IN THE MATTER OF THE APPLICATION OF WOODLAWN APTS. LTD. PARTNERSHIP BY SHELTER DEVELOPMENT LLC /CONTRACT PURCHASER; NELSON A. MACKEN, ET AL / LEGAL OWNERS -PETITIONERS FOR A REVISION TO APPROVED DOCUMENTED SITE PLAN ON PROPERTY LOCATED ON THE NORTHWEST SIDE FEATHERBED LANE, 350' SOUTHWEST OF WINDSOR MILL ROAD AND SOUTHEAST SIDE READ ROAD (475 FEATHERBED LANE) 2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	* * * * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. CR-97-115-XA (REVISION TO APPROVED DOCUMENTED SITE PLAN)

* * * * * * * * * *

O P I N I O N

This matter comes before the Board of Appeals of Baltimore County for the purpose of approving on the record the Petitioner's revisions to the subject Petition and Documented Site Plan, which was originally approved by this Board on November 18, 1996. Prior to the hearing, this Board had appropriately notified the Planning Director of the proposed revisions, with that office making distribution to the appropriate County agencies.

On November 13, 1997, Arnold "Pat" Keller III, Director of the Office of Planning, notified the Board that the Office of Planning had reviewed the amendment (Woodlawn Apartments Ltd. /Shelter Development LLC) and had determined that the changes to the Documented Site Plan were consistent with the plan approved by the Board on November 18, 1996, and that the Planning staff supported the proposed amendment to the previously approved site plan.

Robert A. Hoffman, Esquire, VENABLE, BAETJER & HOWARD, LLP, represented the Petitioner at the public hearing; Carole S. Demilio, Deputy People's Counsel for Baltimore County, also participated in these proceedings. Both sides offered opening

statements with Ms. Demilio reminding the Board of its responsibilities under Section 2-356(j) of the Baltimore County Code (as amended 1988). All parties agreed that error had been established in the prior hearing as reflected in the decision of the Board issued on November 18, 1996. It was necessary, however, that the Board receive testimony and evidence relative to the second prong, which requires that the requested zoning is warranted and that the site plan accommodates same.

Edmund E. Haile, Jr., 200 E. Pennsylvania Avenue, testified as to the prepared site plan, after having been qualified and accepted as an expert in site plan design and engineering by both counsel. Petitioner's Exhibit No. 1 was accepted as the revised site plan. Mr. Haile explained the primary changes in that the building had been moved slightly to the west, with the north wing (a "U-shaped" building) being moved approximately 22 feet closer to the west boundary. The south wing was roughly 30 feet closer to the western boundary. There was no intrusion into the R.T.A.; and the entrance had been shifted slightly to the east. Mr. Haile testified that certain soil conditions existed, of which the Petitioner was not aware before the concept plan stage, that required minimal adjustments relative to the location of the building footprint. Because the building footprint required shifting to accommodate the soil conditions, the stormwater management area had to be shifted slightly. It was opined by Mr. Haile that the alterations requested did not interfere with any of the buffer requirements or

other restrictions. Mr. Haile testified that there would be no clearing of trees or, again, any disturbance of the R.T.A.

Additionally, the plan reflected that fences would be added as appropriate to satisfy the requests of the nearby community, which residents were concerned about security issues and using the site as a short cut to a nearby 7-11 mini-mart, which at the present time was a current practice. Mr. Haile testified as to the impact of the requested changes on Section 2-356 (population, transportation, water, sewer, schools, and so forth), and stated that the approval of the revised site plan would not change or have any impact upon these facilities, and that it would be compatible with the surrounding community.

Ms. Demilio stated that Mr. George Gavrelis had testified at the original hearing and had been accepted as an expert in the field of land planning and usage, and it was agreed that the rezoning was warranted with the shifts proposed continuing to satisfy all area and bulk requirements, with no variances being requested. It was noted by Ms. Demilio that a note in the revised site plan referenced the fence, but it was not actually shown on the site plan.

Immediately following the public hearing, the Board conducted a public deliberation on the requested modification to the approved Documented Site Plan. Having heard oral testimony and both receiving and reviewing the revised Documented Site Plan, and being satisfied that the appropriate postings had taken place to provide

public notification, with the Planning staff supporting the proposed amendment to the previously approved site plan, this Board concludes that the statutory requirements of Section 2-356 have been satisfied and shall approve the Petitioner's revisions to the subject Petition and Documented Site Plan, originally approved by this Board on November 18, 1996.

O R D E R

IT IS THEREFORE, this 17th day of December, 1997 by the County Board of Appeals of Baltimore County

ORDERED that the Petitioner's revisions to the subject Petition and Documented Site Plan, which was originally approved by this Board on November 18, 1996, be and the same is hereby **Accepted and APPROVED.**

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Kristine K. Howanski, Acting Chairman

Margaret Worrall

Charles L. Marks

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

December 17, 1997

Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Case No. CR-97-115-XA /Revision
Woodlawn Apartments Ltd. /
Shelter Development LLC

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Charlotte E. Radcliffe

Kathleen C. Bianco
Administrator

Enclosure

cc: Jeffrey Hettleman /Barbara Dorsey
Shelter Development LLC
Edmund E. Haile, Jr. /Daft-McCune-Walker, Inc.
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

IN THE MATTER OF THE APPLICATION OF WOODLAWN APTS. LTD. PARTNERSHIP BY SHELTER DEVELOPMENT LLC /CONTRACT PURCHASER; NELSON A. MACKEN, ET AL / LEGAL OWNERS -PETITIONERS FOR A RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE ON PROPERTY LOCATED ON THE NORTHWEST SIDE FEATHERBED LANE, 350' SOUTHWEST OF WINDSOR MILL ROAD AND SOUTHEAST SIDE READ ROAD (475 FEATHERBED LANE) 2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	* * * * * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. CR-97-115-XA (Out of Cycle)

* * * * * * * * * *

O P I N I O N

This case comes before the Board based on a Petition for Reclassification to change the property's zoning from D.R. 5.5 to D.R. 16, coupled with a Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively; and to permit a side 10-foot buffer to be graded, cleared and landscaped, in lieu of the provisions of Section 1B01.1B.1.e(3), Baltimore County Zoning Regulations (BCZR). Also, accompanying the Petition is a Variance request to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.

The Petitioner was represented by Robert A. Hoffman, Esquire, VENABLE, BAETJER & HOWARD. Carole S. Demilio, Deputy People's Counsel for Baltimore County, also participated in these proceedings.

The subject property is fully outlined and described by Petitioner's Exhibit 2. The property is located at 475 Featherbed Lane, in the Woodlawn section of Baltimore County, and consists of

5.31 acres, with current zoning of D.R. 5.5. Petitioner's Exhibit 1 was admitted into evidence, reflecting the Baltimore County Council's Resolution approving the Planning Board's certification that the zoning reclassification be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code (1988), as amended. That certification also requires that the Board of Appeals schedule a public hearing on the reclassification petition in accordance with Section 2-356(i) of the Baltimore County Code.

The property owner offered the testimony of Jeffrey Hettleman to support the request for reclassification. Mr. Hettleman is the development director of Shelter Development, which is a part of Shelter Development Group. He testified this organization owns, manages, and finances rental properties; and has been in business for 15 years, developing various rental units --ranging from Section 8 to luxury apartments. The last 6 to 7 years they have focused their attention to affordable housing for the elderly. He stated that about 1/3 of the properties they manage are specifically for the elderly, with six such units already existing in Baltimore County. Photographic descriptions of two such properties were submitted as Petitioner's Exhibits 8A and 8B. He testified that the Shelter Group was proposing to build a 101-unit development of housing for the elderly on the subject site, which would provide very affordable housing for one and two elderly householders with income ranging from $12,000 to $25,000 per year;

and that the present zoning of D.R. 5.5 would not permit the development of the site.

Petitioner's Exhibit 4 was admitted into evidence, reflecting the approval of 1997 fiscal year funds from the Consolidated Federal grant programs administered by Baltimore County, with an award of $485,000 being available for this project, known as "Park View at Woodlawn." Mr. Hettleman testified that the Woodlawn area of Baltimore County was in serious need of this type of housing for its senior citizens; and a thorough review of land area available did not show any sites currently positioned for this activity, other than the proposed location. He further stated that the Woodlawn area has been designed as a Community Conservation area, and testified as to the need for such housing in this area.

Considerable testimony was also offered relative to the Consolidated Plan (1996-2000) of Baltimore County, and its aging population as a top priority issue, along with substantial demographic data and analysis. The site in question was ideal for such senior citizen housing because of its suburban setting, 3 to 5 acres, and proximity to the traditional Woodlawn area, which is essential to maintain continuity with the senior population.

As to the special exception request, Mr. Hettleman explained that, while the site consisted of 5.31 acres, there were streams and wetlands present on 1/4 of the property that rendered it unusable, which, in turn, required parking and the building to be focused on the northeast side of the property. The buffers would

be retained for every one but the sellers of the property (the Mackens). A community meeting was held, though not required; and the proposed site design satisfied any concerns raised by the immediate neighbors. Petitioner's Exhibit 9-B was admitted, reflecting approval of the project by the Meadows Community Association.

Mr. Hettleman further stated that a sign variance was being requested because of the uniqueness of the site as one specifically designated to accommodate the special needs and requirements of our senior citizen population; visibility needed for visitors; and especially emergency vehicles. The sign would be of the same dimensions currently existing on six other of their senior facilities currently existing in Baltimore County.

Mr. Jeffrey Long also testified on behalf of the reclassification. He is an employee of the Office of Planning & Zoning, and stated the reasons why his office was in support of the reclassification. He stated that he had personally visited the site, and had examined the Master Plan, and that the reclassification would serve the overall goals of that plan as it relates to senior citizen affordable housing in Baltimore County. This particular parcel is unique in that it is the only one available in the Woodlawn area sufficient enough to accommodate their need. He further testified that the proposed project was consistent with the Master Plan; and would meet BCZR requirements. He further stated that a request for D.R. 16 zoning is an increase

in density, and not a change in the type of structure.

As to the variance request, he stated that the type of sign requested was not unusual for an institution to request (church, hospital, school); and that the sign was needed for this type of institutional usage.

Mr. George Gavrelis also testified on behalf of the Petitioner and was accepted as an expert in the fields of land planning and usage. His testimony essentially supported that of Mr. Hettleman and Mr. Long as to support for the reclassification. He explained that the current D.R. 5.5 zoning was in error because the County Council had not considered the need for this type of affordable housing in the Woodlawn area when the zoning maps were being considered. That need was not sufficiently understood until 1994, when a study undertaken by the Office of Planning identified such a need. He stated in very clear terms that the infrastructure would support the increased density, no conflicts with present school capacities, on-site stormwater and sewage, with waste to be handled by a contracted facility, and the consistency of the project with the 1989-2000 Master Plan -- which provided that elderly affordable housing be made available to accommodate the aging population of Baltimore County.

Mr. Robert Jackson also testified before the Board, expressing several concerns relative to the reclassification. He resides on Tomber Court, located to the west of the site. He questioned the rezoning if the project is not completed, the sign request, and

security issues.

On rebuttal, Mr. Hettleman was recalled, and addressed the concerns of Mr. Jackson in that the property would revert back to D.R. 5.5 if not constructed within 3 years, and that the project must remain as a senior citizen facility with on-site management and security.

Mr. Mickey Cornelius also testified. He is a member of The Traffic Group, and was accepted as an expert in traffic engineering. He also had visited the site and discussed the impact, if any, if the property were reclassified from D.R. 5.5 to D.R. 16. That impact would be minimal, if any.

The Board recessed to consider the testimony and evidence submitted at the hearing. A public deliberation was held thereafter.

The Board, having considered all of the evidence and testimony presented at the proceeding, finds that the expert testimony provided in both the Petitioner's case and People's Counsel's case supports a conclusion that a reclassification is justified based on Section 2-356(j)(1) of the Baltimore County Code, which provides a two-prong test that there has occurred a substantial change in the character of the neighborhood since the last zoning cycle; or that the last classification of the property was in error.

While no evidence was submitted to indicate a substantial change in the character of the neighborhood, the second test requirement as to error by the Council in the current zoning was

quite satisfied. That burden of proof is very high in reclassification cases, and requires substantial evidence of error. The Board is convinced that the evidence and testimony was persuasive enough to indicate that the County Council was in error when the comprehensive maps were last approved, in that insufficient higher-density, residentially zoned land was provided to accommodate a very critical need for affordable senior housing in the Woodlawn community of Baltimore County.

For this reason, the Board finds that the Petition for Reclassification should be granted and will so order.

As to the Petition for Special Exception, Section 434.4 of the BCZR sets forth the provisions for modifying or waiving the residential transition area for elderly housing facility developments and relates to (a) unreasonable hardship to comply with all or part of the restrictions; (b) quality of site design and amenities to justify a modification or waiver; and (c) the development will not be a detriment to the use, peaceful enjoyment, economic value or development of surrounding properties and general neighborhood. Again, based on the expert testimony offered at the hearing, the Board concludes that the special exception should be granted since the Petitioner has more than adequately demonstrated the need for such modifications; and that the relief, if granted, would not have any greater impact than on the present site, but, in fact, it would have less of an impact on the proposed site, than if placed on any other site in the area.

As to the variance request, the Board is mindful of the responsibilities under Section 307 of the BCZR; and decisions rendered by the Maryland Courts. The site, by reason of its location and very specialized function as a senior citizen housing facility, renders it a unique status, with no other facility similar in nature existing in the Woodlawn area satisfying the "unusual, unique or different" requirement; and the practical difficulty rests upon there being only one entrance and exit to the facility, whereby a sign of smaller dimensions would be difficult for visitors to see, and emergency vehicles to locate in a situation where time was of the essence. The nature of the site and facility requires that a larger sign be placed; and, failing to see any injury to the health and public welfare, along with the attractiveness of the proposed sign, the variance request shall be granted.

O R D E R

IT IS THEREFORE, this 18th day of November, 1996 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from D.R. 5.5 to D.R. 16 be and is hereby **GRANTED**; and it is further

ORDERED that the Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively; and to permit a side 10-foot buffer to be graded, cleared and landscaped, in lieu of the provisions of Section 1B01.1B.1.e(3), Baltimore County Zoning

Regulations be and is hereby **GRANTED**; and it is further

ORDERED that the Petition for Variance to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted be and is hereby **GRANTED**.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Kristine K. Howanski, Acting Chairman

Margaret Worrall

Charles L. Marks

County Board of Appeals of Baltimore County

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

November 18, 1996

Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Case No. CR-97-115-XA
Shelter Development LLC /Woodlawn Apartments Ltd. Partnership; N. A. Macken, et al -Petitioners

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,
Charlotte E. Radcliff
Kathleen C. Bianco
Legal Administrator

Enclosure

cc: Nelson A. Macken, et al
Woodlawn Apartments Ltd. Partnership
by Shelter Development LLC
Marilynn K. Duker, Exec. V.P.
Daft-McCune-Walker, Inc.
Mr. Robert Jackson
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards /PDM
Docket Clerk /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

Out of Cycle C-97-115-XA

Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at North of Featherbed Lane, South of Read Road

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 part of hereof, hereby petition (1) that the zoning status of the herein described property br reclassified, pursuant to the

Zoning Law of Baltimore County, from an DR5.5 zone to an DR16 zone, for the reasons given in the attached statement and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, required by §1B01.1.B.1.e(2) and to permit said 10 ft. buffer area to be graded, cleared and landscaped in lieu of the provisions of §1B01.1.B.1.e(3)

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

variance of §413.1.D to permit a sign 40 sq. ft. in area identifying the elderly housing facility with a rental office in lieu of the 15 sq. ft. permitted.

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 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:

Woodlawn Apartments, Limited Partnership
By: Shelter Development, LLC, General Partner
(Type or Print Name)

X
Signature By: Marilynn K. Duker, Exec. Vice President

218 North Charles Street
Address

Baltimore	MD	21201
City	State	Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson	MD	21204
City	State	Zipcode

OK to file
MJK 9/17/96

Zoning Administration & Development Management

Legal Owner(s):

X
Signature: Nelson A. Macken, Co-Owner

X
Signature: Edwina Macken, Co-Owner

X
Signature: Patricia Clifton, Co-Owner
c/o Nelson A. Macken
Dept. of Engineering, Swarthmore College

500 College Avenue 800-677-3000
Address Phone No

Swarthmore	PA	19801
City	State	Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 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 _____

CR-97-115-XA

Description

To Accompany Petition for Zoning Reclassification

Special Exception and Variance

4.997 Acre Parcel

Northwest Side of Featherbed Lane

Northeast of Kincheloe Avenue

Second Election District, Baltimore County, Maryland

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

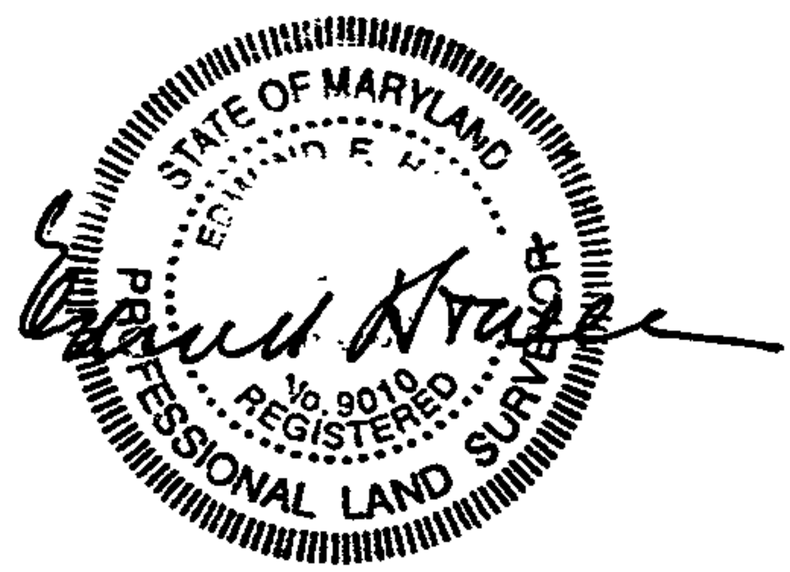
Beginning for the same on the northwest side of Featherbed Lane at the end of the two following courses and distances measured from the intersection of the centerline of Featherbed Lane with the centerline of Kincheloe Avenue (1) Northeasterly along said centerline of Featherbed Lane 100 feet, more or less, and thence (2) Northwesterly 15 feet, more or less, to the point of beginning, thence leaving said beginning point and running the four following courses and distances, viz: (1) North 46 degrees 58 minutes 35 seconds West 295.66 feet, thence (2) North 41 degrees 54 minutes 34 seconds West 167.95 feet, thence (3) North 60 degrees 06 minutes 23 seconds East 60.90 feet, and thence (4) North 45 degrees 06 minutes 37 seconds West 15.00 feet to the northwest side of a private lane, 15 feet wide, thence binding thereon the two following courses and distances, viz: (5) North 44 degrees 55 minutes 03 seconds East 390.64 feet, and thence (6) North 44 degrees 09 minutes 04 seconds East 161.47 feet, thence crossing the said private lane (7) South 48 degrees 30 minutes 10 seconds East 30.03 feet to intersect the southeast side of Read Road, 50 feet wide, thence binding on the proposed extension of the southeast side of Read Road (8) South 44 degrees 09 minutes 04 seconds West 115.00 feet, thence leaving the proposed road and running the three following courses and distances, viz: (9) South 48

degrees 30 minutes 10 seconds East 124.48 feet, thence (10) North 46 degrees 12 minutes 32 seconds East 115.27 feet, and thence (11) South 48 degrees 30 minutes 10 seconds East 152.13 feet to intersect the aforementioned northwest side of Featherbed Lane, thence binding thereon the two following courses and distances, viz: (12) South 43 degrees 59 minutes 45 seconds West 128.48 feet, and thence (13) South 28 degrees 00 minutes 45 seconds West 523.06 feet to the point of beginning; containing 4.997 acres of land, more or less.

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

August 30, 1996

Project No. 96012.A (L96012A)



[redacted] tions of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office [redacted] Chesapeake [redacted] son, Maryland [redacted] Room 118, [redacted] 00 Washington [redacted] Maryland [redacted]

Case #CR[redacted]
475 Feathe[redacted]
NW/S Feat[redacted]
SW of Wa[redacted]
SE/S Read[redacted]
2nd Election District
2nd Councilmanic
Legal Owner(s):
Nelson A. Macken, Edwinda Macken, and Patricia Clifton
Contract Purchaser(s):
Woodlawn Apartments, Limited Partnership by Shelter Development, LLC, General Partner

Petition for Reclassification to change the property's zoning from D.R.5.5 to D.R. 16.

Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, and to permit said 10 foot buffer area to be graded, cleared and landscaped in lieu of the provisions of Section 1B01.1B1.e(3), BCZR.

Petition for Variance to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.

Hearing: Wednesday, October 16, 1996 at 10:00 a.m. before the County Board of Appeals in Rm. 48, Old Courthouse, 400 Washington Avenue, Towson.

ROBERT O. SCHUETZ,
Chairman
County Board of Appeals

9/283 Sept. 26 C85744

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-26, 1996

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 9-26, 1996.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

[redacted]

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1997

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 Oct. 30, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

[redacted]

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 in Towson, Maryland on the property identified herein as follows:

Case: #CR-97-115-XA
475 Featherbed Lane
NW/S Featherbed Lane, 350' SW of Windsor Mill Road and SE/S Read Road
2nd Election District
2nd Councilmanic
Legal Owner(s):
Woodlawn Apartments, Limited Partnership by Shelter Development, LLC, General Partnership

Special Hearing: to modify the documented site plan approved in Case Number CR-97-115-XA.

Hearing: Tuesday, November 25, 1997 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue, Towson, MD.

KRISTINE K. HOWANKSKI,
Chairman
County Board of Appeals

10/534 Oct. 30 C185855

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

No. 023570

ITEM #123
CASE #CR-97-115-XA
001-6181

DATE 9.17.96 ACCOUNT

AMOUNT $ 1905.00 (WCR)

RECEIVED FROM: Shelter Development, LLC

#074 - RECLASS, #050 - SPECIAL EXCEPTION,
#020 - VARIANCE, #080 - SIGNS (3)

FOR: 475 Heatherbed Lane

03A71#0063MICHRC $1905.00
EA COL1:10AM09-18-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: CR-97-115-XA

Petitioner/Developer:
Woodlawn Apartments Limited Partnership
By: Shelter Development, LLC, General Partner

Date of Hearing/Closing: Oct. 16, 96

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 475 Featherbed Lane, Woodlawn, Baltimore County

The sign(s) were posted on Saturday, September 28, 1996
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

James W. Ormord
(Printed Name)

1017 Erwin Drive
(Address)

Joppa, Maryland 21085
(City, State, Zip Code)

410-679-3414
(Telephone Number)

9/96
cert.doc

RECEIVED
COUNTY BOARD OF APPEALS

97 NOV 20 PM 4:47

CERTIFICATE OF POSTING

RE: Case No.: CR-97-115 XA

Petitioner/Developer: SHELTER DEV
C/O ROB HOFFMAN, ESQ

Date of Hearing/Closing: 11/25/97

BOARD OF APPEALS

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at END TOMBER RD., END READ ROAD & 475 FEATHERBED LANE

The sign(s) were posted on 11/9/97 (Month, Day, Year)

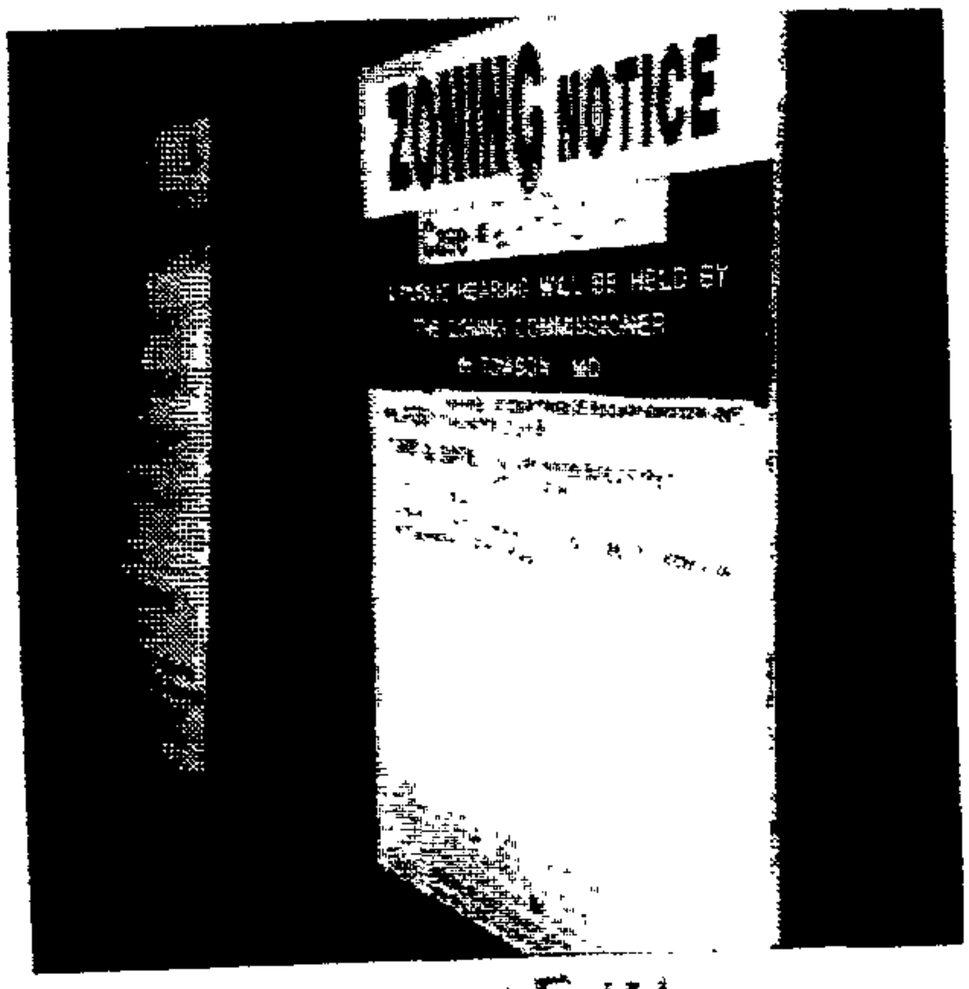
Sincerely,
Patrick M. O'Keefe 11/14/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

