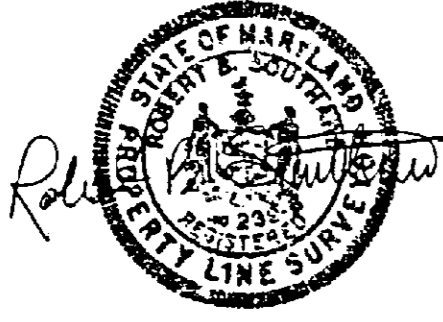


minutes 51 seconds East 183.45 feet), thence (16) South 06 degrees 00 minutes 52 seconds East 267.83 feet, and thence (17) South 38 degrees 28 minutes 00 seconds West 6.82 feet to the point of beginning.

Containing 3.58 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IT IS NOT INTENDED TO BE USED FOR CONVEYANCE.



February 11, 1988
DMW Project No. 87128A (L87128A)

Page 3 of 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 4-12-88
Posted for: Varian and Special Hearing
Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
Location of property: N.W. Corner of McHenry Ave and Bedford Avenue
Location of Signs: N.W. Corner of McHenry and Bedford Avenue
Remarks: _____
Posted by: S.J. Prater Date of return: 4-22-88
Number of Signs: 13

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 14, 1988
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 April 14, 1988

THE JEFFERSONIAN,

Susan Steuber Orselt
Publisher

\$45.00

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 28, 1988

THE JEFFERSONIAN,

S. Zate Orselt
Publisher

45.00

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance and Special Hearing
Case number: 88-446-ASPH
NWC, Mid Henry Avenue and Bedford Avenue
3rd Election District
Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
Hearing Date: Friday, August 26, 1988 at 10:00 a.m.
Variance to permit construction of an apartment building, 40 feet from the centerline of the street instead of the required 45 feet.
Variance to permit the owner to build an apartment project for the elderly in an R.A.E. 2 zone with 213 parking spaces for 318 apartment units instead of the required 218 spaces.
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7286 July 28

The Seaford Assoc. of America (SAA), 602 E. Joppa Rd. 21204, is looking for volunteers to help with its 25th Anniversary celebration. The project SAA, a non-profit organization, is planning a special anniversary dinner and reception. The dinner will be held at the Seaford Club and will feature a central clearinghouse/retail agency of educational materials and other resources available to seafarers and their families. If you are interested, please contact SAA at 410-326-1234.

Golden Door Almond Milk
2 ounces almonds (diced)
2 1/2 cups spring water
4 ice cubes
1/2 small ripe banana
dash of vanilla
trace of honey
Liquify in blender.

Kate Jackson's Angel Juice
Kate Jackson, the actress, pours on this drink's high protein, it's an energy booster when working late, when skipping lunch or eating a fast-food dinner.
1 step: cardo powder
1 cup plain yogurt
1 tsp. whole grain
1 mashed banana
1/2 cup milk
Blend and chill.

The Green House in Arlington, Texas - where all those rich Texas folk and celebrities go to shape up - has a special brunch they serve each morning. It can be used, too, as a snack when energy flags during mid-morning or mid-afternoon.

As its name suggests, it gives you lots of that necessary potassium, which is basic to the body's chemistry. For those who don't know this, diuretics are dangerous because they remove potassium from the cells along with unwanted

reason, your physician has prescribed diuretics, but by all means consider this broth a ploy to restore potassium. Not only is it good for you, it's a great and healthy way to use leftover vegetables - any you may have on hand, including unpeeled potatoes. Just add them to the basic ingredients.

The Greenhouse Potassium Broth
1 carrot, washed but not peeled
12 fresh green beans or pea pods
mushroom stems (if available)
2 stalks celery
3 small yellow squash, unpeeled
1 onion, peeled
handful of spinach, watercress, or parsley (or combination of all three)
2 1/2 cups vegetable stock and onion soup stock
1/2 cup milk
Cover vegetables with water and simmer until soft. Strain and season with salt.

Any of these drinks will keep you hale, hearty, healthy, and vigorous.

Medical Terminology Program
Registration is now open for the fall semester of the Medical Terminology Program. This 12-week course will begin Tuesday, Sept. 27, from 7:30 p.m. All classes are held in the classroom located in the Hilton Hotel in Pikesville. To receive a seat or for more information, call Ellen Leary at 410-962-8242 after 9 a.m.

LEGAL NOTICE

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Zoning Commissioner of Baltimore County
7286 July 28

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7286 July 28

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 3rd Date of Posting October 5, 1988
Posted for: Varian and Special Hearing
Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
Location of property: N.W. Corner of McHenry Ave and Bedford Avenue
Location of Signs: 3 Signs posted N.W. corner of McHenry and Bedford Avenue
Remarks: _____
Posted by: S.J. Prater Date of return: October 7, 1988
Number of Signs: 3
Case Withdrawn Signs taken Down

CERTIFICATE OF PUBLICATION
TOWSON, MD., Oct 13, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 6, 1988

THE JEFFERSONIAN,
S. Zate Orselt
Publisher

45.00

RECEIVED
APR 13 1988
ZONING OFFICE

CERTIFICATE OF PUBLICATION
Pikesville, Md., April 13, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 14th day of April, 1988
the first publication appearing on the 13th day of April, 1988
the second publication appearing on the 14th day of April, 1988
the third publication appearing on the 15th day of April, 1988

