

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
SND ZONING VARIANCE - E/S \* DEPUTY ZONING COMMISSIONER  
Charles Street, 317' NE of the \* OF BALTIMORE COUNTY  
Extended c/1 of Ruxton Ridge Rd. \* Case No. 90-152-XA  
9th Election District  
4th Councilmanic District  
Charlestown Garth Joint Venture  
Petitioners

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for withdrawal from Counsel for Petitioners,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of November, 1989 that the Petitions for Special Exception and Zoning Variance be and the same are hereby DISMISSED without prejudice.

*A. H. N. ...*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
For Baltimore County

- Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue, Suite 600, Towson, Md. 21204
- Ms. Louise M. Schultz, Executive Director  
Ruxton-Riderwood-Lake Roland Area Improvement Assoc.  
Box 204, Riderwood, Md. 21139
- Mr. Charles F. Fitzsimmons  
1303 W. Joppa Road, Ruxton, Md. 21204
- Ms. Rosa Oken  
1203 Wine Spring Lane, Towson, Md. 21204
- Mr. J. J. Warren  
1210 Wine Spring Lane, Towson, Md. 21204
- People's Counsel
- File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-152-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an Elderly Housing Facility pursuant to Baltimore County Council Bill No. 36-88 containing 125.25 density units instead of the 18 density units permitted under the existing DR-2 zone because of the presence on the property of an historic building known as the MHT BA 1765 which will be relocated on the site and preserved, and relief to modify R.T.A. requirements.

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

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

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

Contract Purchaser: ANGELES HOUSING CONCEPTS, INC.  
Legal Owner(s): CHARLESTOWN GARTH JOINT VENTURE  
By: *John P. Resch* (Type or Print Name)  
Signature: *John P. Resch*  
Address: 10304 West Pico Boulevard  
City and State: Los Angeles, California 90064  
By: *James A. Franzoni* (Type or Print Name)  
Signature: *James A. Franzoni*  
Address: 7215 York Road  
City and State: Baltimore, Maryland 21212

Attorney for Petitioner: Richard A. Reid, Esq.  
Address: 102 West Pennsylvania Avenue  
City and State: Towson, Maryland 21204  
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Richard A. Reid, Esq.  
Name: Richard A. Reid, Esq.  
Telephone No.: 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 16 day of August, 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 3rd day of November, 1989, at 9:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-152-XA

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 409.5 to provide 25 parking spaces for an elderly housing facility instead of the required 126 spaces pursuant to Section 307.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
- because of practical difficulty and/or unreasonable hardship in that the additional 41 spaces are not required to service the facility; their construction would cause petitioner to incur unnecessary expense and create additional impervious surfaces which are not environmentally or aesthetically desirable.

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

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

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

Contract Purchaser: ANGELES HOUSING CONCEPTS, INC.  
Legal Owner(s): CHARLESTOWN GARTH JOINT VENTURE  
By: *John P. Resch* (Type or Print Name)  
Signature: *John P. Resch*  
Address: 10304 West Pico Boulevard  
City and State: Los Angeles, California 90064  
By: *James A. Franzoni* (Type or Print Name)  
Signature: *James A. Franzoni*  
Address: 7215 York Road  
City and State: Baltimore, Maryland 21212

Attorney for Petitioner: Richard A. Reid, Esq.  
Address: 102 West Pennsylvania Avenue  
City and State: Towson, Maryland 21204  
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Richard A. Reid, Esq.  
Name: Richard A. Reid, Esq.  
Telephone No.: 823-1800

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J. Robert Haines  
Zoning Commissioner of Baltimore County

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6424 TOWSON, MARYLAND 21284  
Description of Land at the Southeast Corner of Joppa Road and Charles Street.  
July 6, 1989

- Beginning at a point on the east side right-of-way line of Charles Street at the end of a course North 13° 00' East 317 feet from the intersection of the extended centerline of Ruxton Ridge Road and the east side right-of-way line of Charles Street, thence leaving said point of beginning and binding on the east side right-of-way line of Charles Street
- 1) North 10° 33' 40" East 263.94 feet; thence
  - 2) North 07° 25' 14" East 152.00 feet; thence
  - 3) North 12° 42' 39" East 202.47 feet; thence
  - 4) North 27° 47' 48" East 107.28 feet; thence
  - 5) North 42° 00' 41" East 187.41 feet; thence leaving said right-of-way line and binding on south right-of-way line of Joppa Road
  - 6) North 89° 32' 23" East 43.50 feet; thence leaving said right-of-way line
  - 7) South 03° 29' 14" East 1259.75 feet; thence
  - 8) North 74° 57' 14.8" West 406.57 feet; thence
  - 9) North 02° 51' 57.3" West 310.08 feet to said point of beginning.
- Containing 8.35 acres of land.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN AGREEMENTS OR CONVEYANCES.



CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 5, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in L. Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 5, 1989.

THE JEFFERSONIAN,

*S. Zuber*  
Publisher  
PO 17233  
Ry M 34226  
co 90-152-XA  
prio \$ 123.87

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

Angelo Housing Concepts, Inc.  
10301 West Pico Boulevard  
Los Angeles, California 90064  
ATtn: JOHN P. RESCH

Re: Petitions for Special Exception and Zoning Variance  
CASE NUMBER: 90-152-XA  
E/S of Charles Street, 317' NE extended c/1 of Ruxton Ridge Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Charlestown Garth Joint Venture  
Contract Purchaser(s): Angeles Housing Concepts, Inc.  
DATES OF HEARING: NOVEMBER 3, 1989 and NOVEMBER 8, 1989 at 9:30 a.m.

PLEASE BE ADVISED THAT \$ 173.87 IS due for advertising and posting of the above captioned property.  
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.  
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland Fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs  
cc: Royston, Mueller, McLean & Reid  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

September 20, 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 and Zoning Variance  
CASE NUMBER: 90-152-XA  
E/S of Charles Street, 317' NE extended c/1 of Ruxton Ridge Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Charlestown Garth Joint Venture  
Contract Purchaser(s): Angeles Housing Concepts, Inc.  
DATES OF HEARING: NOVEMBER 3, 1989 and NOVEMBER 8, 1989 at 9:30 a.m.

