

IN RE: PETITION FOR SPECIAL EXCEPTION
 NE/S Winters Lane, 15' NW of
 the c/l of Melrose Avenue
 (20 Winters Lane)
 1st Election District
 1st Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Case No. 93-60-X
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, ReVisions, Inc., by and through its attorney, Keith R. Truffer, Esquire. The Petitioner requests a special exception to permit an existing community care facility on the subject property, zoned R.O., pursuant to Sections 203.3.B1 and 1B01.1.C.6A of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit an increase of capacity to 75 persons per day, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were R. Scott Graham, President, who was represented by Keith R. Truffer, Esquire; Len Bohager, Registered Professional Engineer; Bob Blankfeld, and Chet Madigan. There were no Protestants.

Testimony indicated that the subject property, known as 20 Winters Lane, consists of 0.526 acres, zoned R.O. and is improved with a 13,500 sq.ft. building. Said property was the subject of prior case No. 80-249-XSPH in which a special exception for a community care facility was granted by the then Zoning Commissioner, Arnold Jablon, on December 30, 1985. The Petitioner filed the instant Petition to increase service to a maximum of 75 persons per day. Scott Graham testified that ReVisions, Inc. has operated this community care facility for the past 6 years. He

testified that ReVisions, Inc. provides social programs and psychiatric and vocational rehabilitation to citizens of Baltimore County on an out-patient basis. Testimony indicated that the demand for such services has increased over the past several years and that they are limited to providing services for a maximum of 65 clients per day pursuant to the original special exception. Mr. Graham testified the relief requested is necessary in order to maintain continuity in the programs and services offered.

Mr. Graham further testified that the hours of operation for the subject facility are Monday through Friday, 9:00 AM to 5:00 PM. He testified that the proposed increase of 10 additional clients per day would result in an overburdening of the subject site and would not cause a parking problem in that transportation is provided to many of the clients by the Petitioner via three vans used by ReVisions, Inc.

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

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial 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.

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 should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of November, 1992 that the Petition for Special Exception to permit an existing community care facility on the subject property, zoned R.O., pursuant to Sections 203.3.B1 and 1B01.1.C.6A of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit an increase of capacity to 75 persons per day, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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) The special exception granted herein is limited to a community care facility for a maximum of 75 clients per day. Any increase over and above this number

shall be by way of Petition for Special Hearing to modify the special exception relief granted herein.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 11/16/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/92
 By [Signature]

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

November 10, 1992

(410) 887-4386

Keith R. Truffer, Esquire
 Royston, Mueller, McLean & Reid
 102 W. Pennsylvania Avenue, Suite 600
 Towson, Maryland 21204-4575

RE: PETITION FOR SPECIAL EXCEPTION
 NE/S Winters Lane, 15' NW of the c/l of Melrose Avenue
 (20 Winters Lane)
 1st Election District - 1st Councilmanic District
 ReVisions, Inc. - Petitioners
 Case No. 93-60-X

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County **93-60-X**

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 a community care facility in an RO zone (B.C.Z.R. Section 203.3 B1, 1B01.1C6A)

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/Lessee: (Type or Print Name)	Legal Owner(s): ReVisions, Inc. (Type or Print Name)
Signature	Signature <u>[Signature]</u>
Address	R. Scott Graham, President (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	20 Winters Lane P.O. Box 21052 (410) 747-4492 Address Phone No.
Keith R. Truffer (Type or Print Name)	Catonville, MD 21228 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Royston, Mueller, McLean & Reid Address 102 W. Pennsylvania Ave., Suite 600, Towson, MD 21204-4575	R. Scott Graham, President Name 20 Winters Lane P.O. Box 21059 Catonville, MD 21228 (410) 747-4492 Address Phone No.
Attorney's Telephone No.: (410) 823-1800	

ORDER RECEIVED FOR FILING
 Date 11/16/92
 By [Signature]



