



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 18, 1997

Alan R. Hamm, AIA
Alan Hamm Architects
2900 Linden Lane
Suite 110
Silver Spring, MD 20910

Supplemental
Case #94-310-A

RE: Spirit and In
Glen Meadows (FKA Notchcmm)
11630 Glen Arm Road
11th Election District

Dear Mr. Hamm:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your request is for a proposed 540-square foot addition (and renovation to the food service kitchen facilities). The addition will consist of a small dry storage room and office to be contained within the existing service court of the Glen Meadows. The proposed addition has been reviewed by staff and it has been determined that it would be approved as being within the spirit and intent of zoning case number 94-310-A. However, this change, though small, must be handled administratively for a Final Development Plan (FDP) amendment. Submit 8 amended FDPs to the Development Management Office, room 123, County Office Building, for PDM transmittal.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

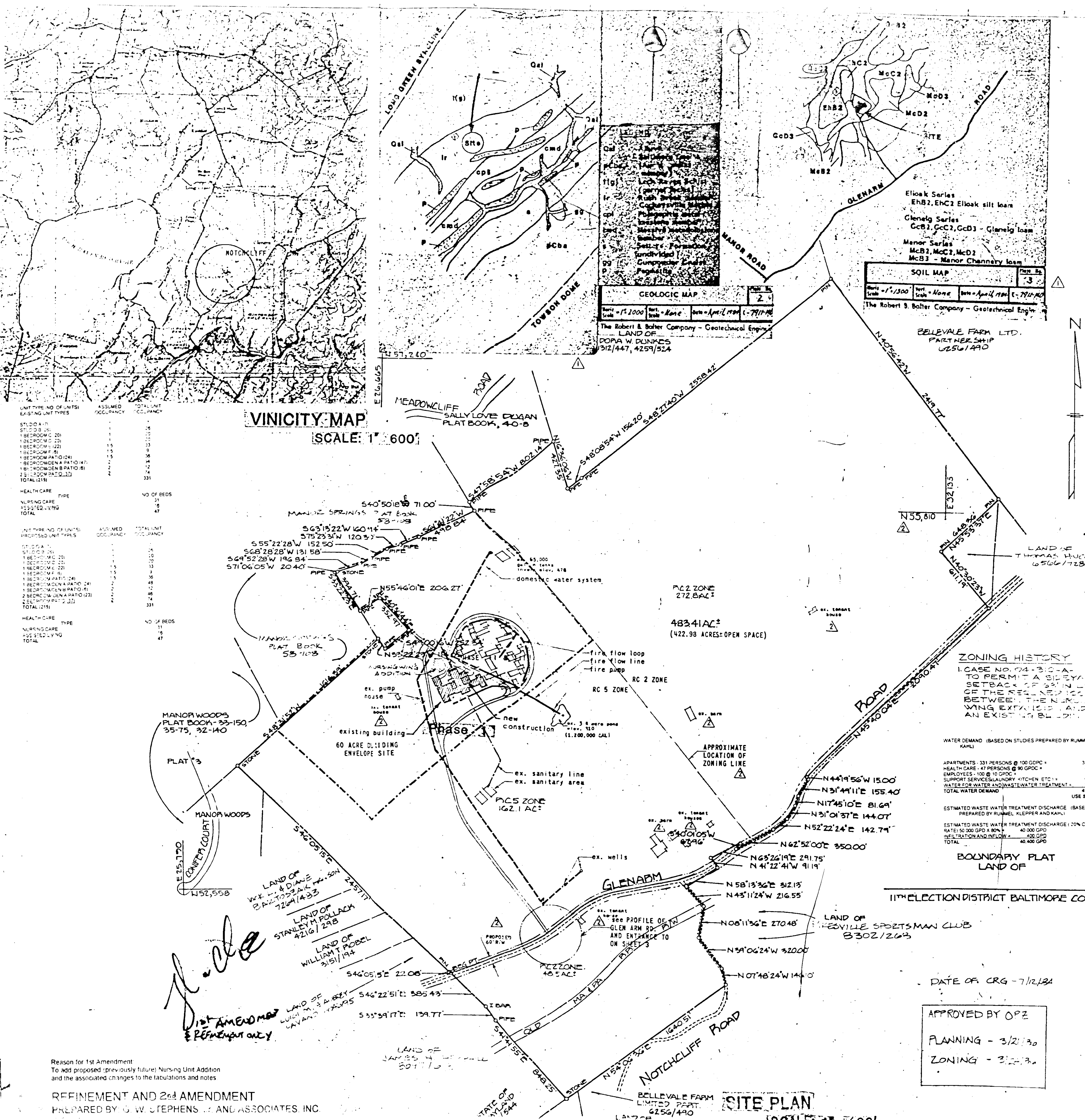
JJS:scj

Enclosure

c: zoning case 94-310-A



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on Recycled Paper



FDP/ CRG INFORMATION

- 1. a. Development Name: Notchcliff Life Care Center
- b. Applicant's Name: Notchcliff Associates
- c. Preparer's Name: TAA INC.
- d. Map Scale: 1" = 100'
- e. Date: 11/84
- 2. Election District: 11th
- 3. Councilmanic District: 6th
- 4. Census Tract: 4112.02
- 5. Watershed: 4
- 6. a. Site Acreage: Gross Area Calculation: 483.41 acres
- b. Common Open Space: To be owned & maintained (farm, woods, etc.) by Notchcliff Associates: 422.98 acres
