

DATE

The First National Bank of Maryland
and

Rockdale LLC
c/o Robert W. Cannon, Esquire
Weinberg & Green LLC
100 South Charles Street
Baltimore, Maryland 21201

Re: 3527 North Rolling Road

Ladies and Gentlemen:

We have been requested to provide written verification as to the zoning of the subject property and as to the existence of any violations of the zoning regulations.

Review of our records and the applicable ordinance of Baltimore County, Maryland indicates that the property is presently located in an R.O. (Residential Office) zone. The operation of a building for offices and medical offices is a permitted use in this district. Because of the fact that the improvements on the property were in existence prior to June 13, 1988 with approval for medical offices in excess of 25% of the adjusted gross floor area, this building is a conforming use as long as it complies with the terms of the Special Exception granted for this property. The Special Exception references our zoning case numbers 86-107-X, 87-245-SPH, and 89-405-SPHXA.

Based upon a review of our records, we certify that there are no current violations of any applicable zoning regulations.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

By: W. Carl Richards
W. Carl Richards
Supervisor - Zoning Review

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCES -- * DEPUTY ZONING COMMISSIONER
SE/S Rolling Road, 292' SW of * OF BALTIMORE COUNTY
the c/l of Liberty Road (3527 Rolling Road)
2nd Election District * Case No. 89-405-SPHXA
2nd Councilmanic District
Riva Limited Partnership
Petitioners

AMENDED ORDER

WHEREAS, the Petitioners requested a special hearing, special exception and variances for a Group Adult Care Center/Group Child Care Center on the subject property as set forth in the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, by Order issued June 1, 1989 the relief requested was granted, subject to restrictions;

WHEREAS, pursuant to the receipt of a written request from Counsel for the Petitioners for modification of Restriction No. 2 and a letter of approval of the relief requested dated June 8, 1989 from Jeff Supik, a Protestant in the matter;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22 day of August, 1989 that the Order issued June 1, 1989 be and the same is hereby AMENDED to permit a freestanding sign of 15 sq.ft. per side (30 sq.ft. total) in lieu of the freestanding sign of 8 sq.ft. per side (16 sq.ft. total) previously granted; and

IT IS FURTHER ORDERED that Restriction No. 2 of the Order issued June 1, 1989 shall be AMENDED to read as follows:

"2) The variance granted herein is limited to one freestanding sign of 15 sq.ft. per side (30 sq.ft. total) and is conditioned upon said sign only identifying the name of the building and not listing the names

of its tenants. Further, all temporary signs, other than those permitted under the regulations, must be removed upon installation of the signs granted herein. Prior to the issuance of any permit, a design plan for said sign shall be submitted for approval by the Deputy Zoning Commissioner."

IT IS FURTHER ORDERED that, excepting as herein modified, all other terms and conditions of the Order issued June 1, 1989 shall remain in full force and effect.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600, Towson, Md. 21204

Mr. Jim Janas
Liberty Community Development Corporation
3820 Fernside Road, Randallstown, Md. 21133

Mr. Jeff Supik
3523-25 N. Rolling Road, Randallstown, Md. 21133

Ms. Virginia H. Griffin
Baltimore County Health Department

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 8/22/89
By [Signature]

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCES -- * DEPUTY ZONING COMMISSIONER
SE/S Rolling Road, 292' SW of * OF BALTIMORE COUNTY
the c/l of Liberty Road (3527 Rolling Road)
2nd Election District * Case No. 89-405-SPHXA
2nd Councilmanic District
Riva Limited Partnership
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing for a determination as to whether a Group Adult Care Center is synonymous with a Group Child Care Center, and if approved, to amend the previously approved site plan in Case No. 87-245-SPH accordingly; a special exception to permit a Group Adult Care Center/Group Child Care Center at the subject location; and variances to permit a freestanding sign of 15 sq.ft. per side (30 sq.ft. total) in addition to the permitted 8 sq.ft. wall-mounted sign existing, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Randolph A. Peterson, Vice President of Land Development for Annapolis Development Company, a General Partner, appeared, testified, and was represented by S. Eric DiNenna, Esquire. Also appearing and testifying on behalf of the Petition were the following: Linda C. Hatfield, President, Maryland Land and Properties, sister company and Real Estate Leasing and Property Manager for Annapolis Development Company; Virginia H. Griffin, Coordinator, Adult Day Care Licensing for Baltimore County; James S. Kline, Engineer with George W. Stephens, Jr. & Associates, Inc.; JoAnn Richardson, Operator of the proposed Child Day Care Center; Norm. Kern, Operator of the proposed Adult Day Care Center. Jim Janas with the Liberty Community Development Corporation (LCDC) and Jeff Supik, ad-

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joining residential property owner, appeared in opposition to the sign variance requested.

Testimony indicated that the subject property, known as 15/7 Rolling Road, consists of 2.12 acres zoned R.O., and is improved with a two story Class B office building as a result of a special exception granted in Case No. 86-107-X on September 16, 1985. Mr. Peterson testified that they have experienced difficulty leasing the building's office space. He testified the Petitioners have been approached by both Child Day Care Center and Adult Day Care Center operators who find the subject location ideal for establishing a new Day Care Center. The Baltimore County Zoning Regulations (B.C.Z.R.) clearly permit the operation of a child day care center at this location provided the special exception requirements are met; however, the zoning regulations are silent regarding the operation of an adult day care facility. Petitioners contend such use is synonymous to child care and should be permitted under the same criteria as a child day care center. Further, if not permitted as synonymous to a child day care center, it could be argued the use is similar to a community building use and should be permitted in this instance provided the special exception requirements are met.

Ms. Hatfield, who is in charge of real estate leasing and property management for Annapolis Development Company, testified that leasing of the subject property since December 1987 has been exceptionally slow. She indicated she had been approached by operators of both Child and Adult Day Care Centers and finds such use proposed to be compatible with the site. Further, she contends the subject site is the proper setting for both an Adult and Child Day Care Center and provides amenity open space for a safe play area for children.

ORDER RECEIVED FOR FILING
Date 8/22/89
By [Signature]

- 2 -

Ms. Richardson testified she presently operates a child day care center at 8208 Liberty Road and is desirous of moving this operation to the subject site. She testified the center would be open from 7:00 AM to 6:00 PM and serve children between the ages of 2 and 1/2 to 6 years. She indicated the proposed location would permit her to expand her current services for 34 children to approximately 49 children with the ability to grow beyond that number. She testified the proposed location is ideal due to it being in the area close to her present location and in an area where there is a great need for child care. Ms. Richardson further indicated that having the adult day care center in the same building would be good developmentally for both the children and the adults. Currently, her day care center has a program where the children adopt a "grandparent" and visit area nursing homes. She indicated having both centers at the same location would permit the children to have more regular contact with their adopted "grandparent." She further testified the proposed location has sufficient land to provide a nice play area for the children.

Ms. Kern, operator of the Golden Pond Adult Day Care Center in Catonsville, testified she is interested in establishing an adult day care center at the proposed location. She indicated she presently provides adult day care services Monday through Saturday from 8:30 AM to 4:30 PM. Ms. Kern testified activities for the adults involve discussing current events, exercising, games, lunch, rest periods, and social activities such as park outings, going to movies, visiting senior centers. Ms. Kern testified that little traffic would be generated by the proposed use due to fact that her program provides transportation for its clients to and from the center utilizing four vans owned by Golden Pond.

Ms. Griffin, coordinator of the Adult Day Care Center licensing program for Baltimore County, testified the County is strongly encouraging development of Adult Day Care Centers. She testified there is an increasing demand for such centers. Ms. Griffin indicated she is familiar with the subject property and finds the proposed site appropriate for an adult day care center. Ms. Griffin testified in her opinion the impact of an adult day care center at this location would be no different than a child day care center which is clearly permitted by special exception.

Additional exhibits introduced by Petitioners verified the need for adult day care centers which stimulates, supports, and reinforces social interaction for the adults. Further, an important function of adult day care programs is to provide relief from the 24-hour responsibility of care given by a relative.

Petitioners testified the proposed site would permit the future expansion of both the adult and child day care centers. As a result of Petitioners testimony concerning future expansion, the Petitioners were requested to submit a revised site plan verifying the property would remain in compliance after expansion. The cumulative testimony of Petitioner's witnesses indicated the conditions delineated in Section 502.1 would be met if the proposed uses were permitted.

