

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SW/3 of North Point Road, 261' NW of Berkshire Road (1046 Old North Point Road) 15th Election District 7th Councilmanic District

\* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

\* Case No. 88-533-SPHA

1012 Associates and Eastpoint Associates - Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the site plan approved in previous Case No. 5479-RX for Parcel 1 to add more parking spaces and an amendment to the site plan approved in previous Case No. 80-249-KASPH for Parcel 2 to permit a 10,000 sq.ft. addition to the existing convalescent home and redesigned parking and driveways, with the provision that the Petitioner shall have five (5) years from the date of the Order granting these amendments to utilize same; and additionally, the Petitioners request a variance to permit a front yard setback of 0' in lieu of the required 40', all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Nancy E. Paige, Esquire, appeared and testified. Also appearing on behalf of the Petition were: Cesare A. Tapino, Administrator, Eastpoint Nursing Home; Joseph J. Cameron, M.D.; and Richard Cernak. There were no Protestants.

Testimony proffered by Counsel for the Petitioners indicates that Mr. Tapino is the Administrator of the Eastpoint Nursing Home and has been employed there for three years. He is involved in daily operations including patient care, accounts receivable and payable, licensing and certification, personnel matters and government and private reimburse-

ment. Mr. Tapino was personally involved in the decision to expand, including decisions relating to the physical and fiscal impact, the location of the expansion, the types of rooms which would be provided and the coordination of services for the new rooms.

Evidence presented indicated that the subject property, zoned R.O. consists of two adjacent parcels owned by the respective Petitioners. The principals of the two partnerships are the same. Parcel 1 is improved by a one-story medical office building, known as the Eastpoint Medical Center. No change will be made in that building as a result of the instant Petitions. Parcel 2 is improved by a two-story brick building housing the Eastpoint Nursing Home. The medical office building was constructed pursuant to Special Exception Case No. 5479-RX dated February 14, 1962. On October 1, 1980, in Case No. 80-249-KASPH, an amendment to the previous special exception was granted to reduce the land area for the medical office building by approximately two acres, and at the same time, a special exception was granted for the construction of the existing nursing home on that property. Additionally, a variance was granted to permit a rear yard setback of 25' in lieu of the required 30' for the nursing home.

Evidence further showed that the nursing home has been 98% occupied continuously for four years, that there are four new patients per week, and that the proposed additional wing is necessary to provide expanded service to Alzheimer's disease patients. Medicare has expanded benefits for the skilled nursing required for such patients, and by concentrating them in a single wing, provision of such services is facilitated. In addition, there will be a new lounge and dining room especially for Alzheimer's patients in this proposed wing.

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Testimony indicated that the proposed addition will be located in such a way that it will not obstruct the windows of any other rooms, and it will permit the existing nursing station on each floor to monitor the rooms in the new addition in the same manner in which it monitors the rooms in the existing facility. If the addition were located anywhere else, this would not be possible.

Evidence showed that 15 beds had been purchased from the Katherine Robb Nursing Home, which has closed, and that these beds and 10 additional beds would be operational immediately upon completion of construction. An additional 10 beds would be made available in two years thereafter, and an additional 5 beds in the ensuing two years. The total of 42 additional beds includes 2 isolation beds which are necessary from time to time when patients are required to be kept in isolation.

Construction of the new addition will result in the elimination of 18 to 20 existing parking spaces and the reconfiguration of the existing driveway. However, it is proposed to add 35 new spaces on Parcel 1, resulting in a net gain of 15 to 17 spaces. Mr. Tapino testified that there has never been a parking problem at the site and that the proposed parking arrangement would readily meet the needs of the two uses. A reciprocal easement agreement for the proposed parking and driveways was introduced as Petitioners' Exhibit 2.

Mr. Tapino expressly testified that the proposed addition and the proposed amendments to the existing special exceptions would not be detrimental to the health, safety or general welfare of the locality involved, nor tend to create congestion on roads, streets or alleys; would not create a potential hazard from fire, panic or other dangers; would not tend to overcrowd land or cause undue concentration of population; would not

interfere with adequate provisions for schools, parks, water, sewage, transportation, or other public requirements, conveniences or improvements; and would not interfere with adequate light and air. He further testified that CRG approval would not be required, but that all applicable regulations, including storm water management regulations, would be complied with. Mr. Tapino testified that denial of the requested variance would create a practical difficulty and unnecessary hardship because there is no other place to locate the addition on the lot and if the addition were differently configured, it would not efficiently serve the operations of the Nursing Home.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare and would not be contrary to the spirit of the Baltimore County Zoning Regulations (B.C.Z.R.).

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of July, 1988 that the Petition for Special Hearing to approve an amendment to the site plan previously approved in Case No. 5479-RX for Parcel 1 to add more parking spaces and an amendment to the site plan previously approved in Case No. 80-249-KASPH for Parcel 2 to

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#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-533-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan approved in Special Exception No. 5479RX for Parcel 1 to add additional parking and an amendment to the site plan approved in Special Exception No. 80-249-KASPH (as to Parcel 2) to permit a 10,000 square foot addition to the existing convalescent home and redesigned parking and driveways. Order should permit Petitioners to utilize these amendments within five (5) years of the grant thereof.

