

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

December 23, 2014

Arnold Jablon, Deputy County
Administrative Officer
Director, Baltimore County Department
Of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **Request for Confirmation of Zoning "Spirit and Intent"**
Legal Owner: Oak Campus Partners, LLC
Property Address: 8820 Walther Boulevard
PAI No. XI-695; 94-263-A and CR-94-157-XA
5th Councilmanic District, 11th Election District

Dear Mr. Jablon:

I am writing on behalf Oak Crest, a retirement community located at 8820 Walther Boulevard in Parkville, to request confirmation that the proposed improvements described in this letter are within the "spirit and intent" of the prior zoning relief granted for the campus. Oak Crest is an integrated continuing care facility featuring independent living units, assisted living beds, and skilled nursing care in a campus-like setting. The facility first opened in 1995.

In 1993, a Petition for Reclassification with a Documented Site Plan was filed with the County Board of Appeals seeking to reclassify 87± acres, located on the southwest side of Joppa Road and Walther Boulevard, to DR 16. (In some of the documents, the project was originally referred to as "Charlestown Village," but it should not be confused with Charlestown, which is a separate property in Catonsville.) A Petition for Special Exception and related Petition for Variance were also filed seeking approval of a continuing care facility on the property and related zoning relief related to maximum building height, building length, parking, and signage.

In an Opinion dated December 8, 1993, the Board of Appeals approved the requested reclassification and approved the special exception and variance relief for the continuing care facility with a maximum of 1,400 density units. (See Case No. CR-94-157-XA.)

1994-0263-A
CR-1994-0157-XA

Arnold Jablon, Director
December 23, 2014
Page 2

The approved Documented Site Plan stated that development review and approval would be required and building revisions would be permitted "if they occur within the maximum building envelope shown on th[e] plan, if they do not exceed the stated maximum or minimum number of density units, assisted living or nursing units permitted by th[e] plan, and if the revisions comply with all zoning relief requested by th[e] petition and are in accord with all other applicable requirements of BCZR. Similarly, site revisions are also permissible if they comply with all zoning relief requested by th[e] petition and are in accord with all other applicable requirements of BCZR." (*See Documented Site Plan in Case No. CR-94-157-XA, Note F, Special Zoning Notes.*)

In February 1994, the associated Development Plan was approved with additional zoning relief. (*See Case Nos. XI-695 and 94-263-A.*)

The Board of Appeals issued two subsequent Opinions, dated April 8, 1994, and December 20, 1994, approved a First and Second Amended Documented Site Plan, with among other changes, a revised/expanded maximum building envelope.

At this time, as reflected on the associated Application to the Development Review Committee, Oak Crest is seeking to make minor improvements to the campus, including:

Building CB1 –Town Center: remove an area of approximately 4,450± square feet currently used for indoor swimming pool and locker rooms and, in its place, build a 19,630± square foot expansion which will be used for indoor swimming pools, locker rooms, fitness and activity rooms, lounge, and Outpatient Rehabilitation. This expansion provides a net increase in area of 15,180± square feet;

Building CB3 –Village Square: build a 3,500± square foot expansion to the common space and lounge area of the building which will be used for enlarged and reconfigured spaces for common space, lounge, library, and art display uses; and;

Other improvements: upgrade landscaping and hardscaping, including planting areas, sidewalks, pathways, and outdoor recreation amenity areas.

The proposed building additions are internal to the site and are located well within the approved maximum building envelope shown on the Documented Site Plan and will not result in any increase in the actual or permitted residential density or occupancy of the

Arnold Jablon, Director
December 23, 2014
Page 3

facility. Further, none of the improvements will generate the need for any additional zoning relief. F

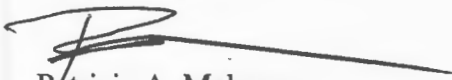
In the County's file, there is reference to a letter agreement between Oak Crest and Ridgedale Mews Homeowners' Association, Inc. in relation to Case No. CR-94-157-XA. A copy of that letter agreement is attached. Our engineer has confirmed that the proposed changes to the plan are not in conflict with any of the terms contained in the letter agreement and, therefore, do not require any additional approvals from the association.

After you have reviewed the relevant materials, I would appreciate you confirming that the proposed plan refinements are, indeed, within the spirit and intent of the prior approved zoning relief and that the proposed changes are permitted without any additional zoning relief being required.

I have included a check in the amount of \$150.00 to cover the administrative costs of this request. Please let me know if you need any additional information in order to issue the requested confirmation.

Kind regards.

Very truly yours,


Patricia A. Malone

Reviewed and Confirmed:


Arnold Jablon, Director
Baltimore County Department of
Permits, Approvals and Inspections

JNP per WCR

1/9/2015

RETIREMENT AND HEALTH SERVICES CORP.
d/b/a Senior Campus Living
703 Maiden Choice Lane
Baltimore, Maryland 21228

November 17, 1993

HAND DELIVERY

Ridgedale Mews Homeowners' Association, Inc.
Attention: Daniel Waszelewski, President
9546 Orbitan Court
Baltimore, Maryland 21234

Re: Confirmation of Agreement Concerning DR16
Zoning Reclassification for Continuing
Care Facility for Elderly Housing on 86.2
Acre ± Nottingham Properties Parcel Along
SW/S Joppa Road and Walther Boulevard -
Board of Appeals Case No. CR-94-157-XA

Dear Mr. Waszelewski and Association Members:

Reference is made to your Association's October 27, 1993, letter and to the meeting held in your community between our representatives, Fred Walker and Stephen J. Nolan and your counsel, Cynthia K. Hitt, Esquire, and numerous homeowners along Orbitan Court.

As you know, our zoning reclassification hearing is scheduled to be heard before the County Board of Appeals of Baltimore County on November 17 and 18, 1993. A development hearing on Phase I of our development will most likely be heard before the Zoning Hearing Officer in early January, 1994.

The purpose of this letter is to set forth the following agreement and understanding reached between Ridgedale Mews Homeowners' Association, Inc. and Senior Campus Living, as contract purchaser and developer:

1. In consideration of the Association's written statement addressed to the Board of Appeals that it has determined that it will not object to Senior Campus Living's DR 16 Zoning Reclassification Request and related special exception and variance requests and the development of the site in accordance with the application originally filed in Board of Appeals Case No. CR-94-157-XA;

1150

Petitioner's Ex. #28

Ridgedale Mews Homeowners' Association, Inc.
Attention: Daniel Waszelewski, President
November 17, 1993
Page 2

2. Senior Campus Living, as contract purchaser and developer, agrees that any and all development plans for that portion of the Charlestown Village proposed development that adjoins the rear property lines along the north side of Orbitan Court will contain at least the following and will be constructed in accordance with the following:
 - a. The limits of clearing for the Charlestown service road and/or parking will not be closer than seventy feet (70') to the rear property lines of the adjacent townhouse properties to the south which front along Orbitan Court and the paved service road itself and/or parking will be placed at least eighty feet (80') away from the aforesaid rear property liens;
 - b. No proposed buildings shall be closer than one hundred fifty feet (150') to the rear property lines of the adjacent townhouse properties to the south which front along Orbitan Court; and
 - c. Senior Campus Living agrees to install a fence on its property line in height and of the type and materials which shall later be mutually agreed upon by the parties, the cost of which shall not exceed the cost of a six foot high (6') black vinyl clad chain-link fence. In the course of fence installation, Senior Campus Living agrees to use reasonable care to minimize disturbance of the existing vegetation. Senior Campus Living further agrees to submit a landscape plan to the Association for its approval, which will provide for the addition on Senior Campus Living's property of evergreen and deciduous trees, which plan approval shall not be unreasonably withheld.

These terms shall be incorporated on the development plan, a copy of which shall be furnished to the Association. Senior Campus Living agrees not to amend the development plan with respect to the terms contained in this letter, without the consent of the Association.

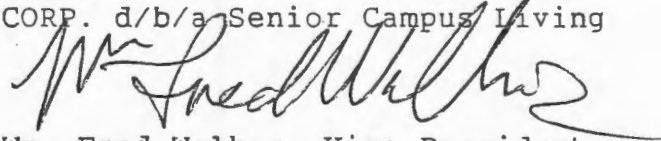
Ridgedale Mews Homeowners' Association, Inc.
Attention: Daniel Waszelewski, President
November 17, 1993
Page 3

3. This agreement is contingent upon the Board of Appeals' grant of DR16 zoning and the absence of any successful appeals being taken therefrom.

We appreciate your Association's input and continue to believe in the longterm benefits which this important development represents for all of the citizens of Baltimore County.

Very truly yours,

RETIREMENT AND HEALTH SERVICES
CORP. d/b/a Senior Campus Living

A handwritten signature in dark ink, appearing to read "Wm. Fred Walker", is written over the typed name.

Wm. Fred Walker, Vice President

WFW:brh

cc: Cynthia K. Hitt, Esq.
Stephen J. Nolan, Esq.

0300A



PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
DATE 7/24/07 PROJECT MANAGER W. Thomas

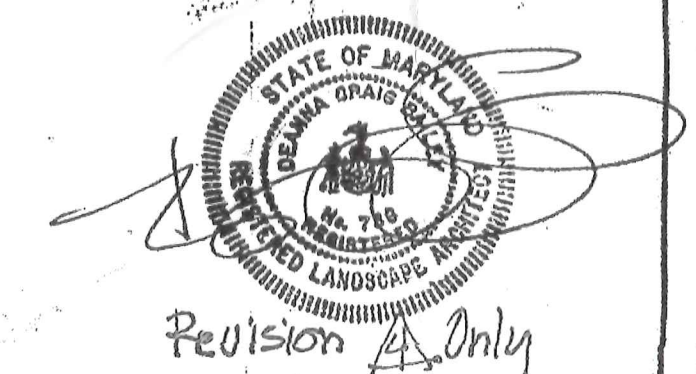
REVISIONS	
DATE	ITEM
08.17.08	ADD BLDG CB 2.4 POOL BLDG ADDITION, OPEN SPACE AREA SITE AND BLDG 1.0 IMPROVEMENTS
2.15.10	ADDED LOT LIMITS: Add new parking
1.2.10	REVISED CARE CENTER FOOTPRINT & ADD LINES OF SUBDIVISION
12.10.09	ADDED DETAIL PROP. LINES & HEIGHT
12.10.09	ADD 25' DIA. G.C. PLY & FENCE DISTANCE ADD SPAT. TO FOREST W/SP. TITLE

2ND REVISED
DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
PHASE 2
PLAN TO ACCOMPANY DRC REQUEST
OAK CREST VILLAGE

Walther Boulevard at Joppa Road
Baltimore County, Maryland 21234

TAX ACCOUNT NUMBER: 2300005682

County Council District 5



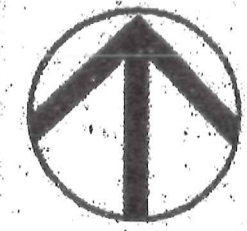
Revision A Only
Tesseract Sites Inc.
401 Washington Ave Suite 303
Towson, MD 21204

OFFICE OF PLANNING AND ZONING
Approved by: _____
Director of Planning _____ Date _____
Director of ZAM _____ Date _____

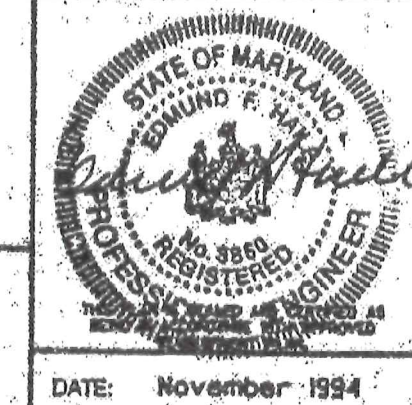
DMW
Dale & Mary Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
300 East Pennsylvania Avenue
Towson, Maryland 21206
410 280 3333
Fax 410 280 4700

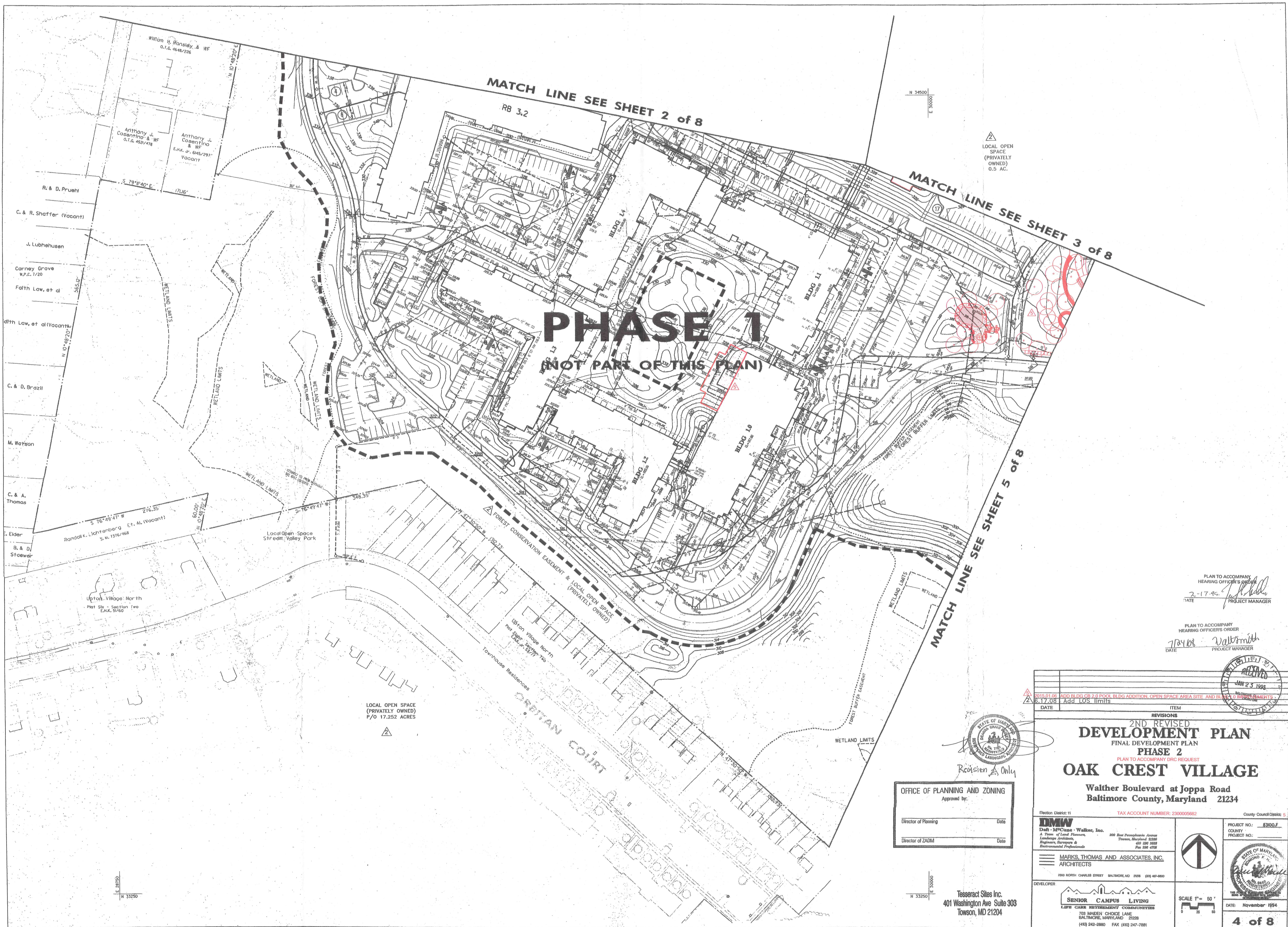
MARKS, THOMAS AND ASSOCIATES, INC.
ARCHITECTS
220 NORTH CHARLES STREET BALTIMORE, MD 21201 (410) 407-9400

SENIOR CAMPUS LIVING
LIFE CARE RETIREMENT COMMUNITIES
700 MARYLAND CHOICE LANE
BALTIMORE, MARYLAND 21208
(410) 242-2880 FAX (410) 247-7881



SCALE 1" = 50'





MATCH LINE SEE SHEET 2 of 8

MATCH LINE SEE SHEET 3 of 8

MATCH LINE SEE SHEET 5 of 8

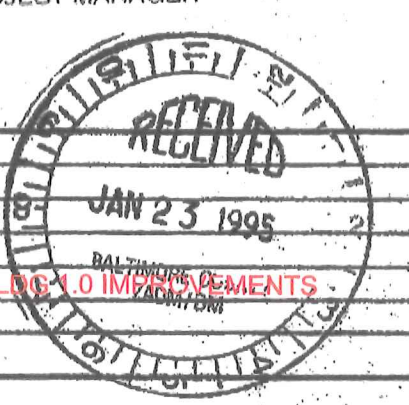
PHASE 1
(NOT PART OF THIS PLAN)

LOCAL OPEN SPACE
(PRIVATELY OWNED)
0.5 AC.