Special Exceptions for an elderly housing facility containing 125.25 density units instead of the 18 density units permitted because of the presence on the property of an historic building known as the MHT BA 1765, which will be relocated on the site and preserved and relief to modify R.T.A. requirements.

Special Exceptions for an elderly housing facility instead of the required (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.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs  
cc: Charlestown Garth Joint Venture  
Angeles Housing Concepts  
Royston, Mueller, McLean & Reid  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

August 23, 1989

Keith R. Truffer, Esq.  
Royston, Mueller, McLean & Reid  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204-4575  
Re: Angeles Housing Concepts, Inc.  
Item #37

Dear Mr. Truffer:  
A forty percent increase of petitions filed, along with a number of hearings lasting four to five days, result in an inability to schedule any early hearing dates.

As your reasons for the requested early hearing have merit, it is with regard that we inform you of this fact.  
Pursuant to our telephone conversation, this office will make every effort to schedule this above matter on or before October 27, 1989. However, should the amount of opposition indicate a lengthy hearing, it may be necessary to go beyond the October 27th date in order to afford your client two consecutive hearing dates.

Again I regret that we cannot honor your request and I thank you for your understanding.

Very truly yours,  
G. G. Stephens  
Hearing Desk  
887-3391

GGS:mf

Tracking System

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning

Date	Receipt Number	FEE Number	TYPE	Identification Number	Council District	Election District	Zip Code
27/07/89	068245	07	01	615407	4	07	21204

Petitioner: Angeles Housing Concepts, Inc.  
(Last) (First) (Middle Initial)

Property Address: 10301 West Pico Blvd., Calif, 90064  
(Number) (Street)

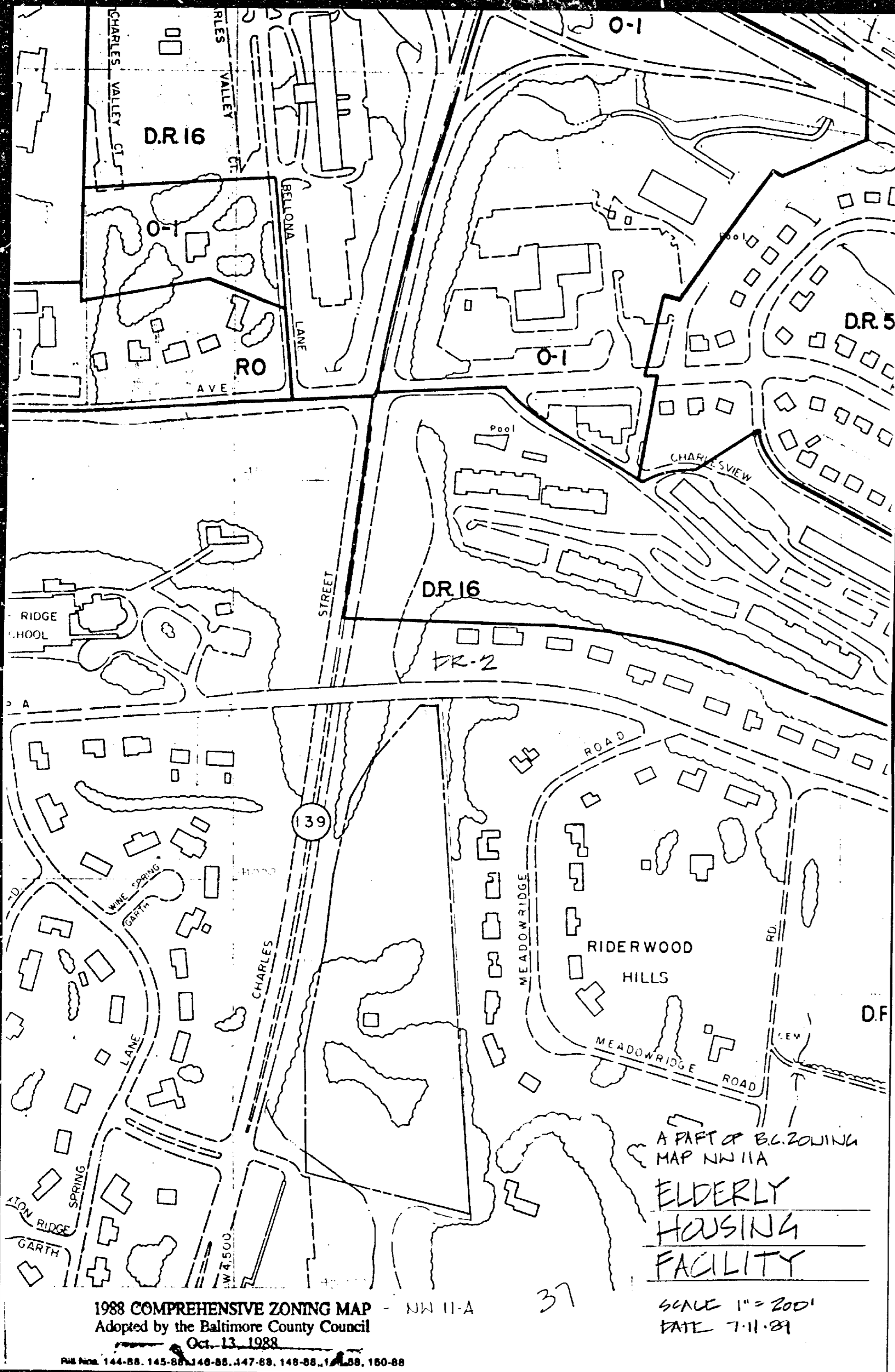
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 068245

