

The undersigned hereby certifies as follows:

2. On Tuesday, September 24, 1991 I served upon each of the following persons by delivery and by leaving with an individual in charge of each of their respective offices, a Subpoena Duces Tecum, copies of which Subpoenas are attached hereto:

- a. Frank Welsh
Office of Community Development
1 Investment Place
Suite 800
Towson, Maryland 21204
- b. Dr. Philip H. Pushkin
Baltimore County Department of Aging
611 Central Avenue
Towson, Maryland 21204
- c. Valerie Richardson
Office of Licensing & Certification
MD Dept. of Health & Mental Hygiene
4201 Patterson Avenue
Baltimore, MD 21215

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information and belief.

Douglas S. Sandhaus

SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum to the following named witness to appear at the hearing for the matter captioned above on Tuesday, October 1, 1991 at 9:00 a.m. and Wednesday, October 2, 1991 at 9:00 a.m. in Room 118 of the Baltimore County Courthouse, 400 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Zoning Commissioner.

Witness: Frank Welsh
Office of Community Development
Address: 1 Investment Place
Suite 800
Towson, Maryland 21204)

Julius W. Lichter
Levin & Gann, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy). *4-1-2011*

Zoning Commissioner for
Baltimore County

SUBPOENA DUCES TECUM

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Witness: Dr. Philip H. Pushkin, Director
Baltimore County Dept. of Aging
Address: 611 Central Avenue
Towson, Maryland 21204

Julius W. Lichter
Levin & Gann, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy). 7/1/80

Zoning Commissioner for
Baltimore County

SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum to the following named witness to appear at the hearing for the matter captioned above on Tuesday, October 1, 1991 at 9:00 a.m. and Wednesday, October 2, 1991 at 9:00 a.m. in Room 118 of the Baltimore County Courthouse, 400 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Zoning Commissioner.

Witness: Ms. Valerie Richardson
Office of Licensing and Certifications
Address: MD Department of Health & Mental Hygiene
4201 Patterson Avenue
Baltimore, Maryland 21215

Julius W. Lichter
Levin & Gann, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

Zoning Commissioner for
Baltimore County

RE: PETITION FOR SPECIAL HEARING, : BEFORE THE ZONING COMMISSIONER
SPECIAL EXCEPTION & VARIANCE :
W/S Sudbrook Lane, 125' S of : OF BALTIMORE COUNTY
Oak Ave. (204 Sudbrook Lane - :
"Our House at Sudbrook") :
3rd Election District :
2nd Councilmanic District :

GARY G. WAITT, et ux, : Case No. 91-333-SPHXA
Petitioners :

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

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 6th day of March, 1991, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Suite 113, Towson, MD 21204.

Peter Max Zimmerman

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION AND VARIANCE -
W/S Sudbrook Lane, 125th S of *
Oak Avenue * DEPUTY ZONING COMMISSIONER
(704 Sudbrook Lane) * OF BALTIMORE COUNTY
3rd Election District
2nd Councilmanic District * Case No. 91-333-SPRZA

Gary G. Waite, et ux *
Petitioners *

The Petitioners herein request a special exception to use the subject property for an assisted living facility of nine (9) beds, pursuant to Section 432.1.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit a modification of the Residential Transition Area (RTA) buffer and setback requirements, which are provided to the extent possible, pursuant to Section 432.4 of the B.C.Z.R. Petitioners also request a variance from Sections 301.1 and 1802.2.B of the B.C.Z.R. and from Section V.B.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing open projection (deck) on the rear of the existing building with a rear yard setback of 10 feet in lieu of the minimum required 22.5 feet, and from Section 1802.2.B of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a rear yard setback of 25 feet in lieu of the required 30 feet, all as more particularly described on Petitioner's Exhibit 1. The Petitioners also requested a special hearing which was dismissed prior to the hearing on motion by Julius W. Lichter, Esquire, attorney for Petitioners.

The Petitioners, Gary C. and Ilene S. Waitt, appeared, testified and were represented by Julius W. Lichter, Esquire. Also appearing on behalf of the Petitioners were Henry Schwartz, David N. Pessin, Bernie Semon, and Robert and Trina Jacobs. Appearing as Protestants in the matter

were various members of the surrounding community, the Pikesville Township Association, Inc., and the Sudbrook Club, Inc. The Protestants were represented by Philip T. McCusker, Esquire and Melanie D. Anson, Esquire.

Testimony indicated that the subject property, known as 194 Sudbrook Lane, consists of 1.4 gross acres zoned D.R. 3.5 and is improved with a three-story dwelling. Petitioners are desirous of establishing an assisted living facility in the subject dwelling to accommodate nine (9) beds as depicted on Petitioner's Exhibit 1. The proffered testimony indicated that the subject dwelling, built in 1909, contains 17 rooms and will easily accommodate six additional beds. Testimony indicated the dwelling is currently occupied by three elderly residents. The proffered testimony indicated that the proposed facility at the subject location will comply with all special exception requirements of Section 502.1 and Section 432 which deals with elderly housing facilities in D.R. zones. Further testimony indicated that a modification of the RTA requirements, pursuant to Section 432.4 of the B.C.Z.R. can be granted and will not adversely impact surrounding uses. The Petitioners also proffered testimony concerning the requested variances which are necessary for the existing deck. Testimony indicated the subject deck was constructed as a replacement for an earlier structure which fell down. The proffered testimony indicated that strict application of the zoning regulations would result in practical difficulty and undue hardship for Petitioners and the use of their property. Further testimony indicated that the use proposed would not be contrary to the spirit and intent of the B.C.Z.R. and would not result in substantial detriment to the public health, safety or general welfare.

Various members of the community appeared and testified in opposition to the Petitioners' request. Additionally, the Sudbrook Club, Inc.

and the Pikesville Township Association, Inc., both of whom were represented by Counsel, voiced their opposition to the requested special exception and variances. Eric Gold, an adjoining property owner, also appeared in opposition to the relief requested.

At the close of the hearing, the Petitioners and the Protestants deemed it in their best interests to enter into an agreement and declaration of covenants concerning the proposed use of the subject property. An agreement was executed on behalf of the Petitioners and the Protestants, the Sudbrook Club, Inc. and the Pikeville Township Association, Inc. on October 7, 1991. Said agreement and declaration of covenants is attached hereto and incorporated herein by reference.

In addition to the subject property, the Petitioners also own 21,234 sq.ft. of land abutting Sudbrook Lane. Petitioner's Exhibit 1 clearly shows this property and indicates that this parcel is not part of the subject special exception request. Further, this parcel has been addressed in the agreement and declaration of covenants entered into between the Petitioners and the Protestants under Paragraph 4. Paragraph 4 limits the use of this 21,234 sq.ft. of property to the construction of two single family detached dwellings, built in conformance with the architectural style of the existing neighborhood, with no special exception uses or any use other than two single family dwellings.

It is clear that the B.C.Z.R., Section 432.1.A., permits as a matter of right, the housing of three (3) or fewer elderly residents in a single family dwelling located in a D.R. zone. In the event that Petitioners eventually construct single family dwellings on this particular parcel of property, they shall in no way attempt to operate an elderly housing



111 West Chesapeake Avenue
Towson, MD 21204

887-3354

April 3, 1991

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 300, Case No. 91-333-A
Petitioner: Gary G. Waitt, et ux
Petition for Zoning Variance,
Special Exception and Special Hearing

Dear Mr. Lichter:

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. Oyer
JAMES E. OYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Gary G. Waitt
3415 Fallstaff Road
Baltimore, MD 21215



111 West Chesapeake Avenue
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this
20th day of February, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Oyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gary G. Waitt, et ux

Petitioner's Attorney: Julius W. Lichter



901 Bosley Avenue, Suite 405
Towson, MD 21204

887-3554
Fax 887-5781

February 19, 1991

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 296, 299, 300, 302, 305, 307, 310, 312, 313, 314, 315, and 317.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

RECEIVED
3/7/91

Date
ZONING VARIANCE FORM
W/S(12-88)

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

Zoning Item # _____ Zoning Advisory Committee Meeting of _____

Property Owner: _____

Location: _____ District: _____

Water Supply: _____ Sewage Disposal: _____

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation or installation of equipment for any existing or proposed feed 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 food service 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, unenclosed gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which discharges into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for new diesel-fired generation which has a total cooling surface area of five (5) square feet or more.
- (X) Prior to approval of a Building Permit Application for renovation, existing or construction of new health care facilities, complete plans and specifications of the building, feed service area and type of equipment to be used for the feed 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, clubhouse, hot tubs, water and sewage facilities or other structures 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, 687-6000 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 closing of existing structures, petitioners must contact the Division of Waste Management at 887-3775, for a permit to demolish or demolish hazardous materials and solid wastes. Petitioners 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 887-3775.
- () Soil permeability tests, have been _____ must be _____ conducted.
 - () The results are satisfactory.
 - () Soil permeability 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 15-17 of the Baltimore County Code, the water well yield test:
 - () shall be valid until _____
 - () is not acceptable and may be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the percolation of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) 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 DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 7, 1991

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

RE: Property Owner: GARY G. WAITT
Location: 7204 SUPERIOR LANE
Item No.: 300 Zoning Agenda: FEBRUARY 19, 1991

Certification:

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 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Additional fire hydrant shall be installed at south entrance.

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 edition prior to occupancy.

REVIEWER: *John J. Kelly* 2-7-91
Noted and Approved
Fire Prevention Bureau
Special Inspection Division

JK/VEK

received
2/10/91

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 19, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 296, 299, 302, 305, 312, 313, 314, 315 and 317.

For Items 300 and 316, County Review Group Comments are required.

For Item 310 the previous County Review Group Comments are still applicable.

For Item 307, the previous minor subdivision comments are still applicable.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

received
2/28/91



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

JULY 26, 1991

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

RE: REVISED PETITIONS AND DESCRIPTIONS AND PLANS WERE RECEIVED FOR
ITEM #300 (CASE #91-333-SPPXA) ON 6/26/91.

Item No.: 300 Zoning Agenda: July 9, 1991

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.

#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 edition prior to occupancy.

REVIEWER: *John J. Kelly* 7-26-91
Noted and Approved
Fire Prevention Bureau
Special Inspection Division

JK/VEK

Rec'd jw
7/20/91

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 6, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for July 9, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 504, 506, 507, 509, 511, 512 and 513.

For Items 469, 509 and 511, the previous County Review Group Meeting Comments are still applicable.

For Item 174, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Hammonds Ferry Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibility along the existing frontage of this site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.
- b. The submission of full cross-section to show necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for the dedication of any widening and alignment easements at no cost to the County.
- d. The preparation of the right-of-way plat for any additional road rights-of-way required to show the necessary improvements. Baltimore County will attempt to acquire the right-of-way of the development easements.

Zoning Advisory Committee Meeting for
July 9, 1991
Page 2

- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 29.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

For Item 300, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Sudbrook Lane is an existing road, which shall ultimately be improved as a 40 foot street cross-section on a 60 foot right-of-way.

The Developer's responsibility along the existing frontage of this site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.
- b. The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

Zoning Advisory Committee Meeting for
July 9, 1991
Page 3

- d. The preparation of the right of way plat for any offsite road rights of way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 29.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.


ROBERT W. ROWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 13, 1991
Zoning Commissioner

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

SUBJECT: Gary G. and Illene S. Waitt, Item No. 300

In reference to the petitioners' requested Special Exception, Special Hearing, and Variance, staff offers the attached letter to the applicant's attorney, Julius Richter, from Pat Keller, Deputy Director, Office of Planning and Zoning.

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.

PK/JL/cmm
ITEM300/ZAC1

Attachment

received
5/18/91

Baltimore County Government
Office of Planning and Zoning



101 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

February 15, 1991

Julius Richter, Esquire
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Dear Jules:

Thank you for taking the time to brief us on the "Our House" project being proposed in Pikesville adjacent to Sudbrook Lane. Staff recognizes the need and demand for providing housing for the elderly, especially in proximity to existing residential communities. Often the elderly do not have alternate housing options within the communities in which they have lived and raised their families. Your client has obviously thought out the project in terms of providing a high quality architectural design and working program to provide assisted living opportunities for elderly residents.