LOCAL OPEN SPACE
(PRIVATELY OWNED)
P/O 17.252 ACRES

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
DATE 2-17-95 PROJECT MANAGER

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
DATE 7/24/88 PROJECT MANAGER



DATE	ITEM
2015.01.08	ADD BLDG 10 2.0 POOL BLDG ADDITION, OPEN SPACE AREA SITE AND BLDG 10 IMPROVEMENTS
6.17.08	Add LOS limits

2ND REVISED
DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
PHASE 2
PLAN TO ACCOMPANY DRG REQUEST
OAK CREST VILLAGE

Walther Boulevard at Joppa Road
Baltimore County, Maryland 21234

TAX ACCOUNT NUMBER: 2300005682

County Council District: 5

DMW
Duff, McQuinn & Walker, Inc.
A Firm of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 West Pennsylvania Avenue
Towson, Maryland 21206
410 580 5889
Fax 410 580 4708

MARKS, THOMAS AND ASSOCIATES, INC.
ARCHITECTS
2200 NORTH CHARLES STREET BALTIMORE, MD 21205 (410) 467-8800

DEVELOPER
SENIOR CAMPUS LIVING
LIFE CARE RETIREMENT COMMUNITIES
700 MARDEN CHOICE LANE
BALTIMORE, MARYLAND 21228
(410) 242-2880 FAX (410) 247-7881



SCALE 1" = 50'

DATE: November 1994

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning	Date
Director of ZADM	Date

Tesseract Sites Inc.
401 Washington Ave Suite 303
Towson, MD 21204

\\100013100353\BNCAD\Files\Development\Phase2\Drawings\04.dwg, 1/10/2015, 2:56:02 PM, L50

CERTIFIED

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
DATE 1-17-95 PROJECT MANAGER

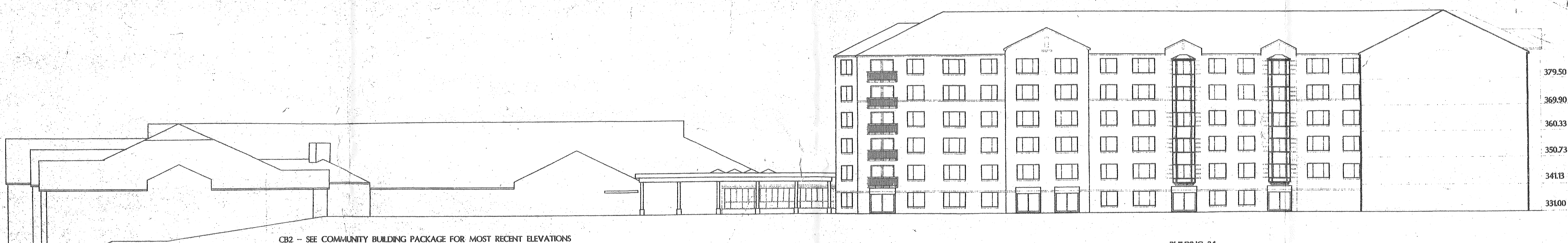
RESIDENTIAL BUILDINGS 2.1-2.4
OAK CREST VILLAGE
Retirement Community
Baltimore County, Maryland

SHEET TITLE
1/16" ELEVATIONS

JOB 94115-18 DATE 1/10/94
DRN CC CHKD CDW
REVISIONS
100% SCHEMATICS

STATE OF MARYLAND
BALTIMORE COUNTY
JAN 23 1995
RECEIVED
BALTIMORE COUNTY
ZONING/PLANNING

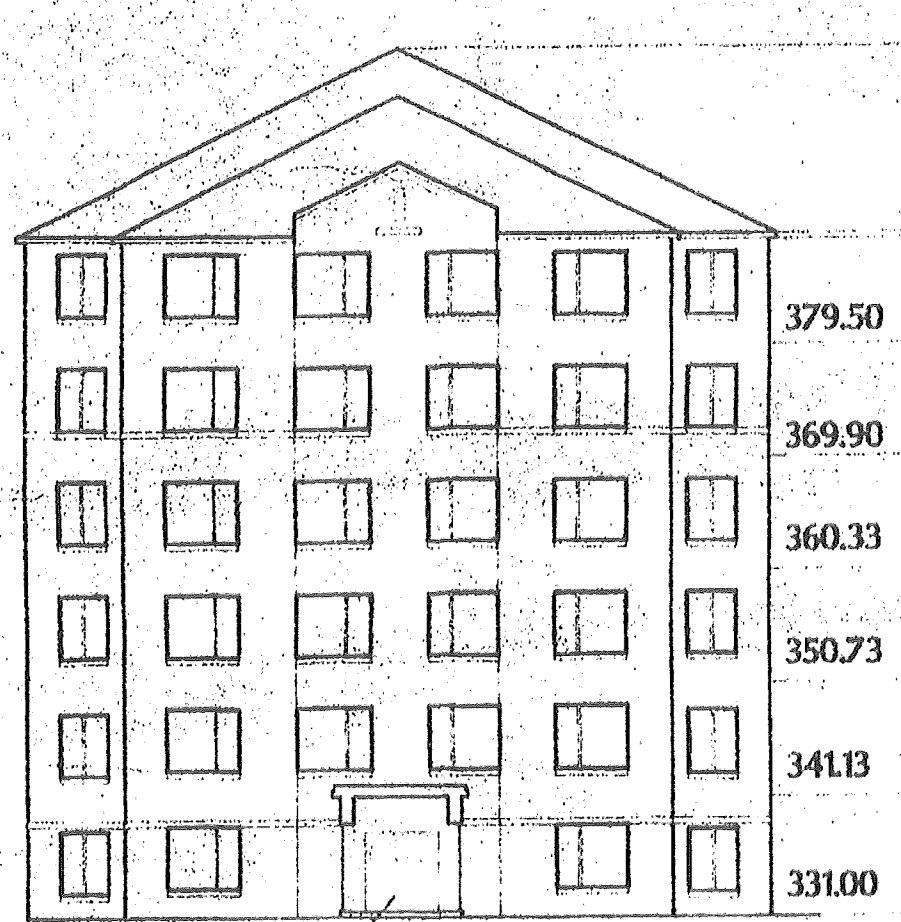
THESE DOCUMENTS ARE PREPARED UNDER THE COPYRIGHT ACT OF 1908 AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



CB2 - SEE COMMUNITY BUILDING PACKAGE FOR MOST RECENT ELEVATIONS

BUILDING 21

3A
3104 NORTH ELEVATION @ BUILDING 2.1
SCALE: 1/16" = 1'-0"



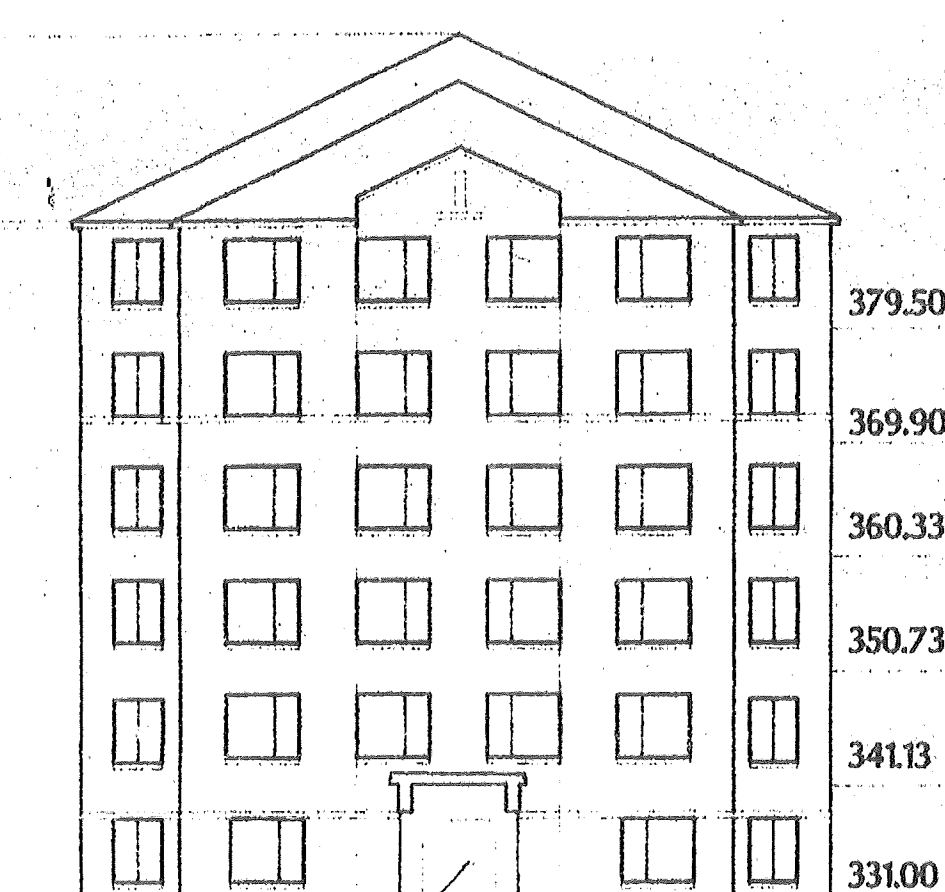
LINK TO
C.B. 2 BUILDING 21



BUILDING 21

BUILDING 23

LINK TO
RB 11

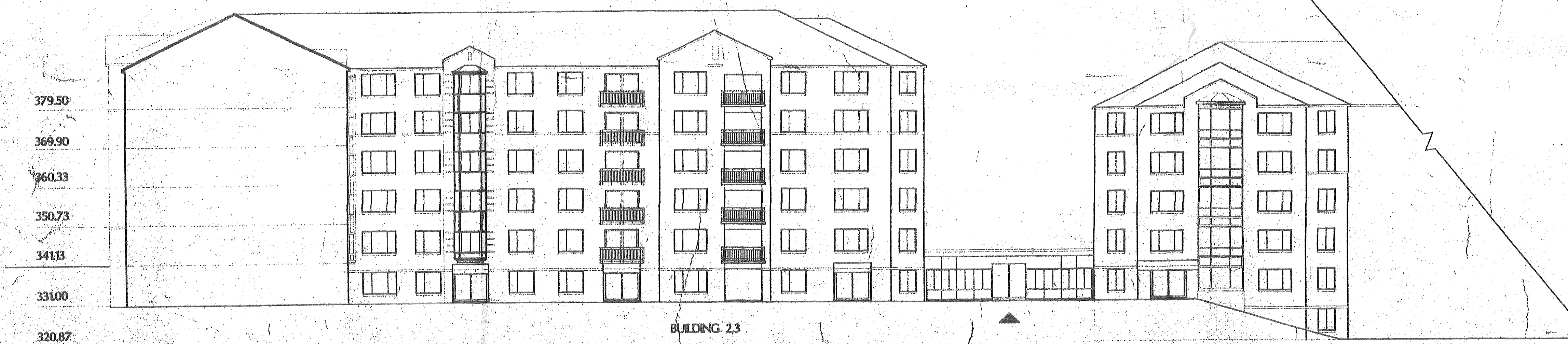


LINK TO
RB 24 BUILDING 23

5C
3104 EAST ELEVATION @ BUILDING 2.3
SCALE: 1/16" = 1'-0"

5A
3104 EAST ELEVATION @ BUILDING 2.1
SCALE: 1/16" = 1'-0"

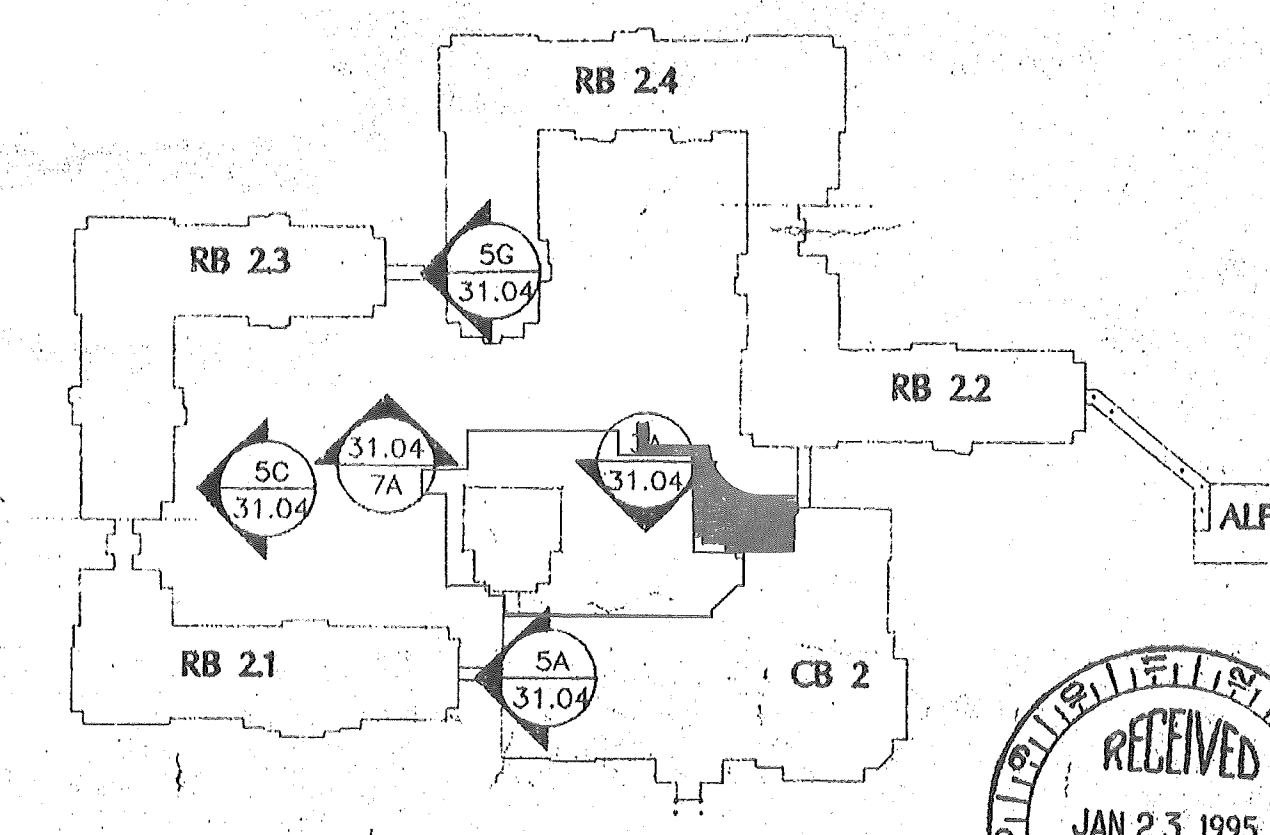
5C
3104 EAST ELEVATION @ BUILDINGS 2.1 & 2.3
SCALE: 1/16" = 1'-0"



