

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING for
Baptist Home of MD/DE, Inc.
(10729 Park Heights Avenue)
3rd Election District
3rd Councilmanic District

Baptist Home of MD/DE, Inc.
Owner/Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. III-393 and 97-230-SPH
*

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). That Section allows an applicant seeking development plan approval and special hearing relief, to combine the public hearings required for such approvals into one single hearing. In this case, the applicant seeks approval of a red-lined development plan prepared by LPJ Inc., for the proposed development of the subject property by Baptist Home of Maryland, Inc., Owner/Developer, with three (3) single family dwellings. The Owner/Developer also seeks approval, pursuant to the Petition for Special Hearing filed in companion Case 97-230-SPH, to create three (3) undersized R.C.5 non-density parcels and one (1) R.C.2 non-density parcel, and the removal of an existing special exception from a portion of the tract. The subject property and requested relief are more particularly described on the development plan and driveway profile drawings submitted into evidence as Developer's Exhibits 1A and 1B.

Appearing at the public hearing required for this project were Keith R. Bryan, the Assistant Administrator of the Baptist Home facility, George E. Gavrelis, Land Planner and former Deputy Director of the Baltimore County Office of Planning, Frederick R. Thompson, Professional Engineer who prepared the development plan for this project, and numerous

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residents of the Baptist Home. The Owner/Developer was represented by Robert A. Hoffman, Esquire. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including David Flowers with Development Management, Carl Richards and Kate Milton with Zoning Review, and Stephanie Wright of Land Acquisition, all divisions of the Department of Permits and Development Management (DPDM), R. Bruce Seeley, a representative of the Department of Environmental Protection and Resource Management (DEPRM), and Carol McEvoy, with the Office of Planning (OP). Appearing in opposition to the request were Norman E. Gerber, also a Land Planner and former Director of the Baltimore County Office of Planning. Mr. Gerber was retained by Robert M. Elkins, an adjacent property owner. Dr. Elkins was represented at the hearing by Edward C. Covahey, Jr., Esquire,

As to the history of this project, the concept plan conference for this development was conducted on March 18, 1996. As required, a community input meeting was held on May 8, 1996 at the Baptist Home. Subsequently, a development plan was submitted and a conference held thereon on November 13, 1996. Following the submission of that plan, comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the Hearing Officer's Hearing which, after several postponements, finally took place on May 19, 1997.

The subject property is roughly rectangular in shape and is comprised of 41.77 acres, split zoned R.C.2, R.C.3, and R.C.5. The property is located along Park Heights Avenue, north of Greenspring Valley Road in Owings Mills. The R.C.2 zoned portion of the property generally comprises the rear of the site, and is unimproved. The R.C.2 area contains approxi-

mately 18.95 acres. The R.C.3 zoned portion of the property contains approximately 14.96 acres in area and was described at the hearing as being "hatchet shaped". The R.C.3 zoned portion of the property contains the existing improvements on the site, including two residences, as well as the Baptist Home elderly housing facility, several outbuildings and a macadam paved driveway and parking area. The R.C.3 zoned portion of the property fronts Park Heights Avenue. The R.C.5 zoned portion of the site is located in the northern portion of the property and is unimproved. That portion of the site contains 7.86 acres in area.

The zoning history of the overall tract is significant. The first zoning case of record is Case No. 63-152-XA. In that case, special exception relief was granted for a 40-unit boarding home for the aged on November 26, 1963. In fact, that special exception was utilized and an elderly home has existed on the property since that approval. It is of note that the home is contained within a historic structure known as "Rainbow Hall", a building previously used as a residence by General Douglas MacArthur. Testimony regarding the Baptist Home operation was offered by Keith R. Bryan, Assistant Administrator for the facility. Mr. Bryan indicated that the facility is licensed to provide continuing care for up to 64 elderly residents; however, the current population at the facility numbers 49. The average age of the residents is 89 years. There are 55 full and part-time employees at the facility, who are spread over three shifts, 7AM - 3PM, 3PM - 11PM and 11PM - 7AM. Most of the employees work during the day. Mr. Bryan also testified that the elderly home operation was entirely confined to the R.C.3 zoned portion of the site. Mr. Bryan indicated that the rest of the property was not utilized to support the activities at the home, but for part of the R.C.2 zoned portion of the

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property which is used as a septic reserve area. He also opined that the residential development of the unimproved/non-utilized portion of the site would result in no impact to the elderly home use.

