

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
711 Maiden Choice Lane (Charlestown Retirement Community), NE/S Maiden Choice Lane, 2385' NW of c/l Wilkens Avenue	*	ZONING COMMISSIONER
1st Election District, 1st Councilmanic	*	OF BALTIMORE COUNTY
Kensington Improvement Association	*	CASE NO. 95-459-SPH
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 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Judith A. DeLibera, Esquire, 702 Manchester Road, Baltimore, MD 21229, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

#451



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

95-459-SPH

for the property located at 711 Maiden Choice Lane

which is presently zoned DR5.5

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should ~~approve~~ ^{500.6}

interpret that building permit # B219117 for a maintenance facility/garage is not in accordance with the Zoning Commission Order in Case 91-351-SPHXA.

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.

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

~~Legal Owner(s)~~ Protestants:

(Type or Print Name)

Kensington Improvement Assoc.
(Type or Print Name)

Signature

Dorothy C. Mitchell
Signature

Address

Dorothy C. Mitchell - President
(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner.

Address Phone No

(Type or Print Name)

City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Judith A. De Libera, Esq.

Address Phone No

702 Manchester Road±
Balto., MD 21229 247-0250
Address Phone No

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 day
unavailable for Hearing

the following dates _____ Next Two Months
ALL OTHER _____

REVIEWED BY: [Signature] DATE 6/12/95



~~#337~~

#451

CHARLESTOWN RETIREMENT COMMUNITY
ZONING DESCRIPTION
FOR SPECIAL EXCEPTION
MARCH 4, 1991

Beginning at a point on the north side of Maiden Choice Lane which is 70-feet wide at said point lying 35-feet and perpendicular to the centerline of Maiden Choice Lane and 2,385-feet more or less to the centerline intersection of Maiden Choice Lane and Wilkens Avenue which is a varied width right-of-way thence the following courses and distances:

N 40-07-00 E. 465.02 ft., S 49-53-00 E. 250 ft., N 40-07-00 E. 300 ft., N 49-53-00 W. 250 ft., N 40-07-00 E. 777.55 ft., N 73-43-08 E. 69.12 ft., N 59-31-49 E. 102.80 ft., N 72-40-22 E. 47 ft., N 78-47-32 E. 53.39 ft., N 80-46-57 E. 17.06 ft., N 81-37-31 E. 84.07 ft., N 81-22-28 E. 51.77 ft., N 73-32-31 E. 25.67 ft., N 75-12-43 E. 25.67 ft., N 64-38-47 E. 53.04 ft., N 57-12-55 E. 56.67 ft., N 64-43-48 E. 17.58 ft., S 79-26-19 E. 91.80 ft., S 87-04-59 E. 103.69 ft., N 87-31-24 E. 103.29 ft., S 83-14-54 E. 30.27 ft., S 60-34-32 E. 979.34 ft., S 15-51-57 E. 1,063.65 ft., S 66-52-10 W. 773.20 ft., S 23-07-50 E. 661 ft., S 88-19-27 W. 32.23 ft., thence running with the 02 zoning line the following two courses and distances, N 23-07-50 W. 989.21 ft., S 66-21-10 W. 1,458.10 ft., to a point on the aforementioned Maiden Choice Lane and thence running with the north line the following courses and distances: along an arc of 60.00 ft., of a curve to the left having a radius of 12035.00 ft., a central angle of 00-17-08 and a chord bearing and distance of N 47- 50-17 W. 60 ft., and N 47-58-52 W. 1045.56 ft. to the place of beginning, containing 90.24 acres of lane more or less and being a part of deeds as recorded in deed Liber 6540 Folio 001 and L 6822 F 101 also being all of deed Liber 6643 Folio 132.