OFFICE USE ONLY
 ESTIMATED LENGTH OF HEARING - 1/2HR. (410)
 AVAILABLE FOR HEARING
 MON./TUES./WED. - NEXT TWO MONTHS
 ALL OTHER
 REVIEWED BY: [Signature] DATE 11/11/92

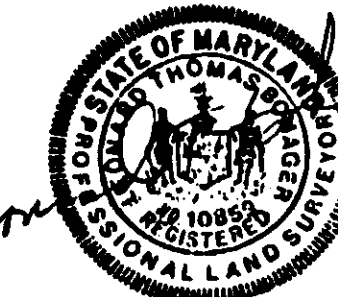
HICKS ENGINEERING COMPANY, INC.
 200 East Joppa Road, Suite 402
 Towson, MD 21286 • (410) 284-0001

93-60-X

JULY 2, 1992
 DESCRIPTION TO ACCOMPANY
 SPECIAL EXCEPTION
 FOR 20 WINTERS LANE
 CATONSVILLE, MARYLAND

BEGINNING FOR THE SAME at the corner formed by the northeast side of Winters Lane (of variable width) and the northwest side of Melrose Avenue (25 feet wide); THENCE running and binding along the northeast side of Winters Lane, North 24 degrees 24 minutes 13 seconds West with all bearings referred to the Magnetic Meridian of 1985, 142.00 feet to a point; THENCE leaving the said northeast side of Winters Lane and running North 66 degrees 32 minutes 9 seconds East 158.60 feet to a concrete monument found; THENCE running South 25 degrees 32 minutes 58 seconds East 144.63 feet to intersect the said northwest side of Melrose Avenue; THENCE running and binding along the said northwest side of Melrose Avenue South 67 degrees 26 minutes 37 seconds West 161.56 feet to the place of beginning. The improvements thereon being known as 20 WINTERS LANE.

BEING the same property which by Deed dated March 3, 1989, and recorded or intended to be recorded among the Land Records of Baltimore County, Maryland prior hereto, was conveyed from Winters Lane Partnership, a Maryland general partnership, to ReVisions, Inc., a Maryland corporation.



Civil Engineers • Planners • Land Planners

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District D-5 Date of Posting 9/16/92
 Posted for: Special Exception
 Petitioner: ReVisions, Inc.
 Location of property: NE/S Winters Lane (20), 15' NW of Melrose Ave
 Location of Sign: Front yard way on property of Baltimore
 Remarks:
 Posted by: [Signature] Date of return: 9/23/92
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON MD., 9/10, 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 9/10, 1992

THE JEFFERSONIAN,

S. Zake Orlean
 Publisher

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

93-60-X

Account: R-001-4190
Number: H9300064

Date: 8/28/92

PAID PER HAND WRITTEN RECEIPT DATED 8/19/92

8/28/92

PUBLIC HEARING FEES	QTY	PRICE
050 -SPECIAL EXCEPTION	1 X	\$300.00
TOTAL:		\$300.00

LAST NAME OF OWNER: REVISIONS, INC.

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Zoning Administration & Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21284

10/9 hearing

93-60

Account: R-001-4190
Number: H9300064

09A04M0117M10R0
09A04M0117M10R0

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

(410) 887-3353

DATE: 9/14/92

ReVisions, Inc.
P. O. Box 21059
Catonoville, Maryland 21228

RE:
CASE NUMBER: 93-60-X
RE/S Winters Lane, 15' W/ c/l Malrose Avenue
20 Winters Lane
1st Election District - 1st Councilmatic
Petitioner(s): ReVisions, Inc.

HEARING: FRIDAY, OCTOBER 9, 1992 at 10:00 a.m. in Room 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 64.33 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. 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 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Keith R. Truffer, 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

August 28, 1992

NOTICE OF HEARING

The Zoning Commission 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-60-X
RE/S Winters Lane, 15' W/ c/l Malrose Avenue
20 Winters Lane
1st Election District - 1st Councilmatic
Petitioner(s): ReVisions, Inc.

