



KEVIN KAMENETZ  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer*  
*Director, Department of Permits,*  
*Approvals & Inspections*

August 9, 2016

Richard Matz, P.E., Vice President  
Colbert Matz Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209

RE: Spirit and Intent Request, Zoning Case # 1995-0438-SPHX and 1981-0003-XASPH, Proposed Building (Sun Room) Additions for Augsburg Village, Augsburg Lutheran Nursing Home, 6825 Campfield Road, 3<sup>rd</sup> Election District

Dear Mr. Matz:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein and my review of the above referenced zoning cases, the following has been determined:

1. The proposed modifications to the site plan included with your letter, specifically the proposed building (sun room) additions, are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the orders in Zoning Case # 1995-0438-SPHX and 1981-0003-XASPH.
2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case files.
3. You must place a verbatim copy of your request letter (outlining the zoning history of the referenced property), as well as a copy of this response letter, in the details of the spirit and intent plan (aka the Eleventh Amended CRG Plan) and in all building permit application plans. Please submit the updated plan to my attention once completed.
4. This approval is for zoning purposes only, and you may need to contact Jan Cook of our Development Management Division regarding possible signature approval of the Eleventh Amended CRG Plan (DRC approval may also be required). You will also be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We 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 us at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow, Planner II

Zoning Review

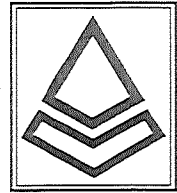
Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



July 28, 2016

Mr. Arnold Jablon  
Baltimore County Office of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland. 21204

Re: Augsburg Lutheran Nursing Home,  
Augsburg Village  
6825 Campfield Road  
Spirit and Intent Approval  
CMR Job No. 96153.13

Dear Mr. Jablon,

We hereby request approval of the construction of building additions (sun rooms), for the "Augsburg Village" for Augsburg Lutheran Nursing Home as within the Spirit and Intent of the First Consolidated Refinement Plan of Special Exception Plan, in Case No. 95-438-SPHX.

The following is the zoning history of this project:

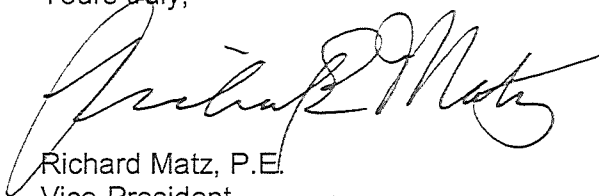
- In 1981 (Case No. 81-3-XASPH), Special Exception approval was granted for expansion of the existing convalescent home. That plan also included a number of proposed buildings for independent living (apartment) units. For the independent living units, variances were granted for building length greater than 300 feet, for parking spaces more than 300 feet from the buildings they serve, and for the total number of parking spaces.
- In 1995 (Case No. 95-438-SPHX), Special Exception approval was granted for further expansion of the convalescent home. There were no changes to the proposal for independent living units.
- In 1997 (First Consolidated Refinement Plan of Special Exception Plan, Case No. 95-438-SPHX), Zoning Commissioner Schmidt approved the reconfiguration of four of the independent living unit buildings (8 units in each) into two (16 units in each), to be known as Buildings #9 and #10. The Refinement Plan also incorporated several "Spirit and Intent" changes to the convalescent home that had been granted following the approval in Case 95-438-SPHX. The parking for Buildings 9 and 10 was reconfigured in the Refinement Plan, with no net decrease in the total amount of parking.
- In May, 1999 the Zoning Office granted "Spirit and Intent" approval to modify the building configuration of Building #10 and to permit Building #10 to be 19 units in lieu of 16 units approved previously.
- In November, 1999 the Zoning Office approved a minor expansion of the nursing home building, stating that a "Spirit and Intent" approval was not required.

- In September, 2001, the Zoning Office granted "Spirit and Intent" approval to substitute two 2-story buildings with 16-20 units each for an equivalent number of one-story buildings on the original plan. The new buildings were identified as Buildings #11 and #12.
- In April, 2004, the Zoning Office granted "Spirit and Intent" approval for a modification of the 2001 plan, to replace proposed Buildings #11 and #12 with a single building, Building #11, a two-story building with 36 apartment units. The total number of independent living units on the site did not change, and a variance for overall building length greater than 300 feet had already been granted in Case No. 81-3-XASPH.
- In May, 2008, the Zoning Office granted "Spirit and Intent" approval for a modification of the 2004 plan, for a minor expansion "Skilled Care Wing" of the nursing home building for the Augsburg Lutheran Nursing Home. No additional parking spaces were required, as no new beds were added. And although the expansion proposed to eliminate 11 parking spaces, there are 390 parking spaces required and 500 parking spaces provided. After a decrease of 11 spaces to 489 provided, there are still an excess of 99 spaces provided.

We are now requesting approval of construction of building additions (sun rooms), for the "Augsburg Village" for Augsburg Lutheran Nursing Home. The enclosed plan shows the proposed building addition. No additional parking spaces are required.

We look forward to your approval of this "Spirit and Intent" request.

Yours truly,



Richard Matz, P.E.  
Vice-President  
**COLBERT MATZ ROSENFELT, INC.**

enc.: "Spirit and Intent" Redline Plan  
cc: Glen Scherer

To: JHP  
8/2/16 ca

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners 2835 Smith Avenue, Suite G Baltimore, MD 21209

## LETTER OF TRANSMITTAL

#16-276  
\$150<sup>00</sup>

To:	Baltimore County	Date:	August 2, 2016	Job No.	96153.13
	Zoning	Attn:	Arnold Jablon		
	111 W. Chesapeake Ave., Suite 111	Re:	Augsburg <sup>LUTHERAN &amp; VIRGINIA</sup> Spirit and Intent Letter 11 <sup>th</sup> Amended CRG Plan		
	Towson, MD. 21204	Cc:	Glen Scherer		

We are forwarding  Attached  Under Separate Cover  
 Prints  Originals

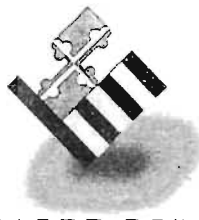
No.	Date	Description
1	08/02/2016	1 copy of the 11 <sup>th</sup> Amended CRG Plan
1	08/02/2016	1 copy of the Spirit and Intent letter request for the 11 <sup>th</sup> Amended CRG Plan
1	08/02/2016	1 copy of the approved Spirit and Intent Letter for 10 <sup>th</sup> Amended CRG Plan
1	08/02/2016	Check for \$150.00 for S&I Letter

These are transmitted as checked below:  
 Information Only  As Requested  For Approval  Review & Comment  For your use

**Message:**

Signed: Jick Matz

If enclosures are not as noted, kindly notify me at once.  
 Telephone: 410-653-3838  
 Fax: 410-653-7953



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

5/28/08

Mr. Robert Rosenfelt, P.E.  
Colbert, Matz, Rosenfelt  
2835 Smith Avenue, Suite G  
Baltimore, MD 21209

Re: Zoning Spirit and Intent Review  
Augsburg Lutheran Nursing Home  
6811 Campfield Road.  
Case # 95-438-X  
ED 3

Dear Mr. Rosenfelt :

This is a response to your letter and plans dated 4/28/08 to Mr. Timothy Kotroco, Director of Permits Development Management, who has authorized this reply.

Pursuant to your provided information, you are requesting a zoning hearing/plan Spirit and Intent letter approval for the addition of a minor expansion of the nursing home building. This is shown with parking support calculations and height limits on revised plans received pursuant to my discussion with your staff on 5/16/08.

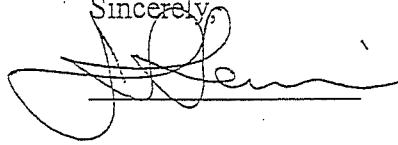
Based on the information, the plans are approved for zoning review and a new zoning hearing to approve the changes will not be necessary. The plans and this letter are being placed in the zoning case records for permanent inclusion. Please document this response on all future plans/permits submitted for future review or approval. Please also be aware that this Spirit and Intent approval is for zoning only and it is not intended for any other agency.

Page 1

Augsburg, Page 2

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in black ink, appearing to read "John Lewis", written over a horizontal line.

John Lewis  
Planner II  
Zoning Review

JLL/08-221

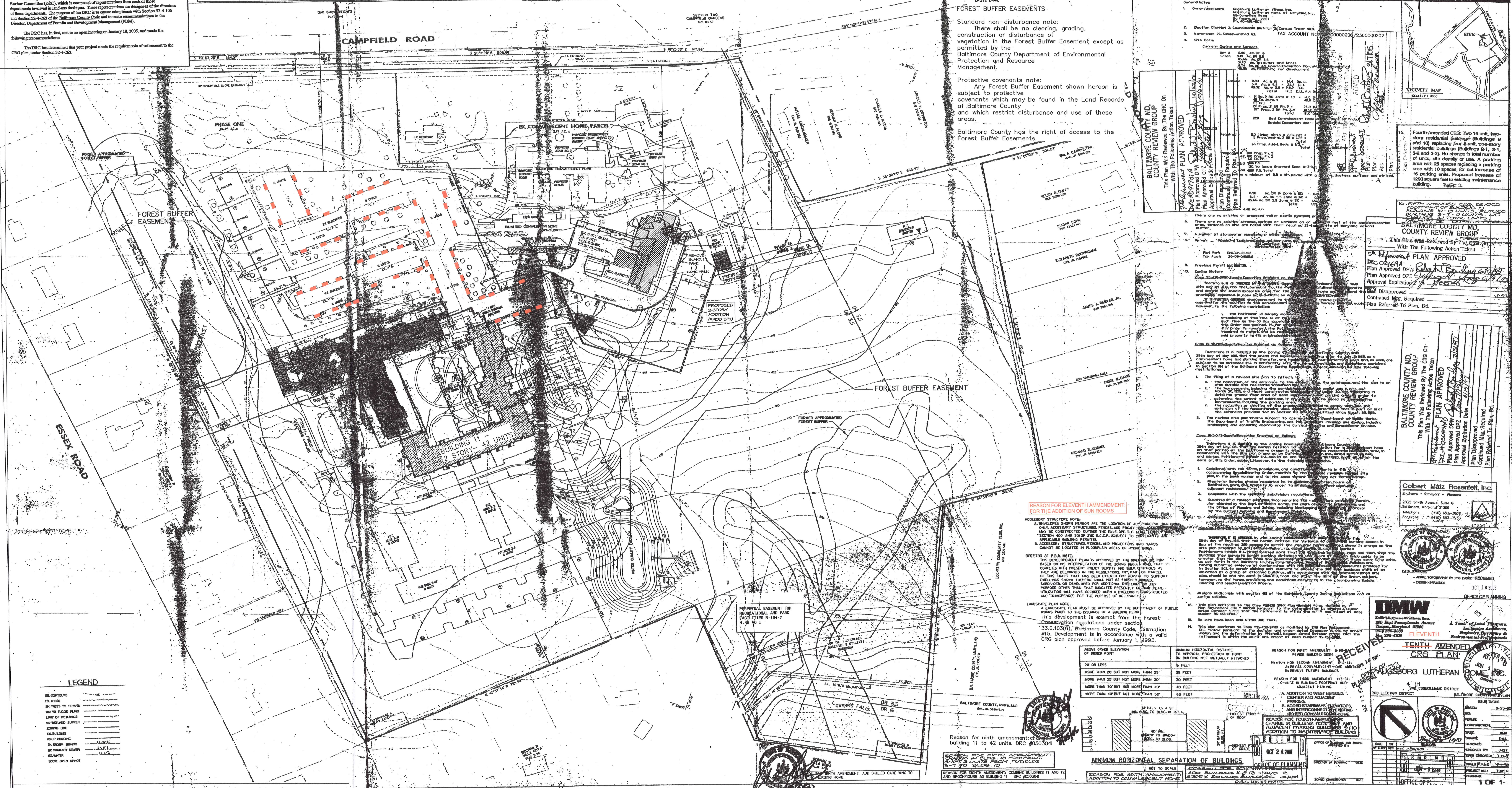
cc Letter file  
cc 95-438-X

111 West Chesapeake Avenue  
 Towson, MD 21284  
 410-887-3333  
 February 17, 2005

February 17, 2005  
 Page 3  
 After resolution of any outstanding issues, please submit a copy of this letter, and two copies of the plan to this office, Room 123, for alignment.  
 I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 17th day of February 2005, ordered and decided that the recommendations of the DRC be hereby adopted.  
 Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, conditions, or non-compliance penalties that may be required in accordance with County, State, or Federal regulations.  
 Sincerely,  
 Timothy Kotoco  
 Director

Colbert Matz Rosenfelt, Inc.  
 Robert S. Rosenfelt  
 2833-G South Avenue  
 Baltimore, MD 21209  
 KB: Augsburg Lutheran Village Building 11  
 6611 Campfield Road  
 DRC Number 020004, Dist. 034  
 Dear Mr. Rosenfelt:  
 Pursuant to Article 25A, Section 5 (j) of the Annotated Code of Maryland, and as provided in Section 021 (g) of the Baltimore County Charter, and Sections 32-3-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.  
 Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of the departments involved in land-use decisions. These representatives are designers of the dimensions of these departments. The purpose of the DRC is to ensure compliance with Sections 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (DPM).  
 The DRC has, in fact, met in an open meeting on January 18, 2005, and made the following recommendations:  
 The DRC has determined that your project meets the requirements of the Baltimore County Code, under Section 32-4-262.

BALTIMORE COUNTY MD.  
 COUNTY REVIEW GROUP  
 This Plan Was Reviewed By The CRG On  
 With The Following Action Taken  
 Approved PLAN APPROVED  
 PLAN APPROVED DPW  
 PLAN APPROVED DPZ  
 APPROVAL EXPIRATION DATE  
 PLAN DISAPPROVED  
 CONTINUED MFG. REQUIRED  
 PLAN REFERRED TO PLAN, E.D.



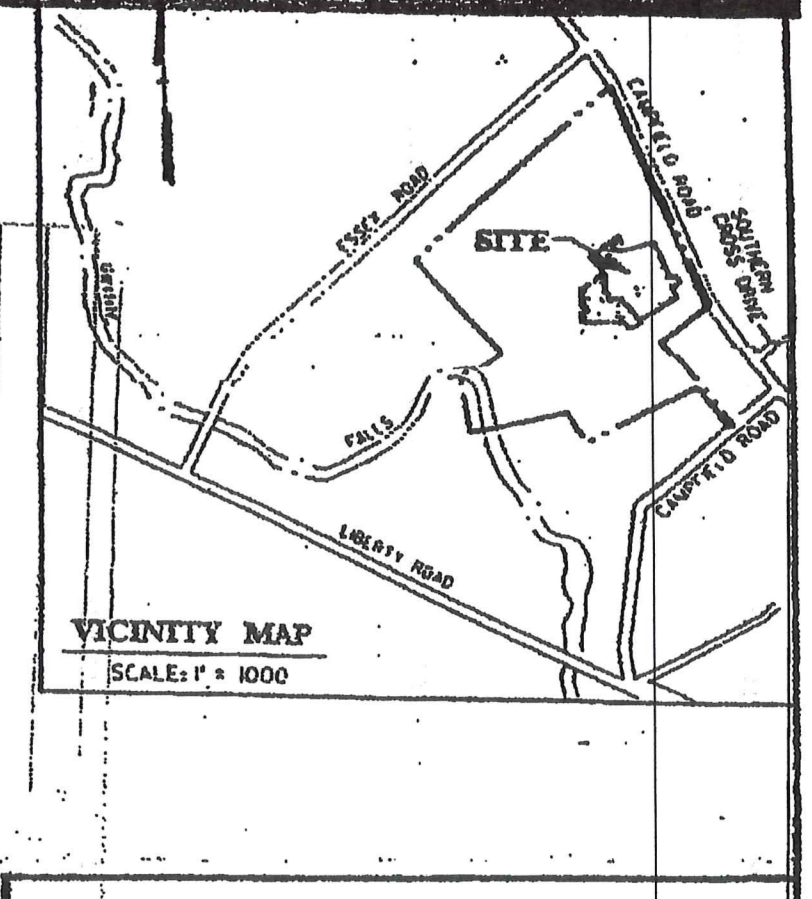
**FOREST BUFFER EASEMENTS**  
 Standard non-disturbance note:  
 There shall be no clearing, grading, construction or disturbance of Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.  
 Protective covenants note:  
 Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.  
 Baltimore County has the right of access to the Forest Buffer Easements.

Corner Photos

- Owner/Applicant: Augsburg Lutheran Village, Inc. 2833-G South Avenue, Baltimore, Maryland 21209
- Election District 3, Councilman's District 3, Census Tract 403, Waterfront 26, Subwatershed A3, TAX ACCOUNT NO. 00000206/230000207
- Site Data

Current Zoning and Access

Lot #	Ac. In	Zone	Use
1	0.50	Ac. In R Zone	Residential
2	0.50	Ac. In R Zone	Residential
3	0.50	Ac. In R Zone	Residential
4	0.50	Ac. In R Zone	Residential
5	0.50	Ac. In R Zone	Residential
6	0.50	Ac. In R Zone	Residential
7	0.50	Ac. In R Zone	Residential
8	0.50	Ac. In R Zone	Residential
9	0.50	Ac. In R Zone	Residential
10	0.50	Ac. In R Zone	Residential
11	0.50	Ac. In R Zone	Residential
12	0.50	Ac. In R Zone	Residential
13	0.50	Ac. In R Zone	Residential
14	0.50	Ac. In R Zone	Residential
15	0.50	Ac. In R Zone	Residential
16	0.50	Ac. In R Zone	Residential
17	0.50	Ac. In R Zone	Residential
18	0.50	Ac. In R Zone	Residential
19	0.50	Ac. In R Zone	Residential
20	0.50	Ac. In R Zone	Residential
21	0.50	Ac. In R Zone	Residential
22	0.50	Ac. In R Zone	Residential
23	0.50	Ac. In R Zone	Residential
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28	0.50	Ac. In R Zone	Residential
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32	0.50	Ac. In R Zone	Residential
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50	0.50	Ac. In R Zone	Residential

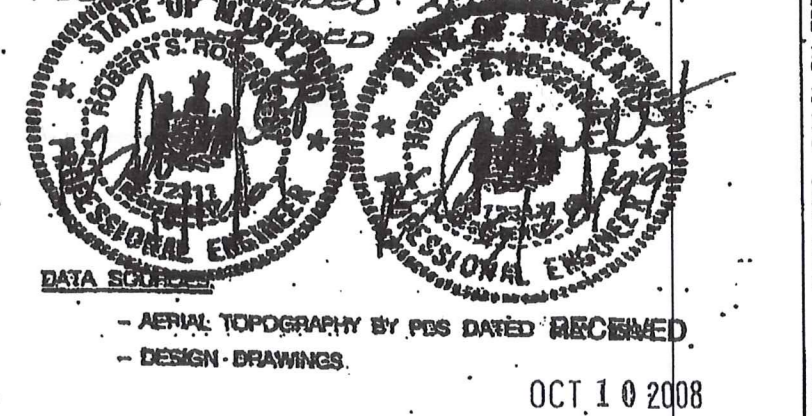


FOURTH AMENDED CRG TWO UNIT, TWO-STORY RESIDENTIAL BUILDING (BUILDINGS 2-1, 3-1, 3-2 AND 3-3). NO CHANGE IN TOTAL NUMBER OF UNITS, SITE DENSITY OR USE. A PARKING AREA WITH 26 SPACES REPLACING A PARKING AREA WITH 10 SPACES, FOR NET INCREASE OF 16 PARKING UNITS. PROPOSED INCREASE OF 1200 SQUARE FEET TO MAINTAIN EXISTING BUILDING. PHASE 2.

FIFTH AMENDED CRG CONVERSION OF BUILDING BUILDINGS 2-1, 3-1, 3-2 AND 3-3 TO 12 UNITS. PHASE 2.

BALTIMORE COUNTY MD.  
 COUNTY REVIEW GROUP  
 This Plan Was Reviewed By The CRG On  
 With The Following Action Taken  
 Approved PLAN APPROVED  
 PLAN APPROVED DPW  
 PLAN APPROVED DPZ  
 APPROVAL EXPIRATION DATE  
 PLAN DISAPPROVED  
 CONTINUED MFG. REQUIRED  
 PLAN REFERRED TO PLAN, E.D.

Colbert Matz Rosenfelt, Inc.  
 Engineers - Surveyors - Planners  
 2833 South Avenue, Suite G  
 Baltimore, Maryland 21208  
 Telephone: (410) 653-3628  
 Facsimile: (410) 653-7923



**REASON FOR ELEVENTH AMENDMENT FOR THE ADDITION OF SUN ROOMS**

ACCESSORY STRUCTURE NOTES:  
 A. BUILDINGS SHOWN HEREON ARE THE LOCATION OF ALL PROPOSED ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS. ONLY ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT WITHIN SECTION 400 AND 300 OF THE B.C.C. SUBJECT TO CONFORMANCE AND APPLICABLE BUILDING PERMITS.  
 B. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS OR WETLANDS.  
 C. DIRECTOR OF PERMITS NOTE:  
 THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT COMPLY WITH PRESENT POLICY REGARDING USE AND CONTROLS AS THEY ARE RELAYED IN THE REGULATIONS AND PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR RESIDENTIAL PURPOSES. SHOULD THE DEVELOPMENT PLAN BE MODIFIED OR AMENDED, THE DIRECTOR OF PERMITS SHALL NOT BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE REGULATIONS AND PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR RESIDENTIAL PURPOSES. UTILIZATION WILL OCCUR WHEN A DRAINAGE DISTRICT IS TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

**LANDSCAPE PLAN NOTE:**  
 A LANDSCAPE PLAN MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF A BUILDING PERMIT.  
 This development is exempt from the Forest Conservation regulations under section 33.6.103(d), Baltimore County Code, Exemption #15. Development is in accordance with a valid CRG plan approved before January 1, 1993.

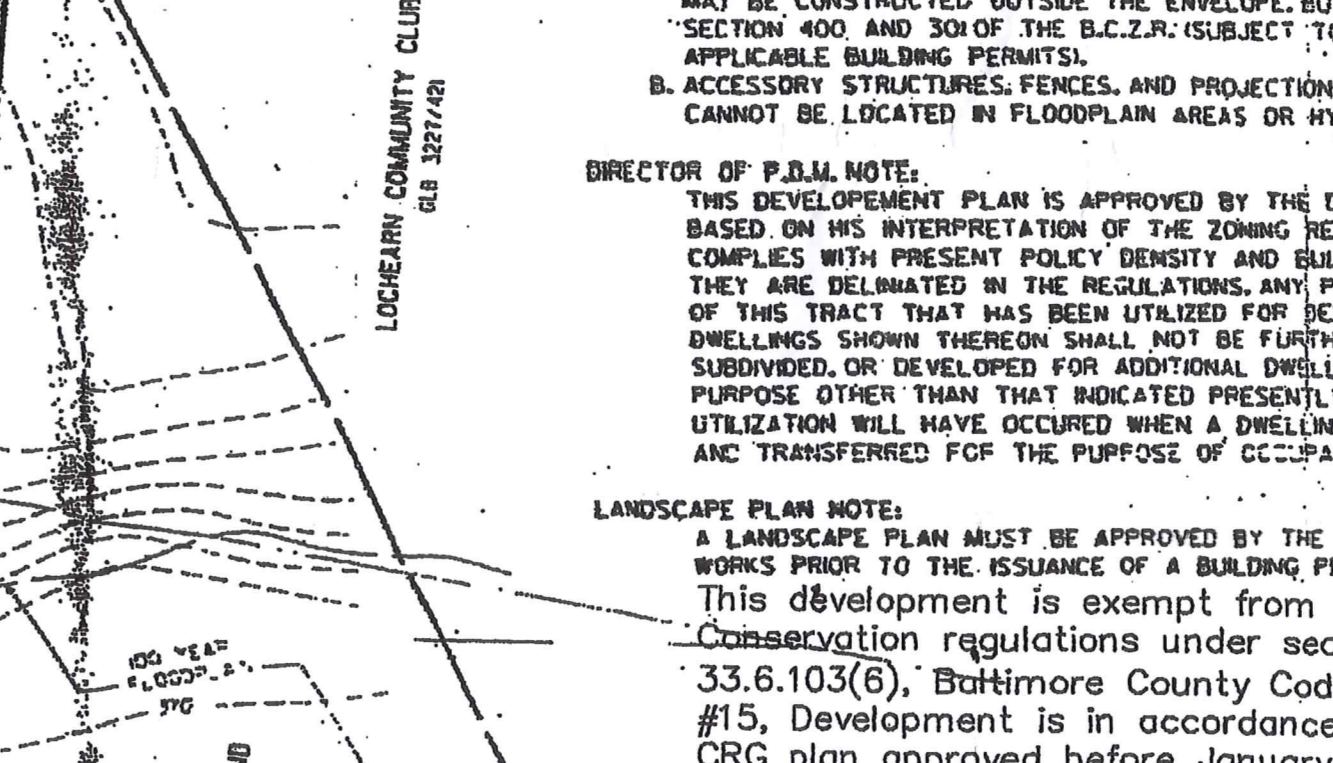
MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

ABOVE GRADE ELEVATION OF ROOF FOOT	MINIMUM HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20' OR LESS	6 FEET
MORE THAN 20' BUT NOT MORE THAN 25'	25 FEET
MORE THAN 25' BUT NOT MORE THAN 30'	30 FEET
MORE THAN 30' BUT NOT MORE THAN 40'	40 FEET
MORE THAN 40' BUT NOT MORE THAN 50'	60 FEET

REASON FOR NINTH AMENDMENT: ADD SKILLED CARE WING TO EXISTING HOME.

REASON FOR TENTH AMENDMENT: CHANGE BUILDINGS 11 AND 12 AND RECONFIGURE AS BUILDING 11 - DRC #000304

REASON FOR ELEVENTH AMENDMENT: ADD SKILLED CARE WING TO EXISTING HOME.



REASON FOR TWELFTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR THIRTEENTH AMENDMENT: ADD STAIRWAYS, ELEVATORS, AND INTERCONNECTING WALKWAYS TO MAINTENANCE BUILDING.

REASON FOR FOURTEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR FIFTEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR SIXTEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR SEVENTEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR EIGHTEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR NINETEENTH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

REASON FOR TWENTIETH AMENDMENT: CHANGE IN BUILDING FOOTPRINT AND ADJACENT PARKING SPACES BY ADDITION TO MAINTENANCE BUILDING.

DMW  
 2833 South Avenue, Suite G  
 Baltimore, Maryland 21208  
 Telephone: (410) 653-3628  
 Facsimile: (410) 653-7923

RECEIVED  
 OCT 10 2008  
 OFFICE OF PLANNING

TENTH AMENDED  
 CRG PLAN  
 AUGSBURG LUTHERAN  
 BALTIMORE COUNTY, MD.

370 ELECTION DISTRICT  
 BALTIMORE COUNTY, MD.

ISSUE DATES  
 REVIEW: 8-25-08  
 PERMIT: 9-1-08  
 CONSTRUCTION: 9-1-08  
 COMPLETED: 9-1-08  
 ORDERED BY: JMS  
 DATE CHECKED: 9-1-08  
 CHECKED BY: JMS  
 DRAWING NO.: 100-0000  
 SHEET NO.: 1 OF 1

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners 2835 Smith Avenue, Suite G Baltimore, MD 21209

## LETTER OF TRANSMITTAL

To: Baltimore County Zoning Office Date: 05/21/08 Job No. 96153.11  
111 West Chesapeake Avenue Attn: John Lewis  
Towson, MD 21204 Re: Augsburg Lutheran Home Spirit and Intent  
Cc:

We are forwarding  Attached  Under Separate Cover  
 Prints  Originals

No.	Date	Description
2		Revised Spirit and Intent Plans

**These are transmitted as checked below:**

Information Only  As Requested  For Approval  Review & Comment  For your use

**Message:**

Per your conversation with Bob Rosenfelt, all changes and additions have been done to the plan.

Signed:   
David Loewy

*If enclosures are not as noted, kindly notify me at once.*

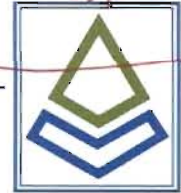
Telephone: 410-653-3838

Fax: 410-653-7953



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



To: JLL  
4/29/08  
uca

08-221

SEE MY  
UPDATED  
PLAN PERMITS  
IN SPIRIT LTR  
FROM APRIL 2004 OK  
CALLER  
NEED  
DRI  
ADJ PARK NEEDED  
ON PLAN  
FOR #5 IN  
LAST PAR  
THIS LTR.  
NEW PLAN  
ON WAY  
5/16

April 28, 2008

Mr. Timothy Kotroco, Director  
Baltimore County Office of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland. 21204

Re: Augsburg Lutheran Nursing Home,  
Skilled Care Wing  
6811 Campfield Road  
Spirit and Intent Approval  
CMR Job No. 96153.11

Dear Mr. Kotroco,

We hereby request approval of the construction of a building addition, for a "skilled care wing," for Augsburg Lutheran Nursing Home as within the Spirit and Intent of the First Consolidated Refinement Plan of Special Exception Plan, in Case No. 95-438-SPHX.

The following is the zoning history of this project:

- In 1981 (Case No. 81-3-XASPH), Special Exception approval was granted for expansion of the existing convalescent home. That plan also included a number of proposed buildings for independent living (apartment) units. For the independent living units, variances were granted for building length greater than 300 feet, for parking spaces more than 300 feet from the buildings they serve, and for the total number of parking spaces.
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We are now requesting approval of a minor expansion to the nursing home building. The enclosed plan shows the proposed building addition.

No additional parking spaces are required, as no new beds are being added. And although the expansion proposes to eliminate 11 parking spaces, there are 390 parking spaces required and 500 parking spaces provided. After a decrease of 11 spaces to 489 provided, there are still an excess of 99 spaces.

We look forward to your approval of this "Spirit and Intent" request.

Yours truly,



Robert S Rosenfelt, P.E.  
Vice-President  
**COLBERT MATZ ROSENFELT, INC.**

enc.: "Spirit and Intent" Redline Plan  
cc: Glen Scherer  
Ron Fouse

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners 2835 Smith Avenue, Suite G Baltimore, MD 21209

## LETTER OF TRANSMITTAL

Baltimore County  
Office of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland. 21204

Date: 4/28/08  
Job No. 96153.11  
Attn: Timothy Kotroco  
Re: Augsburg Spirit and Intent  
Cc:

We are forwarding  Attached  Under Separate Cover  
 Prints  Originals

No.	Date	Description
1		Spirit and Intent Letter
1		Plan
1		Check for \$50

**These are transmitted as checked below:**

Information Only  As Requested  For Approval  Review & Comment  For your use

**Message:**

Signed:   
David Loewy

*If enclosures are not as noted, kindly notify me at once.*

Telephone: 410-653-3838

Fax: 410-653-7953

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **13914**

**PAID RECEIPT**

Date: 4-30-08 BUSINESS ACTUAL TIME DRW  
 4/30/2008 4/30/2008 10:12:14 1

REG #01 WALKIN JRIC JHR  
 >>RECEIPT # 372735 4/30/2008 OFLN  
 Dept 5 528 ZONING VERIFICATION  
 CR 10, 013914

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
11	006			6150				50

Recpt Tot \$50.00  
 \$50.00 CK \$0.00 CA  
 Baltimore County, Maryland

Total: \$50

Rec From:

*Robert Rosenthal*

For:

*6811 Campfield*

*JLL 08-22-1*

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

**Department of Permits and  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

April 27, 2004

Robert S. Rosenfelt, P.E.  
Colbert, Matz, Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209

RE: Augsburg Lutheran Village  
3<sup>rd</sup> Election District

Dear Mr. Rosenfelt,

This is a response to your letter and red-lined plan submitted to Mr. Kotroco, Director of Permits and Development Management, for a determination that certain plan changes can be approved for spirit and intent in case # 95-438-SPHX.

Mr. Kotroco has directed me to reply to you in this matter and the following has been determined based on your provided information. The changes to the last (2001) approved plan to replace proposed buildings # 11 and # 12 with a single 2 story building with 36 apartments with no changes in the total approved future number of independent living units is approved.

Due to the growing list of spirit and intent approvals on site, the staff will require that you obtain a copy of the approved 10/25/01 red-lined plan from the case file available in this office. Please change the plan to reflect the new proposal, highlight it appropriately for the revisions and provide 3 copies with 3 copies of this spirit and intent approval directly to me for sign off and case file inclusion. Please document this response on all future plans subject to zoning review.

Please be aware that this is a response for zoning only and that it does not supercede any other required approvals.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis  
Planner II  
Zoning Review

JLL/clb  
C: To 95-438-SPHX

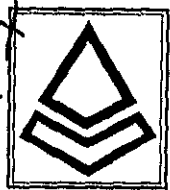
Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



SEE APPROVED  
10/25/01 S+I PLAN  
FILE 95-438-SPHX

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



RECEIVED  
SEP 11 2001

For: JTL  
9/6/01  
MCR

September 6, 2001

Mr. Arnold Jablon, Director  
Baltimore County Office of Permits and  
Development Management  
111 West Chesapeake Avenue  
Towson, Md. 21204

Re: Augsburg Lutheran Village, Buildings 11 and 12  
CMR Job No. 96153.4

Dear Mr. Jablon,

We are writing to request approval of the construction of two new buildings in Augsburg Lutheran Village as within the Spirit and Intent of the First Consolidated Refinement Plan of Special Exception Plan, Case No. 95-438-SPHX. Augsburg Lutheran Village is the senior independent living complex associated with Augsburg Lutheran Nursing Home.

The following is the zoning history of this project:

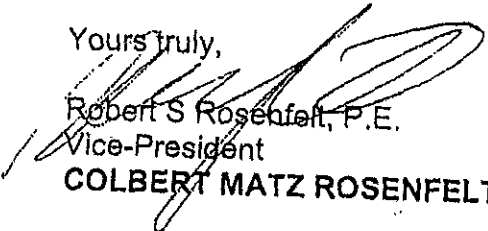
- In 1981 (Case No. 81-3-XASPH), Special Exception approval was granted for expansion of the existing convalescent home. That plan also included a number of proposed buildings for independent living units. For the independent living units, variances were granted for building length greater than 300 feet, for parking spaces more than 300 feet from the buildings they serve, and for the total number of parking spaces.
- In 1995 (Case No. 95-438-SPHX), Special Exception approval was granted for further expansion of the convalescent home. There were no changes to the proposal for independent living units.
- In 1997 (First Consolidated Refinement Plan of Special Exception Plan, Case No. 95-438-SPHX), Zoning Commissioner Schmidt approved the reconfiguration of four of the independent living unit buildings (8 units in each) into two (16 units in each), to be known as Buildings #9 and #10. The Refinement Plan also incorporated several "Spirit and Intent" changes to the convalescent home that had been granted following the approval in Case 95-438-SPHX. The parking for Buildings 9 and 10 was reconfigured in the Refinement Plan, with no net decrease in the total amount of parking.

- In May, 1999 the Zoning Office granted "Spirit and Intent" approval to modify the building configuration of Building #10 and to permit Building #10 to be 19 units in lieu of 16 units approved previously.
- In November, 1999 the Zoning Office granted "Spirit and Intent" approval for a minor expansion of the nursing home building.

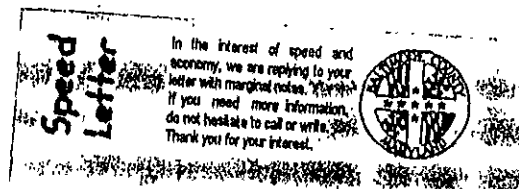
We are now requesting "Spirit and Intent" approval to substitute two 2-story buildings with 16-20 units each for an equivalent number of 1-story buildings as shown on the original plan. The total future number of independent living units on the site will not change. Variance approval for overall building length greater than 300 feet has already been granted in Case No. 81-3-XASPH.

We look forward to your approval of this "Spirit and Intent" request.

Yours truly,

  
Robert S. Rosenfelt, P.E.  
Vice-President  
COLBERT MATZ ROSENFELT, INC.

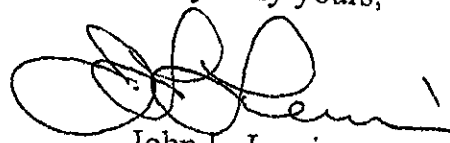
Enc.: "Spirit and Intent" Redline Plan



Staff approves the proposed changes for spirit and intent compliance with the case #95-438-SPHX subject to the following:

Provide three (3) red-lined plan copies with all proposed changes to this office with 3 copies of this response for inclusion in the zoning files. The red-lined plans must be direct copies of the spirit and intent plan dated with the 5/1/97 approval found in the above referenced case file. Document this response on all future plans.

Very truly yours,

  
John L. Lewis

JLL:ggs  
cc: 95-438-SPHX



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 17, 1999

Richard E. Matz, P.E.  
Colbert Matz Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, MD 21209

Dear Mr. Matz:

RE: Spirit and Intent, Augsburg Lutheran Village, Building No. 10,  
9th Election District

Upon review of your May 5, 1999 submittal regarding the above referenced property, specifically case 81-3-XASPH which granted variance relief for buildings in excess of 300 feet in length, it is my opinion that your proposal creating a minor deviation to the footprint of building number 10 (as depicted on your red-line) is within the spirit and intent of the Baltimore County Zoning Regulations and the zoning case history on this property. This letter must be placed on any future building permits filed with this office for building number 10.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph C. Merrey".