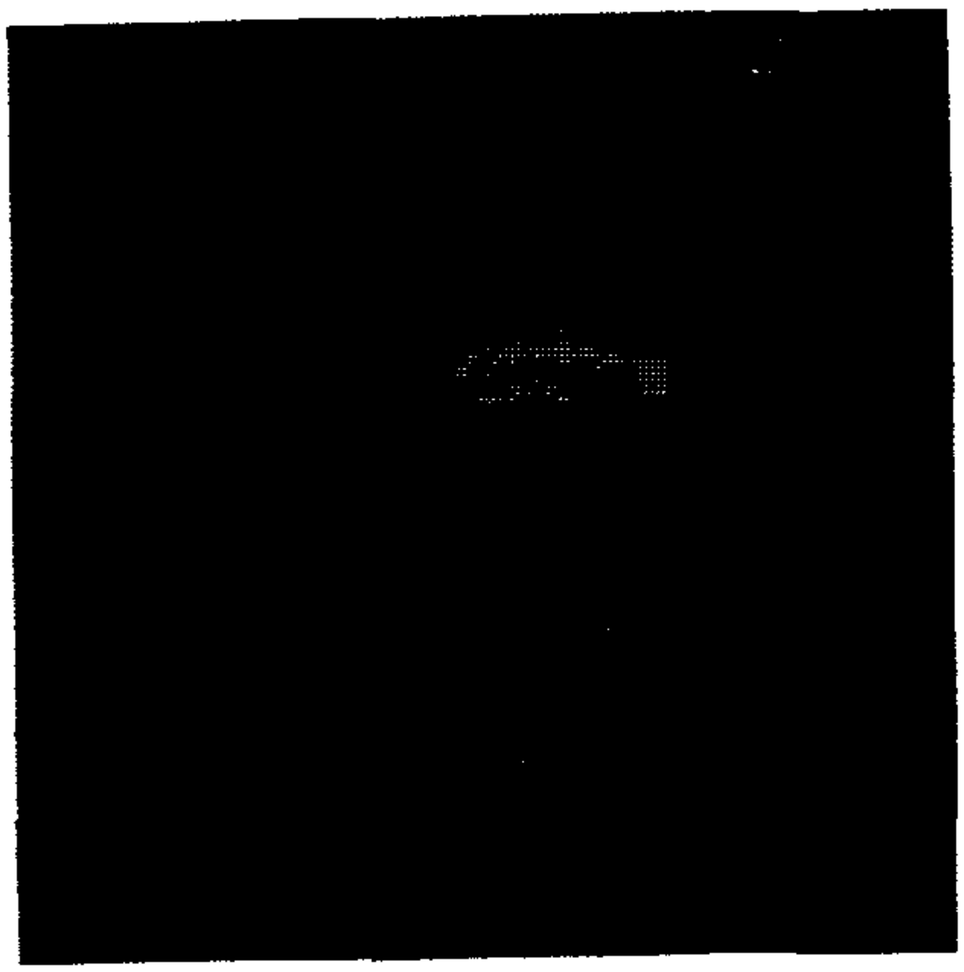
Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 64
(Telephone Number)

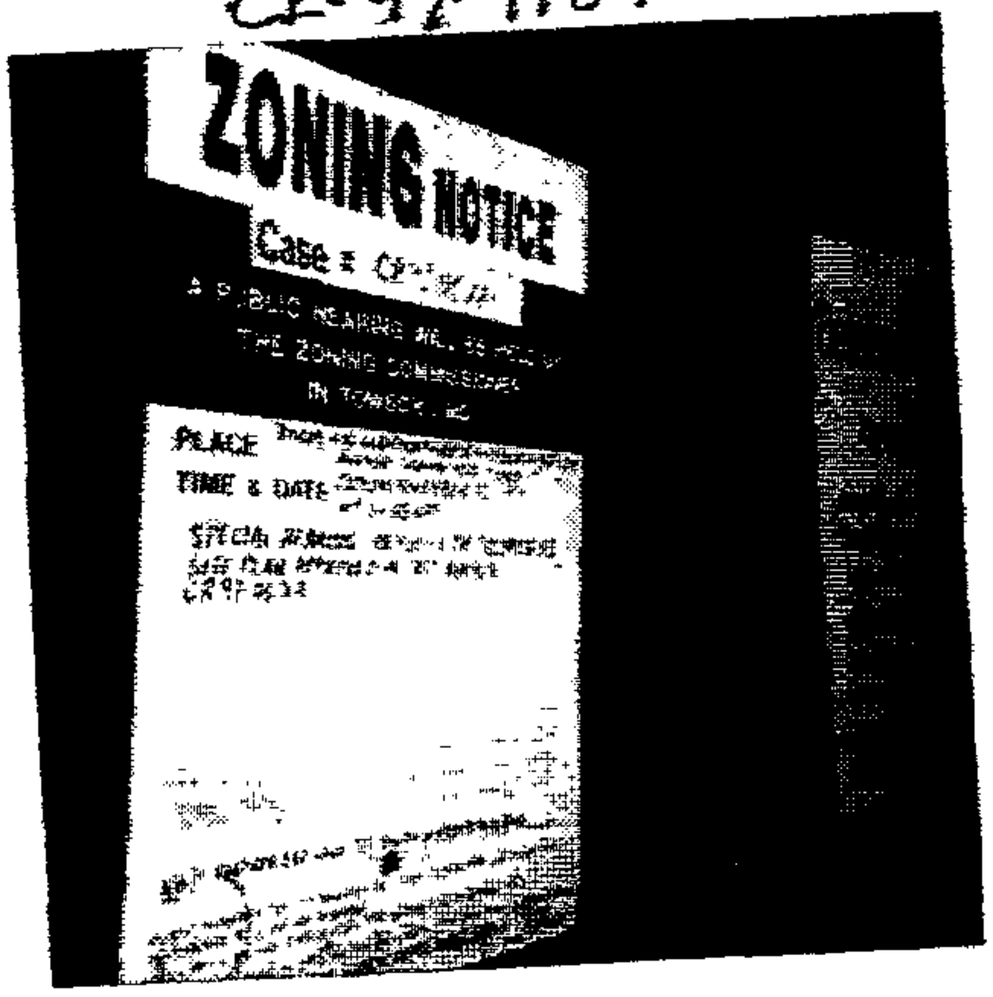


CR-97-115-XA
END TOMBER, FEATHERBED LA.
READ RD.
SHELTER
P-11/9/97
H- 11/25/97

CR-97-115 X-A



CR-97-115 XA
FEATHERBED LA.
SHELTER
P-11/9/97
H-11/25/97



SHELTER DEV.
P-11/9/97
H-11/25/97

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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 requirement for advertising is satisfied. However, the petitioner is responsible for the costs associated with this requirement.

PAYMENT WILL BE MADE AS FOLLOWS:

1) The cost of the sign will be accessed and paid to this office at the time of filing.

2) If this petition is filed by a professional, you will be required to post the sign and this office will telephone you when the sign is ready to be picked up.

3) 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.

TO BE TELEPHONED WHEN SIGN IS READY:

Barbara Ormord — Venable, Baetjer + Howard — 494-6201

Name — Company — Phone Number

For newspaper advertising:

Item No.: 123

Petitioner: Shelter Development LLC

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormord

ADDRESS: 210 Allegheny Avenue
Towson, Md 21204

PHONE NUMBER: 494-6201

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

County Board of Appeals of Baltimore County

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

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 23, 1997

NOTICE OF ASSIGNMENT /TO SUBMIT REVISION ONLY

CASE #: CR-97-115-XA

IN THE MATTER OF: WOODLAWN APARTMENTS LTD - SHELTER DEVELOPMENT, LLC
2nd Election District; 2nd Councilmanic District

FOR PURPOSE OF SUBMITTING REVISED DOCUMENTED SITE PLAN; NO EVIDENCE OR TESTIMONY ON THE MERITS TO BE RECEIVED AT THIS HEARING.

ASSIGNED FOR: **THURSDAY, OCTOBER 9, 1997 at 9:30 a.m.**

NOTICE: **No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).**

For any further information, see Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

Kathleen C. Bianco
Administrator

---

cc: Counsel for Petitioner : Robert A. Hoffman, Esquire
Petitioner : Jeffrey Hettleman /Barbara Dorsey
Daft-McCune-Walker, Inc. : Edmund E. Haile, Jr.

People's Counsel for Baltimore Co.
James Earl Kraft /Bd of Education
Jeffrey Long /Planning
Pat Keller, Director /Planning
Lawrence E. Schmidt
W. Carl Richards
Docket Clerk /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

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on Recycled Paper

TO: PATUXENT PUBLISHING
FOR: SEPTEMBER 26, 1996 ISSUE JEFFERSONIAN

PLEASE FORWARD BILLING TO:

BARBARA ORMORD
VENABLE, BAETJER AND HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON MD 21204
494-6200

CASE NUMBER: CR-97-115-XA
475 Featherbed Lane
NW/S Featherbead Lane, 350' SW of Windsor Mill Road and SE/S Read Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Nelson A. Macken, Edwinda Macken, and Patricia Clifton
Contract Purchaser(s): Woodlawn Apartments, Limited Partnership
by Shelter Development, LLC, General Partner

Petition for Reclassification to change the property's zoning from D.R.5.5 to D.R.16.
Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, and to permit siad 10 foot buffer area to be granded, cleared and landscaped in lieu of the provisions of Section 1B01.1.B1.e(3), BCZR.
Petition for Variance to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.

HEARING: WEDNESDAY, OCTOBER 16, 1996 at 10:00 a.m. before the County Board of Appeals in Room 48, Old Courthouse, 400 Washington Avenue, Towson.

ROBERT O. SCHUETZ, CHAIRMAN
COUNTY BOARD OF APPEALS

Post-It™ brand fax transmittal memo 7671 | # of pages ▸

To PATUXENT	From GWEN
Co.	Co. ZADM
Dept. LEGAL DEPT	Phone # 887-3391
Fax # 296-2707	Fax # 887-5708

County Board of Appeals of Baltimore County

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

September 25, 1996

NOTICE OF HEARING

CASE NUMBER: CR-97-115-XA
475 Featherbed Lane
NW/S Featherbead Lane, 350' SW of Windsor Mill Road and SE/S Read Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Nelson A. Macken, Edwinda Macken, and Patricia Clifton
Contract Purchaser(s): Woodlawn Apartments, Limited Partnership
by Shelter Development, LLC, General Partner

Petition for Reclassification to change the property's zoning from D.R.5.5 to D.R.16.
Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, and to permit siad 10 foot buffer area to be granded, cleared and landscaped in lieu of the provisions of Section 1B01.1.B1.e(3), BCZR.
Petition for Variance to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.

HEARING: WEDNESDAY, OCTOBER 16, 1996 at 10:00 a.m. before the County Board of Appeals in Room 48, Old Courthouse.

Robert O. Schuetz

ROBERT O. SCHUETZ, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Nelson A. Macken, et al
Marilynn K. Duker
Robert A. Hoffman, Esq.

10/16/96 -Hearing concluded; deliberated immediately after conclusion of same. Petition for Reclassification GRANTED; special exception GRANTED; variance GRANTED; written Opinion/Order to be issued; appellate period to run from date of written Order. (K.C.W.)

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Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)			Priority Need Level High, Medium, Low, No Such Need			ESTIMATED UNITS	ESTIMATED DOLLARS NEEDED TO ADDRESS
			0-30%	31-50%	51-80%		
Renter	Small	Cost Burden > 30%	H	H	M	6,000	10,000,000
		Cost Burden > 50%	H	H	M	3,200	10,000,000
		Physical Defects	H	H	M	6,300	7,500,000
		Overcrowded	L	L	L	500	1,000,000
	Large	Cost Burden > 30%	H	H	M	755	3,000,000
		Cost Burden > 50%	H	H	M	400	1,000,000
		Physical Defects	H	H	H	1,220	3,440,000
		Overcrowded	L	L	L	100	200,000
	Elderly	Cost Burden > 30%	H	H	H	5,580	5,600,000
		Cost Burden > 50%	H	H	M	2,980	2,400,000
		Physical Defects	M	H	M	1,500	3,000,000
		Overcrowded	N	N	N	0	0
Owner		Cost Burden > 30%	L	H	H	1,000	5,000,000
		Cost Burden > 50%	M	M	M	150	12,000,000
		Physical Defects	H	H	H	500	6,500,000
		Overcrowded	N	N	N	0	0

PRIORITY HOMELESS NEEDS	Priority Need Level High, Medium, Low, No such need			ESTIMATED DOLLARS NEEDED TO ADDRESS
	Families	Individuals	Persons w/ Special Needs	
Outreach Assessment	H	H	H	750,000
	Families	Individuals	Persons w/ Special Needs	
Emergency Shelters	H	H	H	3,100,000
	Families	Individuals	Persons w/ Special Needs	
Transitional Shelters	H	H	H	2,100,000
	Families	Individuals	Persons w/ Special Needs	
Permanent Supportive Housing	H	M	M	450,000
	Families	Individuals	Persons w/ Special Needs	
Permanent Housing	L	L	L	250,000

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	ESTIMATED DOLLARS NEEDED TO ADDRESS
PUBLIC FACILITY NEEDS		
Senior Centers	M	8,759,000
Youth Centers	H	4,000,000
Neighborhood Facilities	H	5,150,000
Child Care Centers	M	2,000,000
Parks and/or Recreation Facilities	H	8,000,000
Health Facilities	N	0
Parking Facilities	M	3,174,000
Other Public Facilities	N	0
INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal Improvements	N	0
Flood Drain Improvements	M	9,200,000
Water Improvements	H	16,000,000
Street Improvements	H	31,500,000
Sidewalk Improvements	M	5,430,000
Sewer Improvements	H	17,650,000
Asbestos Removal	M	3,863,000
Other Infrastructure Improvement Needs	N	0
PUBLIC SERVICE NEEDS		
Senior Services	H	1,500,000
Handicapped Services	H	850,000
Youth Services	H	5,000,000
Transportation Services	M	250,000
Substance Abuse Services	H	550,000
Employment Training	H	3,800,000
Crime Awareness	M	150,000
Fair Housing Counseling	M	800,000
Tenant/Landlord Counseling	M	350,000
Child Care Services	H	1,600,000
Health Services	H	1,400,000

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	ESTIMATED DOLLARS NEEDED TO ADDRESS
Other Public Service Needs	N	0
ACCESSIBILITY NEEDS		
Accessibility Needs	H	3,162,000
HISTORIC PRESERVATION NEEDS		
Residential Historic Preservation Needs	N	0
Non-Residential Historic Preservation Needs	N	0
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	N	0
Commercial-Industrial Infrastructure	M	9,900,000
Other Commercial-Industrial Improvements	M	2,650,000
Micro-Business	M	1,450,000
Other Businesses	N	0
Technical Assistance	L	550,000
Other Economic Development Needs	L	3,750,000
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements	M	2,170,000
Lead Based Paint/Hazards	M	1,100,000
Code Enforcement	H	1,250,000
PLANNING		
Planning	M	100,000
TOTAL ESTIMATED DOLLARS NEEDED TO ADDRESS:		**$234,348,000**

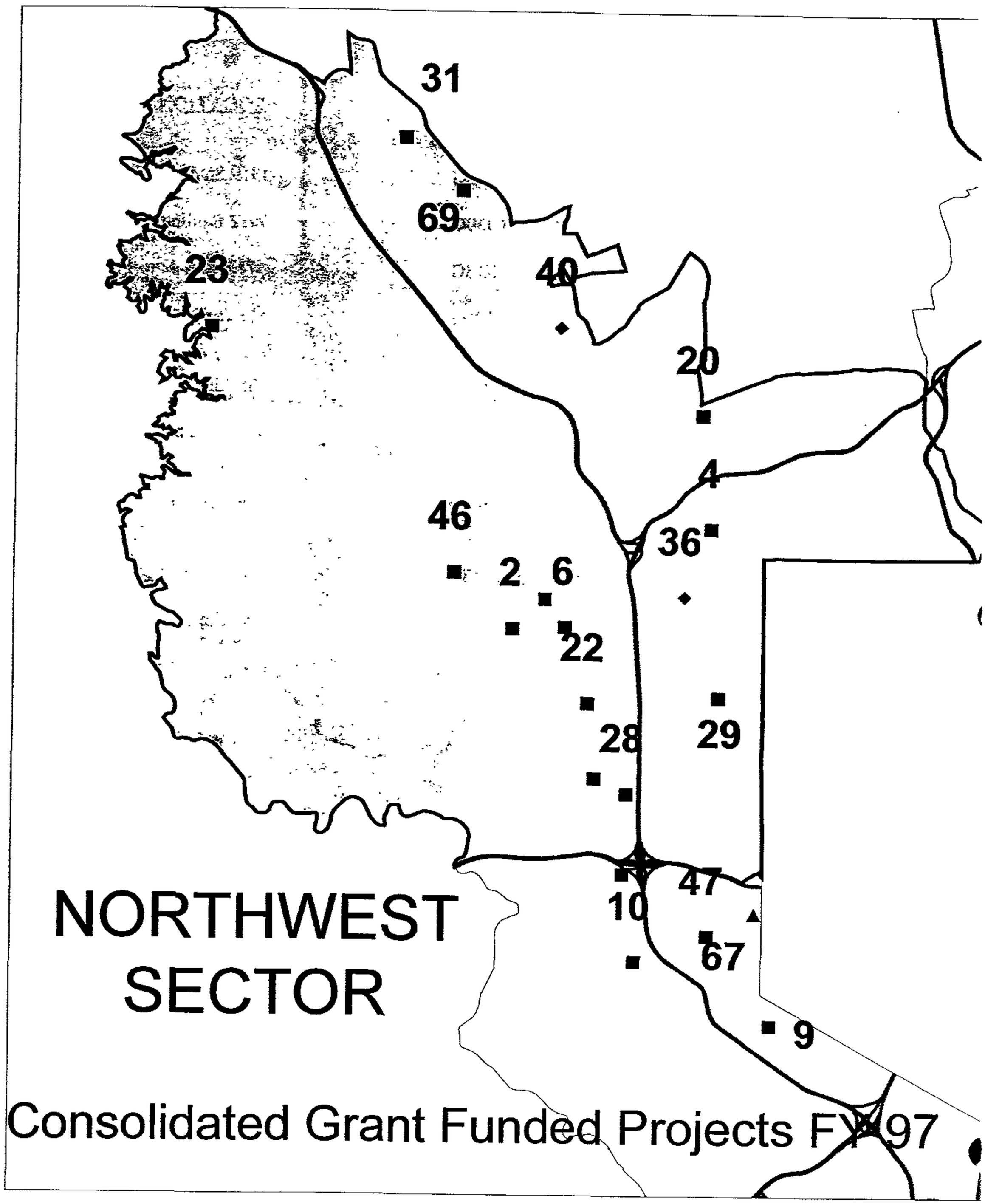
4. CONSOLIDATED FEDERAL GRANT PROGRAM ACTIVITIES TO BE UNDERTAKEN

This section is divided into two parts. The first part is a complete list of proposed projects, identified by activity and the specific public or non-profit organization who will be responsible for its operation, is for the period beginning July 1, 1996. The proposed activities will be funded by through the Community Development Block Grant (CDBG) Program, the Home Investment Partnerships (HOME) Program, or the Stewart B. McKinney Emergency Shelter Grant (ESG) Program. Some projects will receive a combination of funding from more than one source.

The second part shows the geographic distribution of Federal resources, by sector, unless the proposed project is to be carried out countywide.

A. LIST OF PROPOSED ACTIVITIES TO BE UNDERTAKEN

Listed on the following pages are all activities and projects to be undertaken for the period beginning July, 1996.


31
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9
NORTHWEST
SECTOR
Consolidated Grant Funded Projects FY97

NORTHWEST SECTOR

	FUNDED PROJECTS	FUNDING	LOCATION
2	Baltimore County Alumnae Chapter, Delta Sigma Theta Sorority	CDBG	8601 Gray Fox Rd.
4	Jewish Vocational Services	CDBG	1515 Reisterstown Rd.
6	First Step, Inc.	CDBG	8303 Liberty Rd.
20	Jewish Family Services	CDBG	5750 Park Heights Ave.
22	Community Support Services for the Deaf	CDBG	7350 Windsor Mill Rd.
28	Baltimore Association of Retarded Citizens	CDBG	4100 Old Milford Rd.
28	Baltimore Association of Retarded Citizens	CDBG	4535 Mary Knoll Rd.
28	Baltimore Association of Retarded Citizens	CDBG	2411 Potterfield Rd.
28	Baltimore Association of Retarded Citizens	CDBG	3718 Valley Hill Rd.
28	Baltimore Association of Retarded Citizens	CDBG	2 Woodstream Ct.
28	Baltimore Association of Retarded Citizens	CDBG	30 Dana Ct.
29	Revisions, Inc.	CDBG	19 Gwynn Lake Dr.
31	Progress Unlimited	CDBG	654 Glynlee Ct.
31	Progress Unlimited	CDBG	656 Glynlee Ct.
36	INNterim Housing Corp.	MULTI	112 Sudbrook Lane
39	YWCA - Eleanor D. Corner House Family Shelter, Reisterstown	MULTI	12041 Reisterstown Rd.
40	Community Building Group - Elan Vital Transitional Housing	MULTI	10204 Jensen Lane
46	Liberty Assistance Center	CDBG	9019 Liberty Rd.
62	Shelter Development Corp. - Park View at Woodlawn	HOME	475 Featherbed Lane

Baltimore County
Department of Permits and
Development Management

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

October 8, 1996

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

RE: Item No.: 123
Case No.: CR-97-115-XA
Petitioner: Nelson Macken, et al

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 September 17, 1996.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

96-5304 R.E

10/1/96

Baltimore County
Inter-Office Correspondence

TO: Permits & Development Management **DATE:** Sept. 30, 1996
Att: Roslyn Eubanks

FROM: P. David Fields, Director
Office of Community Conservation

SUBJECT: CR-97-115-XA, 475 Featherbed Lane, Park View at Woodlawn

This Department is in support of the proposed zoning reclassification which is required in order to make this proposed elderly housing development of 101 units feasible.

The need for affordable elderly housing in Baltimore County is well documented. An analysis done in 1994 by the Department of Community Development of the location and numbers of elderly households matched to the then existing or planned elderly housing projects, pinpointed a geographic gap in the western area of the County around Woodlawn which the Park View at Woodlawn project would help to fill.

In addition to providing a facility which will enable many seniors to stay in the community in which they have family, friends, and relationships with community based institutions, the development of this housing can have a tremendously positive impact on an older community. The Featherbed Lane area could certainly use this kind of positive reinforcement.

The Office of Community Conservation has indicated its intention to recommend County financial support for this project from the County's federal HOME allocation for affordable housing, at the appropriate time, and has advised the Maryland Department of Housing and Community Development that the County supports the proposed project.

1 1996

B A L T I M O R E C O U N T Y, M A R Y L A N D

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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

September 30, 1996

FROM: Robert A. Wirth RAW/gp
DEPRM

SUBJECT: Zoning Item #CR-97-115-XA - Parkview at Woodlawn
North of Featherbed Lane
Zoning Advisory Committee Meeting of September 23, 1996

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

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

RAW:BK:sp

PARKVIEW/DEPRM/TXTSBP

John Alexander

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: October 1, 1996

FROM Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
of September 23, 1996
Out-of-Cycle Documented Zoning Reclassification Petition
Case No. CR-97-115-XA
Park View @ Woodlawn
District 2C2

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Development Regulations of Baltimore County adopted February, 1992.

The proposed parking lot does not conform with Section IX.C.2.b.1 of the Baltimore Landscape Manual. Seven percent of the parking lot area must be reserved for landscaping. This should be accomplished by widening the landscape islands to a minimum of 6 feet of plantable area.

RWB:HJO:jrb

cc: File

ZONE29

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/02/96

TO DARRYL PUTTY, ZADM. MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: NELSON A. MACKEN & EDWINA MACKEN & PATRICIA CLIFTON
CONTRACT PURCHASER: WOODLAWN APARTMENTS, LIMITED PARTNERSHIP
PROJECT NUMBER: CR-97-115-XA

LOCATION: NW/S FEATHERBED LA. 350' SW OF WINDSOR MILL RD.SE/S READ RD.

DISTRICT: 2C2

COMMENTS:

1. PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE,1991 EDITION.

2. FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: HYDRANT LOCATED OPPOSITE 2041 FEATHERBED LA.
THESE RESULTS SHALL BE CERTIFIED BY A MARYLAND REGISTERED, FIRE PROTECTION ENGINEER ,OR OTHER PRE-QUAILIFIED ENGINEER. STATING AVAILABLE FIRE FLOW AT THE SITE MEETS THE MINIMUM REQUIREMENTS FOR THE FIRE FLOW, AS SET FORTH IN APPENDIX IV "ESTIMATING FIRE FLOW REQUIREMENTS" OF THE "URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING". THIS CERTIFICATION SHALL BE SENT TO: LT. ROBERT P. SAUERWALD, BALTIMORE COUNTY FIRE MARSHAL OFFICE, SUITE 200, 700 E. JOPPA RD., TOWSON MARYLAND 21286-5500.

9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANC WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.
* A HYDRANT MUST BE LOCATED WITHIN 100' OF THE BUILDING'S FIRE DEPARTMENT CONNECTION.

14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION;BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE;BALTIMORE COUNTY BILL 017-91.

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-24-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. CR-97-115-XA

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 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/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO : Arnold Jablon, Director
Permits & Development Management

DATE: October 14, 1997

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Amendment to Approval Granted by Board of Appeals March 15, 1996 - Case No. CR-96-270-A /Hollins Ferry Road Senior Housing Ltd. Partnership /Associated Catholic Charities

Pursuant to the appropriate sections of the Baltimore County Code, a public hearing was held before the Board of Appeals on October 9, 1997 for the purpose of accepting, on the record, Petitioner's proposed amendment to the documented site plan, which was originally approved by this Board on March 15, 1996.

By copy of this memorandum, we are advising the Planning Director of this proposed Amendment. It is our understanding that the appropriate copies of the amended plan and/or petition have been filed with your office for distribution to the appropriate County agencies.

This matter is scheduled for hearing before the Board on Tuesday, November 25, 1997 at 11:00 a.m. A copy of this memo has been forwarded to Gwen Stephens to verify that the required advertising and posting has been accomplished.

If you require any additional information, please call me at extension 3180.

cc: Pat Keller, Planning Director
Jeffrey Long /Office of Planning
Gwen Stephens /PDM

return original owner of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

2

TO : Arnold Jablon, Director
Permits & Development Management

DATE: October 14, 1997

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Revisions to Approval Granted by Board of Appeals November 18, 1996 - Case No. CR-97-115-XA /Woodlawn Apartments Ltd /Shelter Development LLC

Pursuant to the appropriate sections of the Baltimore County Code, a public hearing was held before the Board of Appeals on October 9, 1997 for the purpose of accepting, on the record, Petitioner's revisions to the subject petition and documented site plan, which was originally approved by this Board on November 18, 1996.

By copy of this memorandum, we are advising the Planning Director of this proposed revision. It is our understanding that the appropriate copies of the revised plan and/or petition have been filed with your office for distribution to the appropriate County agencies.

This matter is scheduled for hearing before the Board on Tuesday, November 25, 1997 at 10:00 a.m. A copy of this memo has been forwarded to Gwen Stephens to verify that the required advertising and posting has been accomplished.

If you require any additional information, please call me at extension 3180.

cc: Pat Keller, Planning Director
Jeffrey Long /Office of Planning
Gwen Stephens /PDM

Gwen: Please let me know if you need anything else. Thanks.

Kathi

B A L T I M O R E C O U N T Y, M A R Y L A N D

Inter-Office Correspondence

TO: Arnold Jablon, Director **DATE:** September 11, 1996
Department of Permits & Development Management

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-
Request for Reclassification /475 Featherbed Lane, Woodlawn, Baltimore County; Shelter Development, LLC, Petitioner /Contract Purchaser
Second Councilmanic District
Approval by County Council September 3, 1996
Date for Hearing before the Board - 10/16/96 @ 10:00 a.m.

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Wednesday, October 16, 1996 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its September 3, 1996 meeting (a copy of Resolution 65-96 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of October 16, 1996.