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

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

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

|                                    |                                                                                                     |
|------------------------------------|-----------------------------------------------------------------------------------------------------|
| Contract Purchaser:                | Legal Owner(s):                                                                                     |
| (Type or Print Name)               | Parcel 1: 1012 Associates                                                                           |
| Signature                          | (Type or Print Name)                                                                                |
| Address                            | By: Joseph J. Cameron, General Partner                                                              |
| City and State                     | Signature East Point Nursing Home, Inc.                                                             |
| Attorney for Petitioner:           | By: Joseph J. Cameron, President                                                                    |
| Nancy E. Paige                     | 1046 Old North Point Road 282-0100                                                                  |
| (Type or Print Name)               | Address Phone No.                                                                                   |
| Signature                          | Baltimore, Maryland 21224                                                                           |
| Address                            | City and State                                                                                      |
| 233 E. Redwood Street              | Name, address and phone number of legal owner, contract purchaser or representative to be contacted |
| Baltimore, Maryland 21202          | Joseph J. Cameron                                                                                   |
| City and State                     | Name                                                                                                |
| Attorney's Telephone No.: 576-4294 | 1046 Old North Point Road 282-0100                                                                  |
|                                    | Address Baltimore, Md. Phone No. 21224                                                              |

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of May, 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 throughout 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 15th day of June, 1988, at 2 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over) ORDER RECEIVED FOR FILING

FILE

FILE

permit a 10,000 sq.ft. addition to the existing convalescent home and redesigned parking and driveways, with the provision that the Petitioner shall have five (5) years from the date of the Order granting these amendments to utilize same; and additionally, the Petition for Zoning Variance to permit a front yard setback of 0' in lieu of the required 40', in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners are required to begin utilization of the amendments to the special exceptions granted herein within five (5) years from the date of this Order.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

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

J. Robert Haines  
Zoning Commissioner

Nancy E. Paige, Esquire  
233 E. Redwood Street  
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SW/3 of North Point Road, 261' NW of Berkshire Road (1046 Old North Point Road) 15th Election District; 7th Councilmanic District 1012 Associates and Eastpoint Associates Ltd. Part. - Petitioners Case No. 88-533-SPHA

Dear Ms. Paige:

Enclosed please find the decision rendered on the above-referenced case. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

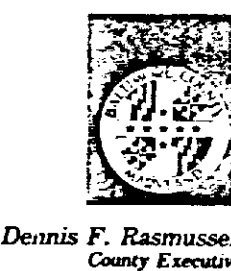
J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

Enclosure

cc: People's Counsel

File



Dennis F. Rasmussen  
County Executive

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
SW/3 of North Point Rd., 261' NW : OF BALTIMORE COUNTY  
of Berkshire Rd. (1046 Old North :  
Point Rd.), 12th District :  
1012 ASSOCIATES, et al., : Case No. 88-533-SPHA  
Petitioners

#### 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 25th day of May, 1988, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Paige, Esquire, 233 E. Redwood St., Baltimore, MD 21202, Attorney for Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman

ORDER RECEIVED FOR FILING  
FILE  
FILE

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# 402 88-533-SPHA 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 1-802.2B and Section V.B.2 of the Comprehensive Manual of Development Policies to permit a 0' front yard instead of the required 40' yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (adequate hardship or practical difficulty)  
Petitioner wishes to construct a 10,000 sq. ft. addition to an existing convalescent home. A corner of the addition protrudes into a required yard. It is in the public interest to create the additional nursing home beds. The proposed addition is designed so as to utilize an existing nursing station and there is no other way to configure it which makes operational or economic sense.

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):  
(Type or Print Name) Parcel 1: 1012 Associates  
(Type or Print Name) (Type or Print Name)  
Signature Signature Joseph J. Cameron, General Partner  
Address Address  
City and State City and State  
Attorney for Petitioner: By: Joseph J. Cameron, President  
Nancy E. Paige 1046 Old North Point Road 282-0100  
(Type or Print Name) Address Phone No.  
Signature Baltimore, Maryland 21224  
City and State City and State  
Attorney's Telephone No.: 576-4294 Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
1046 Old North Point Road 282-0100  
Address Baltimore, Md. Phone No.  
21224

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of May, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of May, 1988, at 2:00 o'clock p.m.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of May, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of May, 1988, at 2:00 o'clock p.m.

## CERTIFICATE OF PUBLICATION

Office of  
THE AVENUE NEWS

442 Eastern Blvd.  
Balt., Md. 21221

THIS IS TO CERTIFY, that the annexed advertisement of  
PO# 00698 REQ# M14985 TO ADVERTISE PETITION FOR  
SPECIAL HEARING AND ZONING VARIANCE, CASE NUMBER  
88-533-SPHA, SW/S NORTH POINT RD., 261' NW OF BERKSHIRE  
RD. (1046 OLD NORTH POINT RD.) 12th E.D. 7th COUNCILMANIC  
PETITIONERS 1012 ASSOCIATES, ET AL HEARING SCHEDULED WED.  
JUNE 15, 1988 at 2:00pm  
105 lines at \$57/75

was inserted in The Avenue News a weekly newspaper  
published in Baltimore County, Maryland once a week for ONE  
successive week(s) before the 27th day of May 1988;  
that is to say, the same was inserted in the issues of 5/26/ 1988.