Saving and excepting therefrom, the following two parcels:

Exception No. 1, The Chapel Site:

Beginning for the same at a point located South 44-30-40 East 284.59 feet from the end of the second or South 49-53-00 East 250.00 feet line of the herein described 90.24 acre parcel and running thence from said point of beginning around the existing chapel, the following five courses and distances:

S 50-44-32 E. 218.60 ft., S 39-15-17 W. 107.86 ft., along a 48.58 ft. arc of a curve to the left having a radius 40.00 ft., a central angle of 69-35-09 and a chord bearing and distance of N 74-52-37 W. 45.65 ft., N 51-14-48 W. 176.37 ft., N 38-59-53 E. 128.08 ft., to the place of beginning, continuing 0.62 acres of land more or less.

91-351-SPHXA

MICROFILMED



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

receipt

95-459-SPH

Account: R-001-6150

Number

Item: 451

Taken By: mdk

Date

C/12/95

Kensington ~~Assoc~~ Improvement Association - protest
 - against 711 Madison
 Choice Lane
 (Charlestown)

040 - Special Henry to protest - \$250.00

(no advertising - filed
 per Section 500.6, BCZR)

Please Make Checks Payable To: Baltimore County

Cashier Validation



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

receipt

95-459-SPH

Account: R-001-6150

Number

Item: 451

Taken By: *msk*

Date

C/12/95

Kensington ~~Area~~ Improvement protest
 Association — against 711 Maiden
 Choice Lane.

(Chockstown)

040 — Spent Money to protest — \$250.00

(no advertising article
 per Section 500.6, BCZC)

Please Make Checks Payable To: Baltimore County

Cashier Validation



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

receipt

95-459-5011

Account: R-001-6150

Number

Item: 451

Taken By: *MSK*

Date

6/12/95

Kensington ~~Area~~ Improvement Association — protest
 — against 711 Market
 Choice Lane

(Chickstown)

040- Special Hearing to protest — \$250.00

(no advertising - filed
 per Section 500.6 BCZR)

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 22, 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: 95-459-SPH (Item 451)
711 Maiden Choice Lane
Charlestown Retirement Community
NE/S Maiden Choice Lane, 2385' NW of c/1 Wilkens Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Kensington Improvement Association
HEARING: TUESDAY, JULY 18, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to interpret that building permit #B-219117 for a maintenance + facility/garage is not in accordance with the Zoning Commissioner's Order in case #91-351-SPHXA.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Kensington Improvement Association
Judith A. DeLibera, Esq.
*Stephen J. Nolan, Esq.
*Julius W. Lichter, Esq.
*Paul L. Erickson, Esq.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

*APPEARANCE NOT ENTERED, COPY OF NOTICE SENT AS COURTESY.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 11, 1995

Judith A. DeLibera, Esquire
702 Manchester Road
Baltimore, Maryland 21229

RE: Item No.: 451
Case No.: 95-459-SPH
Petitioner: Kensington Improvement
Association

Dear Ms. DeLibera:

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 12, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 711 Maiden Choice Lane

INFORMATION:

Item Number: 451

Petitioner: Kensington Improvement Association

Property Size: _____

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff believes that the maintenance/garage facility should be located in accordance with the Zoning Commissioner's Order in Case No. 91-351-SPHXA.

Prepared by: Jeffrey M. Long

Division Chief: bf

PK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 07/03/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, (451), 452, 453, 454, 455,
457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995

ZADM

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



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

TO: ZADM

DATE: 6/30/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

450
451
452
453
456
457
458
459
460
463
465
467

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

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.: 451 (MSK)

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/

**PETITION PROBLEMS
AGENDA OF JUNE 26, 1995**

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: June 12, 1995

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II, PDM

SUBJECT: Item #451
711 Maiden Choice Lane

The Kensington Improvement Association is filing against Charlestown and building permit #B-219117, pursuant to Section 500.6 of the Baltimore County Zoning Regulations. **This section does not require advertising; however, both parties must be notified.** Arnold is deciding, as of this date, as to whether the Association has to pay the filing fee.

Any questions, let me know.

