

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
SE Cor. York and Aigburth Roads * ZONING COMMISSIONER
7925 York Road *
4th Election District * OF BALTIMORE COUNTY
Legal Owner: Eric A. Dott, et ux *
Contract Purchaser: Victoria *
Corporation, Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein, pursuant to a Petition for Special Hearing, request a one year extension of the utilization period for the Special Exception granted by the Board of Appeals on July 25, 1990 in Case No. 90-145-SPHXA (L.S., July 25, 1993).

The Petitioners were represented by Robert A. Hoffman, Esquire and appearing with Mr. Hoffman was Mr. Richard Kendall, President of Victoria Corporation. There were no Protestants.

Mr. Hoffman proffered Mr. Kendall's testimony and stated that the relief granted in Case No. 90-145-SPHXA permits the construction of an 80-bed assisted living facility at the southeast corner of York and Aigburth Roads.

The Baltimore County Zoning Regulations at Section 502.3 state that a Special Exception must be utilized within two years from the date of the Final Order. That same section further permits the Zoning Commissioner to grant one or more extensions of the Special Exception, provided that a maximum time for utilization of the Special Exception is not extended for a period of more than five years from the date of the Final Order.

Mr. Hoffman further proffered that Victoria Corporation was in the final stages of obtaining financing to begin the construction of the assisted living facility which could result in a delay in utilization of the Special Exception beyond July 25, 1992 (or two

1

years from the date of the Board's Order). Mr. Hoffman stated Petitioner's Exhibit 1, the site plan for the proposed assisted living facility, contains no changes (except for the title block and print date) in comparison to the plan entered in Case No. 90-145-SPHXA.

Upon consideration of the testimony and evidence presented, and pursuant to the advertisement, posting of the property and public hearing on the petition held, and for the reasons given above, the relief should be granted.

THEREFORE IT IS ORDERED, by the Zoning Commissioner of Baltimore County this 25th day of June, 1992, that the Petition for Special Hearing to permit an extension for utilization of the Special Exception for a period of one year to July 25, 1993 is hereby granted.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

PETIO111.RAH

ORDER RECEIVED FOR FILING
Date 6/25/92
By Th. Throat

2

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 24, 1992

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 91-431-SPH
Legal Owner: Eric A. Dott, et ux,
Contract Purchaser: Victoria Corp., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-431-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an extension of the special exception granted in Case No. 90-145 SPHXA for a period of one year.

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

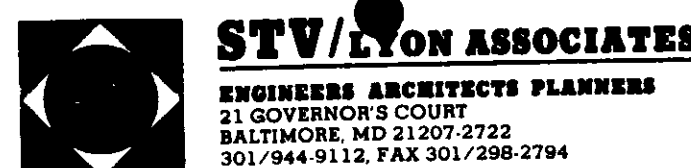
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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/Lessee: The Victoria Corporation (Type or Print Name) By: <u>Richard J. Kendall</u> Signature: <u>Richard J. Kendall</u> , President 5525 Nebraska Avenue, NW Address Washington, D.C. 20015 City and State	Legal Owner(s): A. Eric Dott (Type or Print Name) Signature: <u>A. Eric Dott</u> Foster Jackson Dott (Type or Print Name) Signature: <u>A. Eric Dott</u> 601 E. Seminary Ave. Address Towson, MD 21204 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Robert A. Hoffman 210 Allegheny Ave. Towson, MD 21204 Address Towson, MD 21204 City and State Attorney's Telephone No.: 494-6200 Phone No.
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OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. (+1HR.)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: LES DATE: 6/24/92



DESCRIPTION OF PROPERTY FOR
THE VICTORIA CORPORATION
SOUTHEAST CORNER OF YORK & AIGBURTH ROADS
ELECTION DISTRICT NO. 9
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at that point formed by the intersection of the southerly right-of-way line of Aigburth Road (also known as Aigburth Avenue), (50 feet wide), and the easterly right-of-way line of York Road, Maryland Route No. 45, (60 feet wide), said point being at the beginning of the first line of that same parcel of land as described in a conveyance from Katharine K. Berry and C. Arthur Berry, unto A. Eric Dott and Esther Jackson Dott, by a deed dated October 30, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2198, folio 307, etc., thence running with and binding on said first line along the easterly right-of-way line of York Road, as now described, with all bearings herein being based on surveys by others, referred to the Baltimore County Metropolitan District Grid Meridian, viz:

