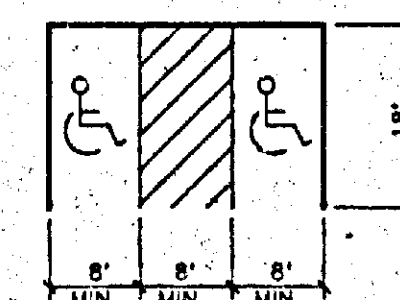


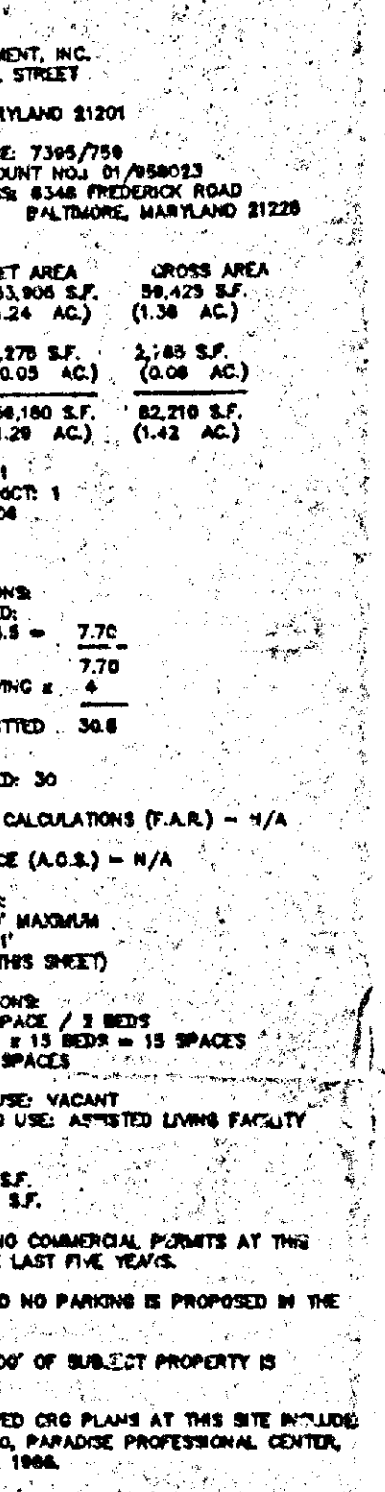
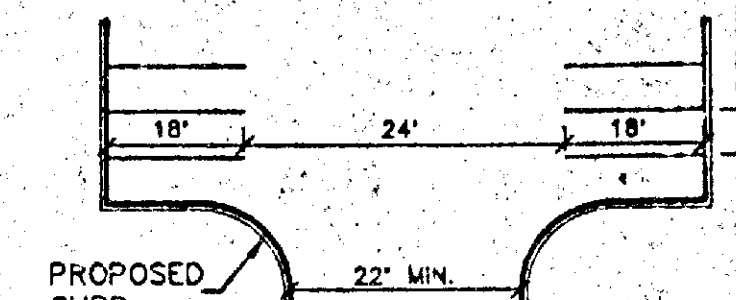
SOIL	SOIL TYPE	HYDRO SOIL GROUP	LIMITATIONS		
			HOMEITES WITHOUT BASEMENTS	HOMEITES WITH BASEMENTS	STREETS AND PARKING LOTS
LNB	LEGORE-URBAN LAND COMPLEX	B	SLIGHT	SLIGHT	MODERATE SLOPE
LHC	LEGORE-URBAN LAND COMPLEX	B	MODERATE	MODERATE	SEVERE SLOPE
JUD	JOPPA-URBAN LAND COMPLEX	A	SLIGHTLY MODERATE	SLIGHTLY MODERATE	SEVERE SLOPE

BENCHMARK:
BALTIMORE COUNTY HUB NO. 10124
ELEVATION 330.594
7/8" IRON BAR AT INTERSECTION OF BACK
EDGE OF WALKS AT NORTHEAST CORNER OF
FREDERICK ROAD AND BELLE GROVE ROAD