- 7. Estimated Average Daily Trips (ADT): 810.3 ADT
- 8. Landscape: As per Landscape Manual see VI A, the quantity of landscape material will be as required by the manual.

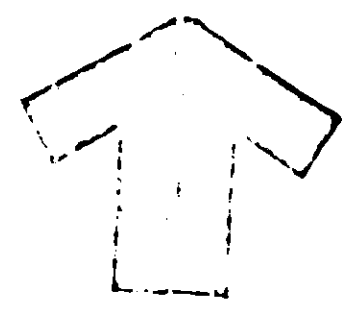
BUILDING DATA

PHASE I			PHASE II		
a. Use Group	R-2		R-2		
b. Type Const.	Type 2-8 Existing	17560 sq.ft.	Type 2-8 Existing	84320	
	Type 2-8 New	3440	Type 2-8 New	84320	
	Type 3-8 Existing	84320	Type 3-8 Existing	84320	
		105320 sq.ft. Total			
c. Fire Divisions	Nursing Wing	10350	17 Building Units		
	Boiler Room	2280	Overlapping Room 25' x 25'		
	Residential Bathrooms	25750	20364 - 1 story		
	Assembly/Resid.	47500	12476 - 2 story		
	Residential Wing	19440			
		105320 sq.ft. Total			
d. Size	Floors				
	Height (top of cupola)	92 ft.			
	Width	345 ft.			
	Depth	245 ft.			
e. Zoning	RC-5 Maps 4C & 4D		RC-5 Maps 4C & 4D		
f. Fixtures	Residential Bathrooms	103	1437 ACT AND 151		
	Residential Kitchens	101	114		
	Public & Staff Toilet				
	Rooms	18			
	Pat. ent Toilets	8			

APPROVED BY OPZ
PLANNING - 3/2/80
ZONING - 3/2/80

RECEIVED
PLANNING
TAA INC.
CONSULTANTS
MECHANICAL/ELECTRICAL ENGINEERING
HENRY ADAMS, INC.
4400 BOWLING GREEN AVE.
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6500
SITE ENGINEERING
DAVID L. GREGORY
6641 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-2868
LANDSCAPE ARCHITECTS
URBAN & GRAHAM
419 FOURTH STREET
ANNAPOLIS, MARYLAND 21403
TELEPHONE (301) 268-5886
TAA Inc.
The Architectural Affiliation
Baltimore 301-823-7800
102 W. Pennsylvania Ave.
Towson, Maryland 21204
PLAT TO ACCOMPANY
VARIANCE REQUEST
GLEN MEADOWS
FORMERLY
NOTCHCLIFF
LIFE CARE CENTER
11830 GLEN ARM ROAD
GLEN ARM, MD. 21057
FOR NOTCHCLIFF ASSOC.
VICINITY MAP
SITE PLAN
CRG. INFORMATION
PHASE I