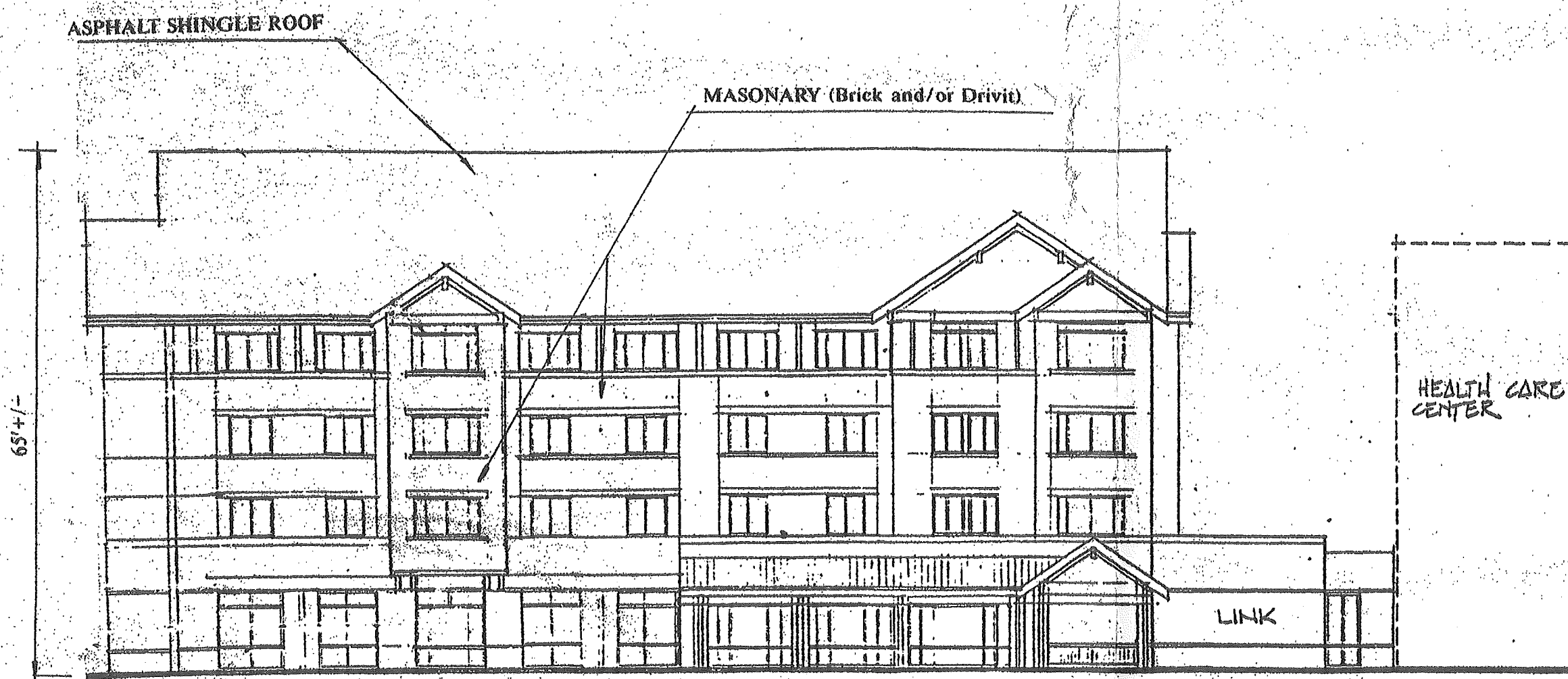
BUILDING 23

BUILDING 24

7A
3104 SOUTH ELEVATION @ BUILDINGS 2.3/ & 2.4
SCALE: 1/16" = 1'-0"



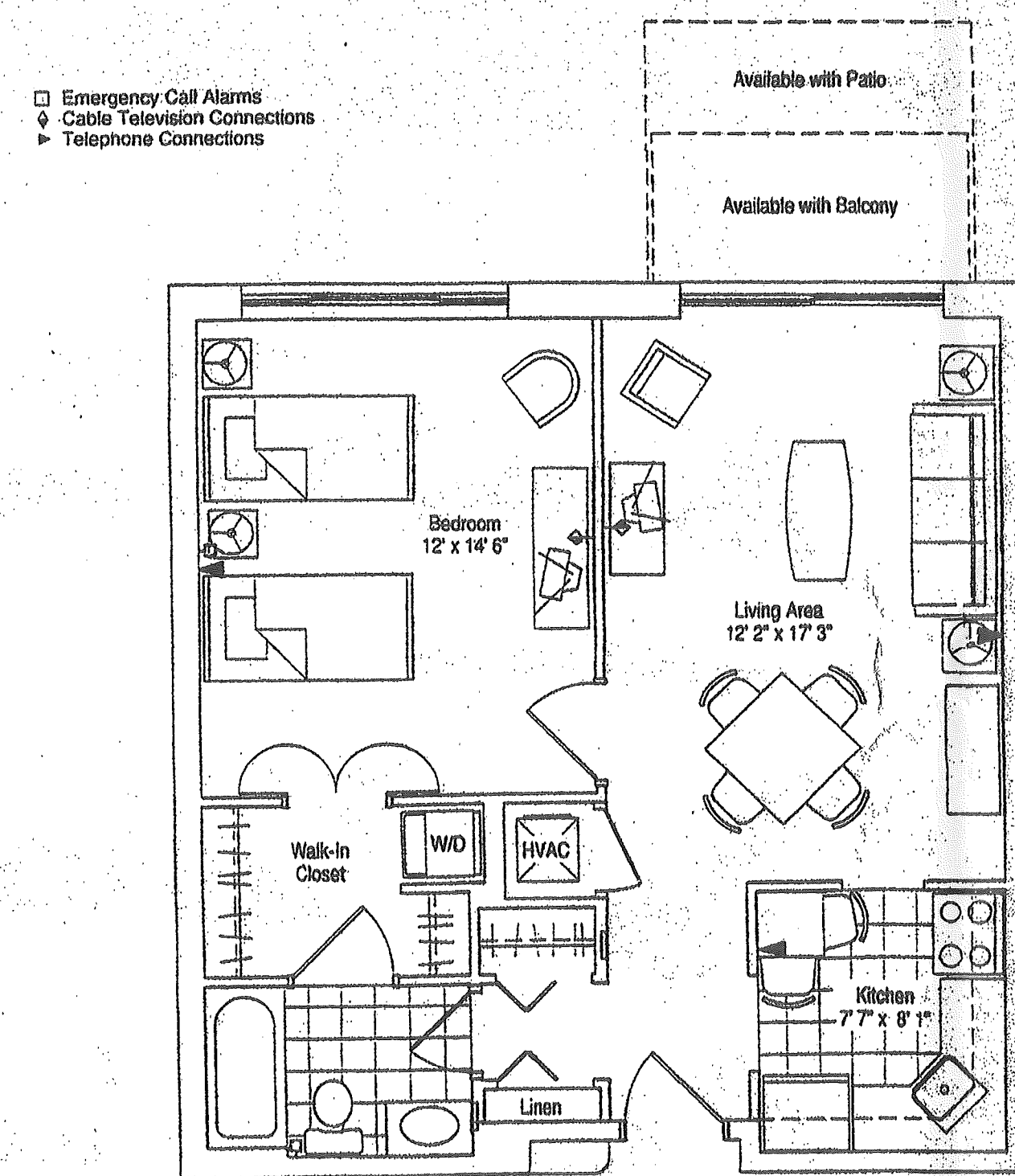
NEIGHBORHOOD # 2



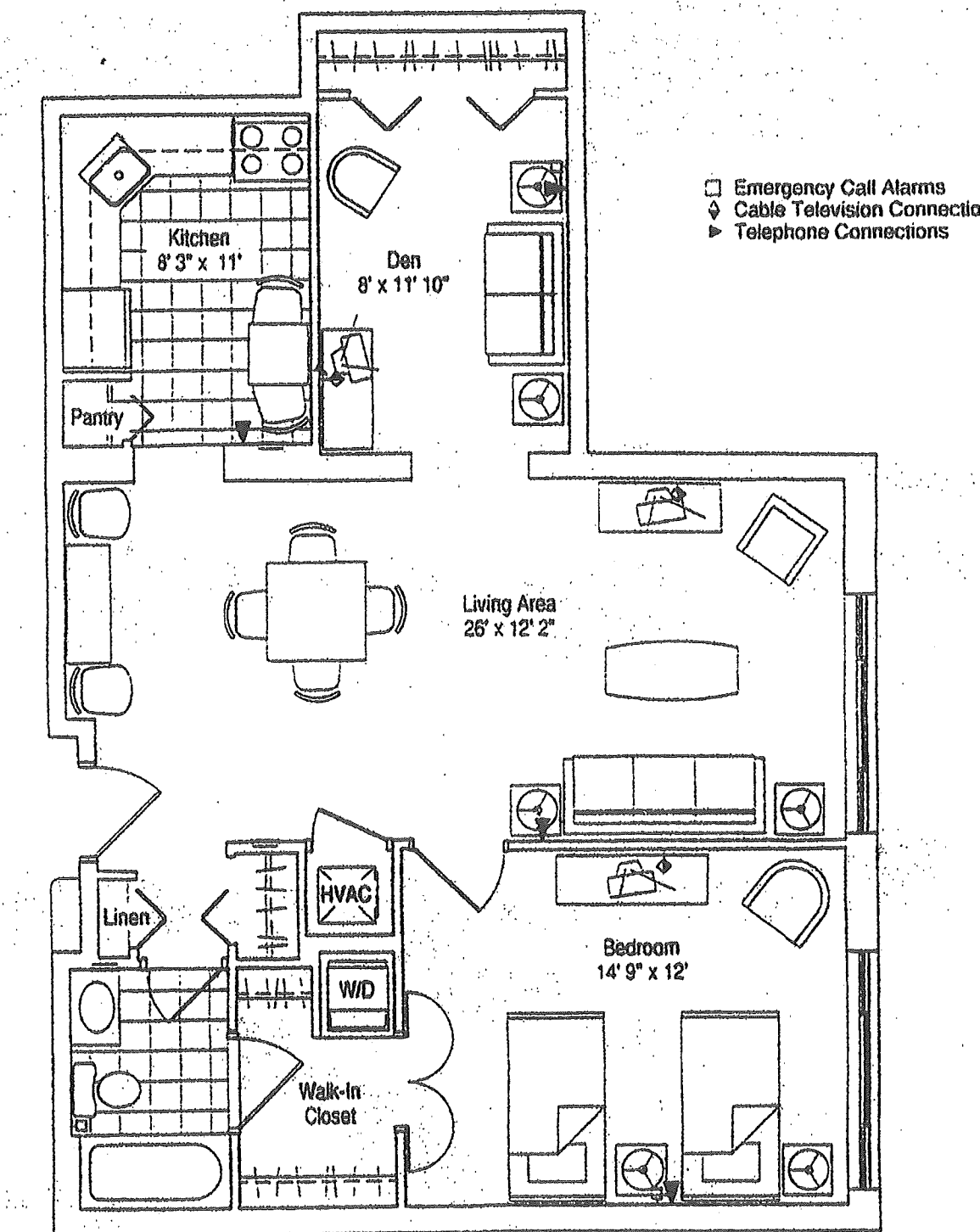
ASSISTED LIVING FACILITY

Scale: 1/16" = 1'-0"

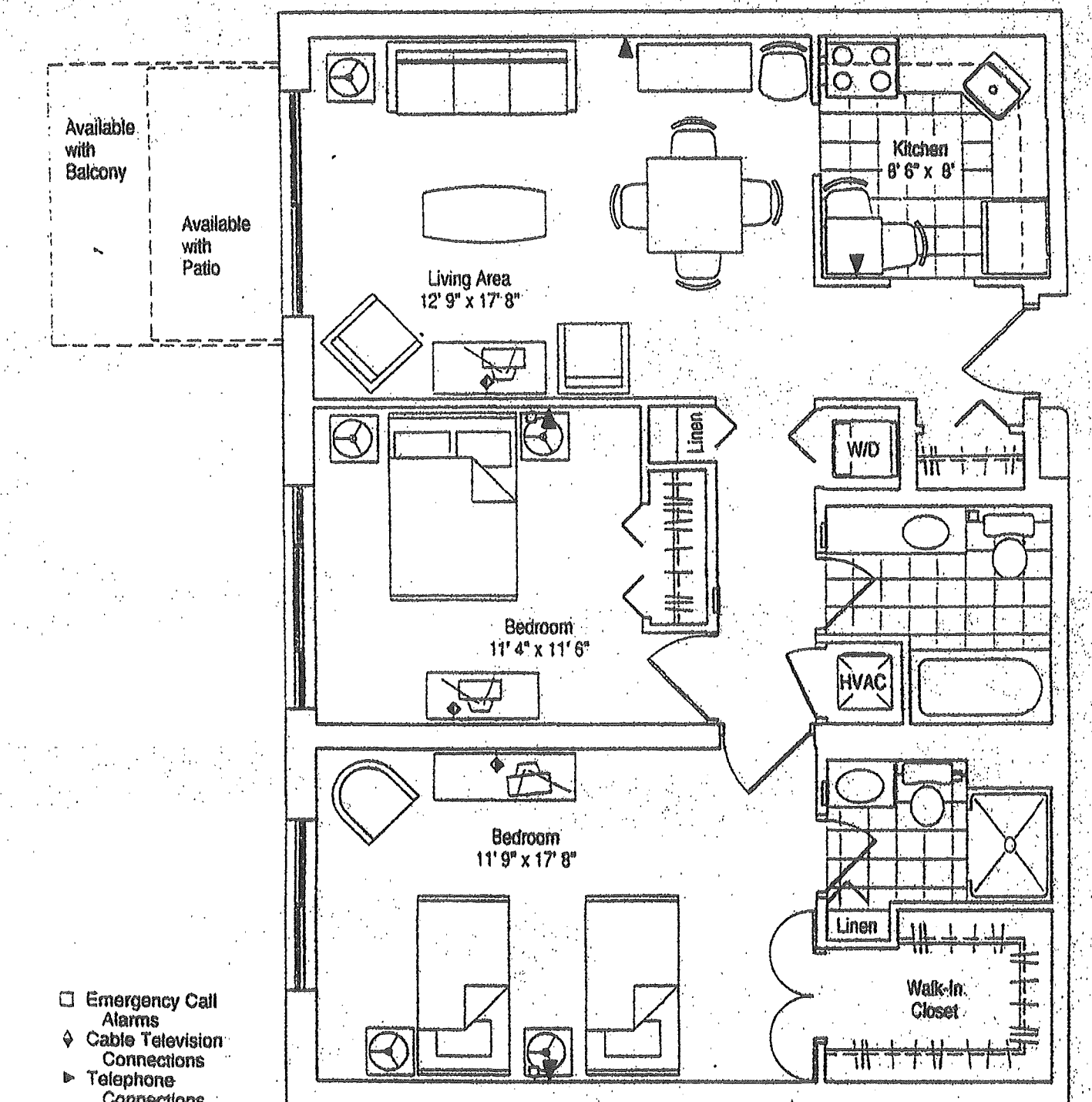
EAST ELEVATION



Large One Bedroom
(The Brighton)