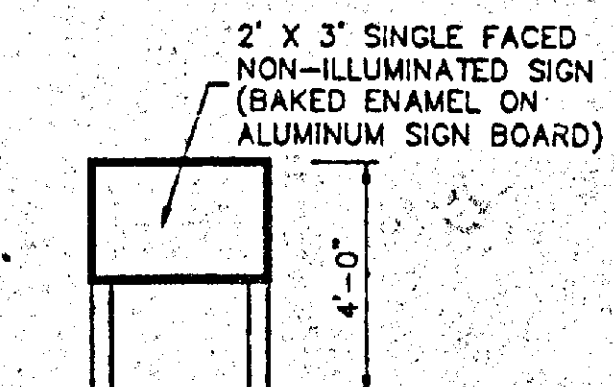
TYPICAL HANDICAP SPACE



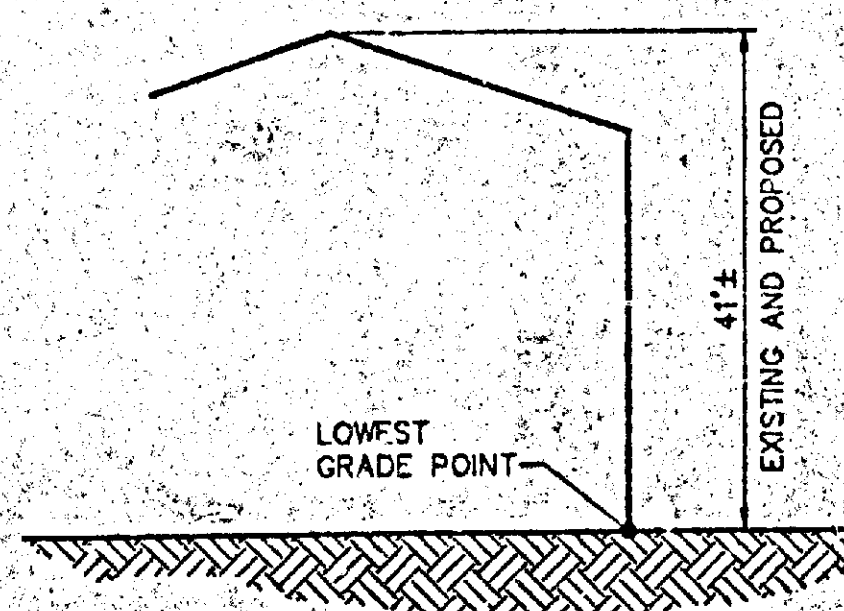
STANDARD
PARKING SPACES



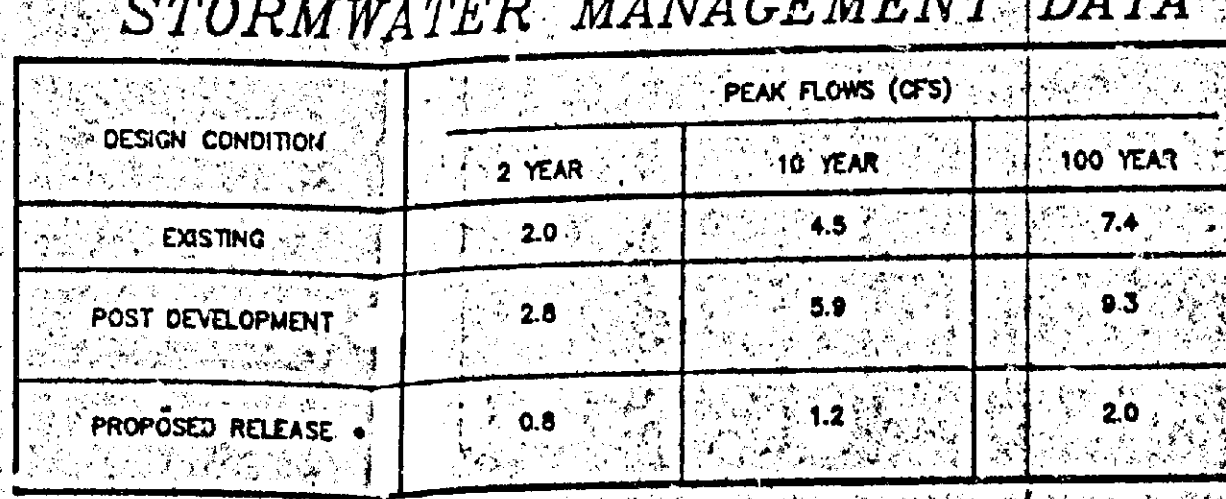
120400Z HAWAII
78-0003 PETITION FOR REDECLARATION FROM DM-18-5
DM-18-5 AND SPECIAL DECISION OFFICE
- DORIED -
88-0002 SPECIAL DECISION FOR THE ZOWMA COMMISSION
TO POINT CONSTRUCTION OF CLASER & OFFICE BUILDING
GRANTED 8-12-79
CBA 81124 SPECIAL DECISION TO POINT CLASER & OFFICE
BUILDING
- LUNDED BY BOARD OF APPEALS
20022900Z PETITION FOR SPECIAL DECISION TO POINT A BIT
AREA OF 13 ACRES IN LEIHI OF 10 ACRES REQUESTED
- DORIED 7-3-80
- FINAL OPINION AND OPINION ISSUED BY COUNTY
BOARD OF APPEALS DATED 7-24-80 THAT THAT
SECTION AREA OF THE B.C.C. DOES NOT MEET SPECIFIC
A MINIMAL LOT SIZE, THE MINIMUM, NO HAWAII B.C.C.
REQUESTED ON THIS BASIS
ACTION FOR VARIANCE TO POINT REQUESTED A FEET
FROM ADJUTANT RESERVATION IN LEIHI OF 10 FEET
- DORIED 7-3-80
PETITION FOR VARIANCE TO POINT REQUEST
DISTRIBUTION BORN ALONGST TO RECONSTRUCT USE
- DORIED 7-3-80
- FINAL OPINION AND OPINION ISSUED BY COUNTY
BOARD OF APPEALS DATED 7-24-80 APPROVED THE
VARIANCE TO POINT THE REQUESTED
DISTRIBUTION BORN
PETITION FOR SPECIAL DECISION FOR AN ASSISTED
LIVING FACILITY TO INCREASE POINTED COUNTY
FROM 8.5 TO 18 UNITS FOR ADULTS AND 8 UNITS FOR
THEIR REQUIREMENTS REQUESTING THE PARKING SPACE
ON-CHALL PORTION OF THE SITE
- DORIED 7-3-80
- FINAL PRELIMINARY DECISION ISSUED BY COUNTY
BOARD OF APPEALS DATED 7-24-80 APPROVED THE
SPECIAL DECISION TO POINT REQUESTED
LIVING FACILITY IN THE A.D. NO. REQUESTED
TO THE DISTRICT PROPERTY REQUESTING 10 ACRES
PETITION FOR SPECIAL REQUESTING TO REMOVE SPECIAL
DECISION GRANTED IN CASE 88-0003, OTHERWISE
THE SPECIAL DECISION REQUESTED TO REMOVE THE
SPECIAL DECISION, DETERMINATION THAT THE PROPOSED
RESECTION AND SPECIAL DECISION REQUESTING TO
REMOVE SPECIAL DECISION TO POINT REQUESTED
LIVING FACILITY LESS THAN 18 ADULTS IN AN 80 ACRES
- DORIED 7-3-80
8112390Z APPEAL TO THE ZOWMA COMMISSION FOR THE
EXTENSION OF THE TIME LIMIT TO CONSTRUCT A
PROFESSIONAL OFFICE BUILDING APPROVED IN CBA
88-0003
- EXTENDED 78-1-80
81147 APPEAL FOR PARADISE PROFESSIONAL OFFICE TO EXT
TO CBA APPROVED FOR REPAIRS 3-28-80
- REMOVED AS PART OF FINAL OPINION AND
OPINION ISSUED BY COUNTY BOARD OF APPEALS
78-1-80