Joseph C. Merrey  
Planner II  
Zoning Review

JCM:ggs

Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **067036**

DATE 5/14/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM: Colbert Matz Rosenfelt

FOR: Augsburg Lutheran Village

Building 10

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

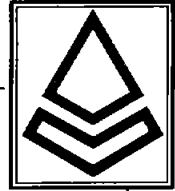
PROCESS	ACTUAL	TIME
5/17/1999	5/14/1999	15:56:10
REG	ADDC	DINNER LMD USE DINNER 2
Dept	5	REG /DINING HALL/COFFEE
Receipt #	067036	067036
CR #	067036	

Amount To: 40.00  
40.00 BY: 00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



May 5, 1999

Mr. Carl Richards, Director  
Baltimore County Office of Zoning  
111 West Chesapeake Avenue  
Towson, Md. 21204

to JCM  
5/11/99  
B. Cashe

Re: Augsburg Lutheran Village, Building 10  
CMR Job No. 96153.2

Dear Mr. Richards,

This letter is to clarify our previous Spirit and Intent request, dated February 18, 1999 and to provide additional information about the project history. To summarize the history of this project:

- In 1981 (Case No. 81-3-XASPH), Special Exception approval was granted for expansion of the existing convalescent home. That plan also included a number of proposed buildings for independent living units. For the independent living units, variances were granted for building length greater than 300 feet, for parking spaces more than 300 feet from the buildings they serve, and for the total number of parking spaces.
- In 1995 (Case No. 95-438-SPHX), Special Exception approval was granted for further expansion of the convalescent home. There were no changes to the independent living units in this Case.
- In 1997 (First Consolidated Refinement Plan of Special Exception Plan, Case No. 95-438-SPHX), Zoning Commissioner Schmidt approved the reconfiguration of four of the independent living unit buildings (8 units in each) into two (16 units in each), to be known as Buildings #9 and #10. The Refinement Plan also incorporated several "Spirit and Intent" changes to the convalescent home that had been granted following the approval in Case 95-438-SPHX. The parking for Buildings 9 and 10 was reconfigured in the Refinement Plan, with no net decrease in the total amount of parking.

We are now requesting "Spirit and Intent" approval for a minor modification to the First Consolidated Refinement Plan. This request is only to modify the building configuration of Building #10 and to permit Building #10 to be 19 units in lieu of 16 units approved previously. Per the requirement of the Fire Prevention Plans Review Department, we will also be adding a fire access lane in the vicinity of Building #10. Building #9 and the parking lot serving Buildings 9 and 10 have already been built, so this approval is **only** for the construction of Building #10.

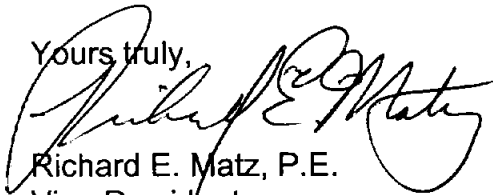
Mr. Carl Richards  
5/5/99  
page -2-

The total number of allowable independent living units on the site will not change. Since Building #10 has 3 more units than previously we are modifying the approved site plan to show 5 units in Future Building 3-7 in lieu of 8 units approved in Case No. 81-3-XASPH.

Variance approval for overall building length greater than 300 feet, which we had discussed with you previously, has already been granted in Case No. 81-3-XASPH.

We look forward to your approval of this "Spirit and Intent" request.

Yours truly,

A handwritten signature in black ink, appearing to read "Richard E. Matz". The signature is fluid and cursive, with a large loop at the end.

Richard E. Matz, P.E.  
Vice-President  
Colbert Matz Rosenfelt, Inc.

Enclosures: Redline Plan – First Consolidated Refinement, Case No. 95-438-SPHX  
Order, Case No. 95-438-SPHX  
Order, Case No. 81-3-XASPH

**COLBERT MATZ ROSENFELT, INC.**

2835 Smith Avenue Suite G  
BALTIMORE, MARYLAND 21209

**LETTER OF TRANSMITTAL**

(410) 653-3838  
FAX (410) 653-7953

DATE	5/15/99	JOB NO.	96153.2
ATTENTION	Carl Richards		
RE:	Angsburg Village		

TO Balt. County zoning Office  
111 W. Chesapeake Ave.  
Towson, Md. 21204

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Spent & Student Refill
1			Attachments
1			Plan
			Fee (\$40.)

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS D \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS Carl  
As discussed with Rep Hoffman, we  
are resubmitting this request at your  
suggestion.

COPY TO File

SIGNED: Judy Sloan

*If enclosures are not as noted, kindly notify us at once.*

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **067036**

DATE 5/14/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM: Colbert Matz Rosenfelt

FOR: Augsburg Lutheran Village

Building 10

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

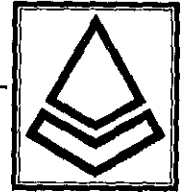
PROCESS	ACTUAL	TIME
5/17/1999	5/14/1999	15:56:10
REG	ADDC	DINNER LMD USE DINNER 2
Dept	5	REG /DINING HALL/COFFEE
Receipt #	(067036)	067036
CR #	067036	

Amount To: 40.00  
40.00 BY .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



April 28, 1997

KEEP IN CASE FILE,  
ZONING COMMISSIONERS  
NOTE SHEET 2 OF  
THIS LTR.

95-438-SPHX

Hon. Lawrence Schmidt  
Zoning Commissioner of Baltimore County  
Old Court House  
400 Washington Avenue  
Towson, Md. 21204

SEE ZONING FOLLOW UP LTR BY JLL.

Re: Augsburg Lutheran Home/Augsburg Lutheran Village  
Job No. 96153  
Zoning Case No. 95-438-SPHX  
Request For "Spirit and Intent" Finding

Dear Mr. Schmidt,

This letter is a request to consolidate into one request all previous refinement requests and subsequent "Spirit and Intent" letters concerning this project since the Petition for Special Hearing and Special Exception which you approved in Zoning Case No. 95-438-SPHX, on July 18, 1995. Since July 18, 1995, none of the improvements requested under those refinements have been constructed. Listed below, for informational and historical purposes, are the four refinements.

1) The first refinement request was submitted September 1995, and approved by the Zoning Office on 10/3/95. This request reconfigured the proposed additions to the existing convalescent home to reflect budget constraints.

2) The second refinement request was submitted 10/9/96 and approved by the Zoning Office on 10/21/96. This request substantially reduced the additions to the existing convalescent home, reconfigured the parking to bring it closer to the convalescent home building and added new stairs.

3) The third refinement request was approved by the Zoning Office on 3/5/97. This request added to the second refinement an elevator tower and a covered building connection from the chapel to the parlor.

4) The fourth refinement request, submitted by our firm and currently under review, was submitted on March 26, 1997. This request was to replace 4 one-story buildings, each with 8 apartments with 2 two-story buildings, each with 16 units. Buildings 2-1, 3-1, 3-2 and 3-3 on the Zoning Plat have been replaced with

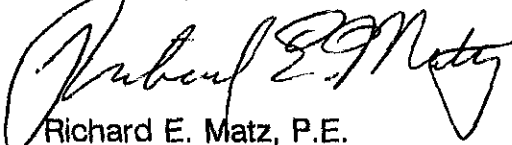
Hon. Lawrence Schmidt  
Zoning Commissioner of Baltimore County  
April 28, 1997  
Page -2-

Buildings 9 and 10. Thus, no increase is proposed in total housing units or overall density and the total number of proposed residential buildings has decreased by two. The parking has also been reconfigured to be closer to the building. This refinement request also included an expansion of the maintenance building.

We have prepared a new plan, which is enclosed, entitled "First Consolidated Refinement of Special Exception Plan Case No. 95-438 SPHX, which uses the Special Hearing Plan from Case No. 95-438-SPHX as a base to show the requested refinement to the entire facility as of this date. The plan includes Refinements No. 2, 3 and 4 as described above. Refinement No. 1 was superseded by Refinement No. 2.

We look forward to your approval of this package within the "Spirit and Intent" of Case No. 95-438-SPHX.

Yours truly,

  
Richard E. Matz, P.E.  
Vice-President

cc: Ralph Bridges  
Cass Gottlieb, AIA  
John Lewis  
Max Kantzer  
Rob Hoffman

I:\joba\98153.wpf

John -  
I met w/ engineer,  
attorney + property owner  
for this. They explained  
in detail changes made.  
Actually, changes 2+3 are  
quite minor + 4 supersedes  
2. There is no "creeping  
amendment", more of a  
change of change. I am persuaded  
that this change is within  
spirit + Intent of Order  
in case # 95-438-  
SPHX + approve  
without a hearing  
RES-4/28/97



Baltimore County  
Department of Permits and  
Development Management

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

April 4, 1997  
Revised May 1, 1997

Ms. Judith M. Floam  
Richard E. Matz, P.E.  
Colbert Matz Rosenfelt, Inc.  
3723 Old Court Road, Suite 206  
Baltimore, MD 21208

RE: Spirit & Intent Revised May 1, 1997  
6811 Campfield Road  
Augsburg Lutheran Home  
Zoning Case #95-438-SPHX  
3rd Election District

Dear Ms. Floam & Mr. Matz:

This letter is in response to your request and revised (May 1, 1997) red-lined plan for a zoning determination that the proposed changes to the approved plan in zoning case #95-438-SPHX can be approved as being within the spirit and intent of said plan.

With these changes you propose to replace four (4) of the 14 one story planned buildings with two (2) two-story buildings with no change in the number of units. The proposal also includes reconfiguration of a parking area for an additional 16 parking spaces.

The staff reviewed this proposal and you also discussed these changes with the zoning commissioner (Larry Schmidt) and the following has been determined.

The zoning commissioner has indicated that he has accepted the changes as shown on the first consolidated refinement plan . . . . as red-lined as being within the spirit and intent of the approved plan in zoning case #95-438-SPHX. Please document this response on all and any future plans submitted for zoning review or approval.

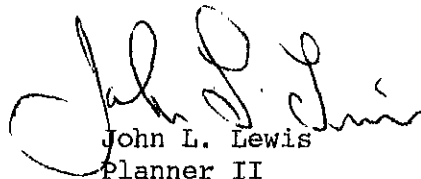




Ms. Judith M. Floam  
Richard E. Matz, P.E.  
April 4, 1997  
Revised May 1, 1997  
Page 2

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 887-3391.

Very truly yours,

  
John L. Lewis  
Planner II  
Zoning Review

JLL:rye

c: zoning case 95-438-SPHX

# PDM TRANSMITTAL

(fka ZADM)

DATE: 1/16/97

887-3335

TO: // DPR \_\_\_\_\_  
 ✓ PDM John Lewis \_\_\_\_\_  
 // SCD \_\_\_\_\_  
 // PO \_\_\_\_\_  
 // DEPRM \_\_\_\_\_

→ TO: CAROL BROWN

FR: CAB (Please initial.)

Re: Project Name: Augsburg Lutheran Home ✓ Project Not Managed  
 Project Manager: \_\_\_\_\_ PDM No. III-227  
 Type of Plan: 3rd Am. FDP ✓ Preliminary // Final // Signature  
 Team Leader: \_\_\_\_\_  
 Engineer: D-M-W Phone # 296-3333

### PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) \_\_\_\_\_

Scheduled completion date: (see Project Chart) \_\_\_\_\_

- // Approved
- // Approved with comments
- // Returned for revision

✓ Disapproved  
SEE NOTES

CORRECT THE PARKING CALCULATION TO AGREE WITH THE RED-LINED EXHIBIT A (SPIRIT AND INTENT PLAN REVISION) REFERENCED IN THE FDP NOTE (4 ADD THE DIRECTOR OF P.D.M NOTE + ACCESSORY STRUCTURE, NOTE AND LANDSCAPE PLAN NOTE.

#### ACTION TAKEN

#### BY REVIEWER

THE CHANGES TO THE EXISTING CONValescent HOME HAVE NOT BEEN APPROVED ON THE SITE PLAN. (ALSO ON THE DEV PLAN.) RESOLVE THIS ISSUE.

CLEARLY LIST WHAT BUILDING CHANGES ARE OCCURRING IN THE REASON FOR AMENDMENT NOTE.

ZONING-REVIEW  
Agency

J. Lewis  
Reviewer's Name

1/17/97  
Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING  
PDMTRANS.DOC/CAB Rev. 10/30/96

ONCE COMMENTS ARE RESOLVED PROVIDE 3 REVISED PLANS WITH A COPY OF THESE COMMENTS

October 9, 1996

10/9/96  
J  
TD MK

96-5414  
To: Mitch  
10/10/96  
ma

Mr. Arnold Jablon, Director  
Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Augsburg Lutheran Home  
Project No. 79057.J



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Dear Mr. Jablon:

Per our conversation with Mitch Kellman on October 4, 1996, we request your confirmation that the proposed plan modifications, as indicated on the enclosed redlined Exhibit A, are within the spirit and intent of the order issued in Special Exception and Special Hearing Case No. 95-438-SPHX, a copy of which is enclosed for your reference.

The petitions for a Special Exception and Special Hearing to modify and expand the Augsburg Lutheran Home were approved by the Zoning Commissioner on July 18, 1995. In September, 1995, the Home requested approval of plan refinements to bring the project within budget constraints. On October 3, 1995, the redlined revisions shown on the enclosed Exhibit B were deemed by the zoning office to be within the spirit and intent of the special exception. A copy of this letter is also enclosed.

At this time, the Home would like to further refine the plan to modify the footprint of the proposed convalescent home, modify the adjoining parking area, and add a water quality facility for stormwater runoff.

The purpose of the building revision is to further reduce the construction costs. The parking modifications also address a need identified by the Home to provide more parking closer to the building. The water quality facility is proposed in response to changes in the regulations.

The changes are minor refinements to the original plan. The proposed modifications are located within the same area of the site. Some additional parking spaces have been added near the convalescent addition. The overall density of the site will remain the same as indicated on the original approval. For these reasons, we believe that the proposed modifications are within the spirit and intent of the order, and we request your concurrence.

Mr. Arnold Jablon, Director  
Page 2  
October 9, 1996

Please call me if you have questions. Our check for \$40 is enclosed.

Sincerely,



Max Kantzer, P.E.  
Senior Associate

MK/sd

Enclosures

cc: Mr. Ralph Bridges  
Mr. George Gavrelis

October 21, 1996  
3rd Election District

**Speed  
Letter**

In the interest of speed and economy, we are replying to your letter with a typed letter. If you need more information, do not hesitate to call or write. Thank you for your interest.



Dear Mr. Kantzer:

Please be advised that the second revision to the site plan, which accompanied zoning case #95-438-SPHX, will be considered as within the spirit and intent of said hearing. This interpretation is based upon the fact that the density will not increase and that all improvements will be proposed within the approved area (envelope) of construction.

Very truly yours,



Mitchell J. Kellman  
Planner II  
Zoning Review

MJK:scj

c: zoning case #95-438-SPHX

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 022,000

DATE 10/11/96 ACCOUNT 001-6150

AMOUNT \$ 40.00 (MJK)

RECEIVED FROM: Daft McCune Walker Inc

#710 - VERIFICATION  
Augsburg Lutheran Home

FOR: \_\_\_\_\_

DAFT MCCUNE WALKER INC 40.00  
10/11/96

VALIDATION OR SIGNATURE OF CASHIER

CAUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



COMMUNITY SUPPORT SERVICES for the DEAF, INC.

3113 Richwood Avenue • Baltimore, Maryland 21244

10/3/96  
S

96-5343  
DSK10/4

SENDING CHECKLIST  
FOR SPX, +SPX+WMK  
NO FURTHER  
RESPONSE.

October 2, 1996

Office of Permits & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Lewis:

Enclosed, please find your letter dated August 8, 1996, regarding the zoning determination on the proposed Community Residential Facility (CRF) to be administered by this agency on or about January 1, 1997. Based on Community Support Services for the Deaf, Inc. projections to operate a program serving 10 individuals, we would at this time, elect to begin the process of applying for a special exception in order to raise the permitted use under BL Zoning from 8 to 10 individuals served.

Please advise as to how this agency may proceed to that end. Please contact me regarding this matter at the administrative number listed below.

Sincerely,

*Kimberly A Vasco*

Kimberly Vasco  
Deputy Director

Enclosure

KV/dve

NOV - 3 1996

Mr. Arnold Jablon  
Page 2

Thank you in advance for your consideration in this matter. Please feel free to contact me should you have questions or concerns regarding this matter.

Sincerely,

*Kimberly A. Vasco*

Kimberly A. Vasco  
Deputy Director

Enclosure



August 6, 1996

2nd Election District

Dear Ms. Vasco:

Based on the provided information, the staff has made the following zoning determination: If the appropriate state agencies determine that this use is a Community Residential Facility (CRF) for the developmentally disabled and it meets the policy definition of same, this use is permitted to house up to 8 disabled residents. See the attached copy of the Permits and Development Management policy manual. The retail and office use, if subordinate to and serving the principal use, would be permitted as accessory uses to the CRF.

Otherwise, this use would be considered a Community Care Center (CCC) as defined in Section 101 of the Baltimore County Zoning Regulations (BCZR) and a zoning special exception public hearing is required for approval.

Very truly yours,

*John L. Lewis*  
John L. Lewis  
Planner II  
Zoning Review

JLL:ryc

Permits and Development Management  
111 W. Chesapeake  
Towson, MD 21204

To: WJS  
WCA  
9/29/95

RE: Augsburg Lutheran Home  
Proj. No. 79057.F1



Dear Mr. Jablon:

Petitions for Special Exception and Special Hearing in Case No. 95-438-SPHX were approved by the Zoning Commissioner on July 18, 1995 to permit a proposed expansion to the Augsburg Lutheran Home.

After procuring bids for the construction of the proposed convalescent additions, however, it was found that the building as configured on the exhibits exceeded the Home's budget. They would therefore like to reconfigure the building into a more compact footprint as redlined on the attached plan to save on construction costs and bring the building in line with budget constraints.

The proposed changes were brought before the DRC and deemed to be simple plan refinements. We would appreciate your confirmation that these changes are within the spirit and intent of the order issued in Case No. 95-438-SPHX. A copy of the order is enclosed for your reference.

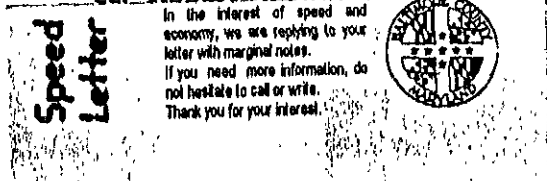
Thank you for your help. Our check for \$40 is enclosed.

Very truly yours,

Jean Tansey, R. L. A.  
Senior Project Manager

/js

cc: Robert A. Hoffman, Esq.



October 3, 1995

3rd Election District

Dear Ms. Tansey:

Please be advised that the zoning office will consider the red-lined plan as within the spirit and intent of case number 95-438-SPHX. This determination is based upon that the modifications are within the same basic location and that the overall density and amount of parking has not been altered.

Sincerely,

Mitchell J. Kellman  
Planner II

MJK: tcm



IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND SPECIAL EXCEPTION \* ZONING COMMISSIONER  
 SW/S Campfield Rd., 495 ft. \*  
 NW of Southern Cross Drive \* OF BALTIMORE COUNTY  
 6811 Campfield Road \*  
 3rd Election District \*  
 2nd Councilmanic District \* CASE No. 95-438-SPHX  
 Augsburg Lutheran Home of Md.  
 Petitioner

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Special Exception for the property located at 6811 Campfield Road in the Lochearn section of Baltimore County. The property is presently utilized as the site of the Augsburg Lutheran Home of Maryland and special exception relief is requested to add an additional area to expand the existing convalescent home. Special Hearing relief is requested to modify and expand the special exception area for the convalescent home and also to amend the plan previously approved in case No. 81-3-KASPH. The Petition is filed by the property owner, the Augsburg Lutheran Home of Maryland, Inc., and The Augsburg Lutheran Village, Inc. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the revised plan and plat to accompany the Petitions for Special Hearing and Special Exception.

Appearing at the requisite public hearing held for this case was Harry C. Montague, J. Ralph Bridges and Paul E. Joyce, on behalf of the corporate Petitioner. Also appearing and testifying in support of the Petition was Donald Kann, the architect who prepared the building elevation drawings for the proposed addition and Mickey Cornelius, a Traffic Engineer. Robert Green and Jean Tansey also appeared from Daft-McCune-Walker, Inc., the engineers who prepared the site plan. Robert A. Hoffman, Esquire represented the Petitioner. Several individuals appeared from the surrounding neighbor-

ORDER RECEIVED FOR FILING  
 Date 7/18/95  
 By M. Spack

MICROFILMED

hood in support of the Petition. They included Rosalie M. Poole, Joan Alston and Margaret Koppleman. Judith Berger appeared and offered testimony in opposition to the request. She appeared as an individual property owner, as opposed to a representative of any of the surrounding community associations. Alan M. Wilner, a nearby property owner, attended the hearing as an interested person.

Testimony and evidence offered by the Petitioner is that the subject parcel is approximately 51.7 acres in total area and is split zoned D.R.3.5, D.R.5.5 and D.R.16. The predominant zoning of the entire tract is D.R.3.5, with approximately 46 acres so zoned. Approximately 5 acres are zoned D.R.5.5 and just under one acre is zoned D.R.16. The property is located in the community of Lochearn, not far from Liberty Road and that thoroughfare's intersection with the Baltimore Beltway (I-695). The subject site has been owned by the Petitioner for many years. Testimony offered was that the site was acquired by the Petitioner or its predecessor in the 1920s and the first three buildings constructed on the site were erected in 1929. At that time, an old age home and an orphanage were built. Ultimately, the use was converted entirely to a nursing home in 1970. In 1981, within zoning case No. 81-3-XASPH, a special exception and special hearing were granted to approve the existing convalescent home and attendant relief. Certain variances were also approved by the Zoning Commissioner at that time.

The Petitioner now proposes to construct an addition to the convalescent home. Testimony offered was that 164 beds are presently available and that the addition will provide room for 68 more beds. As to the effect of this additional construction on the operation, Mr. Bridges noted that approximately 30 to 35 more employees would be present on all shifts to accommodate the additional residents. On the most busiest shift, during day light hours, approximately 121 employees are present at the site. It is not ex-

ORDER REVEREND JUDGE  
7/18/85  
BY: M. H. Hark

APPROVED

pected that deliveries will be increased, rather the volume delivered at any one time will be increased. Obviously, there will be a slight increase in traffic due to a higher number of visitors and increased ambulance service to the subject site.

Donald Kann, the architect who prepared the elevation drawings also testified. He spoke of his goals in designing the buildings to promote compatibility with existing improvements and to retain a workable traffic flow on site. The proposed drawings show that the addition will be compatible to the existing improvements and is appropriate.

Mickey Cornelius, Vice President of The Traffic Group, also testified. He noted that nursing homes are historically low traffic generators in that most residents do not own cars. He predicted a minimal increase in traffic due to the additional employees who will be hired and a slightly higher volume of visitors. Nonetheless, he indicated that the surrounding road network was more than sufficient to handle anticipated volumes. Rosalie Poole, Margaret Koppleman and Joan Alston from the surrounding neighborhoods also appeared and testified. They were unanimously supportive of the proposed project. They noted that the Augsburg Home has been a good neighbor and that they do not perceive any negative impact brought about by the addition. They much favor the present use and the proposed expansion of same as opposed to utilization of the property for different purposes.

Their testimony was echoed by Jean Tansey from Daft-McCune-Walker. Ms. Tansey is a registered landscape architect and testified as to the requirements contained within Section 502.1 of the BCZR. In her view, the proposed addition will not generate any adverse impact. She noted that the tract is extremely large and well buffered by an existing tree line on all sides. The proposed improvements will not be visible from adjoining properties.

ORDER RECEIVED FOR FILING  
Date 7/18/95  
By M. Hark

Judith Berger was a lone voice in opposition to the proposed special hearing and special exception relief. She voiced concerns over fire safety, storm water runoff, traffic and similar concerns. She believes that the proposed use will be detrimental to the health, safety and general welfare of the locale.

The existing and proposed use (convalescent home) is designated as a special exception use within Section 1B01.1.C. of the BCZR. Moreover, as is well settled, a special exception use is part of the comprehensive zoning plan and, as such, shares the presumption that same is proper. See Schultz v. Pritts, 291, Md. 1 (1981). The Petitioner bears the burden of adducing testimony and evidence that the proposed expansion will be consistent with the regulatory standards set forth in Section 502.1 of the BCZR. Generally, the Petitioner must show that the proposed use will not be detrimental to the health, safety and general welfare of the surrounding locale. Moreover, in order for a special exception to be denied, this Zoning Commissioner must find that the inherent impacts of the proposed use will be uniquely adverse to this locale.

Based on the testimony and evidence offered, I am persuaded that the Petitions for Special Hearing and Special Exception should be granted. Clearly, the use at present does not adversely affect the surrounding locale and as observed by the residents, the facility operates as a good neighbor. The proposed addition is not significant and its affects, if any, will be benign. I find, as fact, that the Petitioner has met the burden imposed by Section 502.1 of the BCZR and that the relief requested should be granted.


Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing should be granted.

ORDER RECEIVED FOR FILING  
Date 7/18/95  
By M. Howard

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18<sup>th</sup> day of July, 1995 that, pursuant to the Petition for Special Hearing, approval to modify and expand the special exception area for the convalescent home and to amend the plan previously approved in case No. 81-3-XASPH, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for the addition to the convalescent home, 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 30 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.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 7/18/95  
By M. Horak

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 18, 1995

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

RE: Case No. 95-438-SPHX  
Petitions for Special Hearing and Special Exception  
Augsburg Lutheran Home of Md., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

cc: Messrs. Harry C. Montague, J. Ralph Bridges & Paul E. Joyce  
cc: Ms. Judith Berger  
cc: Mr. Alan M. Wilner



MAILED 11 2000

431



# Petition for Special Exception

95-438-SPAY

## to the Zoning Commissioner of Baltimore County

for the property located at

6811 Campfield Road  
Baltimore, Maryland 21207

which is presently zoned DR3.5, 5.5 AND 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception for additional area for existing convalescent home.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

Robert A. Hoffman

(Type or Print Name)

Signature *Robert A. Hoffman*  
Venable, Baetjer & Howard  
210 Allegheny Avenue

Address  
Towson, Maryland 21204 Phone No. 494-6200

City

State

Zipcode

Legal Owner(s).

Augsburg Lutheran Home of Maryland, Inc.

(Type or Print Name)

Signature *Harry C. Montague*  
Signature Harry C. Montague, President of Board of Directors

Augsburg Lutheran Village, Inc.

(Type or Print Name)

Signature *Harry C. Montague*  
Signature Harry C. Montague, President of Board of Directors

6811 Campfield Road

410-486-4573

Address

Phone No

Baltimore, Maryland 21207

City

State

Zipcode

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

Robert A. Hoffman, Esquire

Name 210 Allegheny Avenue

Towson, Maryland 21204

494-6200

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



A31

95-438-5 PHX

*part*  
Description to Accompany Petition for  
~~Special Exception and~~ Special Hearing

51.70 Acre Parcel

Southwest Side of Campfield Road

Northwest of Southern Cross Drive

Third Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same in or near the centerline of Campfield Road at the point situate 495 feet, more or less, as measured northwesterly along said centerline from its intersection with the centerline of Southern Cross Drive, thence leaving said point of beginning and running the two following courses and distances, viz: (1) South 46 degrees 31 minutes 00 seconds West 365.40 feet, and thence (2) South 35 degrees 00 minutes 00 seconds East 685.99 feet to a point in or near the centerline of Campfield Road, thence binding on said road, (3) South 44 degrees 12 minutes 00 seconds West 14.25 feet, thence leaving said road and running the eight following courses and distances, viz: (4) North 35 degrees 00 minutes 00 seconds West 306.82 feet, thence (5) South 59 degrees 41 minutes 20 seconds West 710.41 feet, thence (6) North 34 degrees 39 minutes 40 seconds West 219.50 feet, thence (7) South 75 degrees 18 minutes 00 seconds West 575.00 feet, thence (8) North 11 degrees 12 minutes 00 seconds West 358.26 feet, thence (9) North 47 degrees 22 minutes 26 seconds East 321.24 feet, thence (10) North 42 degrees 37 minutes 34 seconds West 759.94 feet, and thence (11) North 46 degrees 38 minutes 43 seconds East 1647.50 feet to a point in or near the centerline of Campfield Road, binding thereon the four following courses and distances, viz: (12) South 26 degrees 40 minutes 30 seconds East 41.75 feet, thence (13) South 20

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95-438-SPHX

degrees 03 minutes 26 seconds East 654.07 feet, thence (14) South 20 degrees 11 minutes 20 seconds East 608.95 feet, and thence (15) South 19 degrees 10 minutes 00 seconds East 147.96 feet to the point of beginning; containing 51.70 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 24, 1995

Project No. 79057.F1 (L79057F1)



A31  
95-438-5 PHX

Description to Accompany Petition for  
Special Exception and Special Hearing,

4.74 Acre Parcel,

Southwest of Campfield Road,

Northwest of Southern Cross Drive,

Third Election District, Baltimore County, Maryland



Daft·McCune·Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Beginning for the first at the end of the two following courses and distances measured from the intersection of the centerline of Campfield Road with the centerline of Southern Cross Drive (1) Northwesterly along said centerline of Campfield Road 495 feet, more or less, and thence (2) North 76 degrees 47 minutes 27 seconds West 174.88 feet, to the point of beginning, thence leaving said beginning point and running the fifteen following courses and distances, viz: (1) South 52 degrees 56 minutes 28 seconds West 254.85 feet, thence (2) North 37 degrees 03 minutes 32 seconds West 169.13 feet, thence (3) North 89 degrees 40 minutes 00 seconds West 54.94 feet, thence (4) North 39 degrees 40 minutes 00 seconds West 52.22 feet, thence (5) North 00 degrees 20 minutes 00 seconds East 84.36 feet, thence (6) North 19 degrees 40 minutes 00 seconds West 31.72 feet, thence (7) North 39 degrees 40 minutes 00 seconds West 124.36 feet, thence (8) North 50 degrees 20 minutes 00 seconds East 149.00 feet, thence (9) South 39 degrees 40 minutes 00 seconds East 75.61 feet, thence (10) North 70 degrees 11 minutes 11 seconds East 207.46 feet, thence (11) South 19 degrees 48 minutes 49 seconds East 227.38 feet, thence (12) North 70 degrees 11 minutes 11 seconds East 34.57 feet, thence (13) South 37 degrees 03 minutes 32

95-438-SPHX

seconds East 55.00 feet, thence (14) South 52 degrees 56 minutes 28 seconds West 70.20 feet, and thence (15) South 37 degrees 03 minutes 32 seconds East 63.50 feet to the point of beginning; containing 3.17 acres of land, more or less.

Beginning for the second at the end of the first or South 52 degrees 56 minutes 28 seconds West 254.85 foot line of the abovedescribed parcel of land, thence leaving said beginning point and running the six following courses and distances, viz: (1) South 37 degrees 03 minutes 32 seconds East 20.03 feet, thence (2) South 53 degrees 46 minutes 41 seconds West 81.53 feet, thence (3) North 36 degrees 13 minutes 23 seconds West 54.14 feet, thence (4) South 89 degrees 00 minutes 54 seconds West 246.29 feet, thence (5) North 00 degrees 51 minutes 33 seconds West 208.53 feet, and thence (6) North 51 degrees 49 minutes 29 seconds East 171.35 feet to the end of the sixth or North 19 degrees 40 minutes 00 seconds West 31.72 foot line of the abovedescribed parcel of land, thence binding on and running reversely and respectively with the sixth through second lines of the abovedescribed parcel of land, the five following courses and distances, viz: (7) South 19 degrees 40 minutes 00 seconds East 31.72 feet, thence (8) South 00 degrees 20 minutes 00 seconds West 84.36 feet, thence (9) South 39 degrees 40 minutes 00 seconds East 52.22 feet, thence (10) South 89 degrees 40 minutes 00 seconds East 54.94 feet, and thence (11) South 37 degrees 03 minutes 32 seconds East 169.13 feet to the point of beginning; containing 1.46 acres of land, more or less.

Beginning for the third at the end of the eighth or North 50 degrees 20 minutes 00 seconds East 149.00 foot line of the first abovedescribed parcel of land, thence leaving said beginning point and running the two following courses and distances, viz: (1) North 50 degrees 20 minutes 00 seconds East 70.67 feet, and

95-438-SPHX

thence (2) South 19 degrees 48 minutes 49 seconds East 95.12 feet to intersect the tenth or North 70 degrees 11 minutes 11 seconds East 207.46 foot line of the first abovedescribed parcel of land, thence binding on and running reversely and respectively with a portion of the tenth and all of the ninth lines of the said parcel of land, the two following courses and distances, viz: (3) South 70 degrees 11 minutes 11 seconds West 40.79 feet, and thence (4) North 39 degrees 40 minutes 00 seconds West 75.61 feet to the point of beginning; containing 0.11 of an acre of land, more or less.

The first, second, and third parcels of land having a combined area of 4.74 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 24, 1995

Project No. 79057.F (L79057F)



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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/neighbor 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.: 431

Petitioner: Augsburg Lutheran Home of Maryland, Inc.

Location: 6811 Campfield Rd 21207

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Avenue  
Towson, md 21204

PHONE NUMBER: 494-6201

AJ:ggs

(Revised 04/09/93)



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townen, Maryland

95-H38-SPHX

District 3rd Date of Posting 6/16/95

Posted for: Special Hearing & Exception

Petitioner: Hugsburg Lutheran Home of Md., Inc. & Villego

Location of property: 6811 Campfield Rd., SW/S

Location of Signs: Posted 1 sign of both on trancos to property  
being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 6/23/95  
Signature

Number of Signs: 2



## 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 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-438-SPHX (Item 431)  
9811 Campfield Road --  
Augsburg Lutheran Home,  
SW/S Campfield Road,  
495' NW of Southern  
Cross Dr.  
3rd Election District  
2nd Councilmanic  
Legal Owner(s):

Augsburg Lutheran  
Home of Maryland, Inc.  
and Augsburg Lutheran  
Village, Inc.

HEARING MONDAY  
JULY 9, 1995 at 100 a.m.  
in Rm 118 Old

### Courthouse

Special Hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in case #B1-3-XASPH. Special Exception for additional area for existing convalescent home.

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 this File and/or Hearing, Please Call 887-3391.

6/173 June 15.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/16, 1995

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 6/15, 1995.

THE JEFFERSONIAN,

*A. Henickson*  
LEGAL AD. - TOWSON

ADVERTISING DEPARTMENT



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

receipt

95-438-SPHX

Account: R-001-6150

Number

431

BY JLL

Date

6/1/95

1 INURES SPH	CODE 040	250.00
1 " " SPX	CODE 050	300.00
2 SIGNS POSTING	080	70.00
		<u>\$ 620.00</u>

MICROFILMED

Camek Recycling Little and Home  
 P.O. 0811 Campfield Rd.

03A0380042MICHR

\$620.00

BA COJO:09AM06-01-95

Please Make Checks Payable To: Baltimore County

Cashier Validation



receipt



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

92-4/38

Account: H-001-6150  
Number

6/24/92

00000000

PUBLIC HEARING FEES	QTY	PRICE
030 POSTING SIGNS / ADVERTISING	1	\$29.23
	TOTAL	\$29.23
LAST NAME OF OWNER: PEISHERS/CUBI		

06A04#0079#ICHC  
BA 008#53A06-24-92  
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

92-4/38

Account: R-001-6150  
Number

6/24/92

00000000

PUBLIC HEARING FEES	QTY	PRICE
030 POSTING SIGNS / ADVERTISING	1	\$29.23
	TOTAL	\$29.23
LAST NAME OF OWNER: PEISHERS/CUBI		

06A04#0079#ICHC  
BA 008#53A06-24-92  
Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUMENT PUBLISHING COMPANY  
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord  
210 Allegheny Avenue  
Towson, MD 21204  
494-6201

---

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: 95-438-SPHX (Item 431)  
6811 Campfield Road -- Augsburg Lutheran Home  
SW/S Campfield Road, 495' NW of Southern Cross Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Augsburg Lutheran Home of Maryland, Inc. and Augsburg Lutheran Village, Inc.  
HEARING: MONDAY, JULY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in case #81-3-XASPH.  
Special Exception for additional area for existing convalescent home.

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 FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 8, 1995

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: 95-438-SPHX (Item 431)

6811 Campfield Road -- Augsburg Lutheran Home

SW/S Campfield Road, 495' NW of Southern Cross Drive

3rd Election District - 2nd Councilmanic

Legal Owner(s): Augsburg Lutheran Home of Maryland, Inc. and Augsburg Lutheran Village, Inc.

HEARING: MONDAY, JULY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in case #81-3-XASPH.

Special Exception for additional area for existing convalescent home.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: augsburg Lutheran Village, Inc.  
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 887-3391.