With reference to the requested variance, testimony indicated Petitioners are desirous of installing a freestanding directory sign of 15 sq.ft. per side at the entrance to the subject site to identify the building and its proposed uses. Subsequent to the hearing and as requested, Petitioners submitted a sketch of the proposed sign which has been identified as Petitioner's Exhibit B.

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Date 8/22/89
By [Signature]

- 4 -

Testimony presented by Jim Janas of LCDC and the adjoining property owner, Jeff Supik, indicated they were opposed to the granting of any sign variances due to the zoning of the subject property and adjoining uses. LCDC as a matter of principle is opposed to sign variances. It is their position that present sign regulations provide for adequate signage.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the use of the subject property for a combination adult day care center and child day care center should be permitted subject to the special exception requirements set forth in Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

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Date 8/22/89
By [Signature]

- 5 -

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, as hereinafter modified, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. In the opinion of the Deputy Zoning Commissioner, a freestanding sign, while not of the character and size requested by Petitioners, is appropriate to adequately identify the property at this location and to permit safe ingress and egress to the site. As such, Petitioners shall be permitted a sign not to exceed 8

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Date 8/22/89
By [Signature]

- 6 -

DATE

The First National Bank of Maryland
and
Rockdale LLC
c/o Robert W. Cannon, Esquire
Weinberg & Green LLC
100 South Charles Street
Baltimore, Maryland 21201

Re: 3527 North Rolling Road

Ladies and Gentlemen:

We have been requested to provide written verification as to the zoning of the subject property and as to the existence of any violations of the zoning regulations.

Review of our records and the applicable ordinance of Baltimore County, Maryland indicates that the property is presently located in an R.O. (Residential Office) zone. The operation of a building for offices and medical offices is a permitted use in this district. Because of the fact that the improvements on the property were in existence prior to June 13, 1988 with approval for medical offices in excess of 25% of the adjusted gross floor area, this building is a conforming use as long as it complies with the terms of the Special Exception granted for this property. The Special Exception references our zoning case numbers 86-107-X, 87-245-SPH, and 89-405-SPHXA.

Based upon a review of our records, we certify that there are no current violations of any applicable zoning regulations.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

By: W. Carl Richards
W. Carl Richards
Supervisor - Zoning Review



Maryland State Department of EDUCATION

Nancy S. Grasmick
State Superintendent of Schools

July 29, 1997

Mr. Arnold Jablon
Office of Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

Nonpublic school approval regulations COMAR 13A.09.09 and COMAR 13A.09.10 require a nonpublic school to be in compliance with applicable State and local regulations, or both, governing health, fire safety, and zoning prior to the issuance of a Certificate of Approval by the State Board of Education.

Please notify us in writing regarding compliance of the school referenced below with applicable Zoning regulations or check appropriate box and return entire form to my attention at the above address.

Name of School The Rock Junior Academy, Inc. Phone # 410-496-2288

Street 3527 Rolling Road Suite 10

City Baltimore State Maryland County Baltimore County Zip Code 21244

Chief Administrative Officer Ms. Doris Austin

Type of Educational Program A nonpublic educational program: nursery school (ages 2, 3, and 4) and kindergarten

Special Instructions (if any) This facility holds a child care center license and is applying for approval of a nonpublic educational program for the children currently enrolled.

Thank you for your continued cooperation.

Sincerely,

Jestine P. Smith
Jestine P. Smith
Specialist in Accreditation
Nonpublic School Approval Branch

c: Doris Austin approved for a maximum of 20% of kindergarten students as an accessory use. Nursery School / Day care use OK 89-405-SPHXA

☒ Meets Applicable Regulations ☐ Does Not Meet Applicable Regulations ☐ No Applicable Regulation

Arnold Jablon Director P.D.M. 8/4/97
Signature Title Date

sq.ft. per side, or 16 sq.ft. total, which is strictly limited to identifying the "Rockdale Professional Center" at the location specified for placement of the originally proposed 15 sq.ft. identification sign. Further, it is believed that a directory sign can be located on the building and that the permitted as-of-right 8 sq.ft. sign is of a sufficient size to meet Petitioners' needs.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Petitions for Special Hearing, Special Exception and Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of June, 1989 that a Group Adult Care Center is synonymous with a Group Child Care Center, and the previously approved site plan in Case No. 87-245-SPH shall be amended accordingly; that a Group Adult Care Center and Group Child Care Center should be permitted at the subject location in accordance with Petitioner's Exhibit A; and that a freestanding sign of 8 sq.ft. per side (16 sq.ft. total) in addition to the permitted 8 sq.ft. wall-mounted sign be approved, and as such, the Petitions for Special Hearing, Special Exception and Zoning Variance be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any sign permits, Petitioners shall submit a detailed sign plan of the 8 sq.ft. freestanding directional sign granted herein for review and approval by the Deputy Zoning Commissioner. Said sign shall be limited to the following wording: "Rockdale Professional Center."

3) Prior to the issuance of any permits, Petitioners shall develop and submit for approval by the Baltimore County Landscaping Planner a landscaping plan for the subject property. A copy of the approved landscaping plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 6/13/89
By [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3533
J. Robert Haines
Zoning Commissioner

June 1, 1989



S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND ZONING VARIANCE
SE/S Rolling Road, 292' SW of the c/l of Liberty Road
(3527 Rolling Road)
2nd Election District - 2nd Councilmanic District
Riva Limited Partnership - Petitioners
Case No. 89-405-SPHXA

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Jim Janas
Liberty Community Development Corporation
3820 Fernside Road, Randallstown, Md. 21133

Mr. Jeff Supik
3523-25 N. Rolling Road, Randallstown, Md. 21133

Ms. Virginia H. Griffin
Baltimore County Health Department

People's Counsel

File

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 203.2C to permit a free-standing sign of 15 sq. ft. per side in addition to the permitted 8 sq. ft. wall-mounted sign.

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

1. Location of property
2. Proposed multiple uses and need for identification
3. Other reasons to be presented at Hearing

BALTIMORE COUNTY, MARYLAND No. 065600

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1-25-89 ACCOUNT R-D-115111

AMOUNT \$ 250.00

RECEIVED FROM S. Eric DiNenna, Esquire

FOR 100% of the fee for the 15 sq. ft. sign

B 812 *****250.00

VALIDATION OR SIGNATURE OF CASHIER

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County.

solemnly declare and affirm,

nalities of perjury, that I/we

owner(s) of the property

subject of this Petition.

Partnership

ne)

ad

aryland 21401

ae)

Signature

City and State

Address

Phone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

S. Eric DiNenna, Esquire

409 Washington Ave., Ste. 600

Towson, Maryland 21204

City and State

Address

Phone No.

Attorney's Telephone No.: 296-6820

Address

Phone No.

Address

Phone No.

Address

Phone No.

Address

Phone No.

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Phone No.

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Phone No.

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Phone No.

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Phone No.

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Phone No.



PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-405-SPHXA

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 and to determine if a Group Adult Care Center is synonymous with a Group Child Care Center; to amend approval site plan per Case # 87-245SPA

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

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

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

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

Attorney for Petitioner: (Type or Print Name) Signature Address City and State

Attorney's Telephone No.: 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1989, 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 14th day of April, 1989, at 10 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 6/13/89
By [Signature]

PROTESTANT(S) EXHIBIT (2)

PROTESTANT(S) EXHIBIT (3)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

March 6, 1989

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, Special Hearing, & Zoning Variance
CASE NUMBER: 89-405-SHXA
355 Rolling Road, 292' SW c/l Liberty Road
3577 Rolling Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Riva Limited Partnership
HEARING SCHEDULED: FRIDAY, APRIL 14, 1989 at 10:00 a.m.

Special Exceptions: Group Child Care Center; Group Adult Care Center.
Special Hearing: To determine if a Group Adult Care Center is synonymous with a Group Child Care Center; to amend approval site plan per Case #87-245-SPA.
Variance: to permit a free-standing sign of 15 sq. ft. per side in addition to the permitted 8 sq. ft. wall-mounted sign.

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: Riva Limited Partnership
S. Eric DiNenna, Esq.
File

DiNENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BORGERDING

January 27, 1989

RECEIVED
FEB 1 1989

ZONING OFFICE

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

RE: Item No. 315
Riva Limited Partnership-Petitioner

Dear Mr. Commissioner:

This is to advise you that the above-captioned matter was filed with your office on Wednesday, January 24, 1989.

