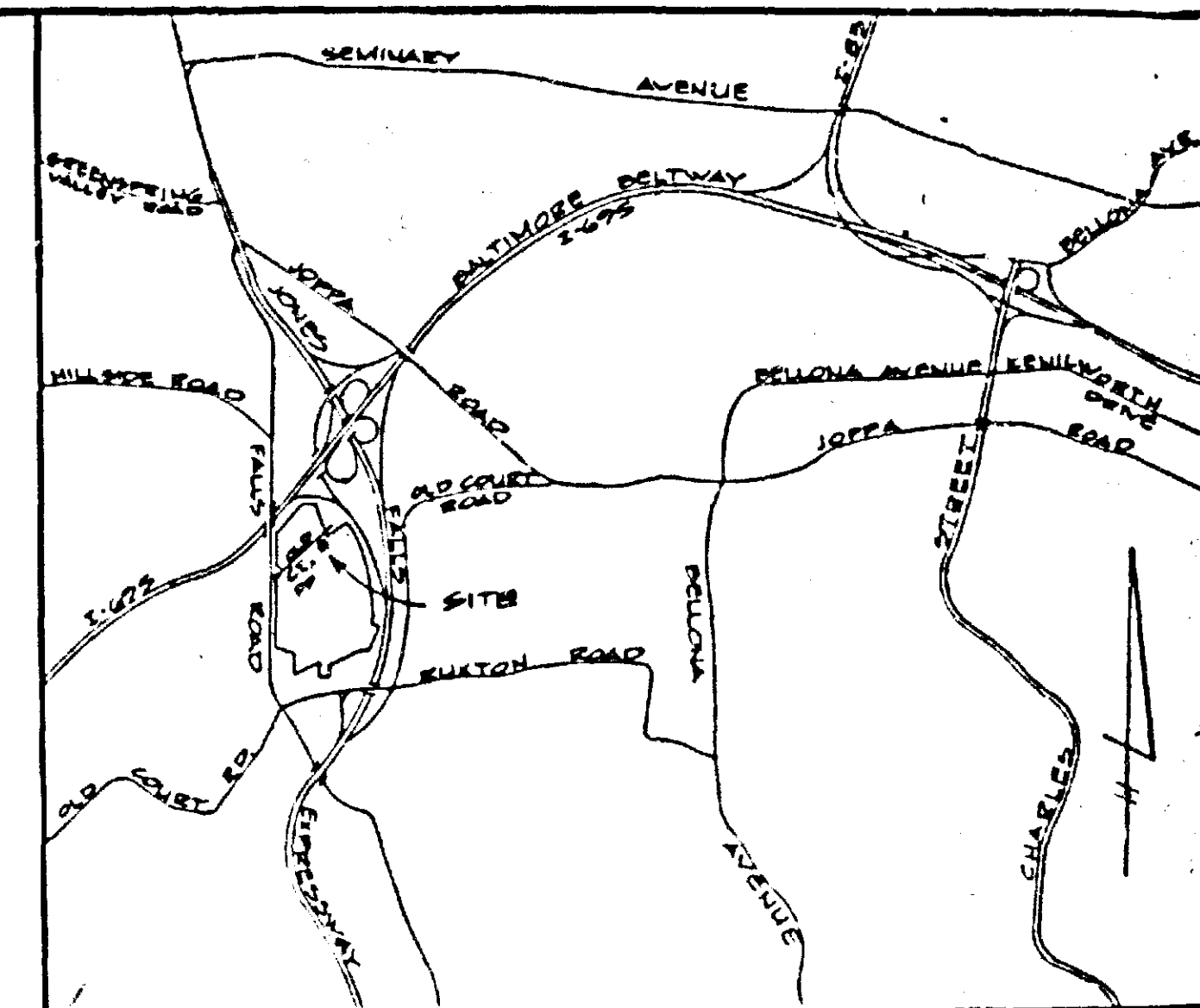
CRG PLAN

BRIGHTWOOD/
MERIDIAN GREENSPRING

SCALE: 1\"/>

ELECTION DISTRICT 19 BALTIMORE COUNTY

DATE: 10/25/97



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

AREA OF SITE - 3.77 ACRES NET
 EXISTING ZONING - DR-1
 EXISTING USE - VACANT
 PROPOSED USE - CONVALESCENT HOME/160 BEDS
 DEED REFERENCE - 7374/409
 WATER AND SEWER ARE AVAILABLE
 PROPOSED BUILDING TO BE SPRINKLERED
 PROPOSED PAVING TO BE DURABLE AND DUST FREE
 LIGHTING TO BE ERCTED AS TO MINIMIZE REFLECTION INTO ADJACENT RESIDENTIAL AREAS
 SCREENING TO BE IN ACCORDANCE WITH LANDSCAPE MANUAL

PARKING TABULATION

PARKING REQUIRED: 160 BEDS @ 1 SPACE PER 10 BEDS = 16 SPACES
 PARKING PROVIDED: 106 SPACES TOTAL
 102 STANDARD 8.5' X 18'
 4 HANDICAP SPACES TWO SIDE BY SIDE 21' X 18'

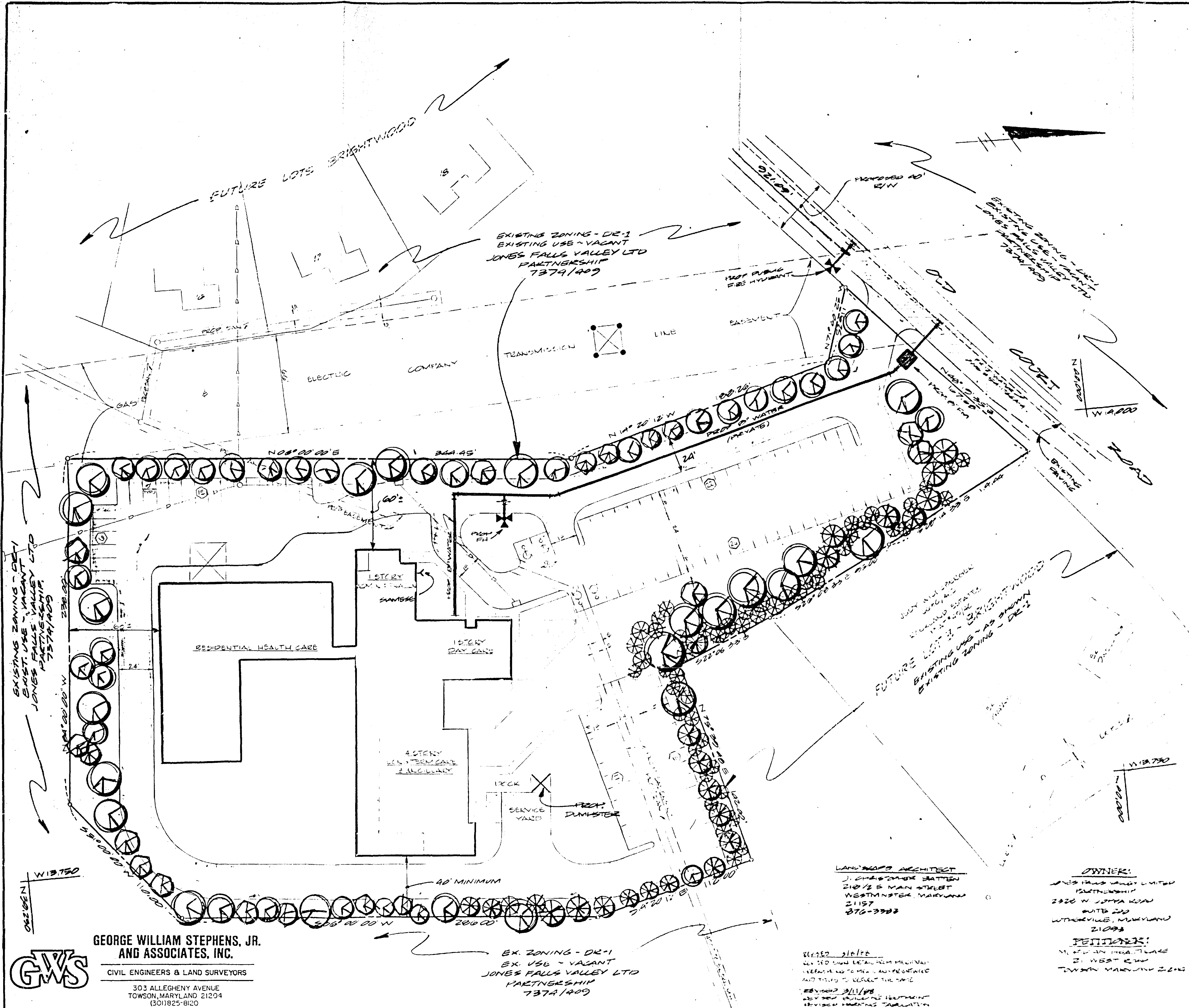
PLANTING TABULATION

REQUIREMENT	REQUIREMENT	PROVIDED
B-1a	Interior Roads = 1130 LF 0.1 tree/20 LF = 57 trees	(1) 30 in. dia. Tulip Poplar (22) Major Deciduous Trees (118) Evergreen Trees (18) Flowering Trees
	Adjacent Roads = 180 LF 0.1 tree/40 LF = 5 trees	(3) Major Deciduous Trees (2) Flowering Trees
B-1b	104 Parking Spaces 0.1 tree/12 spaces = 9 trees	(9) Major Deciduous Trees
B-2a	Screen Parking Area from Residences - Evergreen trees 0.1 tree/10 LF = 1 tree	(14) Evergreen Trees
B-2b	Screen Service Area & Dumpster Evergreen trees 0.1 tree/10 LF = 1 tree	(1) Evergreen Trees
TOTAL:		
Major Deciduous	50	50
Evergreen	92	92
Flowering	20	20