SIGN DETAIL
NOT TO SCALE



SCHEMATIC BUILDING
HEIGHT ELEVATION
NOT TO SCALE



- STORMWATER MANAGEMENT CONTROLS WILL OVERMANAGE RUNOFF TO ATTAIN PEAK RELEASE RATES AS SHOWN. CONTROL WILL BE THROUGH AN EXCAVATED STORMWATER MANAGEMENT DETENTION FACILITY. WATER QUALITY REQUIREMENTS WILL BE MET THROUGH VEGETATED SWALES.

AS IN ACCORDANCE WITH
BOARD OF APPEALS ORDER
90-282-SFHYA

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY WCR
9.1.21

REVISED
90-282-SPHXA
8/3/92

**PETITIONER'S
EXHIBIT NO. 1**

[illegible]

2001

STATE OF MARYLAND
SPRINGFIELD
NO. 1184
REGISTERED
HARRISBURG, PENNSYLVANIA

Richard Blum

LPJ INC.
CONSULTING ENGINEERS
* STRUCTURAL
* CIVIL
* SITE PLANNING

16 West 25th Street
Baltimore, Maryland 21215
(301) 366-7800

PLAN TO ACCOMPANY
REQUEST TO EXTEND
TIME OF SPECIAL
EXCEPTION GRANTED
JULY 2, 1992

PROPERTY ADDRESS
6348 FREDERICK RD

scale: 1" = 20'	project no.: 1-91164
drawn: LC	drawing no.: C-1
designed: _____	
checked: _____	
date: 7-25-67	sheet _____ of _____

18101170

JCT:sal
Enclosure

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 resubmitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 411

Petitioner: Vista Development, Inc.

Location: 6438 Frederick Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Murphy, Esq.

ADDRESS: 14 N. Rolling Road

Frederick, MD 21228

PHONE NUMBER: 744-4967

MUST BE SUPPLIED

TO: POTENTIAL PUBLISHERS COMPANY
May 19, 1994 Issue - Jeffersonian

Please forward billing to:

John Murphy, Esq.
14 N. Rolling Road
Baltimore, Maryland 21228
744-4967

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: 94-433-SPH (Item 411)
6438 Frederick Road - Vista Development
NW/SE Frederick Road, 170' +/- to c/l Symington Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Vista Development, Inc.
HEARING: FRIDAY, JUNE 17, 1994 at 9:00 a.m. in Rm. 106 County Office Bldg.

Special Hearing to approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the petitioner to construct an assisted living housing project on the property for three more years.

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 887-3391.

MAY 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 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: 94-433-SPH (Item 411)
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NW/SE Frederick Road, 170' +/- to c/l Symington Avenue
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Petitioner(s): Vista Development, Inc.
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Special Hearing to approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the petitioner to construct an assisted living housing project on the property for three more years.

ARNOLD JABLON
DIRECTOR

cc: Vista Development, Inc.
John V. Murphy, Esq.

NOTES: (1) HEARING 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 887-3391.

Printed with Soybean Ink
on Recycled Paper

June 8, 1994

John V. Murphy, Esquire
14 North Rolling Road
Baltimore, Maryland 21228

RE: Case No. 94-433-SPH, Item No. 411
Petitioner: Vista Development, Inc.
Petition for Special Hearing

Dear Mr. Murphy:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 13, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: May 23, 1994

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

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 411

The Developers Engineering Section has reviewed the subject zoning item. Please see our comments in the subdivision file "Paradise Assisted Living Facility."

RWB:SW

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: May 18, 1994

SUBJECT: 6438 Frederick Road

INFORMATION:

Item Number: 411
Petitioner: Vista Development, Inc.
Property Size: _____
Zoning: D.R. 5.5
Requested Action: _____
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The subject property suffers to a degree from deferred maintenance. Therefore, should an extension be granted, this office recommends that the vacant structure and the grounds be maintained on a routine basis.