However, after a detailed review of the material submitted, we are not able to support the development as proposed for the following reasons:

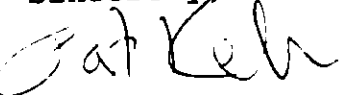
1. Our experience to date regarding these types of projects has been such that although they may be socially beneficial and aesthetically pleasing, they must also have limited impact on and be compatible with the surrounding community. Elements such as building bulk and mass, parking, driveways, and paving and general site layout are not characteristic of our older, single-family communities. Proximity to services such as are located on Reisterstown Road is also an important element in site selection.
2. Because of the potential impact on the community Sec. 432 requires that an advisory group must be created in order to facilitate in the review of the project. Community acceptance of such a project is imperative since variances to density, residential transition areas, etc. (all of which impact on a community) will be required.
3. Although the 1989 Master Plan expresses support for housing for the elderly, the plan also recognizes that special consideration be given to projects located in community conservation areas. Our community conservation areas are places that require special attention and treatment, especially when projects are proposed that differ from the existing development patterns.

Julius Richter, Esquire
Page 2
February 15, 1991

4. In addition, as mentioned at the meeting, critical legal items related to Sec. 432, B.C.Z.R., (a 10 acre site, with an existing historical or institutional use) will have to be addressed.

Your client has a well designed project and program designed to assist elderly residents. The very nature and extent of the project, however, necessitates in community acceptance in order for this office to support such as endeavor. Once again, thank you for taking the time to brief us on your project.

Sincerely,



Pat Keller, Deputy Director
Office of Planning and Zoning

PK/cmm
OURHOUSE/TXTCMM

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 4, 1991

Julius W. Richter, Esq.
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number(s): 91-333-SPHXA
204 Sudbrook Lane
Petitioner(s): Gary G. Waitt, et ux
POSTPONEMENT OF APRIL 23, 1991 HEARING DATE

Dear Mr. Richter:

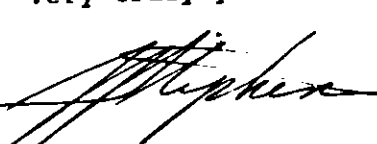
This to acknowledge receipt of your March 27th correspondence requesting postponement of the above captioned matter. Accordingly, the case has been pulled from the April 23, 1991 docket.

Please be advised of the following:

- 1) The matter will be placed on the inactive docket and will not be reset until we receive formal notification from you indicating your readiness to proceed.
- 2) Advertising and posting fees of \$144.25 relative to the April 23, 1991 date are due, per the attached letter. Please forward your check via return mail.
- 3) The signs currently on the property have been noted "POSTPONED". They should remain posted until approximately April 12, 1991, this will give the surrounding community notice of the postponement. During the week of April 15, 1991, I ask that the signs and posts be returned to this office. Failure to do so will result in an additional \$150.00 charge.

Thank you for your anticipated cooperation. If you have any questions, please feel free to contact me.

Very truly yours,


G. G. Stephens
(301) 887-3391

cc: Gary G. Waitt, et ux

Re: 91-333-SPHXA

Copies of April 4, 1991 letter to Richter regarding postponement of the April 23, 1991 date were mailed to the following:

Anthony C. Culotta, et ux/119 Hawthorne Road/Baltimore, MD 21208

Pikesville Township Association/218 Church Lane/Pikesville, MD 21208

Gary Briefel, et ux/6061 Watch Chain Way/Columbia, MD 21044

Arlene Saks/Social Work Associates, Inc./101 W. Read St/Balto MD 21201

Josephine Beck/2331 Old Court Rd, #200/Baltimore MD 21208

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Gwen Stephens
Docket Clerk, Office of Zoning

FROM: Lawrence E. Schmidt
Zoning Commissioner

DATE: January 22, 1992

SUBJECT: Case No. 91-333-SPHXA
Petitioner: Gary G. Waitt

Please be advised that I have responded to Kathryn Turner's letter dated January 21, 1992 (attached) requesting the retrieval of her clients photographs from the above captioned case. Ms. Turner was called today and was informed that she could obtain the photographs from the file. I asked her to place a note in the file stating that they were picked up by the Office of Levin and Gann.

LES:mmm
att.

RECEIVED
JAN 23 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM (2)(Pre-App Permit only) DATE: March 5, 1992
Mr. Powell / EIRD : Please indicate here if your :
Mr. Pilson / W&S : Agency Requests OPW/Bureau of :
Mr. Richards / Zoning : Land Acquisition to Acquire :
Mr. Bowling / DED (2) : REQ. BY: :
Mr. Weiss / Sanitation : HIGHWAY WIDENING :
Mr. Beaumont / Land Acq. : FOREST BUFFER :
Ms. Lutz / House Nos. : GREENWAY :
Capt. Pfeifer / Fire Dept. : FLOODPLAIN :
Mr. Kinsey / Rec. & Parks : DRAINAGE/UTILITY ESMT :
Ms. Blank / SHA :
Mr. Butcher / CSP :
Mr. McDaniel/Strategic Planning/Development Review (2 for MP's)

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 3C2
Project Name: Our House at Sudbrook
Project No.: 9208imp 204 Sudbrook Lane
Engineer: Hoff and Antonucci
Phone No.: 628-9225

ACTION REQUESTED:
CRG Plan Review (Meeting Waived) :
CRG Plan Refinement Review :
CRG Non-Material Amendment Review :
CRG Plan Approval Extension Review :
Panhandle Minor CRG Plan Review :
Minor Subdivision Review :

Pre-Approved Building Permits:

Please provide separate comments for Building Permits.
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by 3-26-92. If you have no comments or do not need to review this plan, please indicate by placing your initials here _____.

Thank you for your attention to our request.

SDW sdw
cc: File

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Gwen Stephens
Docket Clerk, Office of Zoning
DATE: January 22, 1992
FROM: Lawrence E. Schmidt
Zoning Commissioner
SUBJECT: Case No. 91-333-SPHXA
Petitioner: Gary C. Waitt

Please be advised that I have responded to Kathryn Turner's letter dated January 21, 1992 (attached) requesting the retrieval of her clients photographs from the above captioned case. Ms. Turner was called today and was informed that she could obtain the photographs from the file. I asked her to place a note in the file stating that they were picked up by the Office of Levin and Gann.

LES:mmm
att.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Frank W. Welsh, Director
Dept. of Community Development
DATE: August 30, 1991
RE: Special Exception Hearing for "Our House"
Case No. 91-333-SPHXA

It is my understanding that Gary Waitt of "Our House, Inc." has applied for a special exception to establish an Assisted Living Facility in a residential zone and his hearing date is September 3, 1991. The property is located at 204 Sudbrook Road in Pikesville and would house nine elderly residents.

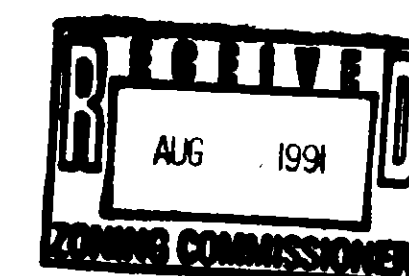
There is a great need for elderly housing in the County, especially in Pikesville. The Pikesville area has a large senior population, which is continuing to grow. According to the 1980 Census, 15 percent of the households in Pikesville were headed by elderly residents. It has been estimated that this number will increase to nearly 20 percent in the 1990 Census. This equates to over 6,000 elderly residents.

Assisted Living Facilities will play an important role in senior housing. This type of housing is the answer for elderly residents who are too frail to live on their own, but are not ready for a nursing home. The residents are able to continue to live in a family setting with the benefit of a helper to assist them with the activities of daily living, such as bathing and dressing.

Since it is a goal of this department to ensure all residents have an appropriate place to live, I would appreciate you giving every consideration to the need for this type of housing when making your final decision.

cc: Jules Lichter, Esq.

FWW:TLG



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: August 8, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Gary G. Waitt, Item No. 300
AMENDED COMMENT

In reference to the revised plan, staff offers the following comments:

The applicant has made a commendable effort to reflect staff and community concerns regarding certain aspects of this project. The present plan is compatible with the neighborhood and will preserve the existing dwelling located on site.

The Office of Planning and Zoning supports the applicant's request conditioned upon the following:

- A landscape plan shall be submitted to the Baltimore County landscape planner subject to approval by the deputy director of the Office of Planning and Zoning. A copy of the approved plan should be forwarded to the Zoning Office to be maintained in the official file.

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.

PK/JL/cmm

ITEM300.REV/ZAC1

Baltimore County Government
Department of Aging

611 Central Avenue
Towson, MD 21204

887-2107
Fax 887-2159

August 27, 1991

Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Haine:

In my capacity as an ombudsman for nursing homes and Assisted Living Facilities in Baltimore County, I am constantly confronted with the need for quality care of the elderly. While we have many good nursing homes, there remains a serious need for Assisted Living Homes in the community- homes that cater to the elderly who can no longer manage the upkeep on their homes, and need help with the activities of daily living. These are the elderly that may or may not have family able to care for them, and who have not deteriorated physically or mentally to the point of needing full time nursing home care.

Our department receives many inquiries for Assisted Living Facilities, but we have so few that are licensed and of the standard that we would recommend. Mr. Waite expects and delivers a high standard of care in the homes that he manages. "Our House" under the Waites management is one of the few we do not hesitate to recommend.

I was very pleased to learn recently that he was planning to expand the number of residents in Sudbrook and disappointed to find he was confronted with zoning problems. I am respectfully requesting you to consider allowing additional residents in their facility in view of the serious need in the community, and the excellent reputation the Waites have in this industry.

Thank you for your consideration.

Yours sincerely,

Jennifer Parr,
Ombudsman, Baltimore County

cc: Kathleen Turner, attorney
Mr. Waite

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 18, 1991

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-333-SPHXA
PETITIONER: Gary G. Waitt, et ux
LOCATION: 204 Sudbrook Lane

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

TUESDAY, OCTOBER 1, 1991 at 9:00 a.m.
WEDNESDAY, OCTOBER 2, 1991 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, 400 WASHINGTON AVENUE, ROOM 118, TOWSON, MARYLAND 21204.

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Gary G. Waitt
Julius W. Lichter, Esq.
Melanie D. Anson, Esq.
Listing - Protestants' Sign in Sheet
Listing - Petitioners' Sign in Sheet

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 16, 1991

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-333-SPHXA
PROPERTY OWNER(S): Gary G. Waitt, et ux
LOCATION: 204 Sudbrook Lane

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

MONDAY, OCTOBER 28, 1991 at 10:30 a.m.
TUESDAY, OCTOBER 29, 1991 at 9:00 a.m.
WEDNESDAY, OCTOBER 30, 1991 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, 400 WASHINGTON AVENUE, ROOM 118, TOWSON, MARYLAND 21204.

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Gary G. Waitt
Julius W. Lichter, Esq.
Philip T. McCusker, Esq.
Melanie D. Anson, Esq.
Listing - Protestant(s) Sign-In Sheet
Listing - Petitioner(s) Sign-In Sheet

ITEM # 200
DATE: 2-4-91

91-333-SPHXA
PETITION CHECKLIST

Before the above petition can be accepted for filing, the following items must be corrected/included:

- ☒ Item number must be on all papers in the file folder.
- ☒ Item number must be in ink (pencil does not copy well).
- ☐ Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- ☐ Section information missing on petition forms.
- ☐ Not "original" signatures on all copies of petition forms.
- ☒ Owner's name, address and/or telephone number is not on petition forms.
- ☐ Need signature and/or printed name and/or title of person signing for company.
- ☐ Need an attorney.
- ☒ "Red stamp" or closing information is not on petition form.
- ☐ Following information is missing on the file folder:
 - ☐ Petitioner's name
 - ☐ Item number
 - ☐ Description
 - ☐ Actual address
 - ☐ zoning
 - ☐ acreage
 - ☐ election district
 - ☐ councilmanic district
- ☐ Need 12 plats. Only ___ in folder.
- ☐ Plats need to be folded to 8-1/2" x 11".
- ☐ There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.
- ☒ Need 200 scale map.

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-530-3700
TELECOPIER 301-625-3050

ELLIS LEVIN (1893-1960)
CARROLL COUNTY OFFICE
1117 LIBERTY ROAD
SYKEVILLE, MD 21784

March 27, 1991

JULIUS W. LICHTER

HAND-DELIVERED

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

RE: 204 Sudbrook Lane
Case #91-333-SPHXA
Item #300

Dear Commissioner Haines:

The hearing in the above referenced matter is scheduled for April 23, 1991. After meeting with the Office of Planning and Zoning and with the Board of Advisors established pursuant to BCZR §432.3.F my client has decided to re-evaluate the project and obtain further information in order to address concerns raised by OPZ and the neighbors. Thus, we hereby request that the April 23rd hearing be postponed for about 6-8 weeks.

Please call me if you have any questions and to advise me of a new hearing date.