HEARING: FRIDAY, OCTOBER 9, 1992 at 10:00 a.m. in Room 106, Office Building.

Special Exception for a community care facility.

Laurence E. Schmidt
Laurence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: ReVisions, Inc.
Keith R. Truffer, 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

September 29, 1992

(410) 887-3353

Keith R. Truffer, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, MD 21204-4575

RE: Item No. 64, Case No. 93-60-X
Petitioner: ReVisions, Inc., et al
Petition for Special Exception

Dear Mr. Truffer:

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

(410) 887-3353

Your petition has been received and accepted for filing this 19th day of August, 1992

Arnold Jablon
DIRECTOR

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

Petitioner: ReVisions, Inc., et al
Petitioner's Attorney: Keith R. Truffer

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

DATE: September 4, 1992

FROM: Robert W. Bowling, P.E.
Zoning Administration and Development Management

RE: Zoning Advisory Committee Meeting
for September 8, 1992
Work No. 11 #64

The Developers Engineering Division has reviewed the subject zoning item and we find that this site is subject to the provisions of the Landscape Manual prior to grading or building permit approval.

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

RWB:DAK:s

9/14/92
7910-92
SW

RECEIVED
SEP 9 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

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

DATE: September 3, 1992

SUBJECT: 20 Winters Lane

INFORMATION:
Item Number: Work #11 #64
Petitioner: Revisions, Inc.

Property Size: 0.526 acres
Zoning: R.O.
Requested Action: Special Exception
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a special exception for a community care facility in a R.O. zone.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request.

This is an existing facility with no known community concerns.

Prepared by: Francis Murray
Division Chief: Emily McRee
FM/PK/EMcD:prh

RECEIVED
SEP 8 1992
ZONING OFFICE

11.ZAC/ZAC1

DATE: September 3, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 31, 1992

WORK NUMBER: 11 #64

- The parking space being used for the dumpster pad should not be included in the parking calculations.
- "DO NOT ENTER" signs should be provided on both sides of the access to Melrose Avenue.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/WKL/lvd

Department of Environmental Protection & Resource Management
Development Review Committee
Authorized signature: *[Signature]* Date: 9/14/92

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
Etta E. Plonden and Joan and Garland Arrington	57			8-24-92

COUNT 9

Colonial Village Company	19			8-3-92
Susan J. Blum	23			
Arthur Thomas Ward, III	9			

COUNT 3

Steven Lewis and Mary Ann Kidwell	63			8/31/92
Revisions, Inc.	64			
Michael and Patricia Perholtz	71			
Cheryl Blevins				
Trvin R. and Judith B. Zeigenfuse	74			

COUNT 5

Golden Ring Mall Company Limited Partnership	60			9/8/92
--	----	--	--	--------

9/8/92 7825-92
JW

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

SEPTEMBER 1, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: REVISIONS, INC.
Location: #20 WINTERS LANE
Item No.: + WORK #11 (NJK) Zoning Agenda: AUGUST 31, 1992

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: *[Signature]* Noted and Approved
Planning Group
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
SEP 8 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response
Authorized signature: *[Signature]* Date: 9/8/92

Project Name	File Number	Waiver Number	Zoning Issue	Meeting Date
Malden Choice Associates			54	8/31/92

Lyons Mill Partnership			62	
Steven Lewis and Mary Ann Kidwell			63	
Revisions, Inc.			64	
Donald and Margaret Proescher			65	
Francisco and Ada Figueroa			66	
Pamela H. and Randall W. Perkins			67	
Johnny M. Boyles			68	
Donald E. and Mary Bell Greppler			69	
Gordon E. Sugar			70	
Michael and Patricia Perholtz			71	
Dr. Edward and Ann Mishner			72	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Ken Bohager</i>	102 W. Row Ave. Towson 21284
<i>Bob Blankfeld</i>	200 E. Joppa Rd. Towson 21286
<i>Chat Moshier</i>	1 Investment Pl. Towson 21204
<i>John Xale</i>	5003 Wilkens Ave. 21229
	730 Oella Ave. Ellicott City, MD 21043