THE NORTHWEST STAR
Manager Jim Gub
Cost of Advertisement 22.40

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 3rd Date of Posting October 5, 1988
Posted for: Varian and Special Hearing
Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
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RECEIVED
JUL 27 1988
ZONING OFFICE

CERTIFICATE OF PUBLICATION

Fikesville, Md., Oct 5 19 88
 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 14th day of Oct, 19 88
 the first publication appearing on the 5th day of Oct, 19 88
 the second publication appearing on the _____ day of _____, 19____
 the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Jon Pule
 Manager

Cost of Advertisement 419.20

88-446-ASPH

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 24th day of February, 19 88

J. Robert Haines
 ZONING COMMISSIONER
 Received by: James E. Dyer
 Chairman, Zoning Plans
 Advisory Committee

Pikesville Retirement
 Assoc. Ltd. Partnership
 Petitioner's
 Attorney Robert J. Ryan

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 50479
 DATE 4-7-88 ACCOUNT R-01-215-000
 AMOUNT \$ 35.00
 RECEIVED FROM Moore Carney Ryan & Lattanzi
 Case No. PP-446-A
 FOR Approved Variance
 B 8103*****3550018 8074F
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 47560
 DATE 3-11-88 ACCOUNT R-01-215-000
 AMOUNT \$ 300.00
 RECEIVED FROM Robert J. Ryan, ESP
 Case No. PP-446-A
 FOR 2 Comm. and Variance for Special Hearing
 B 8033*****3000018 8111F
 VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
 Zoning Commissioner

Date: 4/26/88



Dennis F. Rasmussen
 County Executive

Robert J. Ryan, Esq.
 Moore, Carney, Ryan & Lattanzi
 4111 E. Joppa Road
 Baltimore, Maryland 21236

Re: Petitions for Zoning Variances and Special Hearing
 Case Numbers 88-446-ASPH
 NWC McHenry Avenue and Bedford Avenue
 3rd Election District - 2nd Councilmanic District
 Petitioner(s) Pikesville Retirement Assoc. Ltd. Partnership
 HEARING SCHEDULED: WEDNESDAY, MAY 4, 1988 at 9:00 a.m.

Dear Mr. Ryan:

Please be advised that \$112.40 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

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

JRH:gs
 cc: Edward M. Levitt and Kevin M. Hassey
 File

- 7-25-88
- FROM THE DESK OF J. ROBERT HAINES
- To: Ann Nastarowicz
 James E. Dyer
 W. Carl Richards
 J. Ryan
- See me immediately
 Discuss with me
 Prepare draft response
 Please follow up
 Collect \$20.00 fee
 Please handle
 Please attend meeting
 Prepare written report
 Please file
 Set up conference
 Other

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

J. Robert Haines
 Zoning Commissioner

Date: OCT 17 1988



Dennis F. Rasmussen
 County Executive

Robert J. Ryan, Esq.
 4111 East Joppa Road
 Baltimore, Maryland 21236

Re: Petitions for Zoning Variances and Special Hearing
 CASE NUMBER: 88-446-ASPH
 NWC McHenry Avenue and Bedford Avenue
 3rd Election District - 2nd Councilmanic
 Petitioner(s) Pikesville Retirement Assoc. Ltd. Partnership
 HEARING SCHEDULED: OCTOBER 27, 1988 at 9:00 a.m.

Dear Mr. Ryan:

Please be advised that \$299.15 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

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

May 4, 1988	Advertised & Posted	\$ 112.40
July 28, 1988	Not Advertised/Posted	0.00
August 26, 1988	Advertised/Not Posted	67.40
October 27, 1988	Advertising & Posting	119.35
	TOTAL	\$ 299.15

JRH:gs

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

J. Robert Haines
 Zoning Commissioner

MAR 17 1988

NOTICE OF HEARING

Dennis F. Rasmussen
 County Executive

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 Zoning Variances and Special Hearing
 Case Number 88-446-ASPH
 NWC McHenry Avenue and Bedford Avenue
 3rd Election District - 2nd Councilmanic District
 Petitioner(s) Pikesville Retirement Assoc. Ltd. Partnership
 HEARING SCHEDULED: WEDNESDAY, MAY 4, 1988 at 9:00 a.m.

Variance to permit construction of an apartment building 40 feet from the centerline of the street instead of the required 60 feet. Variance to permit the owner to build an apartment project for the elderly in an R.A.L. 2 zone with 255 parking spaces for 318 apartment units instead of the required 318 spaces. Special Hearing: Construction of assisted care apartment units in an R.A.L. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as permitted use under Section 211.2A1 and 211.2A.3.2.

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
 cc: Edward M. Levitt and Kevin M. Hassey
 Robert J. Ryan, Esq.
 File

MOORE, CARNEY, RYAN & LATTANZI
 ATTORNEYS AT LAW
 411 E. JOPPA ROAD
 BALTIMORE, MARYLAND 21236

SCOTT MOORE
 ROBERT E. CARNEY, JR.
 ROBERT J. RYAN
 RICHARD E. LATTANZI
 FRANCIS JOHN GORMAN
 JUDITH L. MARCERODE

April 4, 1988

228-4600
 AREA CODE 401

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

Re: 88-446-ASPH

Dear Mr. Haines:

I am enclosing an Amended Petition for Zoning Variance in the captioned case.