Handwritten text, possibly a date or initials, located in the bottom right corner of the page.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 26, 1995

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

RE: Item No.: 431  
Case No.: 95-438-SPHX  
Petitioner: Augsburg Lutheran Home

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 06/08/95

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

RE: Property Owner: AUGSBURG LUTHERAN HOME OF MARYLAND, INC.  
& AUGSBURG LUTHERAN VILLAGE, INC.  
LOCATION: SW/S CAMPFIELD RD., 495' NW OF SOUTHERN CROSS DR.  
(6811 CAMPFIELD RD.-AUGSBURG LUTHERNH HOME)

Item No. 431

Zoning Agenda: SPECIAL HEARING

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.

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.

RECEIVED

JUN 9 1995

ZADM

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

cc: File



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: June 19, 1995  
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting  
for June 19, 1995  
Items 428, 429, 431, 432, 433 and 434 *J*

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

MICROFILMED



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6-7-95

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

Re: Baltimore County  
Item No.: 431 (JLL)

Dear Ms. Watson:

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*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

REC'D

BALTIMORE COUNTY, MARYLAND

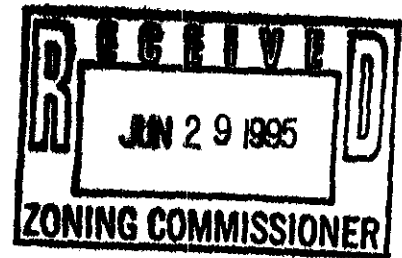
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 29, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 6811 Campfield Road



INFORMATION:

Item Number: 431

Petitioner: Augsburg Lutheran Home of Maryland, Inc.

Property Size: \_\_\_\_\_

Zoning: DR-3.5, DR-5.5 and DR-16

Requested Action: Special Hearing and Special Exception

Hearing Date:  / /

The applicant requests a special exception for additional area for an existing convalescent home, and a special hearing to modify and expand the existing special exception area for the convalescent home and to amend the plan approved in Case No. 81-3-SPHXA.

Project History:

On May 28, 1981, the Zoning Commissioner approved (1) a special hearing permitting the site improvements that had existed since prior to July 2, 1953, (2) a special exception for a convalescent home on the portion of the petitioner's property lying outside the residential transition area and (3) a parking variance (see Case No. 81-3-SPHXA regarding conditions).

The Petitioner received CRG approval for the overall development on May 6, 1982 and Record Plat approval was received on March 12, 1986. Based on the development history, it appears that this project is vested.

SUMMARY OF RECOMMENDATIONS:

According to the 1990 census, the 96,849 citizens of Baltimore County over the age of 65 comprise 14% of the population. This represents an increase from 69,364 from the 1980 census with elderly representing only 10% of the population. This trend of increasing numbers and percentages is expected to continue as the population in and life expectancy increases.

To address the growing need for various styles of living and options of care and medical services, Section 432 of the BCZR was revised in 1988.



The Master Plan, under the heading of Community Development, points out the need to locate housing for the elderly in areas that have sufficient support services and indicates that these uses should be dispersed to allow the elderly to remain in their communities. In addition, the Master Plan states, "Permit planned retirement developments and other elderly housing facilities subject to appropriate design standards to achieve compatibility with existing neighborhoods."

Based upon an analysis of the applicant's request, staff supports the expansion of this existing convalescent home.

Prepared by: Jeffrey W. Long

Division Chief: 15/

PK/JL

MICROFILMED

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

**DATE:** June 1, 1995

**TO:** Hearing Officer

**FROM:** John L. Lewis  
Planner II, ZADM

**SUBJECT:** Item #431  
Augsburg Lutheran Home  
6811 Campfield Road

Some convolutions in this one. The original special exception granted for convalescent home and special hearing for non-conforming use under the prior zoning case has the potential to conflict with the post 1988 Section 432 regulations.

Originally staff determined that the home was adding an assisted living element to the convalescent care use. This changes the use to a "continuing care facility" as defined in the post 1988 regulations. The only way to achieve an approval for this use in a D.R.-3.5 use would be a PUD (and special exception) under current limits of the zoning use/density regulations effective March "92".

After multiple meetings, etc., the owners argued (with some reasonable backing) that they were only continuing the current use as an assisted living element has always been present. The problem was one of semantics under state code definitions as opposed to BCZR.

Staff advised that they could argue this under special hearing and strongly suggested to the attorney that this issue be clearly presented and resolved at the hearing. As you can see, the special hearing request on the petition goes into no such detail and I advised the attorney that I would note this (as you see here) to file.

JLL:scj

P.S.: A clarification of my opinion was requested by the petitioner's attorney:

6/29/95

Should the special hearing and special exception to amend the plan confirm the extension of the previously approved use, i.e.: that this expansion is that of an existing use as shown on the previously approved Final Development Plan, Then this is an amendment of an approved F.D.P. plan per §1801.3.A.7. The last approved F.D.P. for this site is dated 9/30/87 and the density tabulations show the standard accrual of overall D.R. site density as then permitted. Should this not be the case i.e., a new (continuing care) use is proposed, then; in accordance with a recent memo from the Director of Planning (Mr. Pat Keller) a P.U.D. approval will be required (this would also resolve any density accrual as limited under the current BCZR) a special exception will also be necessary to permit the new use.

MICROFILMED

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
6811 Campfield Road (Augsburg Lutheran \* ZONING COMMISSIONER  
Home), SW/S Campfield Road, 495' NW of \* OF BALTIMORE COUNTY  
Southern Cross Drive, 3rd Election Dist., \*  
2nd Councilmanic \*  
Augsburg Lutheran Home of Md., et al. \* CASE NO. 95-438-SPHX  
Petitioner \*

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

*Carole 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 26<sup>th</sup> day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

1995 JUN 26 10 10 AM

Given 2 signs 1 at road stating special  
hearing and noting see special exception sign  
~~200 ft to the~~ at the end of this drive.

See 200 scale ref line.

WILSON

→  
FOR UP TO  
8 DISABLED  
RESIDENTS.

8. COMMUNITY RESIDENTIAL FACILITIES FOR THE DEVELOPMENTALLY DISABLED

Facilities for the developmentally disabled are defined in Health-General Article, Title 7 Annotated Code of Maryland as excerpted below:

Subtitle 1. Definitions; General Provisions

7-101. Definitions:

(1) "Alternative living unit" means a residence that:

- (i) Provides residential services for individuals who, because of developmental disability, require specialized living arrangements;
- (ii) Admits not more than 3 individuals; and
- (iii) Provides 10 or more hours of supervision per unit, per week.

(2) "Alternative living unit" does not include a residence that is owned or rented by:

- (1) 1 or more of its residents; or
- (2) A person who:
  1. Is an agent for any of the residents; but
  2. Is not a provider of residential supervision.

(3) Developmental disability.--"Developmental disability" means a severe chronic disability of an individual that:

- (1) Is attributable to a physical or mental impairment, other than the sole diagnosis of mental illness, or to a combination of mental and physical impairments;
- (2) Is manifested before the individual attains the age of 22;
- (3) Is likely to continue indefinitely;
- (4) Results in an inability to live independently without external support or continuing and regular assistance; and
- (5) Reflects the need for a combination and sequence of special, inter-disciplinary, or generic care, treatment, or other services that are individually planned and coordinated for the individual.

(4) "Group home" means a residence that:

- (1) Provides residential services for individuals who, because of a developmental disability, require specialized living arrangements;
- (2) Admits at least four but not more than eight individuals; and
- (3) Provides ten or more hours of supervision, per home, per week.

Facilities for the developmentally disabled are exempted from local regulations by State law as authorized in Health-General Article,

Title 7 Annotated Code of Maryland, as excerpted below:

Subtitle 6. Community-Based Residential Programs

7-603. Designation as single-family dwelling.

- (a) Applicability of section -- This section applies only to public group homes, nonprofit private group homes, and alternative living units.

- (b) Deemed single-family dwelling: location in all residential zones; not subject to special exceptions, conditional use permits, etc.
- (1) To avoid discrimination in housing and to afford a natural, residential setting, a group home or an alternative living unit for individuals with developmental disability:
    - (i) Is deemed conclusively a single-family dwelling;
    - (ii) Is permitted to locate in all residential zones; and
    - (iii) May not be subject to any special exception, conditional use permit, or procedure that differs from that required for a single-family dwelling.
  - (2) The provision of separately identified living quarters for staff may not affect the conclusive designation as a single-family dwelling under paragraph (1) (i) of this subsection.
  - (3) A general zoning ordinance, rule, or regulation of any political subdivision that conflicts with the provisions of this section or any rule or any regulation that carries out the purpose of this section is superseded by this section to the extent of any conflict. (1986, ch. 636, subsection 2; ch. 637, subsection 2.)

## 2. COMMUNITY RESIDENTIAL FACILITIES FOR OTHER SPECIAL POPULATIONS:

A. The State regulations as cited in Sections A & B above clearly indicate that local jurisdictions may not place any restrictions on C.R.F.'s for either the mentally or developmentally disabled individuals in facilities for less than nine residents.

B. Anything that the State does not specifically exempt from local regulation is therefore subject to the authority of the Zoning Commissioner. The following list of various special populations is provided for illustrative purposes only:

- i. the homeless, mistreated, or abused.
- ii. the alcoholic and other drug abusers, and
- iii. the juvenile delinquent or ex-offender.

C. Any questions as to the applicability of the B.C.Z.R. may require a Special Hearing.

D. A Special Hearing may also be held to determine whether a facility can be considered a

Family: Any number of individuals lawfully living together as a single house-keeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel. (Section 101 B.C.Z.R.)

which would therefore not require a special exception, the following guide-lines have been formulated so that a determination in this matter can be handled consistently.

E. Eligibility: For a Community Residential Facility to meet the definition of "family", the Zoning Commissioner must be satisfied that a sufficient number but not necessarily all of the following apply:

- i. A continuous and uninterrupted occupancy by residents;
- ii. The facility is used for treatment of residents only;
- iii. The residents must generally live and eat together as a family;

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave
BOB GREEN	200 E. PENNSYLVANIA AVE.
DONALD KANN	207 E. REDWOOD ST. (21202)
MICKEY CORNELIUS	40 W. CHESAPEAKE AVE SUITE 600
HARRY C. MONTAGUE	227 BRANDON ROAD 21212
J. RALPH BRIDGES	1127 CONCORDIA DR. 21286
PAUL E. JYCC	15713 DOVER RD. UPPERCO, 21157
ROSALIE M. POOLE	4110 VILLA NOVA RD 21207
JOAN ALSTON	7205 PRINCE GEORGE RD. 21207
MARGARET KOPPLEMAN	4118 VILLA NOVA RD 21207

*[Handwritten signature or initials]*

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

{

JUDITH BERGER

Alan M. Wilner

3801 LOCHHEARN DR 21207-6363

6808 Campfield Rd. 21207





**VILLA NOVA COMMUNITY ASSOCIATION, INC.**

4110 Villa Nova Road  
Baltimore, MD 21207  
(410)653-8610

*Ref 3A*

Arnold Jablon  
Director of Zoning Administration  
and Development Management

November 21, 1994

Rosalie M. Poole  
President  
Villa Nova Community Assn., Inc.  
4110 Villa Nova Road  
Baltimore, MD 21207  
(410)653-8610

Dear Mr. Jablon:

The Villa Nova Community Association, Inc., which lies west and north of Augsburg Lutheran Home, at a formal meeting on November 14, 1994, voted unanimously to support the Augsburg Lutheran Home in their effort to secure Baltimore County Development and Zoning approval for their proposed five million dollar expansion and renovation project on their Campfield Road property.

Augsburg representatives made a presentation outlining the scope of the proposed project to our membership and we reviewed a duplicate of the Plot Plan received by the Baltimore County Development Review Committee on August 22, 1994.

The scope of the project, as we understand it, includes the following:

1. Addition of a second and third level to the 1989 Comprehensive Care Nursing Building consisting of 40 beds.
2. Construction of a 24 bed Domiciliary Care Unit which could be build in two phases of 12 beds each.
3. Construction of an Activities Building for the Village (independent Living) residents.
4. Renovation of two buildings built in 1929 and a third that was built in 1947.
5. Upgrading and increasing the capacity of their Kitchen.
6. Future construction of two Village Resident Buildings similar to the eight existing units.

Augsburg Lutheran Home & Village provides Villa Nova with a stabilizing influence and have been excellent neighbors since 1929 (in the days when it was an old folks home and an orphanage). Our Community looks forward to the approval, of the proposed Augsburg plans, by Baltimore County. Additionally we look forward to a successful completion of this project and several more years of having Augsburg as our neighbors and part of our Community.

Sincerely,

*Rosalie M. Poole*

Rosalie M. Poole  
President, Villa Nova Community Association, Inc.

cc: Venable, Baetjer & Howard  
Augsburg Lutheran Home

*MICROFILMED*

# Villa Nova Community Association, Inc.

---

Augsburg Lutheran Home  
c/o Ralph Bridges

July 3, 1995

*let 3B*

Villa Nova Board  
4110 Villa Nova Road  
Baltimore, MD 21207

RE: Expansion of Augsburg Lutheran Home

Dear Mr. Bridges:

This letter is to confirm that the Villa Nova Community Association is supportive of your plans to expand the Home. At Villa Nova's general meeting in November of 1994 you explained the expansion plans to the 60 plus members of the community association that were present. You thoroughly answered any questions and the end result was an overwhelming approval from all those present. Augsburg has been a very consistent and pleasant neighbor.

We are concerned that non-approval of expansion plans will cause your entity to exit the neighborhood. We do not want that and will aid your efforts to avoid this action as we feel that the implications would be detrimental to our community.

Sincerely,

*Rosalie M Poole*  
*Joan Alston*  
*Margaret Koppleman*

Rosalie M. Poole - President  
Joan Alston - Vice President  
Margaret Koppleman - Board member

---

4110 Villa Nova Road  
Baltimore, MD 21207

(410)653-8610  
Phone & Fax

MICROFILMED

Mrs. Adele Ray, President

Lochearn Improvement Association

3811 Lochearn Drive

Baltimore, MD. 21207

12/13/94  
5981-94  
TO DR  
File

Mr. Arnold Jablon, Director  
Zoning Administration &  
Development Management  
Baltimore County Office Building  
111 W. Chesapeake Ave,  
Towson MD 21204

Dec. 8, 1994.

III - 227  
Ref No 4

Dear Sir,

On November 16, 1994, the Lochearn Improvement Association held its semi-annual community association meeting. The community which is adjacent east and south to the Augsburg Lutheran Home voted unanimously to support the Augsburg Lutheran Home in their effort to secure Baltimore County Development and Zoning approval for their proposed five million dollar expansion and renovation project on their Campfield Road property.

Representatives from Augsburg made a presentation outlining the scope of the proposed project to our membership and we reviewed a duplicate of the Plot Plan received by the Baltimore County Development Review Committee on August 22, 1994.

As we understand it, the scope of the project includes the following:

1. Addition of a second and third level to the 1989 Comprehensive Care Nursing Building consisting of 40 beds.
2. Construction of a 24 bed Domiciliary Care Unit which could be built in two phases of 12 beds each.
3. Construction of an Activities Building for the Village (Independent Living) residents.
4. Renovation of two buildings built in 1929 and a third that was built in 1947.
5. Upgrading and increasing the capacity of their Kitchen.

RECEIVED  
DEC 13 1994

ZADM

MAILED

page 2 of 2

6. Future construction of two Village Resident Buildings similar to the eight existing units.

Our community association supports Augsburg Lutheran Home in their continued effort to be excellent neighbors since 1929. Our community looks forward to seeing Augsburg receiving Baltimore County approval of their proposed plans and successful completion of same.

Very truly yours,

The Lochearn Improvement  
Association

  
Adele Ray, President

*Augsburg*

**Campfield Community Associaion  
6829 Westridge Road  
Baltimore, Maryland 21207-6457  
(410) 653-1519 \* Fax (410) 653-6318**

**February 9, 1995**



**Mr. Ron Heemann  
Office of Operations  
Augsburg Lutheran Home  
6811 Campfield Road  
Baltimore, Maryland 21207**

**Dear Mr. Heemann,**

**On Tuesday, December 13, 1994, I met with members of the Campfield Community Association to discuss the request of the Augsburg Lutheran Home to build a dominatory and make other major improvements on the property behind the Home.**

**After discussion a unanimous vote was taken to approve the construction and improvements behind the Home. The community, especially residents on Campfield Road, would like to be kept informed of any impact that the construction will leave on them. There was also concern that the companies working on the project return Campfield Road and any other street involved to its original condition. When the Village was completed Campfield Road was not returned to satisfactory condition.**

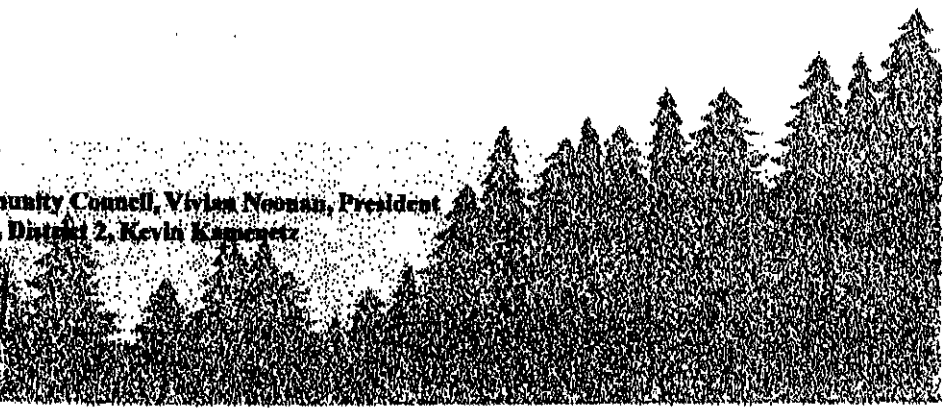
**Please call me if you need additional information or if you have information to share with our community. I look forward to working with you in the future.**

**Sincerely,**

**Earlie E. Towe Jr.  
President**

**EET/art**

**Liberty Road Community Council, Vivian Noonan, President  
County Councilman, District 2, Kevin Kammerer**



# LOCHEARN IMPROVEMENT ASSOCIATION

December 1994

Holiday News

## NEWSLETTER

Vol No 6  
X

### PRESIDENT'S KORNER...

Greetings, and God bless each one of you, for a Merry Christmas, Happy Chanukah, a Joyous Kwanzaa, and a Very Happy New Year. While enjoying the holiday season, let us not forget those who are a part of our "race", the human race. Remember to help the homeless, the hungry, the sick and most of all, the children, for they are our FUTURE. As we set our goals for the New Year,

let us keep the community in mind. Ask yourself, (1) How can I help work for the betterment of my community? (2) How can I donate one or two hours a month to support my community's goals. (3) Ways in which I can be a better neighbor. (4) Ways in which I can promote positive knowledge, creativity and guidance to the youth and children of Lochearn. EACH ONE HELP ONE!!!!

### L. C. O. P...

Let's make this holiday season extra safe! **KEEP YOUR OUTDOOR LIGHTS ON AFTER 5:00pm!**

### LIA OFFICERS AND BOARD OF DIRECTORS...

A special Thank-You to all community members who attended the LIA's Semi-Annual meeting in November. Togetherness, Devotion, and Support equals Strength in a community! Power in numbers!

### MEETING RECAP...

**THE DUMPSTERS ARE COMING** It was decided at the LIA Semi-Annual meeting that the dumpsters will be available for use Spring 1995...LCOP really needs volunteers to help patrol the neighborhood... Augsburg Lutheran Home representatives informed neighbors on the proposed construction to expand living quarters, etc. The proposed construction date is sometime in 1996. According to the representatives, the re-constructing period will have no bearing on the neighborhood, no disturbance to the existing wildlife (area between Campfield Rd. and the Augsburg Lutheran Home), however, concerns were raised about re-routing the existing bus stop. The addition to the Augsburg Lutheran Home will only enhance and compliment the Lochearn neighborhood. (see page two for more information)

### ONE OF THE BEST...

Please be kind to our own Mother Earth and her resources which we most sorely need. As you rake your leaves and do your seasonal cleaning, please pick up and bag your leaves. Leaving them out in the street not only produces a blight on the neighborhood but it also fills our sewage and drainage system with this debris that eventually ends up in our Bay and streams causing pollution and damaging our ecological system.

As you have probably noticed we have a new editor for the Lochearn Improvement Association Newsletter. Our very dedicated and devoted neighbor, Willie L. Dash, worked very diligently and selflessly in creating a quarterly newsletter. However, Mr. Dash has taken on other responsibilities and has moved on to other endeavors. Mr. Dash will not be leaving the newsletter staff. Hopefully, one day he will once again choose to be Editor. Please join me in giving Mr. Dash a big round of thanks for a job well done!

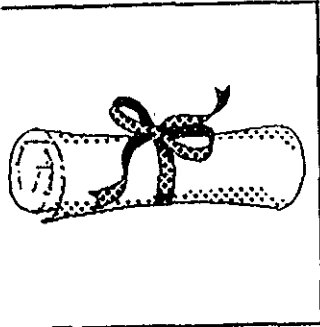
### YOUR HELP IS NEEDED!

The newsletter staff is looking for volunteers to help create the LIA newsletter. For more information please contact Zaudria Little at 602-2498. All ideas are welcomed!

Happy Holidays Lochearn Neighbors, and a Special Welcome to all the new Lochearn Neighbors.

# ANNOUNCEMENTS...

## LOCHEARN'S ANNUAL SCHOLARSHIP AWARD COMPETITION



Attention! Attention! All prospective senior high school graduates applications are now available from December 1, 1994 through February 1, 1995. Requirements are; (1) All applicants must be residence, and a family member of the LIA, (2) All applicants must submit a completed application by the deadline, (3) Letters from three adults regarding achievements, character etc., one letter must be from one of your high school teachers. (4) Applicant must submit a statement, at least 150 words, describing his/her life long and goals, (5) Applicant must submit an official high school transcript. For specific and further information please contact the Scholarship Chairperson, Evelyn Faulk at 298-7226!

### MAKE IT MAGICAL

Brilliant colors, Radiant ornaments, Glimmering lights. Lochearn residents are invited to participate in the annual holiday home decorating contest, sponsored by the Lochearn Improvement Association (LIA). Judging will be rated on specific criteria, to include, originality, seasonal appearance, creativeness, arrangements, and colorfulness. Every home receives two reviews, one during the day and one at night. The judging, by at least five judges, will take place between Wednesday, December 21, and Friday, December 23, 1994. Plaques will be awarded in categories: First, Second, Third Special Award, and Honorable Mention

winners. Again this year as in the past, we encourage all neighbors to participate in this event.

### SANTA CLAUS! SANTA CLAUS!

SANTA CLAUS will be visiting Lochearn on Sunday, December 18, 1994. Santa's carriage will be the Pikesville Volunteer Fire Department engine. Santa's schedule - 6:00pm Lochearn Presbyterian's church parking lot, 6:05pm Oak Ave. and Carol Rd, 6:10pm Carol Rd and Sylvan Dr., 6:15pm Sylvan Dr. and Wildwood Ave., 6:20pm Sylvan Dr. and Laurel Dr., 6:25pm Cedar Dr. and Laurel Dr., 6:30pm Cedar Dr and Wildwood Ave., 6:35pm Cedar Dr. and Carol Rd., 6:40pm Lochearn Dr. and Forest Grove

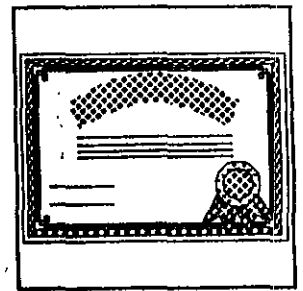
Ave., 6:45pm Santa returns to Lochearn Presbyterian's church parking lot! Please listen for the srrrrren!!! announcing Santa's arrival. (Times are subject to change)

### RE: AUGSBURG LUTHERAN HOME

A Letter of support was sent on behalf of the LIA. To send individual letters of support, write to: Mr. Arnold Jablon, Director of Zoning Administration and Development Management, Balto. Co., 111 W. Chesapeake Ave., Towson, MD 21204

### CERTIFICATE OF APPRECIATION

Awarded to; Joan Anderson, Wilbert Archie, Luke Baily, Peggy Bailey, Judith



*Berger, Janet Blount, S Clark, Suzanne Coher., Joe Conway, Christine Cypress, Reggie Crews, Judy Faecher, Maurice Feldman, Bill Grace, Reba Gwaltney, Pat Johnson, Don Knox, Zaundria Little, Robert McCoy, Lydia Parlett, Sam Poist, Marge Shanklin, Virgil Simmons, Rhonda Smith, James Spigner, Harland Williams...In special recognition for spending quality time collecting membership due in the LIA's 1994 Membership Drive. Thanks so much!! A Special Thanks to Adele Ray!!!!*

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND SPECIAL EXCEPTION \* ZONING COMMISSIONER  
2W/S Campfield Rd., 495 ft. \*  
NW of Southern Cross Drive \* OF BALTIMORE COUNTY  
6811 Campfield Road \*  
3rd Election District \* CASE No. 95-438-SPHX  
2nd Councilmanic District \*  
Augsburg Lutheran Home of Md. \*  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Special Exception for the property located at 6811 Campfield Road in the Lochearn section of Baltimore County. The property is presently utilized as the site of the Augsburg Lutheran Home of Maryland and special exception relief is requested to add an additional area to expand the existing convalescent home. Special Hearing relief is requested to modify and expand the special exception area for the convalescent home and also to amend the plan previously approved in case No. 81-3-XASPH. The Petition is filed by the property owner, the Augsburg Lutheran Home of Maryland, Inc., and The Augsburg Lutheran Village, Inc. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the revised plan and plat to accompany the Petitions for Special Hearing and Special Exception.

Appearing at the requisite public hearing held for this case was Harry C. Montague, J. Ralph Bridges and Paul E. Joyce, on behalf of the corporate Petitioner. Also appearing and testifying in support of the Petition was Donald Kann, the architect who prepared the building elevation drawings for the proposed addition and Mickey Cornelius, a Traffic Engineer. Robert Green and Jean Tansey also appeared from Daft-McCune-Walker, Inc., the engineers who prepared the site plan. Robert A. Hoffman, Esquire represented the Petitioner. Several individuals appeared from the surrounding neighbor-

hood in support of the Petition. They included Rosalie M. Poole, Joan Alston and Margaret Koppleman. Judith Berger appeared and offered testimony in opposition to the request. She appeared as an individual property owner, as opposed to a representative of any of the surrounding community associations. Alan M. Wilner, a nearby property owner, attended the hearing as an interested person.

Testimony and evidence offered by the Petitioner is that the subject parcel is approximately 51.7 acres in total area and is split zoned D.R.3.5, D.R.5.5 and D.R.16. The predominant zoning of the entire tract is D.R.3.5, with approximately 46 acres so zoned. Approximately 5 acres are zoned D.R.5.5 and just under one acre is zoned D.R.16. The property is located in the community of Lochearn, not far from Liberty Road and that thoroughfare's intersection with the Baltimore Beltway (I-695). The subject site has been owned by the Petitioner for many years. Testimony offered was that the site was acquired by the Petitioner or its predecessor in the 1920s and the first three buildings constructed on the site were erected in 1929. At that time, an old age home and an orphanage were built. Ultimately, the use was converted entirely to a nursing home in 1970. In 1981, within zoning case No. 81-3-XASPH, a special exception and special hearing were granted to approve the existing convalescent home and attendant relief. Certain variances were also approved by the Zoning Commissioner at that time.

The Petitioner now proposes to construct an addition to the convalescent home. Testimony offered was that 164 beds are presently available and that the addition will provide room for 68 more beds. As to the effect of this additional construction on the operation, Mr. Bridges noted that approximately 30 to 35 more employees would be present on all shifts to accommodate the additional residents. On the most busiest shift, during day light hours, approximately 121 employees are present at the site. It is not ex-

pected that deliveries will be increased, rather the volume delivered at any one time will be increased. Obviously, there will be a slight increase in traffic due to a higher number of visitors and increased ambulance service to the subject site.

Donald Kann, the architect who prepared the elevation drawings also testified. He spoke of his goals in designing the buildings to promote compatibility with existing improvements and to retain a workable traffic flow on site. The proposed drawings show that the addition will be compatible to the existing improvements and is appropriate.

Mickey Cornelius, Vice President of The Traffic Group, also testified. He noted that nursing homes are historically low traffic generators in that most residents do not own cars. He predicted a minimal increase in traffic due to the additional employees who will be hired and a slightly higher volume of visitors. Nonetheless, he indicated that the surrounding road network was more than sufficient to handle anticipated volumes. Rosalie Poole, Margaret Koppleman and Joan Alston from the surrounding neighborhoods also appeared and testified. They were unanimously supportive of the proposed project. They noted that the Augsburg Home has been a good neighbor and that they do not perceive any negative impact brought about by the addition. The much favor the present use and the proposed expansion of same as opposed to utilization of the property for different purposes.

Their testimony was echoed by Jean Tansey from Daft-McCune-Walker. Ms. Tansey is a registered landscape architect and testified as to the requirements contained within Section 502.1 of the BCZR. In her view, the proposed addition will not generate any adverse impact. She noted that the tract is extremely large and well buffered by an existing tree line on all sides. The proposed improvements will not be visible from adjoining properties.

Judith Berger was a lone voice in opposition to the proposed special hearing and special exception relief. She voiced concerns over fire safety, storm water runoff, traffic and similar concerns. She believes that the proposed use will be detrimental to the health, safety and general welfare of the locale.

The existing and proposed use (convalescent home) is designated as a special exception use within Section 1801.1.C. of the BCZR. Moreover, as is well settled, a special exception use is part of the comprehensive zoning plan and, as such, shares the presumption that same is proper. See Schultz v. Pritts, 291, Md. 1 (1981). The Petitioner bears the burden of adducing testimony and evidence that the proposed expansion will be consistent with the regulatory standards set forth in Section 502.1 of the BCZR. Generally, the Petitioner must show that the proposed use will not be detrimental to the health, safety and general welfare of the surrounding locale. Moreover, in order for a special exception to be denied, this Zoning Commissioner must find that the inherent impacts of the proposed use will be uniquely adverse to this locale.

Based on the testimony and evidence offered, I am persuaded that the Petitions for Special Hearing and Special Exception should be granted. Clearly, the use as present does not adversely affect the surrounding locale and as observed by the residents, the facility operates as a good neighbor. The proposed addition is not significant and its affects, if any, will be benign. I find, as fact, that the Petitioner has met the burden imposed by Section 502.1 of the BCZR and that the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing should be granted.

ORDER RECEIVED FOR FILING  
Date: 7/18/95  
By: [Signature]

ORDER RECEIVED FOR FILING  
Date: 7/18/95  
By: [Signature]

ORDER RECEIVED FOR FILING  
Date: 7/18/95  
By: [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18<sup>th</sup> day of July, 1995 that, pursuant to the Petition for Special Hearing, approval to modify and expand the special exception area for the convalescent home and to amend the plan previously approved in case No. 81-3-XASPH, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for the addition to the convalescent home, be and is hereby GRANTED, subject, however, to the following restriction:

- The Petitioner 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204 (410) 887-4366

July 18, 1995

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

RE: Case No. 95-438-SPHX  
Petitions for Special Hearing and Special Exception  
Augsburg Lutheran Home of Md., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Messrs. Harry C. Montague, J. Ralph Bridges & Paul E. Joyce  
cc: Ms. Judith Berger  
cc: Mr. Alan M. Wilner

**Petition for Special Exception**  
75-438-SPHX  
to the Zoning Commissioner of Baltimore County  
for the property located at 6811 Campfield Road  
Baltimore, Maryland 21207  
which is presently zoned DR3.5, 5.5 AND 16

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception for additional area for existing convalescent home.

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

Contract Purchaser/Owner: Augsburg Lutheran Home of Maryland, Inc.  
Type or Print Name: [Signature]  
Signature: [Signature]  
Address: Augsburg Lutheran Village, Inc.  
City: Baltimore, Maryland 21207  
State: MD Zip: 410-486-4573  
City: Baltimore, Maryland 21207  
State: MD Zip: 410-486-4573  
City: Baltimore, Maryland 21204  
State: MD Zip: 494-6200  
City: Towson, Maryland 21204  
State: MD Zip: 494-6200

ORDER RECEIVED FOR FILING  
Date: 7/18/95  
By: [Signature]

**Petition for Special Hearing**  
75-438-SPHX  
to the Zoning Commissioner of Baltimore County  
for the property located at 6811 Campfield Road  
Baltimore, Maryland 21207  
which is presently zoned DR3.5, 5.5 AND 16

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

Special hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in Case Number 81-3-XASPH.

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

Contract Purchaser/Owner: Augsburg Lutheran Home of Maryland, Inc.  
Type or Print Name: [Signature]  
Signature: [Signature]  
Address: Augsburg Lutheran Village, Inc.  
City: Baltimore, Maryland 21207  
State: MD Zip: 410-486-4573  
City: Baltimore, Maryland 21207  
State: MD Zip: 410-486-4573  
City: Towson, Maryland 21204  
State: MD Zip: 494-6200  
City: Towson, Maryland 21204  
State: MD Zip: 494-6200



431  
95-438-5PHX

Description to Accompany Petition for  
Special Exception and Special Hearing  
51.70 Acre Parcel  
Southwest Side of Campfield Road  
Northwest of Southern Cross Drive  
Third Election District, Baltimore County, Maryland

DMW

Duff McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 286 3333  
Fax 286 4795

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Beginning for the same in or near the centerline of Campfield Road at the point situate 495 feet, more or less, as measured northwesterly along said centerline from its intersection with the centerline of Southern Cross Drive, thence leaving said point of beginning and running the two following courses and distances, viz: (1) South 46 degrees 31 minutes 00 seconds West 365.40 feet, and thence (2) South 35 degrees 00 minutes 00 seconds East 685.99 feet to a point in or near the centerline of Campfield Road, thence binding on said road, (3) South 44 degrees 12 minutes 00 seconds West 14.25 feet, thence leaving said road and running the eight following courses and distances, viz: (4) North 35 degrees 00 minutes 00 seconds West 306.82 feet, thence (5) South 59 degrees 41 minutes 20 seconds West 710.41 feet, thence (6) North 34 degrees 39 minutes 40 seconds West 219.50 feet, thence (7) South 75 degrees 18 minutes 00 seconds West 575.00 feet, thence (8) North 11 degrees 12 minutes 00 seconds West 358.26 feet, thence (9) North 47 degrees 22 minutes 26 seconds East 321.24 feet, thence (10) North 42 degrees 37 minutes 34 seconds West 759.94 feet, and thence (11) North 46 degrees 38 minutes 43 seconds East 1647.50 feet to a point in or near the centerline of Campfield Road, binding thereon the four following courses and distances, viz: (12) South 26 degrees 40 minutes 30 seconds East 41.75 feet, thence (13) South 20

Page 1 of 2

degrees 03 minutes 26 seconds East 654.07 feet, thence (14) South 20 degrees 11 minutes 20 seconds East 608.95 feet, and thence (15) South 19 degrees 10 minutes 00 seconds East 147.96 feet to the point of beginning; containing 51.70 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.  
May 24, 1995  
Project No. 79057.F1 (L79057F1)



Page 2 of 2

431  
95-438-5PHX

Description to Accompany Petition for  
Special Exception and Special Hearing  
4.74 Acre Parcel,  
Southwest of Campfield Road,  
Northwest of Southern Cross Drive,  
Third Election District, Baltimore County, Maryland

DMW

Duff McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 286 3333  
Fax 286 4795

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Beginning for the first at the end of the two following courses and distances measured from the intersection of the centerline of Campfield Road with the centerline of Southern Cross Drive (1) Northwesterly along said centerline of Campfield Road 495 feet, more or less, and thence (2) North 76 degrees 47 minutes 27 seconds West 174.88 feet, to the point of beginning, thence leaving said beginning point and running the fifteen following courses and distances, viz: (1) South 52 degrees 56 minutes 28 seconds West 254.85 feet, thence (2) North 37 degrees 03 minutes 32 seconds West 169.13 feet, thence (3) North 89 degrees 40 minutes 00 seconds West 54.94 feet, thence (4) North 39 degrees 40 minutes 00 seconds West 52.22 feet, thence (5) North 00 degrees 20 minutes 00 seconds East 84.36 feet, thence (6) North 19 degrees 40 minutes 00 seconds West 31.72 feet, thence (7) North 39 degrees 40 minutes 00 seconds West 124.36 feet, thence (8) North 50 degrees 20 minutes 00 seconds East 149.00 feet, thence (9) South 39 degrees 40 minutes 00 seconds East 75.61 feet, thence (10) North 70 degrees 11 minutes 11 seconds East 207.46 feet, thence (11) South 19 degrees 48 minutes 49 seconds East 227.38 feet, thence (12) North 70 degrees 11 minutes 11 seconds East 34.57 feet, thence (13) South 37 degrees 03 minutes 32

Page 1 of 3

95-438-5PHX

seconds East 55.00 feet, thence (14) South 52 degrees 56 minutes 28 seconds West 70.20 feet, and thence (15) South 37 degrees 03 minutes 32 seconds East 63.50 feet to the point of beginning; containing 3.17 acres of land, more or less.