MJK:scj



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 28, 1995

Stephen J. Nolan, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

3/29/95
Julius W. Lichter, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

Peter Max Zimmerman
People's Counsel for
Baltimore County
Room 47, Old Courthouse
Towson, MD 21204

Paul L. Erickson
General Counsel and
Vice President of Finance
Retirement & Health Svcs
Corporation
703 Maiden Choice Lane
Baltimore, MD 21228

RE: Case No. 91-351-SPHXA and
Case No. CBA-91-204
St. Charles Associates /Cross
Creek at Charlestown
Carriage Manor Subdivision

Dear Counsel:

The subject matter is still being carried on the Board's pending docket. Our records indicate that a proposed consent order was submitted on November 30, 1992 by Messrs. Erickson and Nolan. At that time, the Board was advised that contact would be made with Mr. Lichter, whose appeals were still outstanding in both the subject zoning and CRG cases. Also, while the Board was provided a copy of the proposed consent order, a copy of the actual agreement referenced therein as an attachment was not included.

Since that entry, there has been no further activity with regard to these files. Therefore, the Board will hold this matter open on its docket for an additional 30 days. At the end of that period (on or about April 27, 1995), unless otherwise requested, the Board will dismiss the appeals pending in Case No. 91-351-SPHXA and Case No. CBA-91-204 for lack of prosecution.

Very truly yours,

Kathleen C. Weidenhammer
Administrative Assistant

cc: James Thompson
Zoning Enforcement



RECEIVED

MAR 29 1995

ZADM



Baltimore County
Department of Permits and
Development Management

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

April 19, 1996

Ms. Judith A. DeLibera, Esquire
702 Manchester Road
Baltimore, MD 21229

RE: Kensington Improvement Association
Case No.: 95-459-SPH

Dear Ms. DeLibera:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ/rye



File

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

July 12, 1995

VIA HAND DELIVERY

Lawrence E. Schmidt, Esquire
Timothy M. Kotroco, Esquire
Office of the Zoning Commissioner
for Baltimore County
Old Court House
Towson, Maryland 21204

Re: Case No.: 95-459-SPH (Item 451)
711 Maiden Choice Lane
Charlestown Retirement Community
First Election District - First Councilmanic
Petitioner: Kensington Improvement Association
REQUEST FOR CONTINUANCE

Gentlemen:

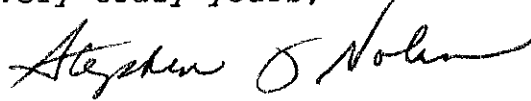
Please accept this letter as an entry of appearance on behalf of Senior Campus Living and Charlestown Retirement Community in connection with the above-entitled case.

Following a meeting on July 11, 1995, with the Board of Directors of the Kensington Improvement Association, their attorney, Judith A. DeLibera, telephoned me in order to authorize the submission of this joint request for a continuance of the hearing scheduled for Tuesday, July 18, 1995 at 2:00 p.m. The purpose of this continuance is to enable our respective clients to attempt to finalize a settlement of the issues that led to the hearing request as well as a related appeal of the use and occupancy permit dated June 8, 1995. Following a membership meeting of the Kensington Improvement Association on July 20, 1995, Ms. DeLibera and I most likely will be submitting a proposed consent order for your consideration and approval. If that does not occur, we will promptly notify your office accordingly, so that this matter may be reset for a full hearing.

July 12, 1995
page two

Thank you for your kind consideration of this continuance request.

Very truly yours,



Stephen J. Nolan
Special Counsel to
Senior Campus Living

SJN/mao

cc: Judith A. DeLibera, Esquire
Counsel to Kensington Improvement Association
702 Manchester Road
Baltimore, Maryland 21229

John H. Haas, Esquire
Vice President and General Counsel
Senior Campus Living

Arnold Jablon, Esquire
Director
ZADM

Ms. Jennifer L. Hillard
Senior Campus Living

Mr. W. Fred Walker, IV
Director of Development and Acquisition
Senior Campus Living

Kensington Improvement Association, Inc.