Should you have any questions, please call me at extension 3180.

cc: Carl Richards, Jr. /PDM
Gwen Stephens /PDM
Jeffrey Long /Planning
Office of People's Counsel
The Honorable Kevin Kamenetz
Baltimore County Council

Gwen: Please call with the case number for this out-of-cycle so I can complete my docket entries. Also, please send me a copy of the notice when it is sent to the parties regarding this hearing date.

Thanks

Kathi

Kathi

CR-97-115-XA

Rob Hoffman

CR-97-015-XA 96-2950

Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

5/20/96
TO WCR
To: Soph - File
Pet. Counsel

May 17, 1996

Hon. Kevin Kamenetz
Chairman, Baltimore County Council
County Courthouse
Towson, MD 21204

Re: Certification on Reclassification
Petition - 475 Featherbed Lane

Dear Councilman Kamenetz:

At a regularly scheduled meeting on May 16, 1996, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the five-acre property at 475 Featherbed Lane in Woodlawn is manifestly required in the public interest. The Board's certification was granted with the understanding and expectation that the Petition to the County Board of Appeals will include a documented site plan for developing a housing-for-the-elderly project on the property.

Enclosed is the report on this matter by the Office of Planning, as accepted by the Planning Board, along with a supporting memorandum from the Director of the Office of Community Conservation. The Planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely,

Arnold F. "Pat" Keller, III
Secretary

AFK/TD/rh

Enclosure

cc: Members, Baltimore County Council
Merreen E. Kelly, Administrative Officer
Thomas Peddicord, Legislative Counsel/Secretary
Brian Rowe, County Auditor
Virginia W. Barnhart, County Attorney
Patrick Roddy, Assistant County Attorney
Robert O. Schuetz, Chairman, Board of Appeals
P. David Fields, Director, Community Conservation
Arnold Jablon, Director, Permits & Development Management
Peter Max Zimmerman, People's Counsel
Robert A. Hoffman, Petitioner's Attorney

475FTHR.BED/PZONE/TXTRLH

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on Recycled Paper

CR.96-115-XA

Baltimore County
Office of Planning

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

TO: Baltimore County Planning Board

DATE: April 30, 1996

FROM: Arnold F. "Pat" Keller, III
Director
Office of Planning

SUBJECT: REQUEST FOR CERTIFICATION - 475 FEATHERBED LANE

The attached letter from Robert A. Hoffman, Esquire, on behalf of Shelter Development, LLC, Contract Purchaser, requests certification by the Planning Board for out of cycle action on a zoning petition for reclassification of the subject property from DR 5.5 to DR 16.

Section 2-356(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, we recommend to the Board that certification for early action upon this zoning classification petition is required.

Pat Keller
Arnold F. "Pat" Keller, III

AFK:JL:lw
PKFEAT.HR/PZONE/TXTLLF

Attachment

1996

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on Recycled Paper

County Council of Baltimore County

Court House, Towson, Maryland 21204
(410) 887-3196
Fax (410) 887-5791

Stephen G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Douglas B. Riley
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

Louis L. DePazzo
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

September 11, 1996

Robert O. Schuetz, Chairman
Baltimore County Board of Appeals
400 Washington Avenue - Room 49
Towson, Maryland 21204

Dear Mr. Schuetz:

Attached please find a copy of Resolution 65-96 to approve the Planning Board's certification that the zoning reclassification petition filed by Shelter Development, LLC, Contract Purchaser, for the five-acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard and situated in the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at its September 3, 1996 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

R06596.WPD

Baltimore County
Office of Planning

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

November 13, 1997

Kristine K. Howanski, Esq.,
Chairman, County Board of Appeals
The Courthouse
Towson, MD 21204

Dear Ms. Howanski:

Please be advised that the Office of Planning has reviewed the amendment in Case No. CR-97-115-XA (Woodlawn Apartments Ltd./Shelter Development) and finds that the changes to the documented site plan are consistent with the plan approved by the Board of Appeals on November 18, 1996. Therefore, staff supports the proposed amendment to the previously approved site plan.

Sincerely,

Arnold F. 'Pat' Keller, III
Director

AFK:JL:rlh

97 NOV 13 PM 3:55
RECEIVED
COUNTY BOARD OF APPEALS

S:\FEA.DOC

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on Recycled Paper

ZONING ADVISORY COMMITTEE AGENDA
DISTRIBUTION MEETING OF SEPTEMBER 23, 1996

$ Distributed at Meeting
* Agenda Only
+ Agenda and Petition
& Agenda and Plat
# Agenda, Petition and Plat

Distribution:

#	Board of Appeals (Kathi Bianco); MS #2013
*	Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
#	PDM, Zoning Review H.O. Hearing File (Gwendolyn Stephens)
#	PDM, Zoning Review Work File (Roslyn Eubanks)
$*	PDM, Project Management (David Flowers)
*	PDM, Code Enforcement (Helene Kehring)
$*	PDM, Zoning Review (John Alexander)
$+	PDM, Development Plans Review (Robert W. Bowling)
$*	Planning Office Director (Pat Keller)
#	Planning Office (Jeffrey Long)
*	Recreation and Parks (Jean Tansey); MS #52
#	DEPRM (Bruce Seeley) - 2 plats
*	DEPRM, Air Quality Management (Jerry Siewierski); MS #3404
&	State Highway Administration, Access Permits Division (David N. Ramsey)
&	PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
*	Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07
*	Highways (Tim Burgess); MS #1003
*	Community Development (David Fields); MS #1102M
+	People's Counsel (Peter Zimmerman); MS #2010
*	Honorable McIntire, County Council, District 3; MS #2201
#	IF CRITICAL AREA, Maryland Office of Planning (Bill Carroll)
#	IF ELDERLY HOUSING, Community Development; MS #1102M
#	IF FLOODPLAIN, Department of Natural Resources (John Joyce)

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" before the hearing date. If no written response is received by the committee before this hearing date, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number or case number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Roslyn Eubanks. If you have any questions regarding these zoning petitions, please contact either Sophia Jennings or Carl Richards at 887-3391 (FAX - 887-5708).

Revised 9/17/96

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: September 18, 1996

TO: Baltimore County Zoning Advisory Committee

FROM: W. Carl Richards, Jr.
Zoning Supervisor (887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition
Case Number CR-97-115-XA
Legal Owner: Nelson A. Macken & Edwina Macken & Patricia Clifton
Contract Purchaser: Woodlawn Apartments, Limited Partnership
Address: 475 Featherbed Lane
Description: NW/S Featherbed Lane, 350' SW of Windsor Mill Road;
also SE/S Read Road
2nd Election District; 2nd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON MAY 16, 1996 AND BY RESOLUTION NO. 65-96 OF THE BALTIMORE COUNTY COUNCIL DATED SEPTEMBER 3, 1996 (ATTACHED). PURSUANT TO SECTION 2--356(I) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF WEDNESDAY, OCTOBER 16, 1996 AT 10:00 A.M. YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY, OR MYSELF IMMEDIATELY.

WCR:scj
Revised 11/1/95

ZONING ADVISORY COMMITTEE
MEETING OF SEPTEMBER 23, 1996

Case Number:	CR-97-115-XA
Item Number:	123
Legal Owner:	Nelson A. Macken & Edwina Macken & Patricia Clifton
Contract Purchaser:	Woodlawn Apartments, Limited Partnership By: Shelter Development, LLC, General Partner
Location:	NW/S Featherbed Lane, 350' SW of Windsor Mill Road; also SE/S Read Road (#475 Featherbed Lane -- Park View at Woodlawn)
Existing Zoning:	D.R.-5.5
Proposed Zoning:	RECLASSIFICATION to D.R.-16. SPECIAL EXCEPTION for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, and to permit said 10-foot buffer area to be graded, cleared and landscaped in lieu of the provisions of Section 1B01.1.B.1.e(3), BCZR. VARIANCE to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.
Area:	5.31 +/- acres (gross)
District:	2nd Election District 2nd Councilmanic District

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1996, Legislative Day No. 16

Resolution No. 65-96

Mr. Kevin Kamenetz, Councilman

By the County Council, September 3, 1996

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by Shelter Development, LLC, Contract Purchaser, for the five-acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard and situated in the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated May 16, 1996, has certified that early action on the Petition for Zoning Reclassification filed by Shelter Development, LLC, Contract Purchaser, requesting a reclassification of the above described property for the purpose of developing an elderly housing project, is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i), may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by Shelter Development, LLC, Contract Purchaser, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

CR-97-115-XA

5/9/96 96-2[illegible]3

Baltimore County
Inter-Office Correspondence

OFFICE OF PLANNING

TO: Pat Keller, Director
Office of Planning

DATE: April 29, 1996

FROM: David Fields, Directir
Office of Community Conservation

SUBJECT: Comments re: Featherbed Lane Rezoning for Elderly Housing

Per the request of Jeff Long to JoAnn Copes, we are providing the following information for your report to the Planning Board for its May 16 meeting. This information is with regard to the proposed change in zoning to permit the development of 101 units of senior housing on Featherbed Lane in the Woodlawn area.

Reclassification

Shelter Development, LLC, in partnership with the Shelter Foundation, proposes to build a 101 unit development of affordable housing for the elderly to address the critical need for senior housing in the Woodlawn community. The development will house one and two person elderly households with incomes between $12,000 and $25,000 per year. One unit will be specifically set aside for a low income, formerly homeless elderly person with rent at $175 per month The remainder of the units will have rents which range from $225 to $495.

Recognizing the large concentration of elderly households in Baltimore County, the County has committed a substantial portion of its resources to assisting the development of affordable housing for its senior population over the past decade. An analysis done in 1994 by the Department of Community Development of the location and numbers of elderly households matched to the then existing or planning elderly housing projects, pinpointed geographic gaps, including the western area of the County around Woodlawn. Since that time, the County has endeavored to work with developers to fill those gaps to assure a fair distribution of such specialized facilities.

A demographic survey conducted for the developer indicates that within a two mile radius of the proposed project, there are approximately 5,248 persons over age 55. Of these, approximately a third have incomes below $25,000 per year. Many of these elderly live in older garden apartments which lack the amenities desired by seniors, such as elevators, emergency pull cords, enhanced security, and, importantly, supportive services. Provision of specially designed housing, coupled with supportive services provided by the management of the housing, will

enable many seniors to stay in the community in which they have family and friends and relationships with community based institutions.

Development of such housing can have a tremendously positive impact on an older community as the devleopment is seen as evidence of the continued desirability of the neighborhood, and assures residents that there is housing which can meet the needs of a variety of family constellations, ages and income groups.

The proposed senior housing development will be financed with State and County funding. State resources are direct funding through the State's Rental Housing Production Loan Program, coupled with a State allocation of federal housing tax credits. These sources will be supplemented by a loan from the County's federal HOME allocation. The project is currently being reviewed through a competitive process for an allocation of tax credits and loan funds. If the project is unable to evidence appropriate zoning for the site, it will not be given further consideration for the commitment of State resources.

The developer has scheduled a public informational meeting on May 2. At this time there is no known community opposition.

The County has worked closely with Shelter Development on a number of elderly projects in various areas of the County. We are confident that this project will enhance the quality of housing services in the community.

9 1996

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The County has worked closely with Shelter Development on a number of elderly projects in various areas of the County. We are confident that this project will enhance the quality of housing services in the community.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Shelter Development, LLC, General Partner for Woodlawn Apartments Ltd. Partnership /Contract Purchaser; Nelson A. Macken, et al /Legal Owners Case No. CR-97-115-XA

DATE : October 16, 1996 /at conclusion of hearing

BOARD /PANEL : Kristine K. Howanski, Acting Chairman (KKH)
Charles L. Marks (CLM)
Margaret Worrall (MW)

SECRETARY : Kathleen C. Bianco
Legal Administrator

Those present included Robert A. Hoffman, Esquire, on behalf of Petitioner, and Carole S. Demilio, Deputy People's Counsel for Baltimore County.

PURPOSE --to deliberate issues in Case No. CR-97-115-XA, petition for reclassification; petition for special exception, and petition for variance.

Opening Comments /KKH: Deliberation of Case No. CR-97-115-XA; Petition for Reclassification, coupled with a petition for special exception, coupled with a petition for variance; commented on open deliberation process; Mr. Marks to begin.

CLM: Reclassification of property by this Board [out of cycle] is covered by Section 2-356(j)(1) of the Baltimore County Code. That section sets forth a two-prong test in order for this Board to consider reclassification; (1) has there been a substantial change in the character of the neighborhood since the last comprehensive map process; or (2) did the County Council err in assigning the last classification. There was no testimony offered as to character change. The basic thread of this request is that the County Council erred in assigning D.R. 5.5 in 1992, essentially because the Council did not take into consideration the aging population in Baltimore County, and in particular, the need for such affordable housing in the Woodlawn area of the County. If in fact the County Council did not consider the needs of our aging senior citizens, and the need for affordable housing and the accompanying problems of aging, including possible reduction in income and the desire for senior citizens to remain in neighborhood to which they are accustomed, and particularly the Woodlawn area, then the Board is constrained to consider reclassification, so long as the Code is satisfied by site plan, testimony, and so forth, at hearing.

While no one likes to admit the Council errs in applying zoning, and by law that condition is one that, by its very nature, should be difficult to prove, this Board must be convinced by the Petitioner that the reclassification is both needed and proper in light of any error committed by the County Council. Based on 2-1/2 hours of testimony and evidence produced by the Petitioner, and evidence submitted, as well as a well-defined plan, Petitioner has met the burden of proof as to error by the Council in not taking into consideration the need of senior housing in the Woodlawn area of Baltimore County. There are few sites available to accommodate such housing and reasonably afforded without adverse effect to surrounding community.

Based on the comments by Zoning, Planning, and traffic experts, and other testimony that it would be of substantial benefit to the community, approval of D.R. 5.5 to D.R. 16 would have a beneficial effect on the Woodlawn community with, in my opinion, no adverse accompanying effect as outlined by the Code and regulations. I would approve the requested reclassification from D.R. 5.5 to D.R. 16.

As to the special exception, relative to 1B01.1B.1.e(3), which requires 50-foot buffer that shall remain upgraded, uncleared and landscaped - site plan is well-defined and again, based on space requirements and testimony and evidence produced, I would have no objection to the granting of the special exception. There was no testimony other than that of one neighbor, Mr. Jackson, whose objections appear to be very minor, and I believe his objections were overcome by subsequent rebuttal testimony by the Petitioner. I would grant the special exception.

As to the variance -- I've always taken the position that a variances should be granted very sparingly, and in the spirit and intent of the Zoning Regulations and cases decided by the Court of Special Appeals. This Board is required to consider the uniqueness and different nature of the site in the granting of the variance. I think that the Petitioner has met that requirement relative to the sign issue. The site is truly unique -- there are not that many senior citizen housing units in the Woodlawn area; sign is not one used for advertising but of benefit for information for visitors and emergency vehicles visiting the facility.

Therefore, I would approve the variance, recognizing the fact that the Court requires this Board to be very specific in its opinion and order as to why the variance is being granted.

MW: I agree with Mr. Marks that Baltimore County should address the need for affordable housing for the elderly. It was not considered in previous years, but through the Office of Planning and Community Conservation, now working toward this goal. Jeff Long testified to error; letter of October 10th from Pat Keller indicates that it was County's mistake in not setting aside sufficient land for affordable elderly housing in Woodlawn. Also indicated this particular site is only parcel available adequate to address this error and that the reclassification from D.R. 5.5 to D.R. 16 is compatible with the Master Plan and the spirit of the zoning regulations.

Mr. Gavrelis agreed and testified as to change; no detrimental impact.

I would also note Mr. Jackson's concern (the neighbor) relative to rezoning and concern if property --if not constructed. It's important to note that the original zoning would then be returned to parcel.

I believe that the request for reclassification should be granted under 2-356(j)(1) with the special exception as requested.

The variance for the size of the sign gave me particular concern for the same reasons as Chuck stated. But I am convinced that the variance may also be granted in this instance. Mr. Gavrelis' testimony speaks to uniqueness of site due to wetness. Considering the proposed use of the site and vegetation to be retained, a larger sign is advisable. The variance is within the spirit of the zoning regulations and in strict compliance with hardship, potential hazards and the Master Plan. There's no detriment to granting the sign.

KKH: I am going to concur, and I believe everyone has throttled to death the reclassification requirements. It does appear to be an oversight on the part of the County Council coupled with change being warranted pursuant to what I heard my colleagues discuss today. I would concur in granting of reclassification.

As to the special exception, I thought I heard discussion of the second issue but not the first. I would note that there appears to be evidence to satisfy zoning regulations, and insofar as the evidence produced, would demonstrate that the need for affordability precluded either buying larger parcel, if one available, or developing at lower density; hardships of wetlands and forrest buffer; unreasonable hardship on developer. Mr. Gavrelis and Jeff Long testified, commending

Shelter Development on the superior quality of design, and Mr. Jackson testified on the high quality of nearby Randallstown facility. Again, I believe there was evidence to support justification in light of site design as well as amenities to be provided.

Lastly, the evidence about the development not being detrimental to surrounding properties -- the only adverse impact would be to owners who want it; would be in compliance. Economical impact being visited disproportionately on the owners resulted in lesser impact than expected were this allowed to develop without the house being there. Section 502.1 is clearly satisfied and testimony as to Factor A; no impact on schools, parks, and so forth of any note.

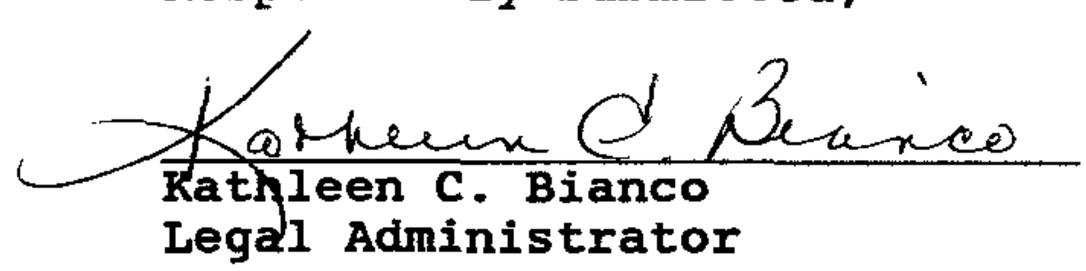
I note as well that under Schultz v. Pritts, again - evidence was not only that relief granted elsewhere would not cause greater impact but actually less impact here than were it put on another site. Evidence that satisfies the Schultz v. Pritts gloss on the statute.

As to the variance, I share my colleagues' reluctance to grant a variance unless the standard is met re unique. I would find special circumstances peculiar to the structure and a little particular to the land. The structure is elderly housing; land - wetlands. Note Mr. Gravrelis' testimony regarding problems on the elderly. I would say, as well, that I do not find any injury to health and public welfare; may be helpful that the sign be as large as contemplated -- as set forth in the design. From what we saw in the design, it does not appear to be for purposes of advertising.

Reclassification will be granted with special exception and variance; we will issue a written opinion and order; appellate period to run from the date of that Order.

****

Respectfully submitted,



Kathleen C. Bianco
Legal Administrator

2 COPIES TO DEPRM
4/2/98

PDM TRANSMITTAL

(fka ZADM)

887-3335

DATE: 03/25/97
DSK 4/2/98

TO: / / DPR

/ / PDM → TO JOYCE RM 123 4/7/98 TO EDGE W. PLANS

/ / SCD

/ / PO

/ / DEPRM

FR: J.N.W. (Please initial.)

Re: Project Name: PARK VIEW @ WOODLAWN / / Project Not Managed

Project Manager: D FLOWERS PDM No. II-576

Type of Plan: FDP / / Preliminary / / Final /✓/ Signature

Team Leader: —

Engineer: DMW Phone # 296.3333

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____ (CR-97-115-XA)

PER PRIOR HOH AND DPC COMMENTS PLACE ALL INFORMATION FROM THE DOCUMENTED RECLASS PLAN ON THE FDP THIS INCLUDES BUT IS NOT LIMITED TO COMPLETE FLR PLAN + BLDG ELEV. DETAILS. DOCUMENT ON THE PLAN THE BOA APPROVAL ALLOWING FOR CONSTRUCTION OUTSIDE OF THE DOC. PLAN BLDG ENVELOPE. SEE ZONING COMMENTS REFERENCED ABOVE. PROVIDE ONE (1) REVISED PLAN TO RM 123 C.O.B. FOR P.D.M TRANSMITTAL ALONG WITH A COPY OF THESE COMMENTS FOR FURTHER ZONING REVIEW.

/ / Approved

/ / Approved with comments

/ / Returned for revision

/✓/ Disapproved

ACTION TAKEN BY REVIEWER

ZONING REVIEW
Agency

Reviewer's Name

4/6/98
Date

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

CASE #: CR-97-115-XA

IN THE MATTER OF: WOODLAWN APARTMENTS LTD. /SHELTER DEVELOPMENT, LLC

Revision to Documented Site Plan /Petition for Reclassification granted by the Board 11/18/96.

9/11/97 -Letter from Robert A. Hoffman, Esquire, on behalf of Petitioner; requesting hearing to submit revised documented site plan /Petition for Reclassification previously granted by CBA.

9/23/97 -Notice of Assignment sent to parties as listed for Thursday, October 9, 1997 at 9:30 a.m. for purpose of accepting revision only. No evidence or testimony to be taken at this time. (Hearing on merits to be scheduled for 11/25/97; appropriate advertising and posting to be done prior to that date; revision to be forwarded to PDM upon submission on 10/09/97 with appropriate request /information)

10/09/97 -Revision submitted on the record; revised plan to be filed in PDM; to prepare memo to PDM regarding this revision to CR-97-115-XA and scheduled hearing date of November 25, 1997 (on the merits of the requested revision).

11/25/97 -Matter concluded before Board; deliberated immediately thereafter; revision approved; order to be issued. (K.C.W.)

WOODLAWN APARTMENTS LTD. /SHELTER DEVELOPMENT LLC NW/s Featherbed Lane, 350' SW of Windsor Mill Road and SE/s Read Road 475 Featherbed Ln

CR-97-115-XA
(Out-of-Cycle)

2nd Election District
2nd Councilmanic District

REVISION TO APPROVAL GRANTED BY BOARD OF APPEALS NOVEMBER 18, 1996

November 18, 1996 Order of the Board in which Petitions for Reclassification, Special Exception and Variance were GRANTED.

September 11, 1997 Request from Robert A. Hoffman, Esquire, on behalf of Petitioner /Revision to Approved Documented Site Plan in Case No. CR-97-115-XA.

---

* Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

Counsel for Petitioner

Jeffrey Hettleman /Barbara Dorsey
Shelter Development LLC
218 N. Charles Street
Baltimore, MD 21201

Petitioner

Edmund E. Haile, Jr.
Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Towson, MD 21286

James Earl Kraft /Bd of Education

People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards
Docket Clerk /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

2nd C /K. Kamenetz

WOODLAWN APARTMENTS LTD. PARTNERSHIP by: CR-97-115-XA
Shelter Development LLC, General Partner (Out-of-Cycle)
/CP; N A Macken, et al -Legal Owners
NW/s Featherbed Lane, 350' SW of 2nd Election District
Windsor Mill Rd; also SE/s Read Rd. 2nd Councilmanic District
475 Featherbed Lane
5.31 +/- acres Gross Documented Site Plan

From D.R. 5.5 to D.R. 16; SE -parking area buffer and setback 10'; said 10' buffer area to be graded, cleared and landscaped ilo Sec 1B01.2B.1.e(3) BCZR; VAR -sign 40 sq. ft. ilo 15 sq. ft. permitted.

May 16, 1996	Planning Board Meeting and recommendation for early action.
September 3	Approved by County Council.
September 17	Petition for Reclassification from D.R. 5.5 to D.R. 16; Special Exception and Variance filed by Robert A. Hoffman, Esquire, on behalf of Petitioner.

---

*Robert A. Hoffman, Esquire — Counsel for Petitioner
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

Nelson A. Macken, et al — Legal Owners
Dept. of Engineering, Swarthmore College
500 College Avenue
Swarthmore, PA 19801

Woodlawn Apartments, Ltd. Partnership — Petitioner /CP
By: Shelter Development LLC, Gen. Partner
Marilynn K. Duker, Exec. Vice President
218 N. Charles Street
Baltimore, MD 21201

Daft-McCune-Walker, Inc. — Engineer
Edmund F. Haile, P.E.
200 E. Pennsylvania Avenue
Towson, MD 21286

James Earl Kraft /Bd of Education
People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Arnold Jablon, Director /PDM

Robert Jackson
19 Tomber Court 21207

PARKVIEW AT WOODLAWN

FDP Comments
Revised Plan Comments
Comments Date: 4/20/98
Comments Typed: 4/21/98

On the final development plan note, confirm also that this plan also complies with revised plan as approved by the Board of Appeals on December 17, 1997.

Put seals and signature blocks on all sheets.

Add a plan note 25 on sheet 1 of 3 in large 1/4" high print keyed to the property drainage and utility easement to state: "The 50-foot Residential Transition Area (RTA) buffer containing the proposed drainage and utility easement must be maintained to RTA standards by the owners of this property. A convenant will be recorded with the deed for this property with the State Land Records Office for the above restriction".

As of the date of these comments, the 2 required DEPRM approvals have not been received by this office. Once DEPRM gives both approvals, provide 10 plans revised and a copy of the proposed convenant per the above comments and a copy of same to Room 123, County Office Building, for PDM transmittal.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

c: Daft, McCune, Walker, Inc.
Zoning case #CR-97-145-XA

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Robert A. Hoffman
(410) 494-6262

CR-97-115-XA

September 17, 1996

HAND-DELIVERED

Robert O. Schuetz, Chairman
County Board of Appeals for
Baltimore County
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Park View at Woodlawn -- Petition for Out-of-Cycle Reclassification, Special Exception, and Variance
475 Featherbed Lane, Woodlawn, Baltimore County

Dear Mr. Schuetz:

Our client, Shelter Development, LLC, in partnership with The Shelter Foundation, Inc., ("Shelter") proposes to develop an affordable apartment community for income qualified senior citizens on a five acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard in the Woodlawn area of Baltimore County. The project will be similar to six other affordable elderly housing projects developed by Shelter Development in the County and will serve to meet the housing needs of moderate income, independent living seniors in the Woodlawn area. The project will serve seniors earning between $12,000 and $25,000 per year. The proposed development will consist of approximately 96 one-bedroom and 5 two-bedroom apartments in a U-shaped elevator building. The building will be three stories high and will be finished in a combination of brick and vinyl siding.

The property's D.R. 5.5 zoning classification, however, does not permit sufficient density to allow for the construction of this project. Shelter proposes that the property be rezoned to D.R. 16 to accommodate the proposed development. The property is not an issue in the 1996 Comprehensive Zoning Map Process. Unfortunately, Shelter found this property only after the deadline for filing an issue had passed in January of this year. In order to obtain State funding this year and because the feasibility period on the land expires on August 13, 1996, a quick decision on rezoning is essential to Shelter's ability

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to develop the property in the manner described. Therefore, on behalf of Shelter, we have filed a Petition for Reclassification requesting that the property be rezoned to D.R. 16 as an out-of-cycle zoning request under Section 2-356(i) with a documented site plan showing the use of the property for elderly housing.