Beginning for the second at the end of the first or South 52 degrees 56 minutes 28 seconds West 254.85 foot line of the abovescribed parcel of land, thence leaving said beginning point and running the six following courses and distances, viz: (1) South 37 degrees 03 minutes 32 seconds East 20.03 feet, thence (2) South 53 degrees 46 minutes 41 seconds West 81.53 feet, thence (3) North 36 degrees 13 minutes 23 seconds West 54.14 feet, thence (4) South 89 degrees 00 minutes 54 seconds West 246.29 feet, thence (5) North 00 degrees 51 minutes 33 seconds West 208.53 feet, and thence (6) North 51 degrees 49 minutes 29 seconds East 171.35 feet to the end of the sixth or North 19 degrees 40 minutes 00 seconds West 31.72 foot line of the abovescribed parcel of land, thence binding on and running reversely and respectively with the sixth through second lines of the abovescribed parcel of land, the five following courses and distances, viz: (7) South 19 degrees 40 minutes 00 seconds East 31.72 feet, thence (8) South 00 degrees 20 minutes 00 seconds West 84.36 feet, thence (9) South 39 degrees 40 minutes 00 seconds East 52.22 feet, thence (10) South 89 degrees 40 minutes 00 seconds East 54.94 feet, and thence (11) South 37 degrees 03 minutes 32 seconds East 169.13 feet to the point of beginning; containing 1.46 acres of land, more or less.

Beginning for the third at the end of the eighth or North 50 degrees 20 minutes 00 seconds East 149.00 foot line of the first abovescribed parcel of land, thence leaving said beginning point and running the two following courses and distances, viz: (1) North 50 degrees 20 minutes 00 seconds East 70.67 feet, and

Page 2 of 3

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

95-438-5PHX

District: 3.A Date of Posting: 6/16/95  
Posted for: Special Hearing & Exception  
Petitioner: Augsburg Lutheran Home of Md. Inc. - Village  
Location of property: 6811 Campfield Rd., 3PH  
Location of Sign: Posted at both entrances to property  
Remarks: None  
Posted by: [Signature] Date of return: 6/23/95  
Number of Signs: 2

95-438-5PHX

thence (2) South 19 degrees 48 minutes 49 seconds East 95.12 feet to intersect the tenth or North 70 degrees 11 minutes 11 seconds East 207.46 foot line of the first abovescribed parcel of land, thence binding on and running reversely and respectively with a portion of the tenth and all of the ninth lines of the said parcel of land, the two following courses and distances, viz: (3) South 70 degrees 11 minutes 11 seconds West 40.79 feet, and thence (4) North 39 degrees 40 minutes 00 seconds West 75.61 feet to the point of beginning; containing 0.11 of an acre of land, more or less.

The first, second, and third parcels of land having a combined area of 4.74 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.  
May 24, 1995  
Project No. 79057.F1 (L79057F1)



Page 3 of 3

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/16, 1995  
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 6/15, 1995.

THE JEFFERSONIAN,  
A. Henkle  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W Chesapeake Avenue in Towson, Maryland 21286 in Room 118, Old Courthouse, 420 Washington Avenue, Towson, Maryland 21284 as follows:  
Case Number: 95-438-5PHX (Item 431)  
6811 Campfield Road - Augsburg Lutheran Home  
3PHS Campfield Road  
486 NW of Southern Cross Dr.  
3rd Election District  
2nd Commission  
Legal Owners: Augsburg Lutheran Home of Maryland, Inc.  
1841 Augsburg Lutheran Village, Inc.  
HEARING DATE: JULY 3, 1995 at 9:00 a.m. to 11:00 a.m.  
Commission: Planning and Zoning  
Special Hearing: to modify and expand the existing special exception area for the convalescent home and amend the plan approved on case #91-3-2-3PH Special Exception to additional area for existing convalescent home  
LAWRENCE E. SCHEMERT, Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are held on a regular basis. For special exceptions, please call 887-3353.  
(2) For information concerning the filing process for a Special Exception Hearing, please call 887-3351.  
6-173 June 15

DMW  
Zoning Administration & Development Management  
211 West Chesapeake Avenue  
Towson, Maryland 21286

receipt  
95-438-5PHX  
Account: R-001-6150  
Number: 431  
By: JLL

Date: 6/1/95

1 1/2" x 6" SPH side	040	250.00
1 1/2" x 6" SPH side	050	300.00
2 Signs Perimeter	080	70.00
		\$ 620.00

Some sample of other items  
See 6811 Campfield Rd.

0340340342MICHRC  
10-0749406-01-95 1620.00  
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 21286  
(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 these 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:

- Posting fees will be accessed and paid to this office at the time of filing.
  - 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.

Carl J. Jellison  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 431  
Petitioner: Augsburg Lutheran Home of Maryland, Inc.  
Location: 6811 Campfield Rd 21287  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Barbara W. Ormrod  
ADDRESS: 210 Allegheny Avenue  
Towson, Md 21284  
PHONE NUMBER: 494-6201

Adj: ggs (Revised 04/09/93)

TO: PUPPET PUBLISHING COMPANY  
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ornerd  
210 Allegheny Avenue  
Towson, MD 21284  
494-6201

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: 95-438-SPHX (Item 431)  
6811 Campfield Road -- Augsburg Lutheran Home  
SW/S Campfield Road, 495' W of Southern Cross Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Augsburg Lutheran Home of Maryland, Inc. and Augsburg Lutheran Village, Inc.  
HEARING: MONDAY, JULY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in case 881-3-ZASPH.  
Special Exception for additional area for existing convalescent home.

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 FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 8, 1995

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: 95-438-SPHX (Item 431)  
6811 Campfield Road -- Augsburg Lutheran Home  
SW/S Campfield Road, 495' W of Southern Cross Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Augsburg Lutheran Home of Maryland, Inc. and Augsburg Lutheran Village, Inc.  
HEARING: MONDAY, JULY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to modify and expand the existing special exception area for the convalescent home and amend the plan approved in case 881-3-ZASPH.  
Special Exception for additional area for existing convalescent home.

*Arnold Jablon*

Arnold Jablon  
Director

cc: Augsburg Lutheran Village, Inc.  
Robert A. Hoffman, 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

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 26, 1995

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

RE: Item No.: 431  
Case No.: 95-438-SPHX  
Petitioner: Augsburg Lutheran Home

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 06/08/95

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

RE: Property Owner: AUGSBURG LUTHERAN HOME OF MARYLAND, INC.  
& AUGSBURG LUTHERAN VILLAGE, INC.  
LOCATION: SW/S CAMPFIELD RD., 495' NW OF SOUTHERN CROSS DR.  
(6811 CAMPFIELD RD.-AUGSBURG LUTHERAN HOME)

Item No.: 431 Zoning Agenda: SPECIAL HEARING

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.

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.

RECEIVED  
JUN 9 1995

ZADM

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

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 19, 1995  
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting  
for June 19, 1995  
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

BWB:sw

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County  
Item No.: 431 (JLL)

Dear Ms. Watson:

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*

for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 29, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 6811 Campfield Road

INFORMATION:

Item Number: 431

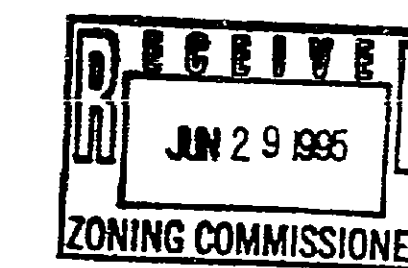
Petitioner: Augsburg Lutheran Home of Maryland, Inc.

Property Size:

Zoning: DR-3.5, DR-5.5 and DR-16

Requested Action: Special Hearing and Special Exception

Hearing Date:



The applicant requests a special exception for additional area for an existing convalescent home, and a special hearing to modify and expand the existing special exception area for the convalescent home and to amend the plan approved in Case No. 81-3-SPHX.

Project History:

On May 28, 1981, the Zoning Commissioner approved (1) a special hearing permitting the site improvements that had existed since prior to July 2, 1953, (2) a special exception for a convalescent home on the portion of the petitioner's property lying outside the residential transition area and (3) a parking variance (see Case No. 81-3-SPHX regarding conditions).

The Petitioner received CRG approval for the overall development on May 6, 1982 and Record Plat approval was received on March 12, 1986. Based on the development history, it appears that this project is vested.

SUMMARY OF RECOMMENDATIONS:

According to the 1990 census, the 96,849 citizens of Baltimore County over the age of 65 comprise 14% of the population. This represents an increase from 69,364 from the 1980 census with elderly representing only 10% of the population. This trend of increasing numbers and percentages is expected to continue as the population in and life expectancy increases.

To address the growing need for various styles of living and options of care and medical services, Section 432 of the BCZC was revised in 1988.

ITEM431/PZONE/ZAC1

hearing 7/3  
15-458  
SPHX

ITEM431/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: June 1, 1995  
TO: Hearing Officer  
FROM: John L. Lewis  
Planner II, ZADM  
SUBJECT: Item #431  
Augsburg Lutheran Home  
6811 Campfield Road

Some convolutions in this one. The original special exception granted for convalescent home and special hearing for non-conforming use under the prior zoning case has the potential to conflict with the post 1988 Section 432 regulations.

Originally staff determined that the home was adding an assisted living element to the convalescent care use. This changes the use to a "continuing care facility" as defined in the post 1988 regulations. The only way to achieve an approval for this use in a D.R.-3.5 use would be a PUD (and special exception) under current limits of the zoning use/density regulations effective March '92.

After multiple meetings, etc., the owners argued (with some reasonable backing) that they were only continuing the current use as an assisted living element has always been present. The problem was one of semantics under state code definitions as opposed to BCZR.

Staff advised that they could argue this under special hearing and strongly suggested to the attorney that this issue be clearly presented and resolved at the hearing. As you can see, the special hearing request on the petition goes into no such detail and I advised the attorney that I would note this (as you see here) to file.

JLL:scj

P.S.: A clarification of my opinion was requested by the petitioner's attorney: Should the special hearing and special exception to amend the plan confirm the extension of the previously approved use, i.e.: that this expansion is that of an existing use as shown on the previously approved Final Development Plan, then this is an amendment of an approved F.D.P. plan per §1601.5.A.7. The last approved F.D.P. for this site is dated 9/20/87 and the density tabulations show the standard accrual of overall D.R. F.D.P. for this site is dated 9/20/87 and the density tabulations show the standard accrual of overall D.R. site density as then permitted. Should this not be the case i.e., a new (continuing care) use is proposed, then in accordance with a recent memo from the Director of Planning (Mr. Pat Keller) a P.U.D. approval will be required (this would also resolve any density accrual as limited under the current BCZR) a special exception will also be necessary to permit the new use.

RE: PETITION FOR SPECIAL HEARING  
6811 Campfield Road (Augsburg Lutheran Home), SW/S Campfield Road, 495' NW of Southern Cross Drive, 3rd Election Dist., 2nd Councilmanic  
Augsburg Lutheran Home of Md., et al.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-438-SPHX

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

*Carole 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 26<sup>th</sup> day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

VILLA NOVA COMMUNITY ASSOCIATION, INC.  
4110 Villa Nova Road  
Baltimore, MD 21207  
(410)653-8610

Arnold Jablon  
Director of Zoning Administration  
and Development Management

November 21, 1994

Rosalie M. Poole  
President  
Villa Nova Community Assn., Inc.  
4110 Villa Nova Road  
Baltimore, MD 21207  
(410)653-8610

Dear Mr. Jablon:

The Villa Nova Community Association, Inc., which lies west and north of Augsburg Lutheran Home, at a formal meeting on November 14, 1994, voted unanimously to support the Augsburg Lutheran Home in their effort to secure Baltimore County Development and Zoning approval for their proposed five million dollar expansion and renovation project on their Campfield Road property.

Augsburg representatives made a presentation outlining the scope of the proposed project to our membership and we reviewed a duplicate of the Plat Plan received by the Baltimore County Development Review Committee on August 22, 1994.

The scope of the project, as we understand it, includes the following:

1. Addition of a second and third level to the 1989 Comprehensive Care Nursing Building consisting of 40 beds.
2. Construction of a 24 bed Domiciliary Care Unit which could be built in two phases of 12 beds each.
3. Construction of an Activities Building for the Village (independent Living) residents.
4. Renovation of two buildings built in 1929 and a third that was built in 1947.
5. Upgrading and increasing the capacity of their Kitchen.
6. Future construction of two Village Resident Buildings similar to the eight existing units.

Augsburg Lutheran Home & Village provides Villa Nova with a stabilizing influence and have been excellent neighbors since 1929 (in the days when it was an old folks home and an orphanage). Our Community looks forward to the approval of the proposed Augsburg plans, by Baltimore County. Additionally we look forward to a successful completion of this project and several more years of having Augsburg as our neighbors and part of our Community.

Sincerely,

*Rosalie M. Poole*  
Rosalie M. Poole  
President, Villa Nova Community Association, Inc.

cc: Venable, Baetjer & Howard  
Augsburg Lutheran Home

431  
Owner signs lot road stating special hearing and noting see special exception sign 200 ft at the end of the drive.  
See 200' mark red line.

Villa Nova Community Association, Inc.

Augsburg Lutheran Home  
c/o Ralph Bridges

July 3, 1995

Villa Nova Board  
4110 Villa Nova Road  
Baltimore, MD 21207

RE: Expansion of Augsburg Lutheran Home

Dear Mr. Bridges:

This letter is to confirm that the Villa Nova Community Association is supportive of your plans to expand the Home. At Villa Nova's general meeting in November of 1994 you explained the expansion plans to the 60 plus members of the community association that were present. You thoroughly answered any questions and the end result was an overwhelming approval from all those present. Augsburg has been a very consistent and pleasant neighbor.

We are concerned that non-approval of expansion plans will cause your entity to exit the neighborhood. We do not want that and will aid your efforts to avoid this action as we feel that the implications would be detrimental to our community.

Sincerely,

*Rosalie M. Poole*  
*Joan Alston*  
*Margaret Koppleman*  
Rosalie M. Poole - President  
Joan Alston - Vice President  
Margaret Koppleman - Board member

4110 Villa Nova Road  
Baltimore, MD 21207

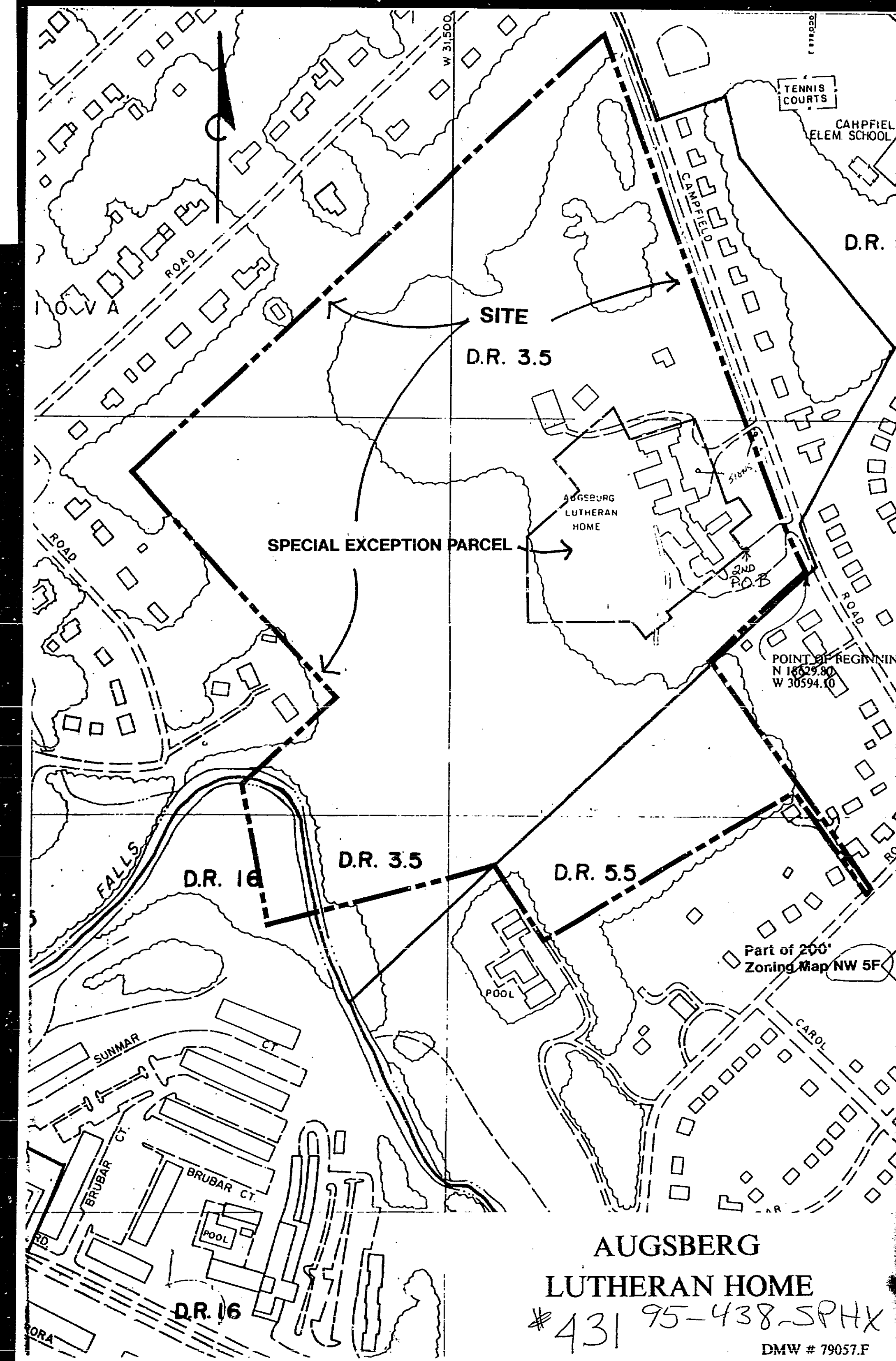
(410)653-8610  
Phone & Fax

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Rob Hoffman</i>	<i>310 Allegheny Ave</i>
<i>BOB GREEN</i>	<i>200 E. PENNSYLVANIA AVE.</i>
<i>DONALD KANN</i>	<i>207 E. PENNSYLVANIA ST. (A1102)</i>
<i>MICKY CORNELIUS</i>	<i>40 W. CHESAPEAKE AVE SUITE 400</i>
<i>HARRY C. MONTAGUE</i>	<i>227 BRANDON ROAD 21212</i>
<i>J. RALPH BRIDGES</i>	<i>1127 CONCORDIA DR. 21286</i>
<i>PAUL E. JOYCE</i>	<i>15713 DAVEN RD. UPPERSW. 21157</i>
<i>ROSALIE M. POOLE</i>	<i>4110 VILLA NOVA RD 21207</i>
<i>JOAN ALSTON</i>	<i>7205 PRINCE GEORGE RD 21207</i>
<i>MARGARET KOPPLEMAN</i>	<i>4118 VILLA NOVA RD 21207</i>

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>JUDITH BERGER</i>	<i>3501 LOCHSHEAR DR 21207-6362</i>
<i>Alan M. Wilcox</i>	<i>4929 Campfield Rd 21207</i>



Mrs. Adele Ray, President  
 Lochearn Improvement Association  
 3811 Lochearn Drive  
 Baltimore, MD. 21207

12/16/94 5981-94  
 TO DR File

Mr. Arnold Jablon, Director  
 Zoning Administration &  
 Development Management  
 Baltimore County Office Building  
 111 W. Chesapeake Ave.  
 Towson MD 21204

Dec. 8, 1994.

Dear Sir,

On November 16, 1994, the Lochearn Improvement Association held its semi-annual community association meeting. The community which is adjacent east and south to the Augsburg Lutheran Home voted unanimously to support the Augsburg Lutheran Home in their effort to secure Baltimore County Development and Zoning approval for their proposed five million dollar expansion and renovation project on their Campfield Road property.

Representatives from Augsburg made a presentation outlining the scope of the proposed project to our membership and we reviewed a duplicate of the Plot Plan received by the Baltimore County Development Review Committee on August 22, 1994.

As we understand it, the scope of the project includes the following:

1. Addition of a second and third level to the 1989 Comprehensive Care Nursing Building consisting of 40 beds.
2. Construction of a 24 bed Domiciliary Care Unit which could be built in two phases of 12 beds each.
3. Construction of an Activities Building for the Village (Independent Living) residents.
4. Renovation of two buildings built in 1929 and a third that was built in 1947.
5. Upgrading and increasing the capacity of their Kitchen.

RECEIVED  
 DEC 13 1994  
 ZADM

Campfield Community Association  
 6829 Westridge Road  
 Baltimore, Maryland 21207-6457  
 (410) 653-1519 \* Fax (410) 653-6318

February 9, 1995

Mr. Ron Heemann  
 Office of Operations  
 Augsburg Lutheran Home  
 6811 Campfield Road  
 Baltimore, Maryland 21207

Dear Mr. Heemann,

On Tuesday, December 13, 1994, I met with members of the Campfield Community Association to discuss the request of the Augsburg Lutheran Home to build a dominatory and make other major improvements on the property behind the Home.

After discussion a unanimous vote was taken to approve the construction and improvements behind the Home. The community, especially residents on Campfield Road, would like to be kept informed of any impact that the construction will have on them. There was also concern that the companies working on the project return Campfield Road and any other street involved to its original condition. When the Village was completed Campfield Road was not returned to satisfactory condition.

Please call me if you need additional information or if you have information to share with our community. I look forward to working with you in the future.

Sincerely,

Earlie E. Towle Jr.  
 President

EET/rt

Liberty Road Community Council, Virginia Neenan, President  
 County Councilman, District 2, Kevin Kasper

RECEIVED  
 FEB 13 1995

LOCHEARN IMPROVEMENT ASSOCIATION

December 1994

Holiday News

NEWSLETTER

PRESIDENT'S KORNER...

Greetings, and God bless each one of you, for a Merry Christmas! Happy Christmas, a Special Blessing, and a Very Happy New Year. While enjoying the holiday season, let us not forget those who are a part of our "area", the human race. Remember to help the homeless, the hungry, the sick and most of all... the children, for they are our FUTURE. As we set our goals for the New Year,

let us have the community in mind. Ask yourself... (1) How can I help work for the betterment of my community? (2) How can I donate one or two hours a month to support my community's goals? (3) How is which I can be a better neighbor? (4) How is which I can promote positive knowledge, creativity and guidance to the youth and children of Lochearn. **PLEASE HELP HELP HELP!!!!**

L. C. O. P. -

Let's make this holiday season extra safe! **KEEP YOUR OUTDOOR LIGHTS ON AFTER 5:00pm!**

LIA OFFICERS AND BOARD OF DIRECTORS...

A special Thank-You to all community members who attended the LIA's Semi-Annual meeting in November. Togetherness, Devotion, and Support equals Strength in a community! Power in numbers!

MEETING RECAP...

**THE DUMPSTERS ARE COMING** It was decided at the LIA Semi-Annual meeting that the dumpsters will be available for use Spring 1995... L.C.O.P. really needs volunteers to help patrol the neighborhood... Augsburg Lutheran Home representatives informed neighbors on the proposed construction to expand living quarters, etc. The proposed construction date is sometime in 1996. According to the representatives, the re-constructing period will have no bearing on the neighborhood, no disturbance to the existing wildlife (area between Campfield Rd. and the Augsburg Lutheran Home), however, concerns were raised about re-routing the existing bus stop. The addition to the Augsburg Lutheran Home will only enhance and compliment the Lochearn neighborhood. (see page two of this newsletter)

ONE OF THE BEST...

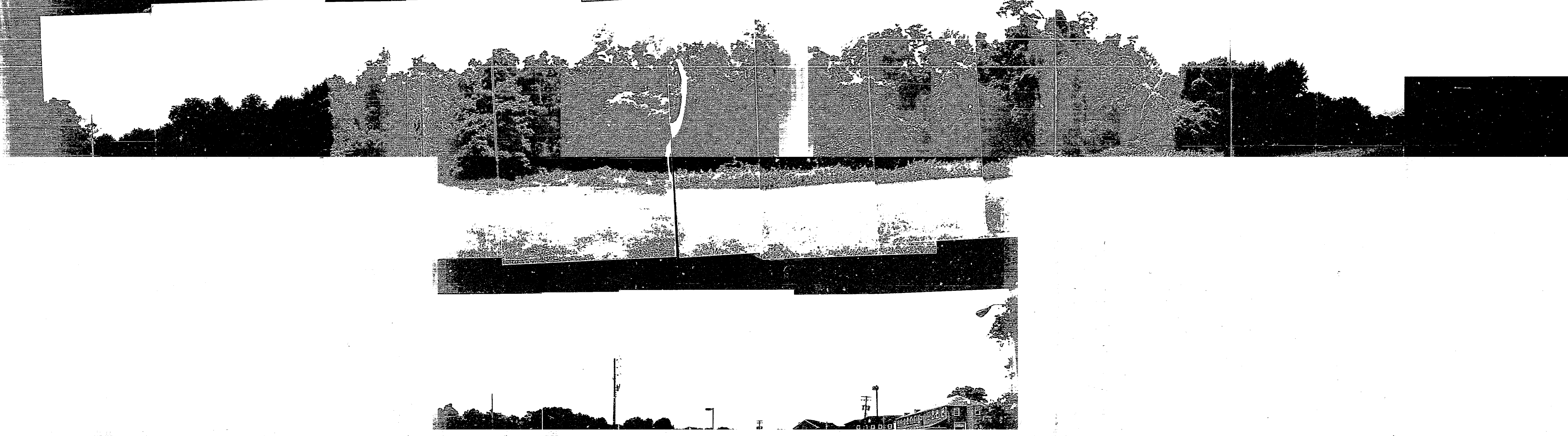
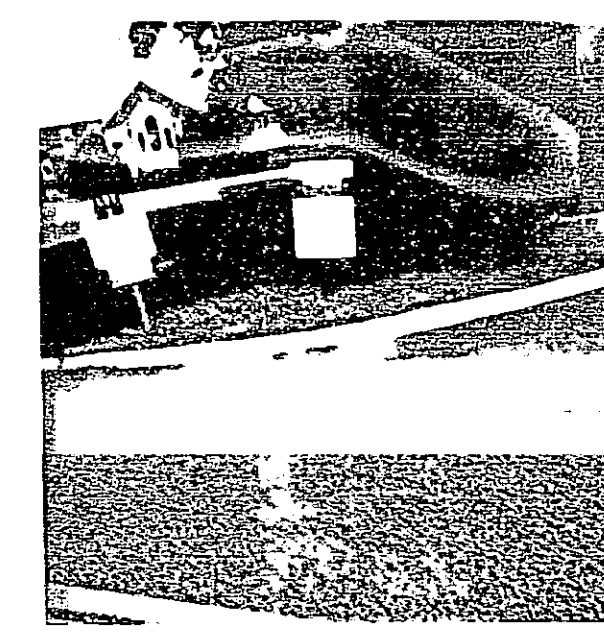
Please be kind to our own Mother Earth and her resources which we most sorely need. As you rake your leaves and do your seasonal cleaning, please pick up and bag your leaves. Leaving them out in the street not only produces a blight on the neighborhood but it also fills our sewage and drainage system with this debris that eventually ends up in our Bay and streams causing pollution and damaging our ecological system.

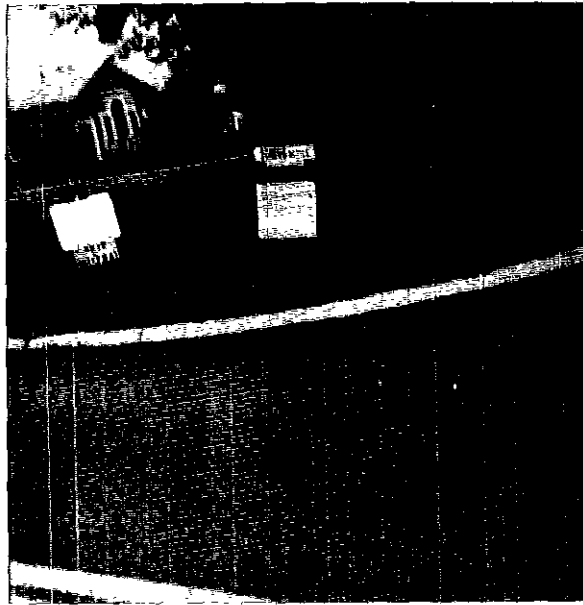
As you have probably noticed we have a new editor for the Lochearn Improvement Association Newsletter. Our very dedicated and devoted neighbor, Willie L. Dash, worked very diligently and selflessly in creating a quarterly newsletter. However, Mr. Dash has taken on other responsibilities and has moved on to other endeavors. Mr. Dash will not be leaving the newsletter staff. Hopefully, one day he will once again choose to be Editor. Please join me in giving Mr. Dash a big round of thanks for a job well done!

YOUR HELP IS NEEDED

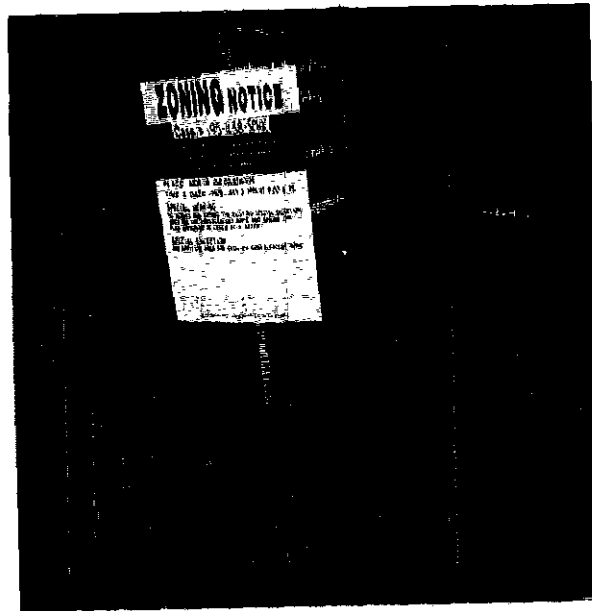
The newsletter staff is looking for volunteers to help create the LIA newsletter. For more information please contact Zaundria Little at 602-2498. All ideas are welcomed!

Happy Holidays to our Neighbors and a very warm Welcome to all the new Lochearn Neighbors.