DATE: 7/2/89 ACCOUNT: 01-015

AMOUNT: \$ 350.00

RECEIVED Royston, Mueller, McLean & Reid  
FROM: Angeles Housing Concepts, Inc.  
FOR: Special Exception - Case Number (437)

B B 0274\*\*\*\*33016: a 277:F  
VALIDATION OR SIGNATURE OF CASHIER  
LOW COUNTER



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

October 25, 1989

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

Richard A. Reid, Esquire  
102 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 37, Case No. 90-152-XA  
Petitioners: Charlestown Garth Joint Venture  
Petition for Zoning Variance and  
Special Exception

Dear Mr. Reid:

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,

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

JED:jw

Enclosures

cc: Charlestown Garth Joint Venture  
Angeles Housing Concepts, Inc.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 19, 1989  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Charlestown Garth Joint Venture, Item 37  
Zoning Petition No. 90-152

The petitioner requests a Special Exception to permit an Elderly Housing Facility and relief to modify R.T.A. requirements. A Variance has been requested for a reduced amount of parking spaces.

In reference to this request, staff offers the following comments:

- The petitioner proposes to develop an 8.35 acre parcel (9.0 gross acres) with a 3-story office building containing 125.25 density units. The breakdown of density units is as follows:
- 25- Two bedroom dwelling units x 1.0 = 25.0 density units
- 117- One bedroom dwelling units x 0.75 = 87.75 density units
- 25- Efficiency dwelling units x 0.50 = 12.50 density units

TOTAL 125.25 density units

The site is currently zoned D.R. 2 which permits 18 density units. The petitioner desires the Zoning Commissioner to waive the maximum residential density permitted. Section 432.3 outlines the provisions for modifying maximum residential density for elderly housing facilities on properties containing institutional or historic building (Bill No. 36, 1988).

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 16th day of August, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Charlestown Garth Joint Venture

Petitioner's Attorney: Richard A. Reid

J. Robert Haines  
Page 2  
October 19, 1989

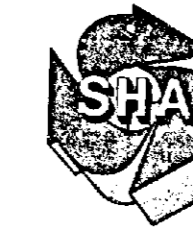
Clearly, no existing institutional use is in operation at the subject site. The plat accompanying the petition indicates an "historic" building will be moved approximately 350 feet north. The building is not on the Maryland Historic Trust list of structures which offers protection and other benefits. However, the building is on the MHT inventory. The plan does not indicate any use of the building in the proposed development of the site.

The intent of Section 432.3 is that Elderly Housing facilities be contained at least partly in an historic building. In the instant case, the "historic" building will function primarily as an accessory structure. Furthermore, Section 432.3C.2 states that prior to the granting of any density increase the Zoning Commissioner shall determine that, "the balance of the tract outside of the building envelope will be used only for such open space and recreational uses as are permitted by right or by Special Exception." (Bill No. 36, 1988). Obviously, the location of the "historic" building 350 ft. from the proposed structure is outside the building envelope.

For the reasons stated above, staff opposes the petitioner's request. In light of this, staff did not take a detailed analysis of Section 432.4 and review elevations or site design layout. In the event that the petitioner's request is granted, staff requests the opportunity to provide additional comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/pat



Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

August 7, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

Re: Baltimore County  
Charlestown Garth  
Zoning meeting 8/8/89  
E/S Charles Street  
MD 139  
317' north of  
Ruxton Ridge Road  
Item #37

Dear Mr. Haines:

After reviewing the submittal for a special exception for an elderly housing facility containing 125.25 density units, instead of the 18 density units permitted, we offer the following:

We strongly recommend that every effort be made for a use in common access through the Manor Care Facility property located to the south of this site.

This would allow left turns onto Charles Street to be made at the existing median break at Ruxton Ridge Road.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

*Clayton J. Mills, Jr.*  
Clayton J. Mills, Jr. Chief  
Engineering Access Permits  
Division

LB/es

cc: G.W. Stephens, Jr. and Associates Inc.  
Mr. J. Ogle

AUG 11 1989

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Curtis Building, Suite 406  
Towson, Maryland 21284  
(301) 887-3554

RECEIVED  
AUG 31 1989

ZONING OFFICE

August 28, 1989



Dennis F. Rasmussen  
County Executive

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

Item No. 37:  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

August 8, 1989  
Contract Purchaser: Angeles Housing  
Concepts, Inc.  
R/S of Charles Street, 317 N.E. of the  
extended centerline of Ruxton Ridge Road.  
D.R.2

Special Exception for an elderly housing facility containing 125.25 density units instead of the 18 density units permitted because of the presence on the property of an historic building known as the MHTA 1765, which will be relocated on the site and preserved and relief to modify R.T.A. requirements. Variance to provide 85 parking spaces for an elderly housing facility instead of the required 126 spaces.  
8.35 acres  
9th Election District

Area:  
District:

Dear Mr. Haines:

The existing D.R. 2 zoning can be expected to generate approximately 223 trips per day and the proposed elderly housing facility will generate approximately 551 trips per day.

Access to the facility will subject to the State Highway Administration approval.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
 9/7/89  
 Date

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

Zoning Item # 37, Zoning Advisory Committee Meeting of August 8, 1989

Property Owner: Charlestown Garth Joint Venture District # 7

Location: E/S of Charles Street Sewage Disposal: metre

Water Supply: metre

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, 887-3775, 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 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 charcoal 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 887-3745, 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, 687-3775.
- ( ) 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 887-3745.
- ( ) 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 Impact 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

*C. R. Roberts*  
 BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County  
 Fire Department  
 800 York Road  
 Towson, Maryland 21204-2586  
 (301) 887-4500

Dan H. Reinke  
 Chief

AUGUST 11, 1989

Dennis F. Rasmussen  
 County Executive

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

RE: Property Owner: CHARLESTOWN GARTH JOINT VENTURE  
 Location: E/S OF CHARLES STREET  
 Item No.: 37 Zoning Agenda: AUGUST 8, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below 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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
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", 1988.