The Woodlawn area of Baltimore County is in serious need of affordable housing units for the elderly. The proposed 101 unit project will provide affordable units that will only begin to meet this need. Unfortunately, there is no land available in this area that has sufficient density and that can be purchased at a cost that would allow for the development of this project. Shelter intends to demonstrate at the hearing before the County Board of Appeals that the Baltimore County Council erred in failing to take into consideration the desperate need for affordable elderly housing and to provide for property in this part of Baltimore County zoned with appropriate density to allow for the construction of such affordable elderly housing units.

Very truly yours,

Robert A. Hoffman

RAH/pam

cc: Mr. Jeffrey Hettleman

TO1DOCS1/PAM01/0023175.01

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VIRGINIA

VENABLE
ATTORNEYS AT LAW

Robert A. Hoffman
(410) 494-6262

September 11, 1997

HAND-DELIVERED

Kristine K. Howanski, Chairman
County Board of Appeals for
Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Mr. W. Carl Richards, Jr.
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Woodlawn Apartments Ltd. -- Shelter Development, LLC
475 Featherbed Lane, Woodlawn, Baltimore County
Case No. CR-97-115-XA (Out-of Cycle Reclassification)

Dear Ms. Howanski and Mr. Richards:

This firm represents Shelter Development, LLC, in partnership with The Shelter Foundation, Inc., ("Shelter"), with respect to the development of an affordable apartment community for income qualified senior citizens on a five acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard in the Woodlawn area of Baltimore County. This project was the subject of an out-of-cycle zoning reclassification with documented site plan, special exception, and variance, which relief was granted on November 18, 1996. I have enclosed a copy of the documented site plan and Order of the Board of Appeals for your convenience.

A concept plan conference was held on August 18, 1997, at which time my client presented for review and comment a concept plan for the project. I have also enclosed a copy of the concept plan with this letter. Because of certain soil conditions, which Shelter was not aware prior to the concept plan stage, a slight adjustment had to be made

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with respect to the location of the building footprint. Because the building footprint had to be shifted to accommodate the soil conditions, the stormwater management area likewise had to be shifted slightly. These minor alterations, however, do not interfere with any required buffers or other restrictions. On the concept plan, the building footprint and stormwater management area from the documented site plan are shown as shaded areas, with the location of the currently proposed building footprint and stormwater management area being shown without shading.

We have discussed this matter with Pete Zimmerman, and he has recommended that we submit a revised documented site plan to the Board for review. At this time, therefore, we are requesting that this matter be set before the Board of Appeals for a brief hearing as soon as possible so that we might submit a revised plan reflecting the modifications discussed in this letter.

Very truly yours,

Robert A. Hoffman

RAH/pam

cc: Peter Max Zimmerman, Esquire
Mr. Jeffrey Hettleman
Ms. Barbara Dorsey
Mr. Edmund E. Haile, Jr.

TO1DOCS1/PAM01/0051319.01

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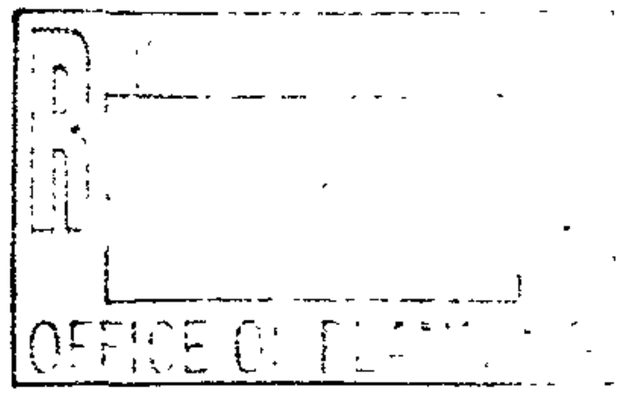
(410) 494-6262



April 18, 1996

Mr. Arnold F. (Pat) Keller, III
Director, Office of Planning
401 Bosley Avenue
County Courts Building`
Towson, Maryland 21204

Re: Proposed Out-of-Cycle Rezoning Request for Park View at Woodlawn -- Affordable Elderly Housing on Property Located at 475 Featherbed Lane Woodlawn, Baltimore County

Dear Mr. Keller:

Our client, Shelter Development, LLC, in partnership with The Shelter Foundation, Inc., ("Shelter") proposes to develop an affordable apartment community for income qualified senior citizens on a five acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard in the Woodlawn area of Baltimore County. See Copy of 200' Scale Zoning Map, which has been attached to this letter. The project will be similar to six other affordable elderly housing projects developed by Shelter Development in the County and will serve to meet the housing needs of moderate income, independent living seniors in the Woodlawn area. The project will serve seniors earning between $12,000 and $25,000 per year. The proposed development will consist of approximately 96 one-bedroom and 5 two-bedroom apartments in a U-shaped elevator building. The building will be three stories high and will be finished in a combination of brick and vinyl siding. See Copy of Site Plan, which is attached to this letter.

The property's D.R. 5.5 zoning classification, however, does not permit sufficient density to allow for the construction of this project. Shelter proposes that the property be rezoned to D.R. 16 to accommodate the proposed development. The property is not an issue in the 1996 Comprehensive Zoning Map Process. Unfortunately, Shelter found this property only after the deadline for filing an issue had passed in January of this year. In order to obtain State funding this year and because the feasibility period on the land expires on August 13, 1996, a quick decision on rezoning is essential to Shelter's ability to develop the property in the manner described. Therefore, we are requesting that the

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property be rezoned to D.R. 16 as an out-of-cycle zoning request under Section 2-356(i) with a documented site plan showing the use of the property for elderly housing.

The Woodlawn area of Baltimore County is in serious need of affordable housing units for the elderly. The proposed 101 unit project will provide affordable units that will only begin to meet this need. Unfortunately, there is no land available in this area that has sufficient density and that can be purchased at a cost that would allow for the development of this project. Since affordable elderly housing units are desperately needed in this part of Baltimore County, a prompt hearing on the merits before the County Board of Appeals for Baltimore County is manifestly in the public interest.

We are, therefore, requesting that you present this issue to the Baltimore County Planning Board on May 16, 1996, for certification to the Baltimore County Council that, given the need for affordable elderly housing in Baltimore County, early action on this out-of-cycle rezoning request is manifestly required in the public interest. Jeffrey Hettleman of Shelter Development, LLC, and I will be in attendance to answer any questions either you or the Planning Board may have concerning the project.

In the meantime, if we can provide any additional information on the project, please feel free to give me a call.

Very truly yours,

Robert A. Hoffman

RAH/pam

cc: Mr. Jeffrey Hettleman

TO1DOCS1/PAM01/0023175.01

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WASHINGTON, D C
VIRGINIA

VENABLE
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Writer's Direct Number:
410-494-6201

October 24, 1997

Ms. Gwen Stephens
Department of Permits
and Development Management
111 W. Chesapeake Avenu
Towson, MD 21204

Re: Woodlawn Apartments Ltd. -- Shelter Development, LLC
475 Featherbed Lane, Woodlawn, Baltimore County
Case No. CR-97-115-XA (Out-of-Cycle Reclassification)
Board of Appeals Hearing: November 25, 1997 @ 10 a.m.

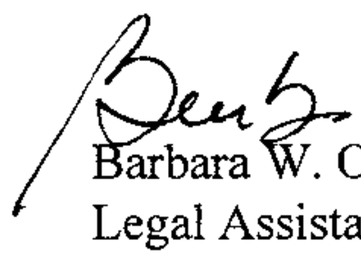
Dear Gwen:

For the purpose of advertising the hearing scheduled on the above captioned matter, the language should read as follows:

Special hearing to modify the documented site plan approved in
Case No.: CR-97-115-XA.

Please call if you have any questions.

Yours truly,



Barbara W. Ormord
Legal Assistant

bw
cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0054143.01

BALTIMORE COUNTY, MARYLAND

SUBJECT:	DEVELOPMENT PLAN COMMENTS	DPC DATE: 11/12/97 9:00 a.m., Room 123
FROM:	PDM - ZONING REVIEW	HOH DATE: 12/8/97 9:00 a.m., Rm. 407 - CB

PROJECT NAME:	**Parkview at Woodlawn**	PLAN DATE: 10/17/97
LOCATION:	W/S Featherbed Lane, 500' +/- S of Windsor Mill Road	DISTRICT: 9c2
PROPOSAL:	101 Class "A" Elderly Housing Units Zoning Case #CR-97-115-XA	ZONING:

Development Plan Comments:

As stated in the Concept Plan Comments of 8/18/97:

Place all information and notes, restriction lines, elevations, floor plans, and other information on the development plan as was shown on the documented site plan. Minor adjustments to the building and parking areas are permitted in light of the documented plan note #13. However, construction beyond the building restriction line and any other major plan differences are not permitted; adjust plan accordingly.

Include on the plan and clearly label all off-site sources of RTA on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 150 feet of a proposed unlike use tract must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive residential transition areas must be labeled with the required and applicable 150 foot RTA dimension and included on the plan print. The 100 foot RTA area must also be labeled and shown. Clearly and conspicuously note on the plan: "All off-site dwellings and small lots of record (less than 2 acres) that create a RTA on-site are shown with the required 150 foot distance dimensions and 100 foot RTA". Clearly label all unlike building fronts, label and dimension 75 foot RTA setbacks, 50 foot RTA buffers. Provide and designate on the plan print the required and applicable RTA buffers with a conspicuous bold line around the boundary and remove all other uses, except those drives as permitted under the CMDP. Remove any proposed private yard space from the required RTA planted buffers.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

JOHN L. LEWIS
Planner II
Zoning Review

c: zoning case CR-97-115-XA

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

FROM: PDM - ZONING REVIEW

CPC DATE: 8/18/97
9:00 a.m., Room 123

PROJECT NAME: **Parkview at Woodlawn**

PLAN DATE: 7/15/97

LOCATION: W/S Featherbed Lane,
500' +/- S of Windsor Mill Road

DISTRICT: 9c2

PROPOSAL: 101 Class "A" Elderly Housing Units

ZONING:

Concept Plan Comments:

This site has been approved for a change in zoning classifications (from D.R.-5.5 to D.R.-16), a special exception (for RTA relief), and variance (for a sign) all under documented reclassification case and plan number CR-97-115-XA. Agreement between the development plan and the documented site plan is necessary for zoning approval. On the development plan, present acceptable justification for changing a documented site plan.

Future Development Plan Comments:

Place all information and notes, restriction lines, elevations, floor plans, and RTA information on the development plan as was shown on the documented site plan. Minor adjustments to the building and parking areas are permitted in light of the documented plan note #13. However, construction beyond the building restriction line, deletion of RTA buffers (where originally shown), and any other major plan differences are not permitted; adjust plan accordingly.

Note if the proposed den units have 100 square feet in area; if so, count each den as a separate bedroom.

Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If this cannot be stated, provide a density plan showing all subdivisions, areas, and ownership with dates since 1971.

Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number CR-97-115-XA

(Over)

Include on the plan and clearly label all off-site sources of RTA on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 150 feet of a proposed unlike use tract must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive residential transition areas must be labeled with the required and applicable 150 foot RTA dimension and included on the plan print. The 100 foot RTA area must also be labeled and shown. Clearly and conspicuously note on the plan: "All off-site dwellings and small lots of record (less than 2 acres) that create a RTA on-site are shown with the required 150 foot distance dimensions and 100 foot RTA". Clearly label all unlike building fronts, label and dimension 75 foot RTA setbacks, 50 foot RTA buffers. Provide and designate on the plan print the required and applicable RTA buffers with a conspicuous bold line around the boundary and remove all other uses, except those drives as permitted under the CMDP. Remove any proposed private yard space from the required RTA planted buffers.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

c: zoning case CR-97-115-XA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

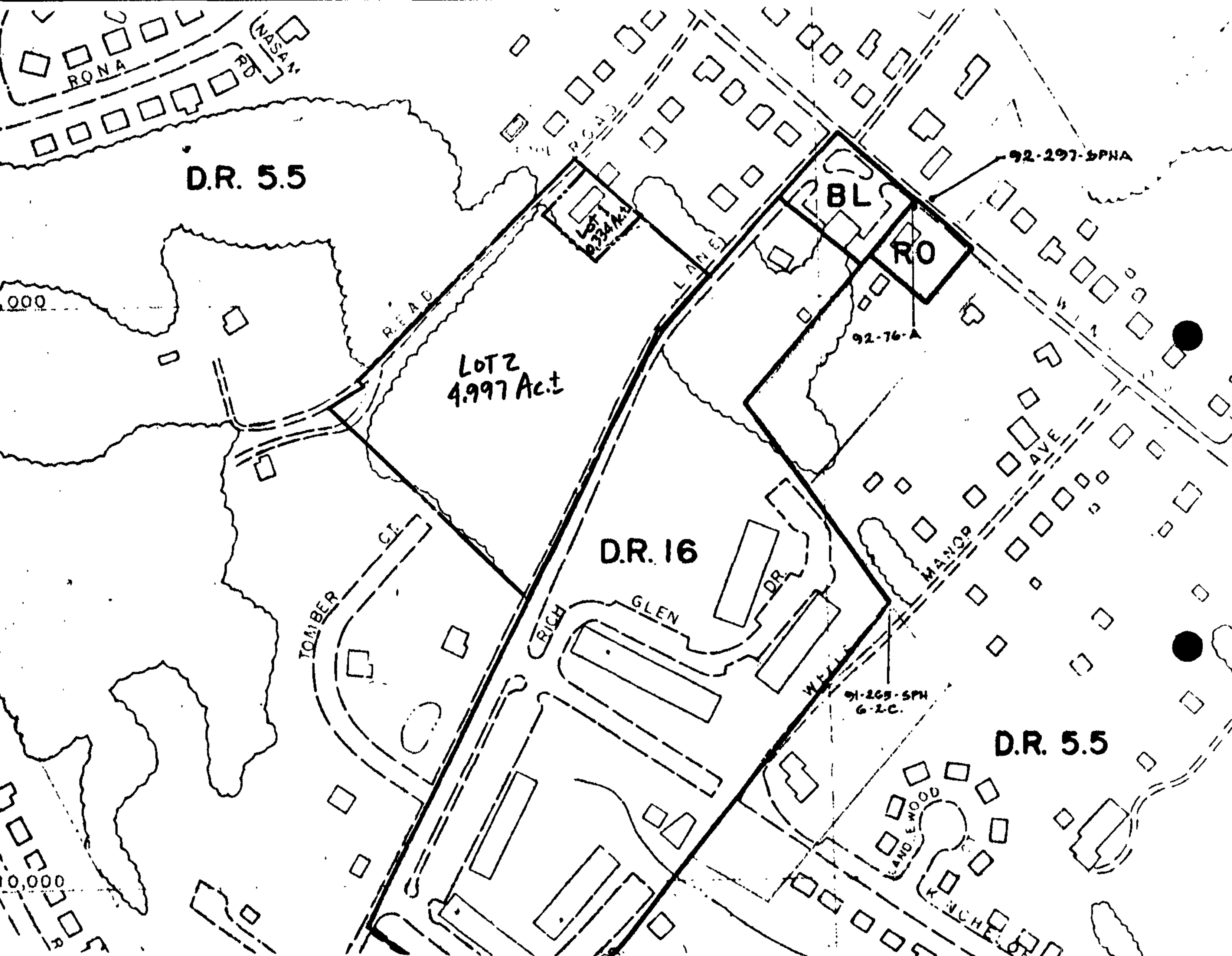
TO: Arnold Jablon, Director **DATE:** April 9, 1997
Permits & Development Management

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed File: Case No. CR-97-115-XA
Woodlawn Apts. Ltd. Partnership by
Shelter Development LLC -C.P.
Nelson A. Macken, et al -L.O., Petitioners

As no further appeal has been taken regarding the subject case, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. CR-97-115-XA)


RONA
NASA
D.R. 5.5
LOT 1
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RO
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92-76-A
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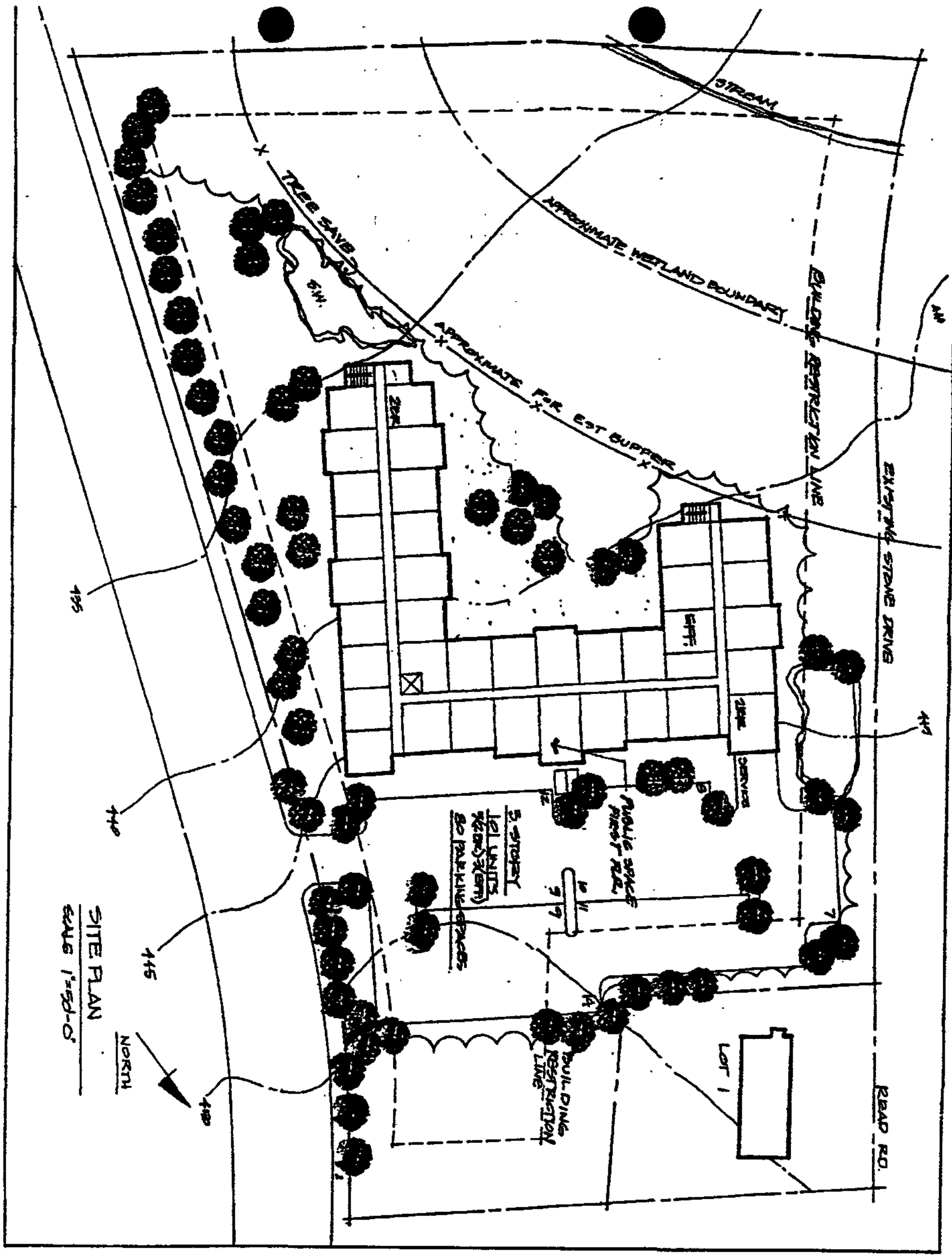
D.R. 16
GLEN
DR.
RICH
TOMBER
CT.
MANOR
AVE
91-265-SPH
6-2-C.
D.R. 5.5
ANDERWOOD
KNOLL


STREAM
TREE SAVE AREA
APPROXIMATE WETLAND BOUNDARY
APPROXIMATE FOR EST BUFFER
BUILDING RESTRICTION LINE
EXISTING STONE DRIVE
ROAD R.O.
LOT 1
BUILDING RESTRICTION LINE
PUBLIC SPACE FIRST FLOOR
SERVICE
OFFICE
2 STORY 101 UNITS (22 PER KITCHENETTES)
NORTH
SITE PLAN
SCALE 1"=50'-0"
SHELTER ELDERLY HOUSING
WOODLAWN
BALTO. CO, MD.
4/4/96
Revised
MARKS, THOMAS
AND ASSOCIATES, INC.
2300 N. CHARLES ST.
BALTIMORE, MD. 21218
(410) 467-8600

WK session
8/27/96
@ 2:00 pm.

Heather Dod

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 1996, LEGISLATIVE DAY NO. 16
SEPTEMBER 3, 1996 7:30 P.M.

CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT THE REQUEST OF THE COUNTY EXECUTIVE

Pub #1

A. **MOMENT OF SILENT MEDITATION**
PLEDGE OF ALLEGIANCE TO THE FLAG

B. **APPROVAL OF JOURNAL** - Meeting of August 5, 1996

C. **ENROLLMENT OF BILLS** - 85-96, 86-96, 87-96, 88-96, 89-96, 90-96, 91-96, 93-96, 94-96, 95-96, 96-96, 97-96, 98-96, 99-96, 100-96, 101-96, 102-96 & 103-96

D. **INTRODUCTION OF BILLS**

BILL 117-96 - Mr. Kamenetz(By Req.) - CEB - Protective Body Armor
BILL 118-96 - Mr. Kamenetz(By Req.) - CEB - LCC Wraparound Services Program
BILL 119-96 - Mr. Kamenetz(By Req.) - CEB - Local Section 8 Housing Administration
BILL 120-96 - Mr. Kamenetz(By Req.) - CEB - Crime Victims Services Program
BILL 121-96 - Mr. Kamenetz(By Req.) - CEB - Hospital/Community Integration Project
BILL 122-96 - Mr. Kamenetz(By Req.) - CEB - Medical Assistance Transportation Program
BILL 123-96 - Mr. Kamenetz(By Req.) - CEB - Summer Program and Community Arts Development
BILL 124-96 - Mr. Kamenetz(By Req.) - CEB - JTPA - Title II-C Youth Program
BILL 125-96 - Mr. Kamenetz(By Req.) - CEB - Victim Services Project
BILL 126-96 - Mr. Kamenetz(BY Req.) - CEB - State Allowance Program
BILL 127-96 - Mr. Kamenetz(By Req.) - CEB - Title II-O Older Worker Program

E. **CALL OF BILLS FOR FINAL READING AND VOTE**

BILL 105-96 - Mr. Kamenetz(By Req.) - Final Historical Landmarks List
BILL 106-96 - Mr. Kamenetz(By Req.) - CEB - Forfeited-Law Enforcement Program
BILL 107-96 - Mr. Kamenetz(By Req.) - CEB - Fire Dept. - Barney Fund
BILL 108-96 - Mr. Kamenetz(By Req.) - CEB - ETHS Program
BILL 109-96 - Mr. Kamenetz(By Req.) - CEB - Fire Dept. - Advanced Tactical Rescue Team
BILL 110-96 - Mr. Kamenetz(By Req.) - Capital Budget - Gwynns Falls Stream Valley Park
BILL 111-96 - Mr. Kamenetz(By Req.) - CEB - Service Linked Housing Program
BILL 112-96 - Mr. Kamenetz(By Req.) - CEB - Fire Dept. - MIEMSS ALS Training
BILL 113-96 - Mr. Kamenetz(By Req.) - CEB - Fire Dept. - SARA Title III '97
BILL 114-96 - Mr. Kamenetz(By Req.) - CEB - School-Linked Family Preservation Program
BILL 115-96 - Mr. Kamenetz(By Req.) - CEB - State of MD Forward Summer Youth Program
BILL 116-96 - Mr. Kamenetz(By Req.) - CEB - Street Level Access Program III Grant

F. **APPROVAL OF FISCAL MATTERS/CONTRACTS**

1. Agreements - (2) - Medical Risk coverage plan for medicare eligible retirees
2. Amendment to Lease - 401 Associates Ltd. Partnership - Substance Abuse Employee Assistance Program
3. Deed of Easement - BGE - Windsor Commons Project
4. Contract - Point three, inc. - On-call architecture agreement
5. Contract-TLC-Balto. Ambulance/Oxygen Services-Ambulance and/or wheelchair van service-Medical Assistance recipients
6. BAT 97-01 - Economic Development - Title IIC Job Training Plan
7. Deed and Maintenance Agreement - Middlesex Associates - Middlesex Library

G. **MISCELLANEOUS BUSINESS**

1. Correspondence - Charter Section 902
2. Res. 64-96 - Mr. Moxley - Property Tax Exemption - William G. Galloway
3. Res. 65-96 - Mr. Kamenetz - Out of cycle zoning reclassification - Shelter Development, LLC
4. Res. 66-96 - Mr. Gardina - Property Tax Exemption - Suzanne L. Holt
5. Res. 67-96 - Mr. DePazzo - Planning Board - Greater Dundalk Community Conservation Plan
6. Joint Res. 68-96 - Cnclmbrs. DePazzo, Bartenfelder, Gardina & Moxley (By Req.) - Community Clean-Up Projects
7. Res. 69-96 - Mr. Kamenetz(By Req.) - Accept Gift from Michael DeLuca for Fire Dept.
8. Res. 70-96 - Mr. Kamenetz(By Req.) - Non-cash grant from Friends of the Family, Inc.
9. Res. 71-96 - Mr. Kamenetz(By Req.) - Accept gift from BGE for Fire Dept.
10. Res. 72-96 - Mr. Kamenetz(By Req.) - Amendment to Master Lease Agreement
11. Res. 73-96 - Mr. Kamenetz(By Req.) - Accept gift from Production Co. - Homicide, Life on the Street
12. Grant Recommendations - Non-Profit Organizations
13. Res. 74-96 - Mr. Bartenfelder - Property Tax Exemption - Bruce Decker
14. Res. 75-96 - Mr. Kamenetz(By Req.) - Revenue Bond - Valley Academy, Inc.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1996, Legislative Day No. 16

Resolution No. 65-96

Mr. Kevin Kamenetz, Councilman

By the County Council, September 3, 1996

A RESOLUTION of the Baltimore County Council to approve the Planning Board's certification that the zoning reclassification petition filed by Shelter Development, LLC, Contract Purchaser, for the five-acre parcel of land located at 475 Featherbed Lane near the intersection with Windsor Mill Boulevard and situated in the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated May 16, 1996, has certified that early action on the Petition for Zoning Reclassification filed by Shelter Development, LLC, Contract Purchaser, requesting a reclassification of the above described property for the purpose of developing an elderly housing project, is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i), may approve said certification and exempt the Petition for Zoning Reclassification from the regular procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by Shelter Development, LLC, Contract Purchaser, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

Pet #3

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Robert O. Schuetz, Chairman
Baltimore County Board of Appeals

DATE: October 10, 1996

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: CASE NO. CR-97-115XA
NELSON A MACKEN & EDWINA MACKEN & PATRICIA CLIFTON, OWNERS
WOODLAWN APARTMENTS, LIMITED PARTNERSHIP, BY SHELTER
DEVELOPMENT, LLC, CONTRACT PURCHASER - 475 FEATHERBED LANE

At its regularly scheduled monthly meeting on May 16, 1996, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the Petition for Zoning Reclassification of the subject property was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on September 3, 1996.

Enclosed herewith is copy of the report of the Office of Planning and the Office of Community Conservation.