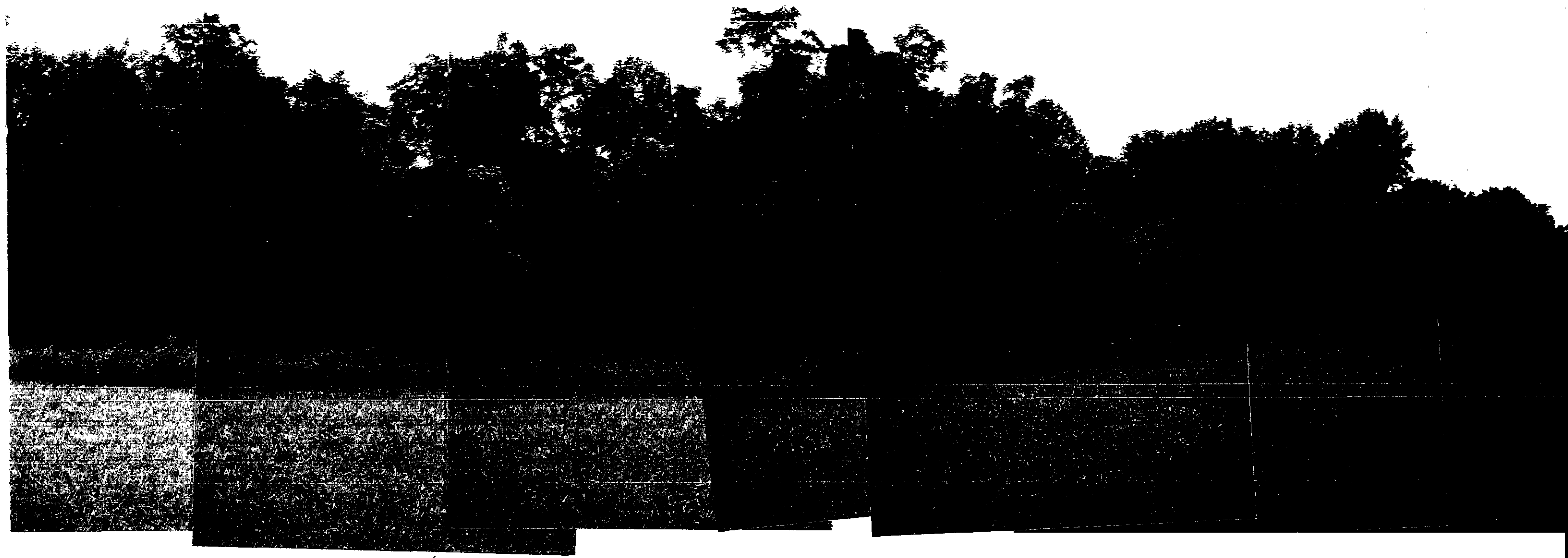




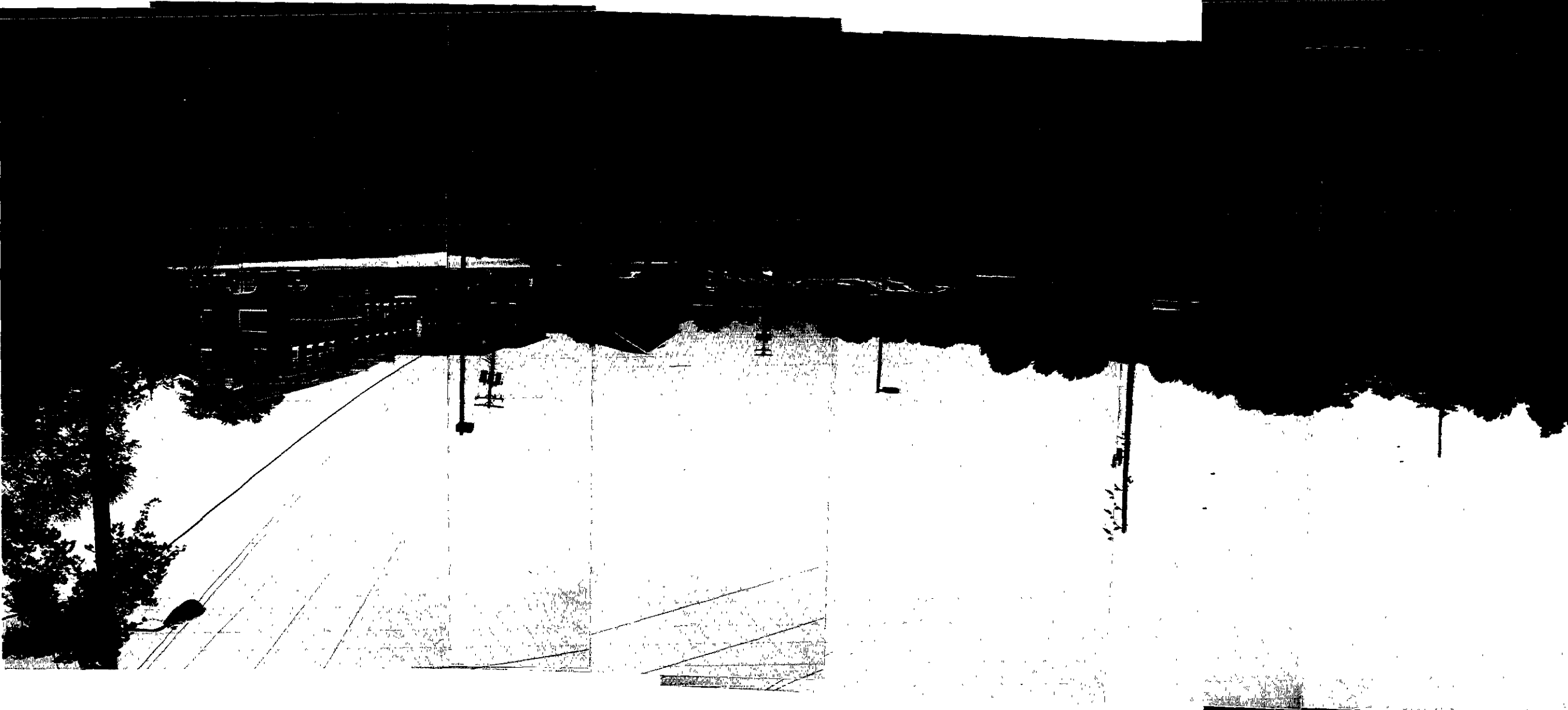
Hugs blorg



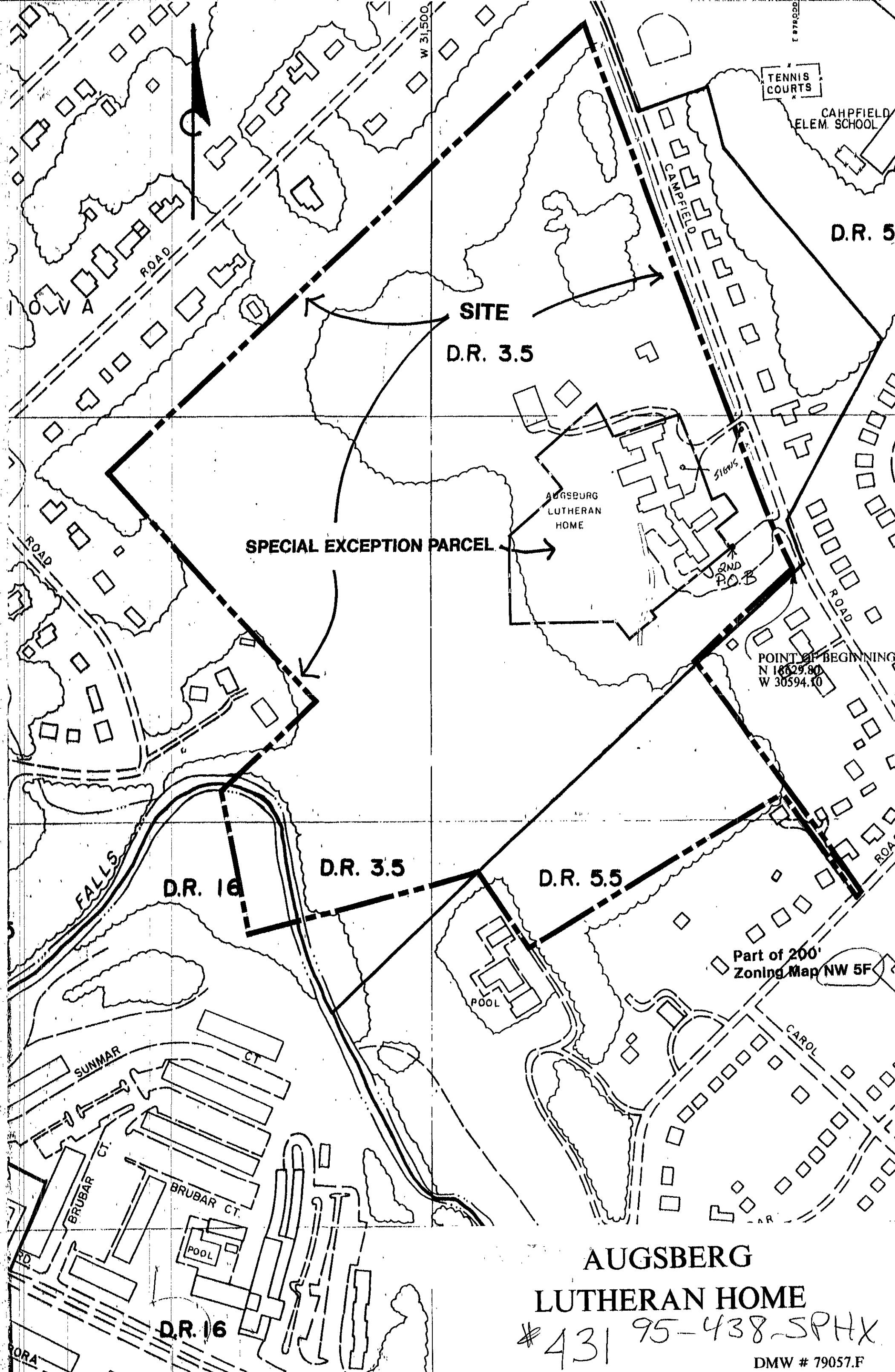
Hugsburg











**SITE**  
**D.R. 3.5**

**SPECIAL EXCEPTION PARCEL**

AUGSBURG  
LUTHERAN  
HOME

POINT OF BEGINNING  
N 18629.80  
W 30594.10

Part of 200'  
Zoning Map NW 5F

**D.R. 16**

**D.R. 3.5**

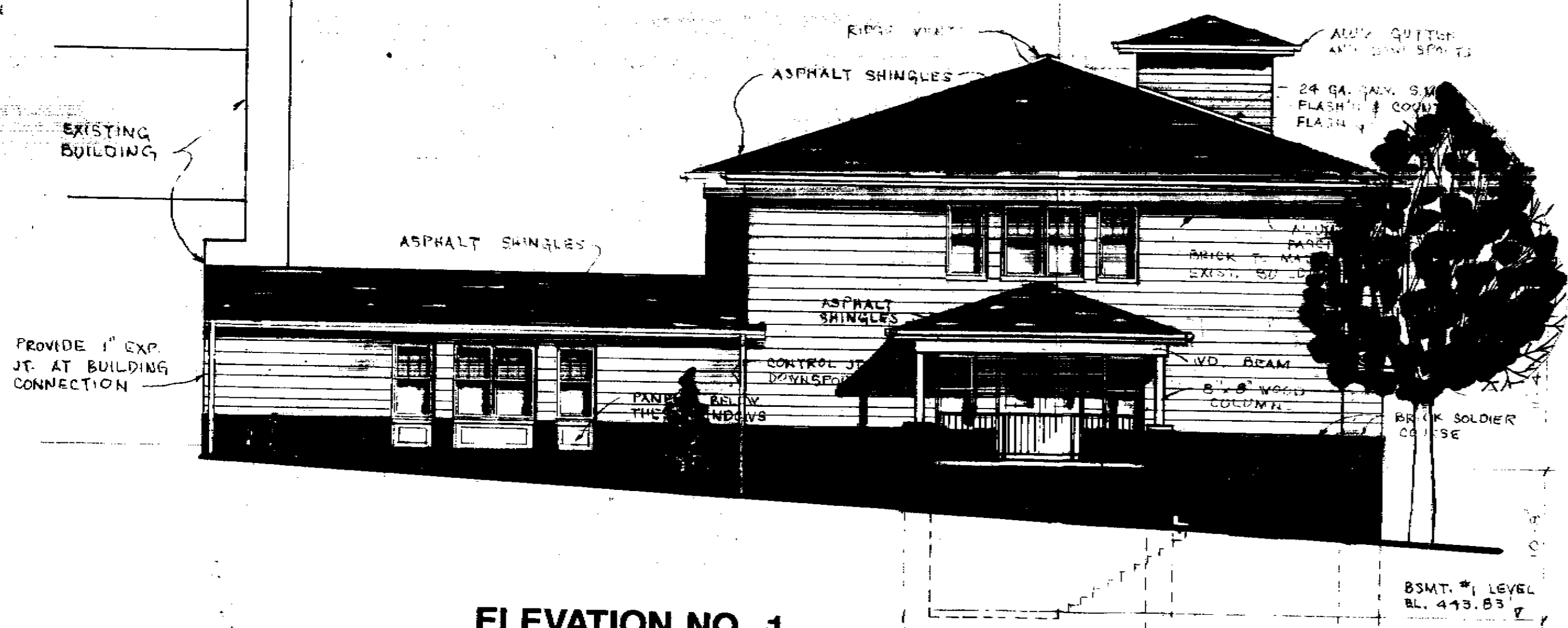
**D.R. 5.5**

**D.R. 16**

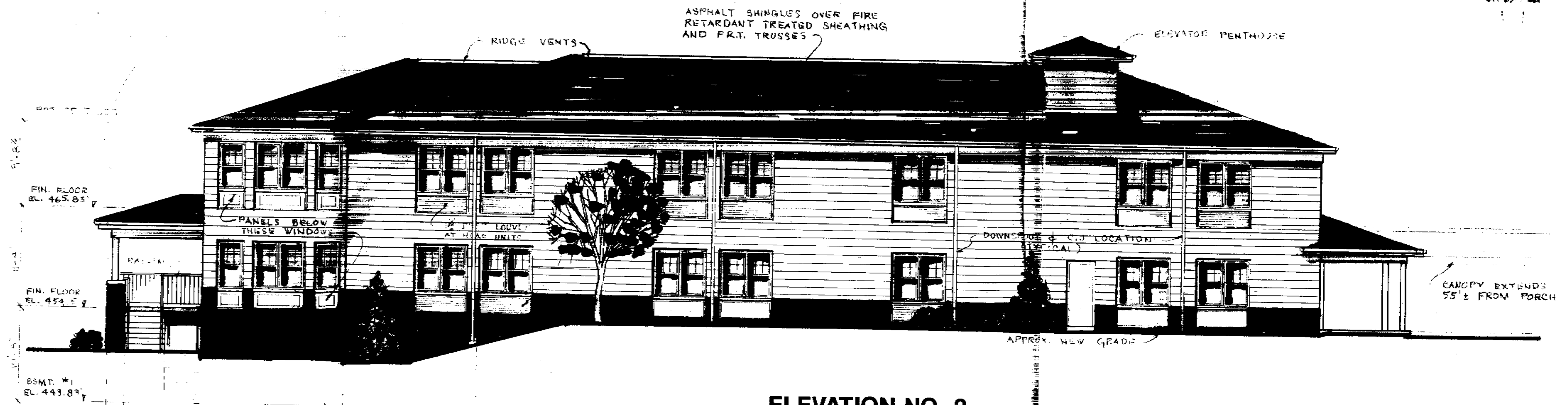
**AUGSBURG  
LUTHERAN HOME**

# 431 95-438-SPHX

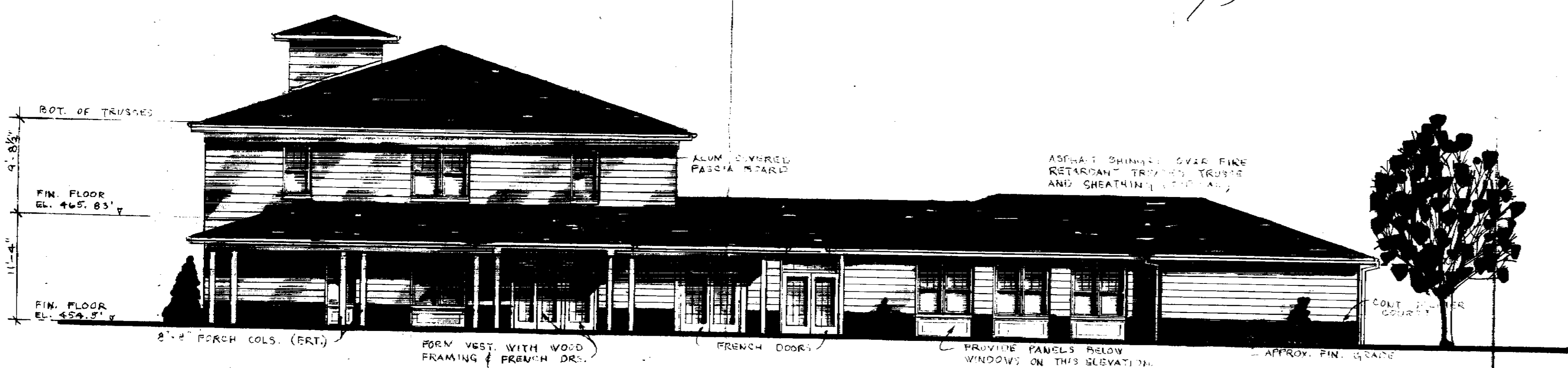
DMW # 79057.F



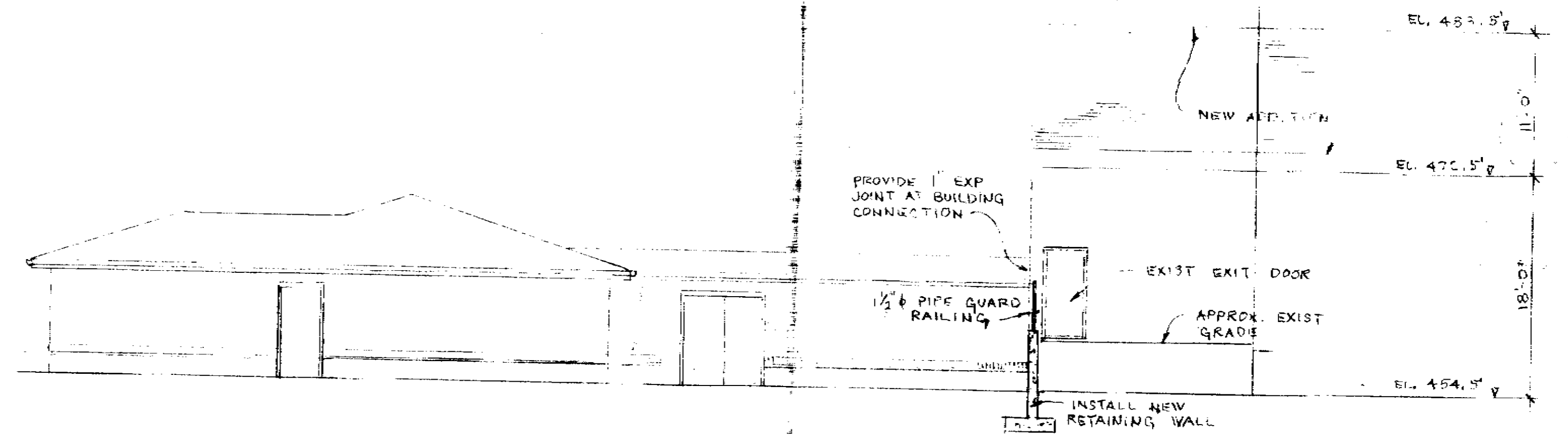
**ELEVATION NO. 1**  
SCALE: 1/8"=1'-0"



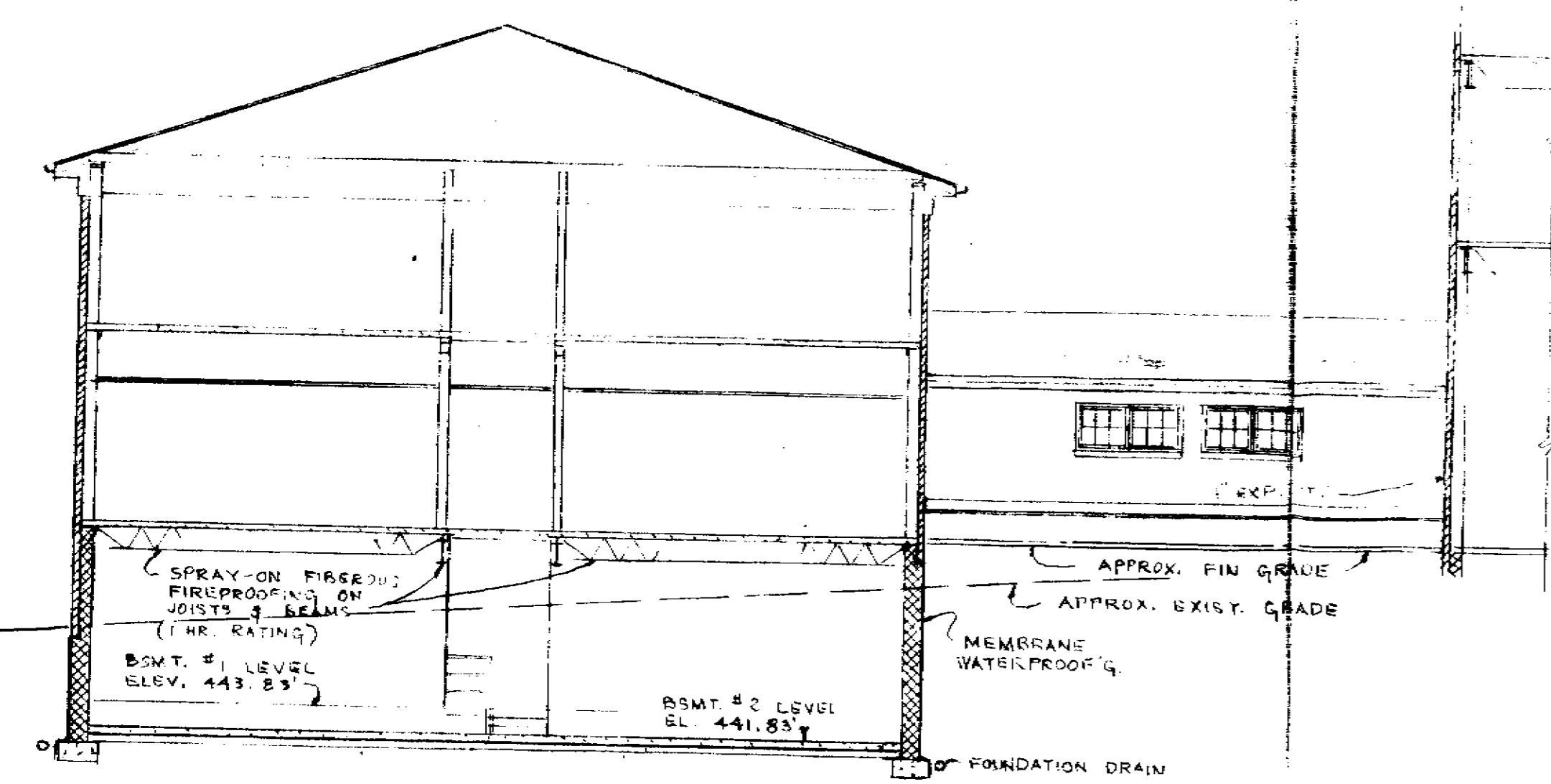
**ELEVATION NO. 2**  
SCALE: 1/8"=1'-0"



**ELEVATION NO. 3**  
SCALE: 1/8"=1'-0"



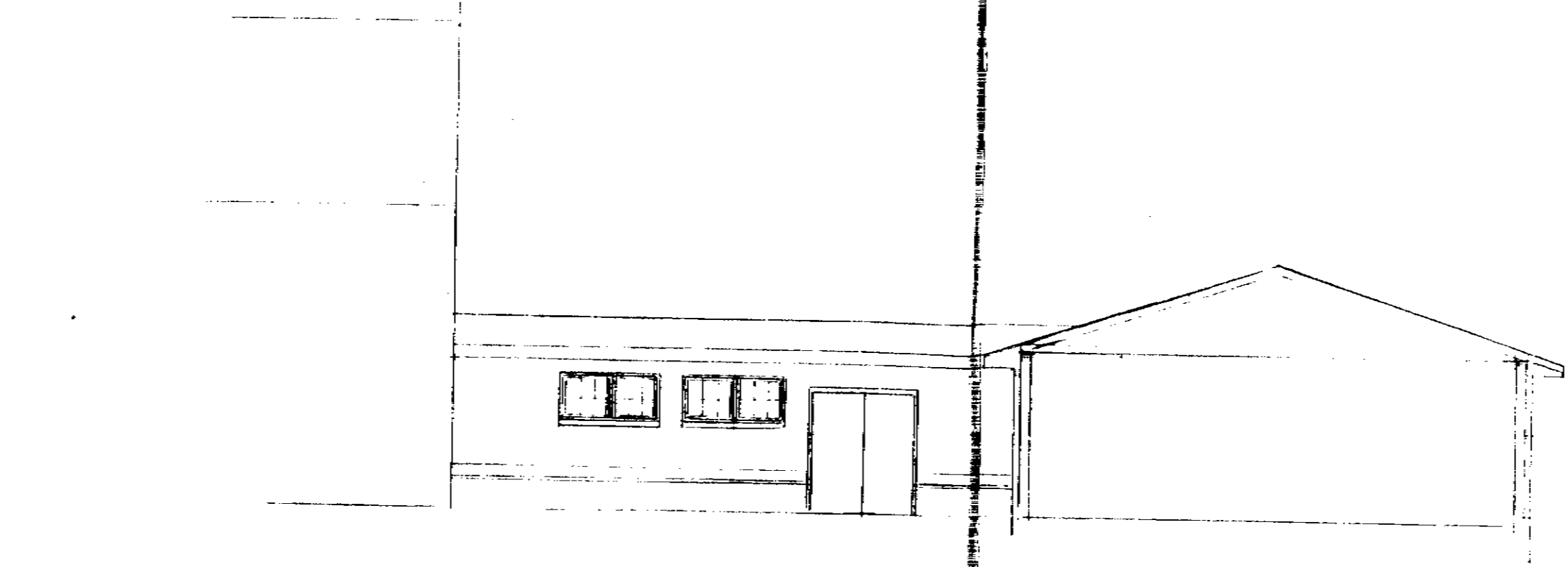
**ELEVATION NO. 4**  
SCALE: 1/8"=1'-0"



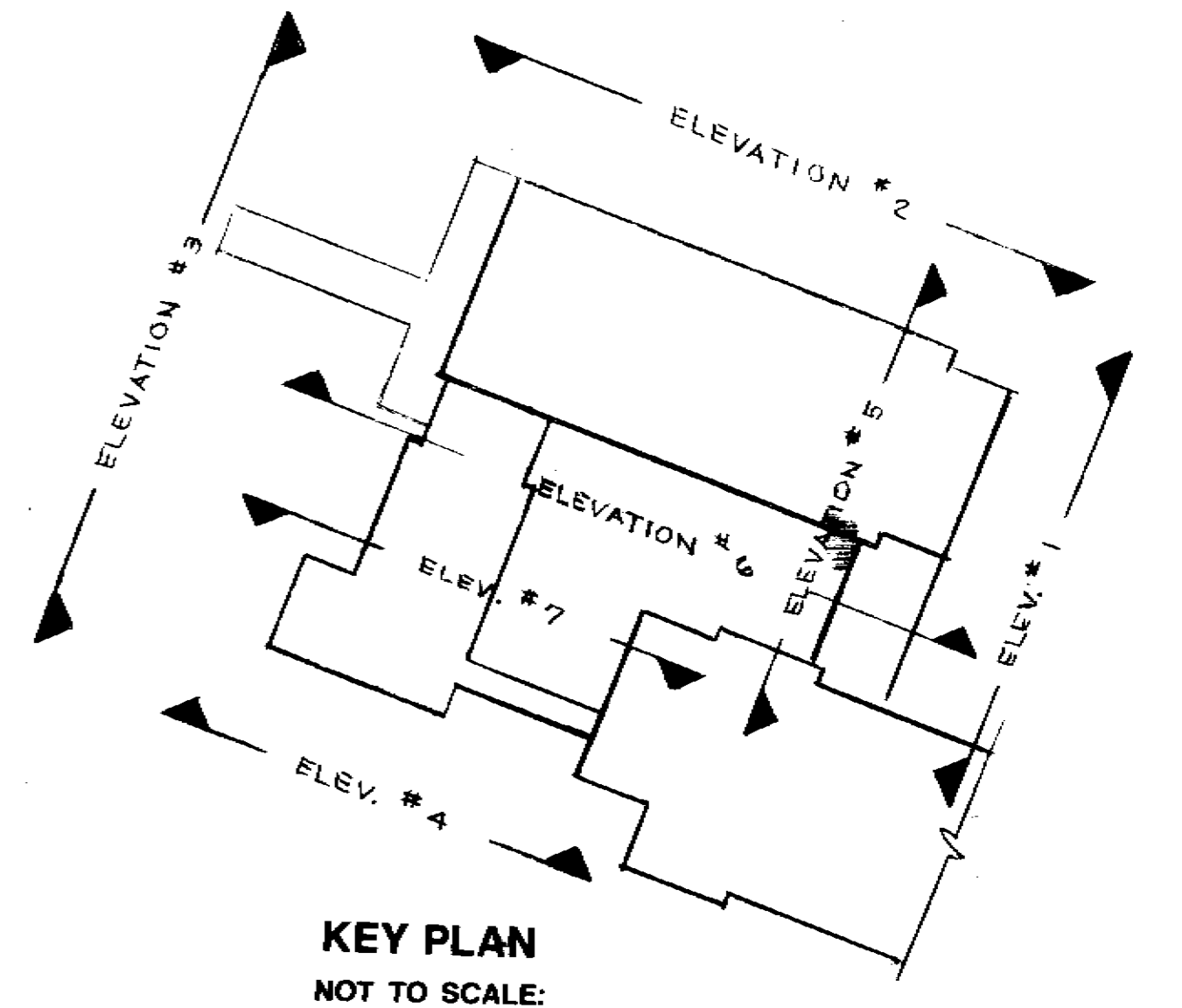
**ELEVATION NO. 5**  
SCALE: 1/8"=1'-0"



**ELEVATION NO. 6**  
SCALE: 1/8"=1'-0"



**ELEVATION NO. 7**  
SCALE: 1/8"=1'-0"



**KEY PLAN**  
NOT TO SCALE

*95-438-SPHX*

**Kain and Associates Inc.**  
Architecture  
207 East Redwood Street  
Fourth Floor  
Baltimore, MD 21202  
410 234 0800  
410 539 4321 Fax  
Planning  
Preservation  
Interior Design  
Facilities Management

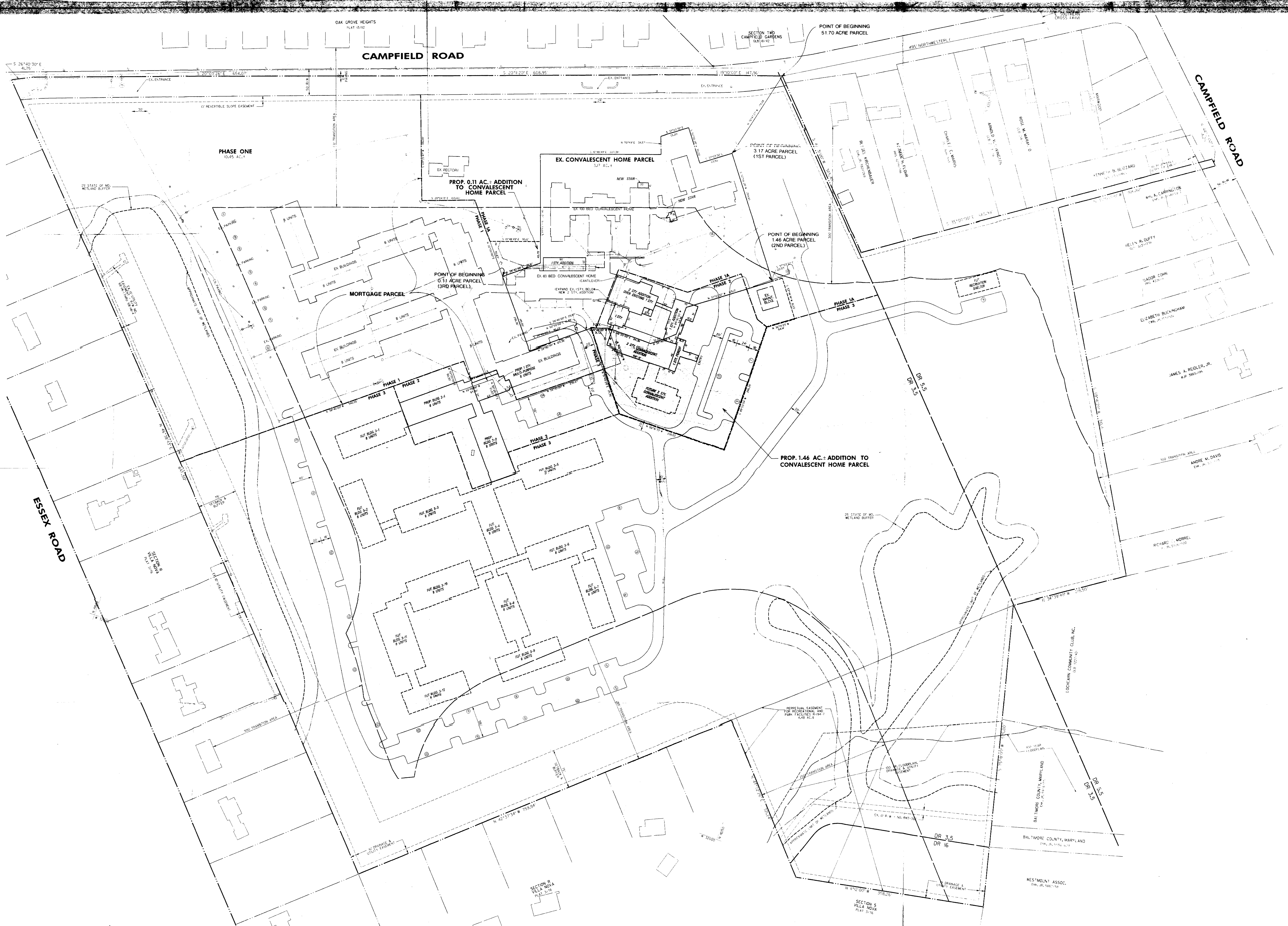


**AUGSBURG LUTHERAN HOME**  
6881 CAMPFIELD ROAD  
BALTIMORE, MARYLAND 21207

Revisions  
  
Released For:  
 Preliminary Only  
 Cladding  
 Permits  
 Construction  
Date: 5-22-95  
Project No: 94-125  
Drawn:  
Designed:  
Checked:  
Title:  
**ELEVATIONS OF DOM-CARE CENTER BUILDING**

**A201**





**General Notes**

- Owner/Applicant: Augsburg Lutheran Home, Inc. 4811 Campfield Rd. Baltimore, MD 21207 Tel: 410-486-0773
- Election District 3, Councilmanic District 2, Census Tract 4031, Watershed 20, Subwatershed 63.
- The Date: 5/20/95

**Current Zoning and Acreage**

Site Area: 1.46 Ac. ±	1.46 Ch. U.
Proposed: 14 Ex. 2 BR Apts @ 1100 sq. ft. each	15.40 Ch. U.
42 Ex. 1 BR Apts @ 700 sq. ft. each	29.40 Ch. U.
107 Prop. 2 BR Pk. 2 @ 1100 sq. ft. each	117.00 Ch. U.
107 Prop. 2 BR Pk. 3 @ 1100 sq. ft. each	117.00 Ch. U.
<b>Total</b>	<b>178.86 Ch. U.</b>

**Local Open Space**

0.60 Ac. DR 16 Zone # 15% = 0.14 Ac.	0.14 Ch. U.
1.14 Ac. DR 16 Zone # 15% = 0.31 Ac.	0.31 Ch. U.
4.72 Ac. DR 16 Zone # 15% = 1.32 Ac.	1.32 Ch. U.
<b>Total</b>	<b>2.77 Ch. U.</b>

**Proposed: 4.40 Ac. ±**

There are no existing or proposed well or septic systems on site.

There are no existing streets, parking or walkways on or within 50 feet of the special exception area. Walkways on site are noted with their required 25-foot clear of obstructions.

A waiver of submeter management will be required.

**Owner:** Augsburg Lutheran Home of Maryland, Inc. 4811 Campfield Rd. Baltimore, MD 21207

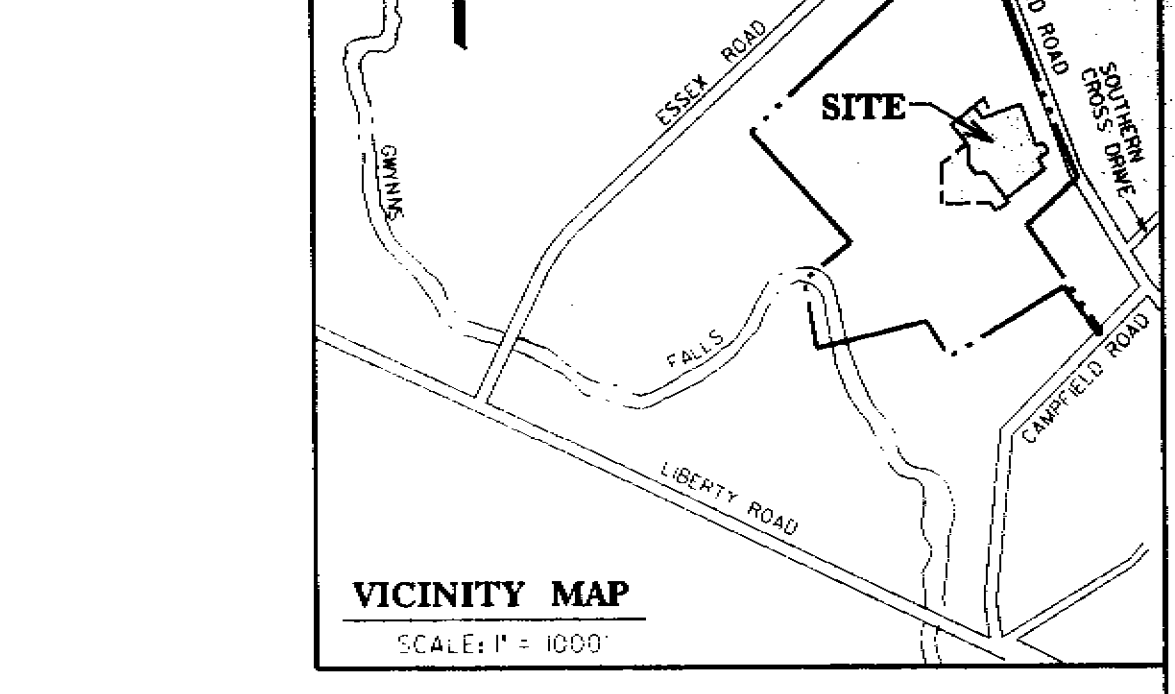
**Plan Ref:** 21KJ, J, 55/24

**Case No.:** 20-00-01086A

**Previous Permit No.:** 099736

**Relief Sought:**

- Special Hearing to modify and amend existing Special Exception area for a convalescent home and amend the previously approved zoning plan to a Special Exception area for non-conforming variance in Case #13-3-AAS. The variance is originally granted will remain in force, unchanged.
- Special Exception for a parking (correction) issue expansion of the existing special exception area.



**11. Zoning History**

Case #13-3-AAS - Special Hearing Ordered as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1981, that the area and improvements existing prior to July 2, 1953, as a convalescent home and parking structure, are recognized as non-conforming uses and, as such, are subject to be extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject, however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the garage, and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, existing as of July 2, 1953 and March 30, 1955, and those constructed subsequent to March 30, 1955, indicating in detail the ground floor area of each improvement and parking area, in order to determine the extent of additions, if any, which can be added to such existing improvements, including the parking area;
  - the reduction or deletion of the proposed additions) to comply with the 25% extension of the nonconforming use should it be determined that a part or all of the extension provided for in Section 104 has been utilized since March 30, 1955.
- The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Case #13-3-AAS - Special Exception Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1981, that the herein Petition for Special Exception for a convalescent home on that portion of the petitioner's property lying outside the residential transition area, in accordance with the site plan prepared by Daft-McCune-Walker, Inc., dated March 21, 1980, and marked Petitioner's Exhibit B, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required revision to the site plan, in the same manner and to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residence.
- Compliance with the applicable subdivision regulations.

Special Hearing to modify and amend existing Special Exception area for a convalescent home and amend the previously approved zoning plan to a Special Exception area for non-conforming variance in Case #13-3-AAS. The variance is originally granted will remain in force, unchanged.

Special Exception for a parking (correction) issue expansion of the existing special exception area.

Case #13-3-AAS - Zoning Variance Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1981, that the herein Petition for Variance to permit 262 parking spaces in lieu of the required 360 spaces, to permit the required parking spaces shown in revised site plan prepared by Daft-McCune-Walker, Inc., dated March 21, 1980, and marked Petitioner's Exhibit B, to be located more than 300 feet, but not more than 400 feet, from the buildings they serve to permit parking distances to the doors of certain more uses to be greater than the distance from the general street curb to the doors of those same more uses, as set forth in the Baltimore County Comprehensive Manual of Development Policies and having substantial evidence of conformity with the Special Exception procedures provided for in Section 104, to permit all living unit clusters to exceed the 300 foot maximum width of an elevation of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Order.