Sincerely,

Julius W. Lichter

JWL/dc
cc: Gary & Illene Waitt

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-530-3700
TELECOPIER 301-625-3050

ELLIS LEVIN (1893-1960)
CARROLL COUNTY OFFICE
1117 LIBERTY ROAD
SYKEVILLE, MD 21784

September 4, 1991

KATHRYN A. TURNER

HAND-DELIVERED

Mr. Arnold Jablon, Director
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #91-333-SPHXA

Dear Mr. Jablon:

A hearing before the Zoning Commission in the above referenced matter was held on Tuesday, September 3, 1991. I would appreciate receiving a copy of the tape from this hearing. The requisite \$15.00 fee is enclosed.

Sincerely,

Kathryn A. Turner

KAT/ls

Enclosure

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-530-3700
TELECOPIER 301-625-3050

ELLIS LEVIN (1893-1960)
CARROLL COUNTY OFFICE
1117 LIBERTY ROAD
SYKEVILLE, MD 21784

September 17, 1991

JULIUS W. LICHTER

HAND-DELIVERED

Larry Schmidt, Zoning Commissioner
Timothy Kotrocco, Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

RE: Waitt
Case #91-333-SPHXA

Dear Gentlemen:

This letter is to confirm our conversation of this morning regarding the re-scheduled hearing dates for the above referenced case. As discussed, the case will be heard on October 1st and October 2nd beginning at 9:00 a.m. and all persons attending the September 3rd hearing will be so notified.

Sincerely,

Julius W. Lichter

JWL/dgh

cc: Ms. Gwen Stephens



LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-530-3700
TELECOPIER 301-625-3050

ELLIS LEVIN (1893-1960)
CARROLL COUNTY OFFICE
1117 LIBERTY ROAD
SYKEVILLE, MD 21784

October 8, 1991

JULIUS W. LICHTER

HAND-DELIVERED

Timothy Kotrocco, Deputy Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Waitt
Case No. 91-333-SPHXA

Dear Deputy Commissioner Kotrocco:

Enclosed please find a copy of the covenants entered into between Gary and Illene Waitt, Petitioners in the above referenced case, and the community associations. As indicated at the public hearing, and as evidenced by the executed covenants, the parties have reached an agreement as to the use and development of the Waitt's property and, therefore, The Sudbrook Club, Inc. and the Pikesville Township Association, Inc. are withdrawing their opposition to Case No. 91-333-SPHXA.

My understanding is that you will now issue an opinion and order incorporating the enclosed agreement of the parties should you decide to grant the relief sought. Please note the covenants and agreements may at some future date be rendered null and void pursuant to paragraph 12 of the Agreement.

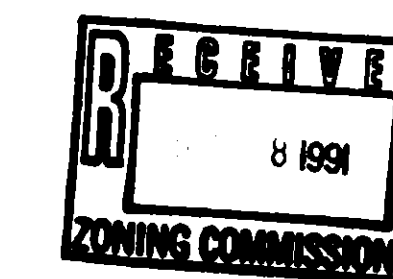
Please call me if you have any questions.

Sincerely,

Julius W. Lichter

JWL/dgh

cc: Gary & Illene Waitt



PIKESVILLE
Community Growth

3655-A
Old Court Road
Suite 15
Pikesville, MD 21208

Telephone
(301) 484-2310

August 27, 1991

Mr. Robert Haines
Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue, #113
Towson, MD 21204

Dear Mr. Haines,

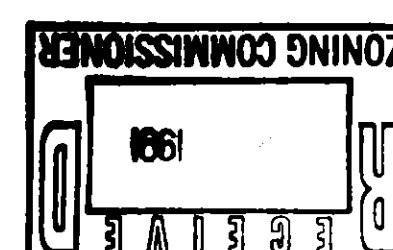
The Pikesville Community Growth Corporation Executive Committee has considered the request for a special exception at 204 Sudbrook Lane (case number 91-333 SPHXA).

In a unanimous rate, the Committee voted to oppose the request for the special exception for an assisted living facility for nine (9) beds.

Sincerely,

Evelyn Burns
Executive Director

EB/ss



SMA SOCIAL WORK ASSOCIATES, INC.
101 West Road Street • Baltimore, MD 21201 • (301) 727-1717 • FAX (301) 727-6664

Arlene Saks, L.C.S.W.
President

April 24, 1991

Mr. Robert Haines, Zoning Commission
Office of Planning & Zoning
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Haines,

I am a Private Geriatric Care Manager with an office at 8 Sudbrook Lane, Pikesville, Maryland 21208. In my practice I provide services to the elderly and I have placed several clients in Mr. & Mrs. Gary Waite's program, "Our House". They provide a warm, homelike environment with professional supervision. Together they have years of experience in the field of gerontology. All of the clients that I have referred to them have been very satisfied with the services.

Elderly persons should be able to live together with assistance in any neighborhood. They do not need nor want to be confined to nursing homes. Nursing homes are costly and should be the final stage on a continuum of care. The concept of assisted living for the elderly is relatively new. Our senior citizens have earned the right to live in pleasant comfortable surroundings in the community.

Unfortunately, I will not be able to attend the community meeting on May 2nd, 1991. You have my permission to read this letter for the record.

Sincerely,

Arlene Saks, L.C.S.W.

AS/vmk

SMA SOCIAL WORK ASSOCIATES, INC.
101 West Road Street • Baltimore, MD 21201 • (301) 727-1717 • FAX (301) 727-6664

Arlene Saks, L.C.S.W.
President

March 6, 1991

Mr. Robert Haines
Zoning Commissioner, Balto. Co.
County Office Building
111 W. Chesapeake
Towson, Maryland 21204

Dear Mr. Haines:

I am a Licensed Certified Social Worker operating my own agency. Social Work Associates Inc. We provide caremanager services to the elderly, mentally ill and physically disabled.

I have placed several of my clients at Our House and I can attest to the excellent quality of care provided by Mrs. Waite. All of my clients placed in her home have been very satisfied with the care they received.

I support her proposal to improve 204 Sudbrook Lane as an assisted living home for the frail elderly and to encourage you to grant her a special exception for the property. There is a great need for the service she provides.

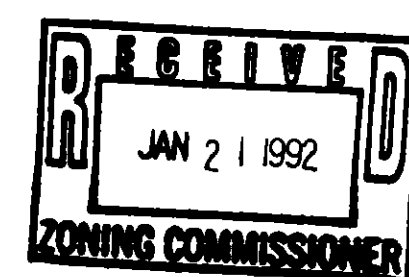
Sincerely,

Arlene Saks, L.C.S.W.

Arlene Saks, L.C.S.W.
President

CC: Honorable Melvin Mintz
Illene Waitt

AS/nmo



The Sudbrook Club, Inc.
Pikesville, Maryland 21208
August 30, 1991



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

RE: Case Number: 91-333-SPHXA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux

Dear Mr. Haines:

The Sudbrook Club, Inc., which represents approximately 500 families in a community adjacent to the proposed project, opposes the above-referenced petition and requests the Zoning Commissioner to deny Petitioner's requests for increased density and other special exceptions, for the following reasons:

1. The pertinent provisions of Section 432.B. of the Baltimore County Zoning Regulations ("BCZR") do not apply to the proposed project, since it is neither an "institutional use" as defined, nor on 10 or more acres.

a. The structure at issue is not and should not be deemed to be an "officially designated historic building," since the structure, in and of itself, is of no particular historic significance. Secondly, the portion of the site which is part of this petition consists of less than one acre, substantially below the required 10 acre minimum. Since the subject property meets neither prong of Section 432.B.'s two-prong test, the application should be denied. (Although Section 432.B. is not applicable, we note that the assisted living facility may continue to operate as an assisted living facility of three or fewer, which is permitted by right under Section 432.1.A.1.).

b. The policy rationale which encourages development of elderly housing facilities on properties containing existing institutional uses on sites containing at least ten acres has no force or

Entered on the National Register of Historic Places - June, 1973

The Sudbrook Club, Inc.
Pikesville, Maryland 21208
August 30, 1991



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

RE: Case Number: 91-333-SPHXA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux

Dear Mr. Haines:

The Sudbrook Club, Inc. is an interested person with respect to the above-referenced matter and requests that a copy of all notices and information related to this matter be sent to the following:

Richard Bernstein
918 Adana Road
Baltimore, Maryland 21208

Thank you for your attention to this request.

Sincerely,

Richard Bernstein,
Co-President
The Sudbrook Club, Inc.

RB/sch

Entered on the National Register of Historic Places - June, 1973

EMERGING LIFESTYLES, INC.
GERIATRIC CONSULTING

6400 Baltimore-Natl Pike
Suite 1704-118
Baltimore, Maryland 21228
(301) 494-8059 MD
(301) 788-0065

August 26, 1991

Mr. Timothy Kotroco
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Regarding Case: H 91-333-S P H X A

Dear Mr. Kotroco:

My work as a Geriatric Consultant qualifies me to speak to the need for more facilities like Our House. Only recently have the elderly who are unable to live alone had the option to live in a pleasant home environment rather than be placed in a Nursing Home. As a Registered Nurse, with over eighteen years experience, directly related to the care of the elderly in institutions, I have witnessed the decline in the quality of life when a person is removed from society just because they are unable to prepare their meals, do laundry or shopping, take their medication on time or have someone around if they need some moderate assistance.

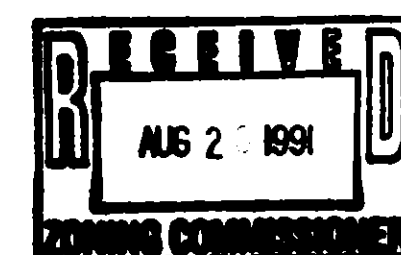
These elderly persons are not disruptive to the community. They do not put a burden on neighbors. They do not carry disease which would be harmful to persons who come in contact with them. They pay for their room and board and continue to contribute financially to the community.

I have been in approximately thirty-five group homes in Howard, Carroll and Baltimore counties. Our House is in the top homes not only for its beauty and the way the property is maintained, but more important for the expertise Mr. and Mrs. Waitt have in meeting the needs of their residents. I have recommended Our House to several clients. The need for this type of housing for the elderly will increase as the aging population grows in number. The alternative to group homes is increased street people, unnecessary institutionalization and a decline in the quality of life for people who's main problem is that they have lived long.

I hope that you will rule in favor of the Waitt's petition.

Sincerely,

Lu Marietta, RN
President



PIKESVILLE TOWNSHIP ASSOCIATION, INC.
218 Church Lane
Pikesville, Md. 21208
August 28, 1991

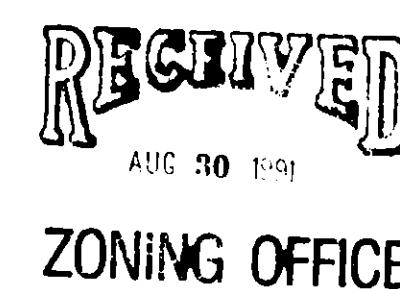
Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Haines:

We are writing to you in reference to the following:
Case # 91-333-SPHXA
w/s Sudbrook Lane, 125' s of Oak Ave
204 Sudbrook Lane (Our House at Sudbrook)
3rd election district, 2nd councilmanic
Petitioner (s) Gary G. Waitt, et ux
Hearing: Tues., Sept. 3, 1991, 9:00a.m.

A meeting of our association on August 5th at which representatives of the Sudbrook Club were present, was held to consider the above application. After thorough discussion it was unanimously decided that the application be opposed for the following reasons:

1. Granting of this petition would in effect permit the establishment of a business in a purely residential area.
2. We fear that the granting of the said petition would set a precedent which could be used as an argument for the granting of future exceptions.
3. We note that on the plat submitted with the Waitt application, the front portion of the property of approximately 195% x 100% is excluded. It occurs to us that this could be the subject of a future request by the



PIKESVILLE TOWNSHIP ASSOCIATION
218 Church Lane
Pikesville, Md. 21208

March 20, 1991

Mr. J. Robert Haines
Zoning Commissioner
401 Bosley Avenue
Towson, Md. 21204

Dear Mr. Haines:

Reference is made to a zoning hearing to be held on April 23, 1991 at 9:30a.m. 91-333 SPHXA, item #300, which deals with the request of Gary G. Waitt Et Ux for special hearing to determine whether the provisions of B.C.Z.R., section 432, are applicable to an assisted living facility at the property located at 204 Sudbrook Lane.

Representatives of Pikesville Township Association have met with Mr. & Mrs. Waitt, their attorney and their architect, have reviewed the plans and architectural drawings and have fully considered the matter.