This amended petition relates to the request for a parking variance on the proposed project. It reduces the number of proposed parking spaces from 245 to 213.

These petitions are scheduled for hearing on May 4, 1988 at 9:00 A.M.

Very truly yours,

Robert J. Ryan
 Robert J. Ryan

RJR:c1

Enclosure

cc: Longwood Retirement Associates, w/encl.
 Daft, McCune & Walker, Attention: Mike Maguire, w/encl.

RECEIVED
 APR 5 1988
 ZONING OFFICE

MOORE, CARNEY, RYAN & LATTANZI
 ATTORNEYS AT LAW
 411 E. JOPPA ROAD
 BALTIMORE, MARYLAND 21236

SCOTT MOORE
 ROBERT E. CARNEY, JR.
 ROBERT J. RYAN
 RICHARD E. LATTANZI
 JUDITH L. MARCERODE
 RONALDA A. BECKER
 DAVID M. MEADOWS

July 21, 1988

(301) 529-4600
 FAX 529-6146

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

Re: Petitions for Zoning Variances and Special Hearing
 Case No. 88-446-ASPH
 NWC McHenry Avenue and Bedford Avenue
 3rd Election District - 2nd Councilmanic District
 Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
 Hearing Scheduled: Friday, August 26, 1988

Dear Mr. Haines:

In reference to the captioned matter our client has received notice of the hearing scheduled for August 26, 1988. It is necessary to postpone this hearing. Because of the recent zoning changes for elderly housing in Baltimore County, our client is reformulating its development plans and will be unable to proceed until the end of October, 1988.

It would be appreciated if you would reschedule this hearing for the end of October, 1988. Thank you for your consideration of this request.

Very truly yours,

Robert J. Ryan Esq.
 Robert J. Ryan

RJR:c1

cc: Mr. Kevin M. Hassey

RECEIVED
 ZONING OFFICE

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

J. Robert Haines
 Zoning Commissioner

8/13/88



Dennis F. Rasmussen
 County Executive

Robert Ryan, Esq.
 4111 E. Joppa Rd.
 Sub. 718 21236

Re: POSTPONEMENT REQUEST

Dear Sir:

This to acknowledge receipt of your postponement request regarding the following petition:

Case number: 88-446-ASPH
 Petitioner(s): Pikesville Retirement Assoc.
NWC McHenry Avenue
& Bedford Avenue

Please be advised that your request [] will [] will not be granted, and as such, the case [] will [] will not proceed on the assigned date of August 26, 1988. Where applicable, you will be timely notified of the new hearing date.

J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

JRH:gs

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

J. Robert Haines
Zoning Commissioner



NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 Zoning Variances and Special Hearing
CASE NUMBER: 88-446-ASP
NWC McHenry Avenue and Bedford Avenue
3rd Election District - 2nd Councilmanic
Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership
HEARING SCHEDULED: THURSDAY, OCTOBER 26, 1988 at 9:00 a.m.

Variance to permit construction of an apartment building 40 feet from the centerline of the street instead of the required 60 feet.

Variance to permit the owner to build an apartment project for the elderly in an R.A.E.2 zone with 213 parking spaces for 318 apartment units instead of the required 318 spaces.

Special Hearings construction of assisted care apartment units in an R.A.E.2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as permitted use under Section 201.2A1 and 201.2A.5.2.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 25, 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

Robert J. Ryan, Esquire
Moore, Carney, Ryan & Lattanzi
4111 East Joppa Road
Baltimore, Maryland 21236

RE: Item No. 290 - Case No. 88-446-ASP
Petitioner: Pikesville Retirement Assoc. Ltd. Partnership
Petition for Zoning Variance and Special Hearing

Dear Mr. Ryan:

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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

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

JED:dt

Enclosures

cc: Daft McCune Walker Inc.
200 E. Pennsylvania Ave.
Towson, MD 21204



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED
FEB 29 1988

ZONING OFFICE

February 24, 1988

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 2-23-88
ITEM: 290.
Property Owner: Pikesville Retirement Assoc. Ltd. Partnership (Longwood Retirement)
Location: NWC McHenry Avenue and Bedford Avenue, Reisterstown Road, Route 140
Existing Zoning: R.A.E. - 2
Proposed Zoning: Variance to permit construction of an apartment building 40' from the c/l of the street instead of the required 60'.
Variance to permit the owner to build an apartment project for the elderly in a R.A.E. 2 zone with 245 parking spaces for 318 apartment units instead of the required 318 spaces. Special Hearing for the construction of assisted care apartment units in a R.A.E. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as a permitted use.
Area: 3.58 acres (+ or -)
District: 3rd Election District

Dear Mr. Haines:

We have reviewed the petition and offer the following comments.

Formerly the site had access to Reisterstown Road by way of Clovelly Street and McHenry Street. Clovelly Street is

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 430-482-2022 Stenowide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. R. Haines
Page -2-
Feb. 24, 1988

permanently closed, however, the intersection of McHenry Avenue at Reisterstown Road is acceptable.

If you have any questions, please contact John Meyers of this office.