SEP-20-91 FRI 12:58 LAWYERS CLEARING HOUSE FAX NO. 13012358511 P. 02

Petitioner's Ex #2

IN RE: PETITION SPECIAL EXCEPTION
NE and NW corners of Winters Lane and Melrose Avenue (20 Winters Lane) - 1st Election District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Archbishop William D. Borders, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a community care facility and, additionally, a use permit for parking in a residential zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by W. Grant Lauterbach, General Partner for Winters Lane Partnership, the Contract Purchaser, appeared and testified and was represented by Counsel. Testifying on behalf of the Petitioner were William Monk, a land planning consultant; R. Scott Graham, Executive Director, Revisions, Inc. (Revisions); and Dr. Edward Matricardi, Assistant Director, Bureau of Mental Health Services, Department of Health. Mr. and Mrs. Paul Smith, Phyllis Buchanan, and Sandra Williams appeared in opposition.

Testimony indicated that the Contract Purchaser proposes to convert a combination one and two-story vacant school building, which is located on the corner of Winters Lane and Melrose Avenue and faces Winters Lane, to a community care facility. Until a few years ago, the subject property, consisting of approximately one-half acre, was used by the Catholic Archdiocese as a school for St. Mark's Church, which is located diagonally across Winters Lane. A zoning line bifurcates the property with R-O zoning in the front and D.R.16 zoning in the rear. The zoning is B.L. across Melrose Avenue and D.R.16 across Winters Lane. Adjacent to the northwestern property line, the zoning

DEPARTMENT OF HEALTH AND MENTAL HYGIENE
201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • Area Code 301 • 225-

William Donald Schaefer Governor
Nelson J. Sabatelli Secretary
April 30, 1992

R. Scott Graham, CEO
Revisions, Inc.
P.O. Box 21059
Catonsville, MD 21228

Dear Mr. Graham,
At the special exception hearing for your community rehabilitation site, please submit the following to the Baltimore County Zoning Board:

This is to support continuation of the special zoning exception granted to Revisions, Inc. Community rehabilitation programs provide valuable day programming to allow individuals with emotional disorders to increase their skills and achieve greater independence in their lives. The Revisions program at 20 Winters Lane has received very favorable survey findings by the Department of Health and Mental Hygiene Office of Licensing and Certification, by the Department of Health and Mental Hygiene Medical Care Compliance Administration, and by the national Commission on Accreditation of Rehabilitation Facilities. The Mental Hygiene Administration has not received any complaints from neighbors in the community concerning the Winters Lane program site. It is strongly recommended that the Baltimore County Zoning Board continue to grant the exception so that Baltimore County citizens with psychiatric disabilities may continue to receive services offered by Revisions on Winters Lane. Please feel free to contact me if any further information is desired.

Sincerely,
[Signature]
Lewis A. Rothschild
Program Administrator
Metro Region
Mental Hygiene Administration

cc: Alice Hegner
Ed Matricardi

TDD for the Deaf
Baltimore Area 282-7922
D.C. Metro Area 282-5481

RECEIVED
Catholic Charities
Pet Ex #4

October 7, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
111 W. Chesapeake Ave
Rm 109
Towson, Maryland 21204

Dear Mr. Jablon:

I am the Director of Housing Services for Associated Catholic Charities. Catholic Charities is the sponsor of St. Mark's Apartments, a twenty unit building providing affordable housing to income eligible seniors. We are aware that Revisions Inc. is applying for a special exception to remain a community care facility. We are in support of that request.