Returning to the zoning history of the site, it is manifest that the property's zoning in 1963 permitted the boarding home for the elderly use by special exception. Therefore, it must be concluded that the use established at that time was a permitted special exception use.

In 1969, certain additions were made to the boarding home which enlarged its overall size. Apparently, there was no zoning hearing at that time and the additions were permitted under the prior approval granted in 1963. In 1975, special hearing relief was granted in Case No. 76-89-SPH which permitted the construction of an infirmary within the existing boarding home, subject to the approval of the site plan by the State Highway Administration.

In 1976, the zoning of the site was changed. Specifically, that portion of the property containing the boarding home building was downzoned to R.C.2. This classification does not permit, either by right or special exception, an elderly boarding home. There was significant testimony offered during the hearing before me about the impact of that downzoning on the prior special exception approval.

In my judgment, it is manifest that the downzoning of any property to a classification which prohibits an existing special exception use, invalidates the special exception approval. However, that is not to say that the use cannot continue. Rather, the use may continue as nonconforming, pursuant to Section 104 of the B.C.Z.R. That is, I see no distinction between a use carried on as of right and a use carried on by special exception when the zoning on the property supporting either use is changed

to prohibit same. A use carried on by right is no more valid than a use permitted following the grant of special exception approval. Both are valid and permissible uses under the B.C.Z.R. When the underlying zoning is changed, both uses become nonconforming. Thus, the boarding home became nonconforming in 1976.

Further testimony offered was that the zoning was again changed in 1988. At that time, the current zoning classifications were imposed, whereby the subject property contains the three R.C. zones. As noted above, the physical improvements on the property which contain the elderly home are located entirely on the R.C.3 zoned portion of the site, whereas the R.C.2 and R.C.5 zoned portions of the property are unimproved. The R.C.3 zoning permits convalescent homes by special exception. Thus, the Baptist Home operation was legitimized by the 1988 rezoning of the property

The last chapter in the zoning history of this property prior to the instant case occurred in 1991. In Case No. 91-166-SPHX, the Zoning Commissioner, by Order dated February 1, 1991, granted approval to amend the special exception and site plan granted in prior Case No. 63-152-XA to permit the construction of two additions to the existing facility. On appeal, by Order dated October 16, 1991, the Board of Appeals upheld the decision of the Zoning Commissioner in the prior case. In its opinion, the Board recounted the testimony of Mr. Gavrelis regarding the property's rezoning to R.C.3 in 1988. The Board also concluded that special exception approval should be granted for the subject property for the existing use and proposed additions. The Board also noted that the use formerly identified as a "convalescent home" had been deleted from the B.C.Z.R. and replaced with a "nursing home" definition. The Board concluded that the Baptist Home operation was indeed a "nursing home" and was appropriate for

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11/13/91 10:00 AM

the site. It is to be noted that the additions which were approved in 1991 were never constructed.

Turning first to the merits of the development plan, Counsel for the Developer proffered that the red-lined plan accepted as Developer's Exhibit 1A had addressed and met all County agency comments and concerns. It is to be noted that the red-lined plan contains several significant changes to the initially submitted development plan. Specifically, one of the lots on the R.C.5 zoned portion of the property was deleted. In its present form, the plan calls for development of the site with three (3) additional residences, one on the R.C.5 zoned portion of the property and two (2) on the R.C.2 zoned portion of the tract. Other changes of note are that the plan labels that portion of the property which supports the septic system as a non-density parcel, and changes to the access to the proposed dwelling on the R.C.5 zoned portion of the property are also shown. The County agency representatives at the hearing corroborated the testimony presented by the Developer that the plan had met their requirements and addressed their concerns. On behalf of DEPRM, Mr. Bruce Seeley raised but one issue, that a note be added to the plan requiring that proposed Lot 4 contain a sewer ejector pumping system. Mr. Thompson, on behalf of the Developer, indicated that the addition of such a note was acceptable and would be added. The other County agencies present, including the Office of Planning and DPDM, all indicated through their representatives that the plan was appropriate.