While we are aware of the desirability of locating such facilities at appropriate areas of the county and do not oppose the use of the existing dwelling at 204 Sudbrook Lane in such a capacity, we are strongly opposed to the plans of Mr. & Mrs. Waitt for the following reasons:

1. The existing property does not include ten acres.
2. It is not and has never been an institution of any kind (church, school, etc.).
3. It has no particular historical significance.
4. The planned structure would more than quadruple the size of the existing dwelling and would constitute a structure completely out of scale with existing properties.
5. There is real fear that if the planned structure is built it might prove to be economically unfeasible and the neighborhood would be left with a vacant and derelict building or it conversion to undesirable use.
6. The proposed master plan will, if enacted, prevent further encroachment of commercial use or high density use into our residential area. If granted, the Waitt's request would create an immediate exception.

Thank you for your past support in preserving our neighborhood.

Sincerely,
Arlene Rosenberg
President

cc: Melvin G. Mirtz
David Fields
Phyllis Friedman

Dr. Steven B. Caplan
PODIATRIST
HOWARD COUNTY DOCTOR'S BLDG
5380 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
TELEPHONE 465-9535

AARON D. GOLDBERG, M.D.
INTERNAL MEDICINE
6804 PARK HEIGHTS AVENUE
BALTIMORE, MARYLAND 21215
TELEPHONE 358-4243

April 29, 1991

Zoning Commissioner
J. Robert Haines
111 W. Chesapeake Avenue
Towson, MD. 21204

Re: 204 Sudbrook Lane

Dear Mr. Haines:

I am writing to advise you of my support for Gary and Illene Waitt's proposal to improve 204 Sudbrook Lane as an assisted living home for the frail elderly. I believe there is a great need in our community for this type of service.

As a physician practicing in this area, I have found "OUR HOUSE" to be an invaluable asset.

Sincerely,

Aaron D. Goldberg, M.D.

ADG/cl

CAROL SCHRETER, PH.D.
1905 OXON ROAD
BALTIMORE, MD. 21209
1-301-664-5151

April 23, 1991

Mr. Robert Haines
Zoning Commission
Office of Planning & Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Haines:

As a Ph.D. gerontologist, I write regarding re-zoning for the proposed "Our House" at 204 Sudbrook Lane.

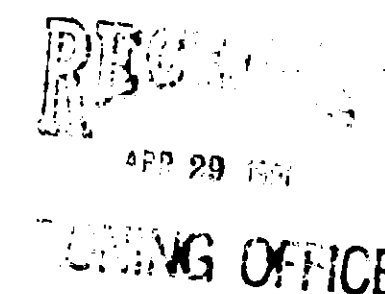
Frail elders need assistance with everyday activities. The nursing home is a costly "quasi-medical approach to a problem that is often primarily social," in the words of former Social Security Commissioner Robert Ball.

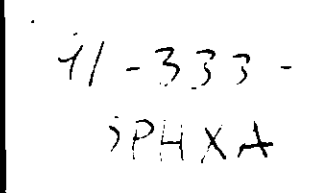
New models of home help are desperately needed. We used to have board and care homes. In the 1970s, well-intentioned planners closed them up or forced them to become licensed and overly institutionalized.

Please help the Waitts as they try to develop assisted living units for Baltimore elders. Every single bed is important!

Sincerely,

Carol Schreter





NOTE: This plot from
ALF 207 A" Oak Ave

Eric F. Gold
202 Sudbrook Lane
Baltimore, Md. 21204
Home Phone 659-0198
Work Phone 664-4350

July 17, 1991

Mr. J. Robert Haines
Zoning Commissioner
401 Bosley Avenue
Towson, Md. 21204

Dear Mr. Haines,

We have been residing at 202 Sudbrook Lane for over 8 years, and have seen a great deal of changes since we have been here. We have made many improvements to our house which we felt would increase the value. We know that Sudbrook Station has changed this fringe commercialized residential area to a commercial one. Which in our situation has depreciated the value of our property considerably. It is no longer marketable for the average family home. Zoning changes have been made all around us.

Now we have a new development. A new type of business, Gary G. Waitt assisted living facility (nursing home) at 204 Sudbrook has come unbelievably jumped the community conservation boundary and come smack right between residents. Superseding any kind of priority that my residence at 202 Sudbrook, being the first house in line, would have. It seems now that he is asking for a special exception to put (9) beds in his facility instead of the allowed (3) beds. We have a very unique business, in that there is only the two of us, Eric & Paula Gold. We would like to operate our husband and wife professional hair studio from our present home, keeping everything exactly the way it is now. It would involve no extra traffic as it would be very small and handled on an appointment basis. We feel a special exception should be granted for this studio, as a justification, in conjunction with any special exceptions allowed of the Waitt's proposed (9) beds (much bigger and more disruptive to the look and character of the neighborhood than anything we wish to do).

Since we reside at 202 Sudbrook Lane (the Waitts do not) we take pride in keeping our grounds and home an exceptional place to live. Having this special exception would allow us the time and save the expense of a rental property, hence giving us the opportunity to incorporate these savings into our home and making our place one that residents of Sudbrook will take pride in having as a neighbor. Our theme is authenticity of a century colonial living, which we intend to carry out through our studio. We see this as the only solution to incorporating our expenses and being able to exist in a cost escalating environment and at the same time creating a reason to continue living at this residence that is located in a commercial area.

If this special exception cannot be met, we would expect that the Waitt's special exception for adding more than 3 beds or any changes to the property be denied. Also, Mr. Waitt should be made

to reside in this house, as we all do. On the other hand if the Waitt's special exception is approved, and we are not allowed our studio, then we would expect that ample time would be allowed for us to find a new place to live, and sell our house at 202 Sudbrook Lane before any changes publicly take place. Please respond to me as to what options I may have concerning this situation and our future at 202 Sudbrook.

Sincerely,

Eric F. Gold

Eric F. Gold

11/21/91
2 Sudbrook Ct
Baltimore MD 21208
Sept 3, 1991

Mr. J. Robert Haines
Zoning Commissioner
401 Bosley Ave.
Towson, Md. 21204

Dear Mr. Haines,

As a resident of Rokeby for over 30 years I strongly oppose the exceptions in Mr. Waitt's zoning request. I & my family have no objection to a assisted living facility as it exists. The building at present is consistent with the residential character of the community. However, expansion of the existing house to provide residents would convert the structure and thereby irreversibly alter the neighborhood. It is over 30 years that if Mr. Waitt as granted the exceptions and variances establish a precedent and will establish a new commercial enterprise in the neighborhood.

RECEIVED
SEP 23 1991

ZONING OFFICE

Eric F. Gold
202 Sudbrook Lane
Baltimore, Md. 21204

March 30, 1991

Mr. J. Robert Haines
Zoning Commissioner
401 Bosley Avenue
Towson, Md. 21204

Dear Mr. Haines,

Reference is made to a zoning hearing to be held on April 23, 1991 at 9:30 a.m. 91-333-SPHXA, item #300, which deals with the request of Gary G. Waitt for a special hearing to determine whether the provisions of B.C.Z.R. section 432, are applicable to an assisted living facility at the property located at 204 Sudbrook Lane.

The Fikesville Township Association, consisting of and representing residents of Sudbrook Lane, Church Lane, Oak Ave., Glenback, and Sudvale have discussed and researched the above matter thoroughly. The plans and architectural drawings have been reviewed. We have come to the following findings and facts which we feel are essential to the well being of our community.

We are not opposed to the existing use of the dwelling at 204 Sudbrook Lane, only if it is serving as housing for the elderly and assisted living facilities of three or fewer people (Bill no. 36, 1988.) However we are strongly opposed to the plans of Mr. & Mrs. Waitt for the following reasons:

1. Existing lot size is 1.20 acres, which is well below the required 10 acres (Bill #36-sec. 432 5.1)
2. It is not and has never been an institution of any kind (convents, orphanages, schools, seminaries, officially designated historic buildings, hospitals, campuses and churches (Bill no. 36, 1988))

a. Not the right location for assisted living facility of the proposed size ex: (St. Charles School would be better suited for something of this nature beings that this is an institution and complying with bill 36-88); I hear that this may go up for sale in the near future.

3. House is not listed on Maryland Historic Building register and has no particular historical significance (Bill #36-88).

a. Proposal turned down by Ron Andrews (Nat. Historic Trust Restoration Program).

b. John McGrain (Historical Preservation officer for the county) phone 887-3495, testifies that "the two year old law (Bill #36-88) is now seen having unintended side effects and is actually being misused as a reason for elderly housing facilities at 204 Sudbrook."

Patricia Helfrich
1337 W. 37th St.
Baltimore, MD 21211
27 May 91

J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Baltimore, MD 21204

Dear Mr. Haines,

Please note that I am an interested party to the zoning of 204 Sudbrook Lane, Baltimore, MD 21208. I would like to be advised of any hearing scheduled regarding said property. Thank you for your attention.

Patricia Helfrich

RECEIVED
MAY 29 1991

ZONING OFFICE

2728 Plainfield Road
Baltimore, Maryland 21222
August 23, 1991

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Haines:

Please record my opposition to the zoning revision request filed by the owners of 204 Sudbrook Lane, case number 91-333, hearing date, September 3, 1991.

The best interest of the community will be served by the Commission voting to keep this property zoned as a single family dwelling.

I am well acquainted with area residents and share their concerns regarding property values.

During your deliberations please focus on the concerns raised by Sudbrook Lane and Baltimore County residents rather than those raised by individuals living in surrounding jurisdictions.

Thank you.

Sincerely yours,

Edgar G. Dodd, III

RECEIVED
AUG 26 1991
ZONING OFFICE

6061 Watch Chain Way
Columbia, Md. 21044
March 10, 1991

91-333-SPHXA

Mr. Robert Haines
Zoning Commissioner
Baltimore County

Dear Mr. Haines:

I am writing to urge you to allow Ellice Waitt to operate housing for the elderly at 204 Sudbrook Lane.

My aunt is now a resident at "Her House", Mr. Waitt's property on Fallstaff. Thanks to Mr. Waitt, my aunt is able to live safely and in dignified independence and is able to hold a full time job and be the mother I should be to

RECEIVED
SEP 23 1991

ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: 204 Sudbrook Lane
Request for Special Exceptions

Dear Mr. Haines:

Unfortunately, work prevents me from attending today's hearing regarding the request of Gary G. Waitt to obtain some exceptions to current zoning restrictions for the purpose of expanding the existing structure at 204 Sudbrook Lane to accommodate up to nine residents in an assisted living facility.

For the record, as a taxpayer and owner of the property at 201 Oak Avenue, which adjoins the subject Sudbrook Lane property, and as a resident in the affected community for almost ten years, I strongly oppose and object to the deviations being requested by Mr. Waitt.

I have no objection to Mr. Waitt's use of 204 Sudbrook Lane as an assisted living facility within the structure as it currently exists. The building set present is compatible with other homes in the immediate neighborhood and is consistent with the residential character of the area. However, expansion of the existing structure to house nine residents would convert the structure from a residence to an institution; would irreversibly alter the residential character of the neighborhood; and, would threaten to undermine the surrounding community's stability by injecting a commercial enterprise into the midst of a neighborhood composed primarily of owner occupied homes. I greatly fear that if Mr. Waitt is granted the exceptions and variances he is seeking, a precedent will be established and other entrepreneurs will be encouraged to continue chipping away at the present zoning restrictions until the neighborhood collapses into a patchwork of commercial enterprises.

I implore you to preserve our neighborhood by denying Mr. Waitt's request.

Sincerely,
John J. Lennan (John Lennan)

914 Old Mount Rd
Baltimore, Md 21205
April 13, 1991

91-333-SPHXA

Dear Mr. Haines:
I have lived in the Sudbrook area for 33 years and the charm of the area is the old Victorian houses. Just a block away are zoning in Church Lane has destroyed and crowded the area with a mishmash of ugly buildings that don't care about blending in with the homes in the area.

This particular zoning request for 204 Sudbrook Lane is at the entrance of Sudbrook Park which is on the National Register of Historic Places just for the purpose of denying such zoning.

Please do not destroy another residential area for a few years of commercial front backs which

91-333-SPHXA
220 Sudbrook Lane
Pikesville, Maryland 21208-4112
April 17, 1991

Mr. J. Robert Haines,
Zoning Commissioner,
401 Oakley Avenue
Towson, Maryland 21204

Sir,

I have been living in Pikesville since October 3, 1948 at 220 Sudbrook Lane. I am writing at this time to express my opposition to the proposed changes in the zoning of the property at 204 Sudbrook Lane.

As of today, Sudbrook Lane is a Commercial Alley from Reisterstown Road to Glenbach Ave. I am opposed to any further Commercial zoning below Glenbach Ave.

Sincerely,
Alynn C. Mander

Dear Mr. Haines,

I am writing to register my complaint about the proposed zoning change to be located at 204 Sudbrook Lane in Baltimore County. The case # is 91-333.