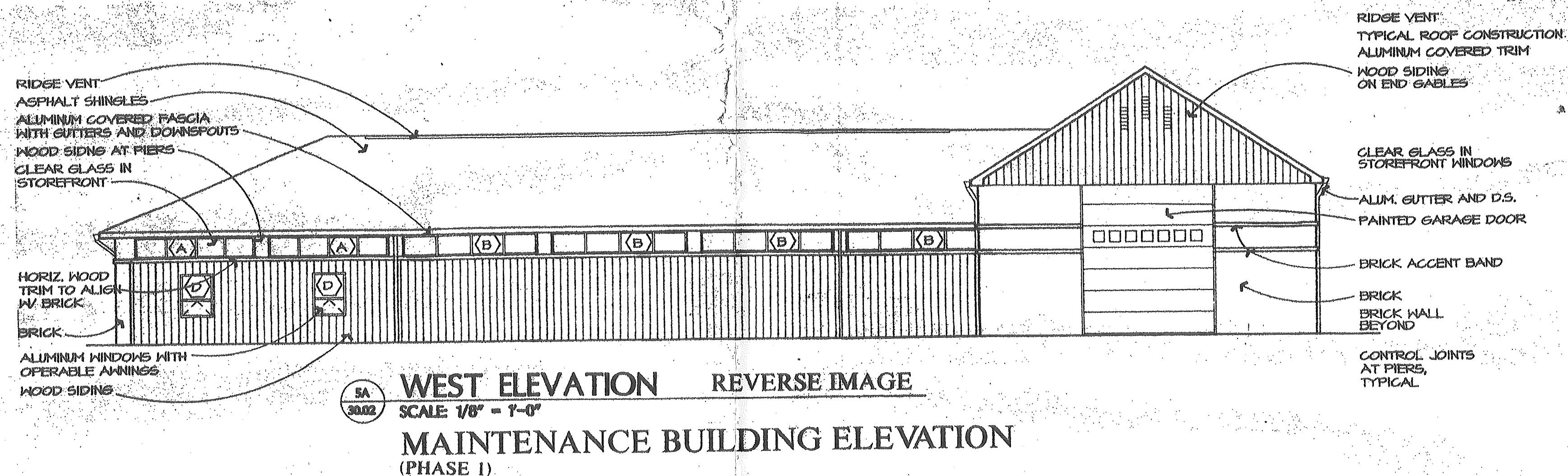


One Bedroom with Den
(The Georgetown)



Two Bedroom, Two Bath
(The Hamilton)

TYPICAL FLOOR PLANS - NOT TO SCALE



WEST ELEVATION

REVERSE IMAGE

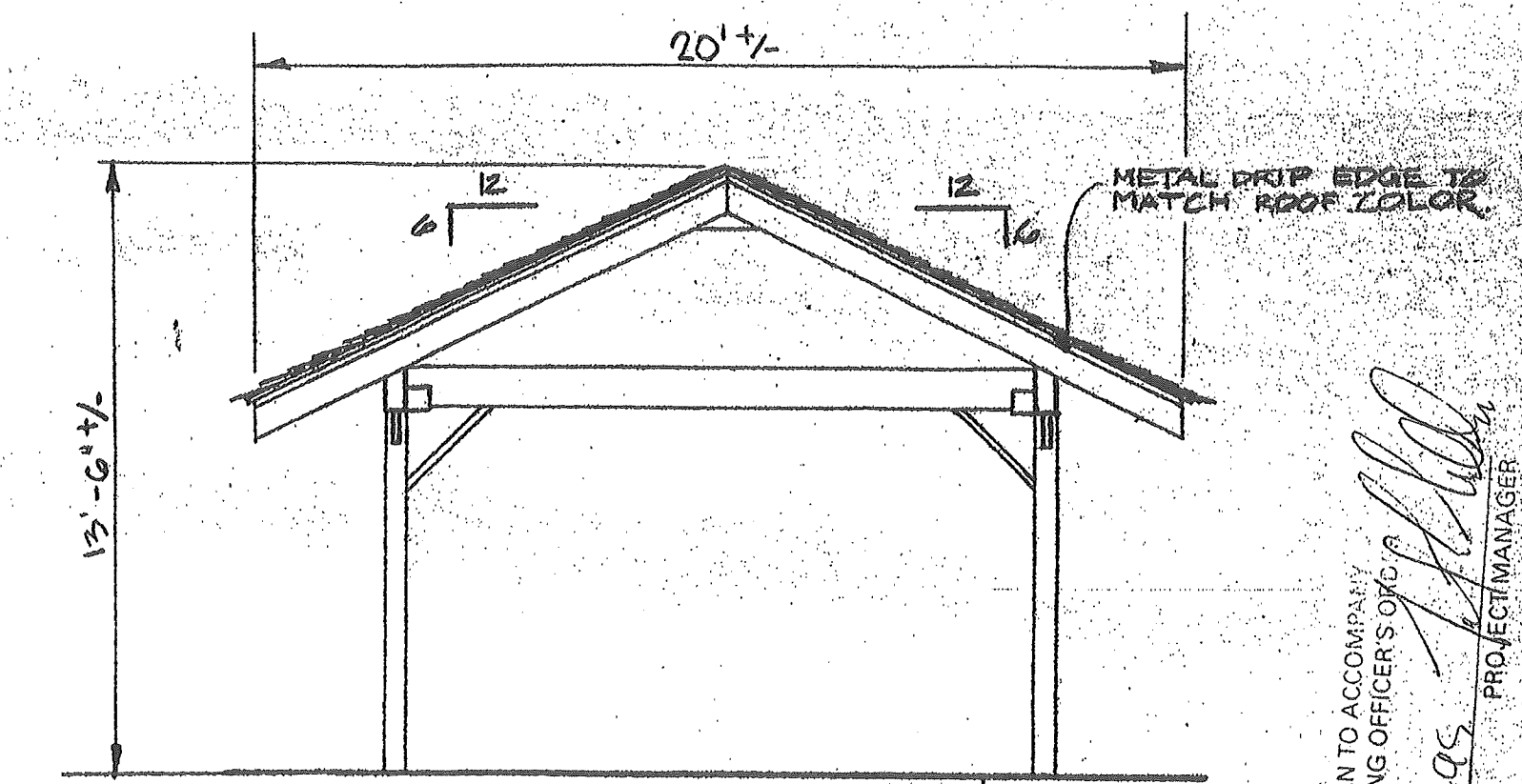
SCALE 1/8" = 1'-0"

MAINTENANCE BUILDING ELEVATION
(PHASE I)



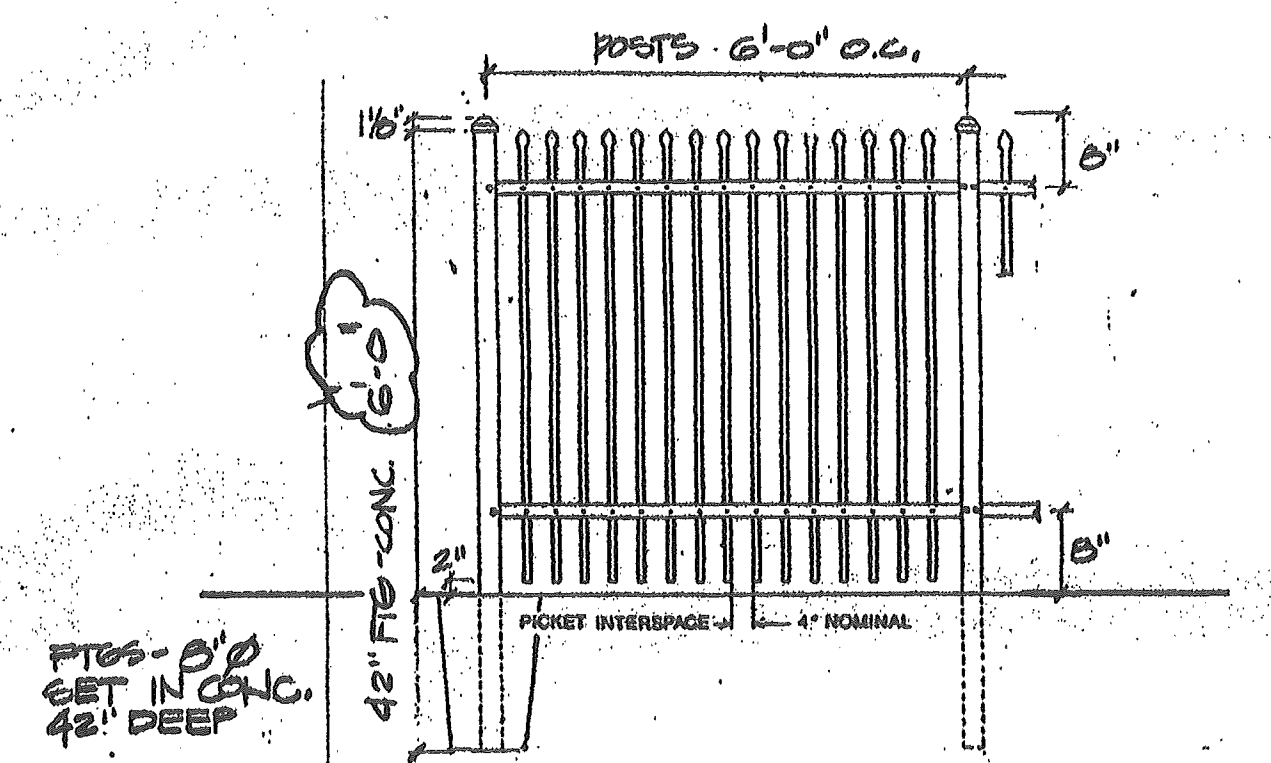
Pylon Entrance Signage (PHASE I)

3/8" = 1'-0"



CARPORT - END ELEVATION

SCALE 1/4" = 1'-0"



CLASSIC ARROW FENCE BY AMERISTAR, GALV. AND POWDER COAT BLACK OR BROWN - 1-800-321-8724

BASE CD COMMERCIAL INDUSTRIAL GRADE:		
COLOR TO BE BLACK	POST - 2 1/2" x 4 SLUGS	0
	RAIL - 1 1/2" x 4 SLUGS	0
	PICKET - 1" x 16 SLUGS	0

ADD ALT. A-THEAVY INDUSTRIAL GRADE:		
COLOR TO BE BLACK	POST - 3" x 4 SLUGS	0
	RAIL - 2" x 4 SLUGS	0
	PICKET - 1" x 16 SLUGS	0