The Avenue Inc.

per publisher

By Deary Caldwell

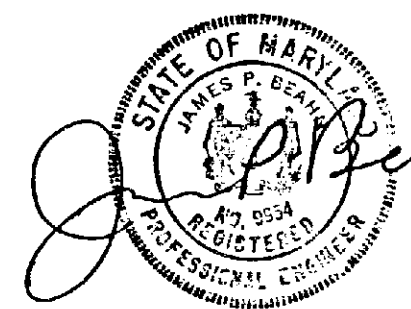
Notice of Hearing  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petitioner(s): 1012 Associates, et al  
Case Number: 88-533-SPHA  
Hearing Scheduled: WEDNESDAY, JUNE 15, 1988 at 2:00 p.m.  
Special Hearing: An amendment to the site plan approved in Special Exception 5479X (as to Parcel 1) to add additional parking, and an amendment to the site plan approved in special exception No. 80-249-XASHH (as to Parcel 2) to permit a 10,000 sq. ft. addition to the existing convalescent home and redesign parking and driveways. Order should permit Petitioners to utilize these amendments within five (5) years of the grant thereof. Variance to permit a 0' front yard instead of the required 40' yard.  
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

## kennedy, porter & associates, inc. consulting engineers

PROPERTY OF  
EAST POINT HEALTH CENTER, INC.  
(MEDICAL CENTER)

Beginning for the same at a point on the southwest side of North Point Road at the distance of 701 feet more or less, northwesterly from the northwest side of Berkshire Road, and running thence binding on the outline of the whole lot of ground (1) South 62° 19' 30" East 228.58 feet, thence for a new line of division (2) South 27° 28' 28" West 389.62 feet, thence binding on the outline of the whole lot of ground (3) North 50° 33' 50" West 377.98 feet, (4) North 39° 26' 10" East 159.25 feet, (5) South 62° 19' 50" East 75.00 feet, (6) North 39° 26' 10" East 160.00 feet to the place of beginning, Containing 2.473 acres of land, more or less.

All of Parcel 1 on the plat of "Eastpoint Nursing Home" recorded among the plat records of Baltimore County, Maryland on April 21, 1982 in Plat Book E.H.K., Jr. No. 48, Folio 140.



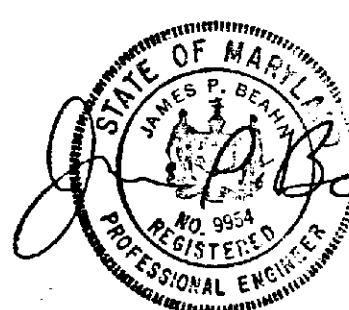
Charles R. Kennedy, P.E. / Raughley I. Porter, P.E.

## kennedy, porter & associates, inc. consulting engineers

PROPERTY OF  
1012 ASSOCIATES  
NURSING HOME

"Beginning for the same at a point on the southwest side of North Point Road at the distance of 261 feet more or less, northwesterly from the northwest side of Berkshire Road, and running thence binding on the outlines of the whole lot of ground (1) South 36° 07' 10" West 252.60 feet, (2) South 50° 33' 50" East 107.25 feet, (3) South 40° 31' 10" West 172.27 feet and (4) North 50° 33' 50" West 245.47 feet, thence for a new line of division (5) North 27° 28' 28" East 389.62 feet to the southwest side of North Point Road, thence binding thereon (6) South 62° 19' 50" East 212.07 feet to the place of beginning, containing 2.084 acres of land, more or less."

All of parcel 2 on the Plat of "Eastpoint Nursing Home" recorded among the plat records of Baltimore County, Maryland on April 21, 1982 in Plat Book E.H.K. Jr., No. 48, Folio 140.



Charles R. Kennedy, P.E. / Raughley I. Porter, P.E.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 5/11/88  
Petitioner: 1012 Associates, et al  
Location of property: SW/S North Point Rd., 261' NW of Berkshire Rd. (1046 Old North Point Rd.)  
Location of Sign: SW/S North Point Rd., 261' NW of Berkshire Rd. (1046 Old North Point Rd.)  
Remarks: 1012 Associates, et al  
Posted by: J. Robert Haines Date of return: 5/11/88  
Number of Signs: 2

## "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD, May 26, 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 May 26, 1988.

THE JEFFERSONIAN,

S. Zeke Orlan  
Publisher

\$45.00

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059855  
DATE 9-2-88 ACCOUNT 001-006-6150  
AMOUNT \$ 20.00  
RECEIVED BY: JEFFREY L. ROTHMAN  
HUFFEWEY, HOWARD - (JANICE) PETERA  
FOR: ZONING VARIANCE - EASTPOINT NURSING HOME  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 52486  
DATE 6/1/88 ACCOUNT 01-615  
AMOUNT \$ 200.00  
RECEIVED BY: JEFFREY L. ROTHMAN  
HUFFEWEY, HOWARD - (JANICE) PETERA  
FOR: ZONING VARIANCE - EASTPOINT NURSING HOME  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 52694  
DATE 6/1/88 ACCOUNT 01-615  
AMOUNT \$ 132.75  
RECEIVED BY: JEFFREY L. ROTHMAN  
HUFFEWEY, HOWARD - (JANICE) PETERA  
FOR: ZONING VARIANCE - EASTPOINT NURSING HOME  
VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines  
Zoning Commissioner

Date: 5/31/88

Mr. Joseph J. Cameron  
Eastpoint Nursing Home, Inc.  
1046 Old North Point Road  
Baltimore, Maryland 21224

Re: Petition for Special Hearing and Zoning Variance  
CASE NUMBER: 88-533-SPHA  
SW/S North Point Road, 261' NW of Berkshire Road  
(1046 Old North Point Road)  
12th Election District - 7th Councilmanic  
Petitioner(s): 1012 Associates, et al  
HEARING SCHEDULED: WEDNESDAY, JUNE 15, 1988 at 2:00 p.m.