Prepared by: Jeffrey H. Lutz
Division Chief: Edmund Lutz
PK/JL:lw

ZAC.411/PZONE/ZAC1

Pg. 1

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/17/94

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 411, 421, 424, 426, AND 427.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/SE Frederick Road, 170' +/- * ZONING COMMISSIONER
to c/l Symington Avenue * OF BALTIMORE COUNTY
(6438 Frederick Road), 1st * Case No. 94-433-SPH
Election Dist., 1st *
Councilmanic Dist. *
VISTA DEVELOPMENT, INC. *
Petitioners *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. DeMilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to John V. Murphy, Esquire, 14 N. Rolling Road, Baltimore, MD 21228, Attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Frederick Road, 170' W of
the c/l of Symington Avenue
(6438 Frederick Road)
1st Election District
1st Councilmanic District
Vista Development, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-433-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 6438 Frederick Road, located in the Catonsville area of western Baltimore County. The Petition was filed by the owner of the property, Vista Development, Inc., by Harold Burns, President, through John V. Murphy, Esquire, attorney at law. The Petitioner seeks approval of an extension of three (3) years in which to utilize the special exception previously granted by the Board of Appeals in Case No. 90-282-SPHXA on July 2, 1992 for an assisted living facility on the subject property. The property and relief sought are more particularly described on the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Harold Burns, President of Vista Development, Inc., property owner, and John V. Murphy, Esquire. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.29 acres more or less, split zoned D.R. 5.5 and L.R. 10.5, and is improved with a three-story building which is currently vacant. This property was the subject of prior Case No. 90-282-SPHXA in which the Petitioner was granted a special exception for an assisted living facility on July 2, 1992 by the Board of Appeals. The Petitioner proposes to con-

struct a three-story addition to the rear of the existing structure and converting the entire building to an assisted living facility as depicted on Petitioner's Exhibit 1. Testimony indicated that the Petitioner has been diligently pursuing financing of this project through the Housing and Urban Development (HUD) agency since June 1992. However, due to the long and difficult process involved, construction of the proposed facility has been delayed. In fact, the Petitioner just recently obtained a firm commitment from HUD to finance this project. Further testimony indicated that the time period in which the Petitioner must utilize the special exception granted by the Board is due to expire. Thus, the Petitioner filed the instant request for an extension of three (3) more years.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted. It has been established that special circumstances or conditions exist that would result in practical difficulty and unreasonable hardship for the Petitioner if the extension of time were denied. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1994, that the Petition for Special Hearing to approve an extension of three (3) years in which to utilize the special exception previously granted by the Board of Appeals in Case No. 90-282-SPHXA on July 2, 1992 for an assisted living facility

on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the time period in which the Petitioner must utilize the special exception granted in Case No. 90-282-SPHXA shall be extended to July 2, 1997; and,

IT IS FURTHER ORDERED that the relief granted herein is subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject property and improvements thereon shall be regularly maintained in a neat and orderly fashion. This shall include, but not be limited to, routine lawn care, weekly trash removal, and any repairs or maintenance necessary to insure that the subject property is maintained in good condition.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 1, 1994

(410) 887-4386

John V. Murphy, Esquire
14 N. Rolling Road
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL HEARING
NW/4 Frederick Road, 170' W of the c/l of Symington Avenue
(6438 Frederick Road)
1st Election District - 1st Councilmanic District
Case No. 94-433-SPH
Vista Development, Inc. - Petitioner

Dear Mr. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Harold Burns, President, Vista Development, Inc.
210 E. Lexington Street, Suite 201, Baltimore, Md. 21202

People's Counsel
File

ORDER RECEIVED FOR FILING

Date 7/1/94
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/1/94
By [Signature]

- 3 -



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 6438 Frederick Road, Catonsville
which is presently zoned D.R. 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the Petitioner to construct an Assisted Living Housing Project on the property for three more years.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above sign-off hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode

FOR: Vista Development, Inc.
(Type or Print Name)
Harold Burns
Signature
By: Harold Burns, President
(Type or Print Name)

Attorney for Petitioner:
John V. Murphy, Esquire
(Type or Print Name)
Signature
14 N. Rolling Rd., 744-4967
Address Phone No.
Baltimore, MD 21228
City State Zipcode

ESTIMATED LENGTH OF HEARING: _____
All _____ OTHER _____
REVENUED BY: _____ DATE _____

IF FURTHER ADJUSTMENTS MAY BE REQUIRED, ALL CHANGES
WITH THE ABOVE MENTIONED MAPS REQUIRED.

PLANNING'S CERTIFICATION:

IT IS CERTIFIED THAT ALL GRADING OR THIS SITE WILL BE DONE IN
WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
AND LANDSCAPE MANAGEMENT AND WITH THE REQUIREMENTS
IN BILL NO. 33-88.

Harold Burns
UP (OWNER, MANAGER, OR
DEVELOPER)
Harold Burns, Jr.
DATE 7-1-94

AS HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF
5 YEAR STORM EVENT.