I am much aware of the Commissioner's schedule of hearings, but due to my client's desires to convert the existing structure to the proposed uses, I would respectfully request a hearing as soon as possible.

The property owner is under tentative contract with Lessees to operate the facility as proposed and there is an emergency to provide as a child day care facility, as well as adult day care facilities, as soon as possible as fostered by the Administration of Baltimore County.

Accordingly, I would respectfully request this matter be set in as quickly as possible before his Honor to make a determination as to the Petition filed.

I wish to thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:cjc
cc: Riva Limited Partnership
c/o Randy Peterson

DiNENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BORGERDING

SUITE 600
MERCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

February 2, 1989

Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Riva Limited Partnership
Rolling Road Special Exception

Dear Mr. Commissioner:

The above-captioned matter was filed for Special Exception special hearing on January 27, 1989.

Due to the commitment of my clients to have this facility available in the latter part of the spring, I respectfully request that this matter be set in for a hearing as soon as possible.

This facility will provide a day care center for children, as well as day care for adults in need of supervision. Baltimore County presently operates several of these facilities as a matter of right and under the governmental immunity (public use) provision of zoning, but my client wishes to provide same in this general vicinity where none are provided.

Accordingly, it is imperative that this matter be determined by your office as to the legitimacy of the request as soon as possible and again, I request a hearing at your earliest convenience.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:cjc
cc: Riva Limited Partnership
c/o Mr. Randy Peterson

RECEIVED
FEB 3 1989

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Public Health Nursing Services

DIRECTORY OF FREE-STANDING ADULT DAY CARE CENTERS IN BALTIMORE COUNTY

1. Catonsville Adult Medical Day Care Center
501 N. Rolling Road
Baltimore, Maryland 21228
887-0878
Director: Michelle Moore Haasen
Licensed Capacity - 30
Sponsored by Baltimore County Department of Aging - Non-profit
Opened February 2, 1988
2. Golden Pond Adult Medical Day Care and Rehabilitation
Medical Center West Building
6630 Baltimore National Pike
Baltimore, Maryland 21228
788-1455
Director: Marianne Kerut, RN
Licensed Capacity - 45
Corporate ownership - For profit
Opened June 17, 1985
Note: Open Saturdays 8:30 - 4:30
3. The Donald P. Hutchinson Day Rehabilitation Center
6300 Smith Avenue
Baltimore, Maryland 21209
486-4722
Director: Kathleen Sarnecki
Licensed Capacity - 125
Sponsored by Chimes, Inc.
Serves mentally handicapped population
Opened November 3, 1986
4. Key East Adult Day Care Center
7401 Holabird Avenue
Baltimore, Maryland 21222
887-7245
Director: Michelle Moore Haasen
Licensed Capacity - 30
Sponsored by Baltimore County Department of Aging - Non-profit
Opened March 1, 1984

PETITIONER'S
EXHIBIT 6

5. Sulphur Spring Center
United Cerebral Palsy of Central Maryland, Inc.
1660 Sulphur Spring Road
Baltimore, Maryland 21227
242-5040
Director: Carol Seckington
Licensed Capacity - 30
Sponsoring Organization - Non-profit
Serves population with cerebral palsy
Opened November 10, 1987
6. Towson Adult Medical Day Care Center
611 Central Avenue
Towson, Maryland 21204
887-2046
Director: Sandra Betsill
Licensed Capacity - 30
Sponsored by Baltimore County Department of Aging - Non-profit
Opened July 1, 1986
7. Towson Community Adult Center
6806 Orchard Tree Lane
Towson, Maryland 21204
339-7656
Director: Laura Callahan, R.N.
Licensed Capacity - 30
Corporate Ownership - For profit
Opened July 11, 1988

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Public Health Nursing Services

PETITIONER'S
EXHIBIT 7

ADULT DAY CARE

Adult day care is a community-based group program designed to meet the needs of functionally impaired adults through an individual plan of care. It is a structured, comprehensive program that provides a variety of health, social and related support services in a protective setting during daytime hours.

Individuals who participate in adult day care attend on a planned basis during specified hours. Adult day care assists participants to remain in the community and enables families and other caregivers to continue caring for an impaired member at home.

In 1973 the State Legislature enacted legislation which authorized the Adult Day Care Program of the Aged and Chronically Ill Services Administration, Department of Health and Mental Hygiene to provide "an alternative to the unnecessary commitment of elderly persons to nursing homes, State institutions, or other long-term care facilities..." (Health-General Article, Title 14, Subtitles 2 and 3 Annotated Code of Maryland).

All Adult Day Care centers located in Maryland must be licensed by the State or local health department. Regulations governing day care for adults were adopted in 1979 (COMAR 10.26.01).

To achieve the goal of maintaining individuals in the community, Adult Day Care centers provide a wide range of supportive health and social services to impaired adults. Additionally, a licensed center which meets the requirements may enter into a contract with the Department of Health and Mental Hygiene-Medical Care Program to provide medical day care to eligible, medically handicapped adults aged sixteen and over, who receive Medical Assistance. Services offered are designed to assist health impaired adults toward achieving or maintaining their optimal capability for self-care, to stimulate and support physical and mental functioning, and to improve and reinforce social interaction. Another important function of adult day care is to provide respite to the care giver(s).

Specific services offered include nutrition, personal care, activities of daily living, exercise, therapeutic activities, counseling, transportation and leisure-time activities. Other services may include rehabilitative services such as physical, occupational or speech therapy, nursing and social work services. Each participant's needs are carefully assessed by center staff and an individual plan of care is developed and implemented. For the health impaired, and substantially homebound elderly these activities and services can very well mean the difference between remaining in the community and prematurely entering a long-term care facility.

PLEASE PRINT CLEARLY

Petitioner's Exhibit 8
PROCEEDING - SIGN-IN SHEET



Day care
isn't just
for kids

LEWISTOWN, Va. - A group of elderly people gathered in a circle, facing their neighbors and a segment of a physical therapist. Others, seated in a row, were watching the group.

Craft, volleyball, bowling, singing, and other activities are part of the schedule of activities at the day care center. The center is a part of the schedule of activities at the day care center. The center is a part of the schedule of activities at the day care center.

This scene is familiar at a growing number of adult day-care centers across the country. The centers are a part of the schedule of activities at the day care center. The center is a part of the schedule of activities at the day care center.

"Adult day care allows people to stay in their homes and receive the care they need. It's a place where they can get the help they need and stay in their homes."

The National Institute on Aging, a part of the U.S. Department of Health and Human Services, is the lead agency for the study of aging and the promotion of healthy aging.

Activities at the day care center are both enjoyable and therapeutic. The center provides a variety of activities for its participants. The center is a part of the schedule of activities at the day care center.

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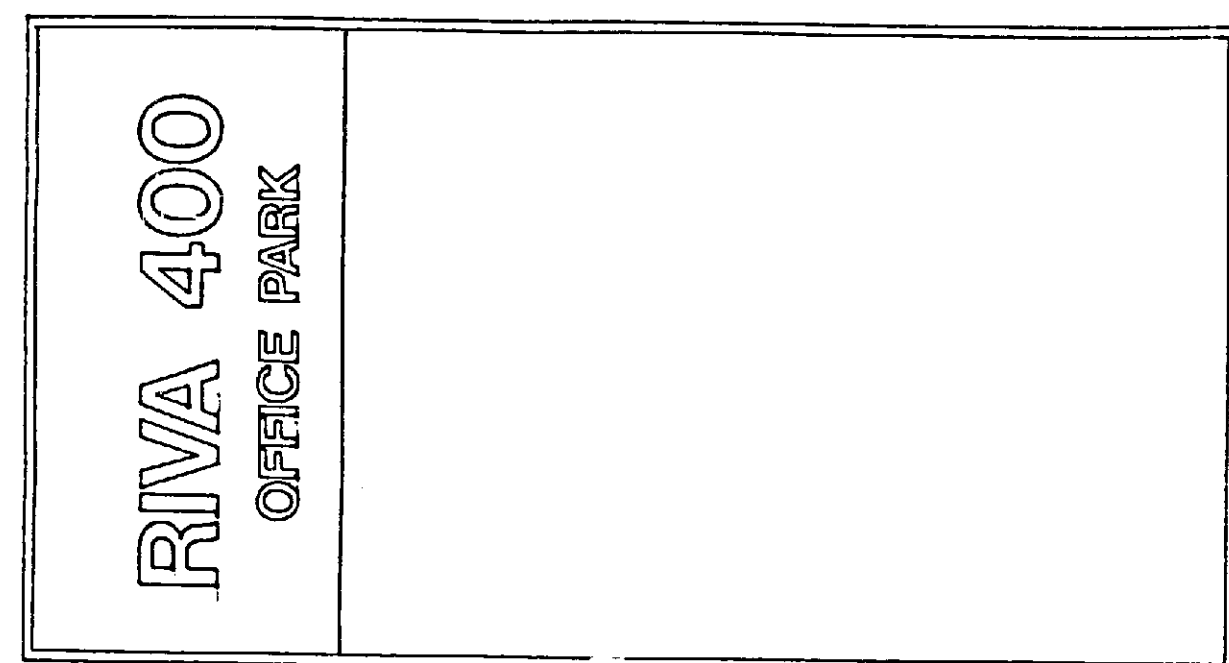
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PROPOSED BUILDING SIGN