On behalf of his client, Dr. Robert Elkins, Mr. Covahey raised several issues. These issues relate to both the zoning relief requested as well as the development plan. The first issue raised concerns as to the legitimacy of the special exception for the nursing home, and the

impact of the removal of significant acreage from the site from that use and its conversion to residential use. As indicated above, I believe that the rezoning of the property in 1976 resulted in the elimination of the special exception approval conferred on this property in 1963. Thus, all portions of the site, except those utilized by the Baptist Home, no longer carried that approval and the portion of the site actually utilized became nonconforming. However, it is also clear that neither the parties nor Baltimore County reached this conclusion at that time. Mr. Carl Richards, Zoning Coordinator in DPDM, testified that the County has had a long-standing policy that special exception approval survives, irrespective of the downzoning of a given property. This policy, in my judgment, has no basis in the law; however, apparently it was followed in this case.

In any event, if the special exception approval was lost, as I believe, part of the special hearing relief requested in this case is not necessary. That is, the R.C.2 zoned portion of the tract, but for the septic reserve area, need not be removed from the special exception area. The R.C.5 zoned portion of the site need not be removed either. Both were effectively removed at the downzoning of the property. However, even if the County's policy was followed, relief would be granted to remove those portions from the special exception approval now. Contrary to the Protestants' assertions, there was no persuasive testimony offered that the portion of the property now proposed to be residentially developed is used in any manner to support the nursing home facility. Mr. Bryan's testimony was persuasive on this point, as was Mr. Gavrelis'. Thus, I see no impediment to approval of the development plan and the granting of the zoning relief requested, based upon the historical use of the site and its zoning history.

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The second issue raised by the Protestants relates to the septic system. In this regard, it is significant to note that this system is in place now and apparently is located in a part of the R.C.2 zoned portion of the property. Moreover, from a review of the prior plans, it is evident that as recent as 1991, the septic system was incorrectly shown to be located entirely in the R.C.3 zoned portion of the site. I will not require the Owner/ Developer to relocate its existing septic system. Such a requirement would be entirely inconsistent with the existing use of the property and defies common sense. Moreover, this Zoning Commissioner has held in prior cases that R.C.2 properties can be designated as "non-density". (See e.g., Case No. 96-80-SPH). For all of these reasons, I shall approve the use of the non-density R.C.2 zoned portion of the site for the Baptist Home septic system.

Other issues raised by the Protestants relate to a potential problem regarding storm water runoff, the protection of the wetlands which cross a portion of the rear of the property, and whether the proposed red-lined plan should be approved. All of these concerns were addressed by the Owner/Developer, through the testimony of Mr. Thompson and Mr. Gavrelis. In my judgment, their testimony was dispositive.

Based upon the cumulative testimony and evidence offered, I am persuaded to approve the development plan and grant the requested zoning relief. For the reasons set forth hereinabove, I find that the development plan complies with all County agency comments, regulations and requirements, and should be approved. Moreover, as more fully set forth above, the zoning relief should likewise be granted. However, I will condition the relief granted herein. As noted above, certain additions to the existing nursing home facility were approved in 1991. At the time of

approval, the Petitioner offered no plans for the development of the balance of the property. Under the present proposal, the balance of the property will be improved. Moreover, the area of the special exception as shown on the old plan, has been compressed.

The testimony offered was that the additional wings approved in 1991 have not been constructed. Based on the testimony and evidence presented, I shall condition my approval by quashing the approval granted by the Board of Appeals in prior Case No. 91-166-SPHX. That is, by my approval of this development plan and zoning relief herein, the approvals for the additions granted in 1991 be and are hereby extinguished. This is not to say that the Baptist Home may never again expand. The elimination of the approvals previously granted is without prejudice so that the Baptist Home may re-Petition in the future. I impose this condition to prevent an over-intensification of the use on site. I believe it inappropriate to permit additional development on the site through the development plan, when the property has not been built out with prior approved improvements. If additions to the Baptist Home are eventually contemplated, it would be appropriate for this Zoning Commissioner, or subsequent Commissioner, to conduct a public hearing to determine the impact of such expansion, not only on existing residences, but on those proposed by the development plan in this case. For this reason, this condition is imposed.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the special hearing relief granted consistent with the comments contained herein and the restrictions set forth hereinafter.