PROPERTY DESCRIPTION

beginning for the same at a point on the north side of
Frederick Road 111.14 feet west of the intersection of
said north side of Frederick Road and the west side of
Symington Avenue, and running thence; binding on said north
side of Frederick Road, south 73 degrees 53 minutes west
721.21 feet to 1/4 westward boundary of the property
formerly owned by Samuel H. Zietz and wife, thence
binding on said westward boundary, north 11 degrees 14
minutes west 341.50 feet, thence binding on the
northeasternmost boundary of said property, and continuing
the same course, north 73 degrees 14 minutes east 89.18 feet
to the southwest side of a 14 foot alley there situate,
thence binding on the southwest side of said alley, with the
use thereof in common with others, south 45 degrees 10
minutes east 16.31 feet, thence binding on the southwest
side of an alley varying in width, with the use thereof in
common with others, south 16 degrees 25 minutes east 22.95
feet to the southwest side of a 25 foot alley there situate,
thence binding on the southwest side of said alley,
mentioned alley, with the use thereof in common with others,
south 13 degrees 42 minutes east 120.56 feet to intersect a
line drawn northerly from the place of beginning at right
angles to said Frederick Road, thence following said line so
drawn and binding thence, south 16 degrees 14 minutes east
120.56 feet to the place of beginning. The improvements
thereon being known as Number 218 Frederick Avenue or Road,
formerly known as No. 6400 Frederick Road.

BEING the same lot of land which by Deed dated October 26,
1988 and recorded among the Land Records of Baltimore County
in Liber S.M., No. 7385, Folio 759 was granted and conveyed
by Financial Enterprises, Inc. to Caton Joint Venture
hereinafter, Inc.

PLANNING'S CERTIFICATION	DATE
Harold Burns	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

PLANNING'S CERTIFICATION	DATE
Harold Burns, Jr.	7-1-94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 7/1/94

Posted for: Special Hearing
Petitioner: Vista Development, Inc.
Location of property: 6438 Frederick Rd., Catonsville, Md.

Location of Sign: Along the alley on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 7/1/94

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/20, 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 5/19, 1994

THE JEFFERSONIAN.

A. Herickson
LEGAL AD. - TOWSON

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
proposed petition for a special exception
to Room 108 of the County Office
Building, located at 111 W.
Chesapeake Avenue, in
Towson, Maryland, on
Room 118, 4th Floor
400 Washington Avenue,
Towson, Maryland 21204, on
Friday, June 17, 1994 at 8:00 a.m.
in Room 108, County Office
Building.
Petitioner:
Vista Development, Inc.
HEARING: FRIDAY,
JUNE 17, 1994 at 8:00 a.m.
in Room 108, County Office
Building.
Special Hearing: to approve
an extension of time to utilize
the special exception granted
by the Board of Appeals on July
2, 1992 allowing the petitioner
to construct an assisted living
housing project on the property
for three more years.
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are held
publicly. (2) For special
accommodations, please call
887-3391.
(2) For information
concerning the file and/or
hearing, please call 887-3391.
5/24 Day 19.



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

Account: R-001-6190

Number
ITEM #411 (JCH)

Date
5/5/94

#110 - REVISIONS \$100

Vista Development, Inc.
6438 Frederick Road
District: 1st
Attorney: John V. Murphy

Check from attorney

01A0180190N1CHRC

Please Make Checks Payable To: Baltimore County

\$100.00

Cashier Validation



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

Account: R-001-6190

Number
411 (JCH)

Date
4/27/94

#040 - SPECIAL HEARING \$250.00

#080 - SIGN POSTING 3.00

TOTAL \$283.00

Vista Development, Inc.
6438 Frederick Road
District: 1st
Attorney: John V. Murphy

Checks:
Vista Development - \$250
John Murphy - \$35

01A0180190N1CHRC

Please Make Checks Payable To: Baltimore County

\$283.00

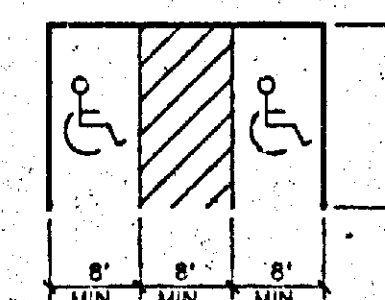
Cashier Validation

SOILS CHART

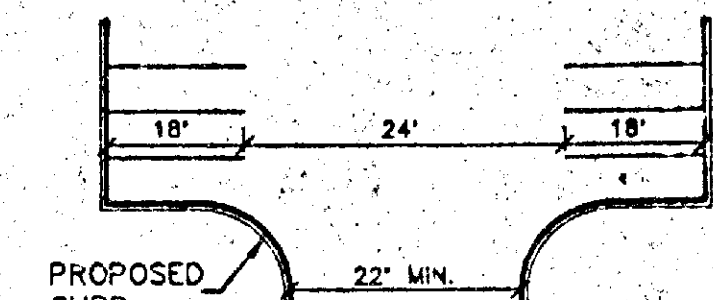
SOIL	SOIL TYPE	HYDRO	SOIL GROUP	LIMITATIONS	STREETS AND PARKING LOTS
LH-B	LEGORE-URBAN LAND COMPLEX	B	SLIGHT	SLIGHT	MODERATE SLOPE
LH-C	LEGORE-URBAN LAND COMPLEX	B	MODERATE	MODERATE	SEVERE SLOPE
JUD	JOPPA-URBAN LAND COMPLEX	A	SLIGHTLY MODERATE	SLIGHTLY MODERATE	SEVERE SLOPE

BENCHMARK:
BALTIMORE COUNTY HUB NO. 10124
ELEVATION 330.594
7/8" IRON BAR AT INTERSECTION OF BACK
EDGE OF WALKS AT NORTHEAST CORNER OF
FREDERICK ROAD AND BELLE GROVE ROAD.