Very truly yours,

John J. Meyers
John J. Meyers, Jr.
Acting Chief
Bureau of Engineering
Access Permits

JM:maw

cc: Mr. J. Ogle
Mr. L. Brocato

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 290, Zoning Advisory Committee Meeting of February 23, 1988

Property Owner: Pikesville Retirement Assoc. Ltd. Partnership

Location: NWC McHenry Ave and Bedford Ave. District 3

Water Supply: metro Sewage Disposal: metro

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, 494-3775, 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 (5,000 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 appurtenances 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 structures, 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, 494-3775.
 - () 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 Existing well on site must be properly abandoned and sealed by a licensed well driller and a well abandonment report submitted to this office.

Karen M. Cherry

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

March 11, 1988



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

Dennis F. Rasmussen
County Executive

Item No. 290 - ZAC - Meeting of February 23, 1988
Property Owner: Pikesville Retirement Assoc. Ltd. Partnership
Location: NWC McHenry Ave. and Bedford Ave.
Existing Zoning: R.A.E. - 2
Proposed Zoning: Variance to permit construction of an apartment building 40' from the c/l of the street instead of the required 60'. Variance to permit the owner to build an apartment project for the elderly in a R.A.E. 2 zone with 245 parking spaces for 318 apartment units instead of the required 318 spaces. Special Hearing for the construction of assisted care apartment units in a R.A.E. 2 zone with provision for common dining facilities but no kitchen appliances in the individual apartments as a permitted use.
Area: 3.58 acres (+ or -)
District: 3rd Election District

Dear Mr. Haines:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

Baltimore County
Fire Department
Towson, Maryland 21204-2686
494-4500

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

February 18, 1988

Re: Property Owner: Pikesville Retirement Assoc. Ltd. Partnership
Location: NWC McHenry Avenue and Bedford Avenue
Item No.: 290 Zoning Agenda: Meeting of 2/23/88

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.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/s/

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

J. Robert Haines
Zoning Commissioner

October 17, 1988

Robert J. Ryan, Esq.
4111 East Joppa Road
Baltimore, Maryland 21236

Re: Petitions for Zoning Variances and Special Hearing
Case Number: 88-446-ASP
NWC McHenry Avenue and Bedford Avenue
3rd Election District - 2nd Councilmanic
Petitioner(s): Pikesville Retirement Assoc. Ltd. Partnership

Dear Mr. Ryan:

This office is in receipt of your latest correspondence regarding the above captioned matter, wherein you request a dismissal without prejudice.

Enclosed please find a letter reflecting charges this office has sustained in the advertising and posting of this case. These charges must be reimbursed prior to the issue of any Order.

Your prompt attention is appreciated.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:gs

88-446 A

ZONING COMMISSIONER - WITNESS FORM

NAME: Mr. Ryan Esq.
ADDRESS: _____
COMPANY: _____
ADDRESS: _____

REPRESENTING: _____
SUPPORTING: PETITIONER PROTESTANT

TESTIMONY: Request for Postcardment
02 zoned property and the
Granted Postcardment

IMPORTANT MESSAGE

FOR: Pat
DATE: _____ TIME: _____ A.M. / P.M.
M: Robert Ryan
OF: _____
PHONE: 534-4600

TELEPHONED	PLEASE CALL	
CAME TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RUSH	
RETURNED YOUR CALL	SPECIAL ATTENTION	

MESSAGE: Case # 88-446
ASPH
5/1/88 - Spoke w/ Len Peterson
Ken is applied tomorrow
and request app. before bench.

SIGNED: [Signature]
LITHO IN U.S.A.
TOPS FORM 16002P

TO: File 88-446-ASPH
BY: [Signature]
RE: A mended Variance - Opls
4/8/88

- 1) Spoke w/ Len Peterson left
- 2) Spoke w/ John Berle - NWS
- 3) Advised them to change number of parking spaces to read 213.
- 4) Gave note to Steve Ostate advising him to change sign.

10-5-88

FROM THE DESK OF J. ROBERT HAINES

TO: _____ Ann Nastarowicz
_____ James E. Dyer
_____ W. Carl Richards
_____ James H. Thompson
✓ Given

_____ See me immediately
_____ Discuss with me
_____ Prepare draft response
_____ Please follow up
_____ Collect \$20.00 fee
_____ Please handle
_____ Please attend meeting
_____ Prepare written report
_____ Please file
_____ Set up conference
_____ Other Please give me this file

MOORE, CARNEY, RYAN & LATTANZI
ATTORNEYS AT LAW
4111 E. JOPPA ROAD
BALTIMORE, MARYLAND 21236
September 30, 1988

E. SCOTT MOORE
ROBERT E. CARNEY, JR.
ROBERT J. RYAN
RICHARD E. LATTANZI
JUDITH L. MARCIERODE
RONALD A. DECKER
DAVID M. MEADOWS

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

Re: Case No. 88-446-ASPH
Pikesville Retirement Associates
Limited Partnership

Dear Mr. Haines:

The petitioner wishes to withdraw the Petitions for Zoning Variances and for the Special Hearing, without prejudice.

We would appreciate it if you would cancel the hearing scheduled for October 27, 1988 and enter an appropriate order terminating further action on the petitions without prejudice to my client's right to refile in the future.