**DMW**  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3533  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

**PLAN & PLAT TO ACCOMPANY  
ZONING PETITION FOR SPECIAL  
EXCEPTION AND SPECIAL HEARING  
AUGSBURG LUTHERAN HOME, INC.**

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

ISSUE DATES: MAY 22, 1995

REVIEW: MAY 22, 1995

DESIGNED BY: [Signature]

CONSTRUCTION: [Signature]

BASE: [Signature]

DRAWN: [Signature]

DATE BY: [Signature]

DATE CHECKED: [Signature]

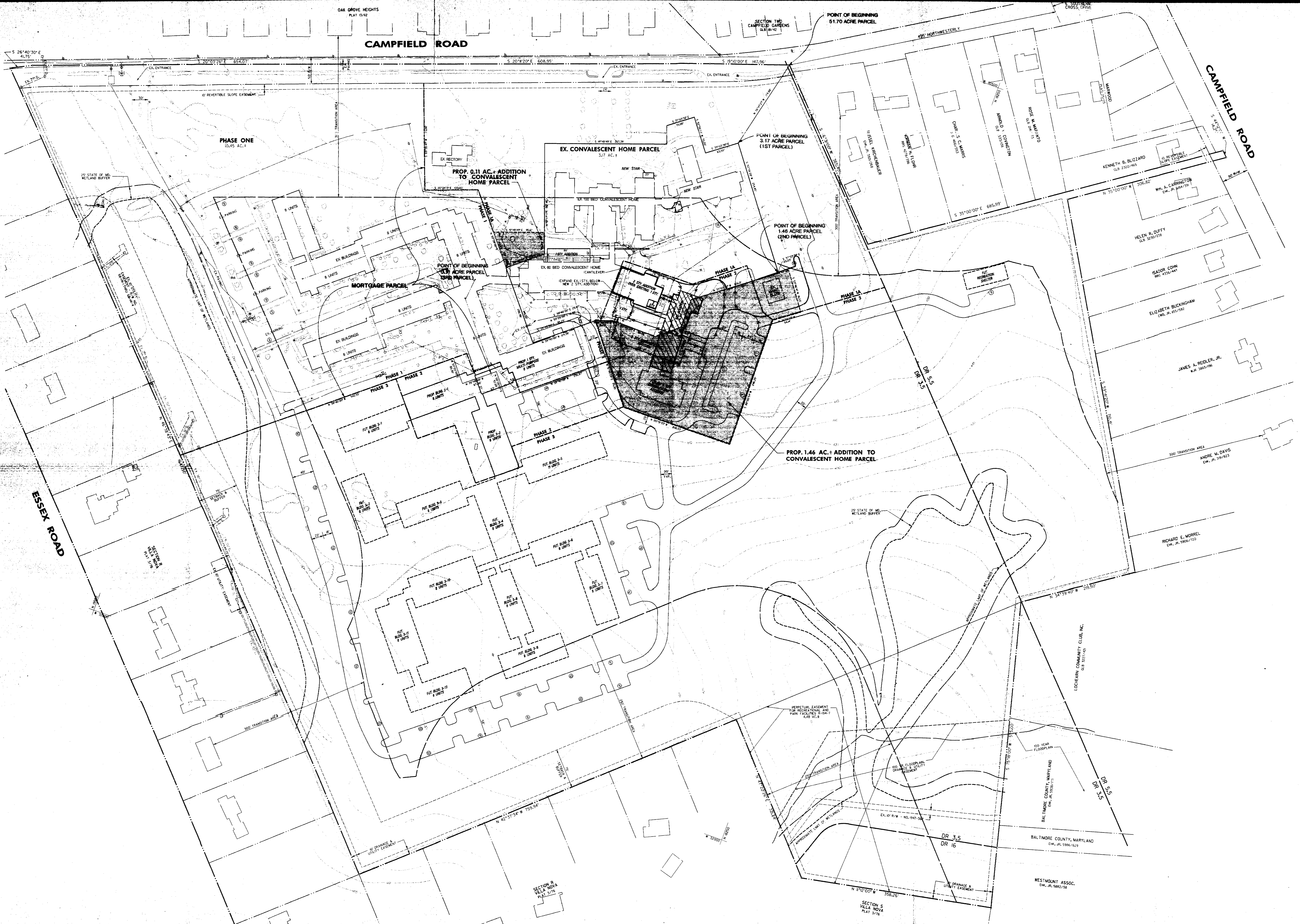
SCALE: [Signature]

PROJECT NO.: [Signature]

DRAWING NO.: [Signature]

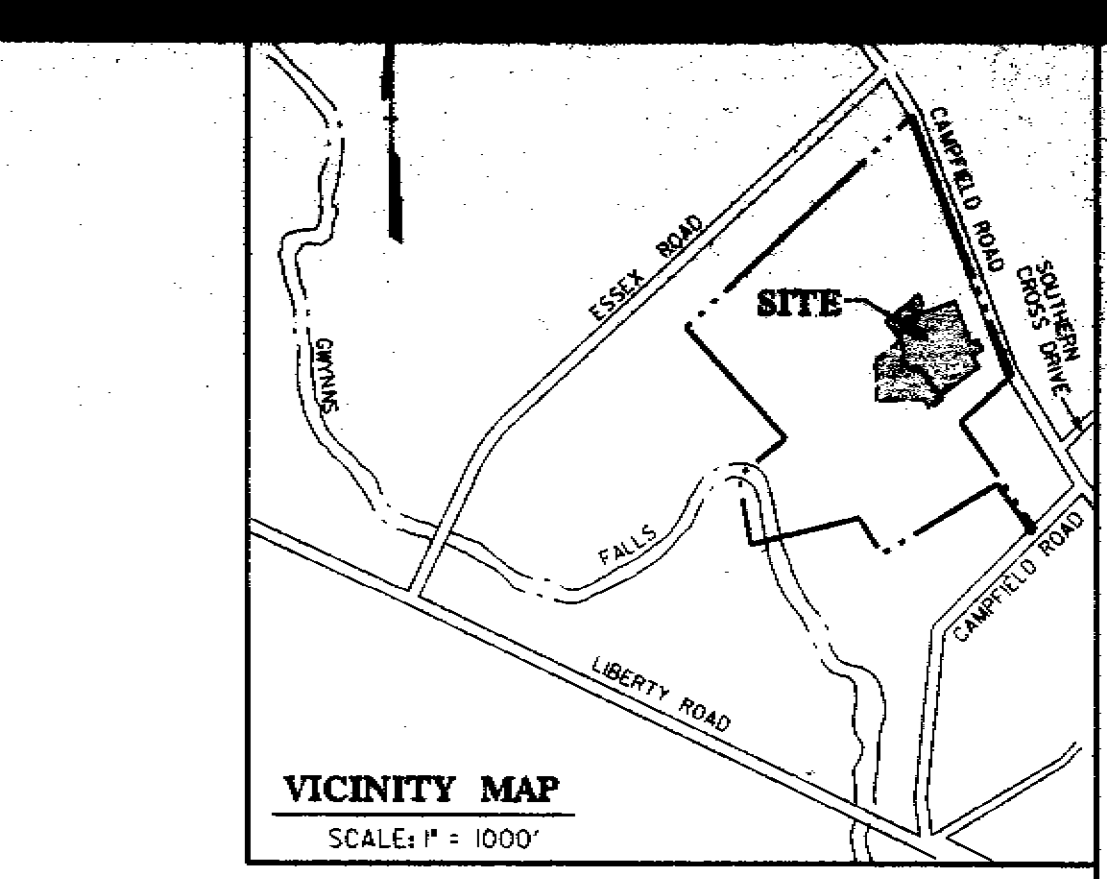
**1 OF 1**

PETITIONER'S EXHIBIT



**General Notes**

- Owner/Applicant: Augsburg Lutheran Home of Maryland, Inc. 6811 Campfield Road Baltimore, MD 21207 Ph. 410-486-4773
- Election District 3 Councilmanic District 2, Council Tract 4031.
- Ward/ward 26, Subwarded 63.
- Site Data: Current Zoning and Acreage  
 Net 6 0.90 Ac. DR 16  
 Gross 5.14 Ac. DR 16  
 45.66 Ac. DR 16 Special Exception Parcel (1.57 Ac. Expansion)  
 51.70 Ac. Total, Net and Gross  
 45.24 Ac. DR 16 Special Exception Parcel (1.57 Ac. Expansion)  
 46.96 Ac. Remaining for Development



**Summary**

Allowed:	0.90 Ac. @ 16 = 144 D.U.
	5.14 Ac. @ 33 = 171 D.U.
	40.92 Ac. @ 33 = 1350 D.U.
Total:	1655 D.U.

Proposed:

14 Ex. 2 RR Apts @ 1.0 = 14.0 D.U.	
48 Ex. Apts. = 48.0 D.U.	
16 Prop. 2 RR Ph. 2 = 16.0 D.U.	
107 Prop. 2 RR Ph. 2 = 107.0 D.U.	
Total:	185.0 D.U.

**Zoning**

228 Bed Convalescent Home (160 Ex. Beds, 68 Prop.)  
 Special Exception Use - No Density Required

**Required:**

180 Living Units @ 200/sq ft = 360 F.S.	
7 Prop. Advt. 2 RR @ 7 = 49 F.S.	
68 Prop. Advt. Beds @ 1/3 = 45 F.S.	
Total:	354 F.S.

**Proposed:**

180 Prop. Ph. 2 = 180 F.S.	
16 Prop. Ph. 2 = 16 F.S.	
107 Prop. Ph. 2 = 107 F.S.	
228 Variance Granted Case #13-3AS = 422 F.S.	
Total:	323 F.S.

All spaces will be a minimum of 8.5 x 12, paved with a durable, dustless surface and striped.

**Local Open Space**

**Required:**

0.90 Ac. DR 16 Zone @ 15% = 0.14 Ac.	
2.14 Ac. DR 16 Zone @ 15% = 0.32 Ac.	
40.92 Ac. DR 16 Zone @ 15% = 6.14 Ac.	
Total:	6.60 Ac.

**Proposed:** 4.48 Ac. +/-

5. There are no existing or proposed well or septic systems on site.

6. There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with field required 25-foot State of Maryland wetland buffer.

7. A waiver of nonsewerage management will be required.

8. Owner: Augsburg Lutheran Home of Maryland, Inc. 6811 Campfield Rd. Baltimore, MD 21207

Plat Ref: E19K, Jr. 55/74

Tax Acre: 20-00-011062.6

9. Previous Permit No. 099736.

**10. Relief Sought:**

- Special Hearing to modify and expand existing Special Exception area for a Convalescent Home and amend the previously approved zoning plan for area of Special Exception area for non-conforming use and variance in Case #13-3AS-021. The variance as originally granted will remain in force, unchanged.
- Special Exception for a nursing (convalescent) home (expansion of the existing special exception area)

**11. Zoning History**

Case #13-3AS-021 - Special Hearing (Ordered as follows:

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County this 28th day of May 1981, that the area and improvements shown on the zoning map be recognized as a non-conforming use and, as such, be maintained and extended 20% in conformity with the same, provisions and limitations contained in Section 106 of the Baltimore County Zoning Regulations, subject, however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the garage, and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, located on July 1, 1978 and March 30, 1980, and those constructed subsequent to March 30, 1980, including in-kind the proposed floor area, street improvement and parking area, in order to determine the result of the improvements, which can be added to an existing improvements, including the parking area;
  - the inclusion or deletion of the proposed addition(s) to comply with the 20% exception of the nonconforming use should it be determined that a part or all of the improvements proposed in Section 104 has been utilized since March 30, 1985.
- The revised site plan shall be subject to approval by the Department of Public Works, the Department of Planning, Engineering, and the Office of Planning and Zoning, including landscaping and screening, approved by the Current Planning and Development Division.

Case #13-3AS - Special Exception Granted as follows:

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County this 28th day of May 1981, that the herein Petition for Special Exception for a convalescent home on the portion of the petitioner's property that is outside the residential transition area, in accordance with the site plan prepared by Daugherty-McCune-Walker, Inc. dated March 21, 1980, and marked Petitioner's Exhibit 'A', be located within 300 feet, but not more than 400 feet from the building they serve to permit parking distance to the doors of certain living units to be greater than the distance from the general street curb to the doors of those same living units as set forth in the Baltimore County Comprehensive Manual of Development Policies and having submitted evidence of conformance with the Special Exception procedures provided for in Section 107, to permit all living unit clusters to exceed the 300 foot maximum width of an elevation of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the applicant's petition to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residence.
- Compliance with the applicable subdivision regulations.
- Submission of a revised site plan, incorporating the restrictions contained herein, for approval by the Dept. of Public Works, the Dept. of Planning, Engineering, and the Office of Planning and Zoning, including landscaping and screening approved by the Current Planning and Development Division.
- Utilization of the special exception within five years.

Case #13-3AS - Zoning Variance Granted as follows:

Therefore, IT IS ORDERED by the Zoning Commission of Baltimore County this 28th day of May 1981, that the herein Petition for Variance to permit 340 parking spaces in the required 360 spaces to permit the required parking spaces shown in the site plan prepared by Daugherty-McCune-Walker, Inc. dated March 21, 1980, and marked Petitioner's Exhibit 'A', be located more than 300 feet, but not more than 400 feet from the building they serve to permit parking distance to the doors of certain living units to be greater than the distance from the general street curb to the doors of those same living units as set forth in the Baltimore County Comprehensive Manual of Development Policies and having submitted evidence of conformance with the Special Exception procedures provided for in Section 107, to permit all living unit clusters to exceed the 300 foot maximum width of an elevation of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Orders.

**DMW**  
 Daugherty-McCune-Walker, Inc.  
 300 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

**PLAN & PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING AUGSBURG LUTHERAN HOME, INC.**

NO COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

3RD ELECTION DISTRICT

ISSUE DATE: MAY 22, 1985

REVIEW: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

BASE: \_\_\_\_\_

DRAWN: \_\_\_\_\_

DESIGNED: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

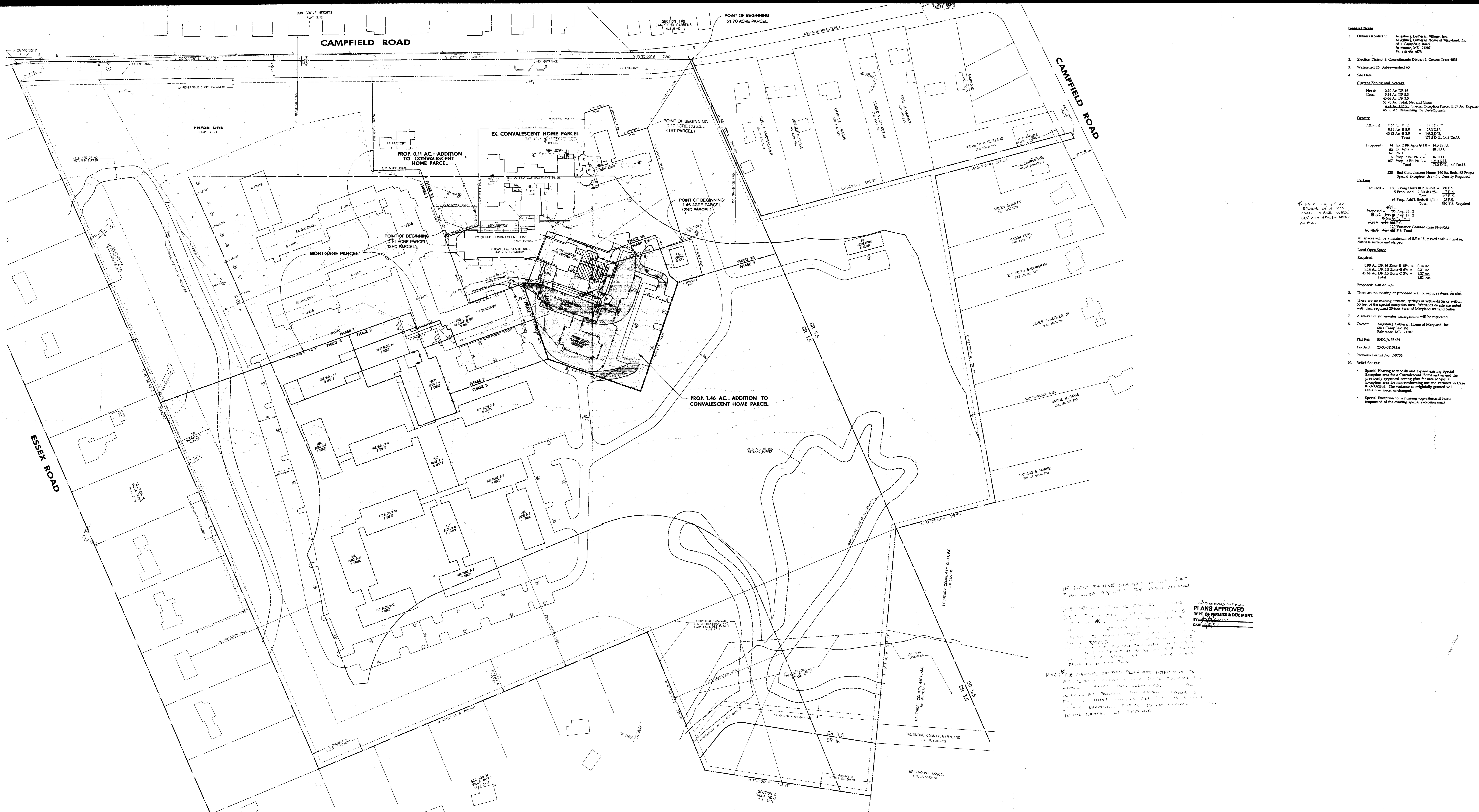
DATE CHECKED: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: 79037F

DRAWING: \_\_\_\_\_

1 OF 1



**General Notes**

- Owner/Applicant: Augsborg Lutheran Home, Inc. 6811 Campfield Road Baltimore, MD 21207 PH: 410-466-4573
- Election District 3; Councilmanic District 2; Census Tract 4031.
- Waterbed 26, Subwatershed 63.
- Site Data:

**Current Zoning and Acreage**

Net 4 0.90 Ac. DR 16  
 Gross 2.14 Ac. DR 16  
 43.04 Ac. DR 3.5  
 31.76 Ac. Total Net and Gross  
 42.14 Ac. DR 3.5 Special Exception Parcel (1.57 Ac. Expansion)  
 46.94 Ac. Remaining for Development

**Density**

0.90 Ac. DR 16 = 144 D.U.  
 5.14 Ac. DR 3.5 = 283 D.U.  
 40.92 Ac. DR 3.5 = 1431 D.U.  
 Total 1758 D.U. 14.4 D.U./Ac.

**Proposed:**

14 Ex. 2 BR Apts @ 1.0 = 14 D.U.  
 42 Ph. 1 = 42 D.U.  
 107 Prop. 2 BR Ph. 3 = 107 D.U.  
 Total 163 D.U. 14.8 D.U./Ac.

**228 bed Convalescent Home (140 Ex. Beds, 88 Prop.)**  
 Special Exception Use - No Density Required

**Exiting:**

180 Living Units @ 2.0/Unit = 360 P.S.  
 5 Prop. Add'l 2 BR @ 1.25 = 7.5 P.S.  
 Total 367.5 P.S.  
 68 Prop. Add'l Beds @ 1/3 = 22.67 P.S.  
 Total 390 P.S. Required

**Proposed:**

180 Prop. Ph. 1 = 180 P.S.  
 107 Prop. Ph. 2 = 107 P.S.  
 228 Convalescent Case 81-3-XAS = 228 P.S.  
 Total 515 P.S. Total

**All spaces will be a minimum of 8.5 x 18', paved with a durable, level surface and striped.**

**Local Open Space**

Required:

0.90 Ac. DR 16 Zone @ 15% = 0.14 Ac.  
 5.14 Ac. DR 3.5 Zone @ 6% = 0.31 Ac.  
 45.84 Ac. DR 3.5 Zone @ 6% = 2.75 Ac.  
 Total 3.20 Ac.

**Proposed: 4.48 Ac. +/-**

- There are no existing or proposed well or septic systems on site.
- There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with their required 25-foot State of Maryland wetland buffer.
- A waiver of stormwater management will be requested.

**Owner:** Augsborg Lutheran Home of Maryland, Inc. 6811 Campfield Rd. Baltimore, MD 21207

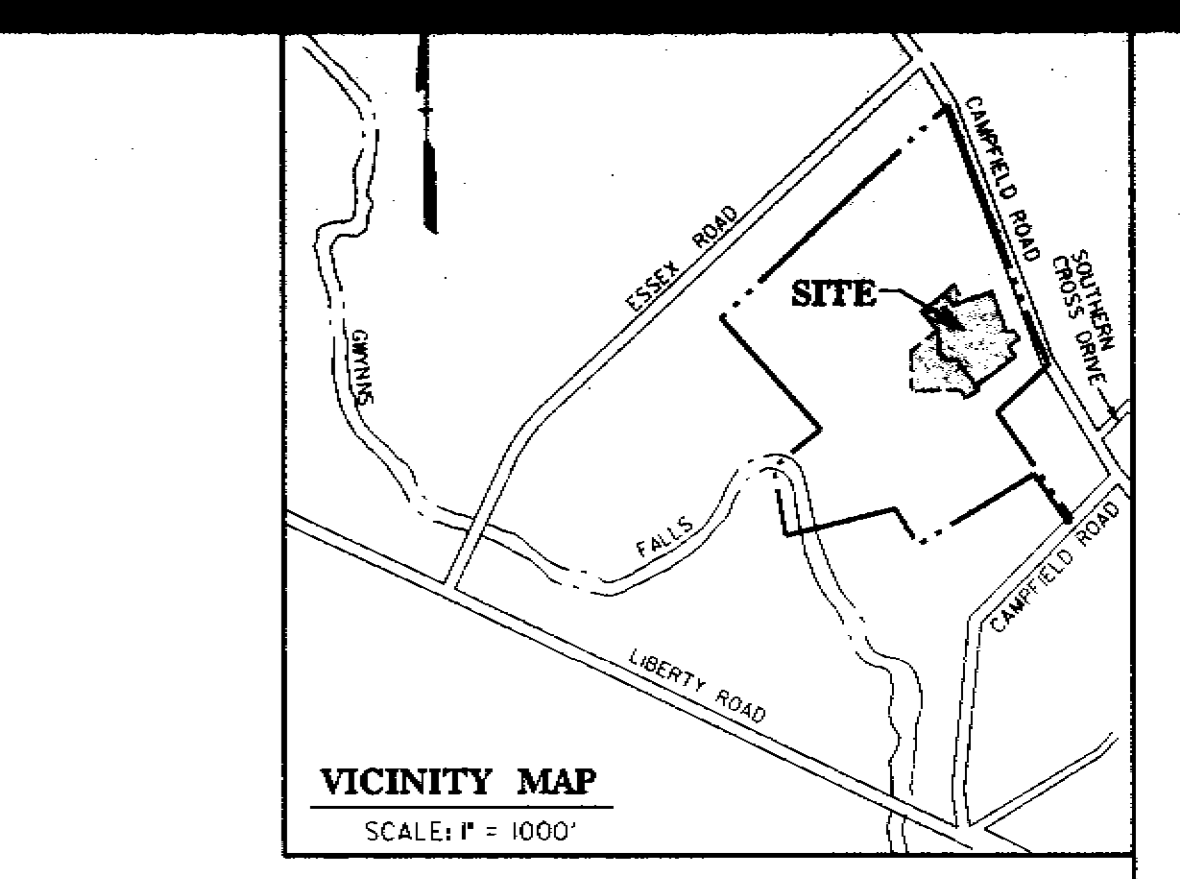
**Plat Ref:** EXH. J, 55/24

**Tax Acct:** 20-00-01085.6

**Previous Permit No:** 099736.

**Relief Sought:**

- Special Hearing to modify and expand existing Special Exception area for Convalescent Home and amend the previously approved zoning plan for area of Special Exception area for non-conforming use and variance in Case 81-3-XASPH1. The variance as originally granted will remain in force, unchanged.
- Special Exception for a existing convalescent home (expansion of the existing special exception area).



**11. Zoning History**

Case 81-3-XASPH1 - Special Hearing Ordered as follows:

Therefore IT IS ORDERED by the Zoning Commission of Baltimore County this 28th day of May 1981, that the areas and improvements existing prior to July 2, 1975, as a convalescent home and parking therefor, are recognized as non-conforming use and such are subject to be extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the gatehouse, and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, existing as of July 2, 1975 and March 30, 1955, and those constructed subsequent to March 30, 1955, including in detail the ground floor area of each improvement and parking area, in order to determine the extent of additional area which can be added to the existing improvements, including the parking area;
  - the reduction or deletion of the proposed addition(s) to comply with the 25% extension of the non-conforming uses should it be determined that a part or all of the extension provided for in Section 104 has been utilized since March 30, 1955.
- The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Case 81-3-XAS - Special Exception Granted as follows:

Therefore IT IS ORDERED by the Zoning Commission of Baltimore County, this 28th day of May, 1981, that the herein Petition for Special Exception for a convalescent home on that portion of the petitioner's property lying outside the residential transition area, in accordance with the site plan prepared by DeWitt-McCune-Walker, Inc. dated March 11, 1980, and marked Petitioner's Exhibit II-A, should be and the same is GRANTED, from and after the date of this Order, subject however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required revision to the site plan, in the same manner and to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residences.
- Compliance with the applicable subdivision regulations.
- Submission of a revised site plan, incorporating the restrictions contained herein, for approval by the Dept. of Public Works, the Dept. of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
- Utilization of the special exception within five years.

Case 81-3-XAS - Zoning Variance Granted as follows:

Therefore IT IS ORDERED, by the Zoning Commission of Baltimore County this 28th day of May, 1981, that the herein Petition for Variance to permit 262 parking spaces in lieu of the required 390 parking spaces, as shown on the site plan prepared by DeWitt-McCune-Walker, Inc. dated March 11, 1980, and marked Petitioner's Exhibit II-A, to be located across than 300 feet, but not more than 400 feet, from the buildings they serve to permit parking spaces to be located closer to the buildings, and, having submitted evidence of conformance with the special exception procedures provided for in Section 502, to permit all living unit clusters to exceed the 300 foot maximum width of a group of buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of the Order, subject however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Orders.

THE FIRST ORDINANCE CHANGES THESE SAE PLANS WERE APPROVED BY LOCAL COUNCIL

THE SECOND ORDINANCE CHANGES THIS SAE PLAN AND CHANGES THE DENSITY TO 14.4 D.U./AC. AS SHOWN ON THIS PLAN. THE VARIANCE AS ORIGINALLY GRANTED WILL REMAIN IN FORCE, UNCHANGED.

NOTE: THE FINISHES ON THIS PLAN ARE INTENDED TO ACCORDANCE WITH THE BALTIMORE COUNTY, MARYLAND SPECIFICATIONS FOR CONCRETE AND FINISHES. ANY INTERFERING FINISHES OR MATERIALS TO BE USED IN THE REGIONAL OFFICE IS TO BE NOTED IN THE FINISHES OF CONTRACT.

DATE: 5/24/81

PLANS APPROVED BY DEPT. OF PERMITS & DEV. MGMT. BY: [Signature]

**DMW**  
 DeWitt-McCune-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

**PLAN & PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING AUGSBORG LUTHERAN HOME, INC.**

3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

ISSUE DATES: MAY 22, 1985

REVIEW: [ ]  
 PERMIT: [ ]  
 CONSTRUCTION: [ ]  
 BASE: [ ]  
 DRAWING: [ ]  
 DESIGNED: [ ]  
 CHECKED BY: [ ]  
 DATE CHECKED: [ ]

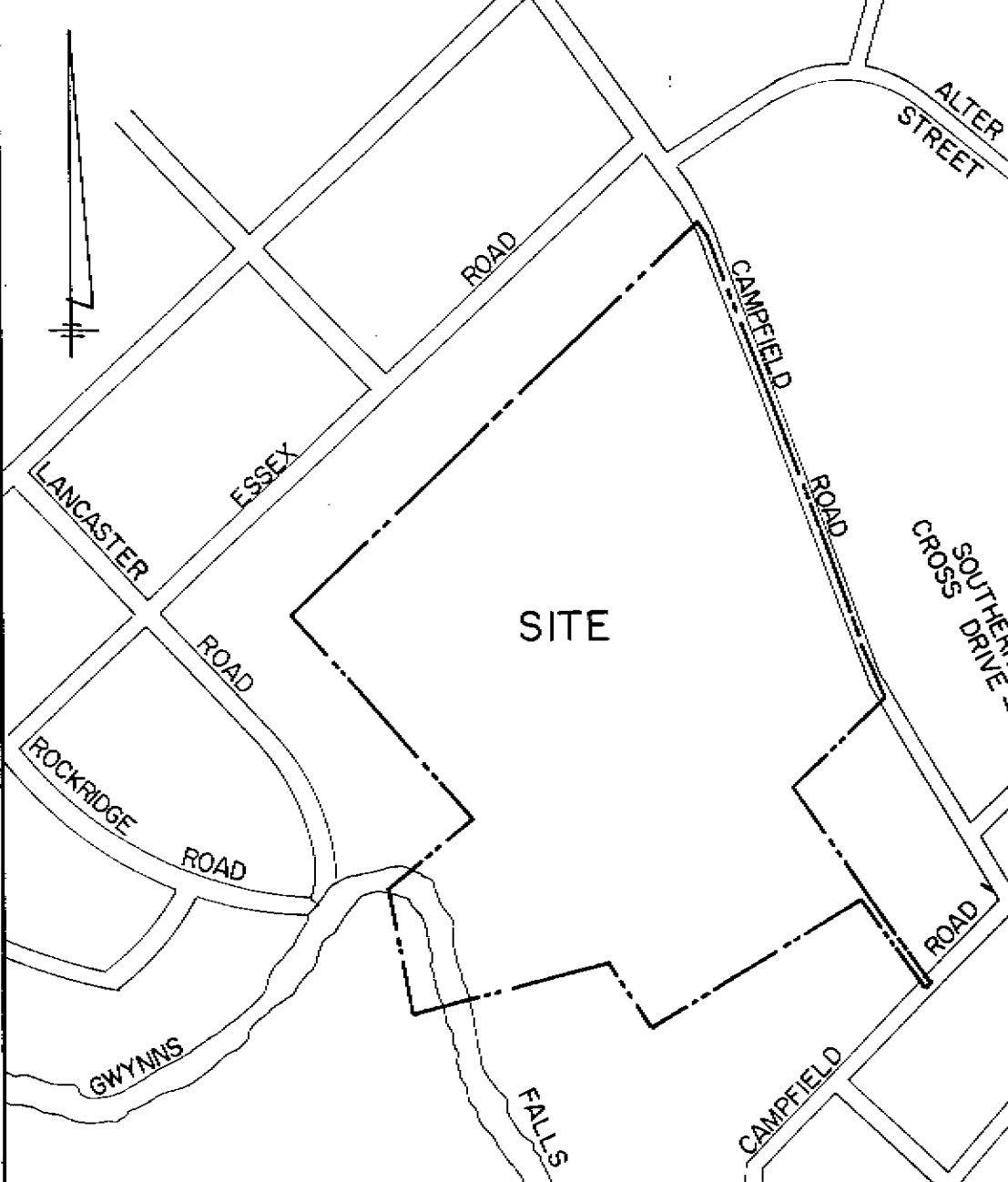
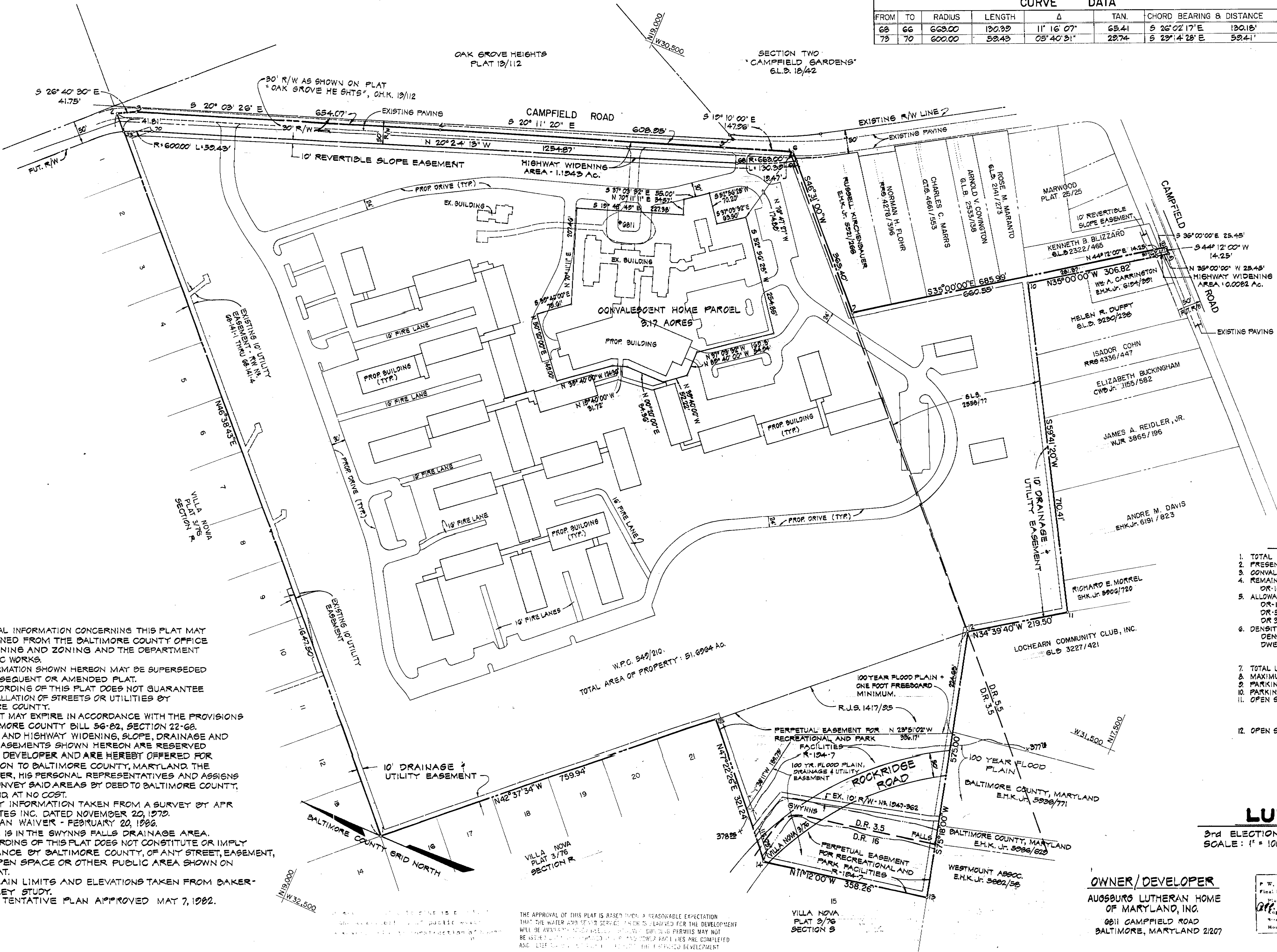
DATE: 5/24/81

SCALE: 1" = 40'

PROJECT NO: 735537

DRAWING: 1 OF 1

CURVE DATA							
FROM	TO	RADIUS	LENGTH	Δ	TAN.	CHORD BEARING & DISTANCE	
66	66	663.00	130.33	11° 16' 07"	65.41	S 26° 02' 17" E 130.15'	
73	70	600.00	59.43	05° 40' 31"	29.74	S 23° 14' 28" E 59.41'	



VICINITY MAP  
SCALE: 1" = 500'

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST
1	18861.77	32253.83	70	19209.51	31102.86
2	19392.20	31035.30	78	19864.10	31126.30
3	19555.40	31077.16	79	17827.05	30490.28
4	19341.02	30892.84	80	17837.27	30480.25
5	18769.56	30642.68	66	18616.41	30608.22
6	18229.80	30584.10	68	18733.36	30665.37
7	18078.95	30559.22			
8	17816.42	30465.75			
9	17806.20	30475.69			
10	18057.53	30651.67			
11	17698.99	31264.96			
12	17873.54	31289.79			
13	17733.63	31245.97			
14	18085.07	32015.56			
15	18302.62	31772.19			

- NOTES:
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
  - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
  - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
  - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82, SECTION 22-68.
  - HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
  - BOUNDARY INFORMATION TAKEN FROM A SURVEY BY APR ASSOCIATES INC. DATED NOVEMBER 20, 1979.
  - CRG PLAN WAIVER - FEBRUARY 20, 1980.
  - THIS SITE IS IN THE SWYNN'S FALLS DRAINAGE AREA.
  - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY, OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
  - FLOOD PLAIN LIMITS AND ELEVATIONS TAKEN FROM BAKER-WIDBERLEY STUDY.
  - ORIGINAL TENTATIVE PLAN APPROVED MAY 7, 1982.

- DENSITY CALCULATIONS
- TOTAL AREA OF TRACT - 51.70 ACRES
  - PRESENT ZONING OF TRACT: DR-16 0.90 AC, DR-55 5.14 AC, DR-35 45.66 AC.
  - CONVALESCENT HOME PARCEL: DR-35 3.17 AC
  - REMAINING AREA FOR DEVELOPMENT: 48.53 ACRES  
DR-16 0.90 AC, DR-55 5.14 AC, DR-35 42.49 AC
  - ALLOWABLE DENSITY AND DWELLING UNITS:  
DR-16: 0.90 @ 14 = 14.4 DENSITY UNITS  
DR-55: 5.14 @ 55 = 283 DWELLING UNITS  
DR-35: 42.49 @ 35 = 1487 DWELLING UNITS } TOTAL 177 DWELLING UNITS
  - DENSITY AND DWELLING UNITS SHOWN ON THIS PLAN:  
DENSITY UNITS: 3 = 2 BEDROOM = 3 DENSITY UNITS  
DWELLING UNITS: 54 = 2 BEDROOM = 54 DWELLING UNITS  
123 = 1 BEDROOM = 123 DWELLING UNITS  
TOTAL = 177 DWELLING UNITS
  - TOTAL LIVING UNITS SHOWN: 180 (INCLUDES EXISTING DWELLING)
  - MAXIMUM HEIGHT OF DWELLING UNITS - 15' (1 STORY)
  - PARKING REQUIRED: DR 35 ZONE - 180 DWELLING UNITS @ 2/UNIT = 360 SPACES
  - PARKING SHOWN ON THIS PLAN: 288 SPACES (VARIANCE GRANTED, CASE B1-2XAS PH)
  - OPEN SPACE REQUIRED: DR 16 ZONE - 0.90 @ 15% = 2.14 AC  
DR 55 ZONE - 5.14 @ 4% = 1.09 AC  
DR 35 ZONE - 45.66 @ 3% = 1.37 AC  
TOTAL 4.60 AC
  - OPEN SPACE SHOWN: 2.04 ACRES 1.