PETITIONER'S
EXHIBIT 3

SCHEMATIC
LANDSCAPING FOR
MERIDIAN BRIGHTWOOD

SUBD. NO. 10, MD
PLAN NO. 1234
SUBD. DIST NO. 9
NOV. 1, 1997



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120

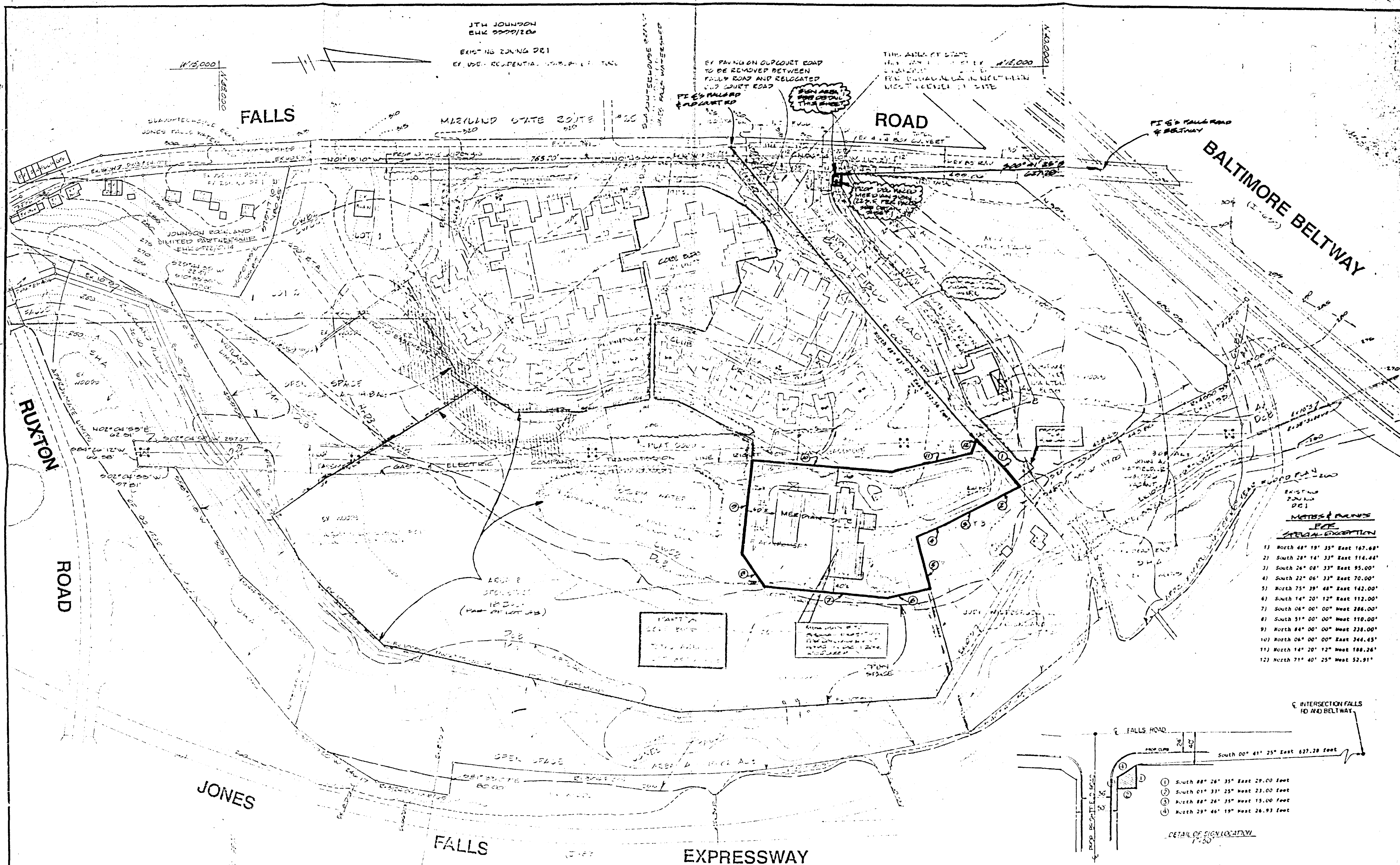
EX. ZONING - DR-1
 EX. USE - VACANT
 JONES FALLS VALLEY LTD
 PARTNERSHIP
 7374/409

LANDSCAPE ARCHITECT
 J. CHRISTOPHER BATTEN
 2107 B MAIN STREET
 WESTMINSTER, MARYLAND
 21157
 876-3393

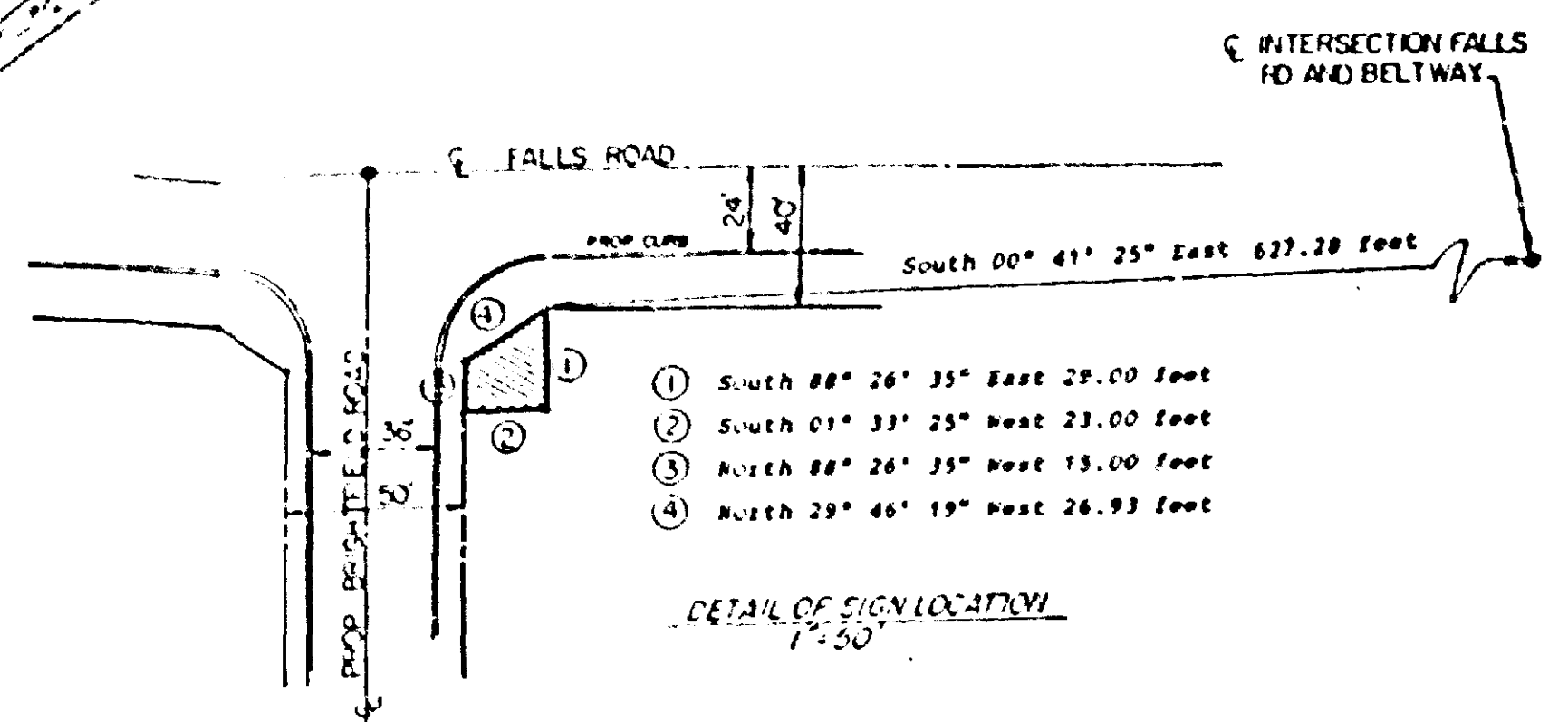
OWNER:
 JONES FALLS VALLEY LIMITED
 PARTNERSHIP
 2020 W. JOPPA ROAD
 SUITE 200
 WINDHOLM, MARYLAND
 21093

PETITIONER:
 MERIDIAN BRIGHTWOOD
 21 WEST END
 TOWSON, MARYLAND 21204

DESIGN 1/10/98
 ALL SITE PLAN DETAILS FROM MECHANICAL
 DRAWINGS TO BE RE-EXAMINED AND
 TYPED TO REFLECT THE SAME
 REVISED 3/11/98
 ALL SITE PLAN DETAILS FROM MECHANICAL
 DRAWINGS TO BE RE-EXAMINED AND
 TYPED TO REFLECT THE SAME



- NOTES & POINTS**
SPECIAL EXCEPTION
- 1) North 48° 19' 35" East 167.68'
 - 2) South 28° 14' 33" East 114.46'
 - 3) South 26° 08' 33" East 95.00'
 - 4) South 22° 06' 33" East 70.00'
 - 5) North 75° 39' 48" East 142.00'
 - 6) South 14° 20' 12" East 112.00'
 - 7) South 06° 00' 00" West 286.00'
 - 8) South 51° 00' 00" West 110.00'
 - 9) North 84° 00' 00" West 238.00'
 - 10) North 06° 00' 00" East 344.45'
 - 11) North 14° 20' 12" West 188.26'
 - 12) North 71° 40' 25" West 52.91'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-6120

PLAN INDICATING SIGN VARIANCE AREA AND LOCATION
OF SPECIAL EXCEPTION AREA TO OVERALL DEVELOPMENT
MERCIDIAN - BRIGHTWOOD

REVISED 5/10/80
 REVISED SIGN DETAIL FROM MERCIDIAN -
 DEVELOPMENT TO MERCIDIAN - BRIGHTWOOD
 AND TITLES TO REFLECT THE SAME

REVISED 5/10/80
 REVISED SIGN DETAIL FROM MERCIDIAN -
 DEVELOPMENT TO MERCIDIAN - BRIGHTWOOD
 AND TITLES TO REFLECT THE SAME