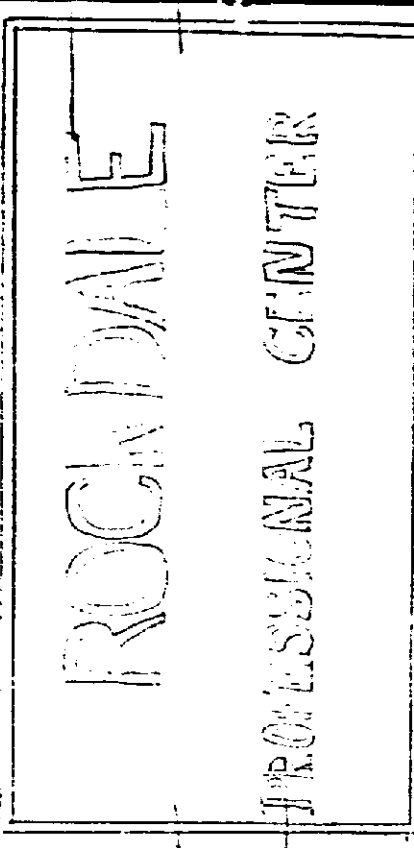
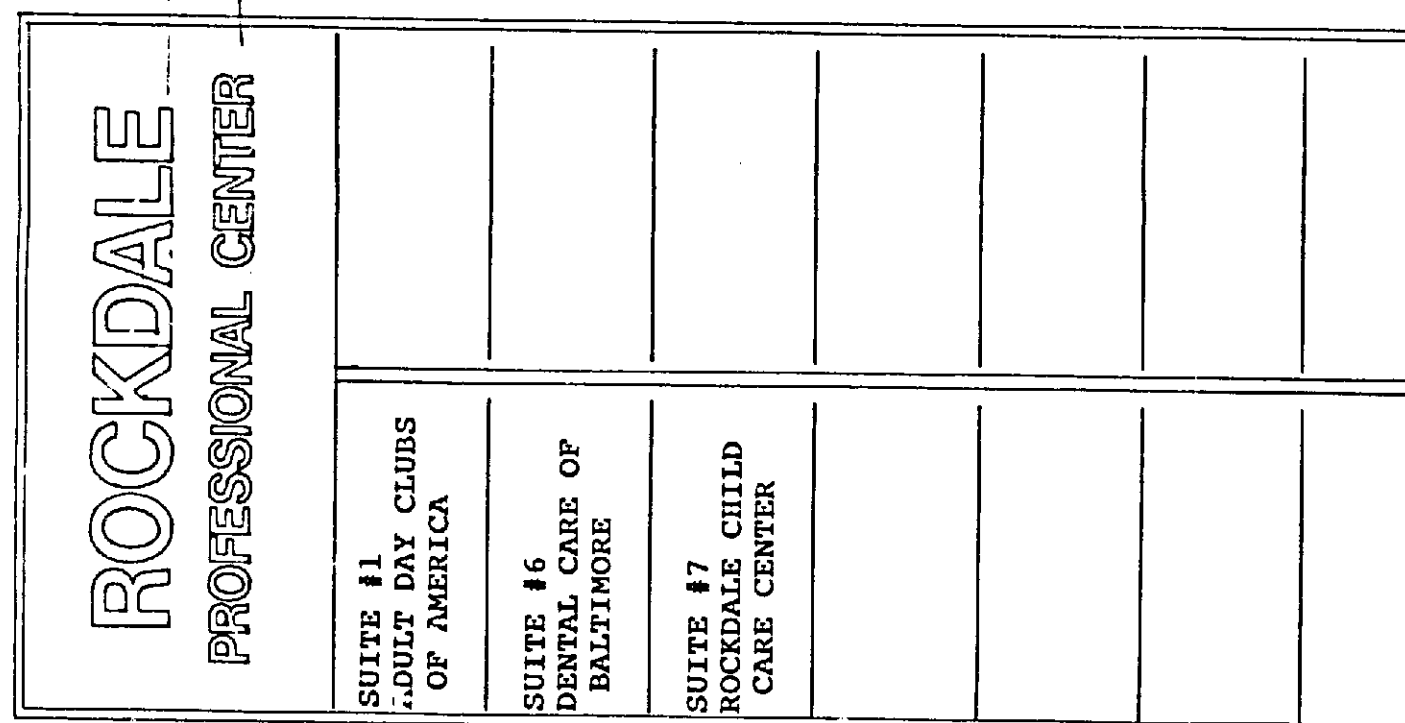


Exhibit B

PROPOSED DIRECTORY SIGN



Age to Scale
These Dimensions
of Original Size

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/6/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 315, Zoning Advisory Committee Meeting of February 7, 1989
Property Owner: Riva Limited Partnership
Location: 3527 Rolling Road
Water Supply: Metro
Sewage Disposal: Metro
District: District:
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, 887-3777, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation 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, sauna, 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 Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () 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 887-3765, 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, 887-3775.
- () 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 887-3765.
- () 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 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. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

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

Paul H. Reincke
Chief

February 14, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204
Re: Property Owner: Riva Limited Partnership
Location: #3527 Rolling Road
Item No.: 315
Zoning Agenda Meeting of February 7, 1989

Centlemen:

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: *[Signature]*
Planning Group
Special Inspection Division

NOTED & APPROVED: *[Signature]*
Fire Prevention Bureau

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1989

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

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 315, Case No. 89-405-SPHXA
Petitioner: Riva Limited Partnership, et al
Petition for Zoning Variance, Special Exception,
and Special Hearing

Dear Mr. DiNenna:

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BORGERDING, JR.

P.O. BOX 10108
TOWSON, MARYLAND 21285-0108

SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 296-6820
TELEFAX (301) 296-6884

July 18, 1989

Ann Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
Room 109
Towson, Maryland 21204

RE: Case No.: 89-405-SPHXA
Riva Limited Partnership,
Petitioners

Dear Madam Commissioner:

Please refer to my letter of June 30, 1989 and my letter of June 13, 1989, wherein we discussed an Order Non Pro Tunc concerning the above-captioned matter and the sign to be allowed on the property.

As of this date I have not received an Order.

Please advise me of your position in this matter.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:cjc
cc: Riva Limited Partnership

RECEIVED
JUL 20 1989
ZONING OFFICE

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

March 1, 1989

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



Dennis F. Rasmussen
County Executive

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 290, 297, 298, 309, 310, 311, 315, 317, 319, 320, 321, & 323.

89-405-SPHXA
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
8th day of February, 19 89

[Signature]
J. Robert Haines
Zoning Commissioner

Petitioner: Riva Limited Partnership
Petitioner's Attorney: S. Eric DiNenna
Received by: JAMES E. DYER
Chairman, Zoning Plans
Advisory Committee

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
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SUITE 600
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TOWSON, MARYLAND 21204

(301) 296-6820
TELEFAX (301) 296-6884

June 30, 1989

Ann Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
Room 109
Towson, Maryland 21204

RE: Case No.: 89-405-SPHXA
Riva Limited Partnership,
Petitioners

Dear Madam Commissioner:

Please refer to my letter of June 13, 1989, wherein I discussed the above-captioned matter and your opinion rendered.

I had requested that you issue an Order Non Pro Tunc to allow the 15 square feet per side sign in addition to the 8 square feet per side sign in addition to the 8 square foot sign on the building.

Please advise me of your thoughts in this matter.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:cjc
cc: Riva Limited Partnership

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BURGERDING, JR.