Very truly yours,
Robert J. Ryan
Robert J. Ryan

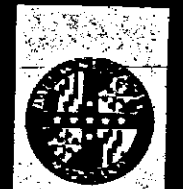
RJR:cl

Last scheduled for 10/27/88 -
advertising date 10/5/88 and 10/6/88.

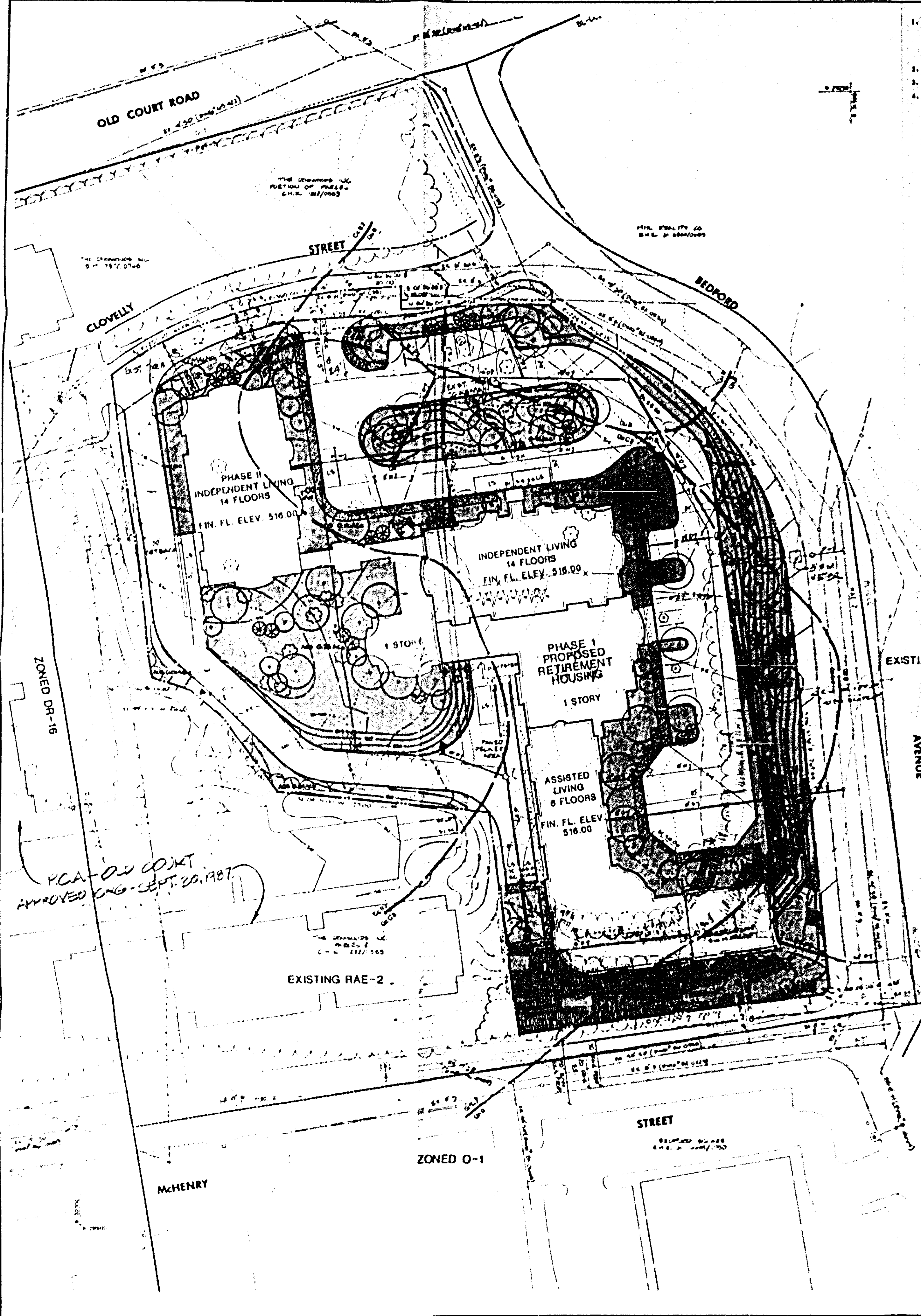
Need to bill.