Sincerely,
[Signature]
Dale R. McCardle
Director of Housing Services
cc: R. Scott Graham ✓

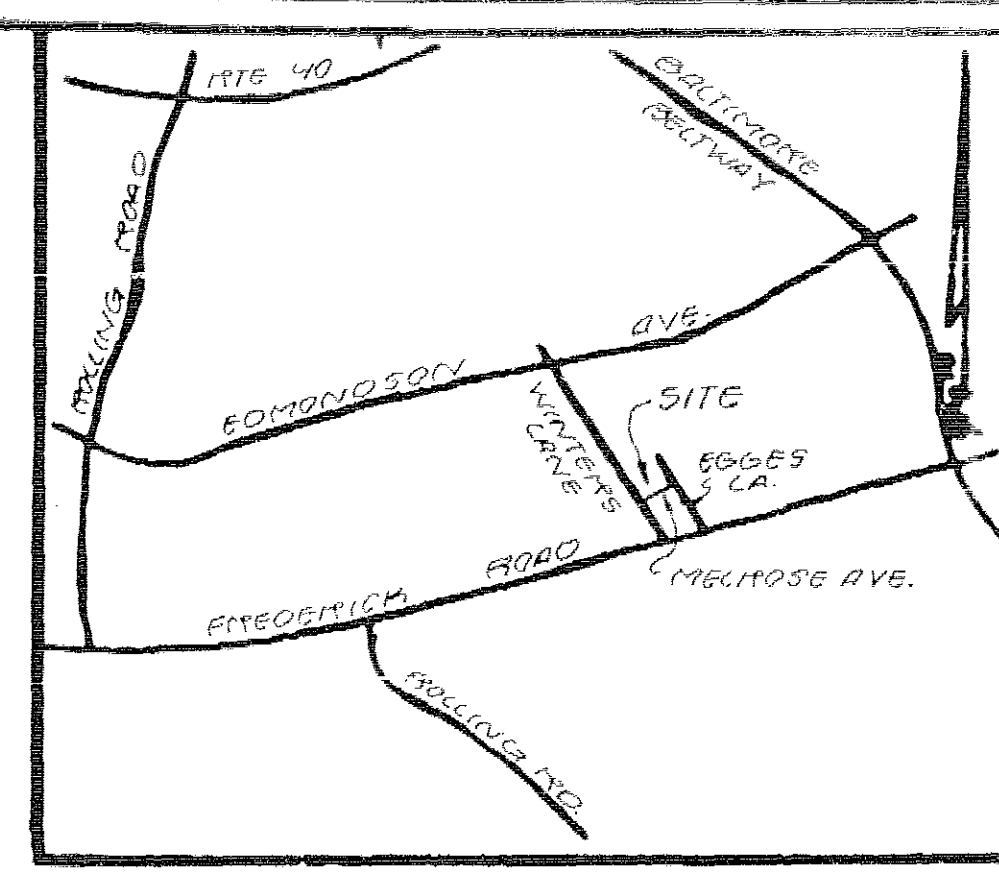
120 Cathedral Street • Baltimore, MD 21201-4491 • 410/547-5508 Fax 410/752-7260

PARALLEL SPACES
TO BE LEASED
TO WINTERS
LANE PARTNERSHIP

PARKING DATA

- 1ST FLOOR
USE - COMMUNITY CARE FACILITY - TOTAL FLOOR AREA-5,250 SQ. FT.
PARKING REQ'D 1/1000 SQ. FT. = 5.25
- 2ND FLOOR
USE - COMMUNITY CARE FACILITY - TOTAL FLOOR AREA-5,250 SQ. FT.
PARKING REQ'D 1/1000 SQ. FT. = 5.25
- LOWER LEVEL
USE - COMMUNITY CARE FACILITY - TOTAL FLOOR AREA-3,000 SQ. FT.
PARKING REQ'D 1/1000 SQ. FT. = 3.00

TOTAL SPACES REQUIRED - ON SITE 21
"ST. MARK'S" 14
TOTAL 35



VICINITY MAP
SCALE 1" = 2000'

NOTES

1. EXISTING ZONING
ZONING IS ALL R.O.
2. LOT AREA - 22,012 SQ. FT. OR 0.526 ACRES
3. EXISTING USE - COMMUNITY CARE FACILITY BY SPECIAL
EXCEPTION GRANTED DEC. 30, 1985 CASE 86-249-VSPH
4. BUILDING AREA - TOTAL 13,500 SQ. FT.