P.O. BOX 10508
TOWSON, MARYLAND 21205-0508
SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

June 13, 1989

S. Ann Nastarowitz, Esquire
County Office Building
Room 109
Towson, Maryland 21204

RE: Case No.: 89-405-SPHXA
Riva Limited Partnership,
Petitioners

Dear Madam Commissioner:

I have discussed with my clients the restriction you imposed concerning the size of the free standing sign with my clients.

As you recall, Restriction No. 2 indicates an 8 square foot sign per side restriction.

It is imperative that they have a sign 15 square feet per side because of the listing of the tenants of the center and proper identification of the center.

If you recall, Rolling Road is an arterial and pursuant to Section 203.3C.1, an additional 15 square foot per side sign is allowed along a principal arterial. The location of this sign will not be adjacent to a residentially zoned or used frontage.

You indicated to me that you would review this and if you felt it was in order, would issue an Order Non Pro Tunc to allow the 15 square feet per side.

The reason this Request for Variance was filed, was the confusion initially upon filing as to the arterial of Rolling Road as well as an established RQ zone and used structure.

Thank you for your cooperation. If you have any questions, do not hesitate to call upon me.

Very truly yours,

S. ERIC DINENNA

RECEIVED
JUN 14 1989

ZONING OFFICE

SED:cjc
cc: Riva Limited Partnership

p.s.: I am in receipt of a letter of June 8, 1989 to you from Mr. Jeff Supik, one of the Protestants who indicates that he is not opposed to the 15 square foot per side sign.

SED

Baltimore County
Office of Planning and Zoning
Towson, Md. 21204
PPZ-3353
JUN 14 1989
RECEIVED
Special Exception/Variance
Case # 89-405-SPHXA
Petitioner: Riva Limited Partnership
Rockdale Professional Center

Attn: Ann M. Nastarowitz,

ZONING OFFICE

Dear Deputy Commissioner,

Not knowing exactly how much weight a neighbors' opinion has on another's request for exceptions and variances, in order to be fair to the petitioner, I feel further explanation of my proposal to the "immediate approval" of their sign variance requested should be given to Baltimore County.

To be perfectly honest, I don't believe a 15 sq. ft. 2 sided sign, freestanding at their entrance, is out of line. As a matter of fact, it could be an asset to the appearance of their frontage. Had Mr. Dinenna been more concerned for the interest of myself and that of his client, his "line of questioning" would have been directed to the issue of hand, is: Why did I object to an immediate approval of said variance request? If he had given me the opportunity, my response would have been as follows:

At the present, there are 2 signs, temporary ones I assume, one measuring 3' wide and 15' high. Besides the 2 mentioned, there is a third: an illuminated, freestanding, rectangular sign which I feel is very appealing and fitting to the need of the center. What is the destiny of the 3 mentioned signs? And what does the proposed sign look like and where will it be located? It would have been that simple! I hope you were aware of the existing sign conditions, allowing you to understand my concerns and enabling you to completely evaluate the site proposals, while making your decisions. I was totally in favor of all other requests made by the petitioner.

I am also strongly in favor of harmony, cooperation and understanding between all members of our society. I would also like to thank Baltimore County for its consideration in this issue and all others concerning the security and preservation of our business and residential communities. At the same time I would like to commend Mr. Dinenna and his clients for their accomplishments. I hope to achieve near as much! If I can be of assistance to anyone, all they need do is ask!

Sincerely,

Jeff Supik
Jeff Supik
367325 N. Rolling Rd.
Baltimore, Md. 21207
301-665-7821

P.C. (photo-copy) Mr. Eric Dinenna

Case # 89-405 XASPH
ITEM # 315

The petitioner requests a special exception for a group child care center/group adult care center: a special hearing to determine if a group adult care center is synonymous with a group child care center and to amend the approved site plan of Case # 87-245 SPH; and a variance to permit a free-standing sign of 15 sq. ft. per side in addition to the permitted 8 sq. ft. wall mounted sign. In reference to this request, staff provides the following comments:

Current Planning:

The site is presently zoned RQ. A special exception for Class B office building was granted in Case # 86-107X, and the site plan for such was granted in Case # 87-245 SPH. Section 203.3c allows a free standing sign with a 15 square feet on each side when located along a principal arterial if the adjacent land is non-residentially zoned or used. In this case, Rolling Road is a principal arterial, but the adjacent land is zoned residentially and used as a parking lot. As such the use would be appropriate. The northernmost alternate location is preferred and a detail of the sign should be provided on the site plan. The dumpster should be relocated away from the adjacent residential use. A preferred location would be in the vicinity of the stormwater management pond adjacent to the rear of the McDonald's parking lot.

Area Planner:

No comment on the use of the site.....Executive stated that there should be more child care facilities in the County. Is sign already there? Dumpster is facing adjacent property front yard. Extent of wooden fence?

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
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SUITE 600
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409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884

May 12, 1989

S. Ann Nastarowitz, Esquire
County Office Building
Room 109
Towson, Maryland 21204

RE: Case No.: 89-405-SPHXA

Dear Ms. Nastarowitz:

As per your request, enclosed herewith please find a plan of the proposed free standing sign per the above-captioned matter.

Thank you for your cooperation. I would respectfully request that a decision be made as soon as possible as my clients are anxious to proceed with the project, if granted.

Very truly yours,

S. ERIC DINENNA

RECEIVED
MAY 16 1989

ZONING OFFICE

SED:cjc
Enclosure

Maryland Land &
Properties, Inc.

Sales
Leasing
Property Management
8 June 1989

Mr. John Alexander
Baltimore County
Zoning Room #113
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception #89-405-SPHXA-Rockdale Professional Center

Dear Mr. Alexander:

Enclosed you will please find the landscaping plan which was used for the property known as Rockdale Professional Center.

As I explained to you on the phone yesterday, the landscape work has been completed since March 1988.

I hope this will free our Childrens Day Care tenant improvement permit.

If you need anything additional, please feel free to call me at the number below. I thank you in advance for your help in this matter.