621 Warwick Road, Baltimore, Maryland 21229
Established 1936

451

1643-95

AS

4/18/95
D
JO MK
FEB

Officers

President
Dotty Mitchell, 242-1462

Vice-President
Nancy Calk, 242-6409

Secretary
Linda Nitsch, 242-5201

Treasurer
Robert Haar, 644-7548

Corresponding Secretary
Mary Schneider, 247-9168

Board of Directors

Walt Robinson
Bruce Mitchell
Paul Robinson
Judy Delibera
Mitch Vitullo

April 12, 1995

Mr. C. A. Dutch Ruppertsberger, III
County Executive
Baltimore County, Maryland
400 Washington Avenue
Towson, Md 21285

Dear Mr. Ruppertsberger:

For nearly two weeks the residents of Kensington have awaited action from Baltimore County to relieve what we consider a severe threat to our neighborhood, with no results. Hopefully, you can spur some action on our behalf.

Charlestown Retirement Center is constructing a vehicle storage building on the Charlestown property directly adjacent to homes on Warwick Road in direct violation of the 1991 Baltimore County Zoning Board decision (Zoning Case No. 91-351-SPHX). When an association officer contacted Zoning Enforcement, we were told that the building permit for this structure would be rescinded and construction would cease. Since that conversation and subsequent written appeal for action (attached), construction has continued and we have had no response from Zoning Enforcement.

Charlestown expansion plans showed a total disregard for our neighborhood until Baltimore County forced them to respect the integrity and character of our community. Now they are back on the same path, expanding for their own convenience at our expense. We enjoyed the support of the county on this issue in the past. Once again, we need your help in forcing Charlestown to respect their neighbors. Thank you for your attention in this matter.

Sincerely,

Dorothy Mitchell
President

DM:jms
Enclosure

RECEIVED

APR 18 1995

ZADM

Mr. Ruppertsberger
April 12, 1995
Page 2

cc: Mr Arnold Jablon
Zoning Administration and Development Management

Mr. Jim Thompson
Zoning Enforcement

Mr. Stephen G. Sam Moxley
Councilman

Timothy D. Murphy
Maryland State House of Delegates

Kensington Improvement Association, Inc.