Re: Mr. Cameron

Please be advised that \$132.75 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  
Zoning Commissioner of Baltimore County

JRH:gs  
cc: Nancy Paige, Eng.  
File

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

J. Robert Haines  
Zoning Commissioner

May 10, 1988

## 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:

Petition for Special Hearing and Zoning Variance  
CASE NUMBER: 88-533-SPHA  
SW/S North Point Road, 261' NW of Berkshire Road  
(1046 Old North Point Road)  
12th Election District - 7th Councilmanic  
Petitioner(s): 1012 Associates, et al  
HEARING SCHEDULED: WEDNESDAY, JUNE 15, 1988 at 2:00 p.m.

Special Hearings: An amendment to the site plan approved in Special Exception 5479X (as to Parcel 1) to add additional parking, and an amendment to the site plan approved in special exception No. 80-249-XASHH (as to Parcel 2) to permit a 10,000 sq. ft. addition to the existing convalescent home and redesign parking and driveways. Order should permit Petitioners to utilize these amendments within five (5) years of the grant thereof. Variance to permit a 0' front yard instead of the required 40' yard.

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: Mr. Joseph J. Cameron  
Nancy E. Paige, Eng.  
File



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204Nancy E. Paige, Esquire  
233 East Redwood Street  
Baltimore, Maryland 21202RE: Item No. 402 - Case No. 88-533-SPHA  
Petitioner: 1012 Associates, et al  
Petition for Zoning Variance and Special Hearing

Dear Ms. Paige:

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*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Kennedy, Porter & Associates  
2319 Maryland Avenue  
Baltimore, Maryland 21218Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500Paul H. Reincke  
Chief

May 13, 1988

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204Re: Property Owner: Parcel 1 - 1012 Assoc./ Parcel 2 - Eastpoint Assoc. Ltd. Partnership  
Location: Beg. at SW/S of N. Pt. Rd., 261' NW of Berkshire Road

Item No.: 402 Zoning Agenda: Meeting of 5/17/88

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.

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

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 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: *John F. O'Neill* Noted and Approved: *John F. O'Neill*

Special Inspection Division

Fire Prevention Bureau

/j1

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: May 19, 1988

FROM: P. David Fields, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition #88-533-SPHA

There are no comprehensive planning factors requiring comment on this petition.

PDF/jat

cc: Shirley Hess, People's Counsel  
J. G. Hoswell  
Zoning File

RECEIVED  
MAY 20 1988  
ZONING OFFICE

cc: Nancy Paige, Esq.  
5/24/88 jff  
CPS-008

## BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

88-533-SPHA

Date: 5/16/88

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204Zoning Item # 402, Zoning Advisory Committee Meeting of May 17, 1988  
Property Owner: Parcel 1 - 1012 Associates/Parcel 2 - Eastpoint Assoc. Ltd. P  
Location: SW/S of North Point Rd. 261' NW of Berkshire Rd. District 13

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.
- (X) 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.
- (X) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, 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 and approved. 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 Material 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, 494-3775.
- ( ) 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 retested. This must be accomplished prior to conveyance of property approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the quality 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*  
KAREN M. MURRAY

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

CASE # 88-533

February 4, 1988

Ms. Janice Portney  
Gordon, Feinblatt, Rothman,  
Hoffberger & Hollander  
233 E. Redwood Street  
Baltimore, Maryland 21201RE: Verification of Zoning  
Eastpoint Nursing Home  
1046 Old North Point Road  
12th Election District

Dear Ms. Portney:

The zoning of this property is currently all Residential. Office (R.O.). Zoning Case No. 80-249-XASPH GRANTED an amendment to the site plan to permit a reduction of the land area devoted for use as the office building so that a 2 story nursing home could be constructed, as well as a Special Exception for a nursing home and a Variance to permit a rear yard setback of 25 feet in lieu of the required 30 ft. Any additions would require a Special Exception.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

JOHN J. SULLIVAN, JR.  
Zoning Associate III

JSS,Jr:kkb

LAW OFFICES  
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER233 E. REDWOOD STREET  
BALTIMORE, MD 21202

301-576-4000

TELEX 908041 BAL

FAX 301-576-4246

1800 K STREET, N.W. SUITE 600

WASHINGTON, D.C. 20006

202-659-0555

FAX 202-659-2799

January 26, 1988

CHARLES E. BRODSKY, JR.

NANCY E. PAIGE

JAMES E. DYER

JAMES E. DYER

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## GORDON, FEINBLATT, ROTHMAN, HOFFBERGER &amp; HOLLANDER

Ms. Karen Baker  
January 26, 1988  
Page Two

Zoning Ordinance and that no zoning enforcement action has commenced.

Pursuant to instructions of your office, I am enclosing a check in the amount of \$20.00 representing the cost of obtaining a Zoning Verification Letter.

Since closing is scheduled to take place on February 1, 1988, we would greatly appreciate it if you would respond to our letter as soon as possible and call us when the letter is ready so that we can arrange to have it picked up.

Please call me if you have any questions with regard to the above.

Very truly yours,

*Janice Portney*  
Janice Portney  
Legal Assistant

JP/s

Enclosure

cc: Charles E. Brodsky, Esquire

LAW OFFICES  
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER233 E. REDWOOD STREET  
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## EXPRESS MAIL

Mr. Karen Baker  
Office of Planning & Zoning  
Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RECEIVED  
FEB 1 1988  
ZONING OFFICE

Re: Zoning Verification Letter  
Eastpoint Nursing Home  
1046 Old North Point Road

Dear Karen:

Pursuant to your request, enclosed please find a site plan dated April 21, 1982 and filed in Baltimore County Plat Records in E.H.K. Jr. 48, Folio 140, for the above-captioned property, required by your office in order to provide us with a Zoning Verification Letter.