Sincerely,

Linda C. Hatfield
Linda C. Hatfield
President

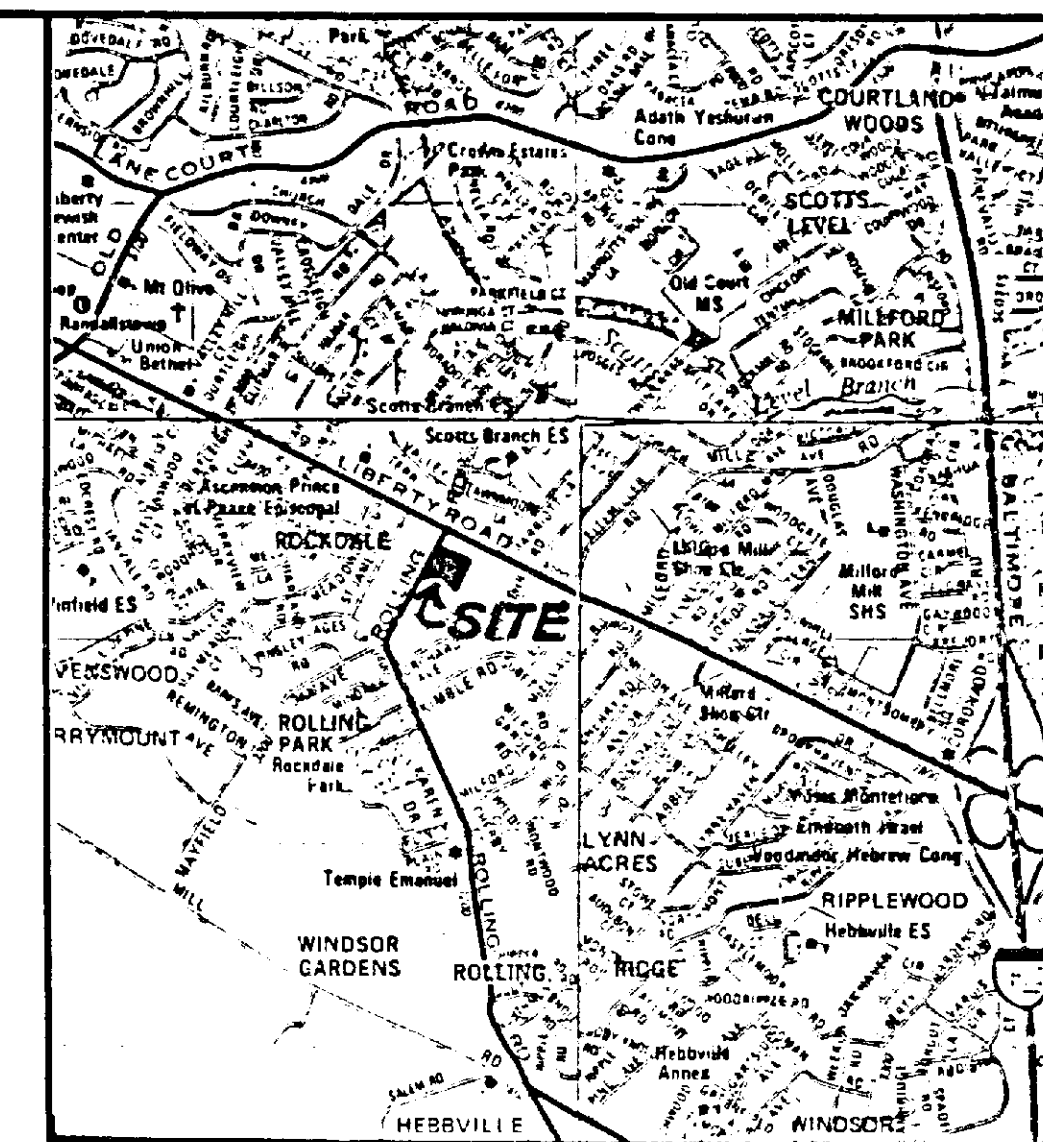
/lch
Attachment

(301) 266-0900 (301) 261-8567 (301) 841-5691

2901 Riva Trace Parkway • Suite 2 • Annapolis, Maryland 21401

UNRECORDED

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION AND VARIANCE TO THE ZONING ORDINANCE FOR A GROUP CHILD CARE CENTER AND GROUP ADULT CARE CENTER. THE SITE PLAN IS AS GRANTED PER CASE NO. 87-245 SPH.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

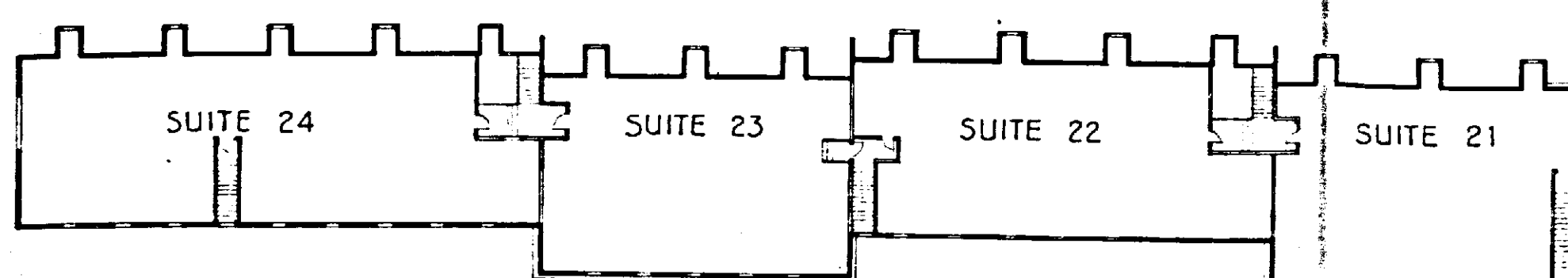
- ELECTION DISTRICT 2
- COUNCILMANIC DISTRICT 4023 03
- CENSUS TRACT
- SITE DATA:
 - GROSS AREA 2.12 AC±
 - NET AREA 2 AC ±
 - AVERAGE DAILY TRIPS 515
 - NO. OF EMPLOYEES (DAY CARE 167, OFFICE 302)
 - HRS. OF OPERATION (DAY CARE 7 AM - 6:30 PM, OFFICE 8 AM - 5 PM)
 - ZONING CASE 87-245 SPA
- LANDSCAPING IS EXISTING PER PLAN APPROVED BY BALTIMORE COUNTY.
- PARKING:
 - ADULT DAY CARE EMPLOYEES (11 @ 1 EA) 11
 - CHILD DAY CARE EMPLOYEES (22 @ 1 EA) 22
 - (NEW USE)
 - MEDICAL OFFICE 1ST FLOOR (3000 + 300) 10
 - (EXISTING USE)
 - GEN. OFFICE 2ND FLOOR (10,000 + 500) 20
 - (EXISTING USE)
 - TOTAL PARKING REQUIRED 61
 - TOTAL PARKING EXISTING (80 - 6) 74
- AVERAGE DAILY TRIPS (A.D.T.)
 - MULTI USE OFFICE PARK (20.6 ± 25) 515
- AMENITY OPEN SPACE:
 - AMENITY OPEN SPACE REQUIRED (25%) 53 AC±
 - PROPOSED 72 AC±
- USES:
 - 1ST FLOOR: ADULT DAY CARE SUITE 1, 2, 3, 4, 5, 6, 7
 - MED. OFFICES SUITE 8, 9, 10, 11, 12, 13
 - CHILD DAY CARE SUITE 21, 22, 23, 24
 - 2ND FLOOR: GENERAL OFFICES

Exhibit A

PLAT TO ACCOMPANY ZONING PETITIONS

- A PETITION FOR A SIGN VARIANCE TO PERMIT A FREE-STANDING SIGN OF 15 S.F. PER FACE IN ADDITION TO THE PERMITTED 8 S.F. WALL-MOUNTED SIGN PER SECTION 203.3 C.
- A PETITION FOR A SPECIAL HEARING TO DETERMINE IF A GROUP ADULT CARE CENTER IS SYNONYMOUS WITH A GROUP CHILD CARE CENTER.
- A PETITION FOR A SPECIAL EXCEPTION FOR A GROUP CHILD CARE CENTER AND GROUP ADULT CARE CENTER PER SECTION 424.2 F AND 424.5 B.
- PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING TO AMEND THE SITE PLAN OF AN EXISTING "CLASS B" OFFICE BLDG. AS GRANTED PER CASE NO. 86-107 SX AND AMENDED PER CASE NO. 87-245 SPA.

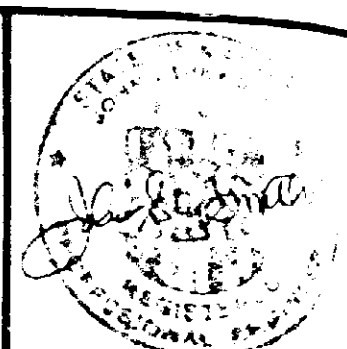
NOTE: ALL IMPROVEMENTS ARE EXISTING PER APPROVED C.R.G., PREVIOUS ZONING APPLICATIONS AND LANDSCAPE PLAN.



SECOND FLOOR PLAN
SCALE: 1" = 30'

REVISED 4/22/89
INCREASED PARKING FOR DAY CARE.