Pat Keller

Arnold F. 'Pat' Keller, III

AFK:JL:lw
CR-97155.XA/PZONE/CYCLE

CASE NO. CR-97-115-XA

PETITIONER:

Nelson A. Macken & Edwina Macken & Patricia Clifton, owners - Woodlawn Apartments, Limited Partnership, By: Shelter Development, L.L.C.

REQUESTED ACTION:

Reclassification to DR 16. Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively; and to permit said 10 foot buffer area to be graded, cleared and landscaped in lieu of the provisions of Section 1B01.1.B.1.e(3) of the Baltimore County Zoning Regulations. Variance to permit a sign 40 square feet in area, identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted.

EXISTING ZONING:

DR 5.5

LOCATION:

Northwest side of Featherbed Lane, 350 feet southwest of Windsor Mill Road (475 Featherbed Lane)

AREA OF SITE:

5.31 acres

ZONING OF ADJACENT PROPERTY/USE:

North: DR 5.5 - Single-family, detached dwellings
South: DR 5.5 - Single-family, attached dwellings
East: DR 16 - Single-family, detached dwellings
West: DR 5.5 - Single-family, detached dwellings

SITE DESCRIPTION:

The site is currently wooded. A stream and its associated wetlands is located along the southwestern portion of the site.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

The site has direct access to Featherbed Lane, a local collector road.

ZONING HISTORY:

The existing zoning has been in place since 1976.

MASTER PLAN/COMMUNITY PLANS:

The property is designated "Single-Family Attached Residential" on the 1995 Proposed Land Use Map. Action #13 on page 37 of the Baltimore County Master Plan states, "Permit planned retirement developments and other elderly housing facilities subject to appropriate design standards to achieve compatibility with existing neighborhoods. Housing for the elderly should be located in areas that have sufficient support services and should be dispersed to allow the elderly to remain in their communities."

PROPOSED VS. EXISTING ZONING:

The regulations to DR zones may be found in Section 1B01.1A of the Baltimore County Zoning Regulations (BCZR). Section 432 of the BCZR addresses Elderly Housing Facilities in DR zones.

OFFICE OF PLANNING AND COMMUNITY CONSERVATION ANALYSIS AND RECOMMENDATIONS:

Shelter Development, LLC, in partnership with the Shelter Foundation, proposes to build a 101 unit development of affordable housing for the elderly to address the critical need for senior housing in the Woodlawn community. The development will house one and two person elderly households with incomes between $12,000 and $25,000 per year. One unit will be specifically set aside for a low income, formerly homeless elderly person with rent at $175 per month. The remainder of the units will have rents which range from $225 to $495.

Recognizing the large concentration of elderly households in Baltimore County, the County has committed a substantial portion of its resources to assisting the development of affordable housing for its senior population over the past decade. An analysis done in 1994 by the Department of Community Development of the location and numbers of elderly households matched to the then existing or planning elderly housing projects, pinpointed geographic gaps, including the western area of the County around Woodlawn. Since that time, the County has endeavored to work with developers to fill those gaps to assure a fair distribution of such specialized facilities.

A demographic survey conducted for the developer indicates that within a two mile radius of the proposed project, there are approximately 5,248 persons over age 55. Of those, approximately a third have incomes below $25,000 per year. Many of these elderly live in older garden apartments which lack the amenities desired by seniors, such as elevators, emergency pull

cords, enhanced security, and, importantly, supportive services. Provision of specially designed housing, coupled with supportive services provided by the management of the housing, will enable many seniors to stay in the community in which they have family and friends and relationships with community based institutions.

Development of such housing can have a tremendously positive impact on an older community as the development is seen as evidence of the continued desirability of the neighborhood, and assures residents that there is housing which can meet the needs of a variety of family constellations, ages and income groups.

The proposed senior housing development will be financed with State and County funding. State resources are direct funding through the State's Rental Housing Production Loan Program, coupled with a State allocation of federal housing tax credits. These sources will be supplemented by a loan from the County's federal HOME allocation. The project is currently being reviewed through a competitive process for an allocation of tax credits and loan funds. If the project is unable to evidence appropriate zoning for the site, it will not be given further consideration for the commitment of State resources.

The County has worked closely with Shelter Development on a number of elderly projects in various areas of the County. We are confident that this project will enhance the quality of housing services in the community.

The office supports the applicant's request for out-of-cycle rezoning of the subject parcel for the reasons as follows:

1. There is a critical need for housing affordable to moderate income seniors in this community.

2. The parcel provides the only opportunity for the proposed development in the Woodlawn community.

3. The proposed project will contribute to the overall enhancement/conservation of the community, a priority action area under the Community Conservation program.

Variance

The sign face elevation indicates an attractive, reasonably sized informational sign. In order to call the attention of visitors and emergency vehicles, a large sign is necessary, considering the proposed use of the property.

MISTAKE/CHANGE/ERROR:

It is the position of the Office of Planning and Community Conservation that the Baltimore County Council erred when the

Comprehensive Zonng Maps were last approved, in that insufficient higher-density residential zoned land was provided to accommodate a critical need (affordable senior housing) in the Woodlawn community.

Pat Keller

Arnold F. 'Pat' Keller, III

AFK:JL:lw

CR97115.XA/PZONE/CYCLE

C.A. Dutch Ruppersberger, III
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-5781

June 1, 1996

Mr. Mark K. Joseph
Chairman
The Shelter Foundation, Inc.
Suite 500
218 North Charles Street
Baltimore, MD 21201

Dear Mr. Joseph:

We have reviewed your proposal for FY 1997 funds from the consolidated Federal grant programs administered by Baltimore County. We are pleased to award The Shelter Foundation, Inc., $485,000 for the Park View at Woodlawn project.

The grant is for the period July 1, 1996, to June 30, 1997. You will be hearing from the Office of Community Conservation regarding the details and conditions of your award.

I urge your continued effort to seek alternative funding sources as future Federal resources are not guaranteed.

Sincerely,

C. A. Dutch Ruppersberger
County Executive

CADR/njf

Pet #7-A

Out of Cycle

Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at **North of Featherbed Lane, South of Read Road**

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 part of hereof, hereby petition (1) that the zoning status of the herein described property br reclassified, pursuant to the*

Zoning Law of Baltimore County, from an DR5.5 zone to an DR16 zone, for the reasons given in the attached statement and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

***a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, required by* §1B01.1.B.1.e(2) and to permit said 10 ft. buffer area to be graded, cleared and landscaped in lieu of the provisions of §1B01.1.B.1.e(3)**

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

variance of §413.1.D to permit a sign 40 sq. ft. in area identifying the elderly housing facility with a rental office in lieu of the 15 sq. ft. permitted.

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 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:

Woodlawn Apartments, Limited Partnership
By: Shelter Development, LLC, General Partner
(Type or Print Name)

Signature By: Marilynn K. Duker, Exec. Vice President

218 North Charles Street
Address

Baltimore MD 21201
City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

SEE ATTACHED SIGNATURE PAGE

Signature.

Signature:

Signature:

Address Phone No.

City State Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 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 _____

Zoning Administration & Development Management

SIGNATURE PAGE TO ACCOMPANY PETITION

Legal Property Owners:

Edwina Macken

Patricia Clifton

Nelson A. Macken

all c/o Nelson A. Macken
Department of Engineering
Swarthmore College
500 College Avenue
Swarthmore, PA 19801
(800) 677-3000

Pet #7 - 03

Out of Cycle

Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at North of Featherbed Lane, South of Read Road

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 part of hereof, hereby petition (1) that the zoning status of the herein described property br reclassified, pursuant to the

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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:

Woodlawn Apartments, Limited Partnership
By: Shelter Development, LLC, General Partner
(Type or Print Name)

Signature By: Marilynn K. Duker, Exec. Vice President

218 North Charles Street
Address

Baltimore MD 21201
City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

SEE ATTACHED SIGNATURE PAGE

Signature.

Signature:

Signature

Address Phone No.

City State Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 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 _____

Zoning Administration & Development Management

SIGNATURE PAGE TO ACCOMPANY PETITION

Legal Property Owners:

Edwina Macken

Edwina Macken

Patricia Clifton

Nelson A. Macken

all c/o Nelson A. Macken
Department of Engineering
Swarthmore College
500 College Avenue
Swarthmore, PA 19801
(800) 677-3000

Pet #8-A

PD #8 - 03

F

PR #9-1

William Obriecht
2415 Poplar Dr.
Baltimore, Maryland 21207

October 12, 1996

Mr. Jeffrey Hettleman
Shelter Development Corp.
218 North Charles Street
Baltimore, Md. 21201

Dear Mr. Hettleman,

Your plans for an apartment complex for the elderly on Featherbed Lane will assist in providing housing for the elderly which will include residents of Woodlawn.

Your reputation and your plans for a diverse community will be an asset in our community.

I appreciate the time you took to work with the community and look forward to a long favorable relationship.

I can be reached at 944-2450 if you have any questions.

Sincerely yours,

William Obriecht

William Obriecht

pet # 9

The Meadows Community Association

Woodlawn, MD 21207

WOODLAWN
MARYLAND

11 October 1996

Mr. Jeffrey Hettleman
Shelter Development Corp.
Suite 500
218 North Charles Street
Baltimore MD 21201

Dear Mr. Hettleman,

As a representative of the neighborhood community association, and a resident of Woodlawn for 42 years, I would like to commend you and your organization for the fine job of planning the proposed complex for the elderly on Featherbed Lane in Woodlawn.

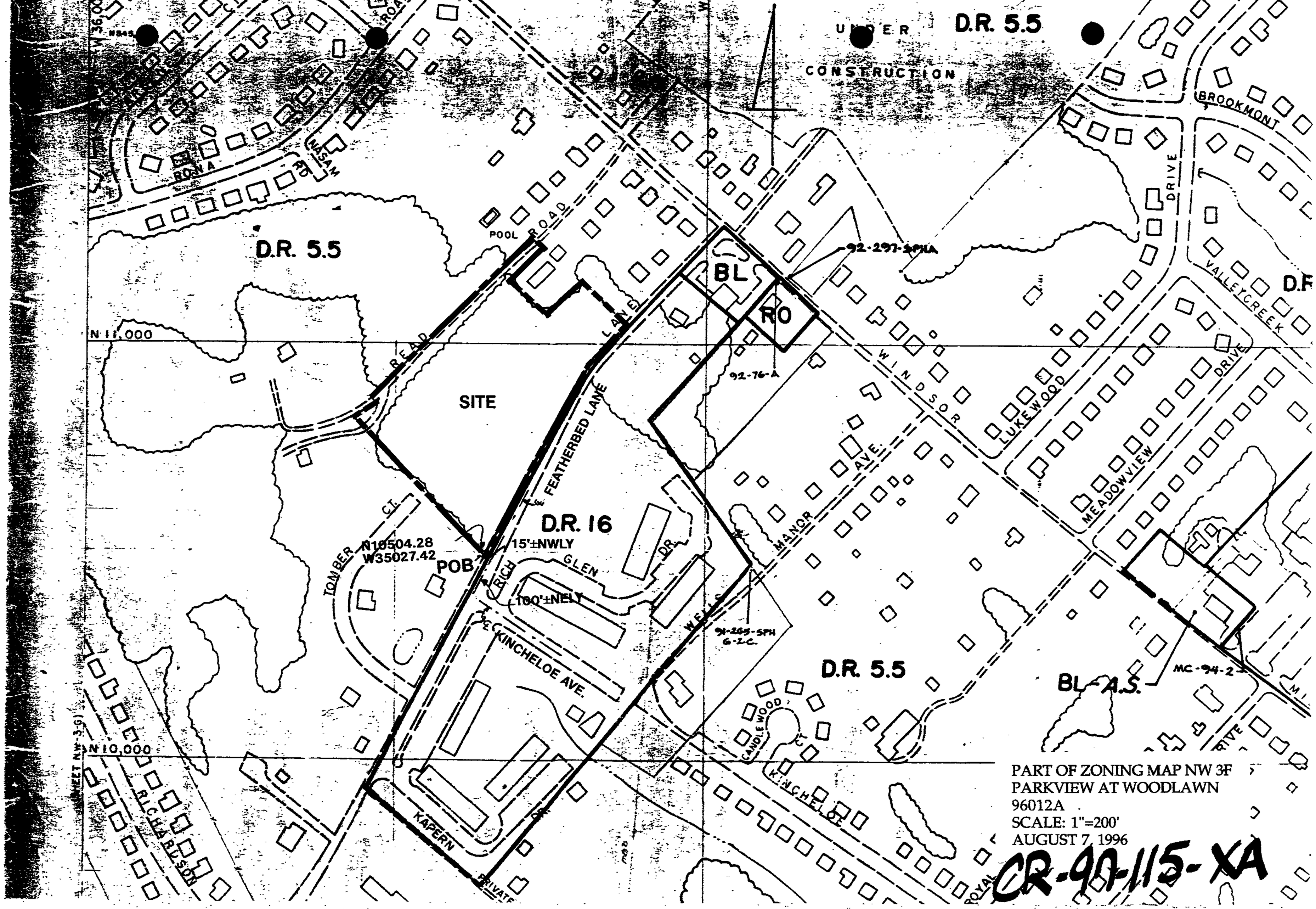
We are convinced that such a complex would provide the stability and quality of housing that is necessary for our neighborhoods, and we urge the zoning board to approve your plans. The policy of strictly enforcing the leases of occupants, as shown by your previous locations, has convinced us that you will not create problems for the present neighbors.

If there are any questions, I can be reached at (410)-944-1408.

Sincerely yours,

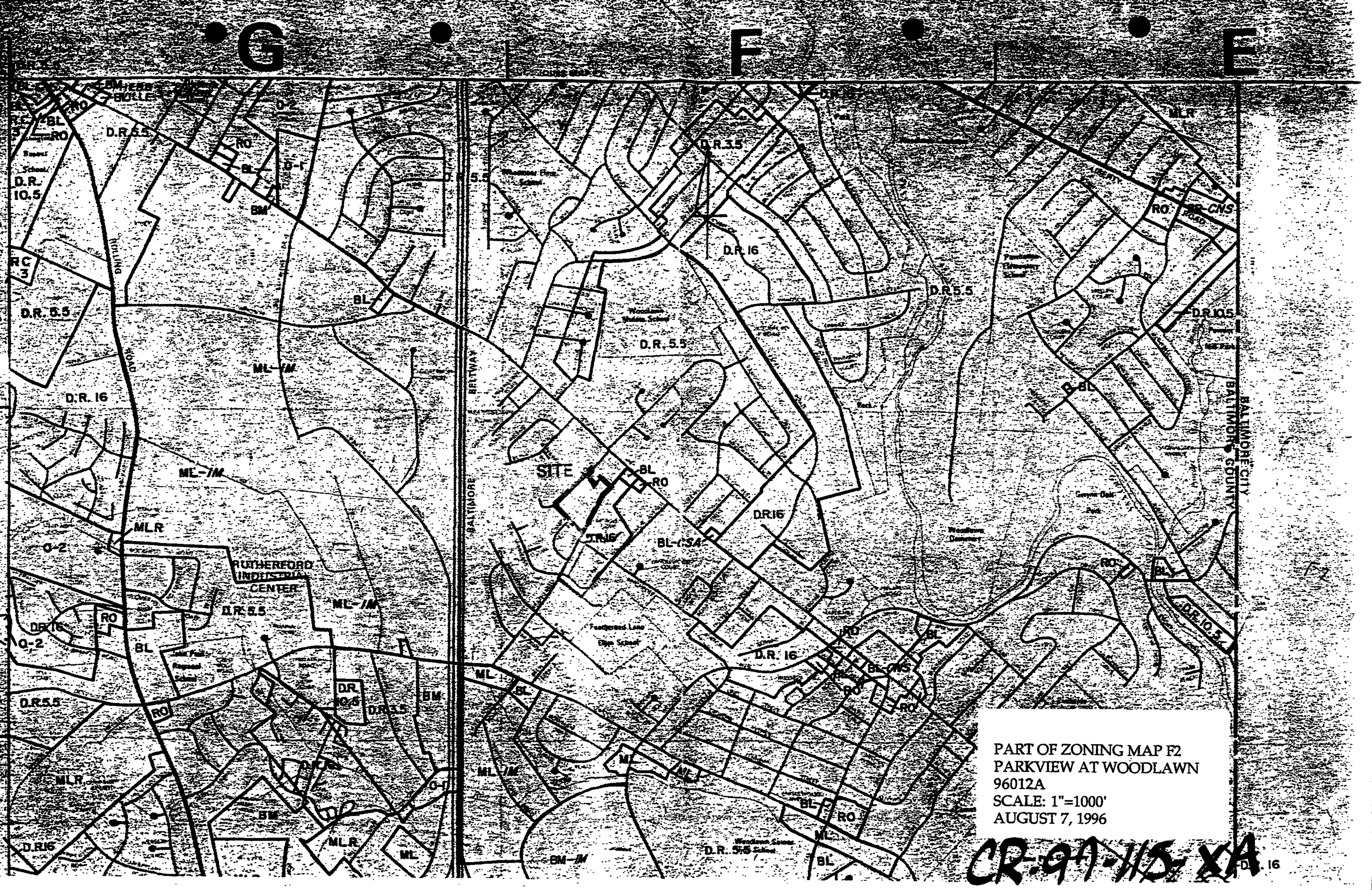
John H. Bloecher

John H. Bloecher, President
The Meadows Community Association
1743 Little Creek Crive
Baltimore MD 21207



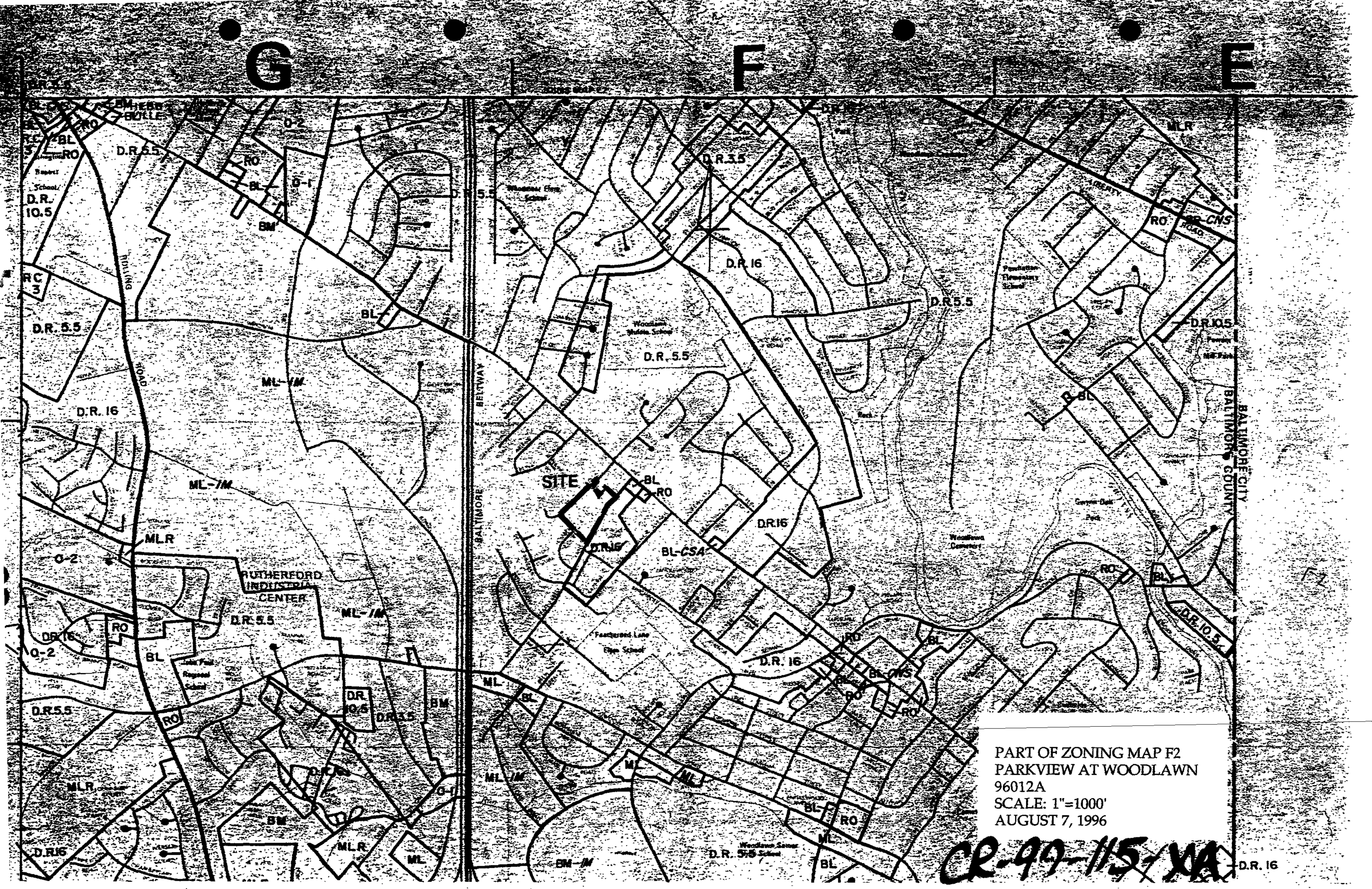
PART OF ZONING MAP NW 3F
PARKVIEW AT WOODLAWN
96012A
SCALE: 1"=200'
AUGUST 7, 1996

CR-90-115-XA



PART OF ZONING MAP F2
PARKVIEW AT WOODLAWN
96012A
SCALE: 1"=1000'
AUGUST 7, 1996

CR-97-115-XA



PART OF ZONING MAP F2
PARKVIEW AT WOODLAWN
96012A
SCALE: 1"=1000'
AUGUST 7, 1996

CR-99-115-XA

ZONED DR 5.5

READ ROAD

PON, TOM AND EVELYN
02021900 30830
9582/ 217

N 44° 55' 03" E-390.64'

N 44° 09' 04" E-161.47'

S 44° 09' 04" W-115.00'

N 45° 06' 37" W-15.00'

N 60° 06' 23" E-60.50'

POLE # 224777

POLE # 224778

EX. STONE DRIVE

15' PRIVATE LANE

PRIVT. 50' R/W

25'

BUILDING RESTRICTION LINE

PROP. S.D.

BUILDING ENVELOPE

CRAY, ROBERT J. & DOLLIE I.
02-03-672090
4122/528

ZONED DR 5.5

N 41° 54' 34" W-167.95'

APPROX. STREAM

BUILDING RESTRICTION LINE

WETLAND BOUNDARY

FOREST BUFFER

APPROXIMATE

APPROXIMATE

BUILDING ENVELOPE

50' BUFFER

75' SETBACK

100' RTA

EX. HEADWALL

LOGAN, GREGORY K.
18-00-006633
7770/224

TOMBER

COURT

EX. 36" D.

EX. C & G

EX. 8" W. -DWG. # 79-384

EX. 8" S. - DWG. # 79-385

N 46° 56' 35" W-295.66'

PROPOSED STORMWATER MANAGEMENT AREA

PROPOSED 3 STORY CLASS A ELDERLY HOUSING 101 UNITS FF 448.0

233' ±

219' ±

PROP. S.D.

BUILDING ENVELOPE

BUILDING RESTRICTION LINE

PROP. SAN.

25'

FUTURE R/W

EX. MAC.

PROP. C & G

EX. 12" W. DWG. # 56-06

EX. 12" GAS

S 28° 00' 45" W-523.06'

PROP. 8" W.

EX. 8" S. DWG. 88-1009

EX. C & G

EX. 8" W. DWG. # 56-215

EX. MAC.

EX. 8" S. DWG. # 56-216

EX. C & G

EX. C & G

#2027
MACKEN, EDWINA
22-00-002969
8505/190

#2029

HOWARD, WALTER DANIEL & BELINDA MORGAN
22-00-002374
8638/211

10' MIN. BUFFER

75' SETBACK

100' RTA

N 46° 12' 32" E-115.27'

EX. FENCE

S 48° 30' 10" E-310.78'

152.13'

128.62'

ZONED DR 5.5

SHAH, TASVIR & SUJATA T.
02-13-200350
8543/809

SCHAFFER, WILLIAM T. & MARGARET A.
02-19-072770
4420/077

#2030

50' BUFFER

75' SETBACK

100' RTA

350' TO CORNER OF FEATHERBED LANE & WINDSOR MILL ROAD

S 43° 59' 46" W-128.48'

ZONED DR 5.5

ZONED DR 16

EX. MAC.

EX. 8" S. DWG. 88-1009

EX. C & G

LANE

#2041

#2035

#2033

#2031

#2025

#2023

#2017

#2015

#2027

#2021

#2019

#2039

#2037

#2029

MATTEWS, DOUGLAS AND GLENDA
02-2200019332
758/ 734

MOORE, TYRONE
02-2200019333
11352

FEATHERBED TERRACE DEVEL. CORP.
02-2200019334

FEATHERBED TERRACE DEVEL. CORP.
02-2200019335

WARD III, HOLDEN JONES, BRIGITTE
02-2200019336
776/ 723

KING, MONTEZ AND CHELISA
02-2200019337
776/697

HUGGINS, LAWRENCE AND MARY
02-2200019338
11093/ 427

FEATHERBED TERRACE DEVEL. CORP.
02-2200019339

FEATHERBED TERRACE DEVEL. CORP.
02-2200019341

LYLES, SHARRON
02-2200019342
758/ 575

DELOATCH, BERTRAND
02-2200019343
11355/ 065

BELL, WILLIAM AND BEVERLY
02-2200019340
917/ 241

HANSBORO, TYRONE AND CLAUDETTE
02-2200019344
10944/ 072

ZONED DR 16

FEATHERBED

FEATHERBED LANE PARTNERSHIP
02-170000119 & 120
5850/238

EXIST. APARTMENTS

#2019
STORMWATER MANAGEMENT RESERVATION

KINCHELOE AVENUE

WATERS, ANN M.
18-00-000647
7889/533

ELLIOTT COFFITE DENISE
18-00-000646
9834/124

SCHERR, CHARLES G
18-00-006649
P.B. 43/149

#27

#29

#1962

#1964

P.O.B.
N 10504.28
W 35027.42

Public Drainage & Utility Easement

SEC. OF VETERANS AFFAIRS
18-00-006636
10857/230

EX. 8" S.

EX. 12" D.

EX. 36" D.

EX. 24" D.

15' ± NORTHWESTERLY

100' ± NORTHEASTERLY

EX. MAC.