TYPICAL HANDICAP SPACE



STANDARD PARKING SPACES



- OWNER - APPLICANT
BALTIMORE COUNTY HUB NO. 10124
ELEVATION 330.594
7/8" IRON BAR AT INTERSECTION OF BACK
EDGE OF WALKS AT NORTHEAST CORNER OF
FREDERICK ROAD AND BELLE GROVE ROAD.
- SITE ADDRESS: 6340 FREDERICK ROAD
BALTIMORE, MARYLAND 21213
ZONING: R-10
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- ELECTION DISTRICT: BALTIMORE COUNTY HUB NO. 10124
ELEVATION 330.594
7/8" IRON BAR AT INTERSECTION OF BACK
EDGE OF WALKS AT NORTHEAST CORNER OF
FREDERICK ROAD AND BELLE GROVE ROAD.
- DENSITY CALCULATIONS:
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- FLOOR AREA RATIO CALCULATIONS (F.A.R.) - 1/4
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- HEIGHT OF BUILDING: 40' MAXIMUM
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- PARKING CALCULATIONS:
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- EXISTING BUILDING: 40' MAXIMUM
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- LAND USE: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
- PREVIOUSLY APPROVED: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.
TOTAL AREA: 1.00 AC.

AS IN ACCORDANCE WITH
BOARD OF APPEALS ORDER
90-282-SPHVA

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: WCR
8-4-92

REVISED
90-282-SPHVA
8/3/92

PETITIONER'S
EXHIBIT NO. 1

STORMWATER MANAGEMENT DATA

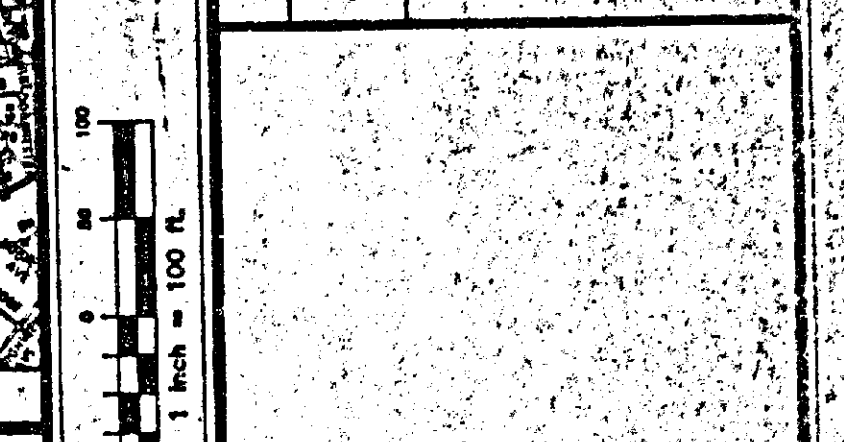
DESIGN CONDITION	PEAK FLOWS (CFS)		
	2 YEAR	10 YEAR	100 YEAR
EXISTING	2.0	4.5	7.4
POST DEVELOPMENT	2.8	5.9	9.3
PROPOSED RELEASE	0.8	1.2	2.0

* STORMWATER MANAGEMENT CONTROLS WILL OVERMANAGE RUNOFF TO
ATTAIN PEAK RELEASE RATES AS SHOWN. CONTROL WILL BE THROUGH
AN EXCAVATED STORMWATER MANAGEMENT DETENTION FACILITY.
WATER QUALITY REQUIREMENTS WILL BE MET THROUGH VEGETATED SWALES.

SCHEMATIC BUILDING HEIGHT ELEVATION

NOT TO SCALE

no.	date	comments
1	8-4-92	REVISED
2	8-3-92	REVISED
3	8-3-92	REVISED
4	8-3-92	REVISED
5	8-3-92	REVISED
6	8-3-92	REVISED
7	8-3-92	REVISED
8	8-3-92	REVISED
9	8-3-92	REVISED
10	8-3-92	REVISED



VICINITY MAP
SCALE 1" = 1000'

REVISIONS

NO. DATE COMMENTS

1 8-4-92 REVISED

2 8-3-92 REVISED

3 8-3-92 REVISED

4 8-3-92 REVISED

5 8-3-92 REVISED

6 8-3-92 REVISED

7 8-3-92 REVISED

8 8-3-92 REVISED

9 8-3-92 REVISED

10 8-3-92 REVISED

11 8-3-92 REVISED

12 8-3-92 REVISED

13 8-3-92 REVISED

14 8-3-92 REVISED

15 8-3-92 REVISED

(703) 893-6361
 FACE MILE (703) 893-6361
 File 94-41

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 resubmitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 411

Petitioner: Vista Development, Inc.

Location: 6438 Frederick Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Murphy, Esq.

ADDRESS: 14 N. Rolling Rd.