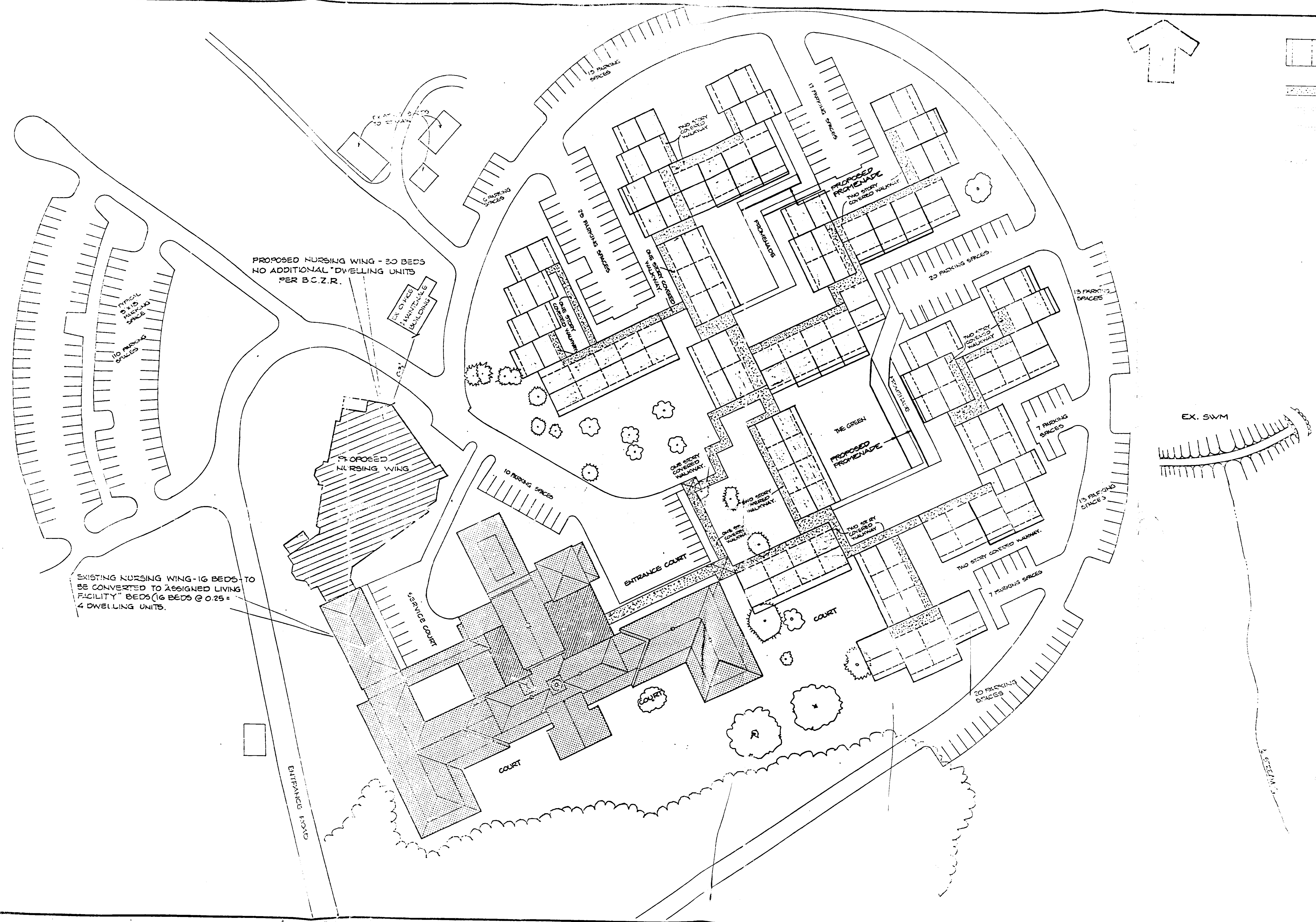
Reason for 1st Amendment
To add proposed (previously future) Nursing Unit Addition
and the associated changes to the tabulations and notes
REFINEMENT AND 2nd AMENDMENT
PREPARED BY G.W. STEPHENS AND ASSOCIATES, INC.



LEGEND

- APARTMENT UNIT
- COVERED WALKWAY
- NURSING WING AND SUPPORTING BUILDINGS
- PROPOSED NURSING WING

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
2-12-87 With The Following Action Taken
2-12-87 PLAN APPROVED Doc#080845
H. A. [Signature] 9-29-91
Plan A [Signature] 3-20-88
A. [Signature] Date 7-12-87
Plan D [Signature]
Continued [Signature] Required
Plan Referred To Plan Bd.



GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
6 WILMOUTH DRIVE, SUITE 100
C. SP. MD/PA 21204
410-825-8120



REVISIONS
9-3-84 - CONVERT 23-1 BED-
ROOM & DEN UNITS
TO 2 BEDROOM & DEN
UNITS

CRG/FDP PLAN
GREEN MEADOWS
(FORMERLY NORTH GATE)
SCALE: 1"=40'

IN RE: PETITION FOR ZONING VARIANCE
W/S Glen Arm Road, 4485' N of c/l Manor Road (11630 Glen Arm Road)
11th Election District
6th Councilmanic District
Presbyterian Senior Services,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
CASE NO. 94-310-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the property located at 11630 Glen Arm Road in Glen Arm, Maryland. The Petitioner, Presbyterian Senior Services, requests relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a side yard building-to-building setback of 68 ft. in lieu of the required 100 ft. setback, as shown more particularly on the Plat to Accompany Variance Request which was submitted at the hearing as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was J. Joseph Credit, Secretary of Presbyterian Senior Services and Frederick R. Chadsey, a professional engineer with G.W. Stephens & Associates. Mr. Chadsey prepared the Plat to Accompany Variance Request. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no protestants present.