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County, this 30th day of December, 1985, that the petition for Special Exception for a community care facility be and is hereby GRANTED and, additionally, a use permit for off-street parking in a residential zone be approved and, so such, the petition for Special Hearing is hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

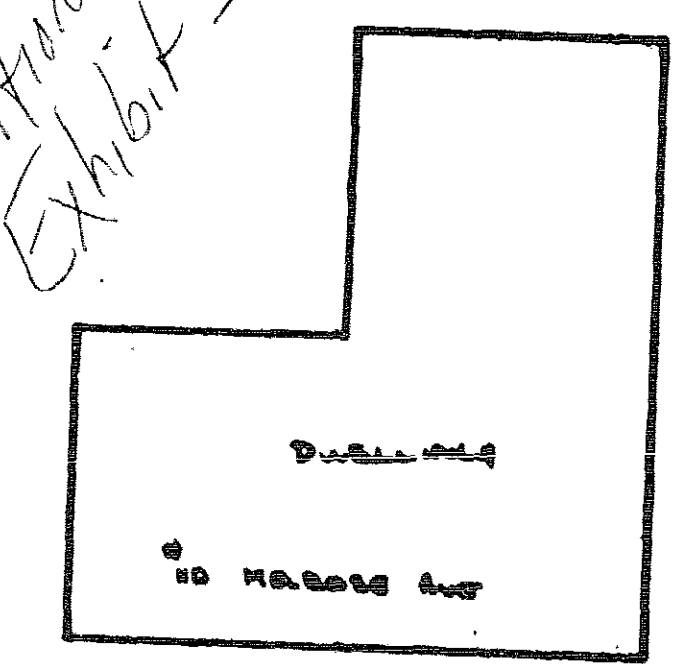
1. The petitioner may apply for his building permit and be granted same upon receipt of this order; however, petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appeals process from this order has expired. If, for whatever reason, this order is reversed, the petitioner would be required to obtain, and be responsible for securing, said property to its original condition.
2. Conformance with Section 502.5.1, ICZM, must be met.
3. Services may be provided to a maximum of 65 clients per day.