To place a zoning law in this residential area would present traffic problems, unwanted noise and alter the residential atmosphere of the neighborhood.

Very truly yours,
Dorothy Hall

1104 W. W. St.
3125 4

AGENTS OFFICE

August 27, 1991
Mr. J. Robert Haines
Baltimore County Zoning Commissioner
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 91-333-SPHXA
204 Sudbrook Lane
Petitioner: Gary D. Hiett, et. ux

Dear Sir:

I am a registered voter and have been a County resident for over forty years.

I am writing to support the zoning petition for the town, 204 Sudbrook Lane.

My sister is currently a resident at the house which is located at 204 Sudbrook Lane. I believe the house was built not too long ago without a building permit. I oppose any change in the zoning of the house.

I also oppose the zoning of the house as a private residential neighborhood. I don't believe that the proposed zoning is in the Maryland recommended zoning for an assisted living facility. The proper zoning for the house and the house is 217 Sudbrook Lane, Pikesville, Maryland 21208.

Very truly yours,
William T. Hiett, Jr.

217 Sudbrook Lane
Pikesville, Maryland 21208

FROM THE DESK OF . . .

Sarajane Greenfield

To: Timothy Kotrova
Deputy Zoning Commissioner
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 91-333-SPHXA

I am writing to support the zoning petition for the town, 204 Sudbrook Lane.

My sister is currently a resident at the house which is located at 204 Sudbrook Lane. I believe the house was built not too long ago without a building permit. I oppose any change in the zoning of the house.

I also oppose the zoning of the house as a private residential neighborhood. I don't believe that the proposed zoning is in the Maryland recommended zoning for an assisted living facility. The proper zoning for the house and the house is 217 Sudbrook Lane, Pikesville, Maryland 21208.

Very truly yours,
Sarajane Greenfield

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

91-333
SPHXA

NAME	ADDRESS
Wayne C. Mauler	220 Sudbrook Lane
Dorothy Collins	702 Howard Rd 21208
RODNEY B. JONES	107 Oak Ave 21208
CAROLYN A. MCDONALD	209 Oak Ave 21208
Joe R. McDermott	207 Oak Ave 21208
Black Box Car	214 Sudbrook Lane 21208
Suzanne G. Gossberg	2 Sudbrook Ct 21208
Katherine M. Gossberg	217 Sudbrook Lane 21208
William T. Hiett, Jr.	217 Sudbrook Lane 21208
DON KAPLAN	229 Sudbrook Lane 21208
Eric J. Hiett (Eric F. Hiett)	202 Sudbrook Lane 21208
PAUL J. Hiett	212 Sudbrook Lane 21208
STEVEN S. BROWN	206 Sudbrook Lane 21208
Helene Rosenberg	213 Church Lane
DERWYN F. NISBET	205 Church Lane
ARNDT S. NISBET	4 Sudbrook Ct
Suzanne Gossberg	215 Sudbrook Lane
Eric J. Hiett	214 Sudbrook Lane
Dorothy K. Hiett	500 Sudbrook Lane
Jeffrey B. Smith	607 Windsor Road
Melanie D. Anson	1007 Windsor Rd.
Philip T. McCusker	220 Sudbrook Lane
Diane Jones	207 Oak Avenue

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

91-333SPHXA

NAME	ADDRESS
Robert Jacobs	5 Pomona West #2
TRINA JACOBS	BAL 21208
DAVID N. BOSSIN	22 W. Allegheny Ave. Towson 21204
Julene Salas, Ph.D.	101 N. Road St. 21201
Mark R. R.	6000 West End Rd. Baltimore, MD
Johnny Patrick	204 Sudbrook Lane
Oliver W. Adams	3415 Fallsburg Rd
BERNARD F. SEMAN	724 Dunwoody Valley Rd.
THOMAS J. HOFF	1717 YORK RD SUITE 100, 21093
SCOTT R. RIFKIN	2 Park Center 21117

PLEASE PRINT CLEARLY

Protestant's
SIGN-IN SHEET

NAME	ADDRESS
Wayne C. Mauler	220 Sudbrook Lane 21208
Dorothy Collins	702 Howard Rd 21208
RODNEY B. JONES	107 Oak Ave 21208
CAROLYN A. MCDONALD	209 Oak Ave 21208
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Jeffrey B. Smith	607 Windsor Road
Melanie D. Anson	1007 Windsor Rd.
Philip T. McCusker	220 Sudbrook Lane
Diane Jones	207 Oak Avenue

HOLZ *P.O. BOX 1361 460-3606

PHILIP T. MCCUSKER
ATTORNEY AT LAW
HOLZ *VIOLET 137

700 MARYLAND TRUST BUILDING
BALTIMORE, MARYLAND 21202

MELANIE D. ANSON
SEANES BOWEN & SEANES
ATTORNEYS AT LAW

200 WEST PINE STREET
BALTIMORE, MARYLAND 21201
301.539.5040

401 WEST PINE STREET
TOWSON, MD 21204
301.286.4400

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Wayne C. Mauler	220 Sudbrook Lane
Dorothy Collins	702 Howard Rd 21208
RODNEY B. JONES	107 Oak Ave 21208
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Jeffrey B. Smith	607 Windsor Road
Melanie D. Anson	1007 Windsor Rd.
Philip T. McCusker	220 Sudbrook Lane
Diane Jones	207 Oak Avenue

IMPORTANT MESSAGE

TO: _____
DATE: _____ TIME: _____ A.M. P.M.
WHILE YOU WERE OUT

OP: _____
Area Code & Exchange
TELEPHONED
CALLED TO SEE YOU
WANTS TO SEE YOU
RETURNED YOUR CALL

Message: _____
Operator: _____

PATUXENT

Area Code & Exchange
TELEPHONED
CALLED TO SEE YOU
WANTS TO SEE YOU
RETURNED YOUR CALL

Message: _____
Operator: _____

AGREEMENT AND DECLARATION OF COVENANTS

THIS AGREEMENT AND DECLARATION OF COVENANTS (hereinafter called the "Agreement") made this 7th day of October, 1991, by and between GARY G. WAITT and ILENE S. WAITT (hereinafter called "Owner") and THE SUDBROOK CLUB, INC. (hereinafter called the "Club"), and PIKESVILLE TOWNSHIP ASSOCIATION, INC. (hereinafter called the "Association").

WHEREAS, the Owner is the owner of certain real property containing 1.4 acres of land, more or less, acquired by Deed dated March 13, 1990 and recorded among the Land Records of Baltimore County in Liber S.M.No. 8443 folio 473 and located in Pikesville, in the 3rd Election District of Baltimore County, Maryland, being known as 204 Sudbrook Lane, Pikesville, Maryland 21208 (hereinafter called the "Property"); and

WHEREAS, the Club is a community association representing residents in the area of Baltimore County, Maryland, known as Sudbrook Park; and

WHEREAS, the Association is a community association representing residents in the area of Baltimore County, Maryland known as Pikesville;

WHEREAS, a portion of the Property is improved with a single family detached dwelling (hereinafter called the "Existing Structure") and the Owner desires that this Existing Structure be permitted to be occupied by 9 elderly residents and staff persons to provide services for them;

WHEREAS, the Club and the Association have opposed the Owner's petition for zoning approval;

EXHIBIT 'A'

PLAN TO ACCOMPANY AGREEMENT AND DECLARATION OF COVENANTS BETWEEN SUDBROOK CLUB, INC., PIKESVILLE TOWNSHIP ASSOCIATION, INC. AND GARY & ILENE WAITT.

PLAN PREPARED BY:
HOFF & ANTONUCCI, INC.
1717 YORK RD. SUITE 1-B
LUTHERVILLE, MD 21093
(301) 628-9225

SCALE: 1"=40'
DATE: 10/4/91

DEED

THIS DEED, made this 13th day of March, 1990, by and between BENJAMIN W. FREEMAN and PAULINE FREEMAN, by and through BENJAMIN W. FREEMAN, her Attorney-in-Fact, his wife, Grantors, and GARY G. WAITT and ILENE S. WAITT, his wife, Grantees.

The Grantors for the consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00), do hereby grant and convey to the Grantees, as tenants by the entireties, the survivor of them, and the survivor's personal representatives, heirs and assigns, the property located in Baltimore County, State of Maryland, and being more particularly described as follows:

BEGINNING for the same on the northwest side of Sudbrook Avenue at the distance of 125 feet southwesterly measured along the north-west side of said Avenue from the intersection of the northwest side of Sudbrook Avenue with the south side of Oak Avenue and running thence leaving said Sudbrook Avenue North 75 degrees, 10 minutes West 276 feet, more or less, to intersect the 5th line of the land firstly described in a deed from the Howard Real Estate Company to Louis Mossbauer, dated July 17, 1936, and recorded on July 18, 1936, at the distance of 115 feet from the end of said line; thence binding on part of said 5th line North 4 degrees, 54 minutes West 115 feet to the south side of Oak Avenue at the beginning of the parcel secondly described in said Deed from Howard Real Estate Company to Louis Mossbauer; thence binding on the south side of Oak Avenue South 73 degrees, 55 minutes West 16 feet; thence binding on the second line of said secondly described parcel in said last mentioned deed south 4 degrees, 54 minutes East 256 feet to the end of said line and to intersect the third line of the land described in a deed from Wilson Gary McHenry et al, Executors of J. Howard McHenry No. 326 folio 150, said last mentioned point being also at the end of the second line of the parcel of land described in a deed from Michael J. Hennegan et al, to Louis Mossbauer, dated August 21, 1936, and recorded prior hereto; thence reversing on said last mentioned 2nd line south 12 degrees 59 minutes East 53 feet; thence south 70 degrees, 59 minutes East 203 feet, more or less, to the northwest side of Sudbrook Avenue at a point 100 feet northeasterly measured along the Northwest side of Sudbrook Avenue from the end of the third line of the firstly described parcel in said deed from Howard Real Estate Company to Louis Mossbauer, thence northeasterly binding on the northwest side of Sudbrook Avenue by a line curving toward the north with a radius of 384 feet the distance of 84 feet, 3 inches and still binding on the northwest side of Sudbrook Avenue North 17 degrees, 28 minutes East 118 feet to the place of beginning. The improvements thereon being known as No. 204 Sudbrook Avenue, Pikesville, Maryland.

BEING the same lot or parcel of ground which by Deed dated June 29, 1971, and recorded among the Land Records of Baltimore County in Liber 5197, folio 968, was granted and conveyed by Gordon E. Sugar to the Grantors herein.

PETITIONER'S EXHIBIT 2

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE: *[Signature]* DATE: 4-2-91

RECEIVED FOR TRANSFER

State Department of Assessments & Taxation
for Baltimore County

4-2-91

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SCHOOL OF MEDICINE
UNIVERSITY OF MARYLAND AT BALTIMORE
Department of Psychiatry
605 West Redwood Street
Baltimore, Maryland 21201-1549

Institute of Psychiatry and Human Behavior

August 28, 1991

Timothy Kotrocco
Deputy Zoning Commission
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

RE: Regarding Our House
204 Sudbrook Lane
Case #91-333-SPHXA

Dear Mr. Kotrocco:

I've known Illene Waithe for approximately two years and I certainly recommend her home for placement. She has provided a few of our clients with an excellent home and I've been happy with her services.

I would recommend her home to anyone looking for a community placement.

Sincerely,

Pat Harnett, Ph.D., L.C.S.W.

PH:hb

EXHIBIT 10

Timothy Kotrocco
Deputy Zoning Commission

Re: Case # 91-333-SPHXA "Our House"

Dear Sir,

I wish I could attend this hearing. I hope this letter will convey my feelings properly.

I have an uncle residing at Our House. His relatives and I are very closely attached. The loving care he is given is beyond anything I imagined would happen.

The need for this kind of residence for those in need of this care is greater than what is really available at this time.

You would be doing a great service to the citizens of Baltimore if Our House is given zoning for this facility.

Most Sincerely Yours
Leatrice Vella

AUG 29 1991

EXHIBIT 11

PETITIONER'S EXHIBIT 6



Our House
Catered Living For Seniors

91-333
SPHXA

A New Concept in Housing
For Senior Citizens

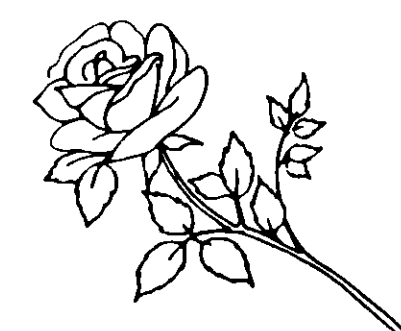
Our House was established to offer a comfortable alternative to living alone, with family members, or residing in a nursing or retirement home. By combining a family-style shared living arrangement with domestic assistance and support services, Our House offers a dignified and meaningful lifestyle for single residents or couples.