Testimony and evidence indicated that the subject site is an existing lifecare center known as Glen Meadows (formerly known as Notchcliff). Glen Meadows comprises approximately 500 acres, 60 of

which contain the lifecare facility, and is split-zoned RC 2 and RC 5. The Petitioner is proposing a 30-bed nursing wing as an addition to the existing facility as shown on Exhibit No. 1. In conjunction with this addition, the existing nursing wing, which comprises 16 beds, would be converted to "assisted living" beds. The setback deficiency involves the building-to-building distance between the proposed nursing wing and an existing office and maintenance building which is situated on the other side of the facility's internal driveway. Thus, the requested setback variance is from an existing building located on the Petitioner's own property, as opposed to another landowner's building.

Proffered testimony stated that the proposed nursing wing was necessary to provide services to the growing population at Glen Meadows. Due to the configuration and dimensions of the existing facility and the uses contained therein, the area available at Glen Meadows for the proposed nursing wing is limited. In fact, proffered testimony indicated that the location chosen for the proposed nursing wing was clearly optimal -- from both an architectural/engineering viewpoint and from a use standpoint since this area of the facility was already used for the present 16-bed nursing wing. Proffered testimony further indicated that without the requested side yard setback variance, the Petitioner would be unable to construct the proposed addition.

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).

2

To prove practical difficulty for an area variance, the Petitioner must demonstrate 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 surrounding locale, or whether a lesser relaxation than that applied for would give substantial relief; and,
- 3) Whether relief could be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

It is clear from the testimony that special circumstances or constraints exist that are peculiar to the property such that, if the requested variance is not granted, the Petitioner would be unduly restricted from an appropriate use of the property due to these special conditions and constraints. Due to the configuration of the existing facility and the uses contained therein, I find that the Petitioner has met the above-referenced burden of proof regarding practical difficulty. Moreover, I find that the requested variance will not result in any injury to the public health, safety and general welfare. Further, I find that the granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

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

3

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of April, 1994 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a side yard setback of 68 ft. in lieu of the required 100 ft., be and is hereby GRANTED, subject however, to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Rotroco
TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDR0130.GPW

4

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386
April 5, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Glen Arm Road, 4485' N of the c/l of Manor Road
(11630 Glen Arm Road)
11th Election District - 6th Councilmanic District
Presbyterian Senior Services - Petitioner
Case No. 94-310-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Variance 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Rotroco
TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bis

cc: People's Counsel

Petition for Variance

94-310-A
to the Zoning Commissioner of Baltimore County
for the property located at 11630 Glen Arm Road

which is presently zoned R.C.2 & R.C.5

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

1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a side yard setback of 68' in lieu of the required 100'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

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

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

Correct Petitioner/Owner:

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

Robert A. Hoffman

Venable, Baetjer & Howard

210 Allegheny Avenue

Towson, Maryland 21204

Phone No. 494-6200

ESTIMATED LENGTH OF HEARING

REVIEWED BY: RUT

DATE: 2/8/94

ITEM # 308

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
640 BELMONT DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Zoning Description
Notchcliff Life Care Center
Baltimore County, Maryland
Election District #11

January 25, 1994

Beginning at a point on the west side of Glen Arm Road which is 30 feet wide at the distance of 4485 feet more or less north of the center line of Manor Road which is 30 feet wide. Thence the following courses and distances in a clockwise direction:

- 1 - North 46° 05' 15" West 22.08 feet
- 2 - North 46° 05' 15" West 2457.17 feet
- 3 - North 48° 31' 52" East 1614.39 feet
- 4 - South 33° 22' 23" East 114.05 feet
- 5 - North 49° 00' 16" East 252.34 feet
- 6 - North 40° 30' 44" West 352.97 feet
- 7 - South 55° 46' 01" West 206.27 feet
- 8 - North 33° 22' 23" West 394.71 feet
- 9 - North 71° 06' 05" East 20.40 feet
- 10 - North 59° 52' 28" East 196.84 feet
- 11 - North 68° 28' 28" East 131.58 feet
- 12 - North 55° 22' 28" East 132.50 feet
- 13 - North 75° 23' 31" East 120.30 feet
- 14 - North 63° 13' 22" East 160.94 feet
- 15 - North 61° 41' 22" East 498.84 feet
- 16 - North 40° 50' 18" West 71.00 feet
- 17 - North 47° 58' 54" East 802.14 feet
- 18 - South 16° 36' 06" East 427.35 feet
- 19 - North 48° 08' 54" East 156.20 feet
- 20 - North 48° 27' 40" East 2558.42 feet
- 21 - South 40° 56' 42" East 2419.77 feet
- 22 - South 45° 53' 37" West 648.36 feet
- 23 - South 40° 30' 23" East 611.19 feet
- 24 - South 45° 40' 04" West 2090.47 feet
- 25 - South 44° 19' 56" East 15.00 feet
- 26 - South 31° 49' 11" West 155.40 feet
- 27 - South 17° 45' 10" West 81.69 feet
- 28 - South 31° 01' 37" West 144.07 feet