SUBMIT FULL SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL

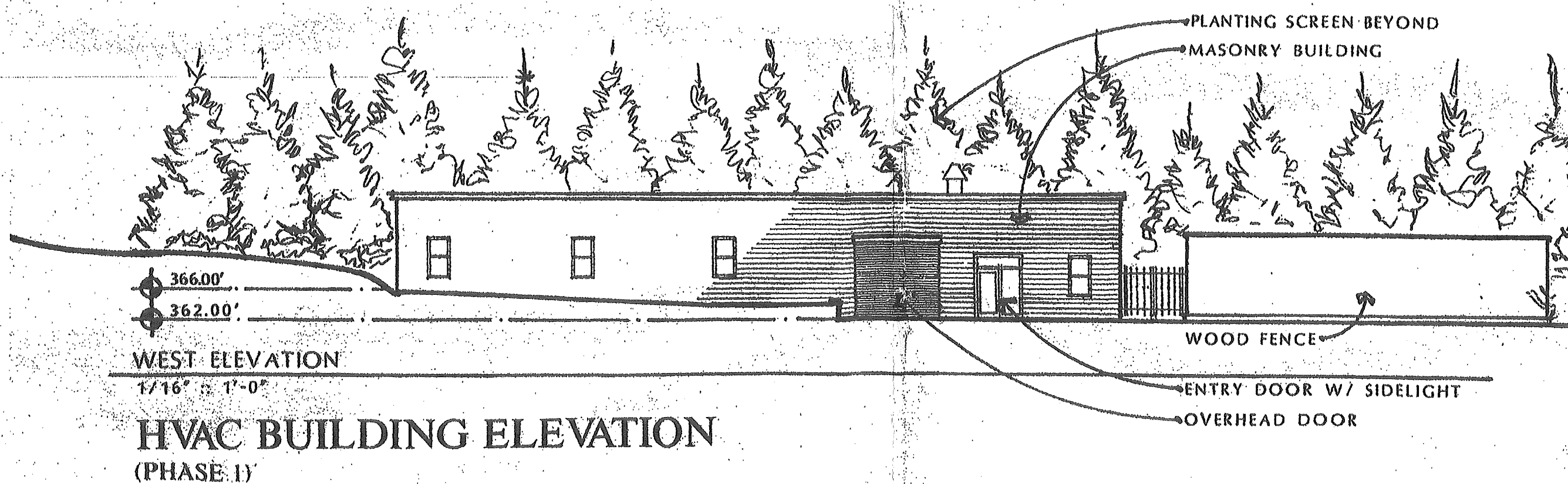
2' GHT. METAL PICKET FENCE

1" = NO SCALE

ADD ALT. A-B-ELITE OR EQUAL ALUMINUM FENCE INDUSTRIAL GRADE

6' HGT. BLACK

SUBMIT FULL SHOP DRAWINGS FOR OWNER REVIEW



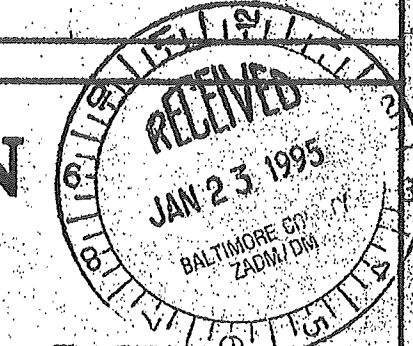
WEST ELEVATION

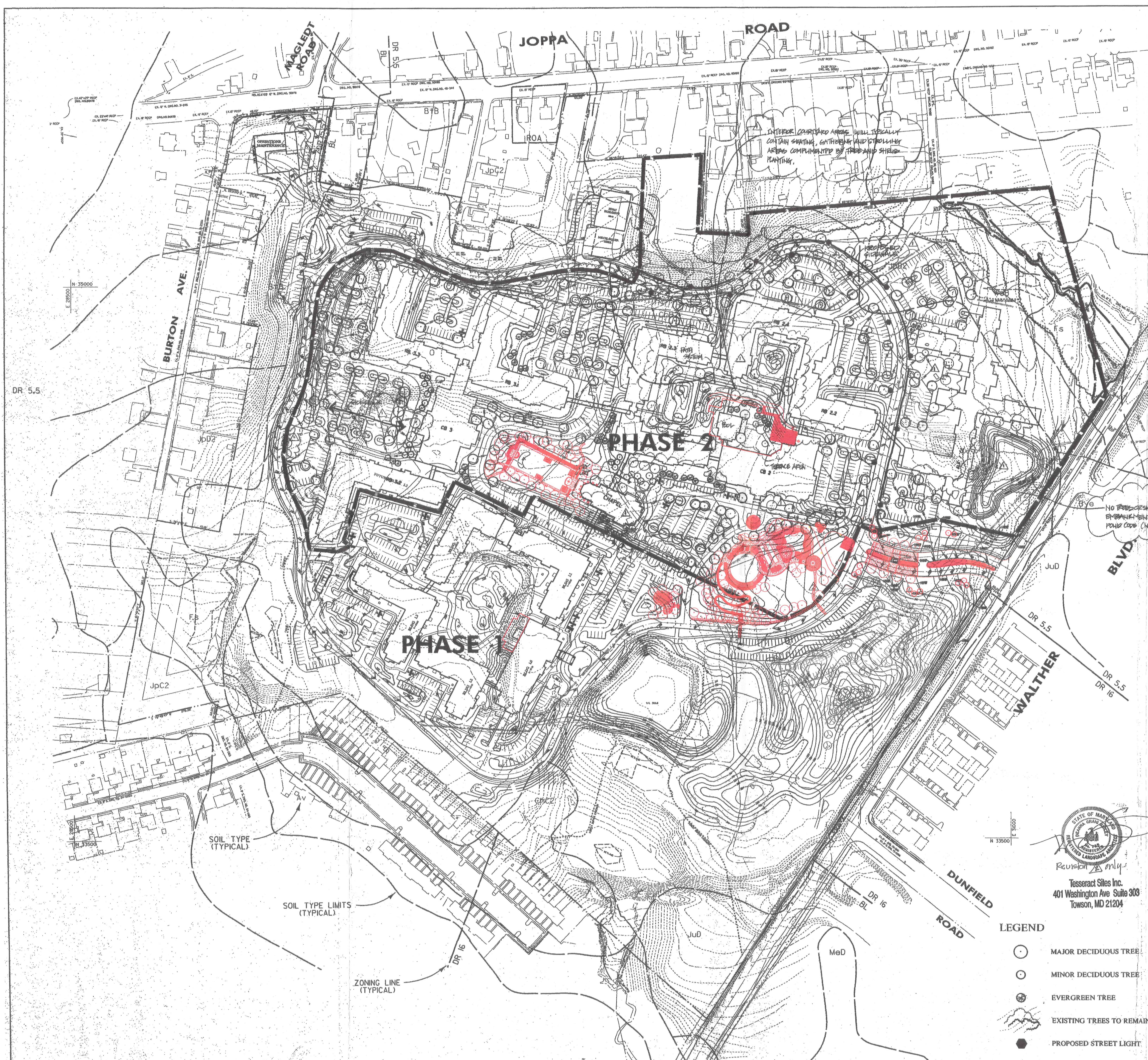
1/16" = 1'-0"

HVAC BUILDING ELEVATION
(PHASE I)

3-7-94 TO COMPLY WITH DEVELOPMENT PLAN ORDER.	
DATE	ITEM
REVISIONS	
FINAL DEVELOPMENT PLAN DEVELOPMENT PLAN Phase 2 OAK CREST VILLAGE Walther Boulevard @ Joppa Road Baltimore County, Maryland 21234	
Election District: 11	County Council District: 6
DMW Deft McCann Walker, Inc. A Team of Land Planners 200 East Pennsylvania Avenue Towson, Maryland 21206 410 286 3828 Fax 410 286 4700	PROJECT NO.: 8300.0 COUNTY PROJECT NO.: X162 DATE: November 1994
MARKS, THOMAS AND ASSOCIATES, INC. ARCHITECTS 2600 NORTH CHARLES STREET BALTIMORE, MD 21208 (301) 467-8000	Nottingham Properties Inc. SENIOR CAMPUS LIVING DEVELOPER 703 MAIDEN CHOICE LANE BALTIMORE, MARYLAND 21228
OWNER	SCALE 1" = 200' 0 100 200

PLAN TO ACCOMPANY
HEARING OFFICER'S DECISION
DATE: 2-17-95
PROJECT MANAGER: [Signature]





LANDSCAPE REQUIREMENTS FOR ADDITIONAL PARKING LOT

LANDSCAPING REQUIRED:
112 (net) new parking spaces @ 1 P.U./12 spaces = 4.3 P.U.'s
Class B screening adjacent to public right-of-way: 220 linear feet @ 1 P.U./20 L.F. = 21 P.U.'s

LANDSCAPING PROVIDED:
Major Deciduous Trees: 10 Trees @ 1 P.U./Tree = 10 P.U.'s
Minor Deciduous Trees: 6 Trees @ 0.5 P.U./Tree = 3 P.U.'s
Evergreen Trees: 6 Trees @ 0.5 P.U./Tree = 3 P.U.'s
Shrubs: 30 Shrubs @ 0.2 P.U./Shrub = 6 P.U.'s

TOTAL PLANTING UNITS PROVIDED: = 22 P.U.'s

LANDSCAPE PLANTING

Required
3900 L.F. Int. Rd. @ 1/20 = 195 P.U. (93 MD)
1640 L.F. Int. Rd. @ 1/40 = 41 P.U. (21 MD)
450 L.F. Adj. Rd. @ 1/40 = 11 P.U. (6 MD)
910 Parking Sp. @ 1/12 = 76 P.U. (57 MD)

Total = 323 P.U. (177 MD)

*Interior Loop Road partially counted in Phase 1
305,700 SF Parking Lot @ 0.07 = 21,399 SF Pervious Area

Proposed = 323 P.U. (177 MD) Min.
22,000 SF Pervious Area

• Trash dumpsters are located within buildings and require no screening.
• Credit for existing trees retained will be sought on Final Phase 1 Landscape Plan.
• Refer to Sheets 2-5 of Development Plan for grading and utilities.
• Reforestation/afforestation plans have been approved and will be in accordance with DEPRM requirements.

All plant materials will be nursery grown and will conform to American Association of Nurserymen, Inc. standards.

All planting procedures and specifications will conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area," latest edition.

I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

Signature of Applicant: Wayne M. Rush Date: 1/17/94
Print Name: Wayne M. Rush

PLAN TO ACCOMPANY HEARING OFFICERS ORDER: 7/24/98 DATE: 7/24/98
PROJECT MANAGER: Walter Smith

PLAN TO ACCOMPANY HEARING OFFICERS ORDER: 2/7/99 DATE: 2/7/99
PROJECT MANAGER: [Signature]

Seal of the State of Maryland
Professional Landscaper
Tesseract Sites Inc.
401 Washington Ave. Suite 303
Towson, MD 21204

- LEGEND**
- MAJOR DECIDUOUS TREE
 - MINOR DECIDUOUS TREE
 - EVERGREEN TREE
 - EXISTING TREES TO REMAIN
 - PROPOSED STREET LIGHT

REVISIONS

DATE	ITEM
2015.01.08	ADD BLDG CS 2.0 POOL BLDG ADDITION, OPEN SPACE AREA SITE, AND BLDG 1.0 IMPROVEMENTS
6.17.08	Add parking lot; add landscape requirements and schematic planting
12.17.11	PER COMMENTS FROM THE OFFICE OF PLANNING AND ZONING (12/14/11)

SCHEMATIC LANDSCAPE PLAN
PHASE 2
PLAN TO ACCOMPANY DRC REQUEST

OAK CREST VILLAGE
Walther Boulevard @ Joppa Road
Baltimore County, Maryland 21234

Election District: 11
TAX ACCOUNT NUMBER 2300005682
County Council District: 5

DMW
Darr, McCune, Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
300 West Pennsylvania Avenue
Towson, Maryland 21206
410 286 3559
410 286 4706

MARKS, THOMAS AND ASSOCIATES, INC.
ARCHITECTS
2300 NORTH CHARLES STREET BALTIMORE, MD 21206 (301) 467-8800

SENIOR CAMPUS LIVING
LIFE CARE RETIREMENT COMMUNITIES
DEVELOPER
703 MAIDEN CHOICE LANE
BALTIMORE, MARYLAND 21228
(410) 242-2880 FAX (410) 247-7881

OWNER
100 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

SCALE 1" = 100'

DATE: NOVEMBER 1994

8 OF 8

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE - W/S of
Walther Boulevard at Joppa Road
(Oak Crest Village)
11th Election District
11th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case Nos. XI-695 & 94-263-A

* Nottingham Properties, Inc., and
* Senior Campus Living - Owner and
* Contract Purchaser/Developer

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer as a combined Development Plan Hearing/Petition for Variance for the subject property located on Walther Boulevard, just south of its intersection with Joppa Road in the Carney area of Baltimore County. The property consists of 87.54 acres, more or less, zoned D.R. 16. The owners of the subject property, Nottingham Properties, Inc. and the Contract Purchasers, Retirement and Health Services Corporation (d/b/a Senior Campus Living) request consideration of a development plan prepared by Daft-McCune-Walker, Inc., for the proposed development of the subject property by Senior Campus Living as a continuing care facility for the elderly in accordance with the plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Developer seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.1.B.1(e).2 (Section II.A, p.15 of the C.M.D.P.), to permit the operations and maintenance building to be as close as 50 feet to the property line in a residential transition area (RTA) in lieu of the required setback of 75 feet and, in accordance with Section 1B01.1.B.1(e).3, to permit a graded buffer and 40-foot landscape buffer for construction of the operations and maintenance building in the RTA in lieu of the required ungraded and 50-foot landscaped buffer; and

from Section 1B01.1.B.1(e).2 and (5) of the B.C.Z.R. (Section II.A, p.15 and 16 of the C.M.D.P.) to permit a setback and buffer of 10 feet each in lieu of the required 75 feet and 50 feet, respectively, and from Section 1B01.1.B.1(e).3 (Section II.A, p.15 and 17 of the C.M.D.P.) to permit the buffer to be graded and planted in lieu of the unclear required in accordance with the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Bruce Campbell of Nottingham Properties, Inc., Owner of the subject property, Wayne Rush, W. Fred Walker, and Paul Erickson of Senior Campus Living, Contract Purchasers, and Ed Halle and Dick Baummer, Professional Engineers with Daft-McCune-Walker, Inc., the engineering firm who prepared the Development Plan for the subject site. The Petitioners were represented by Stephen J. Nolan, Esquire. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing. There were no citizens from the surrounding community in attendance.

As to the history of this project, a concept plan conference for this development was held on October 4, 1993. As required, a community input meeting was held on October 27, 1993. Subsequently, the developer submitted a development plan and a conference thereon was conducted on January 19, 1994. Following the submission of that plan, comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on February 9, 1994.

At the preliminary stage of the development plan hearing, I am required to determine what, if any, agency comments remain unresolved. On behalf of the Developer, Mr. Stephen Nolan identified an issue raised by Baltimore County regarding the installation of sidewalks on the northwest

side of Walther Boulevard along the owner's property line. It is the Developer's position that sidewalks are not necessary on this side of Walther Boulevard in that no pedestrian traffic will be generated by the proposed use. Mr. Nolan stated that he was unaware of any other unresolved comments.

I then asked the representatives of the various County agencies in attendance whether they were aware of any unresolved issues upon which testimony needed to be taken. On behalf of the Office of Planning and Zoning, Mr. Irvin McDaniel reiterated the need for sidewalks on the Developer's property along Walther Boulevard. In addition, Mr. Michael Grossman, on behalf of the Department of Recreation and Parks, raised an issue concerning the 7.3 acres of local open space situated in the southwest corner of the subject site.

In response to the issues raised, the Developer first called Ed Halle, Professional Engineer with the firm of Daft-McCune-Walker, Inc., to testify concerning the issue of sidewalks. Mr. Halle testified that in his opinion, sidewalks are not necessary on the northwest side of Walther Boulevard because that area will not be utilized by pedestrian traffic. He testified that the proposed development of the subject property as a continuing care facility for 2400 senior citizens will not generate foot traffic along this side of Walther Boulevard. Mr. Halle further testified that there is a sidewalk on the opposite side of Walther Boulevard which could easily handle any pedestrian traffic that might access this area. Mr. Halle testified that to require sidewalks would only increase maintenance costs for his client. Furthermore, Mr. Halle testified that the Mass Transit Administration (MTA) plans to locate a bus stop on the Petitioners' property and not on Walther Boulevard. Therefore, it will not be

necessary for anyone utilizing public transportation to this site to walk along Walther Boulevard since there will be a bus stop at the entrance to the site. Mr. Halle stated that in his opinion sidewalks on this side of Walther Boulevard are not necessary.

On behalf of the Office of Planning and Zoning, Mr. Irvin McDaniel offered testimony concerning the sidewalk issue. Mr. McDaniel stated that it is the position of his Office as well as the Department of Public Works that sidewalks should be installed on the northwest side of Walther Boulevard. He did, however, agree that inasmuch as this property will be developed as a residential-type community, the sidewalks could be 4 feet in width and not the 5-foot width requested by Baltimore County.

Further testimony revealed that as part of the proposed extension of Walther Boulevard from Dunfield Road south, Baltimore County is going to install sidewalks along a portion of the Owner's property on Walther Boulevard in a southerly direction from Dunfield Road. Inasmuch as Baltimore County is planning to install a 4-foot wide sidewalk along the southeastern portion of the subject property, I believe the Developer should be required to install sidewalk along the remaining portion of their property on Walther Boulevard to the point where their property ends. Therefore, as a condition of development plan approval, I shall require the Developer install that portion of sidewalk for which it will be responsible prior to the issuance of any occupancy permits.