- South 12°24'49" West 239.69 feet to a point at the beginning of the second line of the aforesaid conveyance, thence running with and binding on a portion of said second line, as follows;
- South 79°24'03" East 288.84 feet to a point located at the beginning of the fourth or N 16° E 240 feet line of that same parcel of land as described in a conveyance from Sarah K. King, unto S. Clayton Seitz and May A. Seitz, by a deed dated May 13, 1938 and recorded among said Land Records in Liber C.W.B., Jr. No. 1031, folio 324, thence running with and binding on said fourth line, as follows;
- North 10°42'48" East 239.57 feet to a point along the southerly right-of-way line of the aforesaid Aigburth Road, thence along same,
- North 79°24'03" West 281.75 feet to the point of beginning.

CONTAINING 68,345 square feet or 1.5690 acres of land, more or less.

The improvements thereon being known and designated as No. 7925 York Road.

BEING the remaining portion of that same parcel of land as described in a conveyance from Katharine K. Berry and C. Arthur Berry, unto A. Eric Dott and Esther Jackson Dott, by a deed dated October 30, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2198, folio 307, etc.

SAVING AND EXCEPTING herefrom, however, a Highway Widening Area for York Road, more particularly described as follows;

BEGINNING FOR THE SAME at the beginning of the first line of the herein-described parcel, thence running with and binding on said first line,

STV/LYON ASSOCIATES.

- South 12°24'49" West 239.69 feet to a point, thence along a portion of the hereindescribed second line,
- South 79°24'03" East 7.00 feet to a point, thence for the new easterly right-of-way line of York Road (80 feet wide), the following course and distance,
- North 12°24'49" East 229.69 feet to a point, thence along a site fill-let,
- North 56°30'23" East 14.36 feet to a point to intersect the fourth line of the hereindescribed parcel, along the southerly right-of-way line of Aigburth Road, thence along same with a portion of said fourth line,
- North 79°24'03" West 17.00 feet to the point of beginning.

CONTAINING 1,727.8 square feet or 0.0397 acre of land, more or less.

SUBJECT TO: a Stormwater Management Easement Area along York Road, and a Drainage and Utility Easement Area along Aigburth Road, as required by the Baltimore County Department of Public Works, Bureau of Land Acquisition, intended to be recorded among the Land Records of Baltimore County, Maryland subsequent hereto.

NOTE: This description was prepared by utilizing existing record documents and was not derived by benefit of a field survey by STV/Lyon Associates.

Mark A. Riddle
STV/LYON ASSOCIATES
Mark A. Riddle
MD Professional Land Surveyor No. 10899

August 9, 1991



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 7/21/92
Posted for: Special Hearing
Petitioner: The Victoria Corp.
Location of property: SE Cor. York & Aigburth Rd.
7925 York Rd.
Location of Sign: Facing York Rd. on property to be heard, on
Special Hearing
Remarks:
Posted by: LES Date of return: 5/21/92
Number of Signs: 7

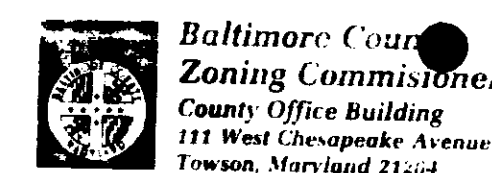
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1992
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 May 26 to 27

THE JEFFERSONIAN,

S. Zeke Orlin
Publisher

544.73



receipt

Date: 92-431 Account: R 001.6150
Number:

ESTIMATED LENGTH OF HEARING
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: LES DATE: 6/24/92

Cashier Validation

Please Make Check Payable to Baltimore County \$79.73
EA C003148PM06-12-92

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 6/10/92

The Victoria Corporation
5525 Nebraska Avenue, NW
Washington, D.C. 20015

RE:
CASE NUMBER: 92-431-SPH
SEC York and Algharth Roads
7925 York Road
9th Election District - 4th Councilmanic
Legal Owner(s): A. Eric Dott & Esther Jackson Dott
Contract Purchaser(s): The Victoria Corporation

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Robert A. Hoffman, Esq.