EX. 8" S. DWG 88-1009

EX. C & G

ZONED DR 5.5

ZONED DR-16

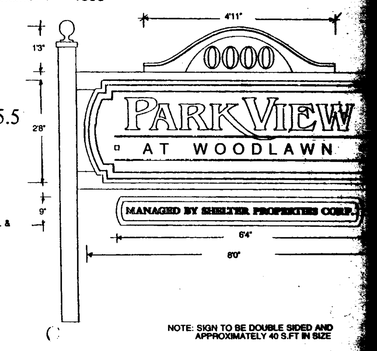
CAD I INC. 301 995-1120

590171

Vicinity Map

Scale: 1" = 1000'

Copyright ADC The Map People Permitted



NOTE: SIGN TO BE DOUBLE SIDED AND APPROXIMATELY 40 S.FT IN SIZE

DATA SOURCES:

1) TOPO - BALTO. COUNTY
2) UTILITIES- PUBLIC DRAWI
3) WETLANDS - FIELD LOCATE
BUT NOT SURVE

DMW

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

A Team of
Land
Engine
Environmen

PLAN TO ACCOMPANY OUT OF CYC
RECLASSIFICATION, SPECIAL EXCE
VARIANCE WITH DOCUMENTED SITE

PARK VIEW AT WOODLAWN

ELECTION DISTRICT 2 COUNCILMANIC
BALTIMORE COUNTY, MARYLAND

CR-97-115-XA

DATE	BY	REVISIONS

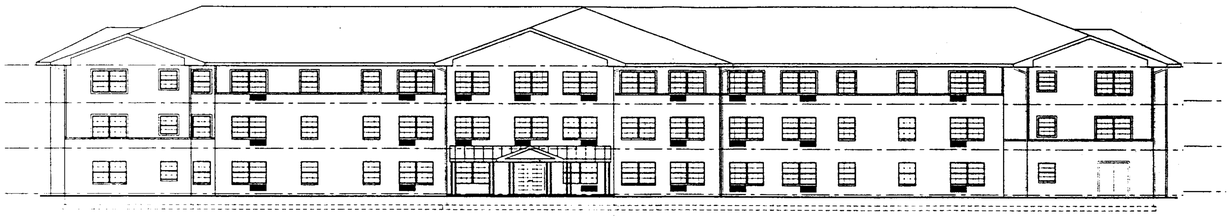
ISSUE DATES		
REVIEW:		BASE:
BID:		DRAWN:
PERMIT:		DESIGNED:
CONSTRUCTION:		CHECKED BY:
SCALE: 1"=30'		DATE CHECKED:
PROJECT NO.: 96012		DRAWING: 1

OWNERS

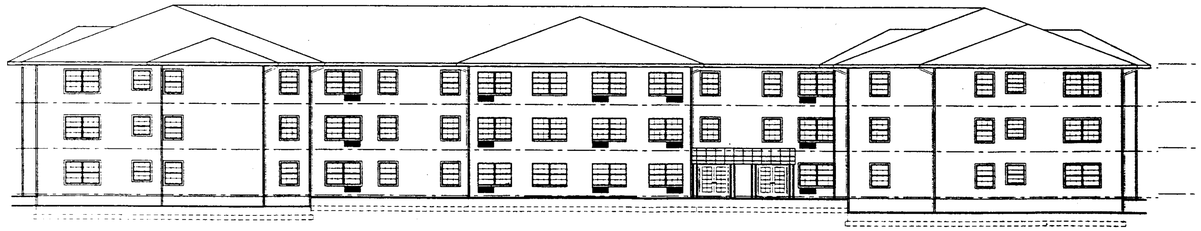
NELSON A. MACKEN
PATRICIA M. CLIFTON
EDWINA MACKEN
DEPARTMENT OF ENGINEERING
SWARTHMORE COLLEGE
SWARTHMORE, PA 19801
9172/753 DEED REF.
0213200100 TAX ID NO.

CONTRACT PURCHASER

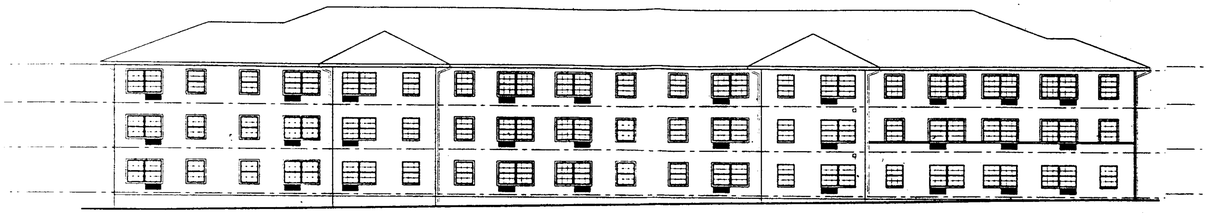
Woodlawn Apartments Limited Partnership
By:
SHELTER DEVELOPMENT, L.L.C.
218 NORTH CHARLES STREET
BALTIMORE, MD 21201



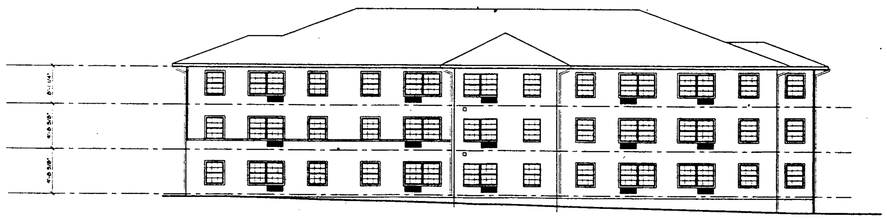
NORTH ELEVATION
SCALE : 1/16" = 1'-0"



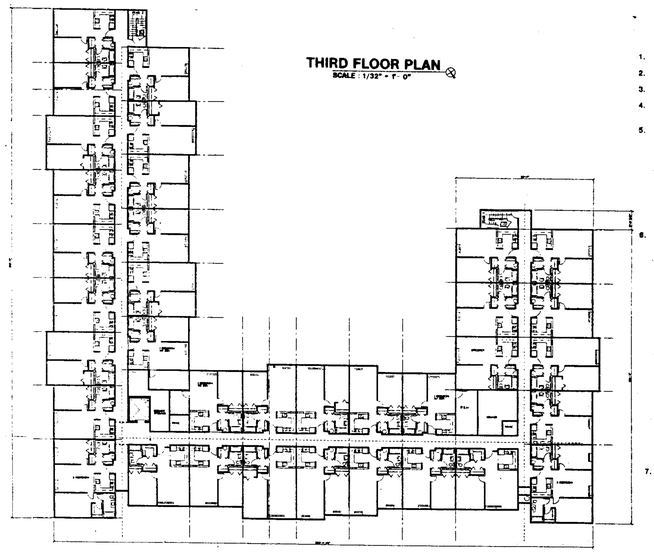
SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



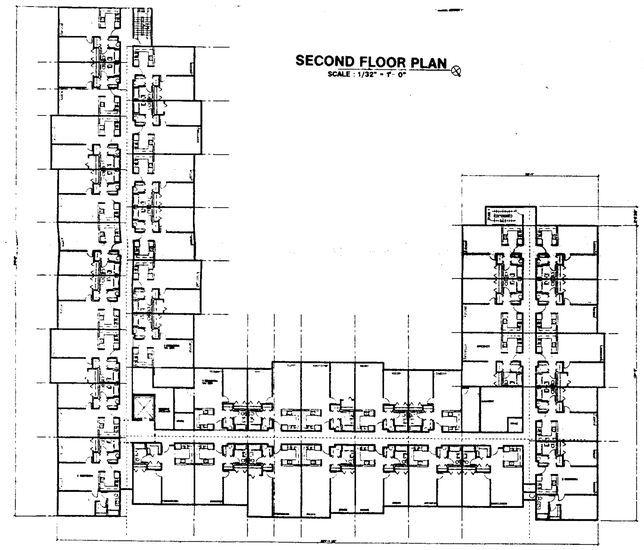
EAST ELEVATION
SCALE : 1/16" = 1'-0"



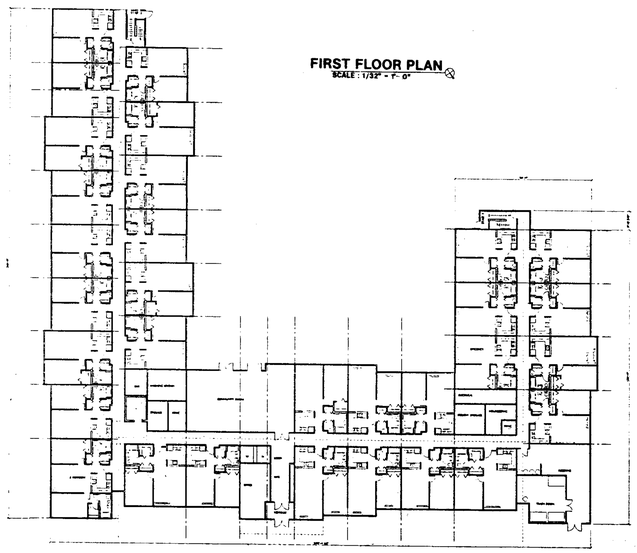
WEST ELEVATION
SCALE : 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE : 1/32" = 1'- 0"



SECOND FLOOR PLAN
SCALE : 1/32" = 1'- 0"



FIRST FLOOR PLAN
SCALE : 1/32" = 1'- 0"

GENERAL NOTES

Parkview at Woodlawn

Notes for Documented Site Plan

1. Existing zoning is DR 5.5.
2. Proposed zoning is DR 16.0.
3. Existing Use - Site is undeveloped, there are no structures to be retained.
4. Proposed Principal Use - Class A elderly housing with no assisted living or nursing units; a 24-hour residential use with a maximum of 5 employees.
5. Proposed Accessory Uses - In accordance with the provisions of Section 432.1B, BCZR, the following accessory uses are contemplated:
   a. Administration, management, building and ground maintenance, and laundry facilities.
   b. Common recreation/meeting room with kitchen.
   c. Lounges, card and game rooms, and other common facilities for the use of residents and their guests.
   d. Separate storage space for the use of residents outside of their apartments.
6. Density Calculations, Maximum Number of Dwelling Units
   a. Net Site Area — 5.00 Acres ±
   b. Gross Site Area (includes 21 feet of Featherbed Lane) — 5.31 Acres±
   c. Maximum Permitted Units @ DR16 — 84.96 Density Units
   d. Density Calculations - Preliminary Housing Mix

Unit Type	No. Dwelling Units (D.U.)	Factor	No. Density Units (Dn.U)
2 Bedroom	5	1.0	5.00
1 Bedroom/Den	6	1.0	6.00
1 Bedroom	87	0.75	65.25
Efficiency	3	0.50	1.50
TOTALS	101 D.U.	-	77.75 Dn.U

   e. The mix of dwelling unit types and density units is based on expected demand based on current trends. This mix may be modified if the total number of proposed density units does not exceed the maximum 84.96 density units permitted by the requested DR-16 zoning or is not below 77.0 density units.
7. Off-Street Parking
   a. Class A Elderly Housing Requirement: 1 space for each 1-1/2 dwelling units
   b. Maximum Proposed Units — 112 Units
   c. Required Parking — 68 Spaces Min.
   d. Spaces to be Provided — 78 Spaces
   e. Paving will be of a durable, dustless surface which shall be properly drained to not create any undesirable conditions.
   f. On-site lighting will be arranged to reflect light away from adjoining premises and to not shine into the path of oncoming cars. Light standards within the RTA buffer shall not exceed 16 feet in height.
   g. All parking spaces will be striped.
   h. Loading area is as shown.
   i. All parking spaces to be 8-1/2' x 18' - Four handicapped spaces are provided.
13. Architectural Style, Exterior Materials:
    Architecture and exterior materials are as shown on the [illegible] drawings. Details are subject to modification as the [illegible] prepared exterior refined. Building footprints may be [illegible] be siding, brick and/or stucco.
14. Street Rights-of-Way - Proposed rights-of-way [illegible] Featherbed Lane and Reed Road. They are [illegible] County and are subject to modifications in place [illegible] by waiver.
15. This site is not located in the Chesapeake Bay [illegible]
16. An existing stream is shown. There is no 100-year [illegible] associated forest buffers are shown.
17. - Future Actions - At such time as the [illegible] reclassification is resolved, a plan showing [illegible] documented site plan and its density [illegible] no case shall the number of dwelling [illegible] space be greater than 85 spaces, or the [illegible] parking be beyond the maximum building envelope [illegible]
18. Vegetation in local open space may be selectively [illegible] opportunities for the residents of this project.
19. All boundary information shown hereon is based on [illegible] boundary survey.
20. The site is served by existing public water, sanitary [illegible] as shown.
21. Other required zoning relief actions:
    A special exception pursuant to BCZR Section [illegible] and 75 feet, respectively, required by BCZR [illegible]
    a. The parking to have a buffer and setback [illegible]
    b. To permit also said 10 foot buffer area to be [illegible] lieu of the provisions of BCZR Section [illegible]
    A variance to BCZR Section 413.1D to permit a sign [illegible] this elderly housing facility with a rental office in lieu of the [illegible]

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

A T[illegible]
Enviro[illegible]

PLAN TO ACCOMPANY OUT OF [illegible] RECLASSIFICATION, SPECIAL [illegible] VARIANCE WITH DOCUMENTE[illegible]

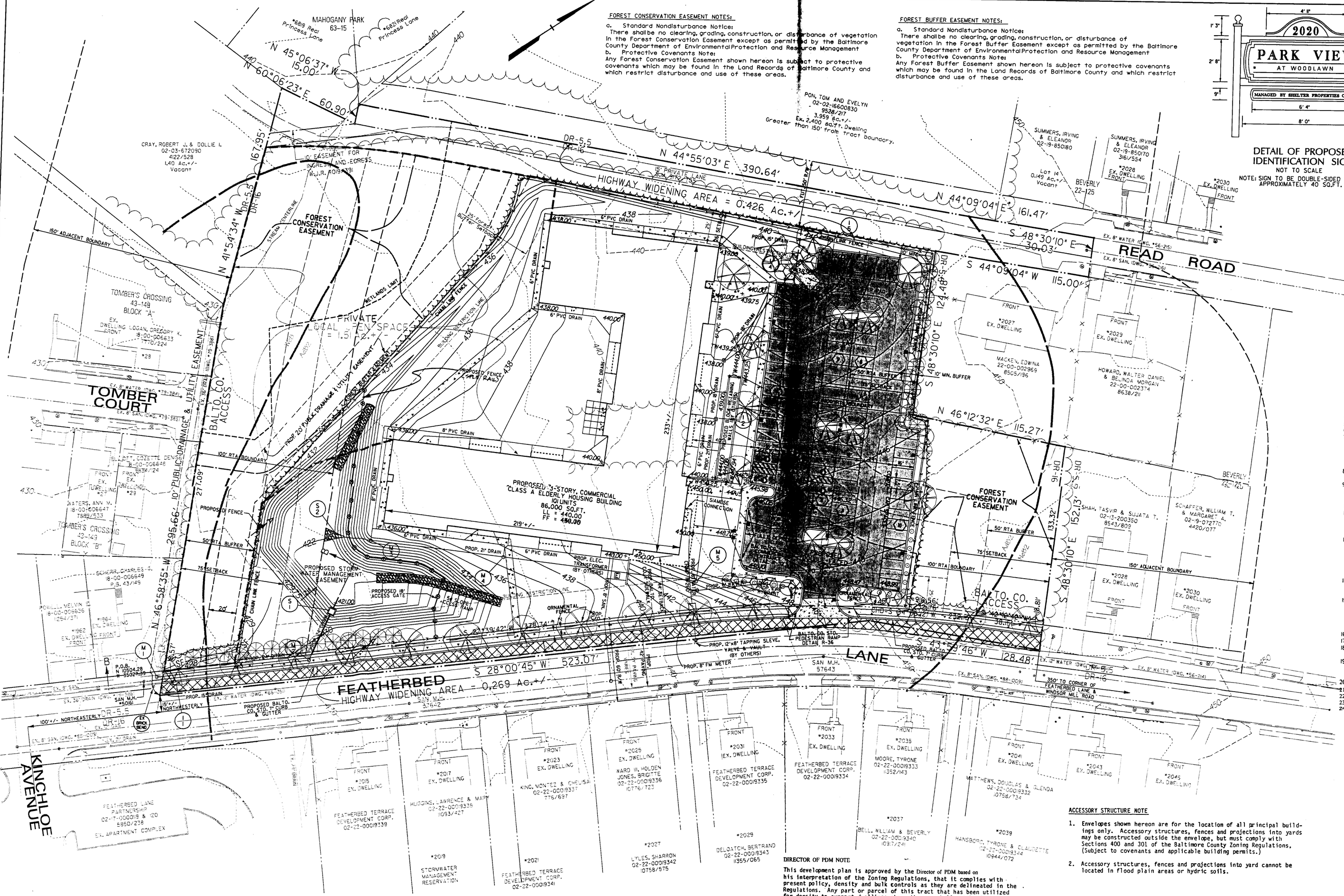
PARK VI[illegible]
AT
WOODLA[illegible]

ELECTION DISTRICT 2 — COUN[illegible]
BALTIMORE COUNTY, MA[illegible]

DATE	BY	REVISIO[illegible]

ISSUE DATES		
REVIEW:		BASE:
BID:		DRAWN:
PERMIT:		DESIGNE[illegible]
CONSTRUCTION:		CHECKED:
SCALE:	AS SHOWN	DATE OF [illegible]
PROJECT NO.:	96013	DRAWI[illegible]

CAD : INC. 301-525-1720



FOREST CONSERVATION EASEMENT NOTES:

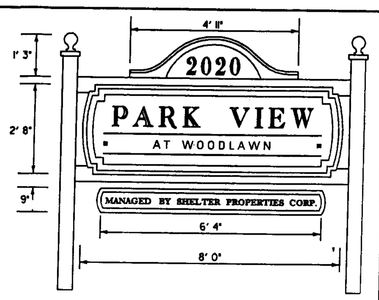
a. Standard Nondisturbance Notice:
There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management

b. Protective Covenants Note:
Any Forest Conservation 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.

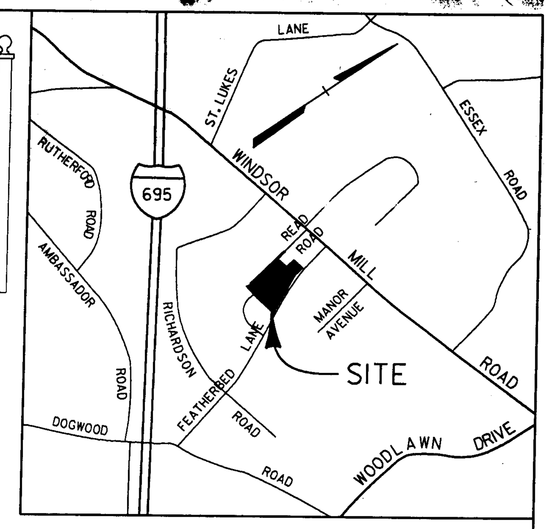
FOREST BUFFER EASEMENT NOTES:

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

b. 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.



DETAIL OF PROPOSED IDENTIFICATION SIGN
NOT TO SCALE
NOTE: SIGN TO BE DOUBLE-SIDED AND APPROXIMATELY 40 SQ.FT. IN SIZE



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. OWNER / DEVELOPER:
Woodlawn Apartments Limited Partnership
By Shelter Development, LLC
218 North Charles Street
Baltimore, MD 21201
2. Legal Address: 2020 Featherbed Lane
Woodlawn, MD 21901
3. Gross Tract Area: 225,469 sq.ft. = 5.176 Ac. (includes 11'+/- of Featherbed Lane)
Net Tract Area: 217,669 sq.ft. = 4.997 Ac.+/-
4. Tax Account No. 02-13-200100
5. Tax Map No. 88, Grid 13, Parcel 248
6. Deed References: 9172/753
7. Election District: 2
Councilmanic District: 2
Census Tract: 4024.05
Watershed: 111
Subwatershed: 87
8. There are no significant wildlife communities onsite. Wetland delineation was approved as shown on April 25, 1996 by DEPRM.
9. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. The site contains no structures on the Maryland Historical Trust Inventory of Historic Properties.
11. There are no significant views.
12. Existing land use: Vacant.
Proposed principal land use: Commercial Class A elderly housing with no assisted living or nursing units; a 24-hour residential use with a maximum of 5 employees.
13. There are no existing wells, septics or underground storage tanks on or within 100' of the property.
Existing Water Service: None
Existing Sewer Service: None
Proposed Water Service: Public
Proposed Sewer Service: Public
14. All lighting shall be arranged so as to reflect the light away from adjacent residential areas and public streets. Light standards within the RTA buffer shall not exceed 16 feet in height.
15. There is a proposed 18' wide highway widening area along the Featherbed Lane frontage to provide a total right-of-way of 60 feet & a proposed 30' wide highway widening area along the Read Road frontage to provide a total right-of-way of 50'.
16. Previous commercial permits: None
17. Zoning Relief Requested: None
18. This Development Plan has been prepared to be in accordance with the Approved 'Revised' Documented Site Plan.
19. All off-site dwellings and small lots of record (less than 2 acres) that create a RTA on-site are shown with the required 150 foot distance dimensions and 100 foot RTA.
20. Access to the development will not be by way of Tomber Court or Read Road.
21. Open space area will be retained and maintained by the owner.
22. Mail delivery will be to a central location within the building.
23. Parking and drive areas will be paved with a durable, dustless surface.
24. ALL DWELLING UNITS WILL BE RENTED.

FENCES WILL BE PERMITTED AS APPROPRIATE

Area of Disturbance = 143,500 sq.ft. = 3.30 Ac.+/-

DATA SOURCES:

PROPERTY BOUNDARY SHOWN HEREON IS TAKEN FROM A FIELD-RUN SURVEY BY DAFT MCCUNE - WALKER, INC. IN 7/97.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A FIELD-RUN SURVEY BY DAFT - MCCUNE - WALKER, INC. IN 6/97.

ACCORDING TO FEMA COMMUNITY PANEL NUMBER 240010 0280 B, NO 100-YEAR FLOODPLAIN IS MAPPED FOR THIS SITE.

SOILS SHOWN HEREON WERE TAKEN FROM THE SOIL SURVEY OF BALTIMORE COUNTY, MARYLAND, 1976.

WETLANDS SHOWN HEREON APPROVED BY DEPRM ON APRIL 25, 1996. SEE LETTER FROM BETTY KELLEY TO DMW.

Legend

- Computed Tract Boundary
- Adjacent Property Line
- Zoning District
- Soil Line
- Limit of Disturbance
- Prop. Light

Proposed Plants

- 28 Major Deciduous Trees
- 23 Minor Deciduous Trees
- 20 Shrubs
- 27 Evergreen Trees

SITE DEVELOPMENT DATA

Net Area	5.00 Acres ±
Gross Area	5.18 Acres ±
Maximum Density Units	82.82 DU
Open Space Required *	1.51 Acres ±
Open Space Proposed	1.51 Acres ±
Parking Required	1/1.5 DU = 68
Parking Proposed **	82 Spaces
ADTs	0.25 (DU) = 25

* 101 (DU) x (660 sq.ft./DU) = 1.51 Acres ±
** See Parking Tabulation

Dwelling Type	Proposed Dwelling Units	Proposed Density Units
Efficiency Apartments	8	0.5 (DU) = 3
1 Bedroom Apartments	90	0.75 (DU) = 67.5
1 Bedroom Apartments (for owner/operator)	0	1.0 (DU) = 0
2 Bedroom Apartments	5	1.0 (DU) = 5
Total	101	75.5

This property as shown on the plan has been held intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.

CURB CUT NOTE

The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.

DIRECTOR OF PDM NOTE

This development plan is approved by the Director of PDM based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

WALKWAY EASEMENT & DECK NOTE

If drainage, utility and walkway easements are fenced, than at least 5 feet must remain open for pedestrian access.

PARKING TABULATION:

Parking Required:
101 Dwelling Units @ 1 space/1.5 dwelling units = 67.3 spaces
Total Parking Required: 68 spaces

Parking Provided: 74 spaces
Includes: 16 compact car spaces &
4 spaces for the physically handicapped;
2 of which are van accessible spaces

Perpendicular parking spaces: typical @ 8.5' x 18'
Compact car perpendicular spaces: typical @ 7.5' x 16'
Handicapped spaces: 2 side-by-side @ 21' x 20'
Van accessible handicapped spaces:
2 side-by-side @ 24' x 20'

Parking spaces to be permanently striped in "traffic white."

ACCESSORY STRUCTURE NOTE

1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations, (Subject to covenants and applicable building permits.)

2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

HEARING OFFICER'S ORDER:

Case No. II-576, December 23, 1997:

THEREFORE IT IS ORDERED by the Hearing Officer of Baltimore County this 23rd day of December 1997 that the development plan submitted in the within case as Developer's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set worth herein; and,

IT IS FURTHER ORDERED that the Developer shall re-submit an amended plan within 15 days from the date of this order in accordance with the comments herein, and subject to the following restriction:

1. The Developer shall revise the plan to show an easement area for the potential extension of a sewer line across the property, as described hereinabove, at a location to be approved by the Department of Public Works.

LANDSCAPE PLAN NOTE

A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

DEVELOPMENT PLAN NOTE

This development plan complies with the Development plan and all Development plan comments

Owner's Certification

I, _____, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development

DEVELOPMENT PLAN APPROVAL ON 01/12/98

FINAL DEVELOPMENT PLAN APPROVED

Director of Planning — Date

Director of PDM — Date

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.

FINAL DEVELOPMENT PLAN WITH SCHEMATIC LANDSCAPING PDM # II-576

Park View at Woodlawn

2020 Featherbed Lane

2nd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

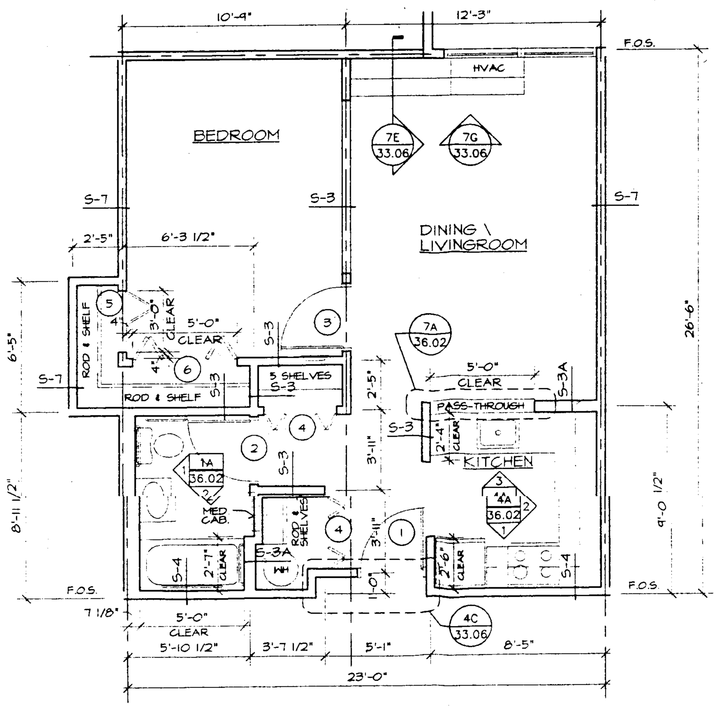
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — EDMUND F. MULLEN — No. 9849 — REGISTERED PROFESSIONAL ENGINEER

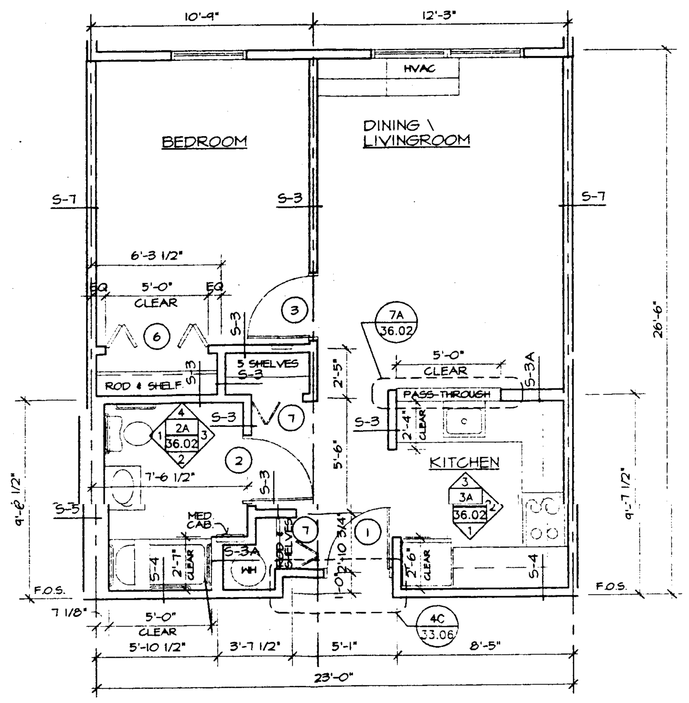
DATE	BY	REVISIONS
		PRINTED
		APR 17 1998
		DAFT-McCUNE-WALKER, INC.