Mr. Michael Grossman, a representative of the Department of Recreation and Parks, raised an issue concerning the 7.3 acres of local open space situated on the west side of the subject property. Mr. Grossman testified that his office would like to see this local open space remain open to all citizens of Baltimore County and not just those elderly resi-

dents of the proposed continuing care facility. He testified that since this local open space is contiguous and adjacent to existing open space located south of this development, it would be ideal for the proposed 7.3 acres of local open space to be included within the existing open space. He testified that in his opinion, this 7.3 acres should be dedicated to Baltimore County and maintained by the Department of Recreation and Parks.

On this issue, Mr. Fred Walker, a representative of Senior Campus Living, the Contract Purchaser and Developer, offered testimony. Mr. Walker testified that this 7.3 acres of local open space is extremely important to the proposed development in that this space will be set aside for walking paths and park area for the up to 2400 senior citizens who will reside at this facility. He testified that it is also extremely important to fence off this open space area from public access so that a secure area will be provided for residents of the facility to enjoy. He stated that security is one of the major selling points for senior living facilities. He stated that to require this 7.3 acre area to remain open to the public would pose a safety hazard to the residents of this community and would have a deleterious effect on the sale of residences within this facility.

Mr. Ed Halle also testified concerning the issue of local open space. He stated that the Developer wishes to erect a 6-foot high chain link fence on its property line adjoining the residential communities nearby in order to provide a safe and secure environment for the seniors who will reside in this continuing care facility. He testified that the same process has been followed at other retirement communities with which he is familiar. He identified Charlestown in Catonsville, Blakehurst in Towson and North Oaks and other retirement communities which maintain private local open space for their residents. He stated that in none of

those other retirement communities has the open space been dedicated for public use.

Further testimony revealed that the residents who live along Burton Avenue were under the impression that this 7.3 acres of open space would be secured by a 6-foot high security fence to prevent undesirables from being able to access this area. This was a major issue with the neighbors and they were assured by the Developer that this area would be maintained by the Developer and not accessible by the public.

On the issue of local open space, I think it is extremely important that the residents of the proposed facility have a safe and secure area within which to walk and enjoy. Therefore, I believe that the Developer should be permitted to secure this 7.3 acre open space area for the exclusive use of the residents of this continuing care facility and to construct the 6-foot high chain link fence along their property line. This local open space area shall not be open to the public and shall be under the exclusive control of the Owner.

There were no other issues identified by either the Developer or representative of any other Baltimore County reviewing agency. Therefore, having resolved the only issues raised at the hearing, the Development Plan as submitted shall be approved.

The Developer next offered testimony through Mr. Ed Halle as to the variance relief sought for the proposed facility. Mr. Halle testified as to the legal justification for the granting of these variances and there being no testimony in opposition to the relief requested, the variances shall be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26

of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan and variances shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 14th day of February, 1994 that the development plan for Oak Crest Village, identified hereinafter as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.1.B.1(e).2 (Section II.A, p.15 of the C.M.D.P.), to permit the operations and maintenance building to be as close as 50 feet to the property line in a residential transition area (RTA) in lieu of the required setback of 75 feet and, in accordance with Section 1B01.1.B.1(e).3, to permit a graded buffer and 40-foot landscape buffer for construction of the operations and maintenance building in the RTA in lieu of the required ungraded and 50-foot landscaped buffer; and from Section 1B01.1.B.1(e).2 and (5) of the B.C.Z.R. (Section II.A, p.15 and 16 of the C.M.D.P.) to permit a setback and buffer of 10 feet each in lieu of the required 75 feet and 50 feet, respectively, and from Section 1B01.1.B.1(e).3 (Section II.A, p.15 and 17 of the C.M.D.P.) to permit the buffer to be graded and planted in lieu of the unclear required, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Owner/Developer may apply for its building permit and be granted same upon receipt of this Order; however, the Owner/Developer is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.

2) As previously noted within this Order, Baltimore County is planning to install 4-foot wide sidewalks along a portion of the Owner's property on Walther Boulevard in a southerly direction from Dunfield Road. The Owner shall be required to continue the installation of sidewalk along the remaining portion of their property on Walther Boulevard to the point where their property ends. The Owner's portion of the required sidewalk shall be installed prior to the issuance of any occupancy permits of the proposed facility.

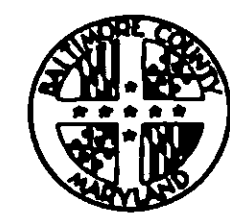
3) The Owner shall be permitted to install a 6-foot high security fence around the perimeter of its property, thereby causing the 7.3 acres of local open space therein to remain under the exclusive use and control of the Owner.

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

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Matthew M. Kotroco
MATTHEW M. KOTROCO
Hearing Officer
for Baltimore County

TMR:R



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at SW/S of Joppa Road and Walther Blvd.
East of Burton Avenue, Sixth Councilmanic District
which is presently zoned DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property above and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED EXHIBIT A

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1. The configuration of the subject site in this area of the property does not provide a large enough building envelope to accommodate the required setbacks; 2. Sound land planning practices mandate the requested variances which are essential to this continuing care facility development.

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.

Current Petitioner/Owner:

RETIREMENT AND HEALTH SERVICES CORP.

(Type or Print Name) d/b/a SENIOR CAMPUS LIVING

By: *Wm. Fred Walker, IV*

Signature Wm. Fred Walker, IV, Vice President

703 Maiden Choice Lane

Baltimore, Maryland 21228

City State Zip

Attorney for Petitioner:

Stephen J. Nolan, Esquire

(Type or Print Name) Nolan, Plurhoff & Williams, Chtd.

Suite 700, Court Towers

210 W. Pennsylvania Avenue 823-7800

Towson, Maryland 21204

City State Zip

With the necessary declaration and affidavit, under the penalties of perjury, that true and the legal owner(s) of the property which is the subject of this Petition.

Legal Owner:

NOTTINGHAM PROPERTIES, INC.

(Type or Print Name)

By: *P. Douglas Hollenberg*

Signature P. Douglas Hollenberg, President & CEO

(Type or Print Name)

100 W. Pennsylvania Avenue 825-0545

Towson, Maryland 21204

City State Zip

Name, Address and phone number of legal owner, certified purchaser or representative to be contacted.

Stephen J. Nolan, Esquire

Suite 700, 210 W. Pennsylvania Avenue

Towson, Maryland 21204 823-7800

City State Zip

ESTIMATED LENGTH OF HEARING

Uninterruptible for Hearing

See following date: *1/2/94*

Next Two Months

OTHER: *Accepted for filing*

Date: *12/30/93*

By: *Matthew M. Kotroco*

ORDER RECEIVED FOR FILING
Date: *12/30/93*
By: *Matthew M. Kotroco*

OAK CREST VILLAGE

EXHIBIT A TO
PETITION FOR ZONING VARIANCE

VARIANCES REQUESTED

1. A variance from requirements of BCZR Section 1B01.1.B.1e(2) and CMDP II.A, p. 15, to permit the operations and maintenance building to be as close as 50 feet to property line in a residential transition area in lieu of the required 75 feet.
2. Relief by the Hearing Officer from requirements of BCZR Section 1501.1.B.1e(2) and CMDP II.A, p. 15, in accordance with 1B01.1.B.1e(3), to permit graded buffer and 40-foot landscaped buffer for construction of the operations and maintenance building in the residential transition area in lieu of the required 50 feet ungraded and landscaped buffer.
3. A variance from BCZR Section 1B01.1.B.1.e.(2) and (5) and CMDP Sec. II.A p. 15-16, to allow a 10' setback and buffer in lieu of required 75' and 50' setback and buffer respectively, and from Sec. 1B01.1.B.1.e(3) and CMDP Sec. II.A p. 15-16, to allow the buffer to be graded and planted in lieu of the unclear requirement.

Date filed: December 30, 1993

5497C(2)

OAK CREST VILLAGE

Part I of II

Dated Filed: December 30, 1993

Description

To Accompany Petition for
Zoning Variance Southeast Side of

Joppa Road at Burton Avenue

Eleventh Election District, Baltimore County, Maryland

DMW

Dale McCreary-Walton, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21206

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscaping Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Joppa Road with the centerline of Burton Avenue (1) Southwesterly 45 feet, more or less, measured along the centerline of Burton Avenue, thence (2) Southeasterly 20 feet, more or less, measured at 90 degree angle from said centerline to the point of beginning, thence leaving said beginning point, thence binding on the easterly right-of-way line of said Burton Avenue, 40 feet wide, (1) North 51 degrees 11 minutes 52 seconds East 28.11 feet to intersect the southern right-of-way line of said Joppa Road, 70 feet wide, thence binding on said right-of-way line the two following courses and distances, viz: (2) North 83 degrees 15 minutes 19 seconds East 48.42 feet, and thence (3) Northeasterly by a line curving to the right with a radius of 3784.68 feet for a distance of 188.05 feet (the arc of said curve being subtended by a chord bearing North 84 degrees 40 minutes 44 seconds East 188.03 feet), thence leaving said right-of-way line and running the three following courses and distances, viz: (4) South 10 degrees 54 minutes 45 seconds West 197.95 feet, thence (5) South 74 degrees 04 minutes 01 second West 143.95 feet, and thence (6) North 79 degrees 05 minutes 15 seconds West 123.92 feet to the eastern right-of-way line of Burton Avenue, 25 feet wide, thence binding on said right-of-way line the two following courses and distances, viz: (7) North 10 degrees 54 minutes 45

seconds East 40.00 feet, thence (8) North 84 degrees 41 minutes 40 seconds East 7.82

feet to the intersection of the widening of said eastern right-of-way line of Burton

Avenue, 40 feet wide, and thence (9) North 10 degrees 54 minutes 45 seconds East

132.08 feet to the point of beginning; containing 1.19 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES

ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 29, 1993

Project No. 83100.D (L83100D)



OAK CREST VILLAGE

Part II of II

Dated Filed: December 30, 1993

Description

To Accompany Petition For Use Permit and Zoning Variance
0.27 Acre Parcel, Part of Nottingham Farms, Inc. Property

Southeast Side of Joppa Road, East of Burton Avenue

Eleventh Election District, Baltimore County, Maryland

DMW

Dale McCreary-Walton, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21206

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscaping Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Joppa Road with the centerline of Burton Avenue (1) Easterly 894 feet, more or less, measured along the centerline of Joppa Road, and thence (2) Southwesterly, 35 feet measured at right angles to said centerline to the point of beginning, thence leaving said beginning point and binding on the southerly right-of-way line of said Joppa Road, (1) North 85 degrees 14 minutes 06 seconds East 64.90 feet, thence leaving said right-of-way line and running the three following courses and distances, viz: (2) South 10 degrees 21 minutes 12 seconds West 184.67 feet, thence (3) South 85 degrees 14 minutes 06 seconds West 64.90 feet, and thence (4) North 10 degrees 21 minutes 12 seconds East 184.67 feet to the point of beginning; containing 0.27 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES

ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 22, 1993

Project No. 83100.D (L83100D)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 111 Date of Posting: 1/11/94

Posted for: Retirement and Health Services Corp.

Petitioner: Retirement and Health Services Corp.

Location of property: 5615 at Joppa Rd. & Walther Blvd.

Location of Sign: Front Yardway, ex. property, opposing corner

Remarks: None

Posted by: William Date of return: 1/21/94

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 111 Date of Posting: 1/11/94

Posted for: Retirement and Health Services Corp.

Petitioner: Retirement and Health Services Corp.

Location of property: 5615 at Joppa Rd. & Walther Blvd.

Location of Sign: Front Yardway, ex. property, opposing corner

Remarks: None

Posted by: William Date of return: 1/21/94

Number of Signs: 1

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 West Chesapeake Avenue, Towson, Maryland 21204, on the following date and time:

Case Number: 94-263-A (Item 263)
S/S Joppa Road, 20' E of Burton Avenue
Oak Crest Village, 6th Councilmanic
11th Election District
Legal Owner(s): Nottingham Properties, Inc.
Contract Purchaser(s): Retirement and Health Services Corporation/Senior Campus Living

Variance: to permit the operations and maintenance building to be as close as 50 feet to property line in lieu of the required 75 feet; to permit graded buffer and 40-foot landscaped buffer for construction of the operations and maintenance building in the residential transition area in lieu of the required 50 feet ungraded and landscaped buffer; and to allow a 10-foot setback and buffer in lieu of the required 75 feet and 50 feet setback and buffer respectively, to allow buffer to be graded and planted in lieu of the ungraded requirement.

HEARING: WEDNESDAY, FEBRUARY 9, 1994 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHWIDT, Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353. (2) For information concerning the file and/or hearing, please call 887-3353. 1/166 January 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/20, 1994

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 1/20, 1994.

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150

Date: 1/13/94

Number: 94-263-A

Taken In By: MDX

Item Number: 263

620 - Comm. Variance - \$ 230.00

680 - 1 sign - \$ 35.00

\$ 265.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150

Date: 1/13/94

Number: 94-263-A

Taken In By: MDX

Item Number: MDX

180 - Comm. Parking Var Permit - \$ 200.00

680 - 1 sign - \$ 35.00

\$ 235.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

USE PERMIT STUFF

Baltimore County Government
Office of Zoning Administration and Development Management

#263
94-263-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING, ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public concerning property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 263

Petitioner: Retirement and Health Services Corporation

Location: 5615 at Joppa Rd. & Walther Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stephen J. Nolan, Esquire

ADDRESS: Suite 700, Court Towers
210 W. Penn. Avenue Towson MD 21204

PHONE NUMBER: 823-7808

Ad: ggs

(Revised 04/09/93)

TO: PETITIONER PUBLISHING COMPANY
January 20, 1994 Issue - Jeffersonian

Please forward billing to:

Stephen J. Nolan, Esq.
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

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, 111 West Chesapeake Avenue in Towson, Maryland 21204, on the following date and time:

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

CASE NUMBER: 94-263-A (Item 263)
S/S Joppa Road, 20' E of Burton Avenue
Oak Crest Village, 6th Councilmanic
11th Election District
Legal Owner(s): Nottingham Properties, Inc.
Contract Purchaser(s): Retirement and Health Services Corporation/Senior Campus Living

Variance: to permit the operations and maintenance building to be as close as 50 feet to property line in a residential transition area in lieu of the required 75 feet; to permit graded buffer and 40-foot landscaped buffer for construction of the operations and maintenance building in the residential transition area in lieu of the required 50 feet ungraded and landscaped buffer; and to allow a 10-foot setback and buffer in lieu of the required 75 feet and 50 feet setback and buffer respectively, to allow buffer to be graded and planted in lieu of the ungraded requirement.

HEARING: WEDNESDAY, FEBRUARY 9, 1994 at 11:00 a.m. in Rm. 118, Courthouse.