Phone: 21228

* PHONE NUMBER: 744-4967

MUST BE SUPPLIED

TO: POTENTIAL PUBLISHERS COMPANY
May 19, 1994 Issue - Jeffersonian

Please forward billing to:

John Murphy, Esq.
14 N. Rolling Road
Baltimore, Maryland 21228
744-4967

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: 94-433-SPH (Item 411)
6438 Frederick Road - Vista Development
NW/SE Frederick Road, 170' +/- to c/l Symington Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Vista Development, Inc.
HEARING: FRIDAY, JUNE 17, 1994 at 9:00 a.m. in Rm. 106 County Office Bldg.

Special Hearing to approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the petitioner to construct an assisted living housing project on the property for three more years.

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 887-3391.

MAY 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 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: 94-433-SPH (Item 411)
6438 Frederick Road - Vista Development
NW/SE Frederick Road, 170' +/- to c/l Symington Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Vista Development, Inc.
HEARING: FRIDAY, JUNE 17, 1994 at 9:00 a.m. in Rm. 106 County Office Bldg.

Special Hearing to approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the petitioner to construct an assisted living housing project on the property for three more years.

Arnold Jablon
Director

cc: Vista Development, Inc.
John V. Murphy, Esq.

NOTES: (1) HEARING 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 887-3391.

Printed with Soybean Ink
on Recycled Paper

June 8, 1994

John V. Murphy, Esquire
14 North Rolling Road
Baltimore, Maryland 21228

RE: Case No. 94-433-SPH, Item No. 411
Petitioner: Vista Development, Inc.
Petition for Special Hearing

Dear Mr. Murphy:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 13, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: May 23, 1994

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

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 411

The Developers Engineering Section has reviewed the subject zoning item. Please see our comments in the subdivision file "Paradise Assisted Living Facility."

RWB:SW

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: May 18, 1994

SUBJECT: 6438 Frederick Road

INFORMATION:

Item Number: 411
Petitioner: Vista Development, Inc.
Property Size: _____
Zoning: D.R. 5.5
Requested Action: _____
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The subject property suffers to a degree from deferred maintenance. Therefore, should an extension be granted, this office recommends that the vacant structure and the grounds be maintained on a routine basis.

Prepared by: Jeffrey H. Lutz
Division Chief: Edmund Lutz
PK/JL:lw

ZAC.411/PZONE/ZAC1

Pg. 1

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/17/94

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 411, 421, 424, 426, AND 427.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/SE Frederick Road, 170' +/- * ZONING COMMISSIONER
to c/l Symington Avenue *
(6438 Frederick Road), 1st * OF BALTIMORE COUNTY
Election Dist., 1st *
Councilmanic Dist. * Case No. 94-433-SPH
VISTA DEVELOPMENT, INC. *
Petitioners *
* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. DeMilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to John V. Murphy, Esquire, 14 N. Rolling Road, Baltimore, MD 21228, Attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Frederick Road, 170' W of
the c/l of Symington Avenue
(6438 Frederick Road)
1st Election District
1st Councilmanic District
Vista Development, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-433-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 6438 Frederick Road, located in the Catonsville area of western Baltimore County. The Petition was filed by the owner of the property, Vista Development, Inc., by Harold Burns, President, through John V. Murphy, Esquire, attorney at law. The Petitioner seeks approval of an extension of three (3) years in which to utilize the special exception previously granted by the Board of Appeals in Case No. 90-282-SPHXA on July 2, 1992 for an assisted living facility on the subject property. The property and relief sought are more particularly described on the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Harold Burns, President of Vista Development, Inc., property owner, and John V. Murphy, Esquire. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.29 acres more or less, split zoned D.R. 5.5 and L.R. 10.5, and is improved with a three-story building which is currently vacant. This property was the subject of prior Case No. 90-282-SPHXA in which the Petitioner was granted a special exception for an assisted living facility on July 2, 1992 by the Board of Appeals. The Petitioner proposes to con-

struct a three-story addition to the rear of the existing structure and converting the entire building to an assisted living facility as depicted on Petitioner's Exhibit 1. Testimony indicated that the Petitioner has been diligently pursuing financing of this project through the Housing and Urban Development (HUD) agency since June 1992. However, due to the long and difficult process involved, construction of the proposed facility has been delayed. In fact, the Petitioner just recently obtained a firm commitment from HUD to finance this project. Further testimony indicated that the time period in which the Petitioner must utilize the special exception granted by the Board is due to expire. Thus, the Petitioner filed the instant request for an extension of three (3) more years.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted. It has been established that special circumstances or conditions exist that would result in practical difficulty and unreasonable hardship for the Petitioner if the extension of time were denied. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1994, that the Petition for Special Hearing to approve an extension of three (3) years in which to utilize the special exception previously granted by the Board of Appeals in Case No. 90-282-SPHXA on July 2, 1992 for an assisted living facility

on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the time period in which the Petitioner must utilize the special exception granted in Case No. 90-282-SPHXA shall be extended to July 2, 1997; and,

IT IS FURTHER ORDERED that the relief granted herein is subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject property and improvements thereon shall be regularly maintained in a neat and orderly fashion. This shall include, but not be limited to, routine lawn care, weekly trash removal, and any repairs or maintenance necessary to insure that the subject property is maintained in good condition.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 1, 1994