RECEIVED
OCT 4 1988
ZONING OFFICE

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



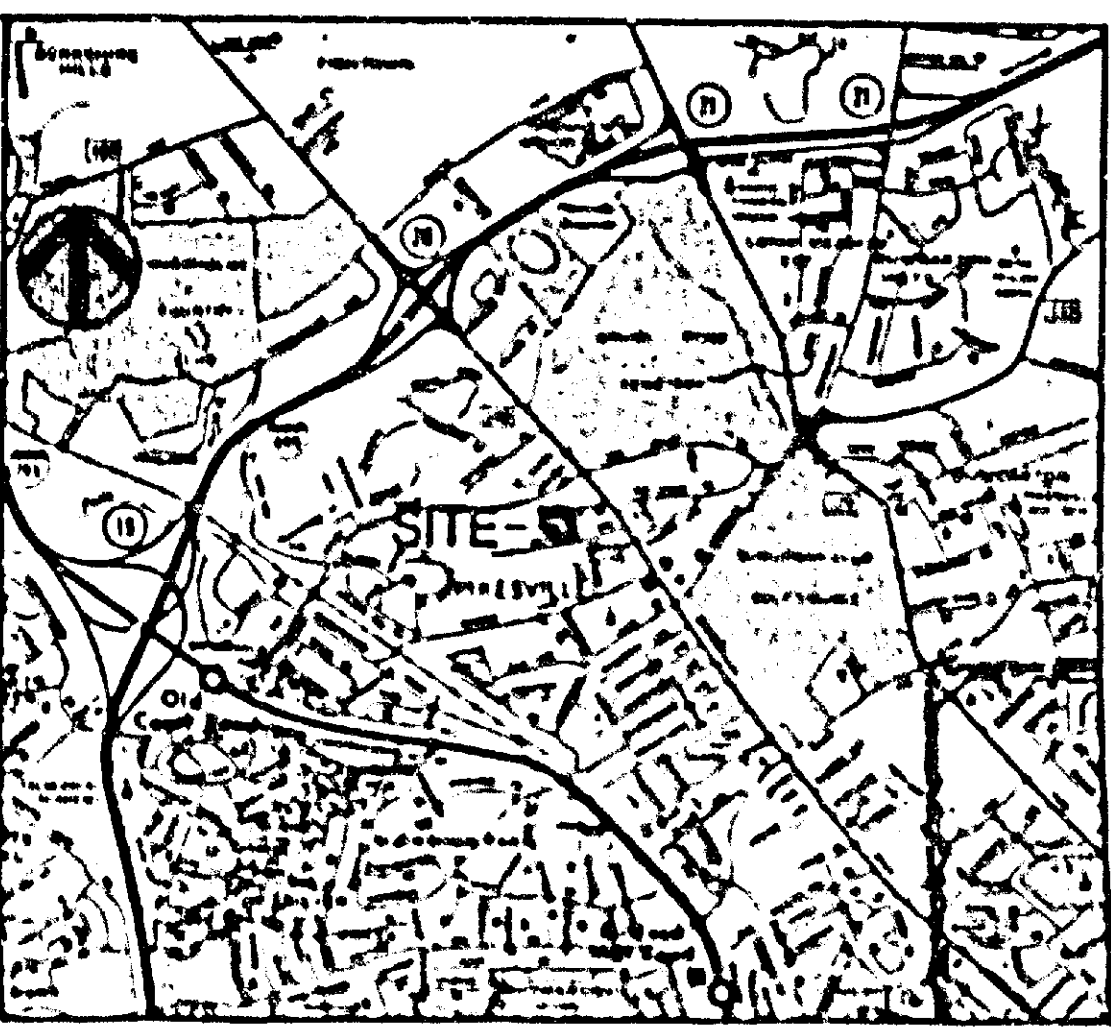
Robert J. Ryan, Esq.
Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 21236