ITEM # 308

Zoning Description
Notchcliff Life Care Center
Baltimore County, Maryland
Election District #11

94-310-A

Page -2-
January 25, 1994

- 29 - South 52° 22' 24" West 142.79 feet
 - 30 - South 62° 52' 00" West 350.00 feet
 - 31 - North 40° 01' 05" East 67.96 feet
 - 32 - South 63° 26' 19" West 291.75 feet
 - 33 - South 41° 22' 41" East 91.19 feet
 - 34 - South 58° 13' 36" West 312.13 feet
 - 35 - South 43° 11' 24" East 216.55 feet
 - 36 - South 08° 11' 36" West 270.48 feet
 - 37 - South 39° 06' 24" East 320.00 feet
 - 38 - South 07° 48' 24" East 146.10 feet
 - 39 - South 54° 06' 36" West 1640.51 feet
 - 40 - North 41° 41' 55" West 848.25 feet
 - 41 - North 33° 39' 17" West 139.77 feet
 - 42 - North 46° 22' 51" West 385.43 feet to the place of beginning.
- Containing 483.41 acres more or less.

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



ITEM # 308

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 2/4/94
Posted for: Robert A. Hoffman
Petitioner: Robert A. Hoffman
Location of property: 11630 Glen Arm Road, 11th & Glen Arm Rd.
Location of Sign: Along road way on property boundary
Remarks:
Posted by: [Signature] Date of return: 2/4/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

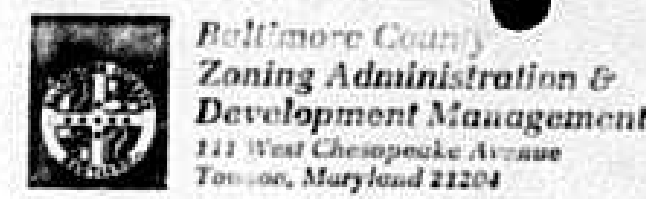
TOWSON, MD. March 3, 1994

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 March 3, 1994.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

Case #94-310-A
(Item 308)
11630 Glen Arm Road
Notch Life Care Center
11630 Glen Arm Road, 11th & Glen Arm Rd.
11th Election District - 6th Councilmanic
Petitioner(s): Presbyterian Senior Services
Hearing: Tuesday, March 22, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse
Variance to allow a side yard setback of 68 feet in lieu of the required 100 feet.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible, for special accommodations please call 887-3353.
(2) For information concerning the final decision, please call 887-3351.
3/28 March 1



Date: 2/6/94
11630 GLEN ARM RD.

receipt

Account: R-001-6150
Number: 308

200 - VARIANCE - \$ 250.00
100 - SIGN - \$ 35.00
TOTAL - \$ 285.00

Please Make Checks Payable To: Baltimore County
CASHIER VALIDATION

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DUE DATE: CLOSING DATE or HEARING DATE

INVOICE

Presbyterian Senior Services
11630 Glen Arm Road
Glen Arm, Maryland 21057

CASE NUMBER/PROJECT NAME: 94-310-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-310-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

cc: Robert A. Hoffman, Esq.

Printed with Soy-based Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

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/neighborhood 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.: 308
Petitioner: Presbyterian Senior Services
Location: 11630 Glen Arm Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ormond
ADDRESS: 210 Allegheny Avenue
Towson, MD 21204
PHONE NUMBER: 410 494-6200

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

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 W. Chesapeake Avenue in Towson, Maryland 21204

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

CASE NUMBER: 94-310-A (Item 308)
11630 Glen Arm Road
Notch Life Care Center
11630 Glen Arm Road, 11th & Glen Arm Rd.
11th Election District - 6th Councilmanic
Petitioner(s): Presbyterian Senior Services
HEARING: TUESDAY, MARCH 22, 1994 at 9:00 a.m., Rm. 118, Old Courthouse.

Variance to allow a side yard setback of 68 feet in lieu of the required 100 feet.

Arnold Jablon
Director

cc: Presbyterian Senior Services
Robert A. Hoffman, Esq.

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 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 11, 1994

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-310-A, Item No. 308
Petitioner: Presbyterian Senior Services
Petition for Variance

Dear Mr. Hoffman:

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

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 8, 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: March 7, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 7, 1994
Item #368

The Developers Engineering Section has reviewed the subject zoning item. This proposed addition is subject to the Landscape Manual.