I am also enclosing a copy of the Building Permit for your review.

Please call me if you have any questions.

Very truly yours,

*Janice Portney*  
Janice Portney  
Legal Assistant

JP/e

Enclosures

cc: Charles E. Brodsky, Esquire



NOTICE: A SEPARATE PERMIT IS REQUIRED FOR WORK ON EXISTING BUILDINGS OR STRUCTURES LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

PLANS ADDRESS: 1012 NORTH POINT RD.

OWNER'S NAME: EASTPOINT ASSOC. LIMITED PARTNERSHIP

ALPHA ADDRESS: 1012 OLD NORTH POINT ROAD, BALTO., MD.

DATE ISSUED: 6-22-82

DATE EXPIRES: 6-22-83

EXPIRES ONE YEAR FROM DATE OF ISSUE

CONTRACTOR: ERNEST F. CHUBB 6815 QUEENS FERRY RD., BALTIMORE, MD. 21212

OWNER: NELSON-SALABES, INC. 1045 TAYLOR AVE., BALTIMORE, MD. 21204

TRANSFER: S/W/S OLD NORTH PT. RD. - 550' NW MERRITT BLVD.

A. TYPE OF IMPROVEMENT

NEW BUILDING CONSTRUCTION

ALTERATION

REPAIR

RECYCLING CENTER NO UNITS DEDUCTED

WORKS

OTHER

DESCRIBE PROPOSED WORK: 1 AND 2 FAN COOL

CONSTRUCT NEW 2 STORY BRICK NAS, STEEL STUD BEAM & CONCRETE NURSING HOME CONSISTING OF 150 BEDS AND ANCILLARY AREAS.

OWNERSHIP

RESIDENTIAL OWNED

1,600,000.00

PROPOSED USES: 150 BED NURSING HOME

EXISTING USES: VAC PROP.

SEE OTHER SIDE FOR INSPECTIONS

LAW OFFICES  
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER  
GARRETT BUILDING  
233 E. REDWOOD STREET  
BALTIMORE, MD. 21202

301-576-4000  
TELEX 908041 BAL  
FAX: 301-576-4246

1800 K STREET, N.W. SUITE 400  
WASHINGTON, D.C. 20006  
202-659-0555  
FAX: 202-659-2799

June 23, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 88-533-SPHA  
Eastpoint Nursing Home

Dear Mr. Haines:

In accordance with your suggestion, I have prepared the enclosed proposed Findings of Fact and Conclusions of Law for your consideration in the referenced matter.

I thank you for proposing this approach in order to expedite resolution of this case.

Very truly yours,  
Nancy E. Paige

NEP/ms  
enclosure

RECEIVED  
JUN 24 1988  
ZONING OFFICE

LAW OFFICES  
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER  
GARRETT BUILDING  
233 E. REDWOOD STREET  
BALTIMORE, MD. 21202

301-576-4000

1800 K STREET, N.W. SUITE 400  
WASHINGTON, D.C. 20006  
202-659-0555

December 9, 1988

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

Re: Case No. 88-533-SPHA

Dear Mr. Haines:

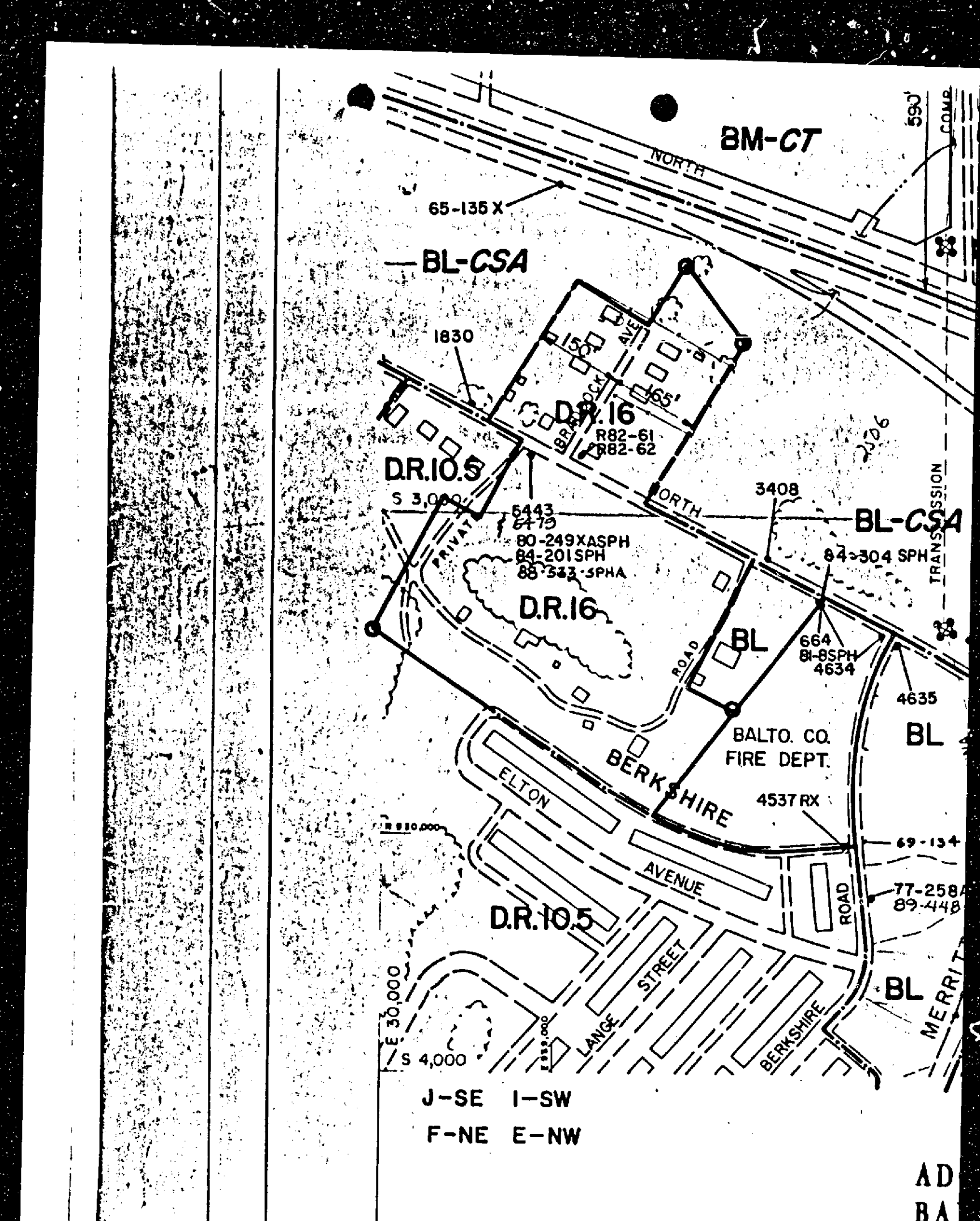
In accordance with the provisions of the Findings of Fact and Conclusions of Law entered by you in the above-referenced case on July 1, 1988, enclosed herewith for your files is a fully executed copy of a Reciprocal Easement Agreement between 1012 Associates and Eastpoint Associates Limited Partnership. This agreement covered two adjacent parcels located at 1012 and 1046 Old North Point Road, Baltimore County, Maryland 21224, and is recorded among the Baltimore County Land Records at Liber S.M. 8039, folio 020.

Please call me should you have any questions regarding this document.

Very truly yours,  
Charles E. Brodsky

cb  
Enclosure

RECEIVED  
DEC 9 1988  
ZONING OFFICE



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: ERNEST F. CHUBB

ADDRESS: 6815 QUEENS FERRY RD. BALTO. MD. 21212

NAME: NELSON-SALABES, INC.

ADDRESS: 1045 TAYLOR AVE. BALTIMORE, MD. 21204

NAME: RICHARD SALABES

ADDRESS: 6815 QUEENS FERRY RD. BALTO. MD. 21212

R4642.511 O  
1:6/8/88

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT ("Agreement") made this 13<sup>th</sup> day of June, 1988 by and between 1012 ASSOCIATES, a Maryland general partnership ("1012") and EASTPOINT ASSOCIATES LIMITED PARTNERSHIP, a Maryland limited partnership ("Eastpoint").

INTRODUCTORY STATEMENT

1. 1012 is the owner of that certain tract of land known as 1012 Old North Point Road, Baltimore County, Maryland, improved by a one story medical office building (the "1012 Property"), and shown as "Parcel 1" on a subdivision plat entitled "Eastpoint Nursing Home" recorded among the Plat Records of Baltimore County, Maryland at Liber E.H.K., Jr. No. 48, folio 140 (the "Plat").

2. By Deed dated June 29, 1982 and recorded among the Land Records of Baltimore County, Maryland (the "Land Records") in Liber E.H.K., Jr. No. 6409, folio 477, 1012 granted unto Eastpoint that certain tract of land known as 1046 Old North Point Road, Baltimore County, Maryland, and shown on the Plat as "Parcel 2", which Eastpoint caused to be improved by a two-story comprehensive care nursing home (the "Nursing Home Property"). Pursuant to the June 29, 1982 Deed, 1012 reserved unto itself and its successors and assigns a perpetual easement on a portion of the Nursing Home Property described in Exhibit A to the aforesaid Deed, containing 0.236 acres of land more or less, on which to construct and maintain a vehicle parking area for the benefit of the 1012 Property (the "1012 Easement").

3. The 1012 Property and the Nursing Home Property (alternatively referred to as "Parcels") currently share the use

PETITIONER'S  
EXHIBIT 2

R3797.511 S  
17:9/26/88

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT ("Agreement") made this 11<sup>th</sup> day of June, 1988 by and between 1012 ASSOCIATES, a Maryland general partnership ("1012") and EASTPOINT ASSOCIATES LIMITED PARTNERSHIP, a Maryland limited partnership ("Eastpoint").

INTRODUCTORY STATEMENT

1. 1012 is the owner of that certain tract of land known as 1012 Old North Point Road, Baltimore County, Maryland, improved by a one story medical office building (the "1012 Property"), and shown as "Parcel 1" on a subdivision plat entitled "Eastpoint Nursing Home" recorded among the Plat Records of Baltimore County, Maryland at Liber E.H.K., Jr. No. 48, folio 140 (the "Plat").