REVIEWER: *Capt. John Brada* Noted and Approved  
 August 29, 1989

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA  
 IMPROVEMENT ASSOCIATION, INC.  
 Box 204  
 Riderwood, Md. 21139

Richard A. Reid, Esquire  
 Royston, Mueller, McLean & Reid  
 102 West Pennsylvania Avenue  
 Suite 600  
 Towson, Maryland 21204

Dear Mr. Reid:

At the request of your client, Angeles Housing Concepts, Inc., (your letter July 24, 1989), the Board of Governors of the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc., at its August 28, 1989 meeting, appointed a Board of Advisors to the proposed elderly housing facility located on the Creaghan property at Charles Street and West Joppa Road, they are as follows:

- Mrs. Gall B. O'Donovan  
600 Greenwood Road  
Baltimore, Maryland 21204
- Mr. Joel A. Devey  
612 Meadow Ridge Road  
Baltimore, Maryland 21204
- Mr. H. Russell Smouse  
614 Meadow Ridge Road  
Baltimore, Maryland 21204
- Mr. J. J. Warren  
1215 Wine Spring Lane  
Baltimore, Maryland 21204
- Mrs. Lucielle Bull  
1239 Wine Spring Lane  
Baltimore, Maryland 21204
- Mr. Burke Matheus  
2 Ruxton Ridge Garth  
Baltimore, Maryland 21204
- Dr. Gordon B. Shelton  
500 Greenwood Road  
Baltimore, Maryland 21204  
(Board Liaison)

Sincerely,  
*Louise M. Schultz*  
 Louise M. Schultz  
 Executive Director

ROYSTON, MUELLER, McLEAN & REID  
 ATTORNEYS AT LAW  
 SUITE 600  
 102 WEST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204-4575  
 (301) 823-1800  
 TELECOPIER FAX (301) 828-7899

OF COUNSEL  
 CARROLL W. ROYSTON  
 H. ANTHONY MUELLER  
 JOHN L. ASKEW  
 EUGENE W. CUNNINGHAM, JR.

OF COUNSEL  
 RICHARD A. REID  
 E. HARRISON STONE  
 C. S. KUNDELHOFER, III  
 THOMAS F. MCDONOUGH  
 LAUREL P. EVANS  
 KEITH R. TRUFFER  
 ROBERT S. HANDEZ  
 EDWARD J. GILLIS  
 C. LARRY HORNEMASTER, JR.  
 JOHN W. BROWNING  
 STEPHEN J. KARINA

AUGUST 29, 1989

VIA HAND DELIVERY  
 J. Robert Haines, Zoning Commissioner  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

RE: Angeles Housing Concepts, Inc., Issue No. 37  
 Date Filed: July 27, 1989

Dear Commissioner Haines:

Please consider this a request for an emergency or expedited hearing date in this Request for Special Exception and Variance. The project involves the proposed construction of elderly housing units on Charles Street south of Joppa Road.

Angeles Housing Concepts, Inc. is the contract purchaser of the property. The current owner is Charlestown Garth Joint Venture. Charlestown is prepared to file a plan for the development of single family homes for this property. Charlestown has indicated it is unwilling to delay plans to proceed with its development pending Angeles' zoning request.

The Angeles project will provide much needed elderly housing in this area. In order for Angeles to obtain the necessary Special Exception and Variance to develop the project, it will need a prompt hearing prior to the expiration of its contract to purchase the property.

For these reasons, it is requested that the Zoning Commissioner expedite the normal three month process and permit a prompt hearing on this matter.

October 20, 1989

ROYSTON, MUELLER, McLEAN & REID  
 ATTORNEYS AT LAW  
 SUITE 600  
 102 WEST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204-4575  
 (301) 823-1800  
 TELECOPIER FAX (301) 828-7899

OF COUNSEL  
 CARROLL W. ROYSTON  
 H. ANTHONY MUELLER  
 JOHN L. ASKEW  
 EUGENE W. CUNNINGHAM, JR.

VIA HAND DELIVERY  
 J. Robert Haines, Zoning Commissioner  
 Office of Planning and Zoning  
 Courts Building - M.S. 3402  
 401 Bosley Avenue  
 Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance  
 CASE NUMBER: 90-152-XA  
 E/S of Charles Street, 317' NE extended c/l of Ruxton Ridge Road; 9th Election District - 4th Councilmanic Legal Owner(s): Charlestown Garth Joint Venture  
 Contract Purchaser(s): Angeles Housing Concepts, Inc.

Dear Commissioner Haines:

My client, Angeles Housing Concepts, Inc., has decided not to proceed with its above-referenced petition for Special Exception and Zoning Variance. Accordingly, the petitions should be withdrawn without prejudice and the case removed from the hearing assignment on November 3, 1988 and November 8, 1988.

Thank you.

Very truly yours,  
*Richard A. Reid*  
 Richard A. Reid

RAR/plm  
 4228d

cc: Ann Nastarowicz, Deputy Zoning Commissioner  
 Louise Schultz, Executive Director

September 11, 1989

ROYSTON, MUELLER, McLEAN & REID  
 ATTORNEYS AT LAW  
 SUITE 600  
 102 WEST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204-4575  
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 JOHN L. ASKEW  
 EUGENE W. CUNNINGHAM, JR.

VIA HAND DELIVERY  
 J. Robert Haines, Zoning Commissioner  
 Baltimore County Office of Planning & Zoning  
 Courts Building - M.S. 1108  
 401 Bosley Avenue  
 Towson, Maryland 21204

RE: Petition for Special Exception  
 Petition for Zoning Variance  
 Petitioner: Angeles Housing Concepts, Inc.  
 Item No.: 37

Dear Commissioner Haines:

In accordance with Section 432.3.F. of the Baltimore County Zoning Regulations, Petitioner submits herewith the names of persons constituting the Board of Advisors to the elderly housing facility proposed in the above-entitled matter.