PETITIONER'S
EXHIBIT 2



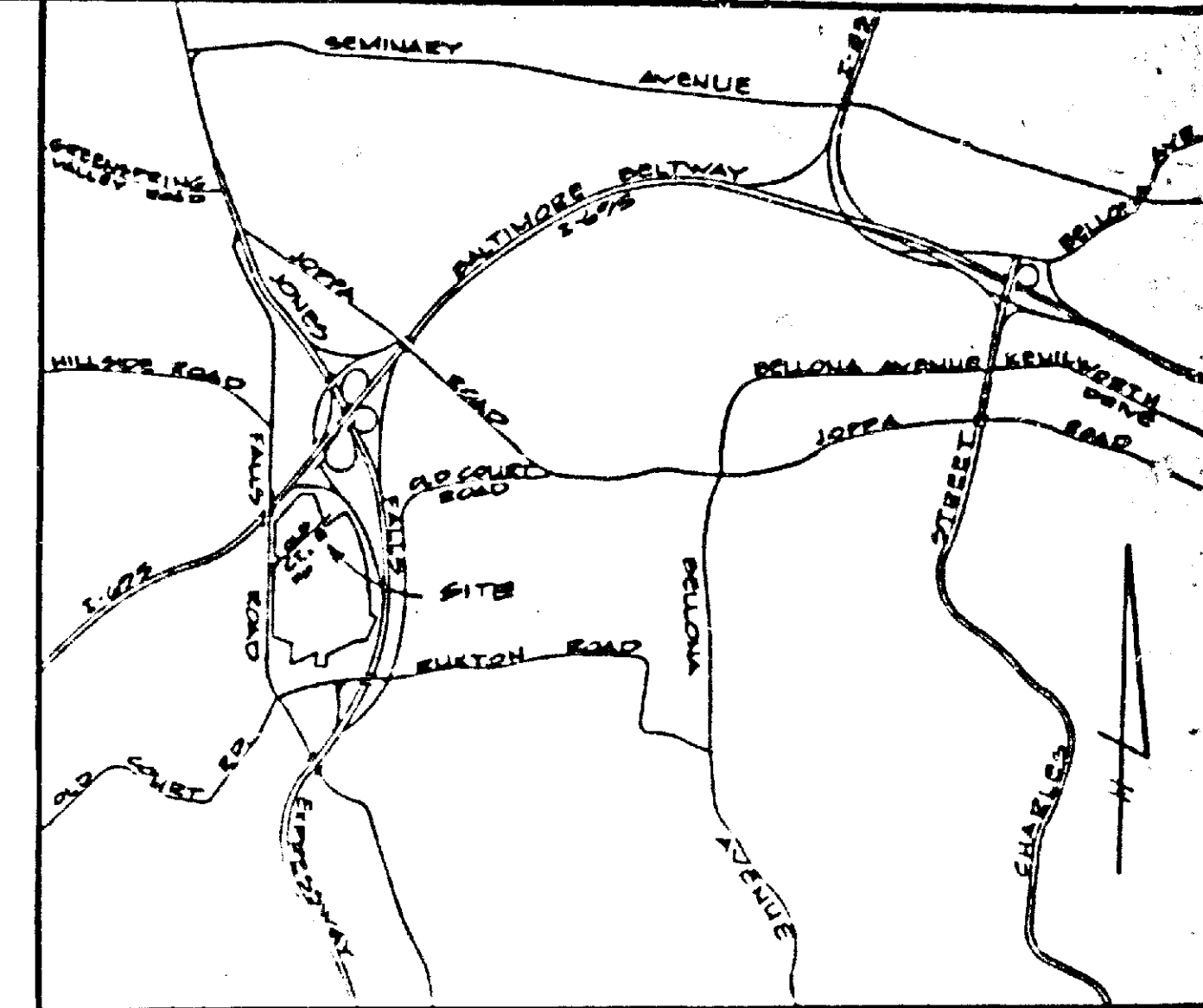
SIGN DETAIL
NO SCALE
SIGN TO BE ILLUMINATED
& DOUBLE FACED
22 SF PER FACE - 44 SF TOTAL
(TOTAL SF INCLUDES BASE)
SEE SHEET 2 OF 2 FOR LOCATION

FUTURE LOTS
BRIGHTWOOD

EXISTING ZONING - DR-1
EXISTING USE - VACANT
JONES FALLS VALLEY LTD
PARTNERSHIP
7374/409

NOT PUBLIC
FIRE HYDRANT

EXISTING ZONING - DR-1
EXISTING USE - VACANT
JONES FALLS VALLEY LTD
PARTNERSHIP
7374/409



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

AREA OF SITE - 3.77 ACRES NET
EXISTING ZONING - DR-1
EXISTING USE - VACANT
PROPOSED USE - CURVALESCENT HOME/160 BEDS
DEED REFERENCE - 7374/409
WATER AND SEWER ARE AVAILABLE
PROPOSED BUILDING TO BE SPRINKLERED
PROPOSED PAVING TO BE DURABLE AND DUST FREE
LIGHTING TO BE ERCTED AS TO MINIMIZE REFLECTION INTO ADJACENT
RESIDENTIAL AREAS
SCREENING TO BE IN ACCORDANCE WITH LANDSCAPE MANUAL

PARKING REGULATIONS

PARKING REQUIRED: 160 BEDS @ 1 SPACE PER 10 BEDS = 16 SPACES
PARKING PROVIDED: 97 SPACES TOTAL
93 STANDARD 8.5' X 18'
4 HANDICAP SPACES TWO SIDE BY SIDE 21' X 18'

REFER TO LRD II-499

Requirements for all parking spaces or parking lots-All offstreet
parking facilities shall be either contained within buildings
or subject to the following requirements. [B.C.Z.R., 1955.]

- (1) Screening shall be provided in accordance with the Landscape Manual adopted pursuant to Section 22-105 of Title 22 of the Baltimore County Code. [B.C.Z.R., 1955; No. 31, 1984.]
- (2) Surface-Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
- (3) Lighting-Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

APPLICANT REQUESTS TO PERMIT A CURVALESCENT HOME IN A DR-1 ZONE (SECT 1801.1.03, B.C.C.R.)
VARIANCE REQUESTED TO SECT 413.16 (1) AS IN THE ALTERNATIVE SECTION 413.16 TO PERMIT AN ILLUMINATED SIGN OF 44 SF TOTAL (22 SF PER FACE) IN LIEU OF THE 19 SF NOT ILLUMINATED SIGN ALLOWED BY SECT. 413.16 (1) OR 12 SF SIGN PER SECT. 413.16

PETITION
EXHIBIT 2

**PLAT TO ACCOMPANY
ZONING PETITION
FOR
A SPECIAL EXCEPTION
FOR A CURVALESCENT HOME IN A EXIST. DR-1 ZONE
SECTION 1801.1.03 B.C.C.R.
AND
A VARIANCE**

APPLICANT REQUESTS TO SECT 413.16 (1) AS IN THE ALTERNATIVE SECT. 413.16 TO PERMIT AN ILLUMINATED SIGN OF 44 SF TOTAL (22 SF PER FACE) IN LIEU OF THE 19 SF NOT ILLUMINATED SIGN ALLOWED BY SECT. 413.16 (1) OR 12 SF SIGN PER SECT. 413.16

MERIDIAN - BRIGHTWOOD

BALTA. COUNTY, MD
SCALE: 1"=200'

SHEET DIST. 03
NOV 6, 1987

OWNER:
JONES FALLS VALLEY LTD
PARTNERSHIP
2220 N. JOPPA RD
WINTERVILLE, MARYLAND
21093

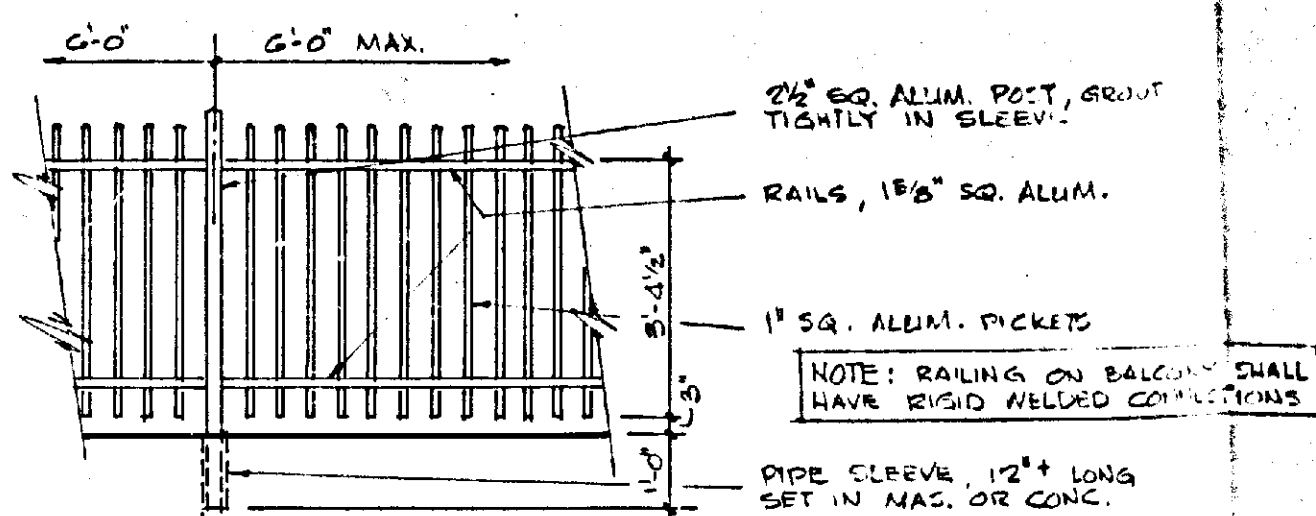
REVISIONS:
NOV 6, 1987
21. WEST END
TOWN MAP 2220