621 Warwick Road, Baltimore, Maryland 21229

Established 1936

Officers

President

Dotty Mitchell, 242-1462

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Secretary

Linda Nitsch, 242-5201

Treasurer

Robert Haar, 644-7548

Corresponding Secretary

Mary Schneider, 247-9168

Board of Directors

Walt Robinson

Bruce Mitchell

Paul Robinson

Judy Dellibera

Mitch Vitullo

April 1, 1995

Mr. Arnold Jablon

Director

Zoning Administration and Development
Management

111 W. Chesapeake Avenue

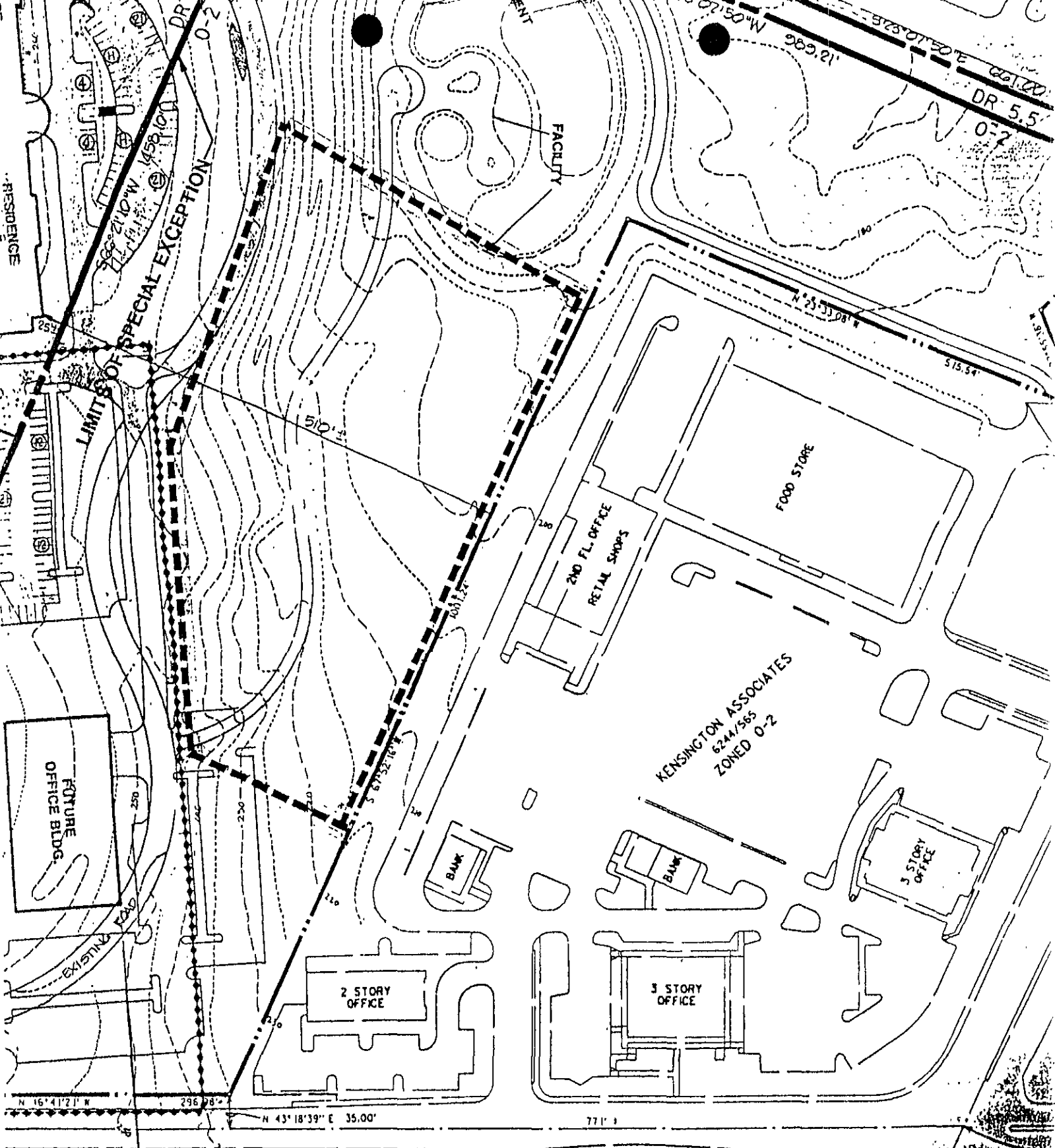
Towson, MD 21204

Dear Mr. Jablon:

Recently, it has come to my attention that the Charlestown Retirement Community is again attempting to expand at the expense of our community. Several weeks ago, the sounds of new construction on the property of Charlestown were detected by some of our neighbors on Warwick Road. Much to our amazement, we have learned that a permit was issued to Charlestown allowing the construction of a maintenance building in the area directly behind the houses on Warwick Road, just a few yards south of a site previously rejected by the Zoning Commissioner.

The Zoning Commissioner's decision dated June 18, 1991 (St. Charles Associates, Inc., Petitioners (Charlestown), Zoning case No. 91-351-SPHXA) responded to our concerns regarding such proximity to our community and stated that "a more appropriate location for the maintenance facility would be in that area behind the shopping center...: The variance was granted subject to several restrictions including the relocation of the maintenance facility "to that area within the hatched line indicated on Zoning Commissioner's Exhibit 1...Petitioners shall submit for approval by the Zoning Commissioner a revised site plan depicting the new location for said maintenance building." (A xerox copy of Exhibit 1 is enclosed.) As a basis for his decision to relocate the maintenance facility, Commissioner Robert Haines stated that the new location, "will have little, if any, impact on the surrounding residential community."

Our community understood the June 18th ruling to mean that there would be no construction on the Charlestown property adjacent to the Warwick Road area. The zoning decision offered a fair compromise and alternative location for the maintenance building and parking lot.