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 15, 1992

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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-431-SPH
SEC York and Algharth Roads
7925 York Road
9th Election District - 4th Councilmanic
Legal Owner(s): A. Eric Dott & Esther Jackson Dott
Contract Purchaser(s): The Victoria Corporation
HEARING: WEDNESDAY, JUNE 17, 1992 at 2:00 p.m.

Special Hearing to approve an extension of the special exception granted in Case #90-145-SPHXA for a period of one year.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: A. Eric Dott
The Victoria Corporation
Robert A. Hoffman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 2, 1992

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 458, Case No. 92-431-SPH
Petitioner: A. Eric Dott, et ux
Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 5th day of May, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: A. Eric Dott, et ux
Petitioner's Attorney: Robert A. Hoffman

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Donald A. Bandy* Date: 5/18/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE				NC
Orville Jones		451		NC
DED DEPRM RP STP TE				NC
Harbor Realty Partnership		452		NC
DED DEPRM RP STP TE				NC
Jerald H. And Brenda D. Windes		453		NC
DED DEPRM RP STP TE				NC
Daniel C. And Susan E. Gutkin		454		NC
DED DEPRM RP STP TE				NC
Donald And Anne Kahn		455		NC
DED DEPRM RP STP TE				NC
Signet Bank, Maryland		456		NC
DED DEPRM RP STP TE				NC
Ronald W. Bair		457		NC
DED DEPRM RP STP TE				NC
A. Eric And Esther J. Dott		458		NC
DED DEPRM RP STP TE				NC
William J. And Mary Jane Kramer		459		NC
DED DEPRM RP STP TE				NC
Douglas B. And Judith A. Celmar		460		NC
DED DEPRM RP STP TE				NC

COUNT 11

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rahm J. Family* Date: 5/18/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE			N/C	
Orville Jones		451		N/C
DED DEPRM RP STP TE			N/C	
Harbor Realty Partnership		452		N/C
DED DEPRM RP STP TE			N/C	
Jerald H. And Brenda D. Windes		453		N/C
DED DEPRM RP STP TE			N/C	
Daniel C. And Susan E. Gutkin		454		N/C
DED DEPRM RP STP TE			N/C	
Donald And Anne Kahn		455		N/C
DED DEPRM RP STP TE			N/C	
Signet Bank, Maryland		456		N/C
DED DEPRM RP STP TE			N/C	
Ronald W. Bair		457		N/C
DED DEPRM RP STP TE			N/C	
A. Eric And Esther J. Dott		458		N/C
DED DEPRM RP STP TE			N/C	
William J. And Mary Jane Kramer		459		N/C
DED DEPRM RP STP TE			N/C	
Douglas B. And Judith A. Celmar		460		N/C
DED DEPRM RP STP TE			N/C	

COUNT 11

92-431-SPH 6-7

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: May 26, 1992

SUBJECT: Victoria House

INFORMATION:
Item Number: 458
Petitioner: A. Eric Dott

Property Size: 1.55 acres
Zoning: DR 16
Requested Action: Special Hearing

Hearing Date: 6-1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Hearing to extend the Special Exception granted in Case No. 90-145 SPHXA for a period of one year.

The Office of Planning and Zoning recommends APPROVAL, contingent upon this plan agreeing with the previously approved CRG plan.

Prepared by: _____

Section Chief: _____

FM:rdn

RECEIVED
JUN 2 1992
ZONING OFFICE

458.ZAC/ZAC1

457 WITHIN

DED DEPRM RP STP TE

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: _____ Date: _____

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
9690 Deereco Road Limited Partnership		450		5-11-92
DED DEPRM RP STP TE				NC
Orville Jones		451		NC
DED DEPRM RP STP TE				NC
Harbor Realty Partnership		452		NC
DED DEPRM RP STP TE				NC
Jerald H. And Brenda D. Windes		453		NC
DED DEPRM RP STP TE				NC
Daniel C. And Susan E. Gutkin		454		NC
DED DEPRM RP STP TE				NC
Donald And Anne Kahn		455		NC
DED DEPRM RP STP TE				NC
Signet Bank, Maryland		456		NC
DED DEPRM RP STP TE				NC
Ronald W. Bair		457		NC
DED DEPRM RP STP TE				NC
A. Eric And Esther J. Dott		458		NC
DED DEPRM RP STP TE				NC
William J. And Mary Jane Kramer		459		NC
DED DEPRM RP STP TE				NC
Douglas B. And Judith A. Celmar		460		NC
DED DEPRM RP STP TE				NC