GWS
GFORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-0120

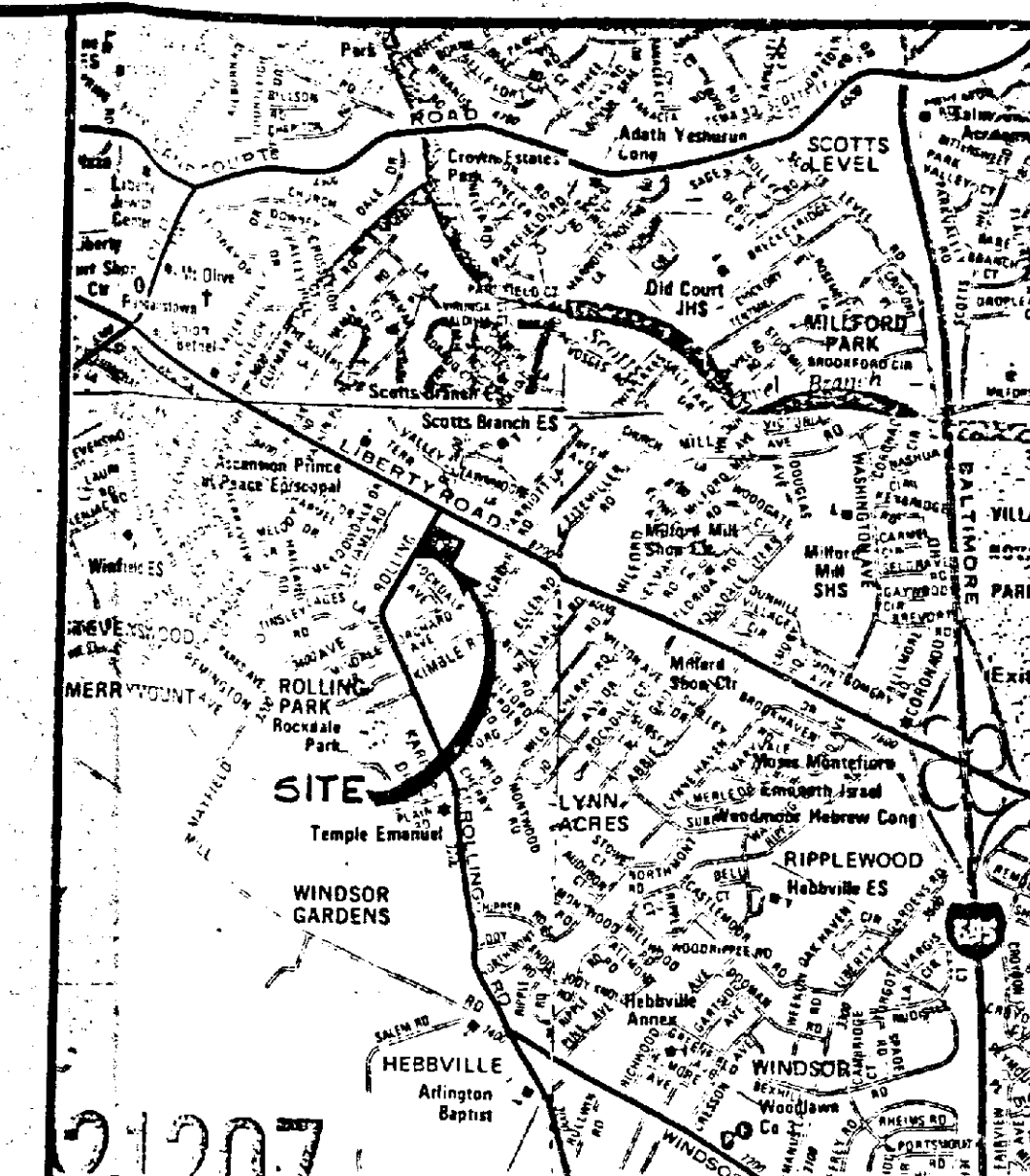
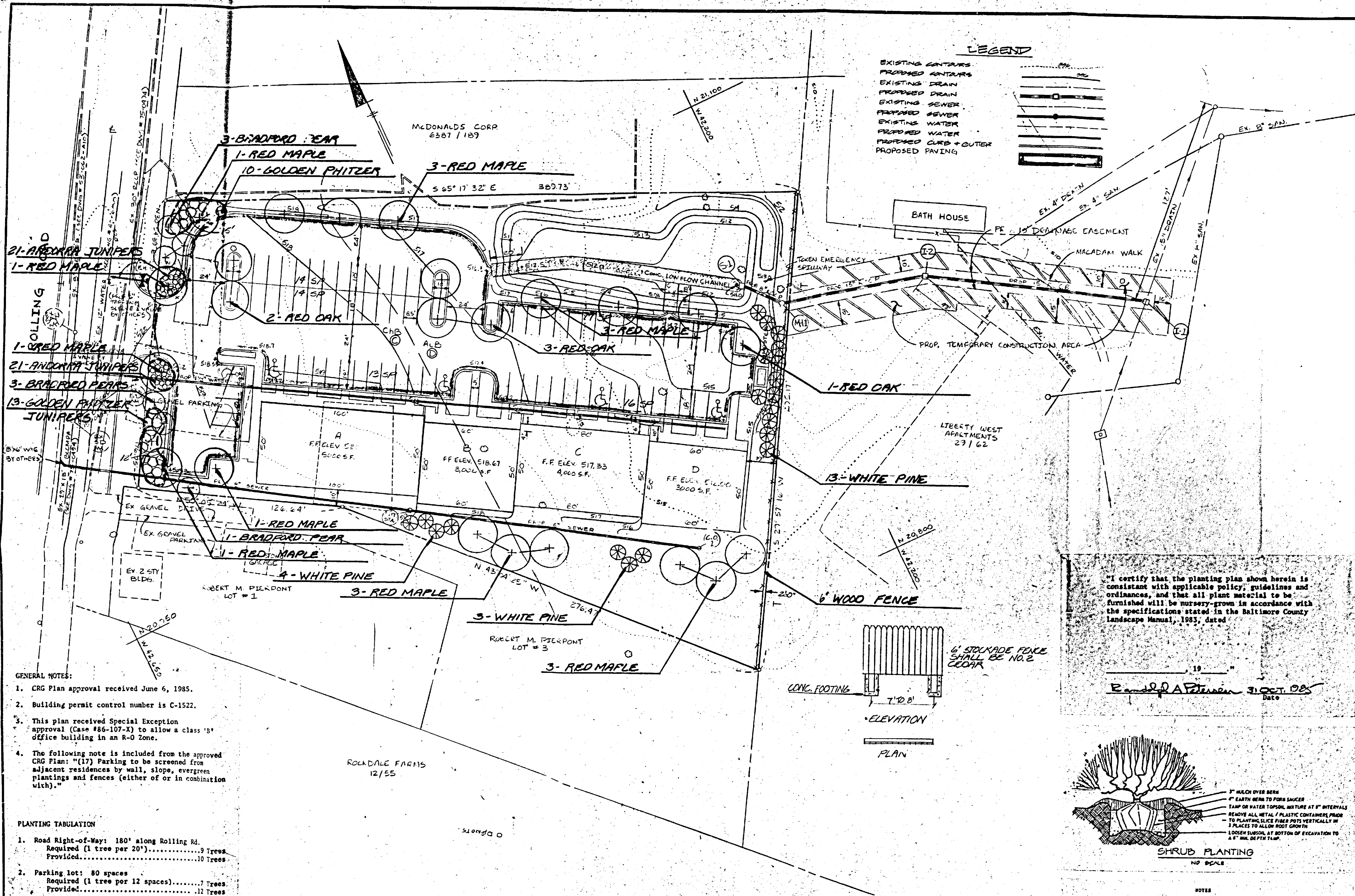