LAWRENCE E. SCHWIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 12, 1994

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

DEVELOPMENT PLAN HEARING
Project Name: Oak Crest Village (6th Councilmanic 11th Election District)
Project Number: 94-263
Applicant/Developer: Senior Campus Living
Location: S/S Joppa Road, W/S Walther Boulevard
Acreage: 87.51
Proposal: Retirement Community

and

CASE NUMBER: 94-263-A (Item 263)
S/S Joppa Road, 20' E of Burton Avenue
Oak Crest Village, 6th Councilmanic
11th Election District
Legal Owner(s): Nottingham Properties, Inc.
Contract Purchaser(s): Retirement and Health Services Corporation/Senior Campus Living

Variance: to permit the operations and maintenance building to be as close as 50 feet to property line in a residential transition area in lieu of the required 75 feet; to permit graded buffer and 40-foot landscaped buffer for construction of the operations and maintenance building in the residential transition area in lieu of the required 50 feet ungraded and landscaped buffer; and to allow a 10-foot setback and buffer in lieu of the required 75 feet and 50 feet setback and buffer respectively, to allow buffer to be graded and planted in lieu of the ungraded requirement.

HEARING: WEDNESDAY, FEBRUARY 9, 1994 at 11:00 a.m. in Rm. 118, Courthouse.

Arnold Jablon
Director

cc: Stephen J. Nolan, Esq.
Retirement and Health Services Corp.
Nottingham Properties, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 31, 1994

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams, Chartered
Suite 700, 200 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-263-A, Item No. 263
Petitioner: Nottingham Properties, Inc.
Petition for Variance

Dear Mr. Nolan:

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 ensure 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 January 3, 1994, and a hearing was 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, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 24, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 24, 1994
Item No. 263

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Landscape Manual. A final landscape plan is required prior to release of the permits.

The entrance located at Joppa Road is subject to Baltimore County Department of Public Works Standard Plate R-32 for a single commercial entrance. In addition, please see the Development Plan Conference comments for this site.

Robert W. Bowling
ROBERT W. BOWLING, Chief
Developers Engineering Section

RWB:g



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-30-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 1/4 N/A (see Item 263)
MJK

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

DAVID M. RAYSEY, ACTING CHIEF
for John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

January 25, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item #263 - Oak Crest Village
Joppa Road
Zoning Advisory Committee Meeting of January 18, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

The proposed HVAC building and operations/maintenance buildings shall not encroach on any Forest Conservation Easement(s).

JLP:GS:sp

OAKC/DEPRM/TXTSPB

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/18/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NOTTINGHAM PROPERTIES, INC.

LOCATION: S/S JOPPA RD., 20' E OF CENTERLINE BURTON AVE.
(OAK CREST VILLAGE, FORMERLY CHARLESTOWN VILLAGE)
Item No.: 263 (MJK) Zoning Agenda: VARIANCE & USE PERMIT

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.

7. The Fire Prevention Bureau has no comments at this time.

RECEIVED
JAN 20 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 687-4681, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

1/4/94 #263

Note to Sophia:

I accepted this petition without a filing review per the attorney's request. John Alexander was working with the applicant. They are going for a Variance + Use Permit for Parking in a Res. Zone. There are 2 different site plans but the use permit is contingent upon the variance being granted. I think the variance gets posted + advertised but the use permit just gets posted. I think John A. can answer what the applicants intent was

MJK

To The Hearing Officers: #263

This petition was filed without a review. The applicant was working with John Alexander. I accepted this petition without a review by request of the applicant's attorney due to a time element.

MJK

APPLICATION, PUBLIC HEARING REQUEST
AND ZONING COMMISSIONER'S ORDER
FOR A USE PERMIT FOR
BUSINESS OR INDUSTRIAL PURPOSES IN A RESIDENTIAL ZONE

APPLICATION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or my agent, NOTTINGHAM PROPERTIES, INC. (legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Section 409.89 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should issue a use permit. Said use permit is requested to permit the use of land in a residential zone for business or industrial parking facilities to meet the requirements of Section 409.89.

Property is to be used and I, or my agent, to pay expenses of processing and decide to proceed after a Petitioner's public hearing request 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.

Posting upon filing of this request, additional public hearing and reviewing fees of \$1.00 are to be paid by the Petitioner's public hearing request 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.

25 DECEMBER 1993 100 W PENNSYLVANIA AV
TOWSON MD 21204

DAVID M. RAYSEY, ACTING CHIEF
for John Contestabile, Chief
Engineering Access Permits
Division

Public Hearing Request

Use Permit be the subject of a public hearing as provided for in Section 409.89.8.10 of the Zoning Regulations. I also agree to pay the current established processing fee for this public hearing request.

DATE: _____

Petitioner's Signature: _____ Address (type or print): BJS
Phone & Mail: _____

ORDER

Pursuant to the posting of the property, in accordance with Section 409.8.8.1(a)(1), and in the absence of a formal public hearing request, it is ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January 1994, that the Petitioner's public hearing request 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.

and descriptions filed by the Petitioner, in Section 409.89.8.10 of the Zoning Regulations, shall be subject to the provisions of Section 409.8.8.10 and the following site specific restrictions which are conditions precedent to the granting of the use permit:

OAK CREST VILLAGE

DAVID M. RAYSEY, ACTING CHIEF
for John Contestabile, Chief
Engineering Access Permits
Division

107-94
FAX - Mr. Dick Bunker - DMN - (410) 296-3333, Fax 296-4705
- Long Campus - 242-2880, Fax 242-7881

NOLAN, PLUNKOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-1800
TELEFAX (410) 296-2765

TELEPHONE COVER PAGE
TELEFAX (410) 296-2765

DATE: January 6, 1994 CLIENT/MATTER NO.: 3684/02
TELEPHONE NUMBER: 887-5708
TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): 7

TO: Mrs. Gwen Stephens
FIRM: ZADM

TELEPHONE NUMBER TO CONFIRM RECEIPT: 887-3371
FROM: Steve Nelson / Gwen Stephens
RE: Senior Campus Living - Oak Crest Village - Item 263

IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL
MJK/Pam AT 823-2800

Steve Nelson

Steve respectfully asks that you schedule a combined Development/ zoning Variance (Use Permit Hearing) for February 1, 1994 - (6:00 PM onwards). See attached Memo. & Descriptions. Call us, Dick Bunker at DMN 26-3333 or Mr. Fred Walker at Senior Campus Living 242-7881.

CONFIDENTIALITY NOTICE

WARNING: Unauthorized interception of this telephone communication could be a violation of Federal and Maryland Law.

The documents accompanying this teletype transmission contain confidential information, the disclosure of which to the public would be a violation of the Freedom of Information Act. If you are not the intended recipient, you are notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this teletype information is strictly prohibited. If you have a question, please immediately notify us by telephone to arrange the return of the original document to us.

Steve and all of us, thanks you for your help. Best regards, Steve Nelson

MEMORANDUM

TO: NAW
FROM: SJN
DATE: 1-6-94
RE: Senior Campus Living (Oak Crest Village - Joppa & Walther) NAW File 3684/02

Since I must be in Phila. today - could you do me a big favor and go see Gwen Stephens and ask her to schedule a combined Development/ zoning Variance (Use Permit Hearing) for February 1, 1994 - approx. time 6:00 - 9:00 minutes.

In my 12/30/93 cover letter I requested a February hearing but she was on vacation. Both of the attached zoning descriptions must be advertised.

Any questions call Dick Bunker at Dept McCune - 296-3333.

Steve

P.S. If you can't - I'll take care of it January 7.

#263
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
301 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5140
December 30, 1993

VIA HAND DELIVERY

Mr. Mitch Kellman
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204

Re: New Petition for Variance
Oak Crest Village
Walther Boulevard at Joppa Road
Sixth Councilmanic District
11th Election District

Dear Mr. Kellman:

On behalf of the Petitioners, Senior Campus Living and Nottingham Properties, Inc., I am filing herewith the following zoning petition, plats and materials:

1. Three original signed Petition for Variance forms;
2. Packet marked "Part One of Two" containing Zoning Description for 1.19 acre maintenance building area, two copies of 200 scale Zoning Map and twelve copies of Plan and Plat to Accompany Zoning Variance prepared by Daft McCune Walker;
3. Three original signed Applications for a use permit for business parking in a residential zone;
4. Packet marked "Part Two of Two" containing separate Zoning Description for 0.27 acre parcel for use permit for parking, two copies of 200 scale Zoning Map and twelve copies of Plan and Plat to Accompany Use Permit Application; and
5. Our firm's filing fee check in the amount of \$520.00 payable to Baltimore County, Maryland, representing the \$355.00 sign and filing fee for the variance petition and \$235.00 for the sign and filing fee for the use permit for parking application.

Mr. Mitch Kellman
December 30, 1993
page two

Because of the urgency of this senior housing project, we are respectively requesting a hearing on Tuesday, February 1, 1994, if the hearing officer's schedule permits.

Thank you for your assistance and with best wishes of the New Year, I am

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/mao

encl.

cc: Mr. P. Douglas Dollenberg
President and CEO
Nottingham Properties, Inc.

Mr. Richard R. Jones
Senior Vice President
Nottingham Properties, Inc.

Mr. Wm. Fred Walker, IV
Vice President, Acquisition and Development
Senior Campus Living

Mr. Wayne Rush

Paul Erickson, Esquire

Mr. Dick Baumer
Ms. Jean Tansey
Daft, McCune, Walker

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

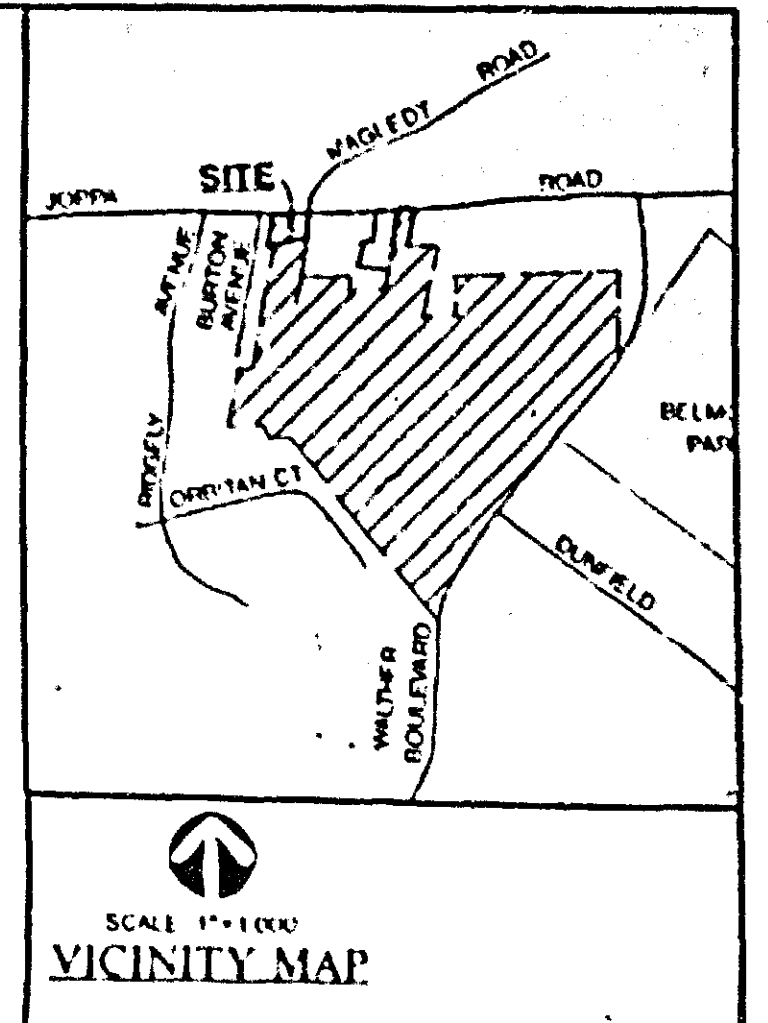
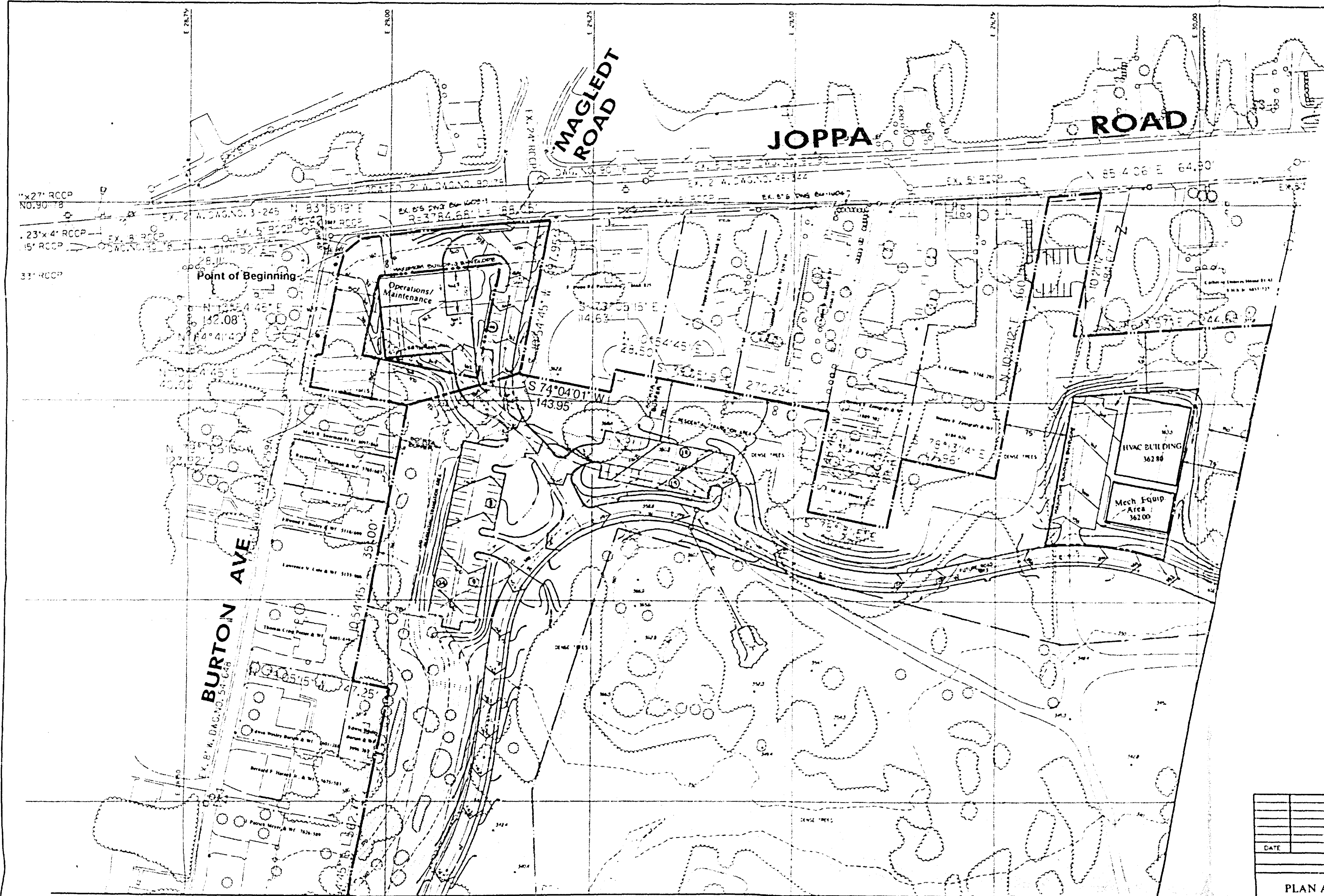
NAME	ADDRESS
STEPHEN J. NOLAN, ESQ.	210 W. PENNA. AVE. S6 700
DICK BAUMER	700 E. PENNSYLVANIA AVE 21286
Wayne Rush	Senior Campus Living
Paul Erickson	703 Maiden Lane 21208
W. Fred Walker	703 Maiden Lane 21208
Paul L. Erickson, Esq.	703 Maiden Lane 21208
Bruce Campbell	Nottingham Prop 100 W. Penna. 21204

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
John R. Harden	2400
TERRY HANSENBAU	Comm Dev
John Shaffer	DEPRM
John R. Harden	DEPRM
John A. Harden, Jr.	DEPRM - Comm
John A. Harden, Jr.	100 W. Penna. Ave.