COUNT 11

Huntington Development Corporation (Hunting Tweed Drive) in process
DED DEPRM 442 5-4-92

Waldon J. And Margaret O. Stevanus
DED DEPRM 443 written comments

COUNT 2

FINAL TOTALS
COUNT 17

*** END OF REPORT ***

8065-93



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

July 25, 1990

J. Carroll Holzer, Esquire
305 W. Pennsylvania Avenue
Suite 105
Towson, Maryland 21204

Re: Case No. CBA-89-188 and 90-145-SPHX (Victoria House of Towson
and Eric A. Dott, et ux)

Dear Mr. Holzer:

Enclosed please find a copy of the final Opinion and Order issued
this date by the County Board of Appeals in the subject cases.

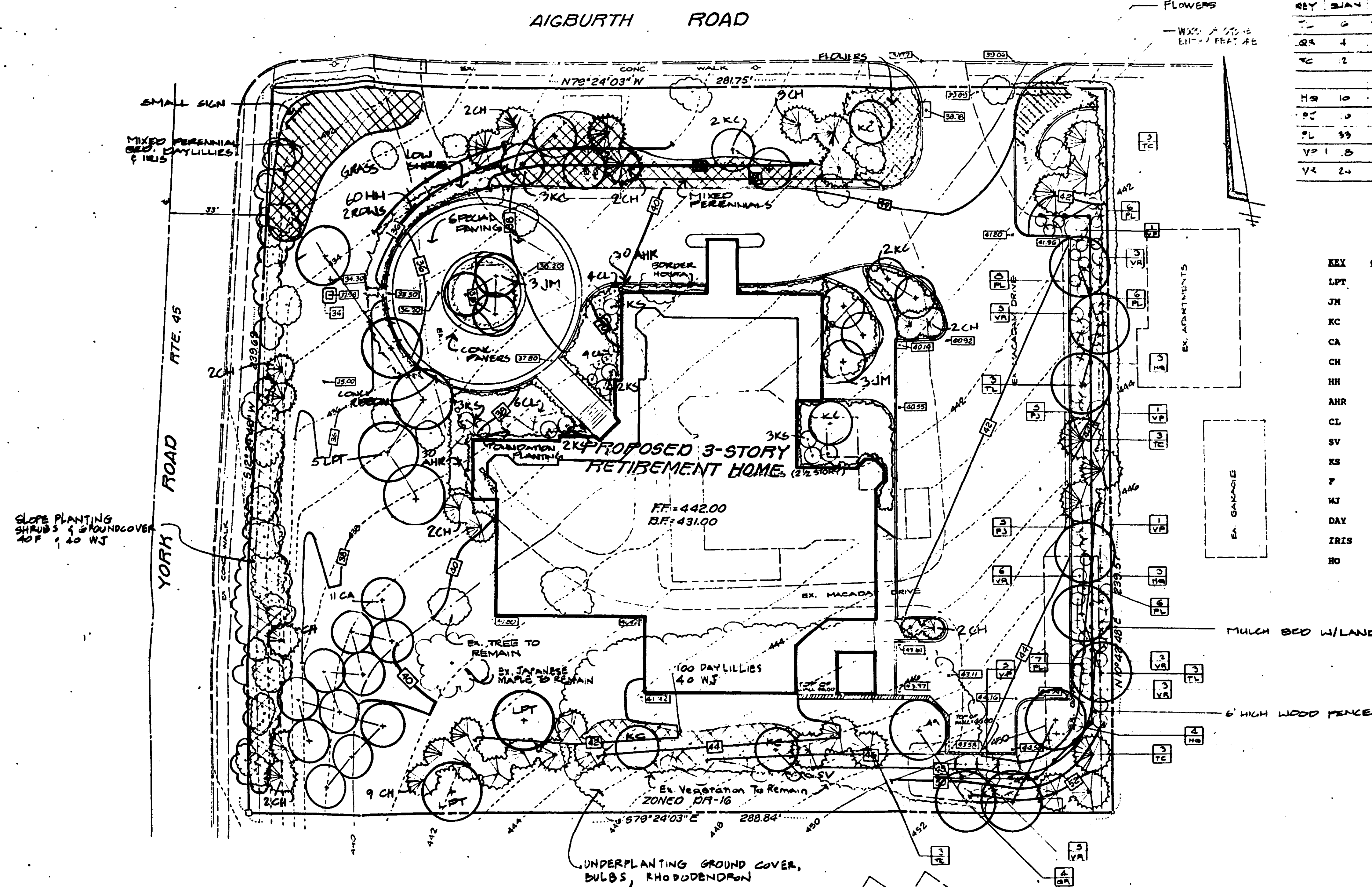
Sincerely,

Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosure

cc: Joyce B. Rouston, Pres. - Towson Manor Assoc., Inc.
Robert A. Hoffman, Esquire
John B. Howard, Esquire
Victoria Corporation
Paul Lee Engineering, Inc.
Richard J. Kendall, Pres. - Victoria Corporation
Mr. Paul Klassen
M. A. Shambert
Mr. John Chapmans
Ms. Eileen Riley
Les Pictler
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr. Arnold Jablon, County Attorney
Docket Clerk - Zoning
Current Planning
Developers Engineering Division
Economic Development Commission