RWB:w



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

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.: 4308 (RT)

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 N. KATSEY, ACTING CHIEF
John Connors, 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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 1, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 299, 306, 312, 313, 319, 321 and 322.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3485.

Prepared by: *Jeffrey M. Long*
Division Chief: *Pat Keller*

PK/JL:lw

ZAC.299/VZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management111 West Chesapeake Avenue
Towson, MD 21204

March 16, 1994

(410) 887-3353

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
310 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-310-A, Item No.308
Petition for Variance
11630 Glen Arm Road

Dear Mr. Hoffman:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on March 16, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

Printed with Soy-based Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

March 8, 1994

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

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #308 - Glen Meadows
11630 Glen Arm Road
Zoning Advisory Committee Meeting of February 28, 1994

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

The proposed side yard variance is within an RC-5 zone and the location is such that it will not have a detrimental impact on adjacent agricultural resources.

JLP:WL:sp

GLENMEAD/DEPRM/TXTSBP

Baltimore County Government
Fire Department700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/25/94

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

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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", 1991 edition prior to occupancy, FOR THE FOLLOWING ITEM NUMBERS: 308, 314, 315, 320 AND 323.

RECEIVED
FEB 28 1994
ZADA.

REVIEWER: LT. ROBERT P. SAUSERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 31, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Post Office Box 517
Towson, Maryland 21285-5517

RE: Spirit and Intent Determination
for Proposed Site Plan Revision
Glen Meadows Retirement Community
(Formerly Notchcliffe)
Glen Arm Road
11th Election District
Zoning Case No. 94-310-A

Dear Mr. Hoffman:

This letter responds to your request for a zoning determination that the proposed conversion of existing tenant farmers dwellings to life care or continuing care units is within the spirit and intent of the prior approved plans (including zoning case No. 94-310-A plans). You have also requested a determination that the use can now be considered a continuing care facility and thereby not be subject to density area regulations.

Based on a review of your provided information, subsequent contacts, and plans as well as zoning office records, staff has been able to determine the following:

Section 1A04.4.A.3. Baltimore County Zoning Regulations (BCZR) requires a 500 ft. setback for any life care or continuing care facilities building to the nearest public road. Regretfully, this will require a zoning variance public hearing be granted to permit the setback deficiency for any existing tenant farmer buildings (within 500 ft. of a public road) to be converted to life care or continuing care uses. Please be aware that zoning variances must be granted prior to any zoning Final Development Plan approvals. All F.D.P.'s must be amended pursuant to Section 1B01.3 A.7.

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The approved plans show that the independent living elements of the elderly housing on site were calculated for density utilizing the density (bedroom) calculations. These calculations must now be shown to include the tenant houses proposed for independent living units for elderly housing.

Staff will need two red-lined (approved) hearing plans revised to provide the above-referenced information and clearly showing all tenant house locations which are proposed for the use change and their public road setbacks. Please provide a copy of this letter with the revised plans.

Should you have any questions concerning this response, please do not hesitate to contact me at 887-3391.

Sincerely,

John L. Lewis
John L. Lewis
Planner II
Department of Permits and
Development Management

JLJ:bb

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1. Lot area; density control. A lot having an area of less than 1 acre may not be created in an R.C. 5 zone. The maximum gross residential density of a lot of record is 0.667 dwellings per acre. [Bill No. 98, 1975; No. 178, 1979.] NOV.25 1979
2. Minimum diametral dimension. Deleted by Bill No. 178, 1979.]
3. Building setbacks. Any principal building hereafter constructed in an R.C.5 zone shall be situated at least 75 feet from the centerline of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1985.]
4. Coverage. No more than 15 per cent of any lot in an R.C. 5 zone may be covered by buildings, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1975.]
5. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the Land Records of Baltimore County with the approval of the Baltimore County Office of Planning and Zoning on or before the effective date of these zoning regulations and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone may be approved for residential development in accordance with the standards prescribed in force at the time of the lot recordation. [Bill No. 98, 1975.]
6. Dwellings per lot. No more than one dwelling is permitted on any lot in an R.C.5 zone. But not excluding additional dwellings for bona fide tenant farmers. [Bill No. 98, 1975.]

1A04.4--Life care or continuing care facilities--special provisions. [Bill No. 6, 1984.]

A. Notwithstanding contrary provisions contained in these regulations, life care or continuing care facilities are subject to the following provisions: [Bill No. 6, 1984.]