Our House is operated by a licensed Healthcare Administrator.

Our House
Catered Living For Seniors

Illene Shapiro-Waitt
Manager

3415 Fallsstaff Road
Baltimore, MD 21215



All inquiries should be
directed to:

Our House

Illene Shapiro-Waitt

3415 Fallsstaff Road

Baltimore, Maryland 21215

(301) 358-3086

(301) 358-6326

(301) 358-3086

PHOTOGRAPHS REMOVED 1-28-92 PURSUANT TO

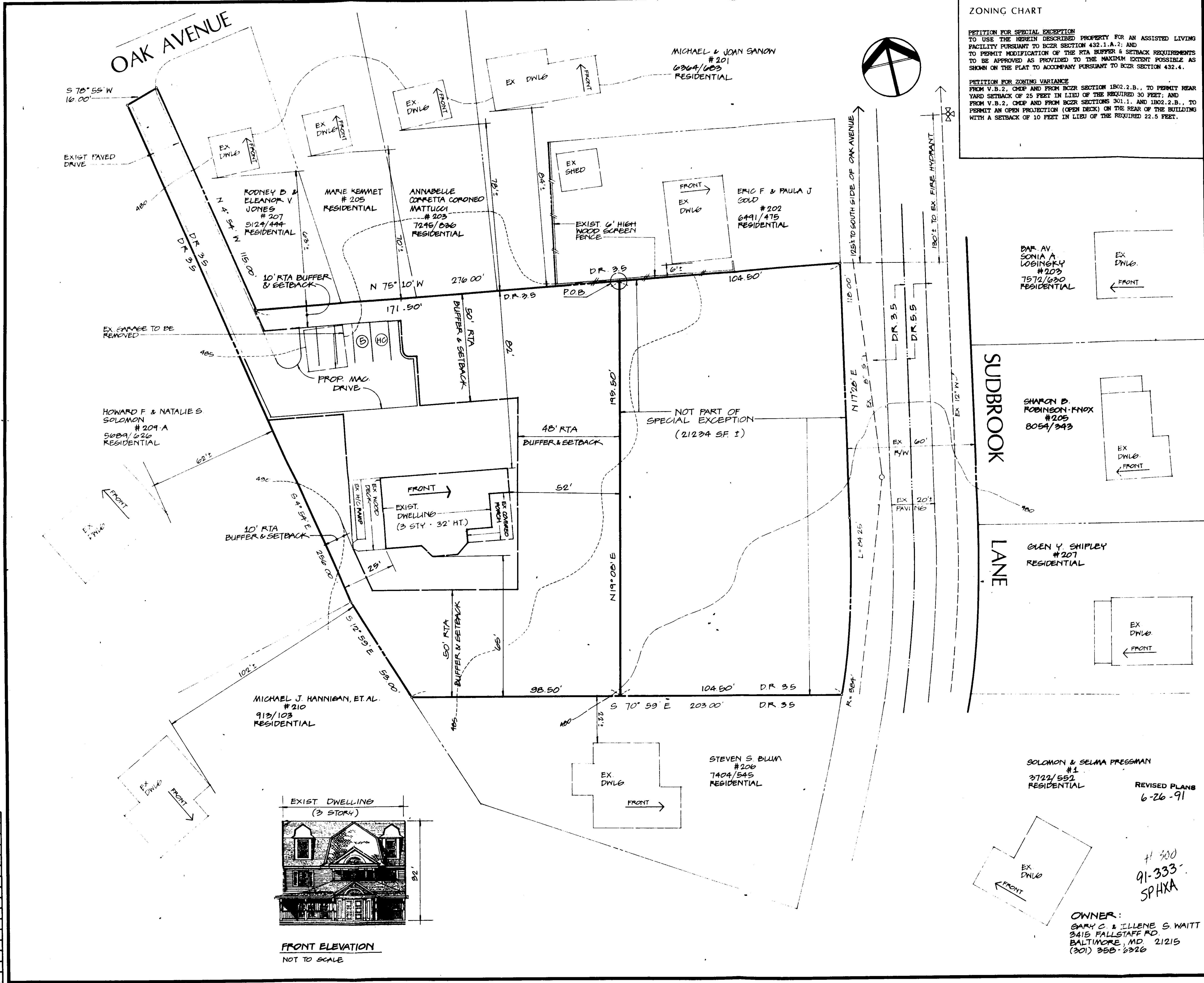
REDOBB

TO REMOVAL OF CONFIDENTIAL

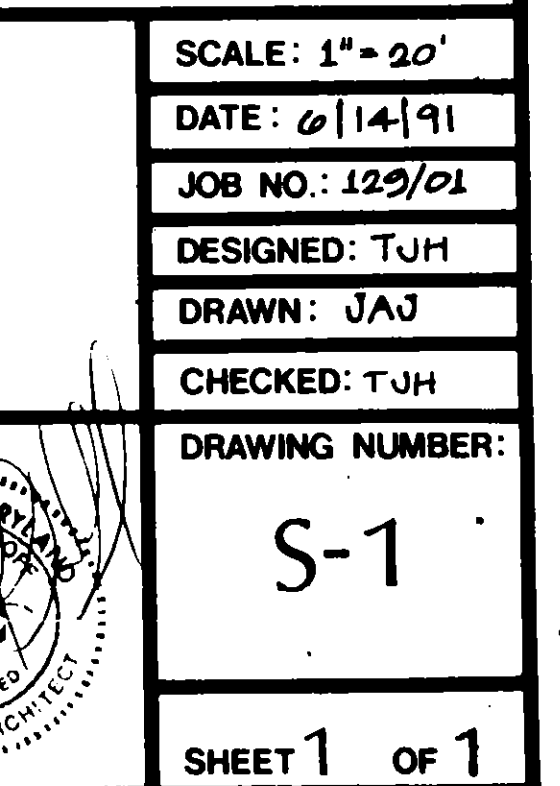
EXHIBITS 4, 5, 7, 8 + MISS PHOTOGRAPHS.

10-67

DO NOT SIGNATURE

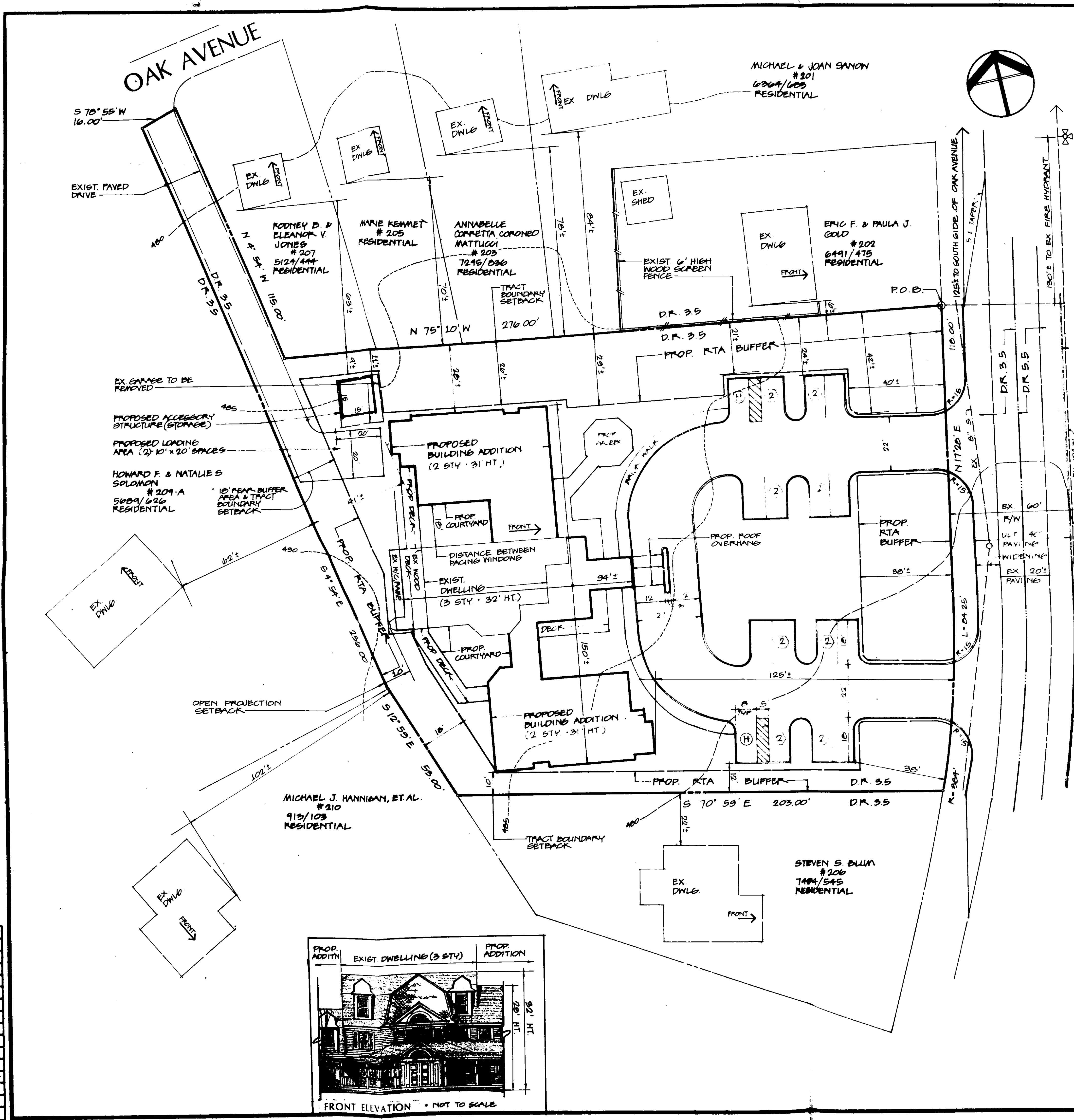


PETITION FOR ZONING VARIANCE
FROM V.B.2, CMCP AND FROM BCGR SECTION 1B02.2.B., TO PERMIT REAR
YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 30 FEET; AND
FROM V.B.2, CMCP AND FROM BCGR SECTIONS 301.1. AND 1B02.2.B., TO
PERMIT AN OPEN PROJECTION (OPEN DECK) ON THE REAR OF THE BUILDING
WITH A SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 22.5 FEET.



OWNER:
GARY C. & ELLENE S. WAITT
3415 FALLSTAFF RD.
BALTIMORE, MD. 21215
(301) 358-6326

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ZONING CHART

PETITION FOR SPECIAL HEARING TO DETERMINE WHETHER THE PROVISIONS OF BCZR SECTION 432 ARE APPLICABLE TO AN ASSISTED LIVING FACILITY ON A SITE CONSISTING OF LESS THAN 10 ACRES; AND TO DETERMINE WHETHER THE EXISTING STRUCTURE IS OF HISTORICAL SIGNIFICANCE PURSUANT TO BCZR SECTION 432.3.B.1.

PETITION FOR SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR AN ASSISTED LIVING FACILITY PURSUANT TO SECTION 432.1.A.2, AND PERMISSION TO INCREASE THE MAXIMUM GROSS RESIDENTIAL DENSITY PERMITTED FROM 3.5 DWELLING UNITS PER ACRE TO 4.8 DENSITY UNITS PER ACRE PURSUANT TO BCZR SECTION 432.3.A.2; AND TO PERMIT MODIFICATION OF THE RTA BUFFER & SETBACK REQUIREMENTS TO BE APPROVED AS PROVIDED TO THE EXTENT POSSIBLE AS SHOWN ON THE PLAT TO ACCOMPANY.

PETITION FOR ZONING VARIANCE FROM SECTION 432.B TO PERMIT A SITE AREA OF 1.4 ACRES IN LIEU OF THE REQUIRED 10 ACRES; AND FROM V.B.5.a., CMDF AND FROM SECTION 1801.2.C.2.a., BCZR TO PERMIT WINDOW TO TRACT BOUNDARY SETBACKS OF 10 FEET AND 28 FEET FOR SIDES AND 18 FEET FOR REAR OF BUILDING IN LIEU OF THE REQUIRED 35 FEET; AND FROM V.B.5.a., CMDF AND FROM SECTIONS 301.1 AND 1801.2.C.2.a., BCZR TO PERMIT AN OPEN PROJECTION (OPEN DECK) ON THE REAR OF THE BUILDING WITH A SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 26.25 FEET; AND FROM SECTION 432.1.D., BCZR TO PERMIT A DISTANCE BETWEEN CENTERS OF FACING WINDOWS OF DIFFERENT DWELLING UNITS OF 18 FEET IN LIEU OF THE REQUIRED 20 FEET.