Robert E. Covahey
David L. Thomas
S. Wallis
Nancy C. West, Asst. County Attorney





PLANT SCHEDULE BUFFER PLANTING

KEY	QUAN	BOTANICAL NAME / COMMON NAME	SIZE / COND.	SPACING
TL	0	TRILIA EUROPAEENSIS GREENSPIRE LIT-SEA LINDEN	2-2 1/2" CAL. / 8'0"	-
QR	4	QUERCUS PRINCEPS (BURR) / NORTHERN RED OAK	2-2 1/2" CAL. / 8'0"	-
TC	2	TAXUS CANADENSIS / CANADIAN HEMLOCK	7-8" HT / 8'0"	8' o/c
HR	10	HYDRANGEA SERRIFOLIA SNOW QUEEN / OAK LEAF HYDRANGEA	24-30" / 8'0"	5' o/c
PC	0	PIERIS JAPONICA / JAPANESE ANDROMEDA	24-30" / 8'0"	4' o/c
PL	99	PRUNUS LAUROCESTRIS 'SCHUMACHERI' / LAUREL	24-30" / 8'0"	4' o/c
VP	1	VIBURNUM PLICATUM 'CONTOURNU' / DOUBLESIDE VIBURNUM	3-4' / 8'0"	-
VR	24	VIBURNUM ANY 'DOUBLESIDE' / DOUBLESIDE VIBURNUM	3-4' / 8'0"	5' o/c

KEY	QUAN	COMMON NAME	SIZE
LPT	7	London Plane Tree	2-1/2 - 3" Cal.
JM	6	Japanese Maple	8 - 10' Hgt.
KC	7	Kwanzan Cherry	8 - 10' Hgt.
CA	11	Crab Apple - Varieties	5 - 6' Hgt.
CH	29	Canada Hemlock	5 - 6' Hgt.
HH	60	Heller Holly	18 - 24"
AHR	60	Azalea - Hershey Red	18"
CL	12	Cherry Laurel	3 - 4' Hgt.
SV	7	Siebold Viburnum	3 - 4' Hgt.
KS	8	Korean Spice Viburnum	3 - 4' Hgt.
F	40	Forsythia	18 - 24"
WJ	40	Winter Jasmine	18 - 24"
DAY	300	Daylilies	
IRIS	100	Iris	
HO	100	Hosta	