(410) 887-4386

John V. Murphy, Esquire
14 N. Rolling Road
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL HEARING
NW/4 Frederick Road, 170' W of the c/l of Symington Avenue
(6438 Frederick Road)
1st Election District - 1st Councilmanic District
Case No. 94-433-SPH
Vista Development, Inc. - Petitioner

Dear Mr. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Harold Burns, President, Vista Development, Inc.
210 E. Lexington Street, Suite 201, Baltimore, Md. 21202

People's Counsel
File

ORDER RECEIVED FOR FILING

Date 7/1/94
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/1/94
By [Signature]

- 2 -

- 3 -



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 6438 Frederick Road, Catonsville
which is presently zoned DKS-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the Petitioner to construct an Assisted Living Housing Project on the property for three more years.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above sign-off hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner/Leasee:
(Type or Print Name)
Signature
Address
City State Zipcode

FOR: Vista Development, Inc.
(Type or Print Name)
Harold Burns
Signature
By: Harold Burns, President
(Type or Print Name)

Attorney for Petitioner:
John V. Murphy, Esquire
(Type or Print Name)
Signature
14 N. Rolling Rd., 744-4967
Address Phone No.
Baltimore, MD 21228
City State Zipcode

ESTIMATED LENGTH OF HEARING: _____
All _____ OTHER _____
REVENUED BY: _____ DATE _____

IF FURTHER ADJUSTMENTS MAY BE REQUIRED, ALL CHANGES WITH THE ABOVE MENTIONED MAPS MUST BE SUBMITTED TO THE ZONING DEPARTMENT OF ENVIRONMENTAL AND LAND MANAGEMENT AND WITH THE REQUIREMENTS IN BILL NO. 33-88.

Harold Burns *Robert* *2-25-93*
UP: HARMON, HARRIS & ASSOCIATES, INC. TITLE DATE
Harold Burns

PROPERTY DESCRIPTION

27° D
SYMMINGTON AVENUE

beginning for the same at a point on the north side of Frederick Road 111.14 feet west of the intersection of said north side of Frederick Road and the west side of Symington Avenue, and running thence, binding on said north side of Frederick Road, south 73 degrees 53 minutes west 721.21 feet to the westward boundary of the property formerly owned by Samuel H. Zietz and wife, thence binding on said westward boundary, north 14 degrees 14 minutes west 341.50 feet, thence binding on the northwestern boundary of said property, and continuing northwestern boundary of said property, south 14 degrees 14 minutes east 16.31 feet, thence binding on the south side of an alley varying in width, with the use thereof in common with others, south 14 degrees 25 minutes east 22.95 feet to the southwest side of a 25 foot alley there laid out, thence binding on the southwest side of said alley, with the use thereof in common with others, mentioned alley, with the use thereof in common with others, south 13 degrees 42 minutes east 120.56 feet to intersect a line drawn northerly from the place of beginning at right angles to said Frederick Road, thence following said line so drawn and binding thence, south 14 degrees 14 minutes east 120.56 feet to the place of beginning. The improvements thereon being known as Number 218 Frederick Avenue or Road, formerly known as No. 6400 Frederick Road.

BEING the same lot of land which by Deed dated October 26, 1988 and recorded among the Land Records of Baltimore County in Liber S.M., No. 7385, Folio 759 was granted and conveyed by Financial Enterprises, Inc. to Caton Joint Venture Associates, Inc.

TOTAL P. 01

TOTAL P. 02

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 7/1/94
Posted for: Special Hearing
Petitioner: Vista Development, Inc.
Location of property: 6438 Frederick Rd., Catonsville, Md.
Location of Sign: Frederick Rd. on property being zoned
Remarks:
Posted by: [Signature] Date of return: 7/1/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/20/94
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 5/19/94

THE JEFFERSONIAN.

A. Herickson
LEGAL AD. - TOWSON

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue, in Towson, Maryland, on Friday, June 17, 1994 at 8:00 a.m. in Room 118, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 94-433-SPH (Item 411)
94-433-SPH (Item 411)
6438 Frederick Road
Vista Development, Inc.
170' x 100' lot
1st Election District
1st Councilmanic District
Petitioner: Vista Development, Inc.
HEARING: FRIDAY, JUNE 17, 1994 at 8:00 a.m. in Room 118, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Special Hearing: to approve an extension of time to utilize the special exception granted by the Board of Appeals on July 2, 1992 allowing the petitioner to construct an assisted living housing project on the property for three more years.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on Wednesdays, for special accommodations please call 887-3391.
(2) For information concerning the file and/or hearing, please call 887-3391.
5/24 Day 19



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

Account: R-001-6190

Number
ITEM #411 (JCH)

Date
5/5/94

#110 - REVISIONS \$100

Vista Development, Inc.
6438 Frederick Road
District: 1st
Attorney: John V. Murphy
Check from attorney

01A0180190N1CHRC

Please Make Checks Payable To: Baltimore County

\$100.00



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

Account: R-001-6190

Number
411 (JCH)

Date
4/27/94

#040 - SPECIAL HEARING \$250.00
#080 - SIGN POSTING 3.00
TOTAL \$283.00

Vista Development, Inc.
6438 Frederick Road
District: 1st
Attorney: John V. Murphy

Checks:
Vista Development - \$250
John Murphy - \$35

01A0180190N1CHRC

Please Make Checks Payable To: Baltimore County

\$283.00

Cashier Validation