SUDBROOK LANE

BAR AV. LOGINSKY #205 7572/630 RESIDENTIAL

SHARON D. ROBINSON-KNOX #205 8054/343

OLIVIA Y. SHIPLEY #207 RESIDENTIAL

SOLOMON & SELMA FRESSMAN #1 3722/552 RESIDENTIAL

OWNER: GARY C. & ELLEN S. WAITT 3415 FALLSTAFF RD. BALTIMORE, MD. 21215 356-6226

VICINITY/ZONING MAP
1"=200', MAP # NW 7-F

SITE DATA

NET ACREAGE: 1.20 AC.
GROSS ACREAGE: 1.40 AC.
EXISTING ZONING: D.R. 3.5
EXISTING USE: ASSISTED LIVING FACILITY FOR 20 OR FEWER BEDS
PROPOSED USE: ASSISTED LIVING FACILITY FOR 27 BEDS (CLASS B ELDERLY HOUSING)

DENSITY CALCULATIONS

DENSITY ALLOWED:
 $1.4 \times 3.5 \text{ DENSITY UNITS/ACRE} = 4.9 \text{ D.U.}$
ASSISTED LIVING = 0.25 D.U./BED
 $4.9 \div 0.25 = 19.6 \text{ BEDS}$

DENSITY PROPOSED: 27 BEDS = 6.75 DENSITY UNITS

PARKING CALCULATIONS

REQUIRED PARKING:
27 BEDS @ 1 SPACE/2 BEDS = 13.5 SPACES

PROPOSED PARKING:
1ST FLOOR = 1065 SF
EXIST. 2ND FLOOR = 1050 SF
TOTAL EXIST. = 2115 SF

PROPOSED ADDITION:
1ST FLOOR = 6030 SF
2ND FLOOR = 5130 SF
TERRACE = 2765 SF
TOTAL PROPOSED = 14,015 SF

GENERAL NOTES

- Entire site is in a residential transition area (RTA).
- No trash dumpsters shall be used on site.
- Parking spaces and driveways shall be bituminous concrete paving with curb.
- Facility shall comply with Chapter 21 of the NPPA Life Safety Code.
- No accessory uses are proposed.
- No exterior sign is proposed.
- Light fixtures to illuminate parking lot shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.
- Light fixtures shall not exceed 16' in height.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES, SPECIAL EXCEPTIONS & SPECIAL HEARING

OUR HOUSE AT SUDBROOK
204 SUDBROOK LANE
91-333-SPHXA
ELECTION DISTRICT NO: 3 BALTIMORE COUNTY, MD
COUNTY COUNCIL DISTRICT: 2

REVISIONS:

SCALE: 1"=20'

DATE: 1/22/01

JOB NO.: 123/01

DESIGNED: TJH/JAJ

DRAWN: JAJ

CHECKED: TJH

DRAWING NUMBER: S-1

SHEET 1 OF 1

facility in either single family dwelling, either by way of a permitted use, or by way of a special exception.

Regarding the Petitioner's request, it is clear that the B.C.Z.R. permits an assisted living facility in a D.R. zone by special exception. It is equally clear that the proposed use as an assisted living facility for nine (9) beds 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 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.

- 4 -

The B.C.Z.R. require a finding that the proposed project complies to the extent possible with RTA use requirements and that it is otherwise compatible with the character and general welfare of the surrounding residential uses. Clearly, the testimony and evidence presented indicate that the proposed improvements have been designed with consideration being given to the residential uses nearby and additional landscaping will be provided to further buffer the community from the subject property. In addition, the proposed improvements will be compatible with the existing building and surrounding uses.

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 variances are granted, 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.

- 5 -

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of October, 1991 that the Petition for Special Exception to use the subject property as an assisted living facility for nine (9) beds, pursuant to Section 432.1.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit a modification of the Residential Transition Area (RTA) buffer and setback requirements, which are provided to the extent possible, pursuant to Section 432.4 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions listed below; and,

IT IS FURTHER ORDERED that the Petition for Variance from Sections 301.1 and 1802.2.B of the B.C.Z.R. and from Section V.B.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing open projection (deck) on the rear of the existing building with a rear yard setback of 10 feet in lieu of the minimum required 22.5 feet, and from Section 1802.2.B of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a rear yard setback of 25 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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 permits, Petitioners shall submit a landscaping plan for approval by the

- 6 -

Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for final review and inclusion in the case file.

3) The agreement and declaration of covenants entered into between the Petitioners and the Pikesville Township Association, Inc. and the Sudbrook Club, Inc. shall be incorporated into this Order and enforceable as a part of this Order.

4) The relief granted herein is limited to the Petitioners operating an assisted living facility for up to and including nine (9) beds only. Petitioners agree and consent to allow a representative of the Zoning Enforcement Division of Baltimore County to enter the premises and perform an inspection regarding the total number of residents living at this facility.

5) In the event the Petitioners, their heirs, their successors or assigns, or any future transferee of the property located adjacent to Sudbrook Lane containing 21,234 sq.ft. more or less, and specifically marked "not part of the special exception" on Petitioner's Exhibit 1, shall construct single family dwellings on this parcel, there shall be no operation whatsoever of any elderly housing facility on this parcel. This would also include an alternate living unit, or any other type of institutional use.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

TIMOTHY M. KOTROCKO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 7 -

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-333-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 or deny the proposed use of the property as an assisted living facility on a site consisting of less than 10 acres; and to determine whether the existing structure is of historical significance pursuant to BCZR Section 432.3.B.1.

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: _____
Attorney for Petitioner: _____
Julius W. Lichter, Esq.
(Type or Print Name)
Signature: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, Maryland 21204
City and State: _____
Attorney's Telephone No.: (301) 321-0600

Legal Owner(s): _____
Gary G. Waitt
(Type or Print Name)
Signature: _____
Illene S. Waitt
(Type or Print Name)
Signature: _____
3415 Fallstaff Road 358-6326
Address: _____ Phone No. _____
Baltimore, MD 21215
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esq.
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

J. Robert Hines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE 1/31/91
REVIEWED BY: _____ DATE 1/31/91

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ an assisted living facility for nine (9) beds pursuant to BCZR Section 432.1.A.2; to permit modification of the RTA buffer and setback requirements to be approved as provided to the maximum extent possible as shown on the plat to accompany this petition pursuant to BCZR section 432.4.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Julius W. Lichter, Esq.
(Type or Print Name)
Signature: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

Legal Owner(s): _____
Gary G. Waitt
(Type or Print Name)
Signature: _____
Illene S. Waitt
(Type or Print Name)
Signature: _____
3415 Fallstaff Road
Address: _____ Phone No. _____
Baltimore, MD 21215
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

Zoning Commissioner of Baltimore County.

ECO-No. 1

(over)

ORDER RECEIVED FOR FILING
Date: 1/31/91
By: _____

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-333-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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ an assisted living facility pursuant to BCZR Section 432.1.A.2; and permission to increase the maximum across residential density permitted from 3.2 dwelling units per acre to 4.8 density units per acre pursuant to BCZR Section 432.3.A.2; and to permit modification of the RTA buffer and setback requirements to be approved as provided to the extent possible as shown on the plat to accompany this petition pursuant to Section 432.4.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Julius W. Lichter, Esq.
(Type or Print Name)
Signature: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, Maryland 21204
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esq.
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

Legal Owner(s): _____
Gary G. Waitt
(Type or Print Name)
Signature: _____
Illene S. Waitt
(Type or Print Name)
Signature: _____
3415 Fallstaff Road
Address: _____ Phone No. _____
Baltimore, MD 21215
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esq.
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

J. Robert Hines
Zoning Commissioner of Baltimore County

ECO-No. 1

(over)

*A Board of Advisors has been formed pursuant to BCZR Section 432.3.F.

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 _____ CMDD Section V.B.2 and BCZR Sections 301.1 and 1802.2.B to permit an existing open projection (open deck) on the rear of existing building with a setback of 10 feet in lieu of the required 22.5 feet; and from CMDD Section V.B.2 and BCZR Section 1802.2.B to permit rear yard setback of 25 feet in lieu of the required 30 feet.

The irregular shape of the lot and for additional reasons as will be presented at the public hearing.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Julius W. Lichter, Esquire
(Type or Print Name)
Signature: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

Legal Owner(s): _____
Gary G. Waitt
(Type or Print Name)
Signature: _____
Illene S. Waitt
(Type or Print Name)
Signature: _____
3415 Fallstaff Road
Address: _____ Phone No. _____
Baltimore, MD 21215
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter
Name: _____
305 W. Chesapeake Ave. Suite 113
Address: _____
Towson, MD 21204 301-321-0600
City and State: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____M.

Zoning Commissioner of Baltimore County.

(over)

300
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-333-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 Variance from Section 432.B to permit a site area of 1.4 acres in lieu of the required 10 acres; and from V.B.3.a., C.M.P. and from Section 1801.2.C.2.a., BCZR to permit window to tract boundary setbacks of 10 feet and 28 feet for sides and 18 feet for rear of building in lieu of the required 35 feet; and from V.B.3.a., C.M.P. and from Section 301.1 and 1801.2.C.2.a., BCZR to permit an open projection (open deck) on the rear of the building with a setback of 10 feet in lieu of the required 25 feet; and from Section 432.1.D., of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Attached.

the irregular shape of the lot and for additional reasons as will be presented at the public hearing.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Julius W. Lichter Esq.
(Type or Print Name)
Signature: _____
305 W. Chesapeake Ave. Suite 113
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 321-0600

Legal Owner(s): _____
Gary G. Waitt
(Type or Print Name)
Signature: _____
Ellene S. Waitt
(Type or Print Name)
Signature: _____
3415 Fallstaff Road
Address
Baltimore, MD 21215
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter Esq.
305 W. Chesapeake Ave. Suite 113
Towson, MD 21204 301-321-0600
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 20 day of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 25 day of April, 1991, at 9:30 o'clock A.M.

J. Robert Hickey
Zoning Commissioner of Baltimore County
(over)

BCZR to permit a distance between centers of facing windows of different dwelling units of 18 feet in lieu of the required 20 feet.

HOFF & ANTONUCCI
INC.
Land Development Consultants
and Landscape Architects

January 28, 1991

Description of "OUR HOUSE AT SUDBROOK", 204 Sudbrook Lane, to Accompany Petition for Zoning Variance, Special Exceptions and Special Hearing

BEGINNING FOR THE SAME at a point on the west side of Sudbrook Lane (60' R/W) at a distance of 125 feet south of the intersection of the west side of Sudbrook Lane with the south side of Oak Avenue.
Thence leaving said Sudbrook Lane,
(1) North 75 degrees 10 minutes West 276.00 feet;
(2) North 04 degrees 54 minutes West 115.00 feet;
thence binding on the south side of Oak Avenue,
(3) South 70 degrees 55 minutes West 16.00 feet;
thence leaving the south side of Oak Avenue,
(4) South 04 degrees 54 minutes East 256.00 feet;
(5) South 12 degrees 59 minutes East 53.00 feet;
(6) South 70 degrees 59 minutes East 203.00 feet;
thence northerly binding on the west side of Sudbrook Lane by a line curving toward the west,
(7) Radius of 384 feet, Length of 84.25 feet
thence still binding on the west side of Sudbrook Lane,
(8) North 17 degrees 28 minutes 118.00 feet; to the point of beginning containing 1.20 acres of land more or less.

Note: This Description has been prepared for zoning purposes only.

91-333-SPHXA

1717 York Road • Suite 1B • Lutherville, MD 21093 • 301-628-9225 • Fax 301-628-9220

HOFF & ANTONUCCI
INC.
Land Development Consultants
and Landscape Architects

June 26, 1991

Description of "OUR HOUSE AT SUDBROOK", 204 Sudbrook Lane, to Accompany Petition for Zoning Variance and Special Exceptions.

BEGINNING FOR THE SAME at a point on the North 75 degree 10 minutes West 276.00 feet line of the above referenced property, 104.50 feet west of the eastern most property corner, said corner being on the west side of Sudbrook Lane (60' R/W) at a distance of 125 feet south of the intersection of the west side of Sudbrook Lane with the south side of Oak Avenue.
Thence binding on said line,
(1) North 75 degrees 10 minutes West 171.50 feet;
thence,
(2) North 04 degrees 54 minutes West 115.00 feet; to the south side of Oak Avenue,
thence binding on the south side of Oak Avenue,
(3) South 73 degrees 55 minutes West 16.00 feet;
thence leaving the south side of Oak Avenue,
(4) South 04 degrees 54 minutes East 256.00 feet;
(5) South 12 degrees 59 minutes East 53.00 feet;
(6) South 70 degrees 59 minutes East 98.50 feet;
(7) North 19 degrees 08 minutes East 195.50 feet; to the point of beginning containing 0.679 acres of land more or less.