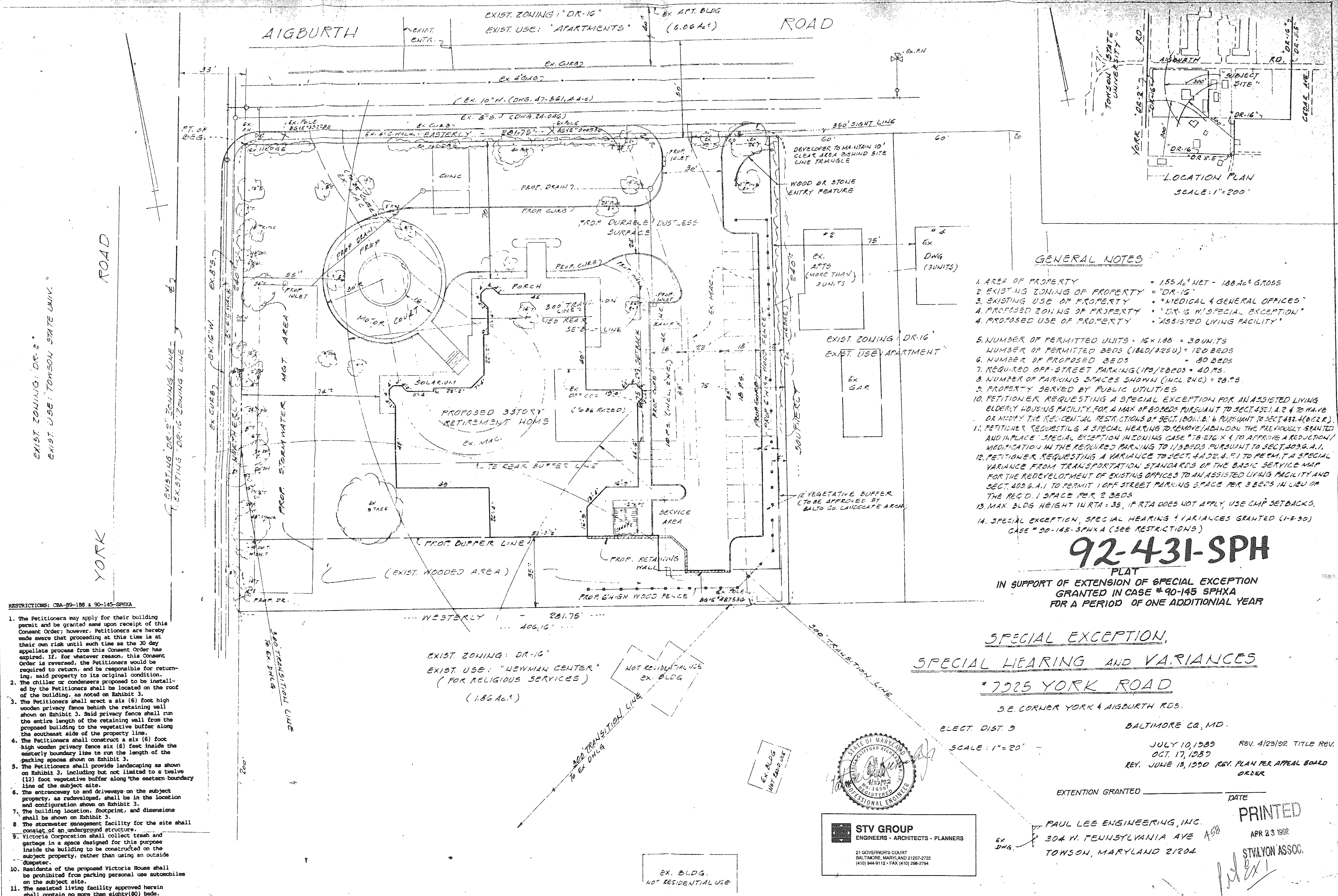
NOTE: PLANTING MAY BE CHANGED AS A RESULT OF COMPLETION OF UTILITY & STORMWATER MANAGEMENT PLANS.

CHILLER/CONDENSER TO BE LOCATED ON ROOF OF BUILDING.