REVISED BUILDING FOOTPRINT
JAN 15, 1988
REVISION: 1/15/88
REVISION: 1/15/88
REVISION: 1/15/88
REVISION: 1/15/88
REVISION: 1/15/88

EX. ZONING - DR-1
EX. USE - VACANT
JONES FALLS VALLEY LTD
PARTNERSHIP
7374/409

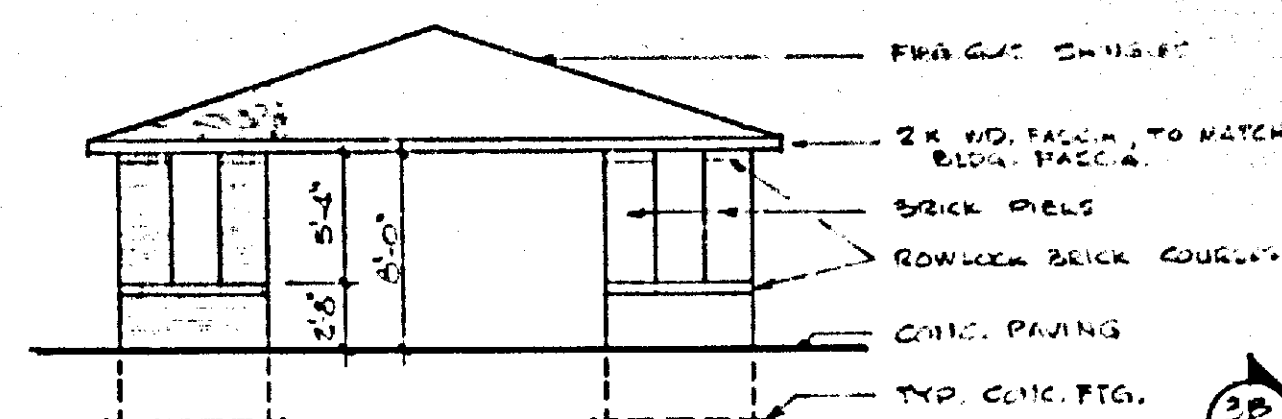
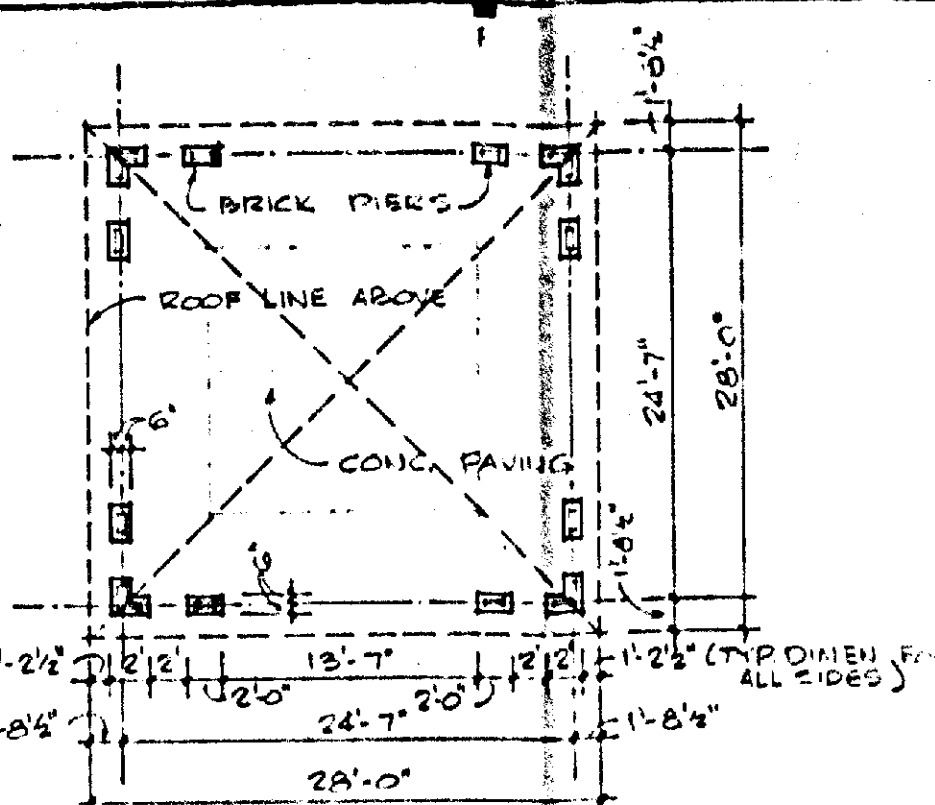
**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



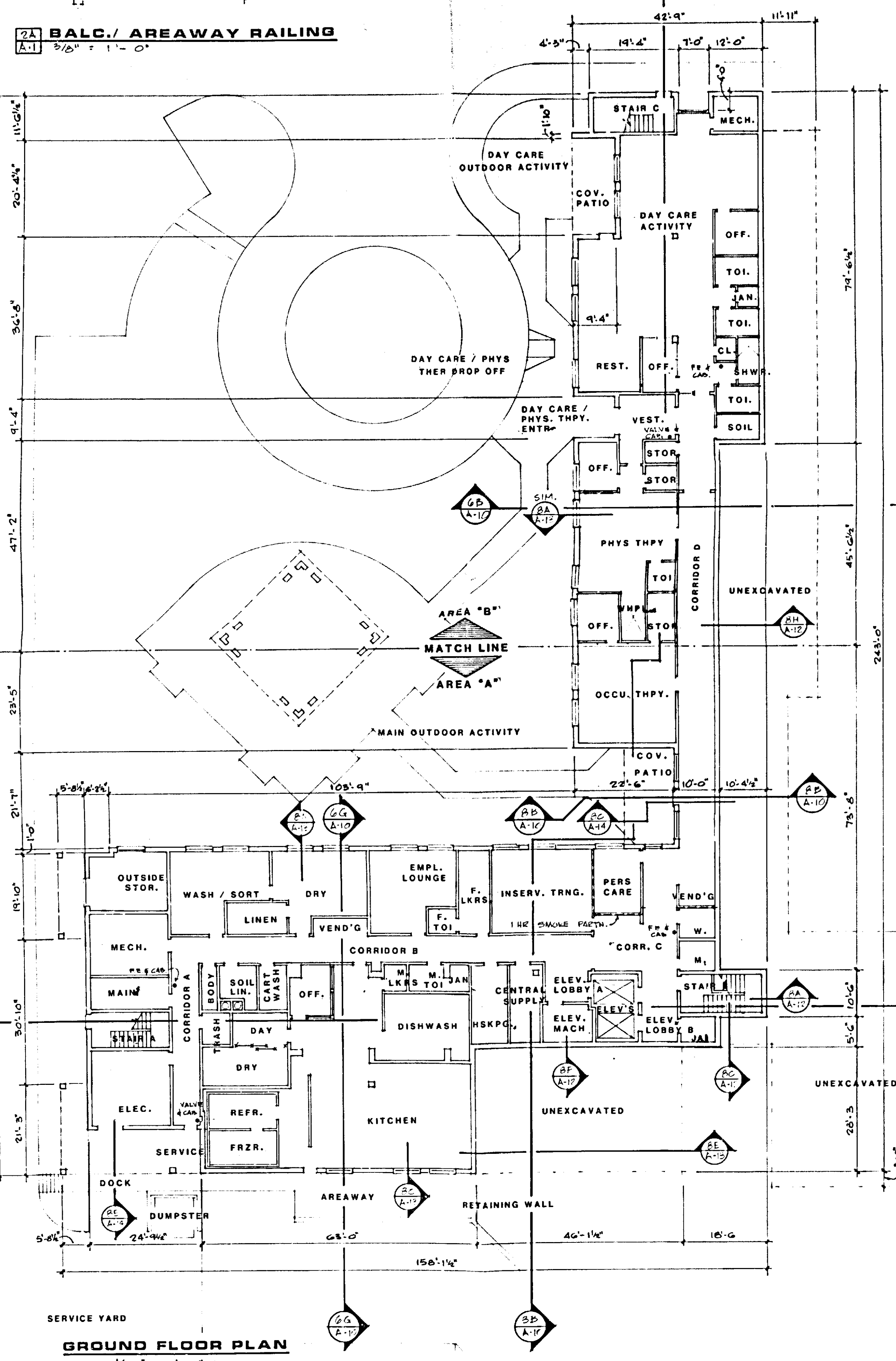


2A BALC./ AREAWAY RAILING
3/8" = 1'-0"

2E COURTYARD
PAVILION
PLAN
3/32" = 1'-0"



2F TYP. PAVILION
ELEVATION
1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

AREA TABULATION

ACTUAL S.F.	ALLOWABLE S.F. (2B/1-2)
GRD. FLR. 14,167	ALLOW. BASE S.F. 11,250
1ST. FLR. 21,617	SPRINKLER INCR. 11,250
2ND. FLR. 19,972	ALLOW. TOT./FLR. 22,500
TOT. BLDG. 55,756	
GROSS S.F.	

DINING/RECREATION S.F.
PROVIDED: 3,003 S.F. REQUIRED: 3,000 S.F.