Very truly yours,  
*Richard A. Reid*  
 Richard A. Reid

RAR/plm  
 Enclosure  
 4187d

ROYSTON, MUELLER, McLEAN & REID  
 ATTORNEYS AT LAW  
 SUITE 600  
 102 WEST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204-4575  
 (301) 823-1800  
 TELECOPIER FAX (301) 828-7899

OF COUNSEL  
 CARROLL W. ROYSTON  
 H. ANTHONY MUELLER  
 JOHN L. ASKEW  
 EUGENE W. CUNNINGHAM, JR.

OF COUNSEL  
 RICHARD A. REID  
 E. HARRISON STONE  
 C. S. KUNDELHOFER, III  
 THOMAS F. MCDONOUGH  
 LAUREL P. EVANS  
 KEITH R. TRUFFER  
 ROBERT S. HANDEZ  
 EDWARD J. GILLIS  
 C. LARRY HORNEMASTER, JR.  
 JOHN W. BROWNING  
 STEPHEN J. KARINA

AUGUST 29, 1989

J. Robert Haines, Esq.  
 July 28, 1989  
 Page 2

On behalf of Angeles Housing Concepts, Inc., I thank you for your cooperation and stand ready to provide the Commissioner with any further information needed on this matter.

Sincerely,  
*Keith R. Truffer*  
 Keith R. Truffer

KRT/cjc  
 2858y  
 cc: Mr. John P. Resch

1203 Wine Spring Lane  
 Towson, Maryland 21204

October 25, 1989

Mr. Robert J. Haines  
 Zoning Commissioner  
 Baltimore County Office  
 of Planning and Zoning  
 111 West Chesapeake Ave.  
 Towson, Maryland 21204

Dear Mr. Haines:

I am writing to give you my views on a zoning issue. I understand that the Angeles Corporation is requesting a special exception to change the property on Charles Street near Joppa Road from residential to commercial in order to construct an elderly care facility.

I have been a resident of the Ruxton Ridge community since 1963 (over 25 years) and have watched our peaceful neighborhood become an overcrowded, high-traffic area which is slowly being encroached by commercial endeavors.

We are horrified that any consideration would be given to an action which would have a further negative impact on our residential community, further decrease our property values and increase the already-high volume of traffic on Joppa Road and Charles Street. For example, residents of Ruxton Ridge have to wait an average of two to three minutes to turn onto the highway-like Charles Street from our Ruxton Ridge access road.

I strongly urge you to reject this outrageous request.

Sincerely,  
*Rosa Oken*  
 Rosa Oken  
 (301) 823-1866

mdo.ro

October 17, 1989

Mr. Robert J. Haines, Zoning Commissioner  
 Baltimore County Office of Planning and Zoning  
 111 West Chesapeake Ave.  
 Towson, Md. 21204

Dear Mr. Haines,  
 Please accept my protest against the change in zoning (from residential to commercial) for the property on North Charles St. just south of the Joppa Rd. Bridge, on the east side of Charles St.

A commercial zoning would bring about horrendous traffic problems - since there is already serious traffic activity at that location. The overflow into my residential area would cause severe safety concerns.

Further, this would also cause a brutal decline in the quality of community life that we now enjoy. We live in a quiet residential neighborhood. We prefer to maintain our present quality of life. Let the commercial business be grouped with other commercial activity at the commercial centers of the Towson environment.

Thank you for your just consideration of my serious concerns.

Sincerely,  
*Charles D. Stymon*  
 Charles D. Stymon

October 19, 1989

ROYSTON, MUELLER, McLEAN & REID  
 ATTORNEYS AT LAW  
 SUITE 600  
 102 WEST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21204-4575  
 (301) 823-1800  
 TELECOPIER FAX (301) 828-7899

OF COUNSEL  
 CARROLL W. ROYSTON  
 H. ANTHONY MUELLER  
 JOHN L. ASKEW  
 EUGENE W. CUNNINGHAM, JR.

VIA HAND DELIVERY  
 J. Robert Haines, Zoning Commissioner  
 Baltimore County Office of Planning & Zoning  
 Courts Building - M.S. 1108  
 401 Bosley Avenue  
 Towson, Maryland 21204