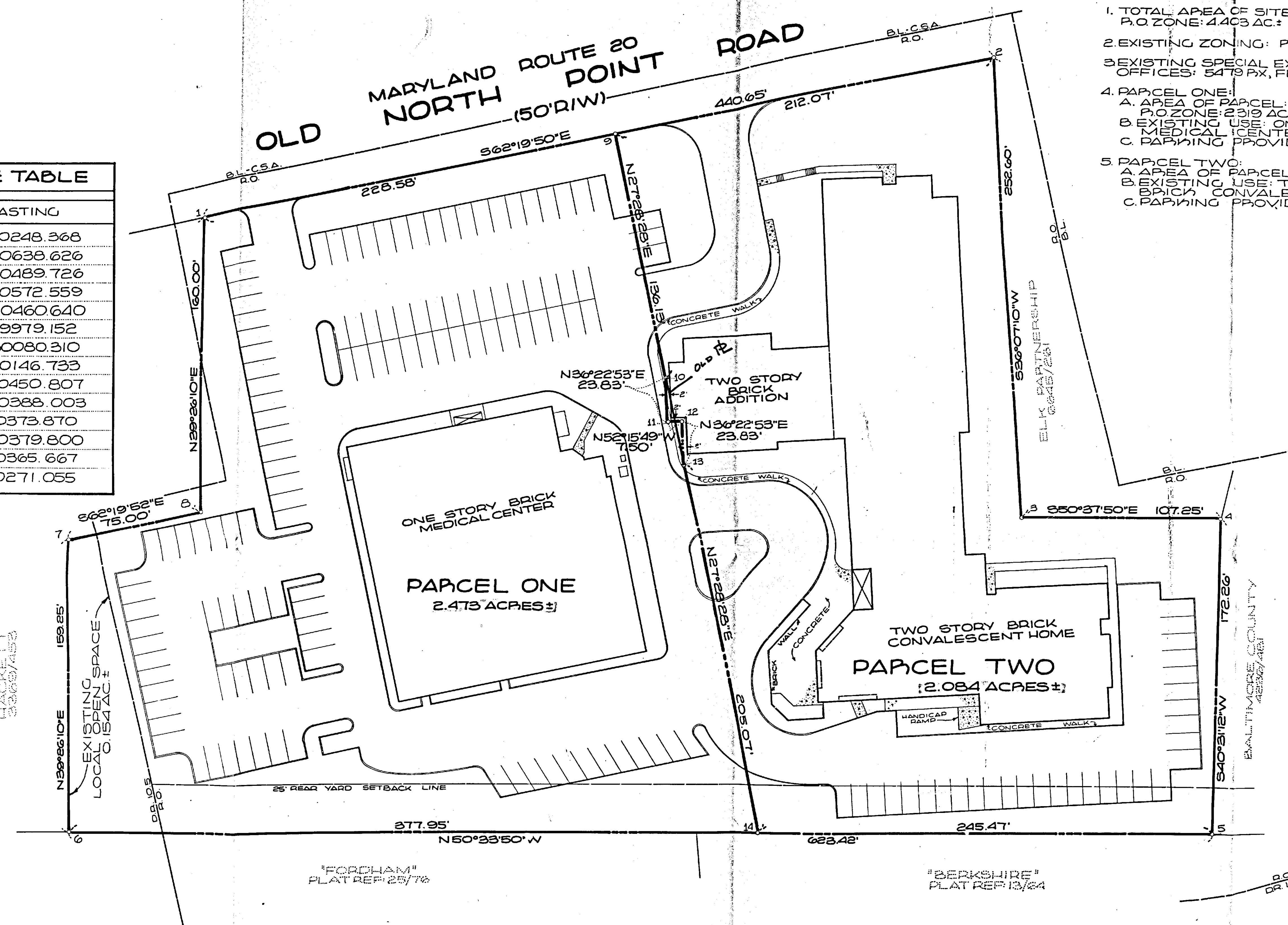
2. The 1012 Property is subject to a certain Deed of Trust dated April 6, 1978 and recorded among the said Land Records in Liber E.H.K., Jr. No. 5873, folio 196 for the benefit of Mercantile Safe Deposit and Trust Company, which was assigned by Deed of Trust Assignment dated March 27, 1979 and recorded as aforesaid in Liber E.H.K., Jr. No. 6011, folio 437 unto Occidental Life Insurance Company of California, (now known as Transamerica Occidental Life Insurance Company of California) ("Transamerica") and further modified by a certain Deed of Trust Modification Agreement dated June 15, 1982 and recorded as aforesaid in Liber E.H.K., Jr. No. 6406, folio 303.

3. By Deed dated June 29, 1982 and recorded among said Land Records in Liber E.H.K., Jr. No. 6409, folio 477, 1012

84-201-SPH



| COORDINATE TABLE |           |           |
|------------------|-----------|-----------|
| #                | NORTHING  | EASTING   |
| 1                | -2880.763 | 30248.368 |
| 2                | -3085.388 | 30638.626 |
| 3                | -3289.436 | 30489.726 |
| 4                | -3357.563 | 30572.559 |
| 5                | -3488.511 | 30460.640 |
| 6                | -3092.503 | 29979.152 |
| 7                | -2969.509 | 30080.310 |
| 8                | -3004.336 | 30146.733 |
| 9                | -2986.906 | 30450.807 |
| 10               | -3107.683 | 30388.003 |
| 11               | -3126.865 | 30373.870 |
| 12               | -3131.454 | 30379.800 |
| 13               | -3150.637 | 30365.667 |
| 14               | -3332.582 | 30271.055 |