BUILDING HEIGHT

ACTUAL	ALLOWABLE (2B/1-2)
	Base Sprinkler Incr.
3 STORY	2 STORY 1 STORY
44 FT. HIGH	30 FT. HIGH 30 FT. HIGH

1984 B.O.C.A. BLDG. CODE

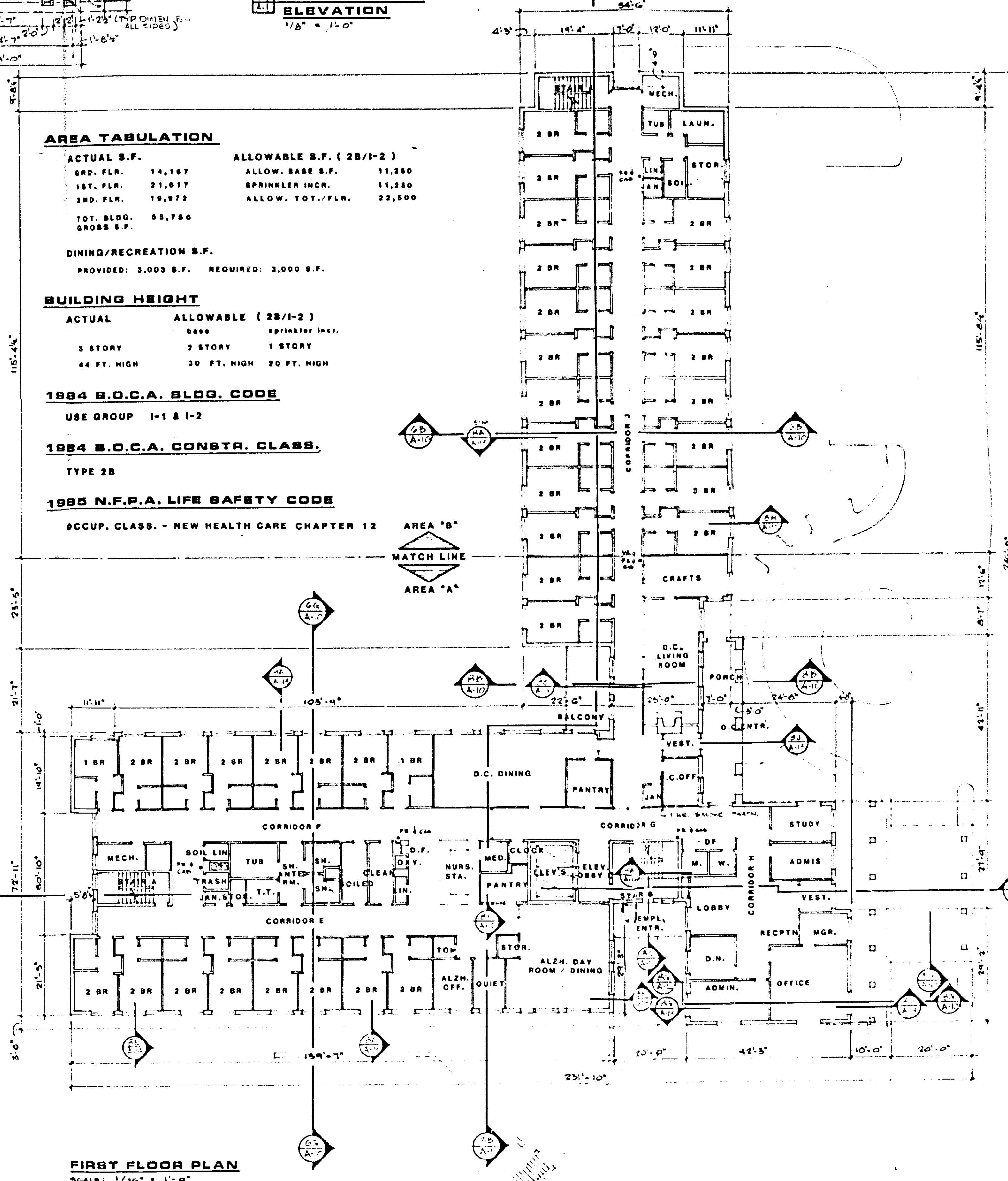
USE GROUP I-1 & I-2

1984 B.O.C.A. CONSTR. CLASS.

TYPE 2B

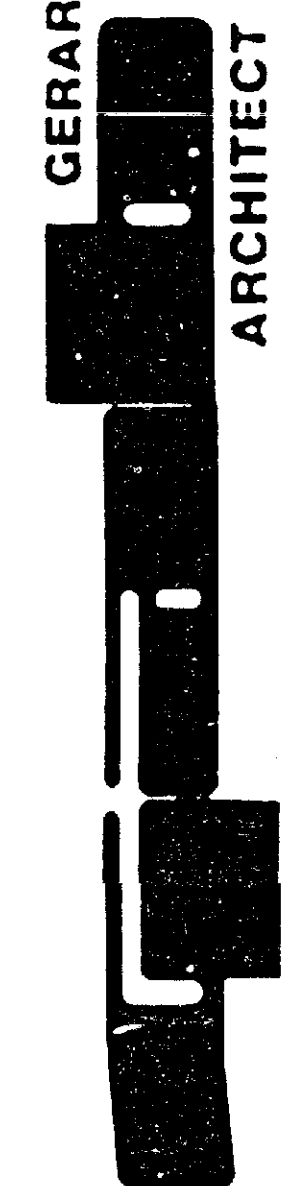
1985 N.F.P.A. LIFE SAFETY CODE

OCCUP. CLASS. - NEW HEALTH CARE CHAPTER 12



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