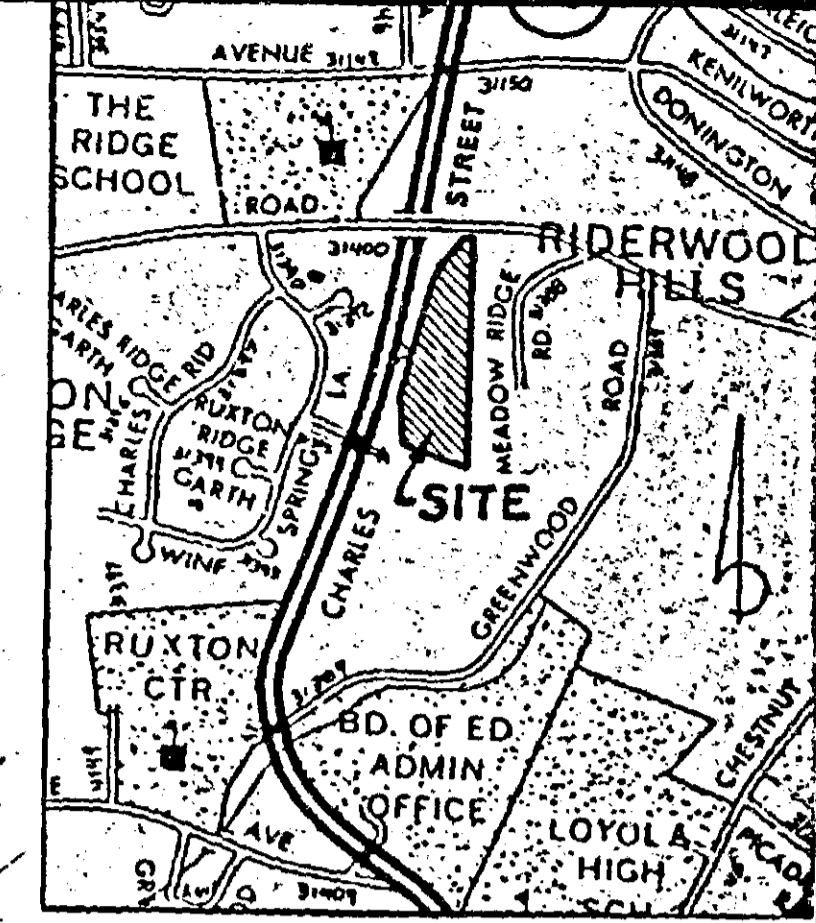
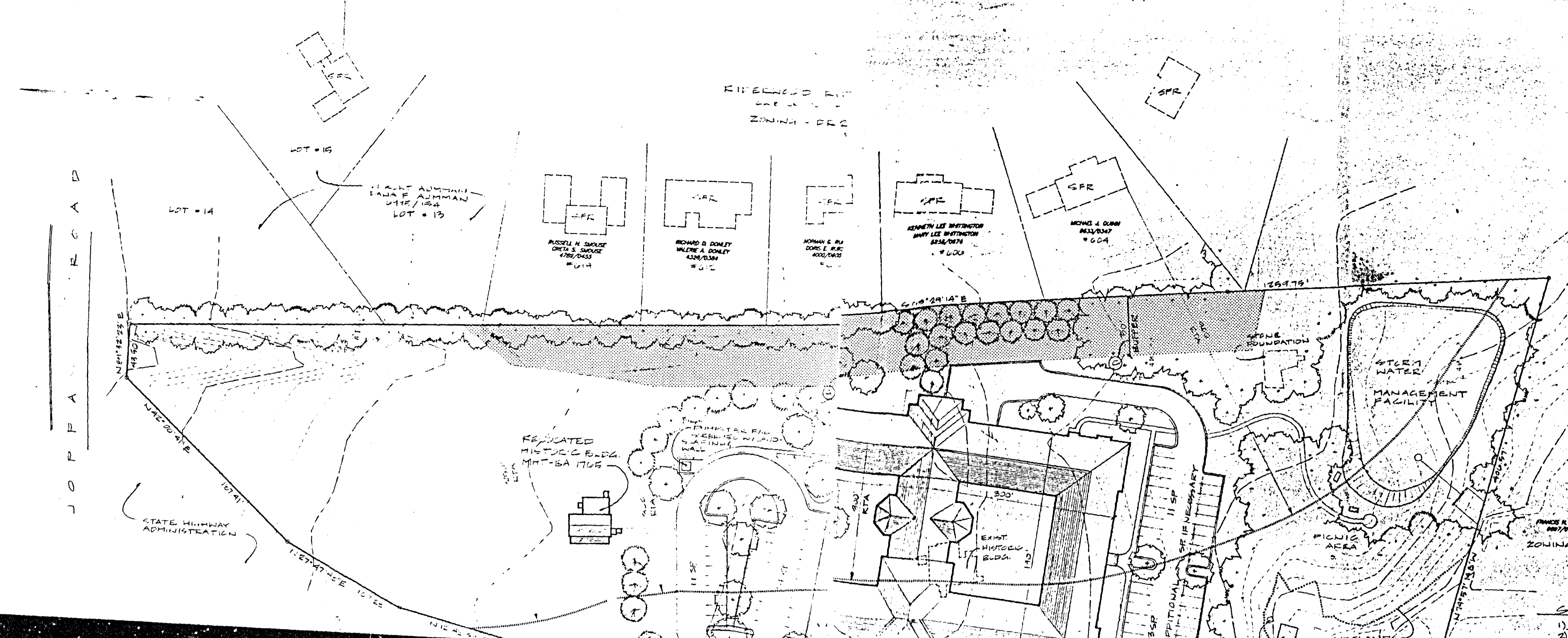
RE: Petition for Special Exception  
 Petition for Zoning Variance  
 Petitioner: Angeles Housing Concepts, Inc.  
 Item No.: 37

Dear Commissioner Haines:

In accordance with Section 432.3.F. of the Baltimore County Zoning Regulations, Petitioner submits herewith the names of persons constituting the Board of Advisors to the elderly housing facility proposed in the above-entitled matter.

Very truly yours,  
*Richard A. Reid*  
 Richard A. Reid

RAR/plm  
 Enclosure  
 4187d



- GENERAL NOTES**
1. ELECTION DISTRICT 9
  2. COUNCILMATIC DISTRICT 4
  3. CENSUS TRACT 490701
  4. WATERSHED 23
  5. SUBWATERSHED 807
  6. FEED REFERENCE 6187/8803
  7. TAX ACCOUNT NO. 89-03-67016
  8. HISTORICAL BUILDING SITE INT: 04176
  9. ALL ETA AREAS ARE SHOWN
  10. FOOD DELIVERIES AND TRASH COLLECTION WILL BE RESTRICTED TO HOURS BETWEEN 10AM & 3PM

**SITE DATA**

1) EXISTING ZONING	DR-2
2) DENSITY UNITS PERMITTED	18
3) LOT AREA	70,000
4) BUILDING FOOTPRINT	40,000
5) PAVED AREA	52,150
6) GREENSPACE AREA	27,850
7) PARKING	120
SPACES REQUIRED	120
SPACES PROVIDED	89