Note: This Description has been prepared for zoning purposes only.

1717 York Road • Suite 1B • Lutherville, MD 21093 • 301-628-9225 • Fax 301-628-9220

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-1, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-28, 1991

THE JEFFERSONIAN.

S. Zake O'Brien
Publisher

\$49.25

CERTIFICATE OF PUBLICATION

Pikesville, Md., 3-27, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 28th day of March 1991
the first publication appearing on the 27th day of March, 1991
the second publication appearing on the 28th day of March, 1991
the third publication appearing on the 29th day of March, 1991

THE NORTHWEST STAR

Manager: Jim Burke
Cost of Advertisement \$20-

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8, 1991

THE JEFFERSONIAN.

S. Zake O'Brien
Publisher

\$49.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-14 Date of Posting: 4-14-91
Posted for: Special Hearing, Official Description, Variance
Petitioner: Gary G. Waitt
Location of property: 204 Sudbrook Lane, 125 S. of Oak Avenue, 2nd Election District
Location of Sign: In front of 204 Sudbrook Lane
Remarks: Variance to permit a site area of 1.4 acres in lieu of the required 10 acres; and from V.B.3.a., C.M.P. and from Section 1801.2.C.2.a., BCZR to permit window to tract boundary setbacks of 10 feet and 28 feet for sides and 18 feet for rear of building in lieu of the required 35 feet; and from V.B.3.a., C.M.P. and from Section 301.1 and 1801.2.C.2.a., BCZR to permit an open projection (open deck) on the rear of the building with a setback of 10 feet in lieu of the required 25 feet; and from Section 432.1.D., of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Attached.
Posted by: J. Robert Hickey
Number of Signs: 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-14 Date of Posting: March 27, 1991
Posted for: Special Hearing, Special Exceptions, Variance
Petitioner: Gary G. Waitt
Location of property: 204 Sudbrook Lane, 125 S. of Oak Avenue
Location of Sign: In front of 204 Sudbrook Lane
Remarks: Variance to permit a site area of 1.4 acres in lieu of the required 10 acres; and from V.B.3.a., C.M.P. and from Section 1801.2.C.2.a., BCZR to permit window to tract boundary setbacks of 10 feet and 28 feet for sides and 18 feet for rear of building in lieu of the required 35 feet; and from V.B.3.a., C.M.P. and from Section 301.1 and 1801.2.C.2.a., BCZR to permit an open projection (open deck) on the rear of the building with a setback of 10 feet in lieu of the required 25 feet; and from Section 432.1.D., of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Attached.
Posted by: J. Robert Hickey
Number of Signs: 3

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 109 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on April 8, 1991 at 9:30 a.m.
Case Number: 91-333-SPHXA
125 S. of Oak Avenue, 2nd Election District (Our House at Sudbrook)
3rd Election District
2nd Councilmanic District
Petitioner: Gary G. Waitt
Meeting Date: Tuesday, April 8, 1991 at 9:30 a.m.
Special Hearing to approve whether the provisions of B.C.Z.R. Section 432 are applicable to an existing living facility on a site consisting of less than 10 acres, and to determine whether the existing structure is of historical significance.
Special Exception: An associated living facility, permission to increase the maximum gross residential density permitted from 3.5 dwelling units per acre to 4.0 dwelling units per acre, and to permit modification of the R.T.A. but not setback requirements to be approved as provided to the extent possible as shown on the plat.
J. ROBERT HICKEY
Zoning Commissioner of Baltimore County
3/22/91 Mar 28

STAR CLASSIFIED
NORTHWEST GOODS AND SERVICES

WANTED
YOUNG WANTED, Over 25 yrs. Full or part time, nights & weekends.
Grocery Checker-Cashier, 1 and full or part time night. Good pay-experience benefits. Smith Ave. Call 7-653-9670.
AL ASSISTANT - P.T. & F. in Pediatric office in Mills. Experience a must. 4241 bwn. 9-4
WORK! Excellent pay! products at home. Call for info. 1-504-641-8005, ext.

HELP WANTED
BUSINESS SERVICE
RESUMES—Professionally composed, edited, printed, cover letters & disk storage. General typing available. 655-5707.

PERSONALS
SINGLE GIRLS IN BALTIMORE! 1-900-288-1133
Meet girls in your area who would like to meet someone like you tonight!
\$3/MIN. MUST BE 18 YRS.
REAL ESTATE
DELUXE CONDO—Imperial Apts. 2 BR, 2 BA, unit in 18, w/p. DR, balc. & much more! \$54,000. Call 1-800-886-2422.

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
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 109 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on April 23, 1991 at 9:30 a.m.
Case Number: 91-333-SPHXA
125 S. of Oak Avenue, 2nd Election District (Our House at Sudbrook)
3rd Election District
2nd Councilmanic District
Petitioner: Gary G. Waitt
Meeting Date: Tuesday, April 23, 1991 at 9:30 a.m.
Special Hearing to approve whether the provisions of B.C.Z.R. Section 432 are applicable to an existing living facility on a site consisting of less than 10 acres, and to determine whether the existing structure is of historical significance.
Special Exception: An associated living facility, permission to increase the maximum gross residential density permitted from 3.5 dwelling units per acre to 4.0 dwelling units per acre, and to permit modification of the R.T.A. but not setback requirements to be approved as provided to the extent possible as shown on the plat.
J. ROBERT HICKEY
Zoning Commissioner of Baltimore County
3/22/91 Mar 28

STAR CLASSIFIED
YOUR MARKET PLACE FOR NORTHWEST GOODS AND SERVICES

HOME SERVICE
Morty's Appliance Repair, Inc.
Washers, Dryers, Electric stoves Dishwashers, Garbage disposals 30 Years Experience
922-3237

TRAVEL
AUTUMN/WINTER/PASSOVER TRIPS
Permanently Host (Catalina) Parkville, IL, IL
Passover in Charity.
All types of coach, hand-drawn, and horse-drawn carriages. Double occupancy everything included. Immediate reservations.
FALL FLING
Oct. 18 thru Oct. 20, 1991 - 6200 per person
Five days, four nights
GALA NEW YEARS CELEBRATION
Dec. 31, 1991 thru Jan. 2, 1992 - \$295 per person
Five days, four nights
PASSOVER HOLIDAYS
April 1992 thru April 21, 1992 - \$600 per person (\$240 per day). Evenings only. 18 nights. Each night includes a full breakfast, a full dinner, and a full supper. Call 963-6666
Reservations must be made by 4/15/92.

PERSONAL SERVICE
FROM THE INTIMATE TO THE ULTIMATE in upscale catering. We're your recipe for a tastefully smooth affair. Weddings, Bar Mitzvahs, etc. We feature international cuisine plus delectable desserts. Kasher available. Featured in Entertainment '91. Motels, Golden Gourmet Catering. 954-2422 or 1-800-886-2422.

REAL ESTATE
RANDALSTOWN - New on market! Totally private yet convenient. Custom built 3 BR all brick and stone rancher on 1.6 level acres. w/AC, porch, 2 car garage, barn and pool. Separate in-law apt. Owner relocating available. \$225,000. Call 655-5516.
LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT ZONING COMMISSIONER
OFFICE OF PLANNING AND ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
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 109 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on April 23, 1991 at 9:30 a.m.
Case Number: 91-333-SPHXA
125 S. of Oak Avenue, 2nd Election District (Our House at Sudbrook)
3rd Election District
2nd Councilmanic District
Petitioner: Gary G. Waitt
Meeting Date: Tuesday, April 23, 1991 at 9:30 a.m.
Special Hearing to approve whether the provisions of B.C.Z.R. Section 432 are applicable to an existing living facility on a site consisting of less than 10 acres, and to determine whether the existing structure is of historical significance.
Special Exception: An associated living facility, permission to increase the maximum gross residential density permitted from 3.5 dwelling units per acre to 4.0 dwelling units per acre, and to permit modification of the R.T.A. but not setback requirements to be approved as provided to the extent possible as shown on the plat to a company.

INSURANCE
SPANISH, FRENCH, GERMAN, ITALIAN, by native teachers 9 a.m.-9 p.m. Academy of Languages, 2027 Maryland Ave. 685-8385.

WANTS
CASH for your old costume jewelry and assorted household items. Some 358-1935.

TRAVEL
LUCKY LADY TOURS, INC.
Hartford "Just Like It Was" Wed. Aug. 21. Labor Day overnight 1 day. Lutherville, Md. 301-628-9225. New 1 & 2 Three Little Bakers

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 8/25/91

REVENUE FOR #300
91-333 SPHYA ✓

REVISED PUBLIC HEARING FEES QTY PRICE
1 X \$75.00
TOTAL: \$75.00

04A4A0041MCHRC \$75.00
0003120PH04-24-91

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date:

04A040005MCHRC \$50.00
0002124PH01-30-91
NEXT BUSINESS DAY

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date:

Please Make Checks Payable To: Baltimore County

Cashier Validation

rec

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 91-333

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 4-4-91

Gary G. and Illene S. Waitt
3415 Fallstaff Road
Baltimore, Maryland 21215

RE:

Case Number: 91-333-SPHYA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux
HEARING: TUESDAY, APRIL 23, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 144.25 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.

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

cc: Julius W. Lichter, Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date:

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE:

Gary G. and Illene S. Waitt
3415 Fallstaff Road
Baltimore, Maryland 21215

RE:

Case Number: 91-333-SPHYA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux
HEARING: TUESDAY, SEPTEMBER 3, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ _____ 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.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Julius W. Lichter, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 1, 1991

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 21204 as follows:

Case Number: 91-333-SPHYA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux
HEARING: TUESDAY, APRIL 23, 1991 at 9:30 a.m.

Special Hearing to approve whether the provisions of B.C.Z.R. Section 432 are applicable to an assisted living facility on a site consisting of less than 10 acres; and to determine whether the existing structure is of historical significance.

Special Exception for an assisted living facility; permission to increase the maximum gross residential density permitted from 3.5 dwelling units per acre to 4.8 density units per acre; and to permit modification of the R.T.A. buffer and setback requirements to be approved as provided to the extent possible as shown on the plat.

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

cc: Gary G. Waitt, et ux
Julius W. Lichter, Esq.

Baltimore County Government
Zoning Commissioner
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 12, 1991

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 21204 as follows:

Case Number: 91-333-SPHYA
W/S Sudbrook Lane, 125' S of Oak Avenue
204 Sudbrook Lane (Our House at Sudbrook)
3rd Election District - 2nd Councilmanic
Petitioner(s): Gary G. Waitt, et ux
HEARING: TUESDAY, SEPTEMBER 3, 1991 at 9:00 a.m.

Special Hearing to determine whether the provisions of the BCZR are applicable to an assisted living facility on a site consisting of less than 10 acres; and to determine whether the existing structure is of historical significance.

Variance to permit an existing open projection (open deck) on the rear of the existing building with a setback of 10 ft. in lieu of the required 22.5 ft.; and to permit rear yard setback of 25 ft. in lieu of the required 30 ft.

Special Exception for an assisted living facility for nine (9) beds; to permit modification of the RTA buffer and setback requirements to be approved as provided to the maximum extent possible as shown on the plat to accompany.

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: Gary G. Waitt, et ux
Julius W. Lichter, Esq.
Listing on file

Re: 91-333-SPHYA

Copies of the July 12, 1991 Notice of Hearing also mailed to the following:

Anthony C. Culotta, 119 Hawthorne Road, 21208
Pikesville Township Association, 218 Church Lane, 21208
Gary Briefel, 6061 Watch Chain Way, Columbia MD 21044
Arlene Saks, Social Work Associates, 101 W. Read Street, 21201
Josephine Beck, 2331 Old Court Road #200, 21208
Stan and Lucille Field, 914 Olmstead Road, 21208
Patricia Helfrich, 1337 W. 37th Street, 21211
Dr. Steven B. Caplan, 9380 Baltimore Nat'l Pike, Ellicott City 21043
Eric and Paula Gold, 202 Sudbrook Lane, 21208
Cynthia C. Kuperman, 704 Sudbrook Lane, 21208
Patricia Posedenti, 214 Carnation Court, 21208
Carol Schreter, PH.D., 1905 Dixon Road, 21209
Aaron D. Goldberg, M.D., 6804 Park Heights Avenue, 21215
Wynn Mauler, 220 Sudbrook Lane, 21208
Mary Forrester, 5109 Underwood Road, 21212