1. May only be located on a site containing a minimum of 450 acres. To obtain the required acreage, property zoned R.C.2 may be combined with property zoned R.C.5. The entire building envelope of the facility must be located in the R.C.5 portion of the tract and the building envelope is

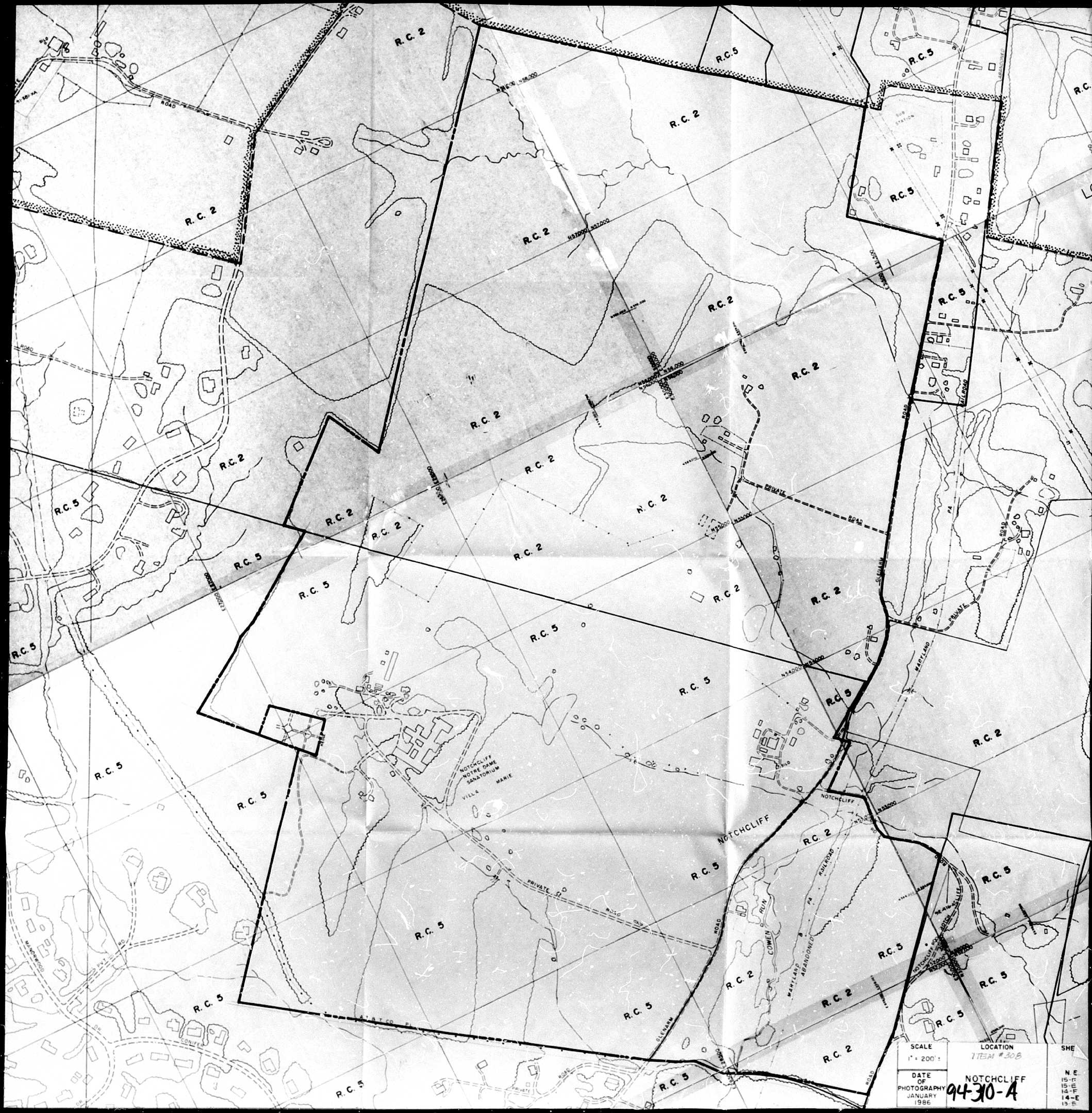
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- limited to a maximum of 12.5% of the gross acreage (Building Envelope Site). [Bill No. 6, 1984.]
2. Density Control. A maximum of 5.5 dwelling units per acre of building envelope site is permitted. [Bill No. 6, 1984.]
3. No part of any building shall be closer than 500 feet to the nearest public road. [Bills No. 6, 1984; No. 36, 1988.]
4. The balance of the tract outside of the building envelope may only be used for open space, and recreational uses permitted by special exception in the respective R.C.2 and R.C.5 zones. Provided that no recreational use which is permitted by special exception may be allowed within 200 feet of any public road. [Bills No. 6, 1984; 36, 1988.]
5. Neither the use of the site for a life care or continuing care facility nor any increased density of the site allowed by legislative act may be considered as evidence of "substantial change in the character of the neighborhood" for the purpose of interim rezoning classifications of other property in the neighborhood. [Bills No. 6, 1984; No. 36, 1988.]
6. The maximum building height shall be three stories except for those buildings existing prior to January 1, 1984. The maximum building height may be waived by special hearing for buildings on R.C.5 lands within the Chesapeake Bay Critical Area. [Bill No. 36, 1988.]
7. Ancillary facilities such as dining rooms, recreational facilities, and retail shops, that serve residents and guests of residents may be included if there is no exterior announcement or other advertisement of retail facilities. [Bill No. 36, 1988.]