RECEIVED FOR FILES
Baltimore County
12-31-85

BUILDING AREA

FIRST FLOOR	5,250
2ND FLOOR	5,250
LOWER LEVEL	3,000
TOTAL	13,500

Planner's Exhibit 1



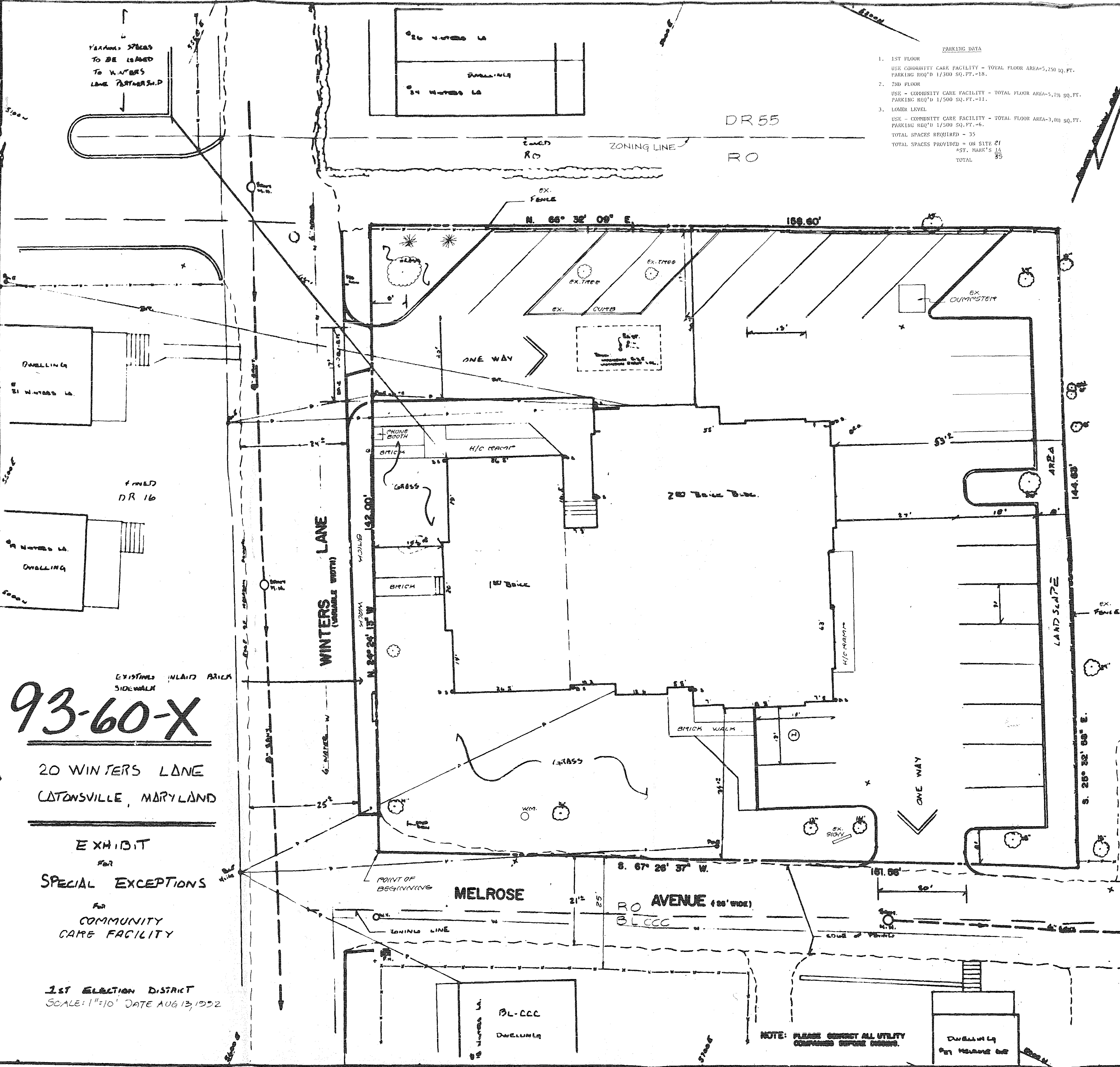
OWNER
REVISIONS INC.
20 WINTERS LANE
GAITHERSBURG, MD 20878
#0104500290
8074-772