**AUGSBURG LUTHERAN HOME**  
3rd ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 100'

OWNER/DEVELOPER  
AUGSBURG LUTHERAN HOME OF MARYLAND, INC.  
0811 CAMPFIELD ROAD  
BALTIMORE, MARYLAND 21207

DEED REFERENCE  
W.P.C. 549/210  
R.J.S. 1417/95  
G.L.B. 2558/77

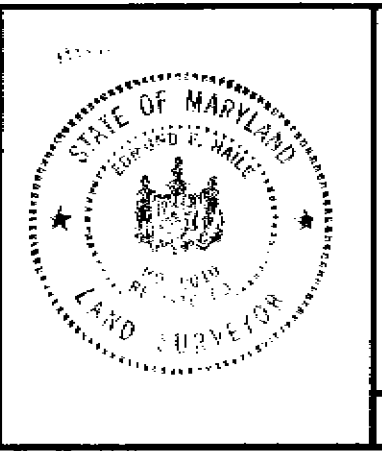
APPROVED:  
3/25/85 [Signature] DEPUTY STATE & COUNTY HEALTH OFFICER  
3/13/85 [Signature] DIRECTOR OF PUBLIC WORKS

NOTE:  
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:  
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:  
X-2281 X-2282  
N 19,228.43 N 18,171.15  
W 31,058.94 W 30,782.08

OWNERS CERTIFICATE:  
The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.  
[Signature] OWNER  
6/25/85 DATE

SURVEYORS CERTIFICATE:  
I, EDWARD R. HALL, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1015 of the Acts of 1945 and subsequent amendatory acts.  
[Signature] REGISTERED LAND SURVEYOR: No. 2010 DATE 2/21/85



DAFT · McCUNE · WALKER INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
1330 EAST JOPPA ROAD, BALTIMORE, MD. 21204  
TELEPHONE: 301-286-3333

LEGEND  
EX CONCRETE  
EX BRICK  
EX TREES TO REMAIN  
EX TREES TO PLANT  
EX 10' FLOOD PLAIN  
EX 50' FLOOD PLAIN  
EX 20' FLOOD PLAIN  
EX 25' FLOOD PLAIN  
EX 15' FLOOD PLAIN  
EX 10' FLOOD PLAIN  
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EX 800' FLOOD PLAIN  
EX 810' FLOOD PLAIN  
EX 820' FLOOD PLAIN  
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EX 980' FLOOD PLAIN  
EX 990' FLOOD PLAIN  
EX 1000' FLOOD PLAIN

KEEP IN CASE # 95-438-SPHX APP'D PLAN  
1 OF 1

**RECEIVED**  
BALTIMORE COUNTY  
PLANNING  
OCT 2 2000

REASON FOR AMENDMENT:  
1. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
2. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
3. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

REASON FOR AMENDMENT:  
1. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
2. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
3. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

MINIMUM HORIZONTAL SEPARATION OF BUILDINGS	
LESS THAN 25 FEET	15 FEET
25 FEET TO BUT NOT MORE THAN 30 FEET	20 FEET
30 FEET TO BUT NOT MORE THAN 40 FEET	25 FEET
40 FEET TO BUT NOT MORE THAN 50 FEET	30 FEET
50 FEET TO BUT NOT MORE THAN 60 FEET	35 FEET
60 FEET TO BUT NOT MORE THAN 75 FEET	40 FEET
75 FEET TO BUT NOT MORE THAN 100 FEET	45 FEET
100 FEET TO BUT NOT MORE THAN 150 FEET	50 FEET
150 FEET TO BUT NOT MORE THAN 200 FEET	55 FEET
200 FEET TO BUT NOT MORE THAN 250 FEET	60 FEET
250 FEET TO BUT NOT MORE THAN 300 FEET	65 FEET
300 FEET TO BUT NOT MORE THAN 350 FEET	70 FEET
350 FEET TO BUT NOT MORE THAN 400 FEET	75 FEET
400 FEET TO BUT NOT MORE THAN 450 FEET	80 FEET
450 FEET TO BUT NOT MORE THAN 500 FEET	85 FEET
500 FEET TO BUT NOT MORE THAN 550 FEET	90 FEET
550 FEET TO BUT NOT MORE THAN 600 FEET	95 FEET
600 FEET TO BUT NOT MORE THAN 650 FEET	100 FEET
650 FEET TO BUT NOT MORE THAN 700 FEET	105 FEET
700 FEET TO BUT NOT MORE THAN 750 FEET	110 FEET
750 FEET TO BUT NOT MORE THAN 800 FEET	115 FEET
800 FEET TO BUT NOT MORE THAN 850 FEET	120 FEET
850 FEET TO BUT NOT MORE THAN 900 FEET	125 FEET
900 FEET TO BUT NOT MORE THAN 950 FEET	130 FEET
950 FEET TO BUT NOT MORE THAN 1000 FEET	135 FEET

REASON FOR AMENDMENT:  
1. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
2. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
3. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

**DMW SPIRIT & INTERIOR**  
PLANNING & DESIGN  
4400 EASTERN AVENUE  
BALTIMORE, MD 21208  
(410) 526-1000

**COBERT MATZ ROSENTHAL INC.**  
PLANNING & DESIGN  
1000 EASTERN AVENUE  
BALTIMORE, MD 21208  
(410) 526-1000

**BALTIMORE COUNTY MD  
COUNTY REVIEW GROUP**  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED

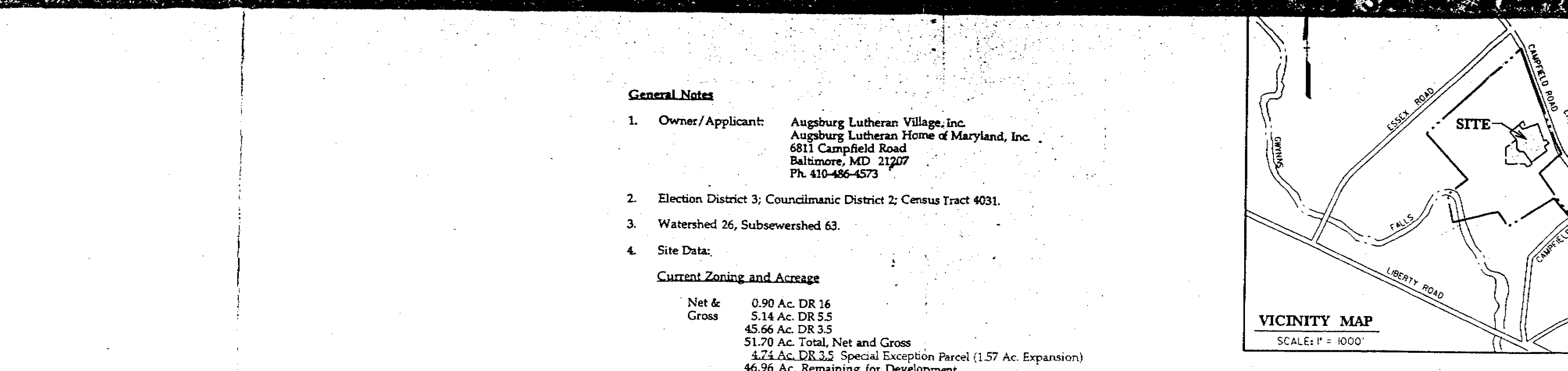
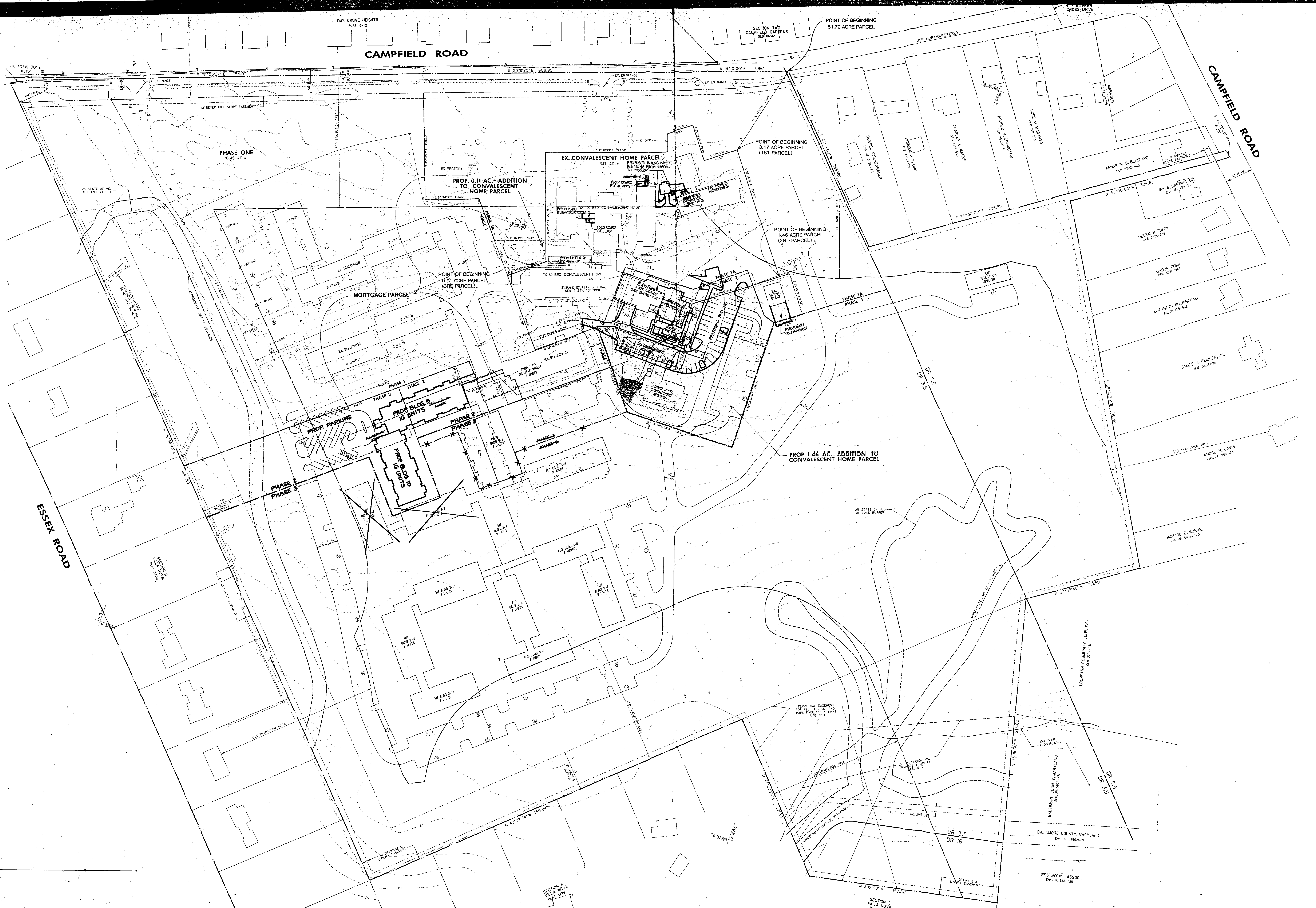
**BALTIMORE COUNTY MD  
COUNTY REVIEW GROUP**  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED  
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10/2/00  
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PLAN APPROVED  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED  
This Plan Was Reviewed By The CRG On  
10/2/00  
With The Following Action Taken:  
PLAN APPROVED

**PROPOSED**  
1. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
2. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
3. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
4. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
5. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
6. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
7. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
8. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
9. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
10. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
11. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
12. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
13. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
14. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS  
15. TO CORRECT THE MINIMUM HORIZONTAL SEPARATION OF BUILDINGS









**General Notes**

- Owner/Applicant: Augsburg Lutheran Home of Maryland, Inc. 8811 Campfield Road Baltimore, MD 21207 Ph. 410-655-3233
- Election District 3, Councilmanic District 2, Census Tract 4031.
- Watershed 26, Subwatershed 63.
- Site Data:

**Current Zoning and Acreage**

Net & Gross: 0.90 Ac. DR 16, 5.14 Ac. DR 3.5, 45.46 Ac. DR 3.5, 51.70 Ac. Total Net and Gross, 42.4 Ac. DR 3.5 Special Exception Parcel (1.57 Ac. Expansion), 46.50 Ac. Remaining for Development

**Density**

Allowed = 0.90 Ac @ 16 = 14.4 Dn. U.  
 5.14 Ac @ 3.5 = 18.0 Dn. U.  
 45.46 Ac @ 3.5 = 159.11 Dn. U.  
 Total = 181.51 Dn. U. (144 Dn. U.)

**Proposed**

14 Ex. 2 BR Apts @ 1.0 = 14.0 Dn. U.  
 48 Ex. 1 BR Apts @ 1.0 = 48.0 Dn. U.  
 62 Ph. 3 BR Ph. 2 = 16.0 Dn. U.  
 107 Prop. 2 BR Ph. 3 = 107.0 Dn. U.  
 Total = 175.0 Dn. U. (144 Dn. U.)

**Parking**

Required = 180 Living Units @ 2.0/Unit = 360 P.S.  
 5 Prop. Advt. 2 BR @ 1.25 = 7 P.S.  
 68 Prop. Advt. 1 BR @ 1.75 = 119 P.S.  
 Total = 386 P.S. Required

**Proposed**

28 Prop. Ph. 3 = 28 P.S.  
 28 Prop. Ph. 2 = 28 P.S.  
 300 Prop. Ph. 1 = 300 P.S.  
 Total = 356 P.S. Total

**Local Open Space**

Required:

0.90 Ac. DR 16 Zone @ 15% = 0.14 Ac.  
 5.14 Ac. DR 3.5 Zone @ 4% = 0.21 Ac.  
 45.46 Ac. DR 3.5 Zone @ 3% = 1.32 Ac.  
 Total = 1.67 Ac.

**Proposed:** 4.48 Ac. +/-

- There are no existing or proposed well or septic systems on site.
- There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with trees retained to 2-foot base of Maryland wetland buffer.
- A waiver of stormwater management will be requested.
- Owner: Augsburg Lutheran Home of Maryland, Inc. 8811 Campfield Rd. Baltimore, MD 21207
- Flat Ref: EHK, J, 55/24
- Tax Acc: 20-00-01108.6
- Previous Permit No. 099736.
- Relief Sought:

- Special Meeting to modify and expand existing Special Exception area for a Convalescent Home and amend the previously approved zoning plan for area of Special Exception area for non-residential use and variance in Case 81-3-XASPH1. The variance as originally granted will remain in force, unchanged.
- Special Exception for a waiver (retention) area (expansion of the existing special exception area)

**11. Zoning History**

Case 81-3-XASPH - Special Hearing Ordered as follows:

Therefore IT IS ORDERED by the Zoning Commission of Baltimore County this 28th day of May 1981, that the area and improvements existing prior to July 2, 1963, as a convalescent home and parking thereon, are recognized as non-conforming uses and, as such, are subject to an extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the gatehouse, and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, existing as of July 2, 1963 and March 30, 1955, and those to be constructed subsequent to March 30, 1955, including in detail the proposed floor area of each improvement and parking area, in order to determine the extent of additions, if any, which can be added to an existing improvement, including the parking area; and
  - the relocation of the entrance to the proposed addition(s) incorporating such additions as determined that a part or all of the extension provided for in Section 104 has been utilized since March 30, 1955.
- The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Case 81-3-XAS - Special Exception Granted as follows:

Therefore IT IS ORDERED by the Zoning Commission of Baltimore County, this 28th day of May, 1981, that the herein Petition for Special Exception for a convalescent home on that portion of the petitioner's property lying outside the residential transition area, in accordance with the site plan prepared by D&M-McCune-Walker, Inc. dated March 23, 1980, and stated Petitioner's Exhibit B, should be and the same is GRANTED, from and after the date of this Order, subject however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required waiver to the site plan, in the same manner and to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize its effect upon the adjacent residences.
- Compliance with the applicable subdivision regulations.
- Submission of a revised site plan, incorporating the proposed conditional terms, for approval by the Dept. of Public Works, the Dept. of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
- Utilization of the special exception within five years.

Case 81-3-XAS - Zoning Variance Granted as follows:

Therefore, IT IS ORDERED, by the Zoning Commission of Baltimore County this 28th day of May, 1981, that the herein Petition for Variance to permit 240 parking spaces in lieu of the required 380 spaces to permit the proposed parking spaces shown on orange on the site plan prepared by D&M-McCune-Walker, Inc. dated March 23, 1980, and stated Petitioner's Exhibit B, to be located more than 300 feet, but not more than 400 feet, from buildings serving to permit parking distances to the doors of certain living units, as set forth in the Baltimore County Comprehensive Master Plan of Development Policies and, having submitted evidence of conformance with the Special Exception provisions provided for in Section 102, to permit all living unit clusters to exceed the 200-foot maximum width of an driveway and the same is GRANTED, from and after the date of the Order, subject however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Order.

**APPROVED SITE PLAN # 95-438-SPHX**

**DMW**  
 D&M-McCune-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Baltimore, Maryland 21286  
 (410) 296-3333  
 Fax 296-4705

**PLAN & PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING AUGSBURG LUTHERAN HOME, INC.**

THIS PLAN AS REVISED AND APPROVED FOR SPECIAL HEARING AND SPECIAL HEARING BY THE ZONING COMMISSION, BALTIMORE COUNTY, MARYLAND, IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.

DATE: 5/19/91

Colbert Matz Rosenfeld, Inc.  
 Engineers + Surveyors + Planners  
 3723 Old Court Road, Suite 206  
 Baltimore, Maryland 21208  
 Telephone: (410) 655-3833  
 Facsimile: (410) 655-7923

2ND COUNCILMANIC DISTRICT  
 3RD ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

ISSUE DATES  
 REVIEW: MAY 22, 1995  
 REVISION:  
 CONSTRUCTION:  
 BASE: DMS  
 DRAWN: DMS  
 CHECKED BY:  
 DATE CHECKED:  
 SCALE: P.L. 3/4"  
 PROJECT NO.: 95051E  
 DRAWING NO.: 1 OF 1

**FIRST CONSOLIDATED REFINEMENT OF SPECIAL EXCEPTION PLAN - CASE NO. 95-438 SPHX**

APPROVED BY: [Signature]

DATE: 5/19/91

1 OF 1

CAMPFIELD ROAD

POINT OF BEGINNING  
51.70 ACRE PARCEL

PHASE ONE  
10.45 AC.±

EX. CONVALESCENT HOME PARCEL  
3.17 AC.±

PROP. 0.11 AC.± ADDITION  
TO CONVALESCENT  
HOME PARCEL

POINT OF BEGINNING  
3.17 ACRE PARCEL  
(1ST PARCEL)

POINT OF BEGINNING  
1.46 ACRE PARCEL  
(2ND PARCEL)

POINT OF BEGINNING  
0.91 ACRE PARCEL  
(3RD PARCEL)

MORTGAGE PARCEL

PHASE 1A  
PHASE 2

PHASE 1A  
PHASE 3

PROP. 1.46 AC.± ADDITION  
TO CONVALESCENT HOME PARCEL

ESSEX ROAD

*Handwritten:* 25-56-0-50



LOGICLARK COMMUNITY CLUB, INC.  
DB 337149

BALTIMORE COUNTY, MARYLAND  
DB 337149

BALTIMORE COUNTY, MARYLAND  
DB, JR. 58864291

NESTMOUNT ASSOC.  
DB, JR. 5882758

SECTION 9  
WELLINGTON  
PLAT 17

SECTION 5  
WELLINGTON  
PLAT 17

OAK GROVE HEIGHTS

SECTION TWO  
CAMPFIELD GARDENS  
4.2 AC.

POINT OF BEGINNING  
51.70 ACRE PARCEL

# CAMPFIELD ROAD

PHASE ONE  
10.45 AC.

PROP. 0.11 AC. ADDITION  
TO CONVALESCENT HOME PARCEL

EX. CONVALESCENT HOME PARCEL  
3.7 AC.

POINT OF BEGINNING  
3.17 ACRE PARCEL  
(1ST PARCEL)

POINT OF BEGINNING  
1.46 ACRE PARCEL  
(2ND PARCEL)

POINT OF BEGINNING  
0.11 ACRE PARCEL  
(3RD PARCEL)

MORTGAGE PARCEL

PHASE 1A  
PHASE 3

PHASE 1A  
PHASE 3

PROP. 1.46 AC. ADDITION  
TO CONVALESCENT HOME PARCEL

ESSEX ROAD

DR 3.5

DR 3.5

LOCKEYR COMMUNITY CLUB, INC.

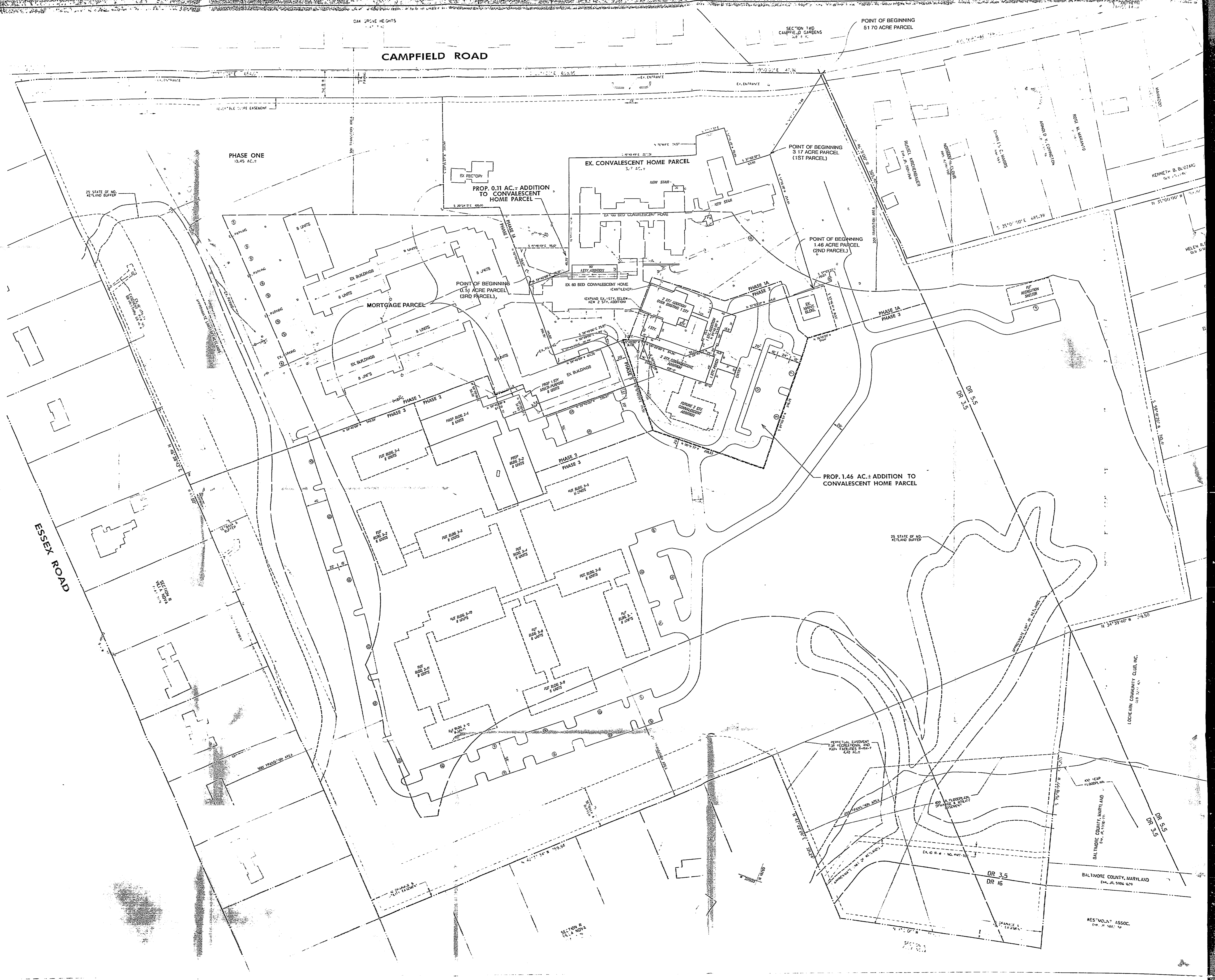
BALTIMORE COUNTY, MARYLAND

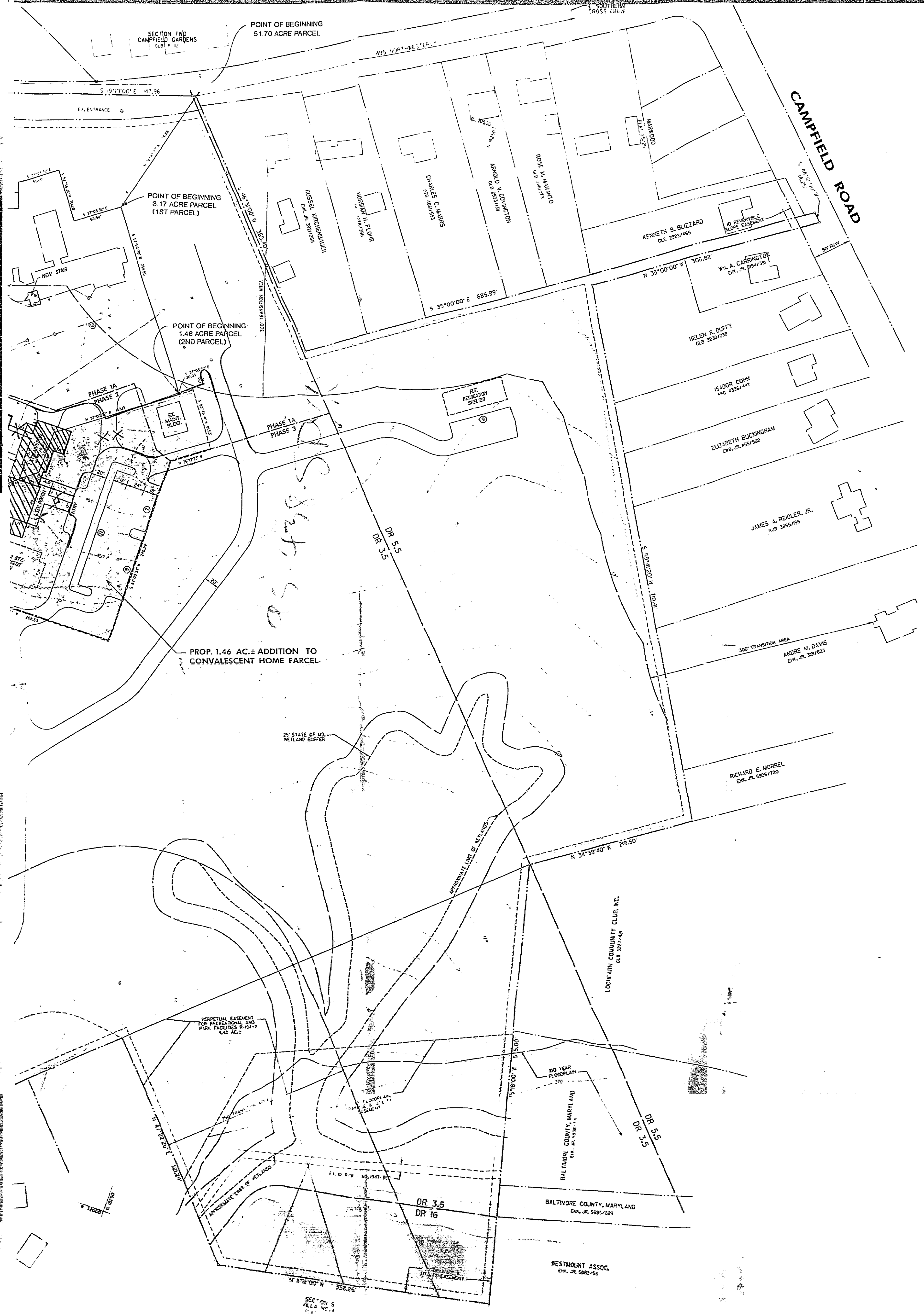
BALTIMORE COUNTY, MARYLAND

RES. MOUNT ASSOC.

SECTION B  
11.4 AC.

SECTION C  
11.4 AC.





**General Notes**

- Owner/Applicant: Augsborg Lutheran Home of Maryland, Inc. 6811 Campfield Road Baltimore, MD 21207 Ph. 410-486-4573
- Election District 3; Councilmanic District 2; Census Tract 4031.
- Watershed 26, Subwatershed 63.
- Site Data:

**Current Zoning and Acreage**

Net &	0.90 Ac. DR 16
Gross	5.14 Ac. DR 5.5
	45.66 Ac. DR 3.5
	51.70 Ac. Total, Net and Gross
	4.74 Ac. DR 3.5 Special Exception Parcel (1.57 Ac. Expansion)
	46.96 Ac. Remaining for Development

**Density**

Allowed =	0.90 Ac. @ 16 = 14.4 Dn. U.
	5.14 Ac. @ 5.5 = 28.31 D.U.
	49.62 Ac. @ 3.5 = 173.2 D.U.
	Total = 216.0 D.U., 144 Dn.U.
Proposed =	14 Ex. 2 BR Apts @ 1.0 = 14.0 Dn.U.
	25 Ex. Apts. = 48.0 D.U.
	62 Ph. 1 = 62.0 D.U.
	16 Prop. 2 BR Ph. 2 = 16.0 D.U.
	107 Prop. 2 BR Ph. 3 = 107.0 D.U.
	Total = 247.0 D.U., 144 Dn.U.

**Parking**

Required =	180 Living Units @ 2.0/unit = 360 P.S.
	5 Prop. Adtl. 2 BR @ 1.25 = 7.5 P.S.
	Total = 367.5 P.S.
	68 Prop. Adtl. Beds @ 1/3 = 22.5 P.S.
	Total = 390 P.S. Required
Proposed =	155 Prop. Ph. 3 = 307 P.S.
	61 Prop. Ph. 2 = 30.5 P.S.
	120 Variance Granted Case 81-3-XAS = 422 P.S. Total

All spaces will be a minimum of 8.5 x 18', paved with a durable, dustless surface and striped.

**Local Open Space**  
Required:

0.90 Ac. DR 16 Zone @ 15% =	0.14 Ac.
5.14 Ac. DR 3.5 Zone @ 6% =	0.31 Ac.
45.66 Ac. DR 3.5 Zone @ 5% =	2.28 Ac.
Total	2.73 Ac.

Proposed: 4.46 Ac. +/-

- There are no existing or proposed well or septic systems on site.
- There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with their required 25-foot State of Maryland wetland buffer.
- A waiver of stormwater management will be requested.

**Owner:** Augsborg Lutheran Home of Maryland, Inc. 6811 Campfield Rd. Baltimore, MD 21207

**Plat Ref:** EHK, Jr. 55/74  
**Tax Acct:** 20-00-011085,6  
**Previous Permit No.:** 099736

**Relief Sought:**

- Special Hearing to modify and expand existing Special Exception area for a Convalescent Home and amend the previously approved zoning plan for area of Special Exception area for non-conforming use and variance in Case 81-3-XASPH. The variance as originally granted will remain in force, unchanged.
- Special Exception for a nursing (convalescent) home (expansion of the existing special exception area)

**11. Zoning History**

Case 81-3XASPH - Special Hearing Ordered as follows:  
Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County that the 28th day of May 1981, that the areas and improvements existing prior to July 2, 1953, as a convalescent home and parking therefor, are recognized as non-conforming uses and, as such, are subject to be extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject, however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the gatehouse, and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, existing as of July 2, 1953 and March 30, 1955, and those constructed subsequent to March 30, 1955, indicating in detail the ground floor area of each improvement and parking area, in order to determine the extent of additions, if any, which can be added to existing improvements, including the parking area;
  - the reduction or deletion of the proposed addition(s) to comply with the 25% extension of the nonconforming uses should it be determined that a part or all of the extension provided for in Section 104 has been utilized since March 30, 1955.

2. The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

**Case 81-3-XAS - Special Exception Granted as follows:**

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1981, that the herein Petition for Special Exception for a convalescent home on that portion of the petitioner's property lying outside the residential transition area, in accordance with the site plan prepared by Darr-McCune-Walker, Inc., dated March 21, 1980, and marked Petitioner's Exhibit II-A, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required revision to the site plan, in the same manner and to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to locations, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residences.
- Compliance with the applicable subdivision regulations.
- Submission of a revised site plan, incorporating the restrictions contained herein, for approval by the Dept. of Public Works, the Dept. of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
- Utilization of the special exception within five years.

**Case 81-3-XAS - Zoning Variance Granted as follows:**

Therefore, IT IS ORDERED, by the Zoning Commissioner of Baltimore County this 28th day of May, 1981, that the herein Petition for Variance to permit 340 parking spaces in lieu of the required 360 spaces, to permit the required parking spaces shown in orange on the site plan prepared by Darr-McCune-Walker, Inc. dated March 21, 1980, and marked Petitioner's Exhibit II-A, to be located more than 200 feet, but not more than 400 feet, from the building they serve to permit parking distances to the doors of certain living units to be greater than the distance from the general street curb to the doors of those same living units, as set forth in the Baltimore County Comprehensive Manual of Development Policies, and, having submitted evidence of compliance with the Special Exception procedures provided for in Section 502, to permit all living unit clusters to exceed the 300 foot maximum width of an elevation of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Orders.