ISSUE DATES

REVIEW:	10-17-97
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	RGB
DRAWN:	RGB
DESIGNED:	
CHECKED BY:	CVM
DATE CHECKED:	03/13/98
SCALE:	1" = 30'
PROJECT NO.:	96028
DRAWING:	1 OF 3

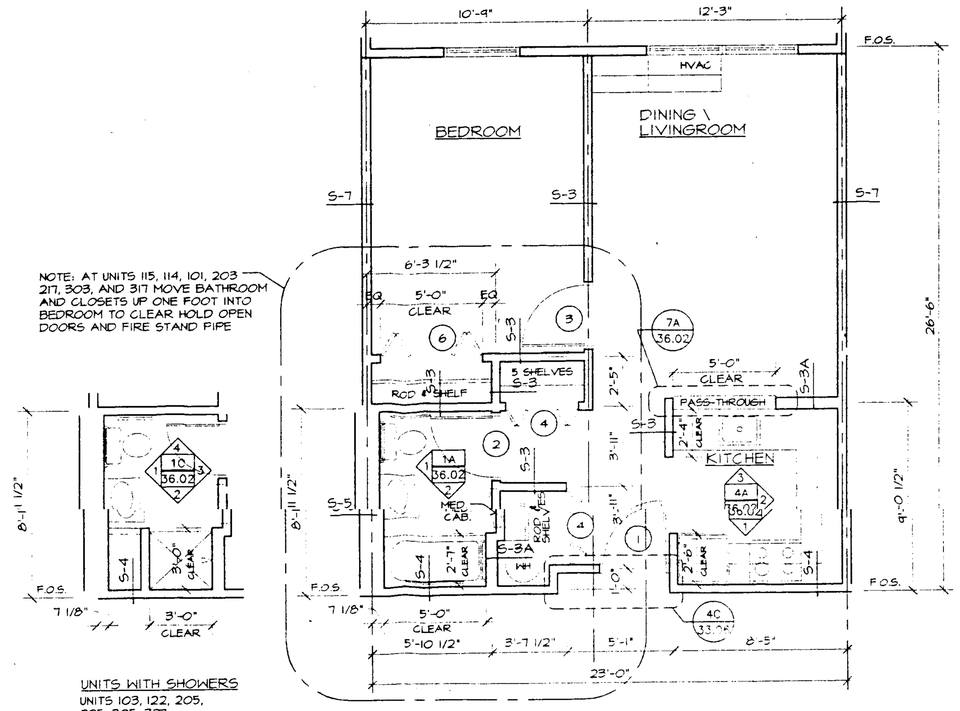


48 / 36.01 UNIT C EFFICIENCY 625 S.F.
SCALE 1/4" = 1'-0"



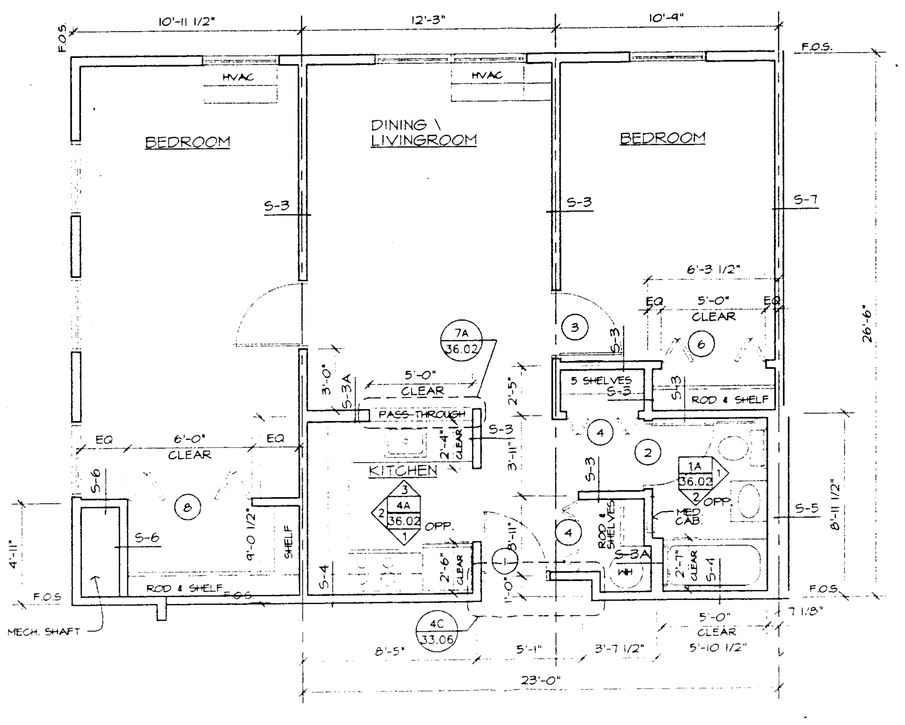
4E / 36.01 H.C. UNIT B ONE BEDROOM 613 S.F.
SCALE 1/4" = 1'-0"

NOTE: AT UNITS 115, 114, 101, 203 217, 303, AND 317 MOVE BATHROOM AND CLOSETS UP ONE FOOT INTO BEDROOM TO CLEAR HOLD OPEN DOORS AND FIRE STAND PIPE

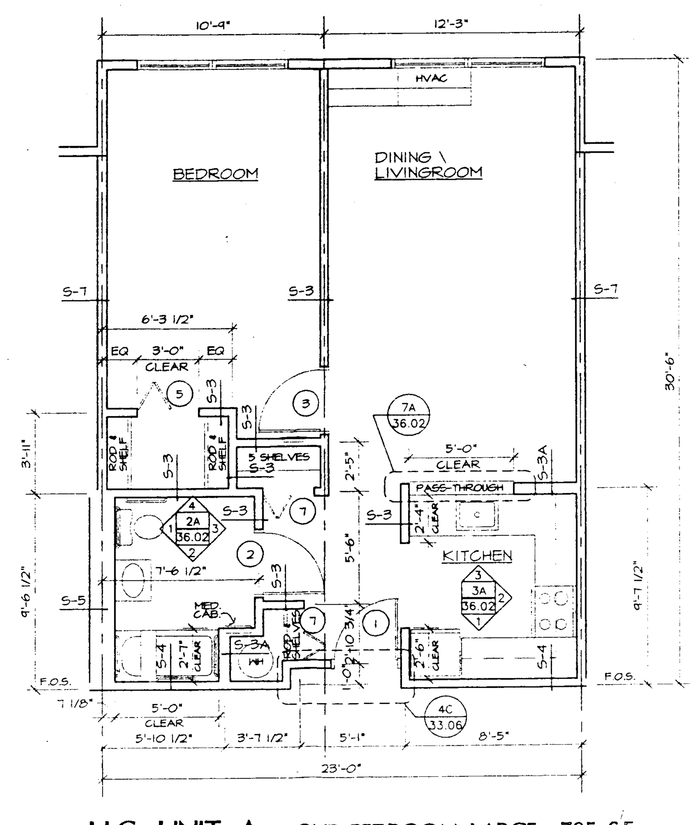


UNITS WITH SHOWERS
UNITS 103, 122, 205, 225, 305, 327

4E / 36.01 UNIT B ONE BEDROOM 613 S.F.
SCALE 1/4" = 1'-0"

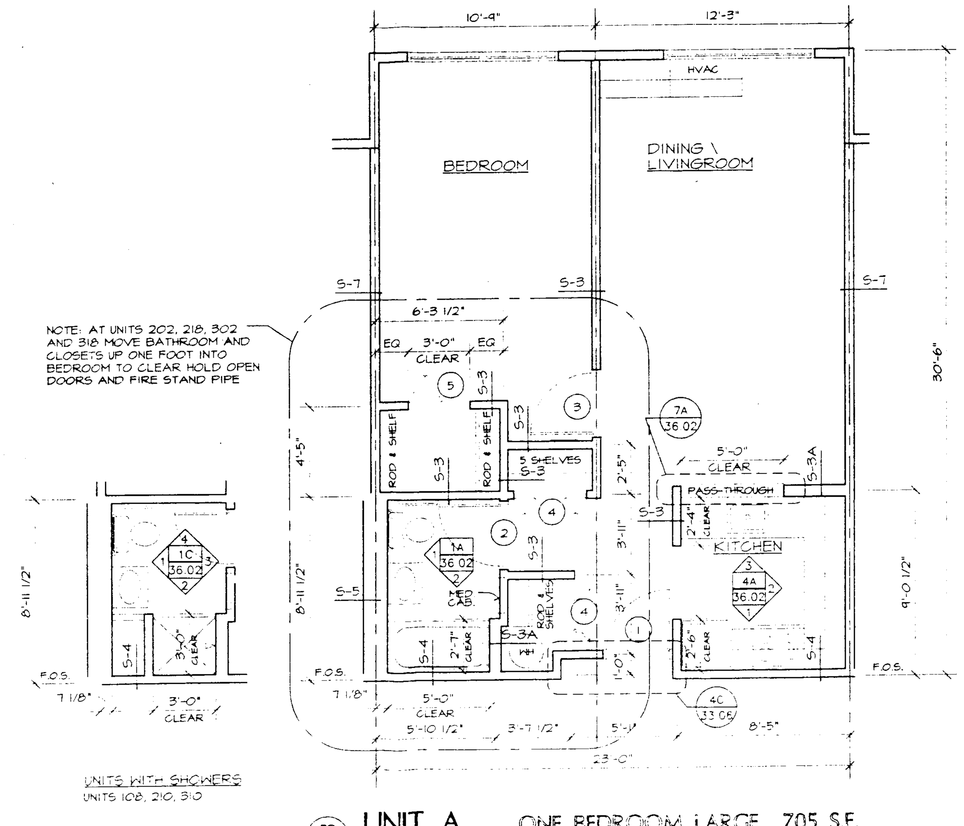


7B / 36.01 UNIT D TWO BED ONE BATH 909 S.F.
SCALE 1/4" = 1'-0"



7E / 36.01 H.C. UNIT A ONE BEDROOM LARGE 705 S.F.
SCALE 1/4" = 1'-0"

NOTE: AT UNITS 202, 218, 302 AND 318 MOVE BATHROOM AND CLOSETS UP ONE FOOT INTO BEDROOM TO CLEAR HOLD OPEN DOORS AND FIRE STAND PIPE



UNITS WITH SHOWERS
UNITS 108, 210, 310

7G / 36.01 UNIT A ONE BEDROOM LARGE 705 S.F.
SCALE 1/4" = 1'-0"

TYPICAL FLOOR PLAN

DMW
Daft McCune Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 296-4705

MARKS, THOMAS AND ASSOCIATES, INC.
ARCHITECTURE · INTERIORS · PLANNING · URBAN DESIGN
2300 NORTH CHARLES STREET · BALTIMORE, MARYLAND 21218 · (410) 467-8800

CERTIFIED

Shelter Housing
PARK VIEW AT WOODLAWN
Retirement Community
Baltimore County, Maryland

SHEET TITLE
1/4" UNIT PLANS

JOB 96111	DATE 11/3/97
DRN MPS	CHKD

REVISIONS
CONTRACT DRAWINGS 11/3/97
PRINTED
APR 17 1998
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PROJECT NO 96-018
2 OF 3

8111.3801.DWG 10/31/97 13:21

Case No. CR-97-115-XA /Woodlawn Apts Ltd Partnership
/Shelter Development LLC /Nelson A. Macken, et al /Revision

O R D E R

IT IS THEREFORE, this 17th day of December, 1997 by the County Board of Appeals of Baltimore County

ORDERED that the Petitioner's revisions to the subject Petition and Documented Site Plan, which was originally approved by this Board on November 18, 1996, be and the same is hereby Accepted and APPROVED.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Kristine K. Howanski, Acting Chairman

Margaret Worrall

Charles L. Marks

ZONING HISTORY: CR-97-115-XA (Out of Cycle). November 18, 1996

O R D E R

IT IS THEREFORE, this 18th day of November, 1996 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Reclassification from D.R. 5.5 to D.R. 16 be and is hereby **GRANTED**; and it is further

ORDERED that the Petition for Special Exception for a parking area to have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively; and to permit a side 10-foot buffer to be graded, cleared and landscaped, in lieu of the provisions of Section 1B01.1B.1.c(3), Baltimore County Zoning Regulations be and is hereby **GRANTED**; and it is further

ORDERED that the Petition for Variance to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted be and is hereby **GRANTED.**

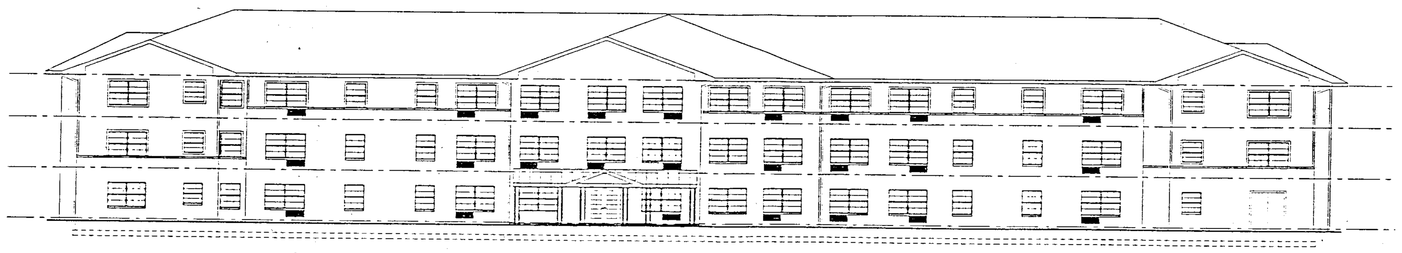
Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

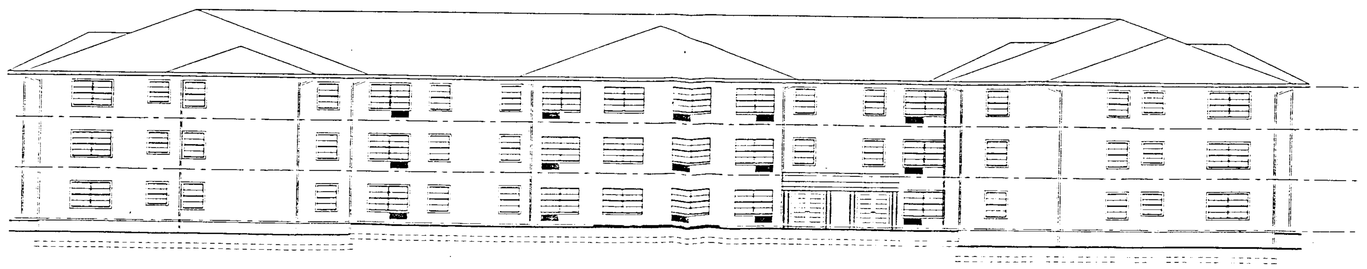
Kristine K. Howanski, Acting Chairman

Margaret Worrall

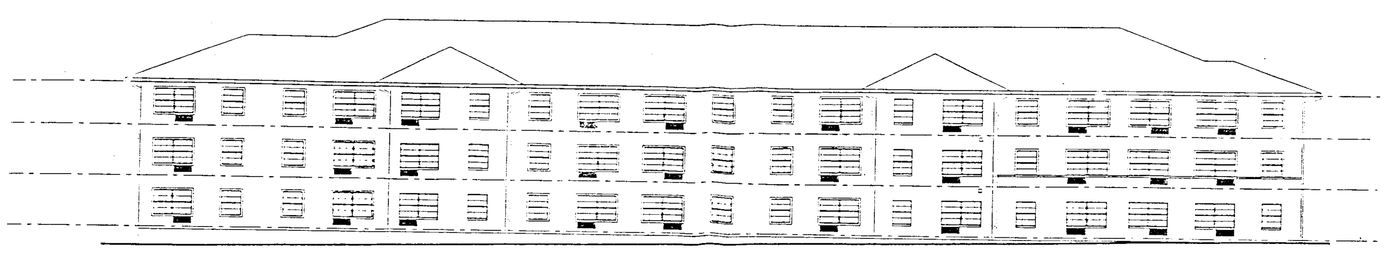
Charles L. Marks



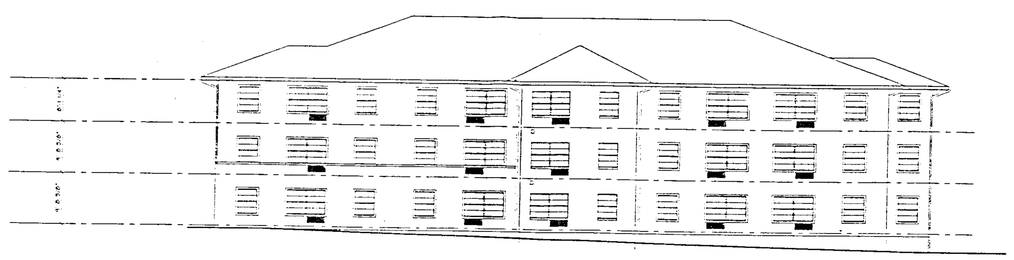
NORTH ELEVATION
SCALE : 1/16" = 1'-0"



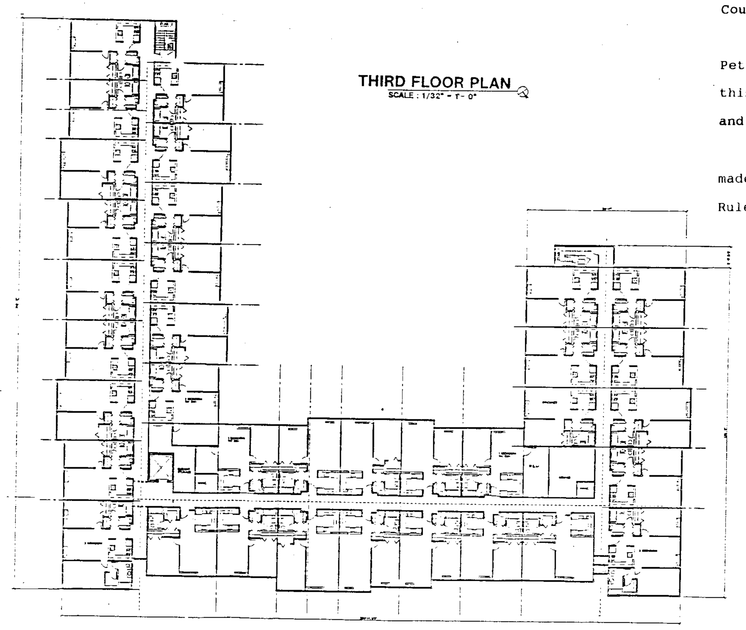
SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



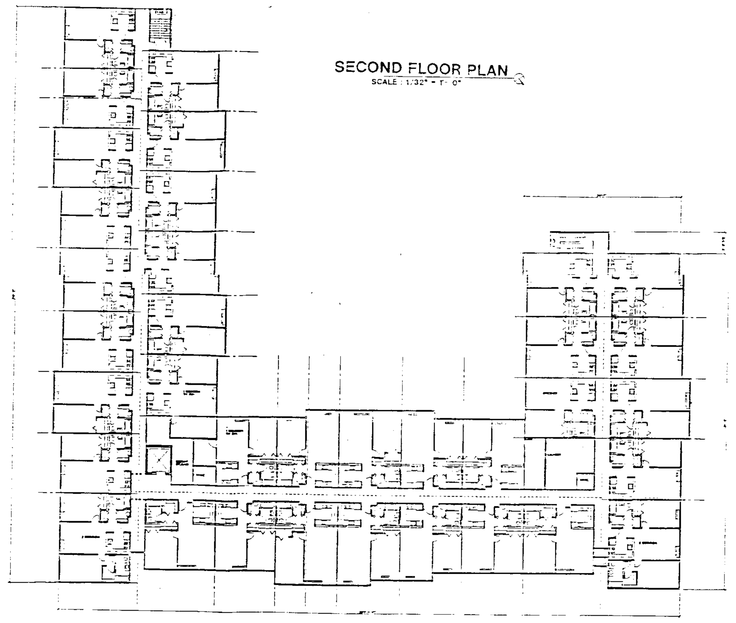
EAST ELEVATION
SCALE : 1/16" = 1'-0"



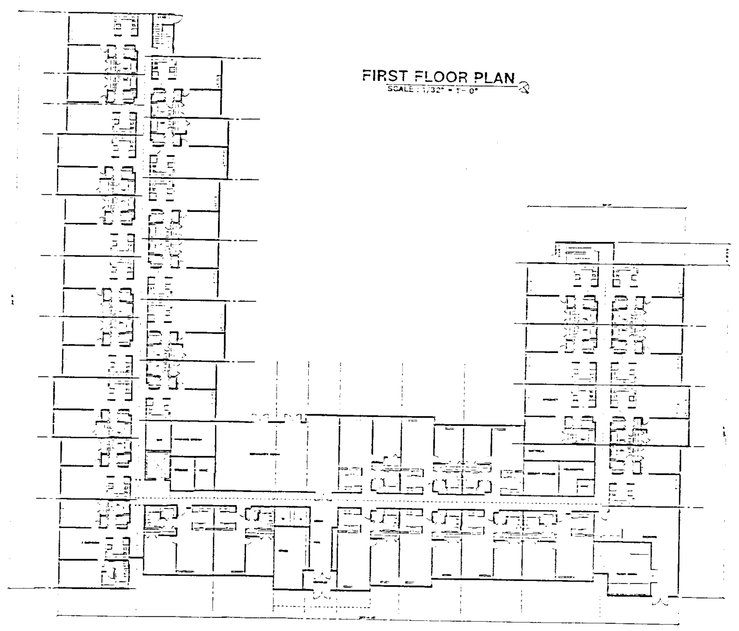
WEST ELEVATION
SCALE : 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE : 1/32" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/32" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/32" = 1'-0"

GENERAL NOTES

Parkview at Woodlawn

Notes for Documented Site Plan

#* 1 Existing zoning is DR 5.5

#* 2 Proposed zoning is DR 16.0

3 Existing Use - Site is undeveloped - there are no structures to be retained

4 Proposed Principal Use - Class A elderly housing with no assisted living or nursing units, a 24-hour residential use with a maximum of 5 employees

5 Proposed Accessory Uses - In accordance with the provisions of Section 432.1B, BCZR, the following accessory uses are contemplated:

a Administration, management, building and ground maintenance, and laundry facilities

b Common recreation/meeting rooms with kitchen

c Lounges, card and game rooms, and other common facilities for the use of residents and their guests

d Separate storage space for the use of residents outside of their apartments

6 Density Calculations - Maximum Number of Dwelling Units

a Net Site Area 5.00 Acres ±

b Gross Site Area - includes ±1 Net ±1 Featherbed Lane 5.31 Acres ±

c Maximum Permitted Units @ DR16 84.96 Density Units

d. Density Calculations - Preliminary Housing Mix

Unit Type	No. Dwelling Units (D.U.)	Factor	No. Density Units (D.U.)
2 Bedroom	5	1.0	5.00
1 Bedroom/Den	6	1.0	6.00
1 Bedroom	87	0.75	65.25
Efficiency	3	0.50	1.50
TOTALS	101 D.U.	-	77.75 Den.U.

e. The mix of dwelling unit types and density units is based on expected demand based on current trends. This mix may be modified if the total number of proposed density units does not exceed the maximum 84.96 density units permitted by the requested DR-16 zoning or is not below 77.0 density units

#* 7. Off Street Parking

a Class A Elderly Housing Requirement: 1 space for each 1-1/2 dwelling units

b Maximum Proposed Units 112 Units

c Required Parking 68 Spaces Min

d Spaces to be Provided 78 Spaces

e. Paving will be of a durable, dustless surface which shall be properly drained to not create any undesirable conditions

f. On site lighting will be arranged to reflect light away from adjoining properties and to not shine - to the path of oncoming cars - light standards within the BTA buffer shall not exceed 16 feet in height

g All parking spaces will be striped

h. Loading area is as shown

i. All parking spaces to be 8 1/2' x 18'. Four handicapped spaces are provided.

* Existing zoning is DR 16 /1 See 11-18-96 Board of Appeals order

** See refined calculations as approved on the Development Plan, sheet 1 of 3.

13 Architectural Style: Exterior Materials

Architectural elevations/renderings are as shown on the attached 24" x 36" plan. Materials are subject to modification as final plans and architectural plans develop. Building Colors may be modified similarly. Materials may be some combination of stucco

14 Screening/Buffer Way - Proposed Off-site way and parking details are shown on the attached plan on Featherbed Lane and Road. They are based on preliminary plans by Baltimore County at this time and include berms, which are partial and screened, or as may be modified by agreement

15 This site is not located in the Chesapeake Bay Critical Area

16 An existing stream is shown. There is no 100 year floodplain. Wetlands are as shown on the attached plan

17 Public Utilities - All utilities are to be installed DR 16 in accordance with Baltimore County standards and specifications. Water and sewer will be provided by Baltimore County. Electric, telephone, cable TV and gas will be provided by Baltimore Gas and Electric Co. Underground service will be provided to the site. Refuse collection will be by private contractor. Trash will be stored in dumpsters located in the parking area. The maximum building height will be shown on the plan

18 Vehicular Circulation - Site access may be served via Featherbed Lane. Access to residential opportunities for residents off the site

19 All buildings will have an alarm system which is based on the requirements of the Baltimore County Fire Marshal

20 The site is served by existing public water, sewer and storm drains. The new utilities are as shown

21 Other required Zoning relief actions

A special exception pursuant to BCZR Section 432.4 to permit

a The parking lot have a buffer and setback as little as 10 feet in lieu of the 50 feet and 75 feet, respectively, required by BCZR Section 1B01.1.B.1.e.(2)

b To permit side yard buffer areas to be graded, cleared and landscaped in lieu of the provisions of BCZR Section 1B01.1.B.1.e.(3)

A variance to BCZR Section 413.1D to permit a sign 40 square feet in area identifying the elderly housing facility with a rental office in lieu of the 15 square feet permitted

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

FINAL DEVELOPMENT PLAN
WITH SCHEMATIC LANDSCAPING
PDM # II-576

Park View at Woodlawn

2020 Featherbed Lane

2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

PRINTED

APR 1 7 1998

DAFT-McCUNE-WALKER, INC.