SCALE: 1" = 10'
DATE: AUGUST 13, 1982

PREVIOUS HEARING - THIS PLAT IS THE SAME PLAT ORIGINALLY APPROVED.
86-249-VSPH
SW3P

HICKS ENGINEERING COMPANY, INC.
ENGINEERS SURVEYORS PLANNERS
200 EAST JOPPA ROAD SUITE 402
TOWSON, MARYLAND 21204



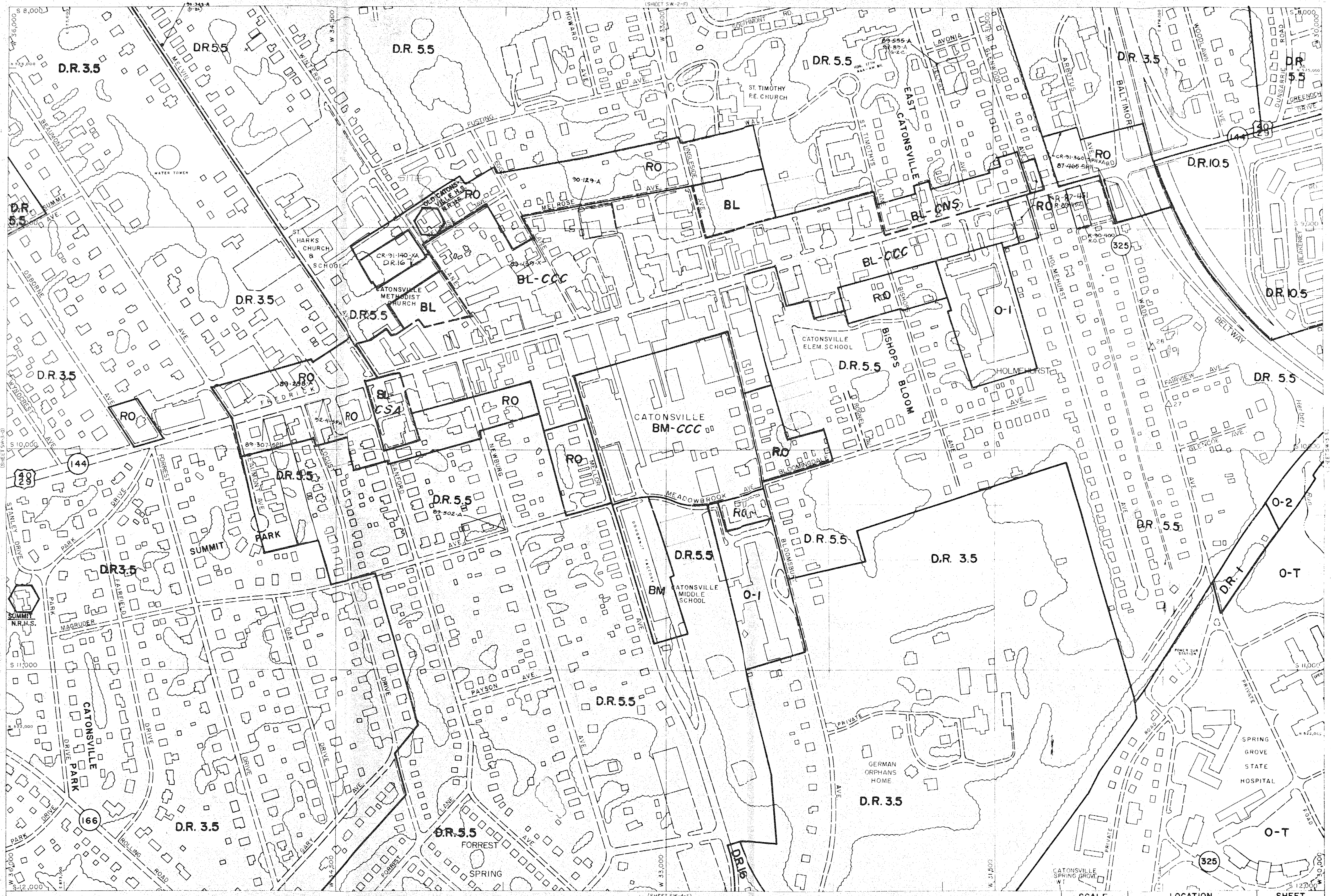
93-60-X

20 WINTERS LANE
CATONSVILLE, MARYLAND

EXHIBIT
FOR
SPECIAL EXCEPTIONS
FOR
COMMUNITY CARE FACILITY

1ST ELECTION DISTRICT
SCALE: 1" = 10' DATE AUG 13, 1982

NOTE: PLEASE VERIFY ALL UTILITY COMPANIES BEFORE DIGGING.



H-NE G-NW
H-SE G-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

BM Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. ...
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION CATONSVILLE	SHEET SW 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

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