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Date

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THEREFORE, IT IS ORDERED by the Zoning Commissioner and Hearing Officer for Baltimore County this 3rd day of June, 1997 that the development plan for Baptist Home of MD/DE, Inc., identified herein as Developer's Exhibits 1A and 1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval to create one (1) R.C.2 non-density parcel and the removal of an existing special exception from a portion of the tract, in accordance with Developer's Exhibits 1A and 1B, be and is hereby GRANTED, subject to the following restrictions:

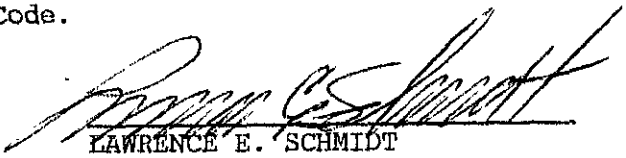
1) The Owner/Developer shall submit within thirty (30) days of the date of this Order, a revised development plan incorporating the conditions and restrictions of this Order.

2) The Order issued by the County Board of Appeals, dated October 16, 1991, be and is hereby expressly extinguished so that any contemplated improvements to the Baptist Home facility must be approved through a subsequent Petition for Special Hearing process.

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval to create three (3) undersized R.C.5 non-density parcels, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LES:bjs


LAWRENCE E. SCHMIDT
Hearing Officer
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 3, 1997

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

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL HEARING
Baptist Home of MD/DE, Inc.
(10729 Park Heights Avenue)
3rd Election District - 3rd Councilmanic District
Baptist Home of MD/DE, Inc. - Owner/Developer
Case Nos. III-393 and 97-230-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Special Hearing granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Keith R. Bryan, Baptist Home
10729 Park Heights Avenue, Owings Mills, Md. 21117

Mr. Frederick Thompson, 429 East Lake Avenue, Baltimore, Md. 21212

Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Md. 21204
Mr. Norman E. Gerber, 35 Pickburn Court, Cockeysville, Md. 21030

Dave Flowers, Proj. Mgr. PDM; DEPRM; DPW; People's Counsel; Case/File

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10729 PARK HEIGHTS AVENUE
which is presently zoned RC-2, RC-3, RC-5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

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

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

BAPTIST HOME OF MD/DE, INC
(Type or Print Name)

Carolyn Jackson President
Signature

CAROLYN JACKSON
(Type or Print Name)

Signature

10729 PARK HEIGHTS AVE (410) 484-3324
Address Phone No

OWINGS MILLS MD 21117
City State Zipcode

Name, Address and phone number of representative to be contacted.

CINDY A. GOWER, P.E.
Name
GOWER THOMPSON INC
429 EAST LAKE AVE (410) 532-0101
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

ARTHUR W. TRUMP JR.
8503 Hill Springs Dr. 682-8909
Elkridge MD 21093
Address Phone No. State Zipcode

PETITION FOR SPECIAL HEARING
(ATTACHMENT)

ADDRESS: 10729 PARK HEIGHTS AVENUE

OWNER: BAPTIST HOME OF MD/DE, INC.

SPECIAL HEARING REQUESTS FOR APPROVAL OF ZONING COMMISSIONER:

- TO CREATE THREE UNDERSIZED RC-5 NON-DENSITY AND ONE RC-2 NON-DENSITY PARCELS.
- FOR THE REMOVAL OF EXISTING SPECIAL EXCEPTION FROM A PORTION OF THE TRACT.

ORDER RECEIVED FOR FILING

Date

4/3/97

By

[Signature]

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230

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL HEARING

**BAPTIST HOME OF MD/DE, INC.
10729 PARK HEIGHTS AVENUE**

BEGINNING FOR THE SAME AT A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF PARK HEIGHTS AVENUE APPROXIMATELY 2,300 FEET NORTH MORE OR LESS FROM THE CENTERLINE OF PARK HEIGHTS AVENUE. PROCEEDING FROM SAID POINT OF BEGINNING AND BINDING ALONG THE EAST RIGHT OF WAY OF PARK HEIGHTS AVENUE NORTH 02° 42' 01" WEST FOR A DISTANCE OF 1,462.80 FEET. THENCE LEAVING SAID RIGHT OF WAY LINE AND PROCEEDING THE FOLLOWING SIX COURSES AND DISTANCES:

- 1) NORTH 84° 48' 12" EAST, 1,100.00 FEET;**
- 2) NORTH 65° 13' 32" EAST, 129.93 FEET;**
- 3) SOUTH 30° 56' 49" EAST, 1,023.88 FEET;**
- 4) SOUTH 72° 40' 34" WEST, 340.72 FEET;**
- 5) SOUTH 61° 15' 44" WEST, 1,316.58 FEET; AND**
- 6) SOUTH 89° 12' 17" WEST, 191.40 FEET**

TO THE POINT OF BEGINNING AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN DEED LIBER 4250, FOLIO 278, DATED DECEMBER 27, 1963. CONTAINING 41.77CRES MORE OR LESS. ALSO KNOWN AS 10729 PARK HEIGHTS AVENUE AND LOCATED IN THE THIRD ELECTION DISTRICT.



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No. 309022

DATE 22 Nov 76 ACCOUNT R-CDL 6150

CAD Item 230 250.00
AMOUNT \$

RECEIVED FROM: Gower Thompson, Inc.

FOR: English HMs of MO

10-129 [unclear] \$250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93152

DATE 04-03-01 ACCOUNT R. CC 1-0006-650

AMOUNT \$ 14.00

RECEIVED FROM:

FOR: OFFICE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

RECEIVED

APR 04 2001

Receipt Tot

14.00

30.00

1.00

RECEIVED

APR 04 2001

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APR 04 2001

NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 of Room 112, Old Courthouse, 400 Westington Avenue, Towson, Maryland 21204 as follows:

Case #97-230-SPH (Item 230)
10729 Park Heights Avenue
ESS Park Heights Avenue,
2307 N of Green Spring Valley Road
3rd Election District
3rd Courthouse
Legal Owner(s):
Baptist Home of Maryland/Deleware, Inc.

Special hearing to approve creation of three understated RC-5 non-density and one RC-2 non-density parcels, and the removal of existing special exception from a portion of the tract.
Hearing: Tuesday, December 31, 1996 at 8:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.
(2) For information concerning the file and/or hearing, Please Call 887-3391.

12/024 Dec. 5

C103S28

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/5, 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 12/5, 1996.

THE JEFFERSONIAN,

A. H. Enid

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
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 (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 230
Petitioner: Baptist Home of MD, ATTN: Carolyn Jackson
Location: 10729 Park Heights Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BAPTIST HOME OF MD, ATTN: CAROLYN JACKSON
ADDRESS: 10729 PARK HEIGHTS AVE.
OWINGS MILLS, MD 21117
PHONE NUMBER: (410) 484-3324

AJ:ggs

(Revised 09/24/96)



CERTIFICATE OF POSTING

RE: Case No.:

97-230.SPH

Petitioner/Developer: BAPTIST HOME OF MD. / DE, ETAL
C/O BARB ORMORD

Date of Hearing/Closing: 3/27/97

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 #10729 PARKS HEIGHTS AVE.
@ ENTRANCE TO EXIST. SITE

The sign(s) were posted on

3/1/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/6/97
 (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

(Telephone Number)

Pager (410) 646-8354

ZONING NOTICE

Case # 97-230.SPH

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD.

PLACE, Room 118- OLD COURTHOUSE
 TIME & DATE, THURSDAY, MARCH 27, 1997 AT 9:00AM
 SPECIAL HEARING TO APPROVE
 THE CREATION OF THREE UNDERSIZED
 RC-5 NON-DENSITY AND ONE RC-2 NON-DENSITY
 PARCELS; AND THE REMOVAL OF EXISTING
 SPECIAL EXCEPTION FROM A PORTION
 OF THE TRACT.

#10729 PARK HEIGHTS AVE.

97-230.SPH

CERTIFICATE OF POSTING

RE: Case No.: 97-230 SPH

Petitioner/Developer: BAPTIST HOME OF MD./DEL., INC.
ETAL

Date of Hearing/Closing: DEC. 31, 1996

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 BAPTIST HOME OF MARYLAND SITE
PARK HEIGHTS AVENUE ENTRANCES

The sign(s) were posted on

12/5/96
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/5/96
(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) 646-8354
(Telephone Number)

ZONING NOTICE

Case #: 97-230SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: ROOM 106, COUNTY OFFICE BUILDING

TIME & DATE: TUES, DEC 31, 1996 AT 3:00 P.M.