**DATA SOURCES**

**DMW**  
Darr-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410-296-3333  
Fax 296-4705

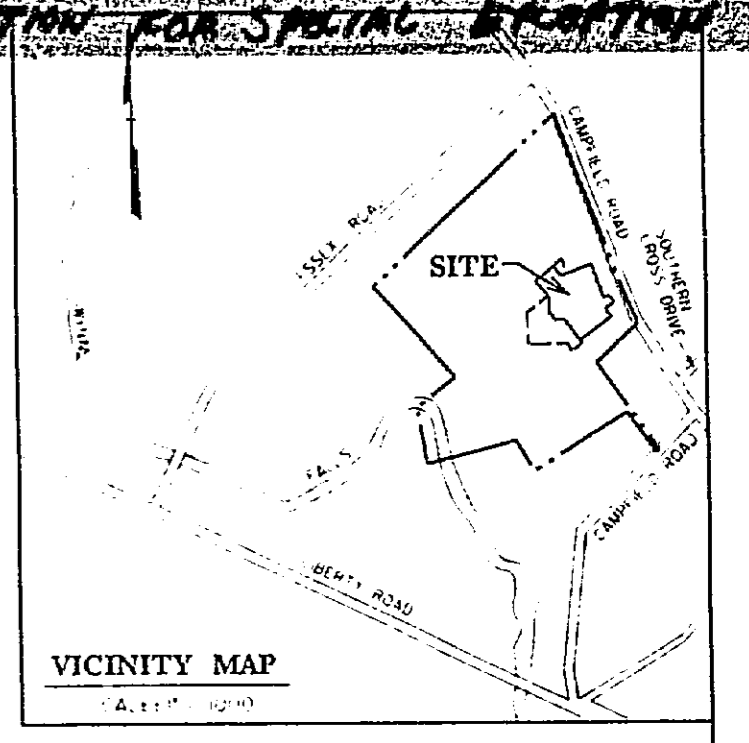
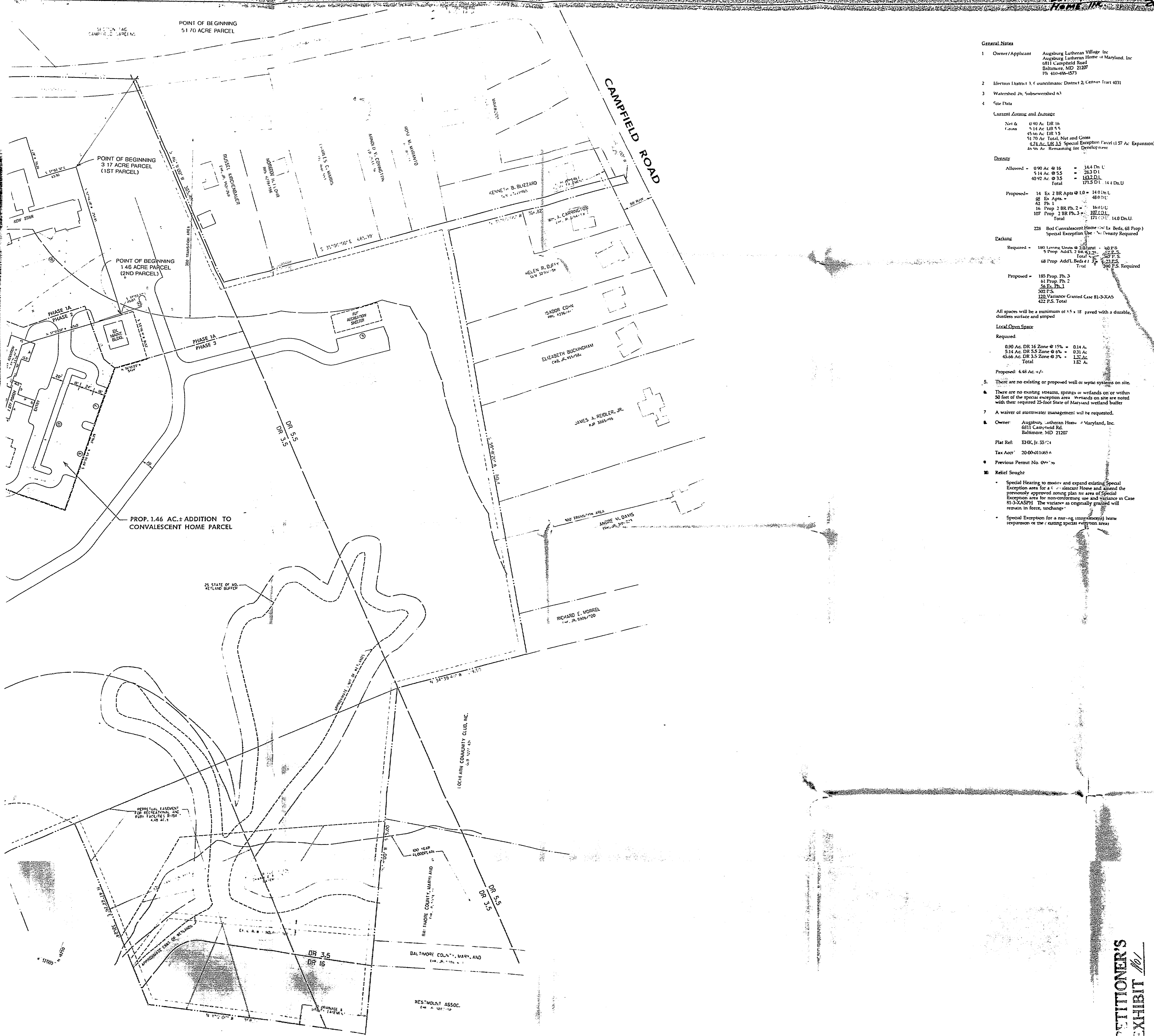
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

**PLAN & PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING AUGSBORG LUTHERAN HOME, INC.**

2ND COUNCILMANIC DISTRICT  
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS	ISSUE DATES	
			REVIEW	PERMIT
6-25-81	PAULINE LAYTON		MAY 22, 1995	
			CONSTRUCTION	
			BASE	MA
			DESIGNED	MA
			DRAWN BY	
			DATE CHECKED	
			SCALE	
			PROJECT NO.	
			DRAWN BY	

1 OF 1



**General Notes**

1. Owner/Applicant: Augsborg Lutheran Home, Inc. 6811 Campfield Road, Baltimore, MD 21207, Ph. 410-496-1573
2. Election District: 3, Councilmanic District 2, Census Tract 4031
3. Watershed: 16, Subwatershed: 63
4. Site Data

**Current Zoning and Areaage**

Net A	0.90 Ac. DR 16	144 Dn. U.
Cons	5.14 Ac. DR 5.5	283 D1
	45.06 Ac. DR 3.5	1822 D1
	51.70 Ac. Total, Net and Gross	2249 D1
	42.24 Ac. DR 3.5 Special Exception Parcel (1.57 Ac. Expansion)	1678 D1
	16.46 Ac. Remaining for Development	1571 D1

**Density**

Allowed	0.90 Ac. DR 16	144 Dn. U.
	5.14 Ac. DR 5.5	283 D1
	40.92 Ac. DR 3.5	1822 D1
	Total	2249 D1

**Proposed**

	14 Ex. 2 BR Apts @ 1.0	140 Dn. U.
	28 Ex. Apts.	480 D1
	16 Prop. 2 BR Ph. 2	160 Dn. U.
	107 Prop. 2 BR Ph. 3	1070 D1
	Total	1770 D1

228 Bed Convalescent Home (16 Ex. Beds, 68 Prop.)  
Special Exception Use - No Density Required

**Parking**

Required = 180 Living Units @ 2.0/gmt = 360 P.S.  
5 Prop. Add'l. 2 BR @ 1.25 = 62.5 P.S.  
68 Prop. Add'l. Beds @ 1.25 = 85 P.S.  
Total = 507.5 P.S. Required

Proposed = 185 Prop. Ph. 3  
61 Prop. Ph. 2  
56 Ex. Ph. 1  
302 P.S.  
120 Variance Granted Case 81-3-XAS  
422 P.S. Total

All spaces will be a minimum of 5' x 18' paved with a durable, dustless surface and striped.

**Local Open Space**

Required

0.90 Ac. DR 16 Zone @ 15%	0.14 Ac.
5.14 Ac. DR 5.5 Zone @ 6%	0.31 Ac.
45.06 Ac. DR 3.5 Zone @ 3%	1.32 Ac.
Total	1.77 Ac.

Proposed: 4.48 Ac. +/-

5. There are no existing or proposed well or septic systems on site.

6. There are no existing streams, springs or wetlands on or within 30 feet of the special exception area. Wetlands on site are noted with their required 25-foot State of Maryland wetland buffer.

7. A waiver of stormwater management will be requested.

8. Owner: Augsborg Lutheran Home, Inc. 6811 Campfield Rd., Baltimore, MD 21207

Flat Ref: EHK, Jr. 53/24

Tax Acc: 20-00-011854

9. Previous Permit No. 099-70

10. Relief Sought:

- Special Hearing to modify and expand existing Special Exception area for a Convalescent Home and amend the previously approved zoning plan to area of Special Exception area for non-conforming use and variance in Case 81-3-XASPH. The variance as originally granted will remain in force, unchanged.
- Special Exception for a nursing convalescent home expansion on the existing special exception area.

11. Zoning History

Case 81-3XASPH - Special Hearing Ordered as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of May 1981, that the areas and improvements existing prior to July 2, 1953, as a convalescent home and parking therefor, are recognized as non-conforming uses and, as such, are subject to be extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject, however, to the following restrictions:

1. The filing of a revised site plan to reflect:
  - a. the relocation of the entrance to the subject site, the garage, and the sign to an area outside the residential transition area;
  - b. the improvements, including the parking area, existing as of July 2, 1953 and March 30, 1955, and those constructed subsequent to March 30, 1955, indicating in detail the ground floor area of each improvement and parking area, in order to determine the extent of additions, if any, which can be added to the existing improvements, including the parking area;
  - c. the reduction or deletion of the proposed addition(s) to comply with the 25% extension of the nonconforming uses should it be determined that a part or all of the extension provided for in Section 104 has been utilized since March 30, 1955.
2. The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Case 81-3-XAS - Special Exception Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May 1981, that the herein Petition for Special Exception for a convalescent home on that portion of the petitioner's property lying outside the residential transition area, in accordance with the site plan prepared by Daft-McCune-Walker, Inc., dated March 21, 1980, and marked Petitioner's Exhibit II-A, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required revision to the site plan, in the same manner and to the same extent as if fully set forth herein.
2. All exterior lighting shall be regulated as to locations, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residences.
3. Compliance with the applicable subdivision regulations.
4. Submission of a revised site plan, incorporating the restrictions contained herein, for approval by the Dept. of Public Works, the Dept. of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
5. Utilization of the special exception within five years.

Case 81-3-XAS - Zoning Variance Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of May 1981, that the herein Petition for Variance to permit 240 parking spaces in lieu of the required 360 spaces, to permit the required parking spaces shown in orange on the site plan prepared by Daft-McCune-Walker, Inc., dated March 21, 1980, and marked Petitioner's Exhibit II-A, to be located more than 300 feet, but not more than 400 feet, from the buildings they serve; to permit parking distances to the doors of certain living units to be greater than the distance from the general street curb to the doors of those same living units, as set forth in the Baltimore County Comprehensive Manual of Development Policies, and, having submitted evidence of compliance with the Special Exception procedures provided for in Section 902, to permit all living unit clusters to exceed the 300 foot maximum width of an elevation of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of the Order, subject, however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Order.

DMW ARCHT.

DAFT-MCCUNE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 286-3333  
Fax 286-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

PLAN & PLAT TO ACCOMPANY  
ZONING PETITION FOR SPECIAL  
EXCEPTION AND SPECIAL HEARING  
AUGSBORG LUTHERAN HOME, INC.

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

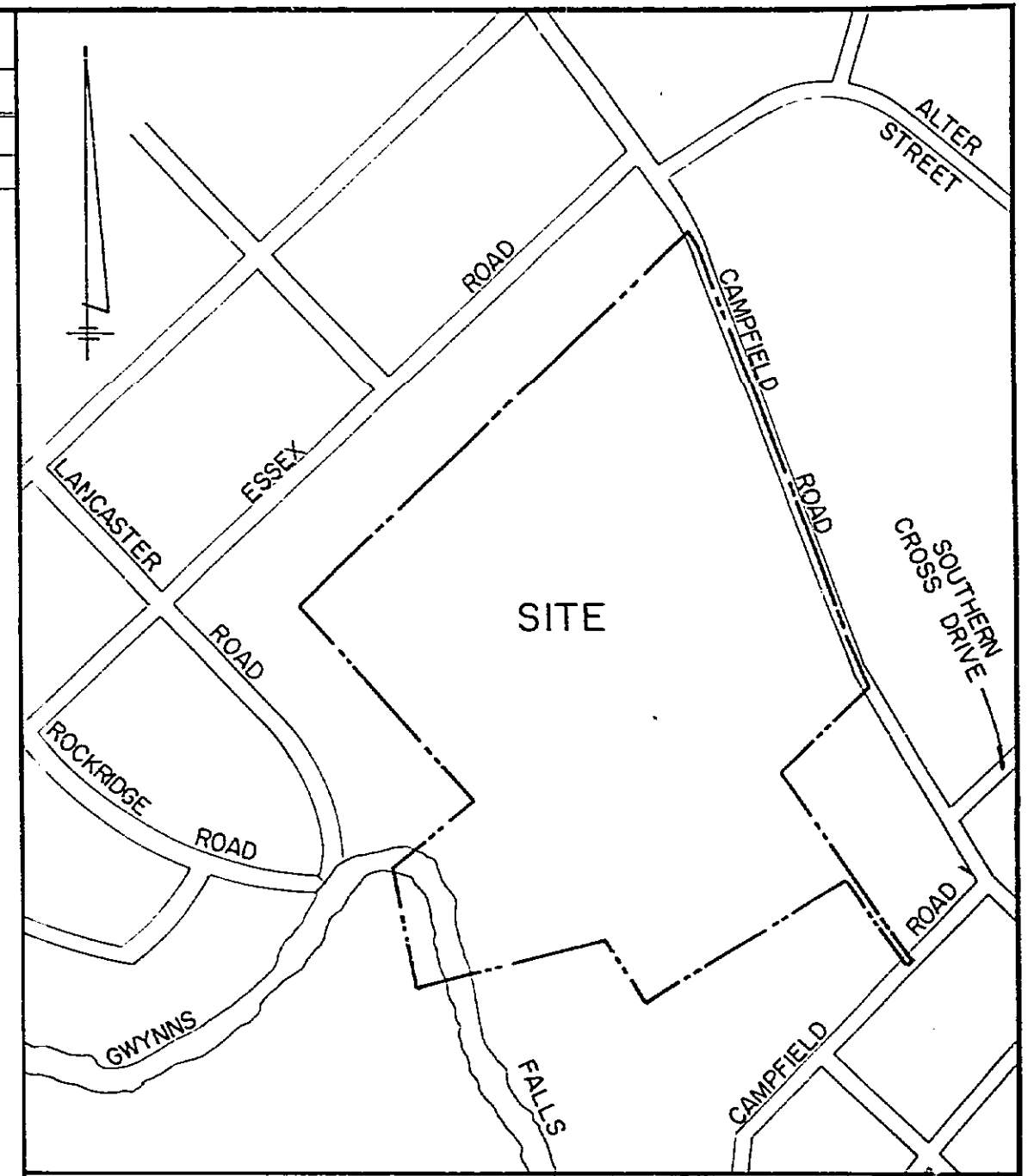
ISSUE DATES

REVIEW	MAY 22, 1983
BO	
PERMIT	
CONSTRUCTION	
BASE	
DESIGN	
DESIGNER	
DATE CHECKED	
SCALE	
TITLE	

1 OF 1

PETITIONER'S EXHIBIT No. 1

FROM	TO	RADIUS	LENGTH	Δ	TAN.	CHORD BEARING & DISTANCE
69	66	669.00	130.39	11° 16' 07"	65.41	S 26° 02' 17" E 130.18'
72	70	600.00	58.43	05° 40' 31"	29.74	S 23° 14' 25" E 59.41'



VICINITY MAP  
SCALE: 1" = 500'

COORDINATES					
NO.	NORTH	WEST	NO.	NORTH	WEST
1	18861.77	32293.63	70	19202.51	31102.66
2	19092.80	31095.90	79	19064.10	31126.30
3	19055.49	31077.16	80	17827.05	30480.28
4	19341.09	30842.64	80	17837.27	30480.28
5	19769.56	30642.68	66	18616.41	30608.22
6	18629.80	30594.10	68	18733.36	30665.37
7	18378.35	30659.22			
8	17816.42	30465.75			
9	17806.20	30475.69			
10	18057.53	30651.67			
11	17698.99	31264.96			
12	17679.54	31388.79			
13	17733.63	31948.97			
14	18065.07	32015.59			
15	18302.62	31729.15			

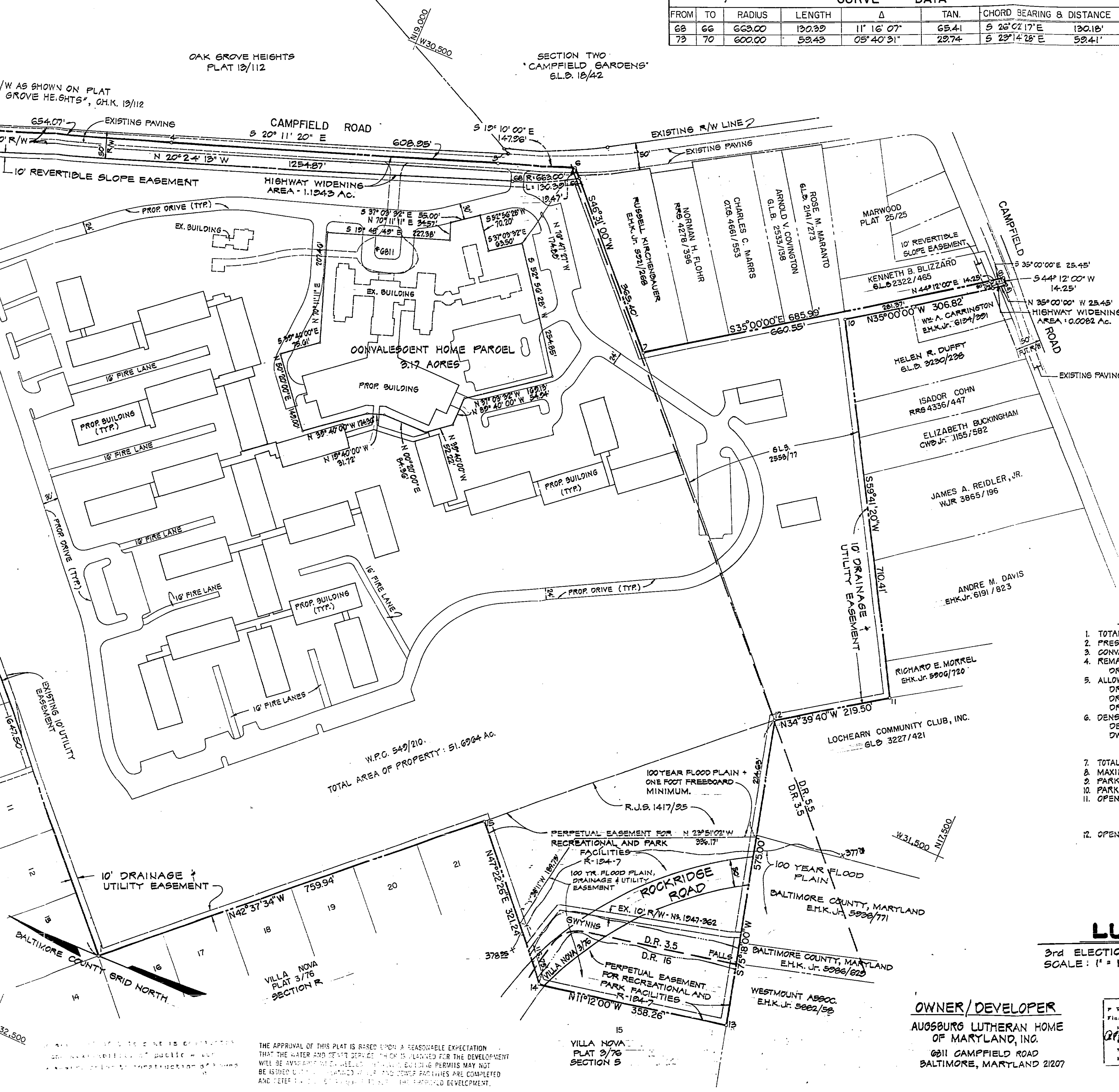
- DENSITY CALCULATIONS**
- TOTAL AREA OF TRACT = 51.70 ACRES
  - PRESENT ZONING OF TRACT: DR-1G 0.90 AC, DR-55 3.14 AC, DR-35 45.66 AC
  - CONVALESCENT HOME PARCEL: DR-35 3.17 AC
  - REMAINING AREA FOR DEVELOPMENT: 48.53 ACRES  
DR-1G 0.90 AC, DR-55 3.14 AC, DR-35 42.49 AC
  - ALLOWABLE DENSITY AND DWELLING UNITS  
DR-1G: 0.90 @ 16 = 14.4 DENSITY UNITS  
DR-55: 3.14 @ 55 = 172.7 DENSITY UNITS  
DR-35: 42.49 @ 25 = 1062.25 DENSITY UNITS  
TOTAL 1177 DWELLING UNITS
  - DENSITY AND DWELLING UNITS SHOWN ON THIS PLAN:  
DENSITY UNITS: 9 - 2 BEDROOM = 9 DENSITY UNITS  
DWELLING UNITS: 54 - 2 BEDROOM = 54 DWELLING UNITS  
123 - 1 BEDROOM = 123 DWELLING UNITS  
TOTAL = 177 DWELLING UNITS
  - TOTAL LIVING UNITS SHOWN = 180 (INCLUDES EXISTING DWELLING)
  - MAXIMUM HEIGHT OF DWELLING UNITS: 15' (1 STORY)
  - PARKING REQUIRED: DR-35 ZONE: 150 DWELLING UNITS @ 2/UNIT = 300 SPACES
  - PARKING SHOWN ON THIS PLAN: 286 SPACES (VARIANCE GRANTED, CASE D1-9XAS-PH)  
DR-1G ZONE: 0.90 @ 15% = 0.14 AC  
DR-55 ZONE: 3.14 @ 6% = 0.21 AC  
DR-35 ZONE: 45.66 @ 3% = 1.37 AC  
TOTAL 1.82 AC
  - OPEN SPACE SHOWN: 2.94 ACRES

**AUGSBURG LUTHERAN HOME**  
3rd ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 100'

**OWNER/DEVELOPER**  
AUGSBURG LUTHERAN HOME  
OF MARYLAND, INC.  
6011 CAMPFIELD ROAD  
BALTIMORE, MARYLAND 21207

**DEED REFERENCE**  
W.P.C. 549/210  
R.J.S. 1417/25  
G.L.B. 2558/77

- NOTES:**
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
  - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
  - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
  - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82, SECTION 22-68.
  - HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
  - BOUNDARY INFORMATION TAKEN FROM A SURVEY BY AFR ASSOCIATES INC. DATED NOVEMBER 20, 1979.
  - ORIG PLAT WAIVER - FEBRUARY 20, 1986.
  - THIS SITE IS IN THE GWYNNS FALLS DRAINAGE AREA.
  - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY, OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
  - FLOOD PLAIN LIMITS AND ELEVATIONS TAKEN FROM BAKER-WIDERLEY STUDY.
  - ORIGINAL TENTATIVE PLAN APPROVED MAY 7, 1982.

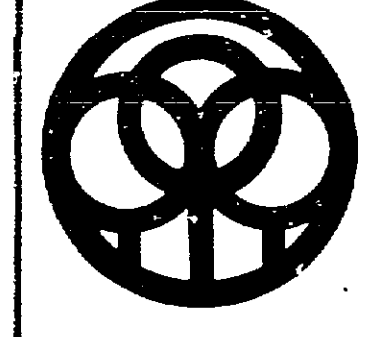


THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE IS AVAILABLE FOR THE DEVELOPMENT. THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS WILL BE ADVISED OF THE LOCATION OF ALL UTILITIES AND EASEMENTS. PERMITS MAY NOT BE ISSUED UNTIL ALL UTILITIES AND EASEMENTS ARE COMPLETED AND TESTED TO THE SATISFACTION OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.

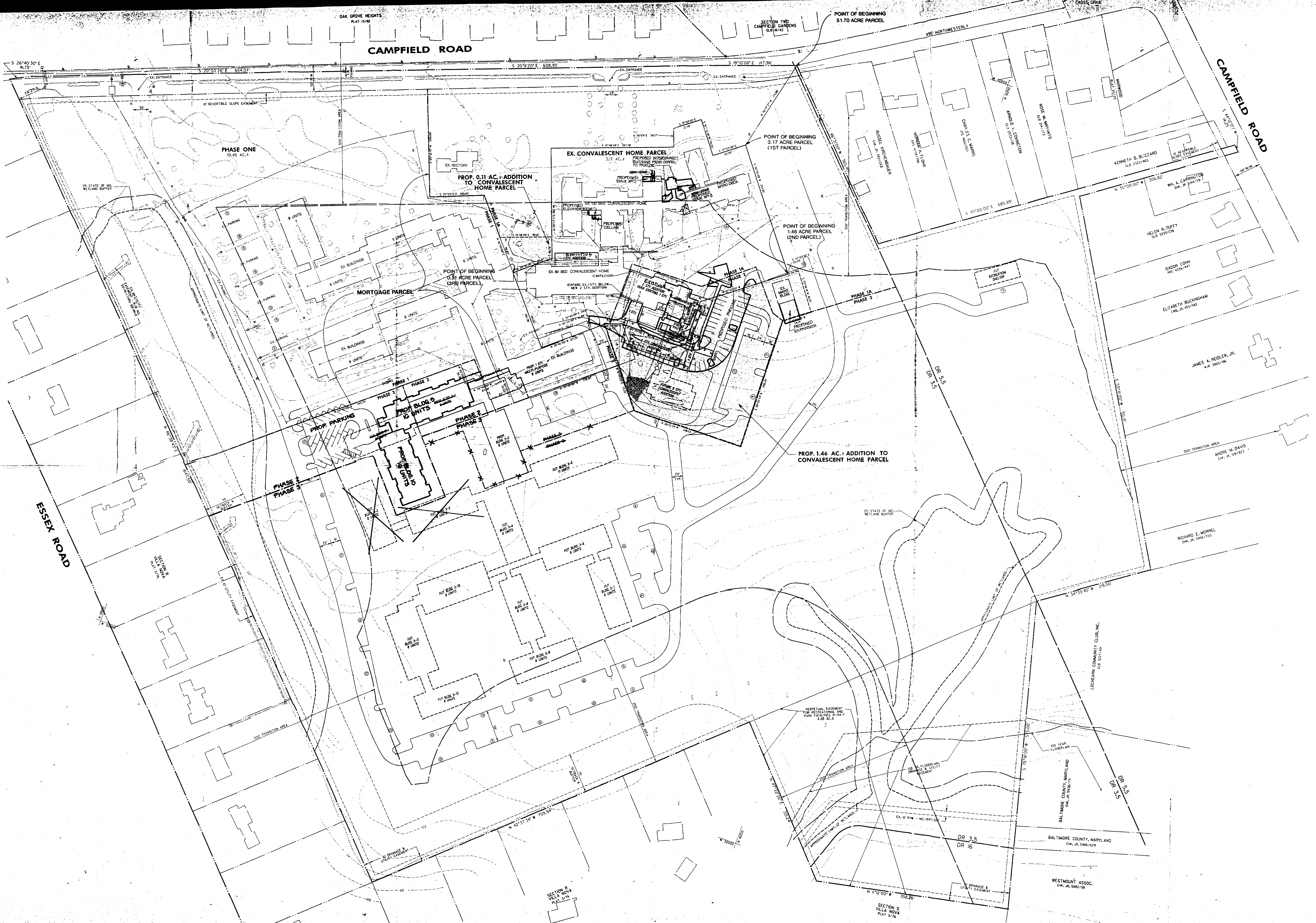
<p>APPROVED:</p> <p>3/30/85 <i>David J. Roan, Jr.</i> DATE: DEPUTY STATE &amp; COUNTY HEALTH OFFICER</p>	<p>NOTE:</p> <p>STREETS AND/OR ROADS shown herein and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.</p>	<p>NOTE:</p> <p>COORDINATES AND BEARINGS shown on this plat are related to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:</p> <p>X-9981 X-9982 N 19,928.43 N 13,171.15 W 31,098.94 W 30,782.08</p>	<p>OWNERS CERTIFICATE:</p> <p>The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Flick 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.</p> <p><i>Richard H. Hinkle</i> 6/25/85 OWNER DATE</p>	<p>SURVEYORS CERTIFICATE:</p> <p>I, EDMUND P. HALL, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 4459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.</p> <p><i>Edmund P. Hall</i> 2/21/85 REGISTERED LAND SURVEYOR: No. 5010 DATE</p>	<p><b>DAFT · McCUNE · WALKER INC.</b> LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS</p> <p>310 EAST JOPPA ROAD, BALTIMORE, MD. 21204 TELEPHONE: 361-296-3333</p>
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3/15/86 *Norman E. Salovey*  
DATE: DIRECTOR OF PLANNING & ZONING

3/30/85 *Harold J. Public*  
DATE: DIRECTOR OF PUBLIC WORKS



COMPUTED: J.R.G. DRAWN: C.W./M.S. CHECKED: J.R.G./E.P.H./J.O. 790297



**General Notes**

- Owner/Applicant: Augsburg Lutheran Home, Inc. 6811 Campfield Rd. Baltimore, MD 21207 Ph. 410-466-0773
- Election District 3, Councilman District 2, Census Tract 4031.
- Ward 26, Subwarden 63.
- Site Data:

**Current Zoning and Average**

Year 1 0.90 Ac. DR 16  
 Gross 5.14 Ac. DR 3.5  
 6.04 Ac. DR 3.5  
 51.70 Ac. Total Net and Gross  
 6.24 Ac. DR 3.5 Special Exception Parcel (1.37 Ac. Expansion)  
 46.96 Ac. Remaining for Development

**Density**

Allowed = 0.90 Ac. @ 16 = 14.4 D.U.  
 5.14 Ac. @ 3.5 = 18.0 D.U.  
 49.71 Ac. @ 3.5 = 173.99 D.U.  
 Total = 206.39 D.U.

**Proposed =**

14 Ex. 2.88 Ac. @ 1.0 = 14.8 D.U.  
 48 Ex. App. = 48.0 D.U.  
 16 Prop. 1.88 Ph. 2 = 16.0 D.U.  
 107 Prop. 2.88 Ph. 3 = 107.0 D.U.  
 Total = 175.8 D.U. 14.0 D.U.

228 Bed Convalescent Home (160 Ex. Beds, 68 Prop.)  
 Special Exception Use - No Density Required

**Required =**

180 Living Units @ 2.0/unit = 360 P.F.  
 5 Prop. Add'l 2.88 @ 1.25 = 3.6 P.F.  
 Total = 363.6 P.F.  
 48 Prop. Add'l Beds @ 1/3 = 16 P.F.  
 Total = 380 P.F. Required

**Proposed =**

228 Bed Conv. Ph. 3  
 2548 Prop. Ph. 3  
 60-26 Ex. Ph. 1  
 300-240 P.F.  
 122 Variances Granted Case 81-3-XAS  
 300-240 P.F. Total

All spaces will be a minimum of 8.5 x 18, paved with a durable, dustless surface and striped.

**Local Open Space**

**Required =**

0.90 Ac. DR 16 Zone @ 15% = 0.14 Ac.  
 5.14 Ac. DR 3.5 Zone @ 4% = 0.21 Ac.  
 45.66 Ac. DR 3.5 Zone @ 2% = 0.91 Ac.  
 Total = 1.26 Ac.

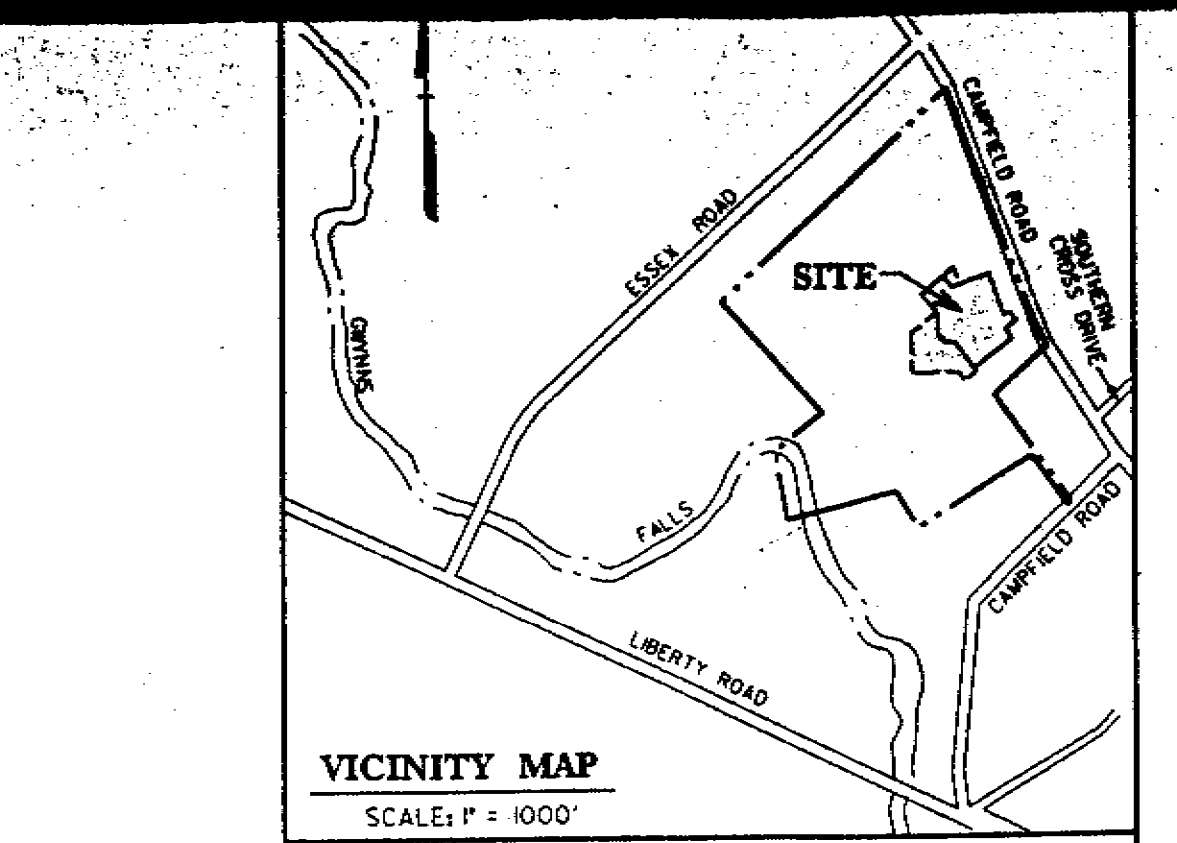
**Proposed =** 4.46 Ac. +/-

- There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with their required 30-foot State of Maryland wetland buffer.
- There are no existing streams, springs or wetlands on or within 50 feet of the special exception area. Wetlands on site are noted with their required 30-foot State of Maryland wetland buffer.
- A waiver of stormwater management will be requested.

**Owner:** Augsburg Lutheran Home of Maryland, Inc. 6811 Campfield Rd. Baltimore, MD 21207

**Plan Ref:** EHX, S, 35/24  
**Tax Act:** 20-00-01085.6  
**Previous Permit No:** 099736

- Relief Sought:
  - Special Hearing to modify and expand existing Special Exception area for a Convalescent Home and amend the previously approved zoning plan for area of Special Exception area for non-conforming use and variance in Case 81-3-XAS/SE. The variance as originally granted will remain in force, unchanged.
  - Special Exception for a nursing (convalescent) home (expansion of the existing special exception area)



**11. Zoning History**

Case 81-3-XAS/SE - Special Hearing Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County that on the 28th day of May, 1981, that the area and improvements existing prior to July 2, 1953, as a convalescent home and parking structure, are recognized as non-conforming use and, as such, are subject to be extended 25% in conformity with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, subject, however, to the following restrictions:

- The filing of a revised site plan to reflect:
  - the relocation of the entrance to the subject site, the entrance and the sign to an area outside the residential transition area;
  - the improvements, including the parking area, existing as of July 1981 and 300 parking spaces, to be constructed in compliance with the terms, provisions, and limitations contained in Section 104 of the Baltimore County Zoning Regulations, in order to conform to the minimum of 8.5 x 18, which can be added to the existing improvements, including the existing area;
  - the reduction or deletion of the proposed addition(s) to comply with the 25% extension of the existing improvements; and
  - the construction of the improvements should be determined that a start has been made on the improvements provided for in Section 104 has been initiated since March 30, 1985.
- The revised site plan shall be subject to approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Case 81-3-XAS - Special Exception Granted as follows:

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County that on the 28th day of May, 1981, that the human habitation for Special Exception for a convalescent home on that portion of the property property lying outside the residential transition area, in accordance with the site plan prepared by Daft-McCune-Walker, Inc. dated March 21, 1980, and marked Petitioner's Exhibit II-A, should be and the same is GRANTED from and after the date of this Order, subject, however, to the following restrictions:

- Compliance with the terms, provisions, and conditions set forth in the accompanying Special Hearing Order, relative to the required revision to the site plan, in the same manner and to the same extent as if fully set forth herein.
- All exterior lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize the effect upon the adjacent residences.
- Compliance with the applicable subdivision regulations.
- Submittal of a revised site plan, incorporating the revisions contained herein, for approval by the Dept. of Public Works, the Dept. of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
- Utilization of the special exception within five years.

Case 81-3-XAS - Zoning Variance Granted as follows:

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County that on the 28th day of May, 1981, that the Petition for Variance to permit 300 parking spaces in lieu of the required 360 spaces to permit required parking spaces shown in variance on the site plan prepared by Daft-McCune-Walker, Inc. dated March 21, 1980, and marked Petitioner's Exhibit II-A, to be located more than 300 feet, but not more than 400 feet from the buildings they serve; to be greater than the distance from the building to the front porch of those same living units, as set forth in the Petition, and, having submitted evidence of conformance with the Special Exception procedures provided for in Section 201, in order to permit all living unit clusters to exceed the 300 foot maximum distance of a group of attached buildings, all in accordance with the aforementioned site plan, should be and the same is GRANTED, from and after the date of the Order, subject, however, to the terms, provisions, and conditions set forth in the accompanying Special Hearing and Special Exception Order.

**FIRST CONSOLIDATED REFINEMENT OF SPECIAL EXCEPTION PLAN - CASE NO. 95-438 SPHX**

DATA SOURCE: PRINTED AUG 3 1995

**DMW**  
 Daft-McCune-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax: 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

**PLAN & PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING AUGSBURG LUTHERAN HOME, INC.**

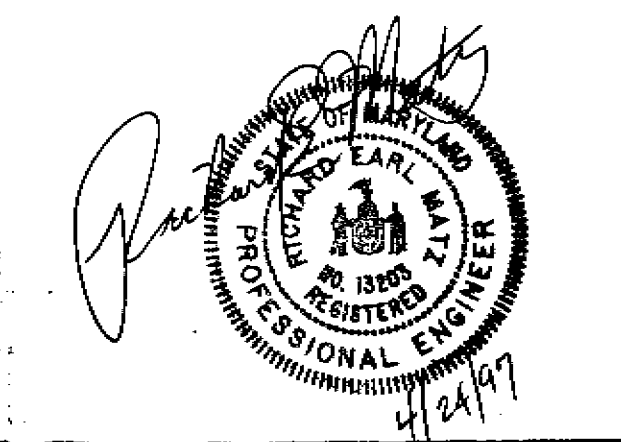
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

THIS PLAN AS REVIEWED AND APPROVED FOR SUBMIT AND INTEREST IN ZONING - CONFORMANCE WITH LRS DATED 4/28/97 AND HANDSOME TO PROPOSED 5/1/97

NO.	DATE	REVISIONS

DATE BY: 5/1/97  
 CHECKED BY: PARSHLIZ, MARYLOU  
 DESIGNED BY: PARSHLIZ, MARYLOU  
 DRAWN BY: DMS  
 SCALE: 1" = 50'  
 PROJECT NO.: 79257E  
 DRAWING NO.: 1 OF 1

**Colbert Matz Rosenfeld, Inc.**  
 Engineers • Surveyors • Planners  
 1723 Old Court Road, Suite 206  
 Baltimore, Maryland 21208  
 Telephone: (410) 653-3636  
 Facsimile: (410) 653-7953



TO MICRO THEM FILE IN 95-438 SPHX