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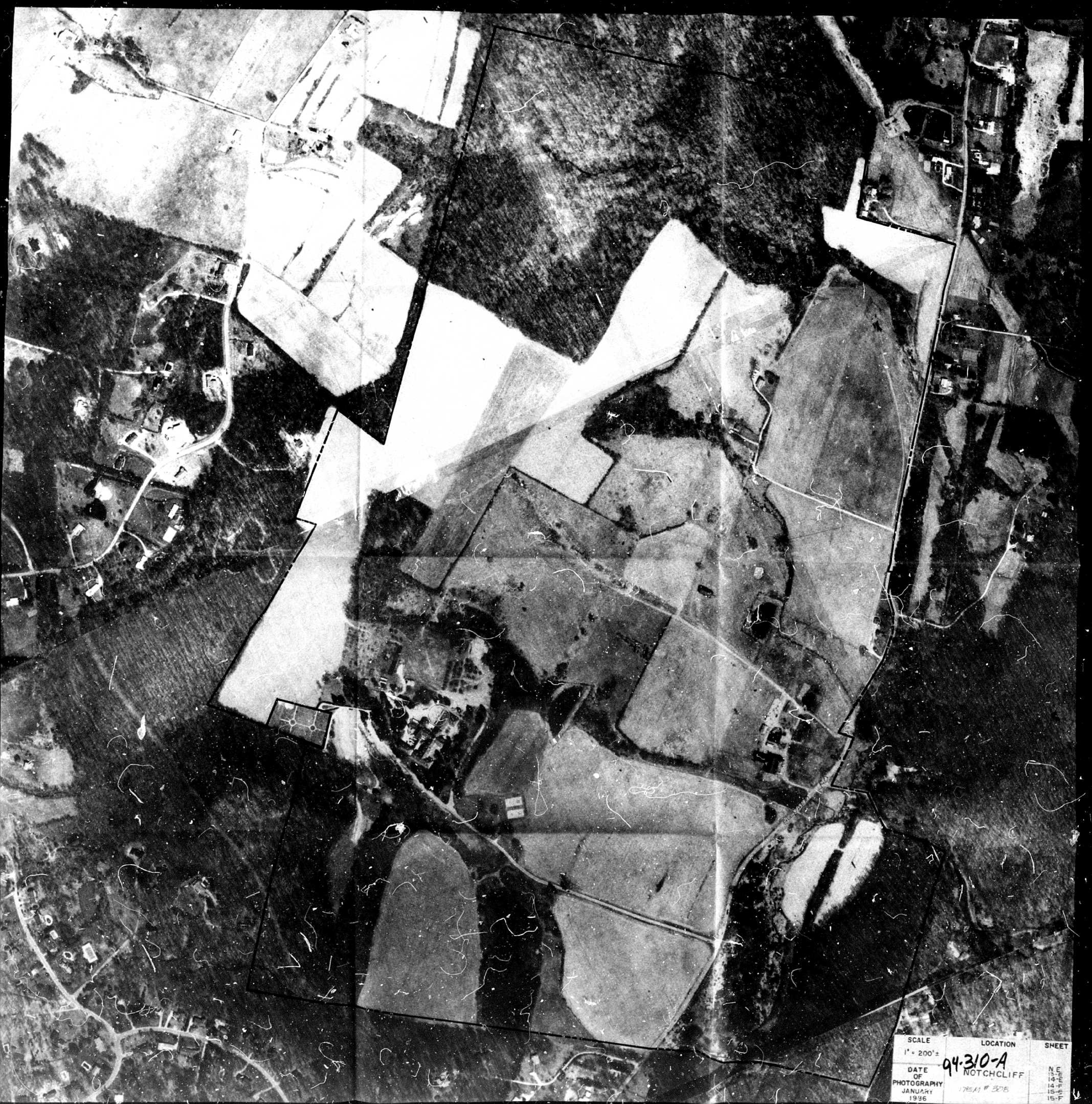
SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ITEM #308

SHE
N E
15-E
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13-E

NOTCHCLIFF
94-30-A



SCALE	LOCATION	SHEET
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JANUARY 1936	175A1 # 308	14-E
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