- SPECIAL EXCEPTION REQUEST**
1. MAXIMUM PERMITTED DENSITY STANDARD - SECT 1802.2A DENSITY UNITS PERMITTED 18. D.U. 12.1 - 11.05 OF
  2. RESIDENTIAL TRANSITION AREA REQUIREMENTS
    - 75' BUFFER PROVIDED FOR REAR OF BLDG - SECT 1801.18B
    - 75' BUFFER PROVIDED FOR REAR OF BLDG - SECT 1801.18B
    - 75' BUFFER PROVIDED FOR REAR OF BLDG - SECT 1801.18B
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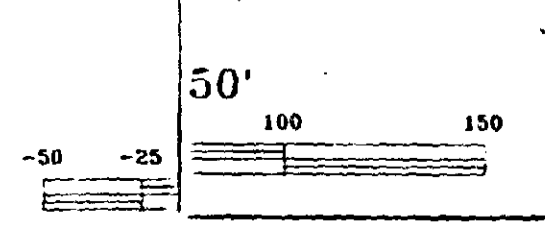
- ELDERLY HOUSING FACILITY**
- CLASS B HOUSING FOR THE ELDERLY
  - 3- STORY BUILDING - 35' MAX. HEIGHT
  - DENSITY UNIT COMPUTATION:
    - 25 - TWO FLOOR M BUILDING UNITS
    - 117 - ONE BEDROOM BUILDING UNITS
    - 25 - TWO FLOOR M BUILDING UNITS
    - TOTAL

**VARIANCE FOR PARKING**

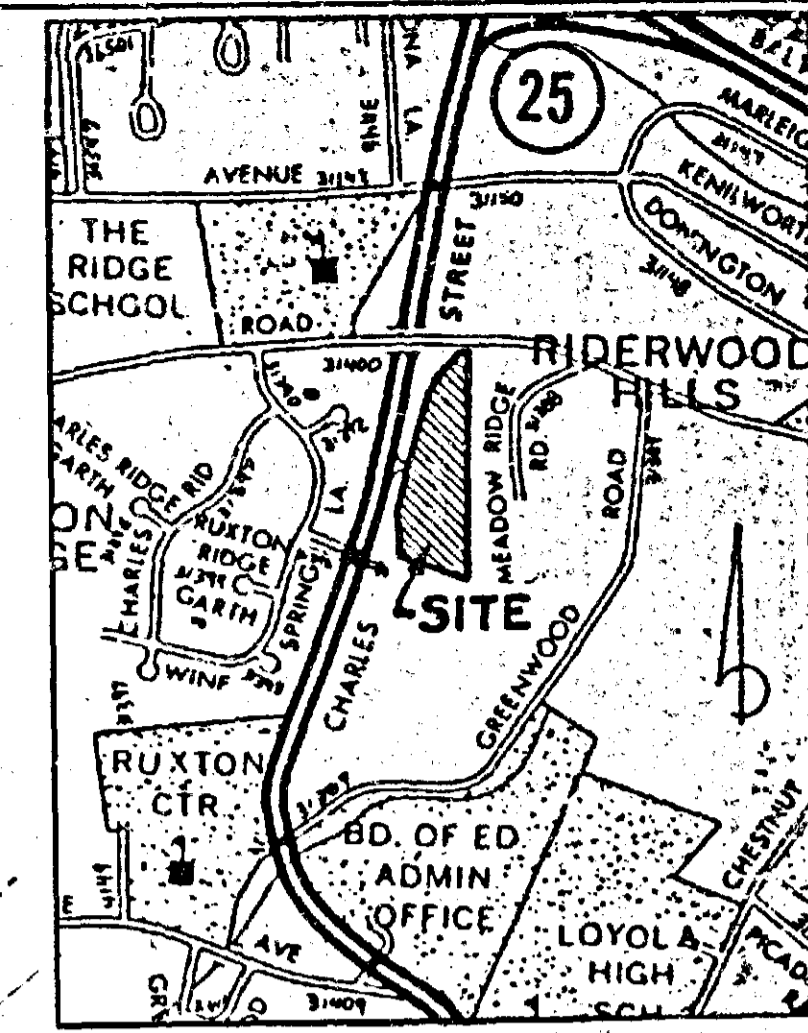
1. FROM SECTION 401.5 & 4.1 TO PERMIT 89 PARKING SPACES, IN LIEU OF THE REQUIRED 120 SPACES.