- SITE DATA**
- TOTAL AREA OF SITE: 4.557 ACRES±  
P.O. ZONE: 4.403 AC± D.P. 105 ZONE: 0.154 AC±
  - EXISTING ZONING: P.O. & D.P. 105
  - EXISTING SPECIAL EXCEPTION FOR OFFICES: 5479 PX, FEBRUARY 14, 1962
  - PARCEL ONE:  
A. AREA OF PARCEL: 2.473 ACRES±  
P.O. ZONE: 2.319 AC± D.P. 105: 0.154 AC±  
B. EXISTING USE: ONE STORY BRICK MEDICAL CENTER  
C. PARKING PROVIDED: 120 SPACES
  - PARCEL TWO:  
A. AREA OF PARCEL: 2.084 AC±, ZONED P.O.  
B. EXISTING USE: TWO STORY BRICK CONVALESCENT HOME  
C. PARKING PROVIDED: 33 SPACES

**ZONING NOTES**

AN AMENDMENT TO SPECIAL EXCEPTION 5479 PX DATED FEBRUARY 14, 1962 WAS GRANTED OCTOBER 1, 1980 TO REDUCE THE LAND AREA FOR USE AS MEDICAL OFFICES BY THE AREA TO BE DEVOTED TO A TWO-STOREY NURSING AND CONVALESCENT HOME TO BE CONSTRUCTED ON 2.084 AC±.

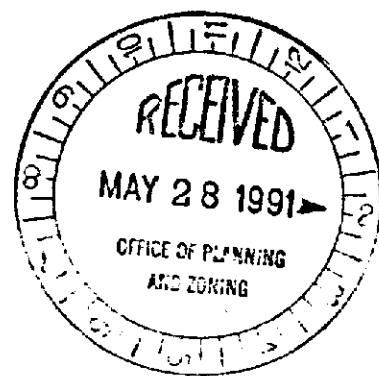
A SPECIAL EXCEPTION WAS GRANTED OCTOBER 1, 1980 TO PERMIT THE CONSTRUCTION OF THE TWO STORY NURSING AND CONVALESCENT HOME ON PARCEL TWO.

AVARIANCE WAS GRANTED OCTOBER 1, 1980 TO PERMIT A REAR YARD SETBACK OF TWENTY-FIVE FEET IN LIEU OF THE REQUIRED THIRTY FEET FOR THE EXPRESSED PURPOSE OF CONSTRUCTING A TWO-STOREY NURSING AND CONVALESCENT HOME ON PARCEL TWO.

## AMENDED PLAT EASTPOINT NURSING HOME

12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

NOTE: THIS PLAT HAS BEEN PREPARED TO ADJUST THE DIVISION LINE BETWEEN PARCEL ONE AND PARCEL TWO. THE LOT LINE HAS BEEN ADJUSTED TO REMOVE AN ENCROACHMENT OF THE TWO STORY BRICK ADDITION ACROSS THE PARCEL DIVISION LINE. THERE IS NO CHANGE IN THE SITE AREAS.



XII - 80

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY, APPROVED FOR ALIGNMENT AND LOCATION

ROADS ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED, BALTIMORE COUNTY HEALTH DEPARTMENT

DEPUTY STATE & CO. HEALTH OFFICER DATE \_\_\_\_\_

APPROVED, BALTIMORE COUNTY PLANNING BOARD

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

TRUSTEES FOR MARYLAND NATIONAL BANK:

DAVID C. YUNG MANN \_\_\_\_\_

JULIA A. SMITH \_\_\_\_\_

**OWNER'S CERTIFICATE**

THE REQUIREMENTS OF SECTION 59 TO 62 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF THE CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

**SURVEYOR'S CERTIFICATE**

I, JAMES FINLEY RANSONE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459 CH. 1016 OF THE ACTS OF 1985 AND SUBSEQUENT ACTS AMENDATORY THERETO.

*James Finley Ransone*  
JAMES FINLEY RANSONE  
REGISTERED LAND SURVEYOR MD-124

DATE *Oct 10, 1990*

SCALE: 1" = 30'

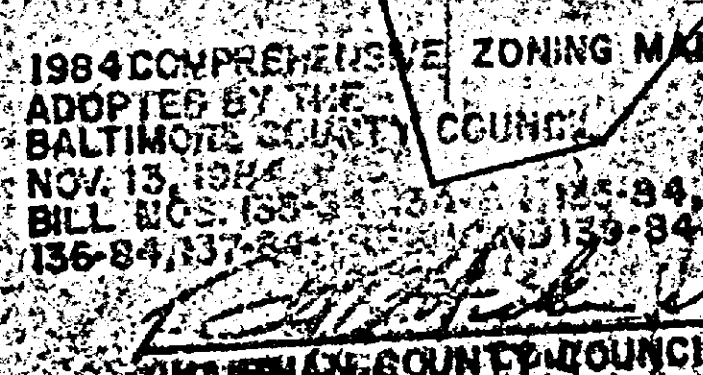
*Original Plan  
Coursing firm  
Nancy Paige*

OCT 1990

JANSONE ASSOCIATES  
REGISTERED SURVEYORS  
30X 10160  
MARYLAND  
285-0160  
666-7448

0905-613 F# 12B-005





VISIONS SCALE DATE LOCATION SHEET  
 BACK RIVER  
 DATE OF PHOTOGRAPHY  
 PHOTOGRAPHY  
 Compiled By Photogrammetric Methods  
 AERIAL SURVEY CORP LANSING, MICH.  
 CHUCK I-1981  
 ITEM 1 + 2  
 WLO  
 E  
 E.J.