GERARD A. BAXTER INC.
221 SOUTH MAIN STREET
BEL AIR, MARYLAND 21034



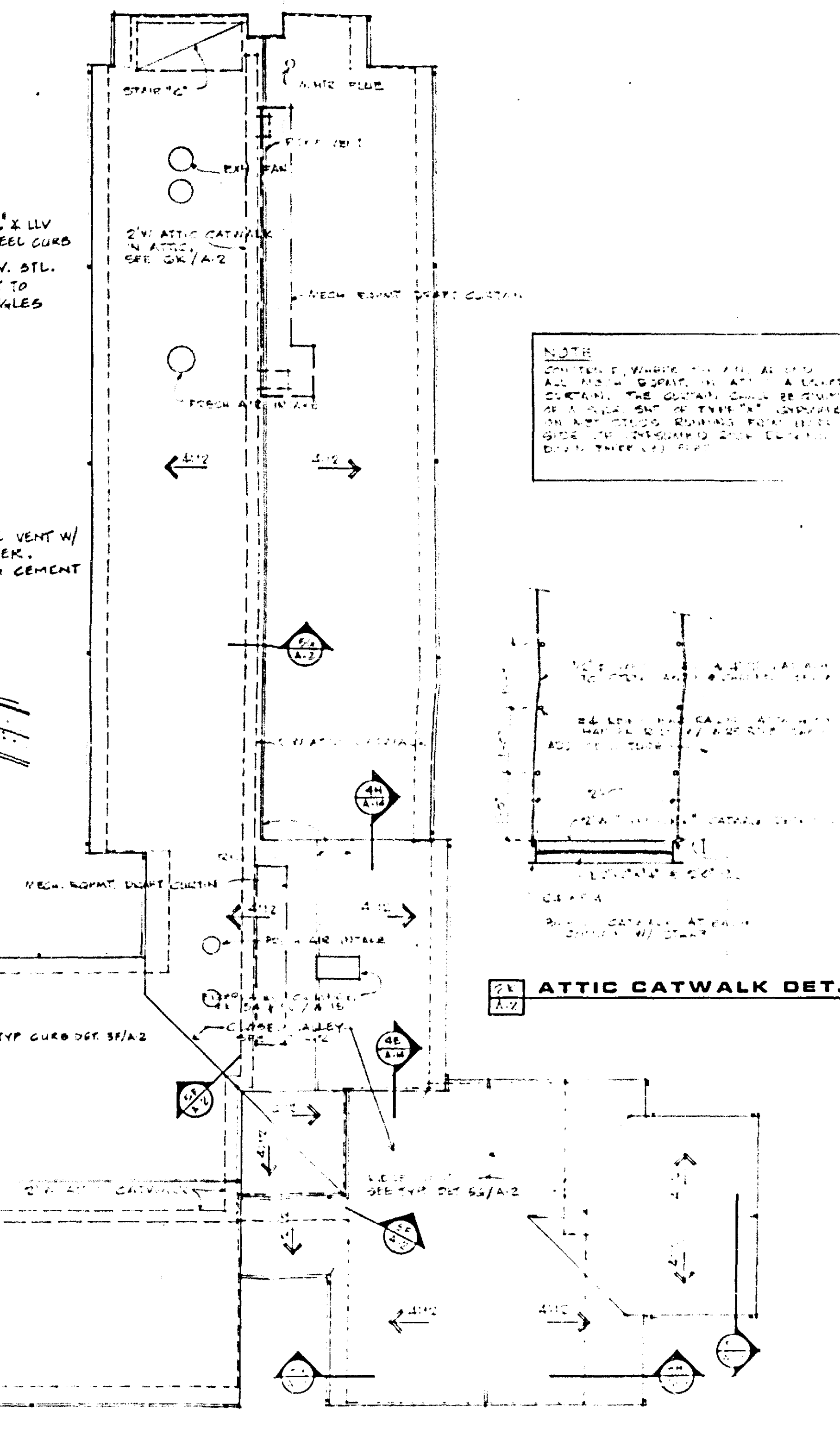
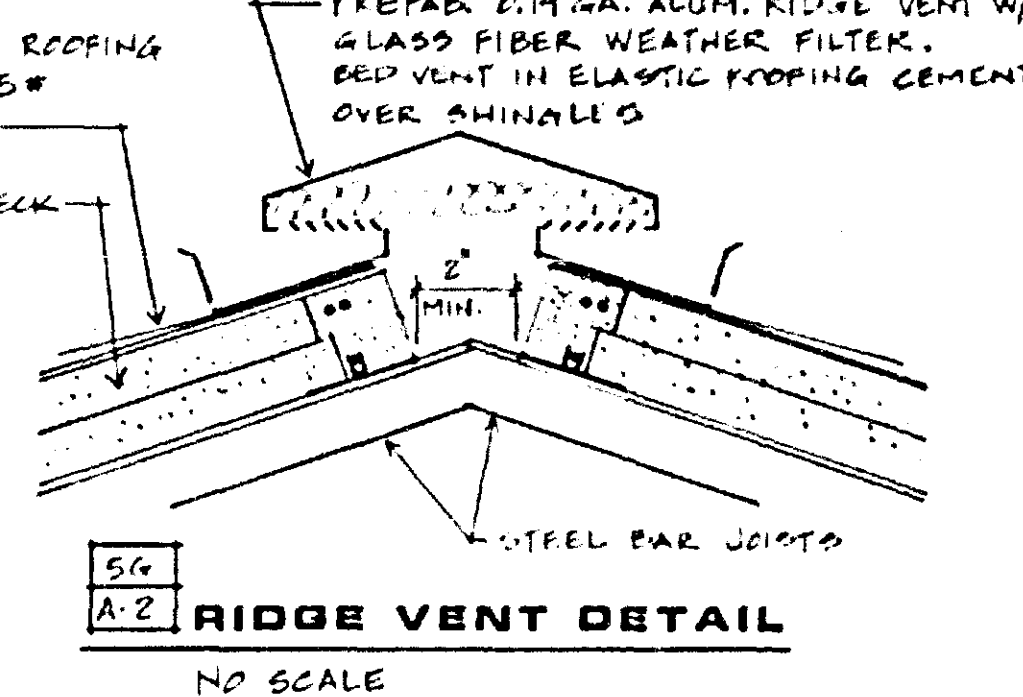
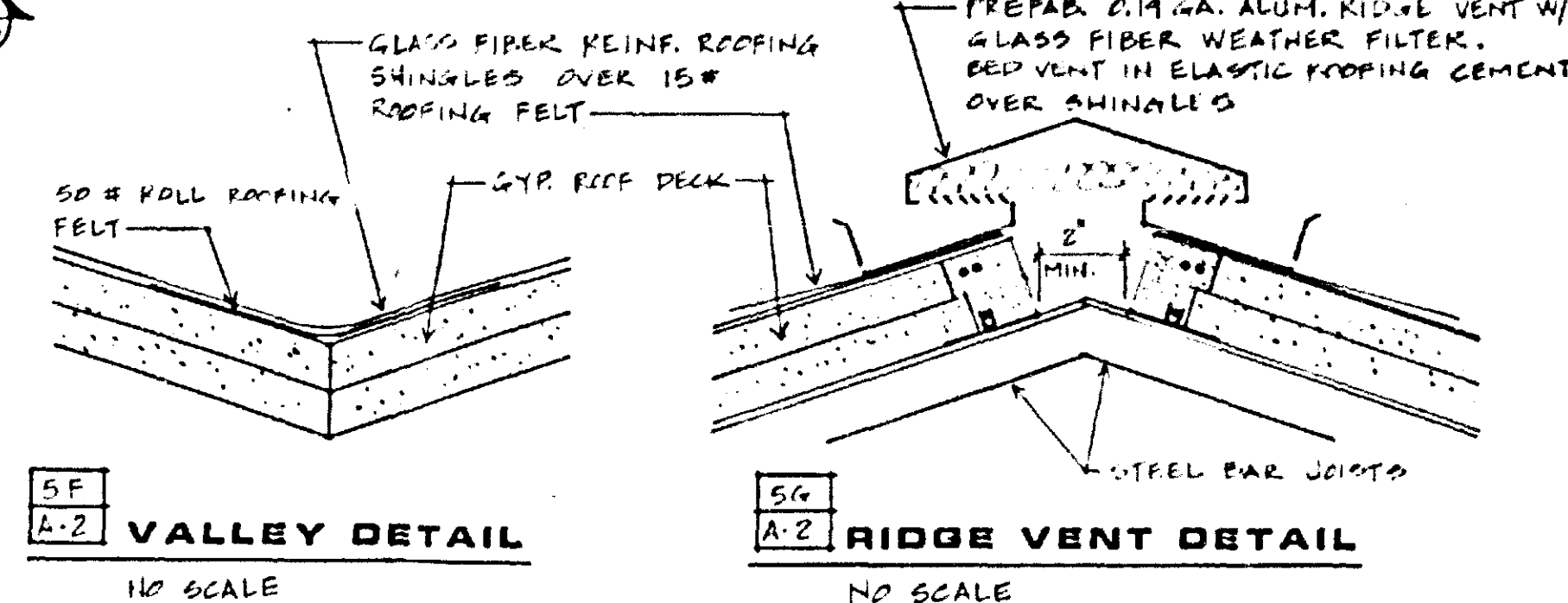
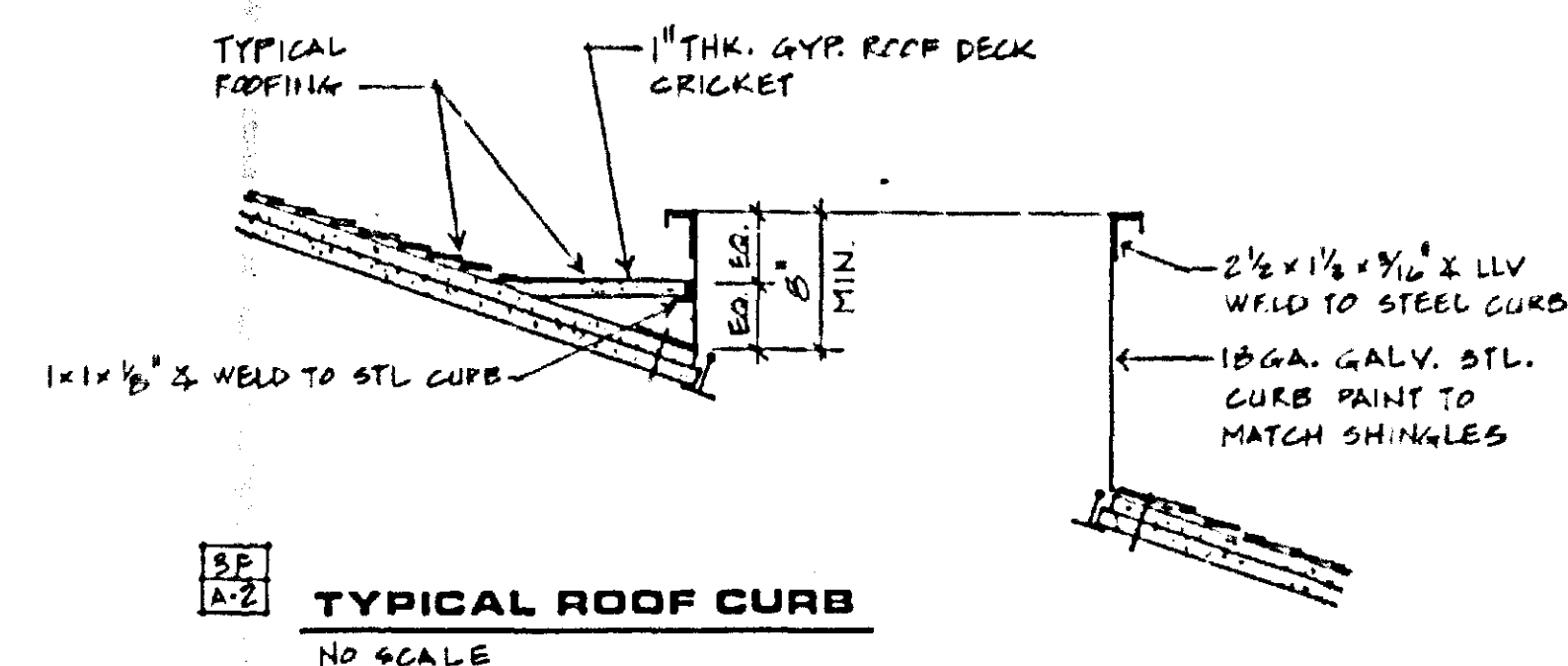
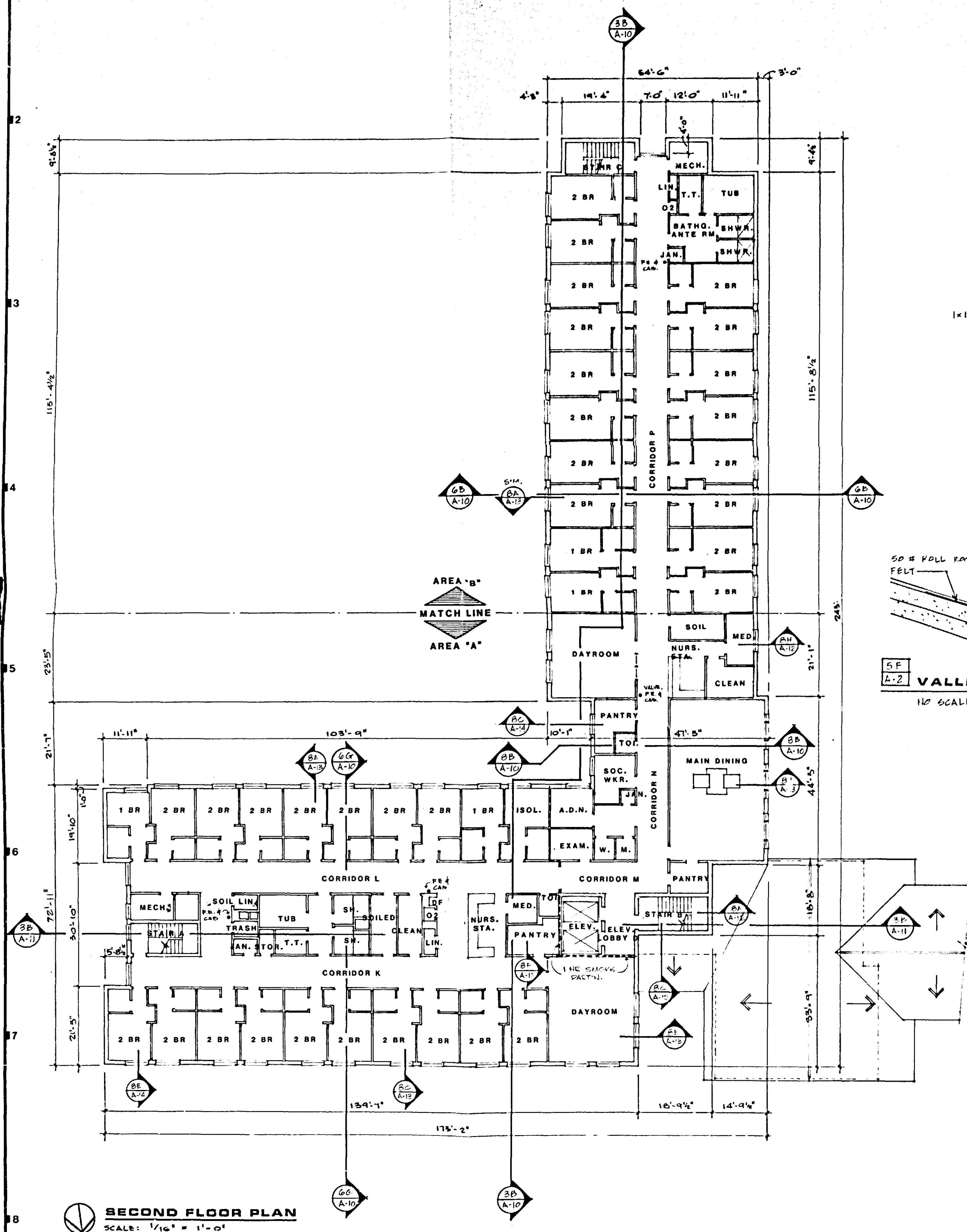
GROUND AND FIRST FLOOR PLANS
MERIDIAN GERIATRIC CENTER
BRIGHTWOOD
OLD COURT ROAD, BALTO. CO., MD.
MERIDIAN HEALTHCARE
TOWSON, MD.