CHOICE

SECTION 2C
BROADFIELD, INC.
6269/591

RUTH
BROOKS
911/233

RES.

LANE

SECTION 2B
BROADFIELD, INC.
6269/591

**PETITIONER'S
EXHIBIT**

ZONING COMMISSIONER'S EXHBT. NO. 1

TIME: 14:00:21
DATE: 01/10/95

AUTOMATED PERMIT TRACKING SYSTEM
APPROVALS DETAIL SCREEN

PANEL BP1018M
LAST UPDATE 01/10/95
PLM 13:24:03

PERMIT #: B219117

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	12/01/94	01	ALB
FIRE	12/01/94	01	BLDG PLAN
SEDI CTL.	01/10/95	01	TR/ALS
ZONING	12/05/94	01	JJS/MJK
PUB SERV	12/05/94	01	JJS/MJK
ENVRMNT	11/18/94	01	CK/DMN
PERMITS	01/10/95	01	DS/RSK (P)

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

CLEAR - MENU

TIME: 14:00:51
DATE: 06/08/95

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

PANEL BP1003M
LAST UPDATE 11/18/94
PLE 09:32:42

PERMIT #: B219117 PROPERTY ADDRESS
RECEIPT #: A238090 717 MAIDEN CHOICE LANE
CONTROL #: C- SUBDIV: 700 NW WILKENS AV
XREF #: B219117 TAX ACCOUNT #: 1900008869 DISTRICT/PRECINCT 01 12
OWNERS INFORMATION (LAST, FIRST)
FEE: 248.00 NAME: ST CHARLES ASSOC., LTD
PAID: 248.00 ADDR: 703 MAIDEN CHOICE LANE., BALTIMORE, MD 21228
PAID BY: APP
DATES APPLICANT INFORMATION
APPLIED: 11/17/94 NAME: WAYNE RUSH
ISSUED: 01/10/95 COMPANY: SENIOR CAMPUS LIVING
OCCPNY: ADDR1: 703 MAIDEN CHOICE LANE
ADDR2: BALTIMORE, MD 21228

INSPECTOR: 01C
NOTES: SMD/DMN

PHONE #: 242-2880

LICENSE #:

PASSWORD :

 ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
 PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY
 PANEL DP1004M

TIME: 14:01:13 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/18/94
 DATE: 06/08/95 BUILDING DETAIL 1 PLE 09:36:18

PERMIT # B219117 PLANS: CONST 0 PLOT * PLAT 0 DATA EL 1 PL 2
 TRACT: BLOCK:
 TENANT
 BUILDING CODE: 2 CONTR: CHARLESTOWN CONSTRUCTION CORP
 IMPRV 1 ENGR:
 USE 12 SELLR:

FOUNDATION BASE WORK: CONSTRUCT 1 STY PARKING GARAGE ON REAR OF
 1 3 PROPERTY. 120X40X22=4800SF
 CONSTRUC FUEL SEWAGE WATER WAIVE PLANS PER ALB *10 SITE PLANS
 1 1E 1E

CENTRAL AIR
 ESTIMATED COST
 120,000.00 PROPOSED USE: RETIREMENT COMMUNITY & GARAGE
 OWNERSHIP: 1 EXISTING USE: RETIREMENT COMMUNITY

RESIDENTIAL CAT:
 #EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
 1 FAMILY BEDROOMS: PASSWORD:

 ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
 PANEL EP1005M

TIME: 14:01:23 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/18/94
 DATE: 06/08/95 BUILDING DETAIL 2 PLE 09:36:18

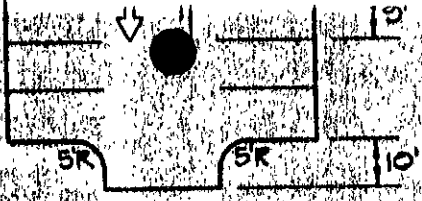
PERMIT #: B219117 BUILDING SIZE LOT SIZE AND SETBACKS
 FLOOR: 4800 SIZE: 101,750AC
 WIDTH: 120 FRONT STREET:
 GARBAGE DISP: DEPTH: 40 SIDE STREET:
 POWDER ROOMS: HEIGHT: 22 FRONT SETB: NC
 BATHROOMS: STORIES: 1 SIDE SETB: 1500/260
 KITCHENS: REAR SETB: 480
 LOT NOS:
 CORNER LOT:

ZONING INFORMATION ASSESSMENTS
 DISTRICT: BLOCK: LAND: 8390620.00
 PETITION: SECTION: IMPROVEMENTS: 0678670.00
 DATE: LIBER: 000 TOTAL ASS.:
 MAP: FOLIO: 000
 CLASS: 06

PLANNING INFORMATION
 MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

 ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

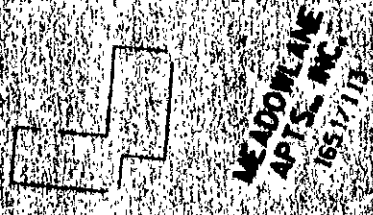
451



TYPICAL PARKING LAYOUT
NOT TO SCALE

ALAN DRIVE

#457



MEADOWLAN
APTS. INC.
1657113

OLD MAIN
DRIVE

SECTION ONE
WALKERS AVE. ADDITION
TO ELM RIDGE
12723

APPROVAL

RECORD COPY

APPROVED 10-17-91

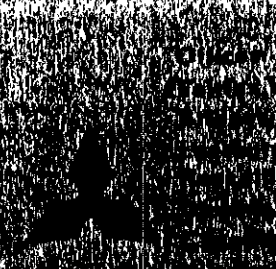
CLASS "A" ELDERLY HOUSING
CHARLESTOWN RETIREMENT COMMUNITY
BALTIMORE COUNTY, MARYLAND

SITE PLAN FOR BUILDING PERMIT
PROPOSED GARAGE

RECEIVED NOV 1 1991



PIRPA





#4951

LIMITS OF 100 YEAR FLOOD

DR 5.5
DR 16

DR 3.5
DR 15

FLOOD

WARM

AD 1907

AD 1908

AD 1909

AD 1910

AD 1911

AD 1912

AD 1913

AD 1914

AD 1915

AD 1916

AD 1917

AD 1918

AD 1919

AD 1920

AD 1921

AD 1922

AD 1923

AD 1924

AD 1925

AD 1926

AD 1927

AD 1928

AD 1929

AD 1930

AD 1931

AD 1932

AD 1933

AD 1934

AD 1935

AD 1936

AD 1937

AD 1938

AD 1939

AD 1940

AD 1941

AD 1942

AD 1943

AD 1944

AD 1945

LIGHTING NOTE

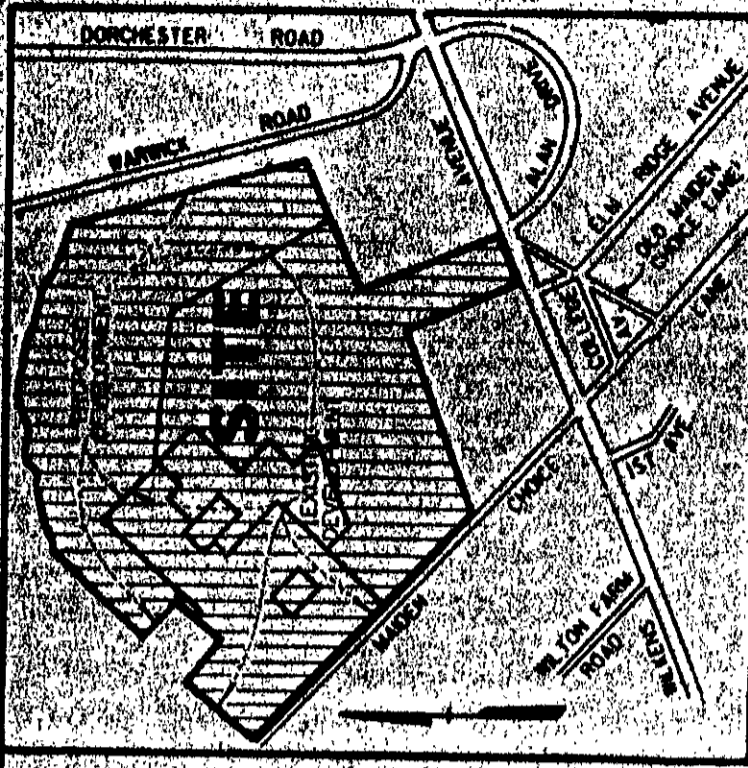
On site lighting shall be so arranged and shielded as to confine all direct light rays entirely within the boundary line of the site and prevent reflected light rays from shining or glaring onto any portion of any adjacent motorway or into the path of oncoming vehicles.