OWNER
RIVA LIMITED PARTNERSHIP
SUITE 420
2661 RIVA ROAD
ANNAPOLIS, MARYLAND 21401
(301) 841-5535

ROCKDALE PROFESSIONAL CENTER
formerly
PRI-MED

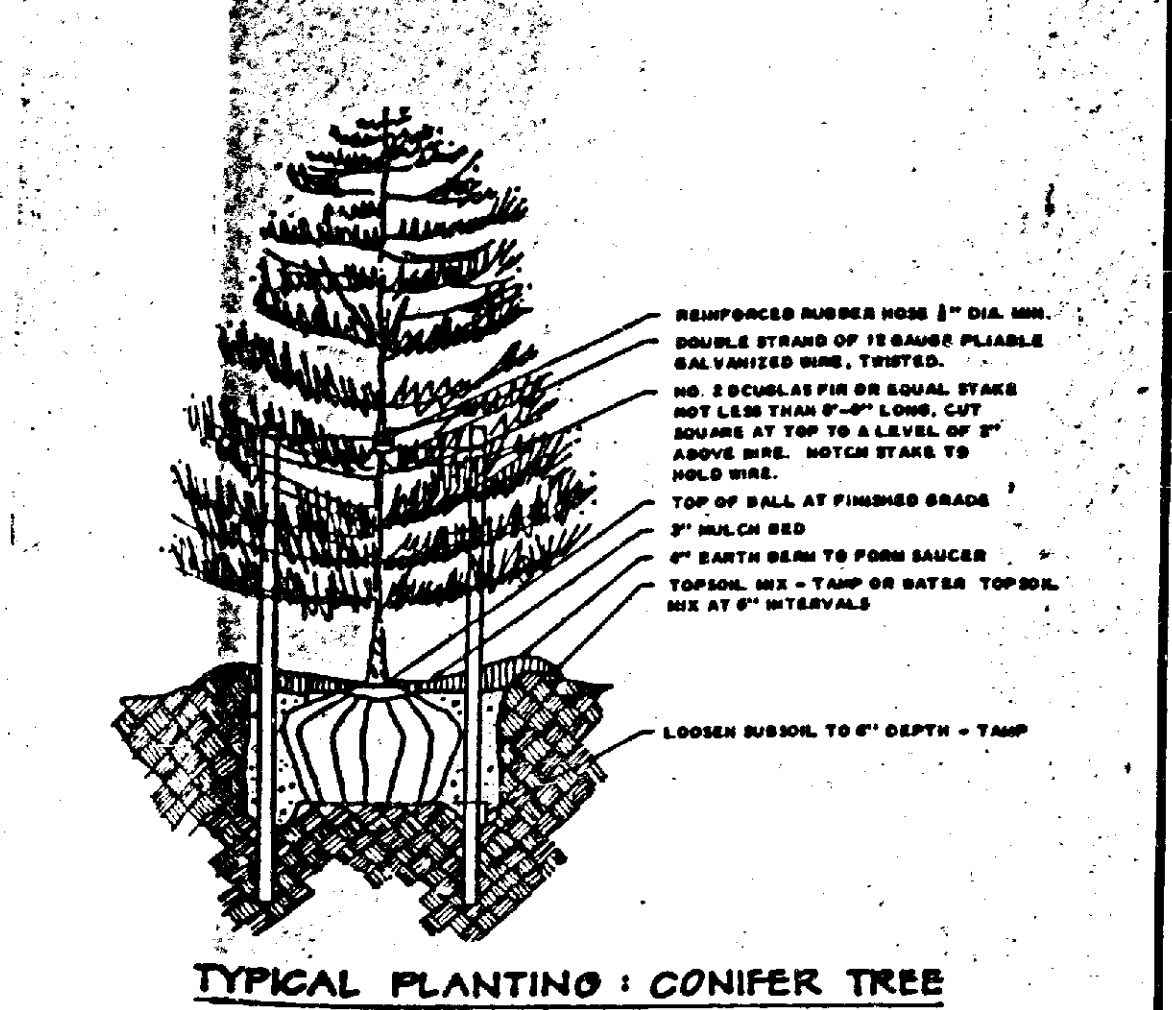
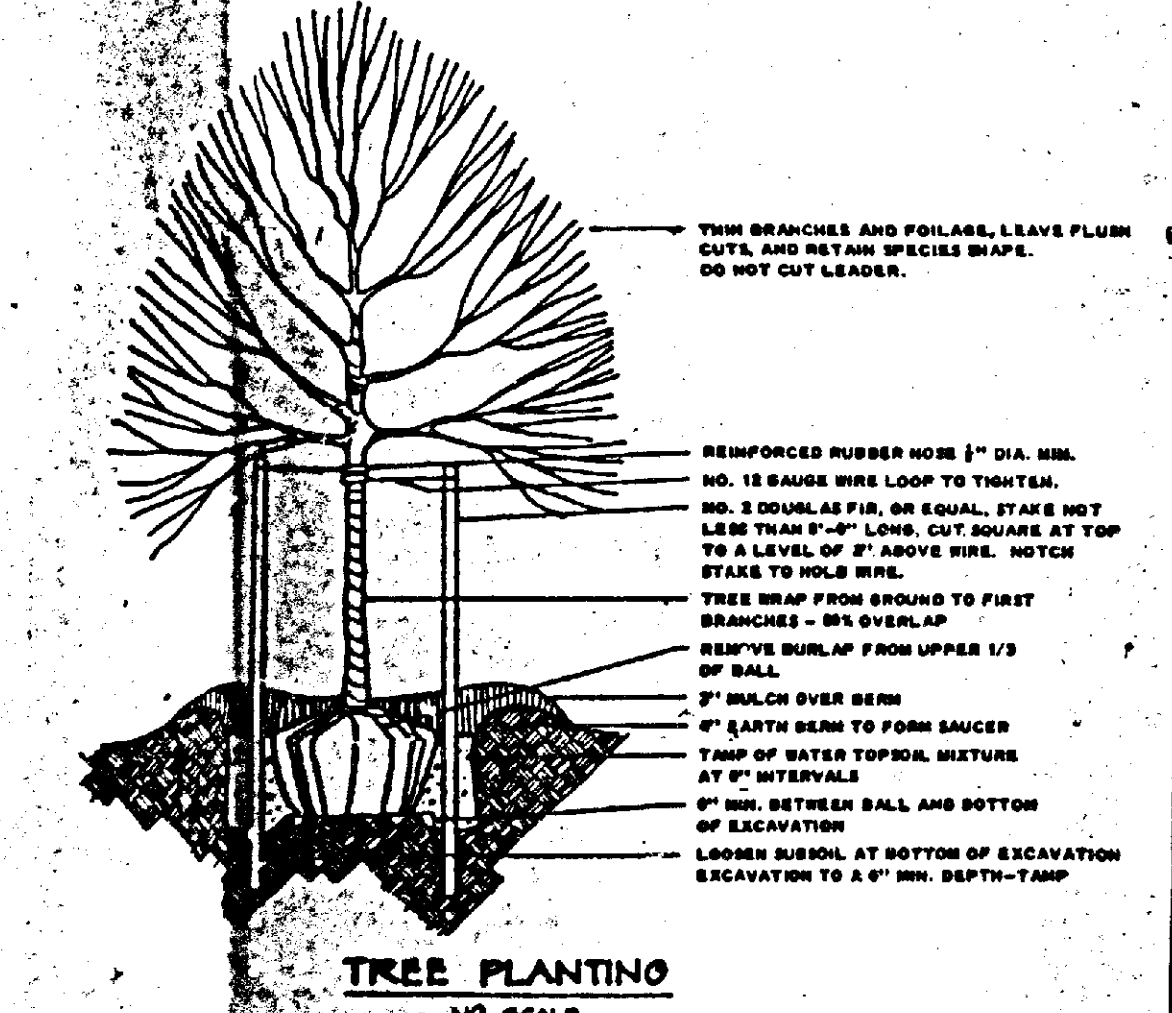
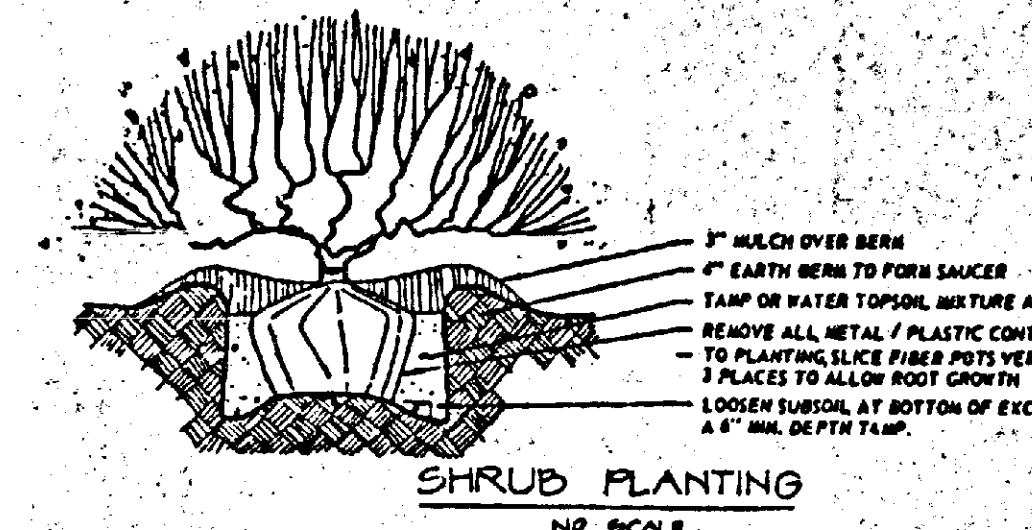
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
P.N. 5184

ELECTION DISTRICT NO. 2
OCTOBER, 1988



"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1985, dated _____, 1985."

Barbara A. Peterson 31 OCT 85
Date



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(501) 925-8120

OWNER/DEVELOPER
ANNAPOLIS DEVELOPMENT CORP.
2861 Riva Road, Suite 420 Annapolis, Maryland 21401

DEVELOPER'S/LANDOWNER'S CERTIFICATION

I/We hereby certify that all proposed work shown on these construction drawing(s) and on the approved sediment control drawing(s) will be accomplished pursuant to these plans.

SIGNED _____ P.E. _____
DATE _____

DESIGNED:
DRAWN:
CHECKED:
REVISIONS:

LANDSCAPE PLAN
PRI-MED
PART OF A RESUBDIVISION
OF PLAT NO. 46-24
BALTIMORE CO., MD.
SCALE: 1" = 30'
C 1522-85
ELECTION DIST. #2
DATE: OCT. 31, 1985
SHEET 1 OF 1