MD.C.O.A.N.O.
84-01-1225

12-29-1988

A.1

4-18-87



GENERAL NOTES:

1. 3" x 4" PREFINISHED ALUM. DOWNSPUTES ARE INDICATED ON PLAN THUS: 
2. PROVIDE 6" x 4 3/4" H PREFIN. ALUM. GABLE GUTTER



GERARD A. BAXTER INC.
224 SOUTH MAIN STREET
BEE AIN MARITIMO ZIGLA
ARCHITECT

ENTER
TOWSON, MD.

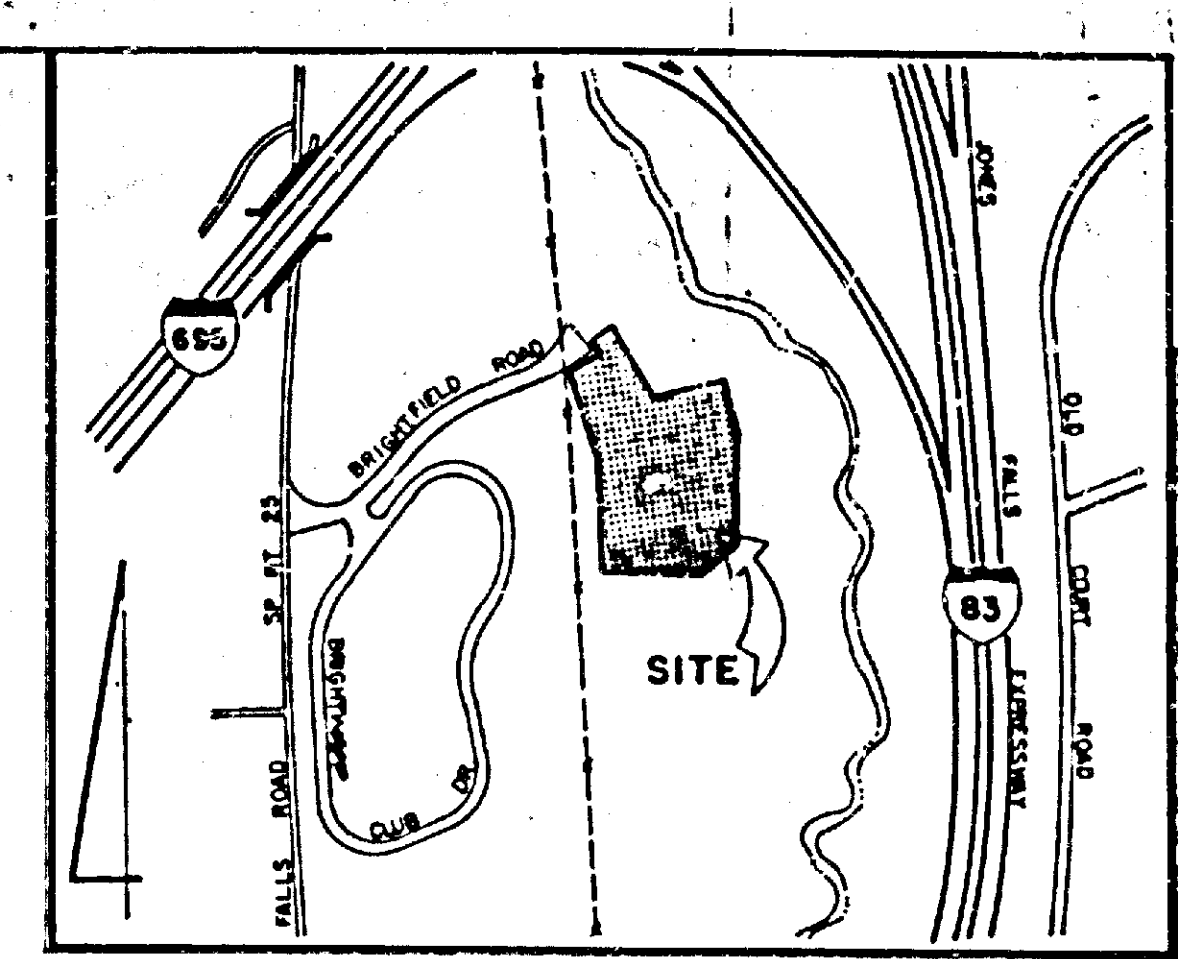
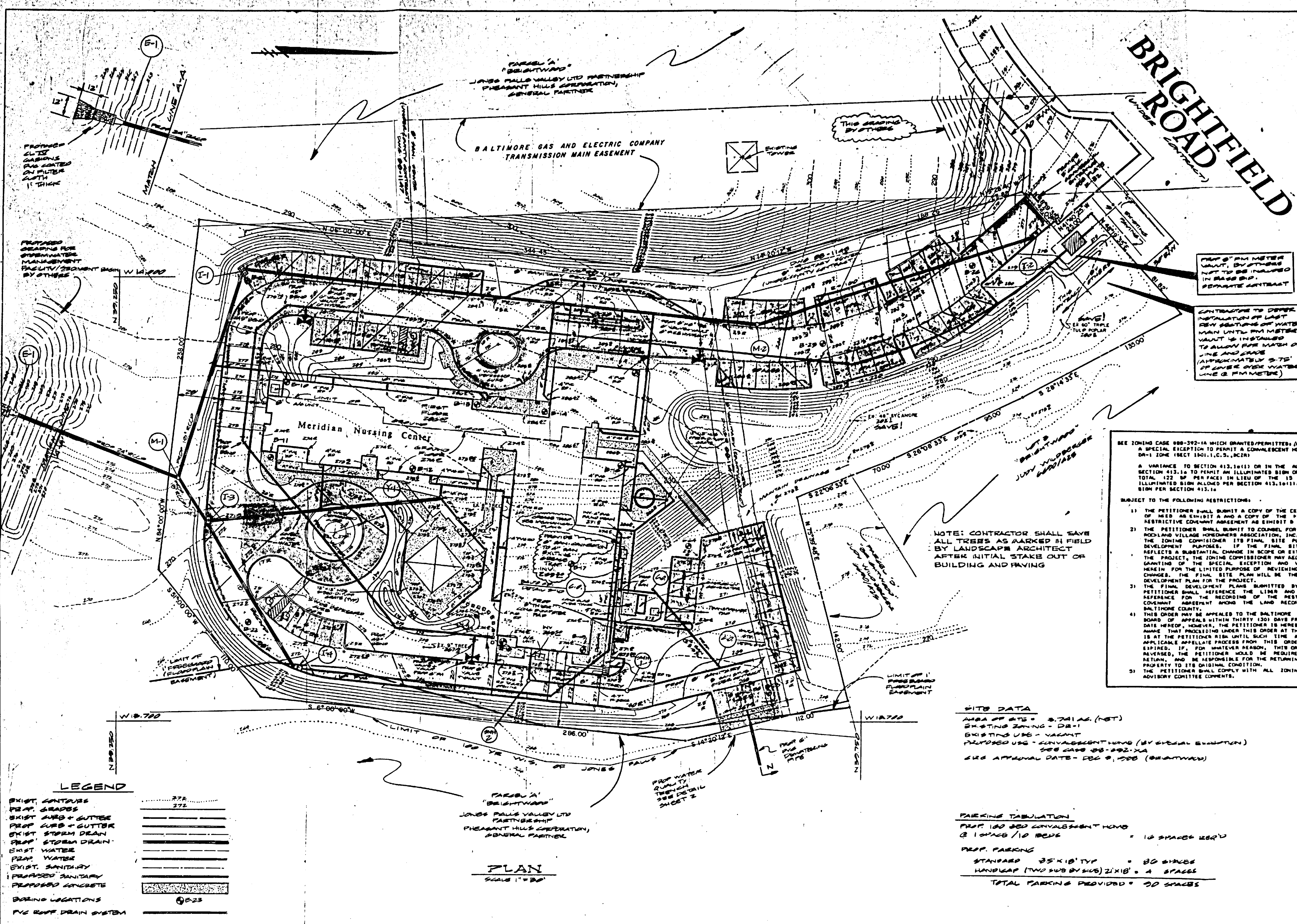
SECOND FLOOR AND ROOF PLANS