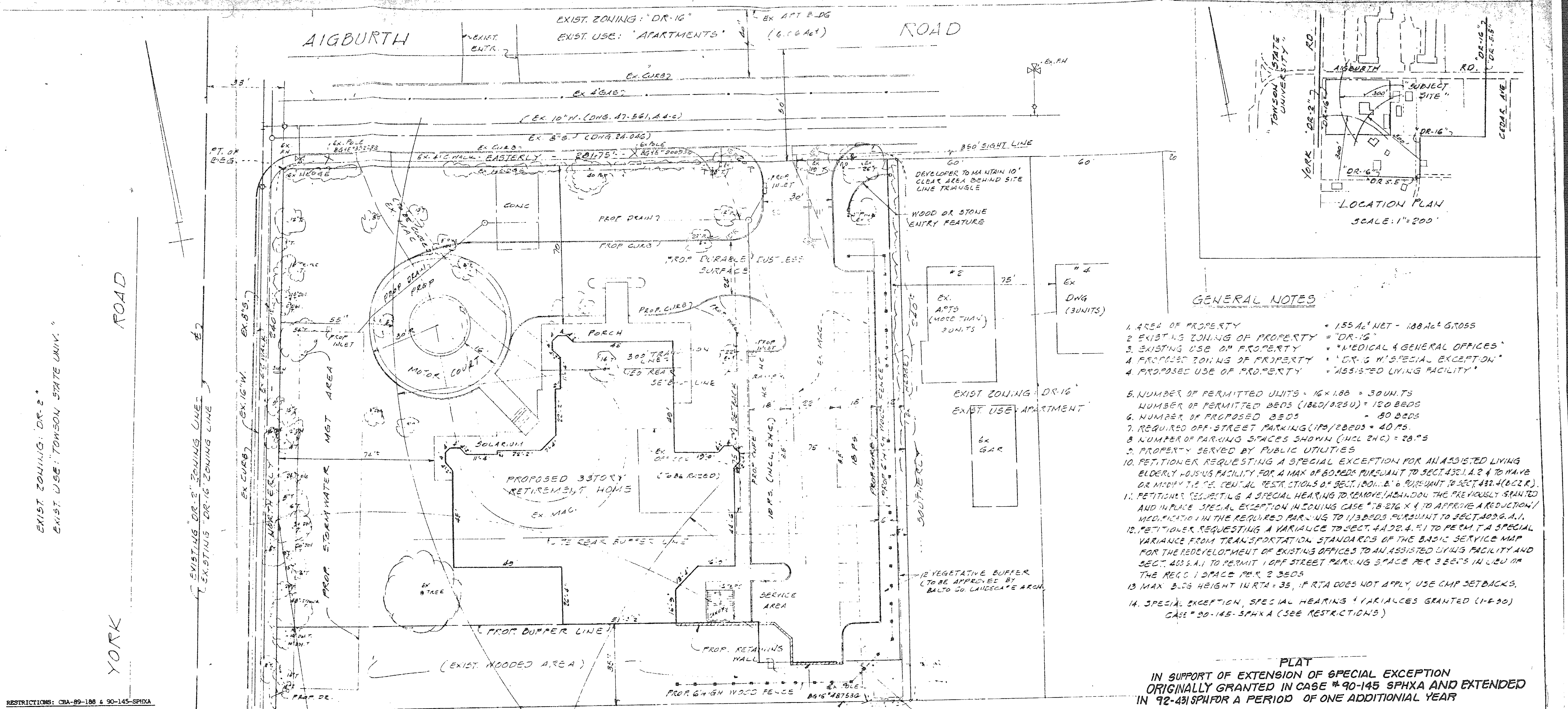
MICROFILMED

PLAN INDICATING PROPOSED BUFFER PLANTING, FENCE, & CHILLER LOCATIONS & BUILDING DIMENSION & ENTRY DRIVE MODIFICATIONS

WFK WILLIAM F. KIRWIN, INC. 28 E. S. 100th Avenue Towson, MD 21204 Phone: 410/337-0075	REVISIONS NO. DATE DESCRIPTION _____ _____ _____	DEVELOPER VICTORIA CORPORATION 400 W. PENNSYLVANIA AVE TOWSON, MARYLAND 21204 (301) 892-7200	OWNER A CHIC & ESTHER J. DOTT 601 E. SEMINAR AVE. TOWSON, MARYLAND 21204	PLAN PREPARATION DRAWN BY: T.L.S. DATE: 5-11-90 CHECKED BY: N.M.W. DATE: 5-11-90 DESIGNED BY: DATE:	VICTORIA HOUSE OF TOWSON ELECTION DISTRICT NO. 9 BALTIMORE COUNTY, MARYLAND	DRAWING NO. SHEET NO.
						of