ENTRANCE TO: EXISTING  
**MANOR CARE  
NURSING HOME**

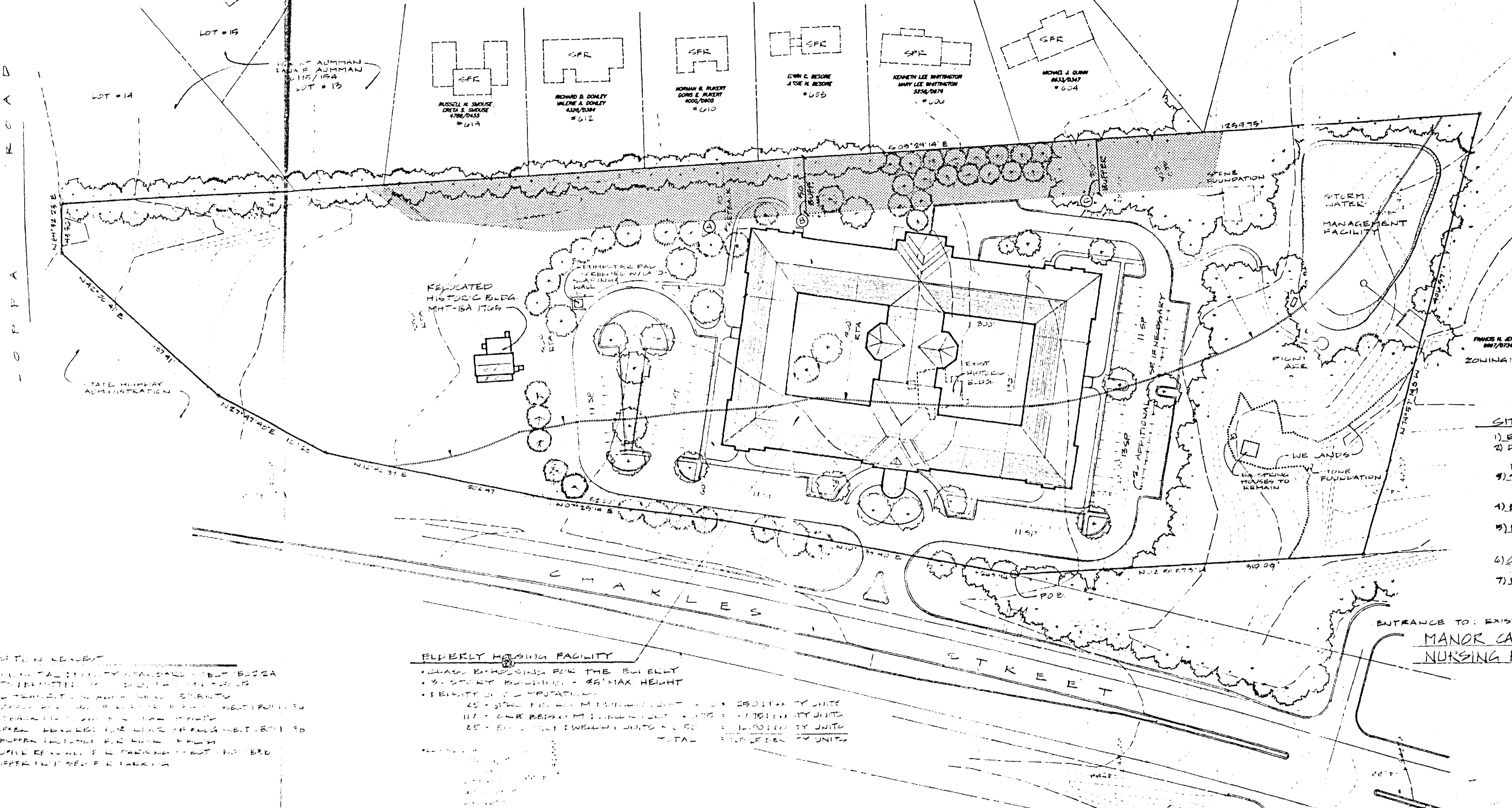
**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21284  
(301) 825-8120



PLAT TO ACCOMPANY SPECIAL EXCEPTION REQUEST AND PARKING VARIANCE FOR  
**ELDERLY HOUSING FACILITY**  
PROPOSED BY:  
**ANGELES HOUSING CONCEPTS INC.**



RIDERWOOD RIDGE  
 ONE (1) 12/14  
 ZONING - DR-2



- GENERAL NOTES**
1. ELECTION DISTRICT 4
  2. COUNCILMANIC DISTRICT 4
  3. CENSUS TRACT 490701
  4. WATERSHED 23
  5. SUBWATERSHED 910
  6. DEED REFERENCE 6757/8803
  7. TAX ACCOUNT NO. 87-05-67010
  8. HISTORICAL BUILDING SITE MHT 84 1765
  9. ALL RTA AREAS ARE SHOWN
  10. FOOD DELIVERIES AND TRASH COLLECTION WILL BE RESTRICTED TO HOURS BETWEEN 10 AM & 3 PM.

**SITE DATA**

1) EXISTING ZONING	DR-2
2) DENSITY UNITS PERMITTED	15
2 / A.C.E. x 9.0 AC.	125.25
DENSITY UNITS PROVIDED	125.25
<b>3) SITE ACRESAGE</b>	
GROSS	395,000 ±
NET	303,726 ±
4) BUILDING FOOTPRINT	40,000 ±
% OF GROSS SITE AREA	11.09 %
<b>5) PAVED AREA</b>	
PARKING, DRIVES, WALKS	52,950 ±
% OF GROSS SITE AREA	13.51 %
<b>6) GREENSPACE AREA</b>	
% OF GROSS SITE AREA	74.60 %
<b>7) PARKING</b>	
SPACES REQUIRED	126
SPACES PROVIDED	59

- SPECIAL EXCEPTION REQUEST**
1. MAXIMUM BUILDING HEIGHT VARIANCE - 45' MAX HEIGHT
  2. DENSITY UNITS PERMITTED VARIANCE - 15 DENSITY UNITS
  3. PAVED AREA VARIANCE - 52,950 ±
  4. GREENSPACE AREA VARIANCE - 74.60 %
  5. PARKING SPACES PROVIDED VARIANCE - 59 SPACES PROVIDED

**ELDERLY HOUSING FACILITY**

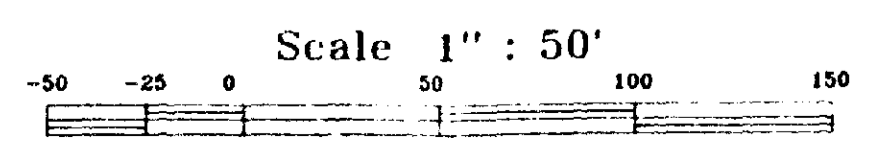
- CLASS BUILDING FOR THE ELDERLY
- 3-4 STORY BUILDING - 45' MAX HEIGHT
- 15 DENSITY UNITS PERMITTED
- 25 - 30% OF THE TOTAL UNIT COUNT
- 117 - ONE BEDROOM INDEPENDENT LIVING UNITS
- 25 - 25% OF THE TOTAL UNIT COUNT
- TOTAL 142 UNITS

**LANDSCAPE PLANNING**

PLANTING TO BE DONE IN ACCORDANCE WITH THE REQUIRED SPECIFICATIONS.

ENTRANCE TO EXISTING  
 MANOR CARE  
 NURSING HOME

**GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 303 ALLEGHENY AVENUE  
 TOWSON, MARYLAND 21284  
 (301) 825-8100



MCROFILMED

PLAT TO ACCOMPANY SPECIAL EXCEPTION REQUEST AND  
 PARKING VARIANCE FOR  
**ELDERLY HOUSING FACILITY**  
 PROPOSED BY:  
 ANGELES HOUSING CONCEPTS INC.