MERIDIAN GERIATRIC
BRIGHTWOOD
OLD COURT ROAD, BALTO. CO., MD.
MERIDIAN HEALTHCARE

MO. C. O. N. NO
B4-01-1225

12-29-1988

A-2



VICINITY MAP
SCALE: 1"=500'
BM X-318
C&P SPIKE & WEDGE MAC FALLS ROAD
C&P COURT ROAD

- GENERAL NOTES
- 11 THE CONTRACTOR SHALL INSPECT THE PROJECT SITE TO DETERMINE IF ANY TREES, E.G. PAVING, STRUCTURES, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON THIS PROJECT.
 - 12 THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, E.G. PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA, EXCEPT AS SHOWN ON THESE PLANS.
 - 13 SUITABLE MATERIAL SHALL BE USED AS FILL AND SHALL BE BLENDED TO A L.S. 95% OF THE MAXIMUM UNIT WEIGHT PER ASTM-44. UNPAVED AREAS THE FINAL FOOT OF FILL SHALL BE COMPACTED TO 100% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED PER ASTM-44.
 - 14 A GEOTECHNICAL ENGINEERING REPORT HAS BEEN PREPARED FOR THIS PROJECT BY THE ROBERT B. BALTER COMPANY, THIS REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED PART OF THE CONTRACT PLANS AND SPECIFICATIONS. THE OPINIONS EXPRESSED IN THE REPORT ARE THOSE OF THE GEOTECHNICAL ENGINEER AND REPRESENT HIS INTERPRETATION OF THE SUBSOIL CONDITIONS, TESTS, AND RESULTS OF ANALYSES WHICH HE HAS CONDUCTED. SHOULD THE DATA CONTAINED IN THIS REPORT NOT BE ADEQUATE FOR THE CONTRACTOR'S PURPOSES, THE CONTRACTOR MAY MAKE, PRIOR TO BIDDING, HIS OWN INVESTIGATION, TESTS, AND ANALYSES.
 - 15 THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.
 - 16 THE CONTRACTOR SHALL NOTIFY THE BALTIMORE GAS AND ELECTRIC COMPANY AND THE C & P TELEPHONE COMPANY AT LEAST FIVE DAYS PRIOR TO BEGINNING WORK AS SHOWN ON THESE PLANS. CALL BISS UTILITY @ 1-800-257-7777.
 - 17 ANY DAMAGE TO OFFSITE R/W, PUBLIC ROADS, OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - 18 SEE LANDSCAPING PLAN FOR REVEGETATION PLANTING.
 - 19 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION DATED 1976 AND AMENDED AND THE PLUMBING CODE, UNLESS OTHERWISE NOTED.
 - 20 CONTRACTOR SHALL MAINTAIN A 4' RIGH-OF-WAY CORNER OVER PROPOSED WATER LINE, UNLESS OTHERWISE NOTED.
 - 21 DRAINAGE SHALL BE AS SHOWN HEREIN.
 - 22 ASSESS AS SPECIFIED BY ARCHITECT.
 - 23 SIGNALLING TO CONFORM TO PLATE 8-19 OF THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. SLOPE, WIDTH, AND LOCATION AS SHOWN HEREIN.
 - 24 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - 25 CONTRACTOR SHALL FURNISH OWNER A LETTER STATING THAT ALL WATER, SEWER, AND STORM DRAIN FACILITIES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
 - 26 CONTRACTOR SHALL FURNISH OWNER A CERTIFICATION LETTER STATING THAT ALL WATER MAINS HAVE BEEN STERILIZED BY METHODS OUTLINED IN THE BALTIMORE COUNTY PLUMBING CODE. THE STERILIZATION SHALL BE CONDUCTED BY (AND THE CERTIFICATION SIGNED BY) A TESTING COMPANY APPROVED BY THE BALTIMORE COUNTY PLUMBING INSPECTOR.
 - 27 CONTRACTOR SHALL FURNISH OWNER A LETTER CERTIFYING THAT PRESSURE TESTS FOR FIRE LINES HAVE BEEN SATISFACTORILY MADE AND APPROVED BY THE BALTIMORE COUNTY FIRE DEPARTMENT.
 - 28 CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC SANITARY SEWER MAINS AS NECESSARY TO MEET PREPARED SCHEDULES.
 - 29 CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS DIRT FROM SITE DURING CONSTRUCTION. THE INFORMATION OF THE COMMERCIAL SINKHOLE AT BRIGHTFIELD ROAD.
 - 30 EXISTING TOPOGRAPHY AS OF THIS DATE AS SHOWN HEREIN. CUT AREA (SLOPE) BETWEEN 8:00 R/W AND WEST SIDE OF PROPOSED BUILDING MAY BE GRADED UNDER "BRIGHTWOOD COMMUNITY" CONTRACT. UP TO 12,000 CUBIC YARDS OF EXCESS MATERIAL MAY BE REMOVED IN OTHERS. SHOULD NEIGHBORHOOD SINKHOLE BE NECESSARY, CONTRACTOR SHALL MAKE EVERY EFFORT TO MAKE EXCESS DIRT AVAILABLE TO BRIGHTWOOD PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC SANITARY SEWER MAINS AS NECESSARY TO MEET PREPARED SCHEDULES. A UNIT PRICE SHALL BE INCLUDED FOR ANY SINKHOLE AND SHALL BE INCLUDED FOR REMOVAL OF EXCESS DIRT.

SEE ZONING CASE 888-392-1A WHICH GRANTED/PERMITTED (WITH A 10' VARIANCE) A SPECIAL EXCEPTION TO PERMIT A CONVALESCENT HOME IN A D-1 ZONE (RECE 1901 L.C.S., BC21)

A VARIANCE TO SECTION 413.10(1) OR IN THE ALTERNATE SECTION 413.10 TO PERMIT AN ILLUMINATED SIGN OF 44 SF TOTAL 122 SF PER FACE IN LIEU OF THE 15 SF NON ILLUMINATED SIGN ALLOWED PER SECTION 413.10(1) OR 1 SF SIGN PER SECTION 413.10

SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 11 THE PETITIONER SHALL SUBMIT A COPY OF THE CERTIFICATE OF NEED AS EXHIBIT A AND A COPY OF THE FINALIZED RESTRICTIVE COVENANT AGREEMENT AS EXHIBIT B
- 12 THE PETITIONER SHALL SUBMIT TO COUNSEL FOR THE HOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC. AND TO THE ZONING COMMISSIONER ITS FINAL SITE PLAN FOR DEVELOPMENT PURPOSES. IF THE FINAL SITE PLAN REFLECTS A SUBSTANTIAL CHANGE IN SCOPE OR EXTENT OF THE PROJECT, THE ZONING COMMISSIONER MAY REOPEN THE GRANTING OF THE SPECIAL EXCEPTION AND VARIANCE HEREIN FOR THE LIMITED PURPOSE OF REVIEWING THOSE CHANGES. THE FINAL DEVELOPMENT PLAN WILL BE THE FINAL DEVELOPMENT PLAN FOR THE PROJECT.
- 13 THE FINAL DEVELOPMENT PLAN SUBMITTED BY THE PETITIONER SHALL REFERENCE THE LINDER AND FOLIO REFERENCE FOR THE RECORDING OF THE RESTRICTIVE COVENANT AGREEMENT AMONG THE LAND RECORDS OF BALTIMORE COUNTY.
- 14 THIS ORDER MAY BE APPEALED TO THE BALTIMORE COUNTY BOARD OF APPEALS WITHIN THIRTY (30) DAYS FROM THE DATE HEREOF. HOWEVER, THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING UNDER THIS ORDER AT THIS TIME IS AT THE PETITIONER'S RISK UNTIL SUCH TIME AS THE APPLICABLE APPELLATE PROCESS FOR THIS ORDER IS REVERSED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR THE RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- 15 THE PETITIONER SHALL COMPLY WITH ALL ZONING PLANS ADVISORY COMMITTEE COMMENTS.

NOTE: CONTRACTOR SHALL SAVE ALL TREES AS MARKED IN FIELD BY LANDSCAPE ARCHITECT AFTER INITIAL STAKE OUT OF BUILDING AND HAVING

SITE DATA
AREA OF SITE = 3.741 AC. (NET)
EXISTING ZONING = D-1
EXISTING USE = VAULT
PROPOSED USE = CONVALESCENT HOME (BY SPECIAL EXCEPTION)
SEE CASE 88-392-1A
SRC APPROVAL DATE = DEC 9, 1988 (BRIGHTWOOD)

PARKING TABULATION
PROP. 100 BED CONVALESCENT HOME
31 SPACES / 10 BEDS = 16 SPACES REQ'D
PROP. PARKING
STANDARD 35'X18' TYP = 80 SPACES
HANDICAP (TWO SUB BY SUB) 2'X18' = 4 SPACES
TOTAL PARKING PROVIDED = 90 SPACES

- LEGEND
- EXIST. CONTOURS
 - PROP. GRASSES
 - EXIST. CURB & GUTTER
 - PROP. CURB & GUTTER
 - EXIST. STORM DRAIN
 - PROP. STORM DRAIN
 - EXIST. WATER
 - PROP. WATER
 - EXIST. SANITARY
 - PROP. SANITARY
 - PROP. CONCRETE
 - BORING LOCATIONS
 - PVC ROOF DRAIN SYSTEM

PAVING SECTION

TYPE 1

- 1" GRANULAR SUBGRADE COURSE (GA 5/8, DRG 5/8)
- 2" BITUMINUS CONC. BASE COURSE (BQ, BZ, BT)
- 1" BITUMINUS CONC. SURFACE COURSE (SN, ST)

TYPE 2

- 1" GRANULAR SUBGRADE COURSE (GA 5/8, DRG 5/8)
- 2" BITUMINUS CONC. BASE COURSE (BQ, BZ, BT)
- 1.5" BITUMINUS CONC. SURFACE COURSE (SN, ST)

DEVELOPER

PREPARED BY

MERIDIAN

515 FAIRMOUNT AVE.
TOWSON MD 21204

PRELIMINARY PAVING (2000), NOV 2, 1988
PID SET DECEMBER 23, 1988

DATE: 1/18/89

SITE PLAN
MERIDIAN NURSING CENTER
NO. 515 BRIGHTFIELD ROAD
BALTO. COUNTY, MD
ELECTION DISTRICT 9
SCALE 1"=30'
SHEET 1 OF 5

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-9120