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE
TOWSON, MARYLAND 21204



- RESTRICTIONS: CRA-89-188 & 90-145-SPHXA
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Consent 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 Consent Order has expired. If, for whatever reason, this Consent Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
 2. The chiller or condensers proposed to be installed by the Petitioners shall be located on the roof of the building, as noted on Exhibit 3.
 3. The Petitioners shall erect a six (6) foot high wooden privacy fence behind the retaining wall shown on Exhibit 3. Said privacy fence shall run the entire length of the retaining wall from the proposed building to the vegetative buffer along the southeast side of the property line.
 4. The Petitioners shall construct a six (6) foot high wooden privacy fence six (6) feet inside the easterly boundary line to run the length of the parking spaces shown on Exhibit 3.
 5. The Petitioners shall provide landscaping as shown on Exhibit 3, including but not limited to a twelve (12) foot vegetative buffer along the eastern boundary line of the subject site.
 6. The entranceway to and driveways on the subject property, as redeveloped, shall be in the location and configuration shown on Exhibit 3.
 7. The building location, footprint, and dimensions shall be shown on Exhibit 3.
 8. The stormwater management facility for the site shall consist of an underground structure.
 9. Victoria Corporation shall collect trash and garbage in a space designed for this purpose inside the building to be constructed on the subject property, rather than using an outside dumpster.
 10. Residents of the proposed Victoria House shall be prohibited from parking personal use automobiles on the subject site.
 11. The assisted living facility approved herein shall contain no more than eighty(80) beds.

IN RE: PETITION FOR SPECIAL HEARING OF THE BOARD OF ZONING AND PLANNING, BALTIMORE COUNTY, MARYLAND, IN CASE NO. 90-145-SPHXA (S.D.M., July 25, 1993).

The Petitioners, herein, pursuant to a Petition for Special Hearing, request a one year extension of the utilization period for the Special Exception granted by the Board of Appeals on July 25, 1990 in Case No. 90-145-SPHXA (S.D.M., July 25, 1993).

The Petitioners were represented by Robert A. Hoffman, Esquire and appearing with Mr. Hoffman was Mr. Richard Randall, President of Victoria Corporation. There were no Proponents.

Mr. Hoffman presented Mr. Randall's testimony and stated that the relief granted in Case No. 90-145-SPHXA permits the construction of an elderly assisted living facility at the southeast corner of York and Aigborth Roads.

The Baltimore County Zoning Regulations at Section 502.3 state that a Special Exception must be utilized within two years from the date of the final Order. That same section further permits the Zoning Commissioner to grant one or more extensions of the Special Exception, provided that a maximum time for utilization of the Special Exception is not extended for a period of more than five years from the date of the final Order.

Mr. Hoffman further testified that Victoria Corporation was in the final stages of obtaining financing to begin the construction of the assisted living facility when the delay in the utilization of the Special Exception beyond July 25, 1993 for two years from the date of the Board's Order. Mr. Hoffman stated

EXIST. ZONING: DR-1G
EXIST. USE: "NEWMAN CENTER"
(FOR RELIGIOUS SERVICES)
(186 AC.)

NOT RESIDENTIAL USE
EX. BLDG.

200' TRANSITION LINE
TO EX. ONLY

EX. BLDG.
NOT RESIDENTIAL USE

EX. BLDG.
NOT RESIDENTIAL USE

EX. BLDG.
NOT RESIDENTIAL USE

PLAT
IN SUPPORT OF EXTENSION OF SPECIAL EXCEPTION
ORIGINALLY GRANTED IN CASE #90-145 SPHXA AND EXTENDED
IN 92-431 SPHFOR A PERIOD OF ONE ADDITIONAL YEAR

**SPECIAL EXCEPTION,
SPECIAL HEARING AND VARIANCES**
*** 7925 YORK ROAD**
S.E. CORNER YORK & AIGBORTH RDS.
ELECT. DIST 3
BALTIMORE CO., MD.
JULY 10, 1993
OCT. 17, 1993
REV. JUNE 13, 1990
REV. PLAN PER APPEAL BOARD ORDER

EXTENSION GRANTED _____ DATE _____

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE
TOWSON, MARYLAND 21204

STV GROUP
ENGINEERS - ARCHITECTS - PLANNERS
21 GOVERNORS COURT
BALTIMORE, MARYLAND 21207-5722
(410) 944-9112 - FAX (410) 298-2794

REVISED ZONING - TOWN
THIS PLAN IS ACCEPTED AS APPROVED
FOR REVIEW AND APPROVAL BY THE
BALTIMORE COUNTY BOARD OF ZONING AND
PLANNING. THERE IS NO CONCERN
CONCERNING THIS ISSUE.

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