NON-DISTURBANCE NOTE:

There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

PROTECTIVE COVENANTS NOTE:

Any Forest Buffer 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.



VICINITY MAP

SCALE: 1" = 1000'

AVENUE

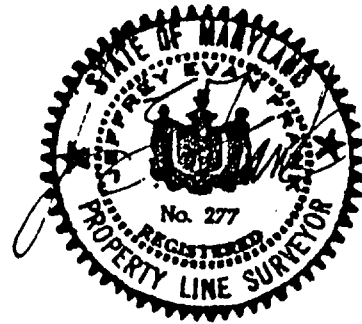
451

SW3E

Exception No. 2, The Cemetery

Beginning for the same at a point lying N 42-06-31 W. 1,123.92 ft. from the end of the S 66-52-10 W. 773.20 foot line of the herein described 90.24 acre parcel, and running thence around said cemetery the following eight courses and distances:

N 56-20-18 W. 67.57 ft., N 61-57-40 W. 99.99 ft., N 62-12-08 E. 218.29 ft., S 72-02-22 E. 61.13 ft., S 03-29-04 E. 48.54 ft., S 37-05-38 W. 51.15 ft., S 46-45-23 W. 60.00 ft. to the place of beginning, continuing 0.560 acres of land, more or less.



~~91-351-SPHXA~~

#451

MICROFILMED

Mr. Arnold Jablon
April 1, 1995
Page 2

Kensington Improvement Association Vice President Nancy Calk contacted Mr. Jim Thompson of Zoning Enforcement on March 27th. According to Mr. Thompson, Mr. Kevin Connors investigated our complaint. Mr. Thompson informed Mrs. Calk that the permit would be rescinded. However, as of today, April 1, work on this construction is continuing.

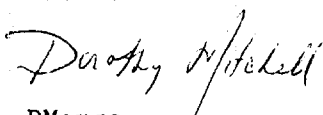
Those of us who live in Kensington are concerned about the fact that this permit was issued without any public notice and in direct contradiction to the decision of the Zoning Commissioner. This unattractive industrial structure is already visible from Warwick Road residences. If the project is completed, Kensington residents will have to endure the noise and pollution of Charlestown's trucks during the day and the glare of commercial parking lot lighting at night.

In 1991, a Charlestown representative assured us that they had no plans for additional construction in the area adjacent to our neighborhood. This week, another Charlestown representative once again claimed that this would be the last structure erected near Kensington. Our residents are concerned that if left unchecked, Charlestown will infringe upon the integrity of our community with further development.

We are asking that you help us preserve the character of our neighborhood by not allowing the Zoning Commissioner's 1991 decision to be ignored. If Charlestown chooses to appeal for an additional variance for their structure, members of the community will gladly testify as to the negative impact such encroachment would inflict upon our neighborhood. We would appreciate being notified if you do plan to hold hearings. Thank you for your attention in this matter.

Sincerely,

Dorothy Mitchell
President



DM:mgs
Enclosure

cc: Mr. Jim Thompson
Zoning Enforcement

Mr. Sam Moxley
Councilman

Timothy D. Murphy
Maryland State House of Delegates