General Notes

- Election District (1), County Council District 6
- Census Tract: 4114.02
Watershed: 6
Subwatershed: 18
- Tax Account Numbers: 11-14 06241.2, 18 00 013497, 11-14 06242, 11-08 002851, 11-08 004440, 11-14 06422, 11-14 06024, 11-14 065421

Zone	Net Area (Acres ±)	Gross Area (Acres ±)
DR-16	1.19	1.45

Proposed = 3,000 s.f. ± Maintenance Building (w/8 parking spaces)
The maintenance facility is an accessory building to the continuing care facility on the rest of the site.

- Hours of operation will be 7 a.m. to 8 p.m. seven days per week. Lighting will be in the buffer will meet requirements of Section 1201.1 B (1) (4). Parking will meet the requirements of Section 609 BCZR. No parking is within an RTA.
- Landscape planting for 200 ft of RTA buffer will be as per the Landscape Manual.
- The Joppa Road entrance is for emergency and construction access only. All other traffic will utilize the Walther Boulevard entrance.
- Required Setbacks:
Residential Transition Area (RTA)
75 feet from property line to building or parking
50 feet ungraded, vegetated buffer
All other areas

	Front Yard	Side Yard	Corner Street Side	Rear Yard
DR-16	30 ft.	25 ft.	25 ft.	30 ft.

- Zoning Actions Requested:
a. Variance from requirements of BCZR Section 1801.1 B (1) (2) and C (2) (8) I.A. p. 15, to permit the operations and maintenance building to be as close as 50 feet to property line in a residential transition area in lieu of 75 feet required 75 feet.
b. Relief by the Hearing Officer from requirements of BCZR Section 1801.1 B (1) (2) and C (2) (8) I.A. p. 15, in accordance with 1801.1 B (1) (2) to permit graded buffer and 60 foot landscaped buffer for construction of the operations and maintenance building in the residential transition area in lieu of the required 50 foot ungraded and landscaped buffer.
- The entire property will be fenced. An ornamental metal fence will be provided in the vicinity of the main entrance from Walther Boulevard. Remaining perimeter fence will be chain link with black vinyl coating on fence fabric.

Zoning History
This property was the subject of 1992 CZM Issue 604 by Nottingham Properties, Inc. The County Council agreed with the Planning Board recommendation and changed the previous DR-16 and DR-55 zoning to DR-2, DR-55, and DR-105 with very small portions of RD and BL zoning.
Baltimore County Board of Appeals Case No. CR-96-157-XX then changed the zoning to entirely DR-16 in final opinion and order dated December 8, 1996. This order also granted a special exception for use of the property as a continuing care facility and granted numerous variances related to building size, height, parking, and signage.

NOTTINGHAM'S EXHIBIT 1

DATE	ITEM	REVISIONS

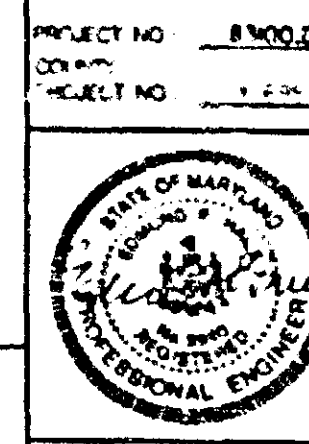
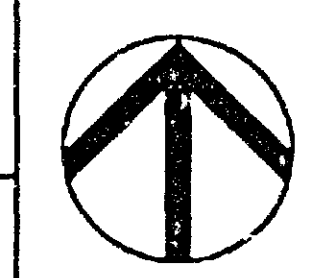
PLAN AND PLAT TO ACCOMPANY ZONING VARIANCE

OAK CREST VILLAGE
Walther Boulevard at Joppa Road
Baltimore County, Maryland 21234
PRINTED FEB 02 1994

DMW
Duff McKee-Walker, Inc.
A Firm of Land Planners
Landscape Architects
Engineers Surveyors &
Environmental Professionals
300 East Pennsylvania Avenue
Frederick, Maryland 21704
410 386 2333
Fax 410 386 4708

MARKS THOMAS AND ASSOCIATES INC.
ARCHITECTS
700 NORTH CHARLES STREET
BALTIMORE, MD 21201-3070

Nottingham Properties Inc.
DEVELOPER
172 A PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

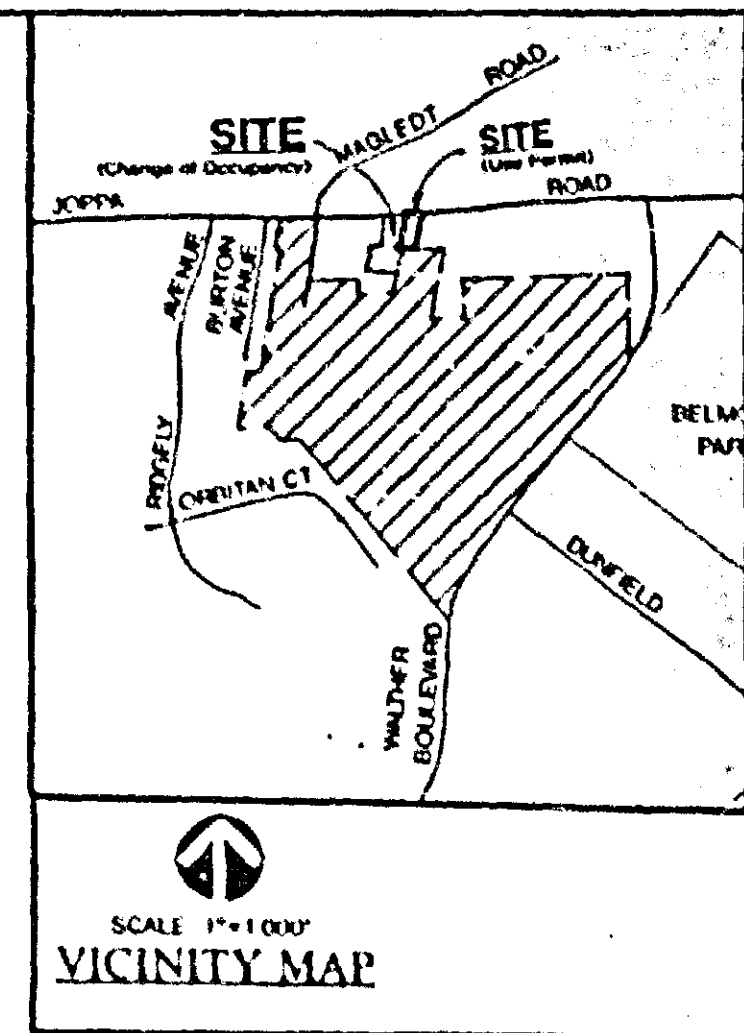


SCALE 1" = 50'
DATE December 1993
1 of 1

94-263-A

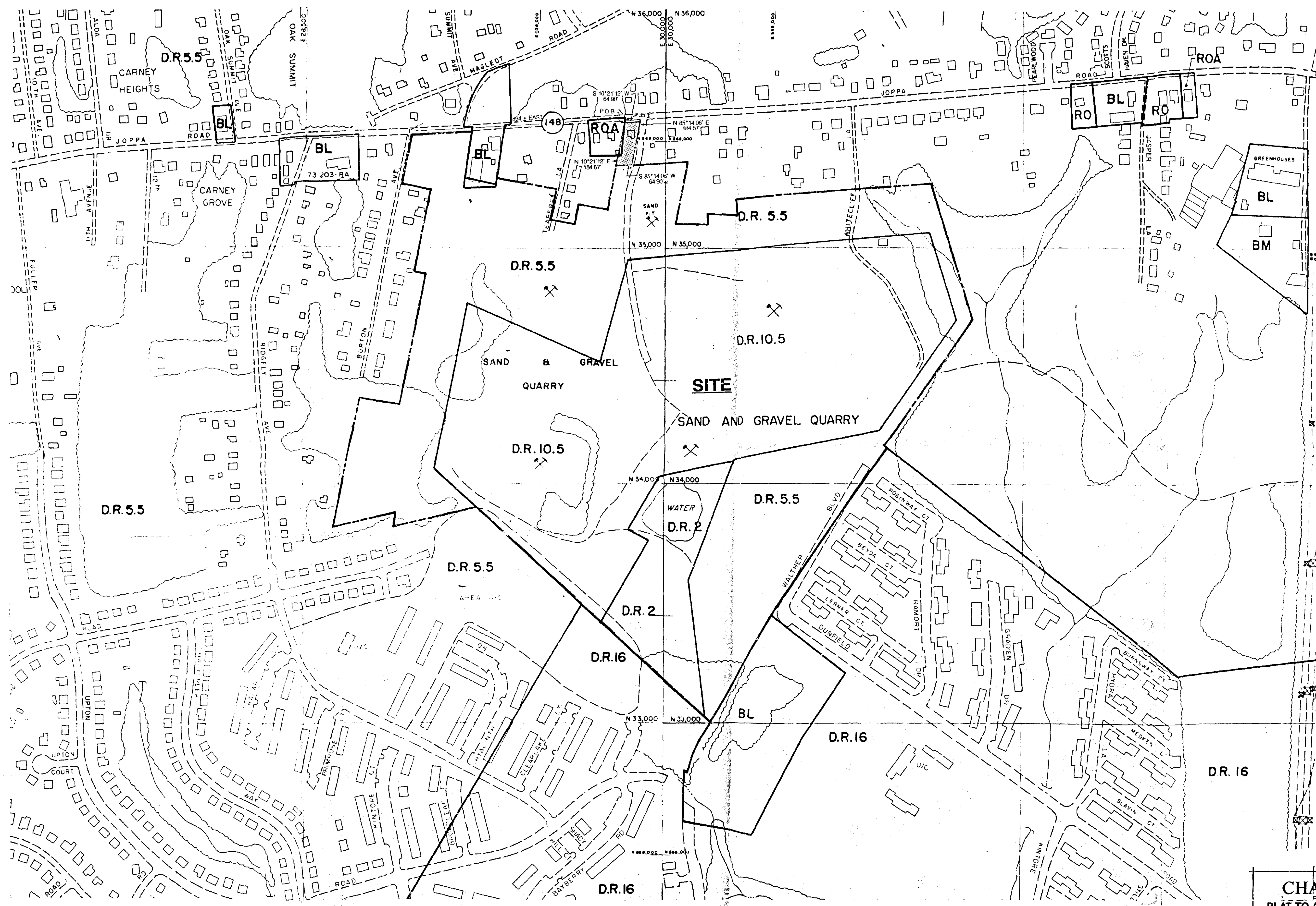
JOPPA

ROAD



- Notes
- Owner, ROA Tract: Anthony Giorgio, 337 Joppa Road, Baltimore, MD 21234. Deed Ref: 5748/294. Tax Acreage: 11.19-032275.
 - Owner, DR to Tract: Nottingham Properties, Inc. Deed Ref: 4032/330. Tax Acreage: 11.14-065048.
 - Site Data:
 - Existing: 1920 SF Residence
 - Proposed: 1920 SF Sales Office
 - Parking:
 - Required: 1920 SF @ 3.3/1000 SF = 75 Spaces (111/10)
 - Proposed: 115 Spaces (111/10)
 - All spaces will be 8.5 x 18, paved with a durable, dustless surface and striped.
 - Landscape Planting:
 - Required: 200 LF Adj. Rd @ 1/40' = 5 PU (4 MD), 11 Spaces @ 1/12' = 1 PU (1 MD), 51 LF C.B.S. @ 1/15' = 4 PU, 10 PU (5 MD), Less Credit for 4 Ex = 8 PU (4 MD), Total = 2 PU (1 MD).
 - Proposed: 120 LF C.B.S. = 8 PU, 1 PU, 1 MD, 1 MD, Total = 12 PU (6 MD), 1 PU (1 MD).
 - Zoning History:
 - Zoning Reclassification Case No. CR-94-157-XX was approved by the Board of Appeals on December 8, 1993 to change zoning on Nottingham Properties tract from DR 5.5 to DR 16.
 - Hours of Operation will be 9 a.m. to 8 p.m., seven days per week.
 - Only passenger vehicles will use the parking facility. No loading, service or any other uses than parking shall be permitted.
 - Lighting, if any, will be directed so as not to glare onto adjacent properties.
 - Zoning Action Requested: Use Permit - Per BCZR Section 609.8 B, to allow Business Parking in a Residential Zone.
 - Zoning Variance Hearing - Per BCZR Section 1001.1 B 1-(2) and (5), to allow a 10' setback and buffer in lieu of required 75' and 50' setback and buffer respectively, and per Sec. 1001.1 B 1-(3) to allow the buffer to be graded and planted in lieu of unexcused.

DATE		ITEM	
		REVISIONS	
PLAN AND PLAT TO ACCOMPANY USE PERMIT AND ZONING HEARING			
OAK CREST VILLAGE			
Walther Boulevard @ Joppa Road #263			
Baltimore County, Maryland 21234			
Erected: Check by		County Courthouse District 8	
DRW - MHC - Walker, Inc.		PROJECT NO. 125002	
A Team of Land Planners, Engineers, Architects, Surveyors, and Environmental Professionals		SHEET NO. 1	
200 East Pennsylvania Avenue, Towson, Maryland 21204		DATE: December 1993	
TEL: 410-281-1234		FAX: 410-281-1234	
NOTES: MARKS THOMAS AND ASSOCIATES INC. ARCHITECTS		SCALE: 1" = 30'	
200 NORTH CHARLES STREET, BALTIMORE, MD 21201		DATE: December 1993	
Nottingham Properties Inc.		DEVELOPER	
100 W. PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21204		100 W. PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21204	
TEL: 410-281-1234		FAX: 410-281-1234	



94-263-A

#263



CHARLESTOWN VILLAGE
 PLAT TO ACC'Y. USE PERMIT AND ZONING HEARING
 PORTION OF ZONING MAP NE 9E & F
 SCALE: 1" = 200'

DMW Dept. McCandless & Walker, Inc.
 200 E. Pennsylvania Avenue
 Towson, Maryland 21204
 (410) 296-3333
 Fax: 296-4705

JO # 83100.D
 DECEMBER, 1993