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	04/14/98
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	RGB
DRAWN:	RGB
DESIGNED:	
CHECKED BY:	CVM
DATE CHECKED:	04 14 98
SCALE:	AS SHOWN
PROJECT NO.:	96012.B
DRAWING:	3 OF 3

ZONED DR 5.5

READ ROAD

PARK VIEW AT WOODLAWN

MANAGED BY SHELTER PROPERTIES CORP.

Vicinity Map
Scale: 1" = 1000'

NOTE: SIGN TO BE DOUBLE SIDED AND APPROXIMATELY 40.5 FT IN SIZE

DATA SOURCES:

1) TOPO - BALTO. COUNTY 200 S
2) UTILITIES- PUBLIC DRAWINGS
3) WETLANDS - FIELD LOCATED BUT NOT SURVEYE

PROPOSED 3 STORY CLASS A ELDERLY HOUSING 101 UNITS FF 448.0

PROPOSED STORMWATER MANAGEMENT AREA

ZONED DR 5.5

TOMBER COURT

FEATHERBED LANE

KINCHELOE AVENUE

ZONED DR 16

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

PLAN TO ACCOMPANY OUT OF CYCL RECLASSIFICATION, SPECIAL EXCE VARIANCE WITH DOCUMENTED SITE

PARK VIEW AT WOODLAWN

ELECTION DISTRICT 3 COUNCILMANIC
BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:
SCALE: 1"=30'
PROJECT NO.: 96012

BASE:
DRAWN:
DESIGNED:
CHECKED BY:
DATE CHECK
DRAWING:

OWNERS

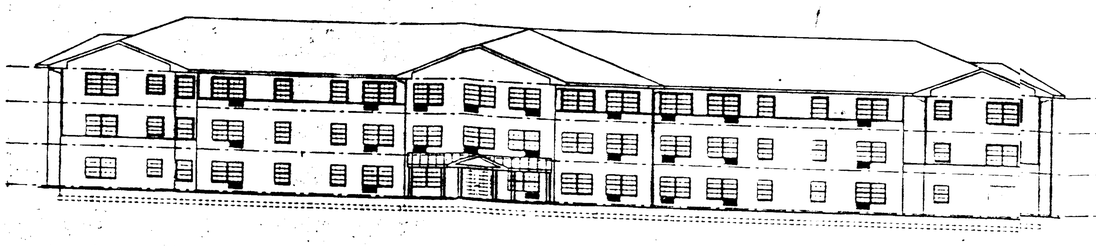
NELSON A. MACKEN
PATRICIA M. CLIFTON
EDWINA MACKEN
DEPARTMENT OF ENGINEERING
SWARTHMORE COLLEGE
SWARTHMORE, PA 19801
9172/753 DEED REF.
0213200100 TAX ID NO.

CONTRACT PURCHASER

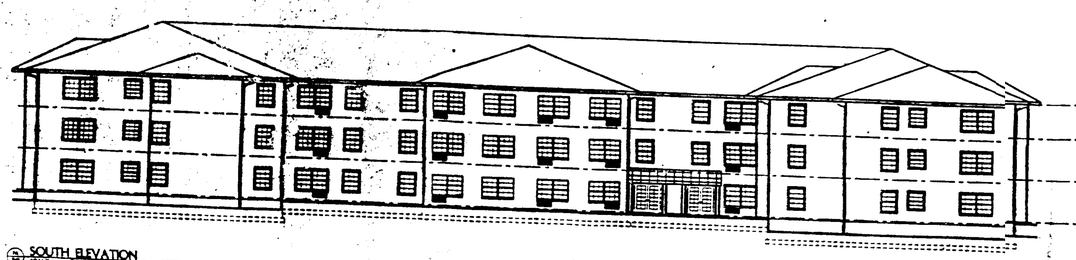
SHELTER DEVELOPMENT, L.L.C.
218 NORTH CHARLES STREET
BALTIMORE, MD 21201

Petitioners #2

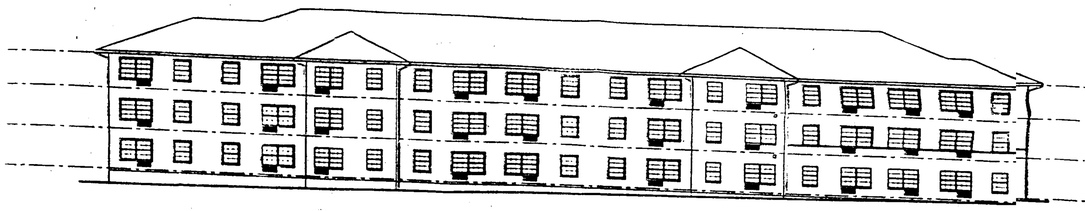
CR-97-115-XA



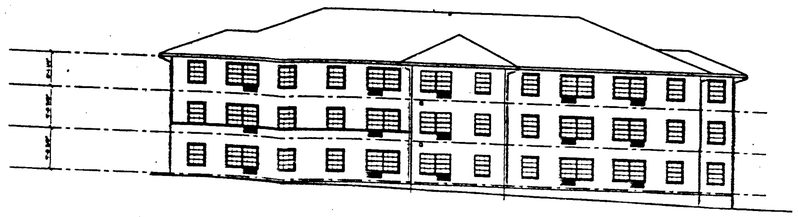
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
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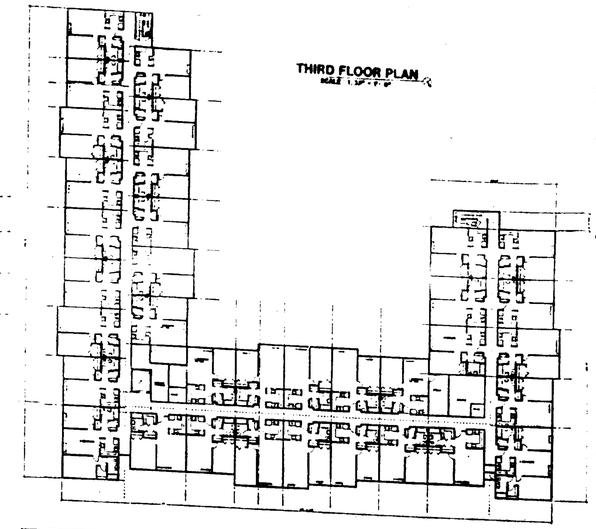
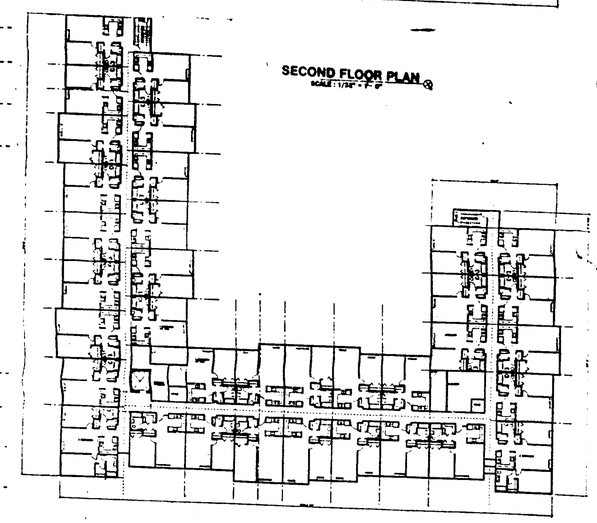
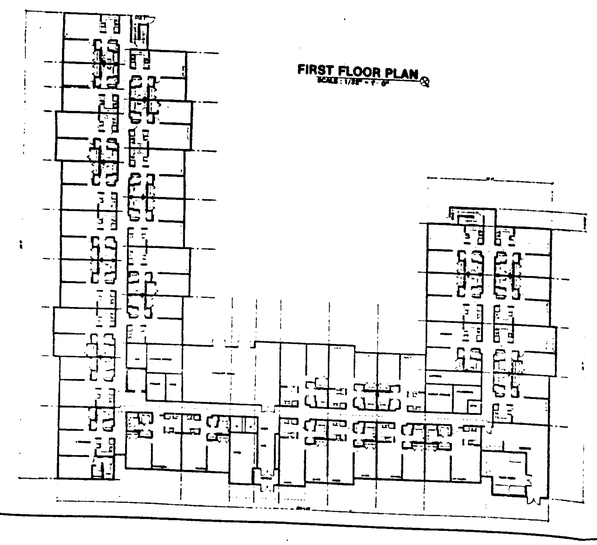


THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

Petitioner at Woodlawn

Notes for Documented Site Plan

1. Existing zoning is DR 5.5.
2. Proposed zoning is DR 16 S.
3. Existing Use - Site is undeveloped, there are no structures to be retained.
4. Proposed Principal Use - Class A elderly housing with no associated living or nursing units; a 24-hour residential use with a maximum of 3 employees.
5. Proposed Accessory Uses - In accordance with the provisions of Section 426.1B, BCZR, the following necessary uses are establishment:
   a. Administration, management, building and ground maintenance, and laundry facilities.
   b. Common recreation/meeting rooms with kitchen.
   c. Lounges, card and game rooms, and other common facilities for the use of residents and their guests.
   d. Separate storage space for the use of residents outside of their apartments.
6. Density Calculations, Maximum Number of Dwelling Units
   a. Net Site Area: 5.00 Acres ±
   b. Gross Site Area (Includes 21 feet of Fredhurst Lane): 5.31 Acres ±
   c. Maximum Permitted Units @ DR16: 84.96 Dwelling Units
   d. Density Calculations - Preliminary Housing Mix

Unit Type	No. Dwelling Units (DU)	Factor	No. Density Units (DU)
2 Bedroom	5	1.0	5.00
1 Bedroom/Den	6	1.0	6.00
1 Bedroom	67	0.75	66.25
Efficiency	3	1.50	1.50
TOTALS	101 D.U.		77.75 DN.U

   e. The mix of dwelling unit types and density units is based on expected demand based on current trends. This mix may be modified if the total number of proposed density units does not exceed the maximum 84.96 density units permitted by the requested DR-16 zoning or is not below 77.6 density units.
7. Off-Street Parking
   a. Class A Elderly Housing Requirement: 1 space for each 1-1/2 dwelling units
   b. Maximum Proposed Units: 112 Units
   c. Required Parking: 56 Spaces Min.
   d. Spaces to be Provided: 78 Spaces
   e. Paving will be of a durable, dustless surface which shall be properly drained to not create any unfavorable conditions.
   f. On-site lighting will be arranged to reflect light away from adjoining premises and to not shine into the path of oncoming cars. Light standards within the RTA buffer shall not exceed 16 feet in height.
   g. All parking spaces will be striped.
   h. Loading area is as shown.
   i. All parking spaces to be 9-1/2' x 18'. Four handicapped spaces are provided.
8. Architecture Style, Exterior Materials
   Architecture and exterior materials are as shown on the attached architectural drawings. Details are subject to modification as final plans and specifications are prepared and/or related. Building footprints may be modified similarly. Materials may be siding, brick and/or stucco.
9. Street Rights-of-Way - Proposed right-of-way and paving details are shown for Fredhurst Lane and Road Road. They are based on preliminary data by Baltimore County and are subject to modifications as plans are reviewed, or as may be modified by waiver.
10. This site is not located in the Chesapeake Bay critical area.
11. An existing stream is shown. There is no 100-year floodplain, wetlands and associated forest buffers are shown.
12. Future Actions - At such time as the proposed DR 16 documented site plan requirement is reserved, a plan shall be submitted for review and approval. This documented site plan and its details addressed, and are subject to modification, to state shall the number of dwelling units exceed 112 units, the number of parking spaces be greater than 84 spaces, or the location of the building and accessory parking be beyond the maximum building envelope shown on this plan.
13. Vegetation in local open space may be selectively thinned to provide recreational opportunities for the residents, if the present.
14. All boundary information shown hereon is based on deed references and not a field boundary survey.
15. This site is served by existing public water, sewer and storm drains. Their locations are as shown.
16. Other required zoning relief actions:
   A. Special exception pursuant to BCZR Section 426.4 is permit:
   a. The parking to have a buffer and setback as little as 16 feet in lieu of the 30 feet and 75 feet, respectively, required by BCZR Section 1B01.1.B.1.c.d.
   b. To permit also said 16 foot buffer area to be graded, planted and landscaped in lieu of the provisions of BCZR Section 1B01.1.B.1 only.
   A variance to BCZR Section 413.1.D to permit a sign 48 square feet in area identifying the elderly housing facility with a rented office in lieu of the 16 square feet permitted.

Petitioner's #1

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 TO ACCOMPANY OUT OF CYCLE ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE WITH DOCUMENTED SITE PLAN

PARK VIEW AT WOODLAWN

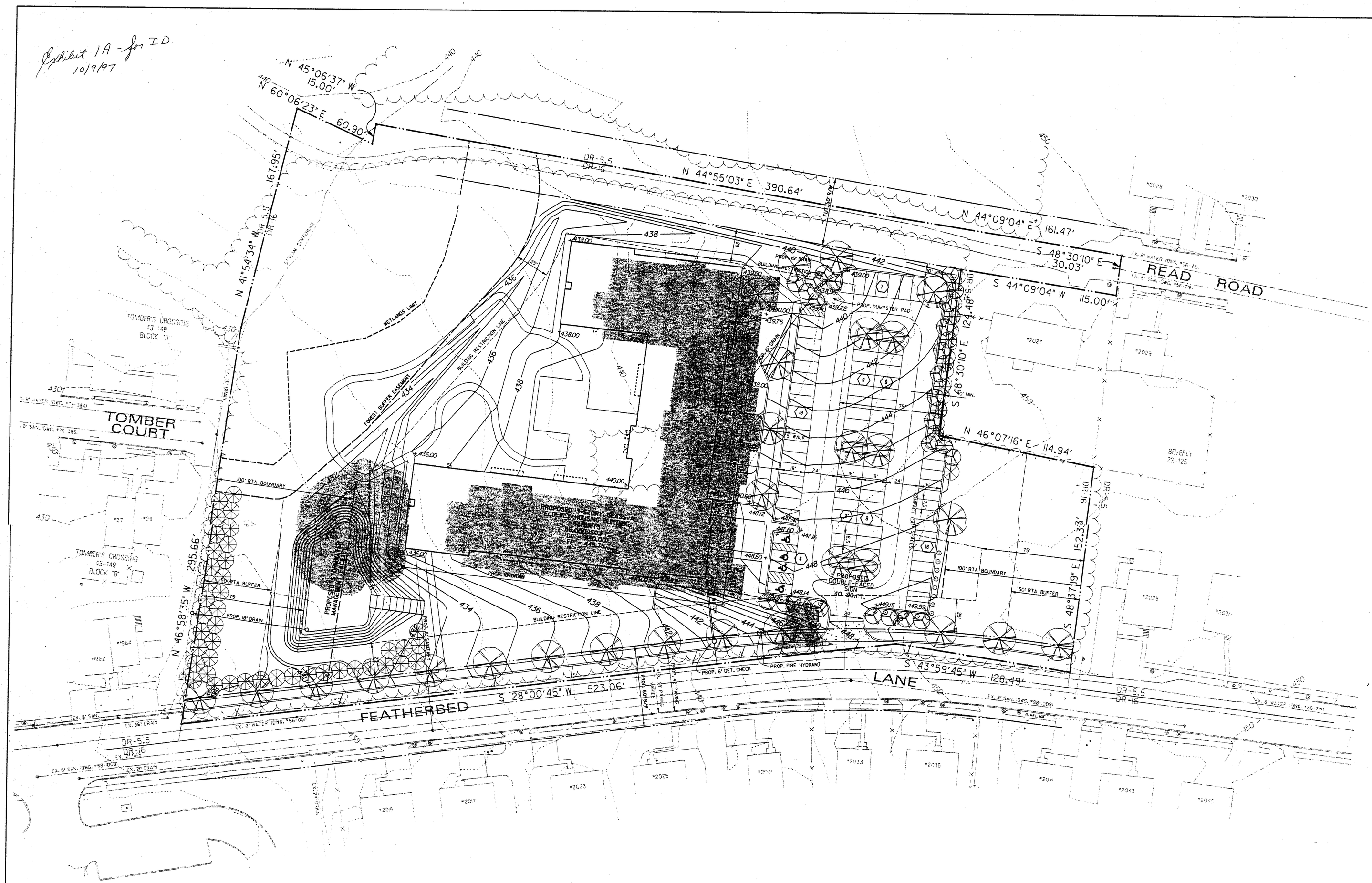
ELECTION DISTRICT 2 — COUNCILMANIC DISTRICT 2
BALTIMORE COUNTY, MARYLAND

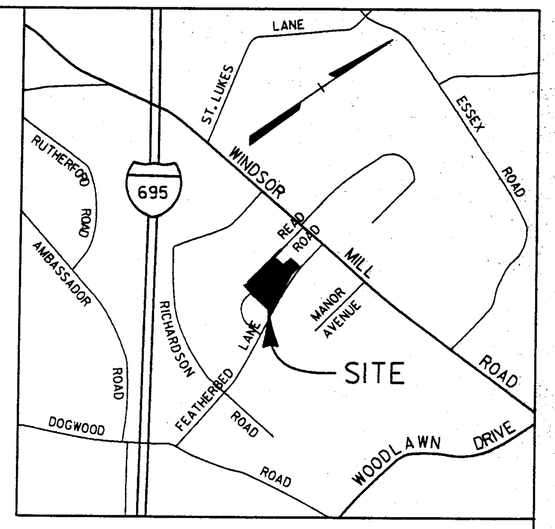
STATE OF MARYLAND — RICHARD L. HOFFMAN — No. 9000 — PROFESSIONAL ENGINEER

DATE	BY	REVISIONS

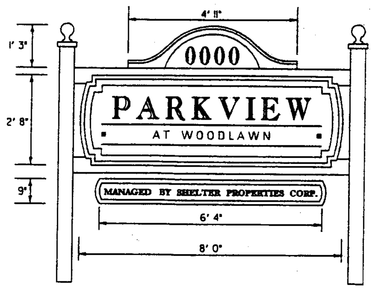
ISSUE DATES			
REVIEW:		BASE:	DKH
BID:		DRAWN:	DKH
PERMIT:		DESIGNED:	RLH
CONSTRUCTION:		CHECKED BY:	CVM
SCALE: AS SHOWN		DATE CHECKED:	
PROJECT NO.: 96012		DRAWING:	2 OF 2

Exhibit 1A - for I.D.
10/9/97





VICINITY MAP
SCALE: 1" = 1000'



DETAIL OF PROPOSED IDENTIFICATION SIGN
NOT TO SCALE
NOTE: SIGN TO BE DOUBLE-SIDED AND APPROXIMATELY 40 SQ.FT. IN SIZE

DATA SOURCES:

PROPERTY BOUNDARY SHOWN HEREON IS TAKEN FROM A SURVEY IN PROGRESS BY DAFT - MCCUNE - WALKER, INC. IN 7/97.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A FIELD- RUN SURVEY BY DAFT - MCCUNE - WALKER, INC. IN 6/97.

ACCORDING TO FEMA COMMUNITY PANEL NUMBER 240010 0380 B, NO 100-YEAR FLOODPLAIN IS MAPPED FOR THIS SITE.

SOILS SHOWN HEREON WERE TAKEN FROM THE SOIL SURVEY OF BALTIMORE COUNTY, MARYLAND, 1976.

WETLANDS DELINEATION APPROVED BY DEPRM ON APRIL 25,1996.

SITE DATA

Zone	Acres	Units Allowed	Density Units	Units Proposed
D.R. 16	5.31 Acres ±	84.96 DN.U.		
Efficiency Apartments			2.5	8
1 Bedroom Apartments			67.5	90
2 Bedroom Apartments			5	5
Total	5.31 Acres ±		75 DN.U.	101

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Average Daily Trips	Open Space Required	Open Space Proposed	Phase	Development Schedule
Efficiency Apartments	8							
1 Bedroom Apartments	90							
2 Bedroom Apartments	5							
Total	101	68	82	364	1.51	1.51	1	DEC. 1997

County / State Adopted Plans

Existing	Not Existing	In Conformance	
x		x	Master Plan 1989-2000
x		x	Community / Revitalization Plan
	x		Kco. Parks Master Plan
	x		Streetscape Plan
	x		Greenways Plan

Proposed Plants

28 Major Deciduous Trees

23 Minor Deciduous Trees

20 Shrubs

51 Evergreen Trees

PRINTED

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

DEVELOPMENT PLAN/DOCUMENTED SITE PLAN COMPARISON

Parkview @ Woodlawn

9TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

ISSUE DATES
REVIEW: 8-15-97
BID:
PERMIT:
CONSTRUCTION:

BASE: RGB
DRAWN: RGB
DESIGNED:
CHECKED BY: CVM
DATE CHECKED:
SCALE: 1" = 30'
PROJECT NO.: 960128
DRAWING: 1 OF 1

PDM# II-576

Exhibit #1
10/9/97

ZONED DR-5.5

PON, TOM AND EVELYN
02-02-16600830
9528/217

SUMMERS, IRVING & ELEANOR
02-19-850170
3161/554

N 45°06'37" W 15.00'
N 60°06'23" E 60.90'
N 44°55'03" E 390.64'
N 44°09'04" E 161.47'
S 48°30'10" E 30.03'
S 44°09'04" W 115.00'
N 46°12'32" E 115.27'
S 48°30'10" E 124.48'
S 48°30'10" E 152.13'
S 43°59'46" W 128.48'
S 28°00'45" W 523.07'
N 46°58'35" W 295.66'
N 41°54'34" W 167.95'

5' PRIVATE LANE
S.M. 41/275

FUT. 50' R/W

READ ROAD

EX. 8" WATER (DWG. #56-215)
EX. 8" SAN. (DWG. #56-216)

TOMBER COURT

PROPOSED 3-STORY, CLASS A ELDERLY HOUSING BUILDING
101 UNITS
86,000 SQ.FT.
LL = 440.00
FF = 449.75

PROPOSED STORMWATER MANAGEMENT FACILITY

PROP. ELEC. TRANSFORMER (BY-OTHERS)

PROP. 18" DRAIN

PROP. 15" DRAIN

PROP. DUMPSTER PAD

BUILDING RESTRICTION LINE

FOREST BUFFER EASEMENT

WETLANDS MIT.

100' RTA BOUNDARY

50' RTA BUFFER

75' SETBACK

10' MIN. BUFFER

5' WALL

PROPOSED DOUBLE-FACED SIGN
40 SQ.FT.

COMPACT CAR SPACES

219'+/-

233'+/-

PROP. 6" DET. CHECK

PROP. FIRE HYDRANT

PROP. 8" SAN.

PROP. 6" RJM

EX. 24" PAVING

EX. 8" WATER (DWG. #56-214)

EX. 8" SAN. (DWG. #88-1009)

350' TO CORNER OF FEATHERBED LANE & WINDSOR MILL ROAD

MAIL BOX

ZONED DR-5.5
ZONED DR-16

LANE

FEATHERBED

P.O.B.
N 10904.28
W 35027.39

15'+/- NORTHWESTERLY

100'+/- NORTHEASTERLY

W 35000
N 10500

W 34750
N 10750

KINCHLOE AVENUE

MACKEN, EDWINA
22-00-002969
8505/196

HOWARD, WALTER DANIEL & BELINDA MORGAN
22-00-002374
8638/211

BEVERLY
22-125

SCHAFFER, WILLIAM T. & MARGARET A.
02-19-072770
4420/077

SHAH, TASVIR & SUJATA T.
02-13-200350
8543/809

FEATHERBED TERRACE DEVELOPMENT CORP.
02-22-0001933 9

HUGGINS, LAWRENCE & MARY
02-22-0001933 8
11093/427

KING, MONTEZ & CHELISA
02-22-0001933 7
776/697

WARD III, HOLDEN
JONES, BRIGITTE
02-22-0001933 6
10776/723

FEATHERBED TERRACE DEVELOPMENT CORP.
02-22-0001933 5

FEATHERBED TERRACE DEVELOPMENT CORP.
02-22-0001933 4

MOORE, TYRONE
02-22-0001933 3
11352/143

MATTHEWS, DOUGLAS & GLENDA
02-22-0001933 2
10758/734

BELL, WILLIAM & BEVERLY
02-22-0001934 0
10917/241

HANSBORO, TYRONE & CLAUDETTE
02-22-0001934 4
10944/072

LYLES, SHARRON
02-22-0001934 2
10758/575

DELOATCH, BERTRAND
02-22-0001934 3
11355/065

STORMWATER MANAGEMENT RESERVATION

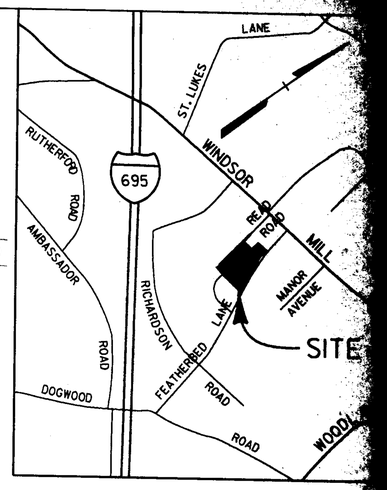
FEATHERBED TERRACE DEVELOPMENT CORP.
02-22-0001934 1

OWNERS:

NELSON A. MACKEN
PATRICIA M. CLIFTON
EDWINA MACKEN
DEPARTMENT OF ENGINEERING
SWARTHMORE COLLEGE
SWARTHMORE, PA 19801
DEED REF.: 9172/753
TAX ID NO.: 02-13-200100

CONTRACT PURCHASER:

WOODLAWN APARTMENTS,
LIMITED PARTNERSHIP BY,
SHELTER DEVELOPMENT, L.L.C.
218 NORTH CHARLES STREET
BALTIMORE, MD 21201



VICINITY MAP

SCALE: 1" = 1000'

DATA SOURCES:

PROPERTY BOUNDARY SHOWN HERE TAKEN FROM A FIELD-RUN SURVEY MCCUNE - WALKER, INC. IN 7/97.

TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A FIELD-RUN S DAFT - MCCUNE - WALKER, INC. IN 6

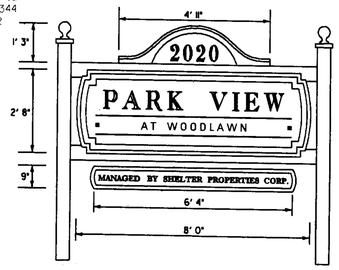
DATA SOURCES:

ACCORDING TO FEMA COMMUNITY NUMBER 240010 0380 B, NO 100- FLOODPLAIN IS MAPPED FOR THIS

SOILS SHOWN HEREON WERE T SOIL SURVEY OF BALTIMORE COU MARYLAND, 1976.

WETLANDS DELINEATION APPROVED ON APRIL 25, 1996.

FENCES WILL BE PERMITTED AS



DETAIL OF PROPOSED IDENTIFICATION SIGN

NOT TO SCALE

NOTE: SIGN TO BE DOUBLE-SIDED AND APPROXIMATELY 40 SQ.FT. IN SIZE

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

REVISED
PLAN TO ACCOMPANY OUT O RECLASSIFICATION, SPECIAL E VARIANCE WITH DOCUMENT

Park View at We

2020 Featherbed L

ELECTION DISTRICT 2 COU
BALTIMORE COUNTY, MARY

DATE	BY	REVISION
09/26/97	DMW	Added fence note.

ISSUE DATES	
REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
SCALE:	1" = 30'
PROJECT NO.:	96012.B

BASE:
DRAWN:
DESIGN
CHECK
DATE O
DRAW