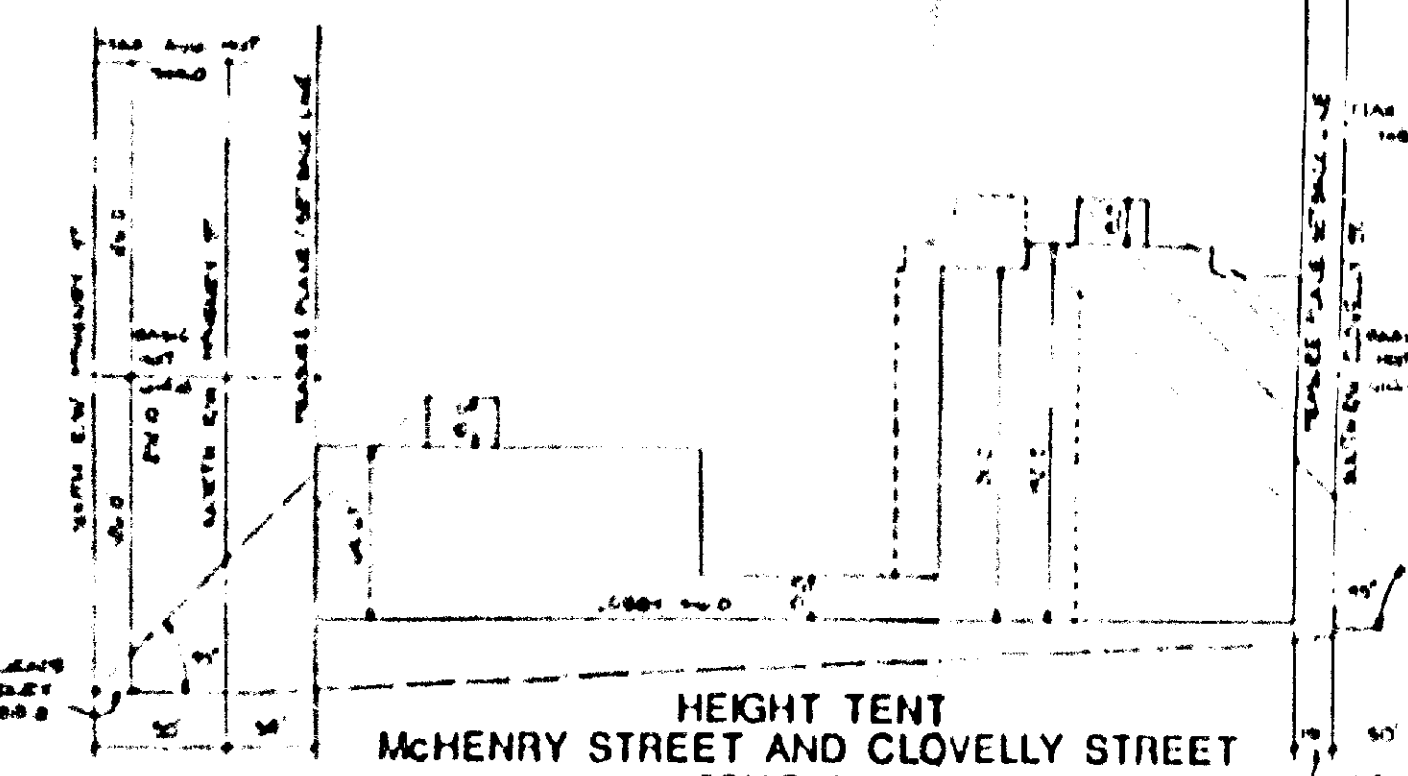
GENERAL NOTES

- Owner/Applicant: Pilsbilla Retirement Associates Limited Partnership
c/o Longwood Retirement Associates
600 South Street
Walton, Massachusetts 02154
(617) 554-1111
- Location: 21/2 Commercial District 21/2 General Trust 4036-02
- Dated: 28/1/88
- Site Data:
 - Area:
 - Net = 3.18 Acres
 - Gross = 3.18 Acres (includes one-half of the right-of-way, up to 30 feet, to Clovelly Street, Bedford Avenue and Albany Street)
 - Density:
 - Permitted = 30 = 4.12 Acres = 307.5 Density Units
 - Proposed = Phase I = 314 Independent Living, 0.75 x 512 Bedroom = 39 Density Units, 1.00 x 50 Bedroom = 50 Density Units, 0.75 x 130 Assisted Living, All 1 Bedroom = 81.5 Density Units
 - Phase II = 157 Independent Living, 0.75 x 512 Bedroom = 39 Density Units, 1.00 x 50 Bedroom = 50 Density Units
 - Total = 318 Density Units
 - All units are for rent.
- Parking:
 - Required: Phase I = Independent Living 104 Units x 1 = 104 Parking Spaces, Assisted Living 130 Units x .75 = 97.5 Parking Spaces, Total Phase I = 201.5 Parking Spaces
 - Phase II = Independent Living 154 Units x 1 = 154 Parking Spaces
 - Total = 355.5 Parking Spaces
- Proposed: Phase I = 163 Parking Spaces, Phase II = 192 Parking Spaces, Total = 355 Parking Spaces
- Right developed parking spaces provided to below grade parking structure.
- Density Open Space:
 - Required: 0.2 x 335,000 Sq. Ft. Gross Floor Area = 67,000 Sq. Ft. = 1.07 Acres
 - Proposed: 68,000 Sq. Ft. of Open Space, 27,313 Sq. Ft. Total, 1.38 Acres
 - Density open space will be satisfied by the amount of the rental units.
- Landscaping Requirements:
 - Required: 17 Surface Parking Spaces @ 1/12 = 1 Tree (10 Major Retention), 1,100 L.P. Interior @ 0.1/100 = 10 Trees (100 Major Retention), 1,100 L.P. Adjacent @ 0.2/100 = 22 Trees (110 Major Retention), 50 Trees (100 Major Retention)
 - Proposed: 100 Trees (100 Major Retention)
- The minimum distance between the centers of facing windows of different units will be 75 feet.
- Existing well on the site will be capped by a licensed well driller and a well abandonment report filed. There are no septic areas on the site.
- Soils:

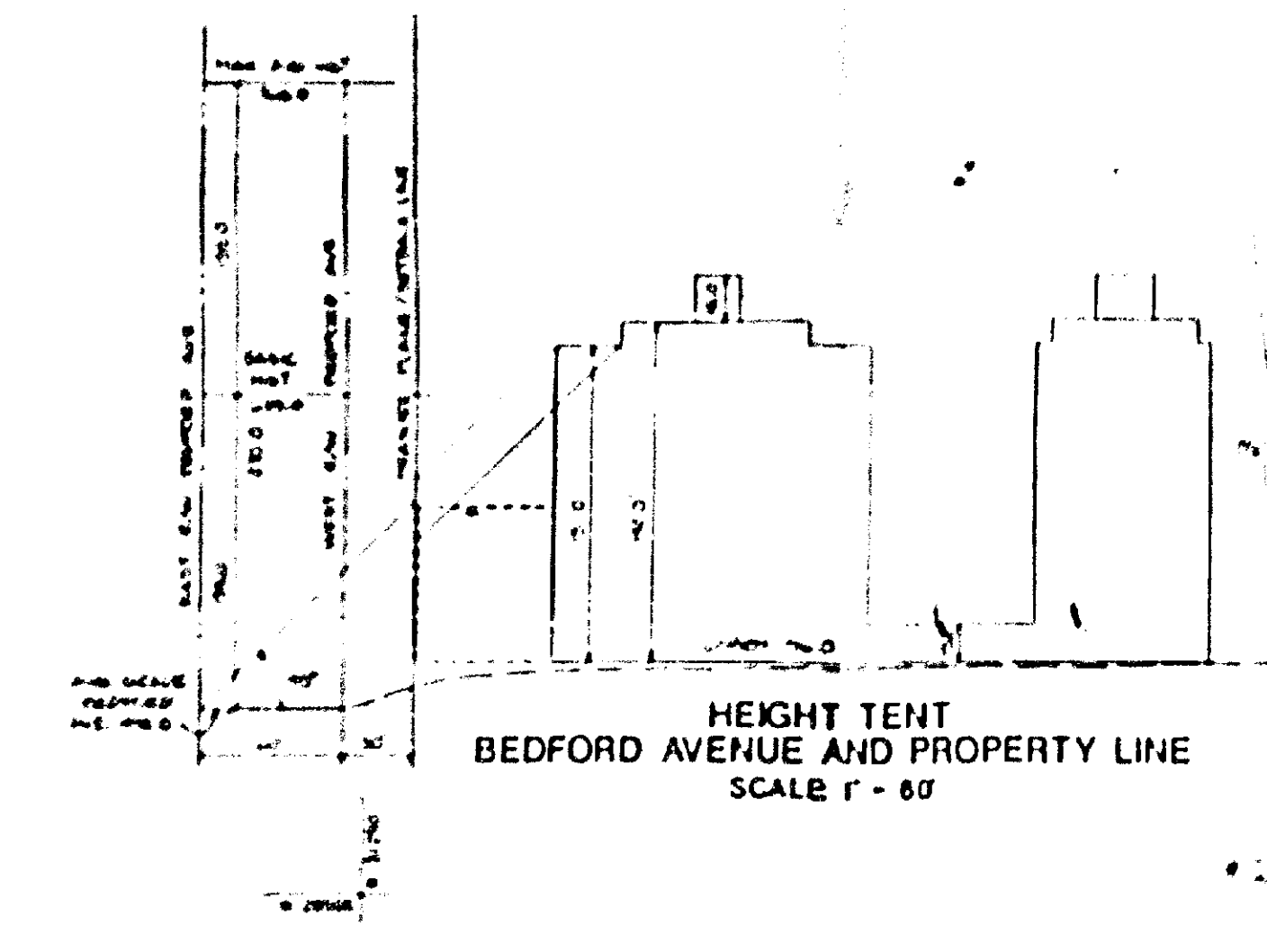
Soil Series	Type	With	Without	Drainage
And. 220mb1a	Clay	Seamless	Seamless	Table
Cherry (mb2)	S	Slight	Slight	Moderate Slope
Stony (mb3)	S	Moderate Slope	Moderate/Sloped	Severe Slope
Stonable (mb, mb)	S	Severe High Water Table	Moderate High Water Table	Severe High Water Table
- There are no streams or 100 year floodplains on the site.
- There are no wetlands on the site.
- There are no existing structures on the site.
- There are some existing wooded areas on the site. Existing trees will be retained where ever possible, especially along Albany Street property line.
- Current Ownership: Pilsbilla Retirement Associates Limited Partnership
c/o Longwood Retirement Associates
600 South Street
Walton, Massachusetts 02154
- Deed Reference: 88/7746/0197
- Property Numbers: 02-190013444, 02-031041110, 02-010000000
- Estimated Average Daily Usage:
 - Phase I: 314 Units at 2.3/Unit = 722.2 A.D.U.'s
 - Phase II: 154 Units at 2.3/Unit = 354.2 A.D.U.'s
 - Total = 1,076.4 A.D.U.'s
- Stormwater to be managed in an underground storage vault.
- There are no known critical areas, archeological sites, endangered species habitat or historic materials on the site.
- The estimated daily sewer flow is 21,376 Gallons/Day:
 - 60 Gallons/Person/Day = 60 Gallons x 5 Person = 3,000 Gallons (Phase I Assisted) x 110 Units = 6,600 Gallons
 - 60 Gallons/Person/Day = 60 Gallons x 3.2 People = 1,920 Gallons (Phase II Independent) x 104 Units = 19,856 Gallons
 - Total Phase I = 9,600 Gallons
 - 60 Gallons/Person/Day = 60 Gallons x 3.2 People = 1,920 Gallons (Phase II Independent) x 104 Units = 19,856 Gallons
- Permitting and plan approval November 14, 1987 under the name Retirement Associates 170 Pilsbilla.
- Work will be collected by a private carrier.



VICINITY MAP
1" = 2000'



HEIGHT TENT
MCHENRY STREET AND CLOVELLY STREET
SCALE 1" = 60'



HEIGHT TENT
BEDFORD AVENUE AND PROPERTY LINE
SCALE 1" = 60'

PRINTED
FEB 11 1988

DAFT McCUNE WALKER INC.

LONGWOOD RETIREMENT

PLAN AND PLAT TO ACCOMPANY ZONING PETITIONS

SCALE: 1" = 30'

ORDER NO. 87128

ISSUE DATE: 2-11-88

SHEET 1 OF 2

THIS PLAT HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IT IS NOT INTENDED TO BE USED FOR CONVEYANCE.