SPECIAL HEARING

TO APPROVE

CREATION OF

AND ONE (1)

SEPARATE OF EX-

FROM A PREVIOUS

LYNED FOR NON-QUALITY

EXCEPT FOR THE

EXCEPTION

OF THE ZONING

RETURN SIGN AND POST TO ROOM 106, COUNTY OFFICE BUILDING

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

FOR REVIEW AND APPROVAL

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TO: PUTUXENT PUBLISHING COMPANY
December 5, 1996 Issue - Jeffersonian

Please forward billing to:

Baptist Home of Maryland/Delaware, Inc.
10729 Park Heights Avenue
Owings Mills, MD 21117
484-3324

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-230-SPH (Item 230)
10729 Park Heights Avenue
E/S Park Heights Avenue, 2300' N c/l Green Spring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Baptist Home of Maryland/Delaware, Inc.

Special Hearing to approve creation of three undersized RC-5 non-density and one RC-2 non-density parcels; and the removal of existing special exception from a portion of the tract.

HEARING: TUESDAY, DECEMBER 31, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

November 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-230-SPH (Item 230)
10729 Park Heights Avenue
E/S Park Heights Avenue, 2300' N c/l Green Spring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Baptist Home of Maryland/Delaware, Inc.

Special Hearing to approve creation of three undersized RC-5 non-density and one RC-2 non-density parcels; and the removal of existing special exception form a portion of the tract.

HEARING: TUESDAY, DECEMBER 31, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Baptist Home of Maryland/Delaware, Inc.
Cindy Gower, P.E.
Arthur W. Trump, Jr., Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 16, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

December 19, 1996

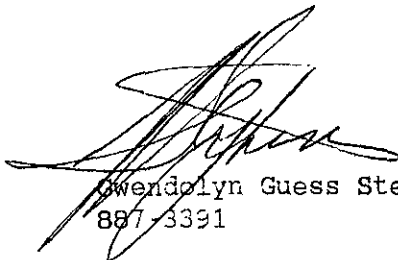
NOTICE OF POSTPONEMENT

CASE NUMBER: 97-230-SPH
PETITIONER(S): Baptist Home of Maryland/Delaware, Inc.

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO BE HEARD ON DECEMBER 31, 1996, HAS BEEN POSTPONED AT THE REQUEST OF ROBERT A. HOFFMAN, ATTORNEY FOR PETITIONERS.

IT IS MY UNDERSTANDING THAT MR. HOFFMAN WILL FORWARD NOTICE OF THE POSTPONEMENT TO ALL INTERESTED PARTIES, PER A CONVERSATION HE HAD WITH THE COMMISSIONER'S OFFICE. TO THAT END, COPIES OF THE SIGN-IN SHEETS FOR THE DECEMBER 5, 1996 DEVELOPMENT PLAN HEARING WERE FAXED TO HIM.

ADDITIONALLY, MR. HOFFMAN WILL SEE TO HAVING THE HEARING NOTICE SIGNS ALTERED TO GIVE NOTICE OF THE POSTPONEMENT.



Gwendolyn Guess Stephens
887-3391

cc: Robert A. Hoffman, Esq.

6/10/01 11:00 AM





Baltimore County
Department of Permits and
Development Management

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

January 10, 1997

NOTICE OF REASSIGNMENT

Rescheduled from 12/5/96 and 12/31/96
DEVELOPMENT PLAN HEARING
PROJECT NUMBER: III-393
PROJECT NAME: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
LOCATION: E/S PARK HEIGHTS AVENUE, OPPOSITE VELVET VALLEY WAY
ACRES: 41.772
DEVELOPER: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
PROPOSAL: 4 SINGLE FAMILY DWELLINGS

and

CASE NUMBER: 97-230-SPH (Item 230)
10729 Park Heights Avenue
E/S Park Heights Avenue, 2300' N c/l Green Spring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Baptist Home of Maryland/Delaware, Inc.

Special Hearing to approve creation of three undersized RC-5
non-density and one RC-2 non-density parcels; and the removal of
existing special exception form a portion of the tract.

HEARING: THURSDAY, FEBRUARY 13, 1997 at 9:00 a.m. in Room 106, County
Office Building.

1/9

ARNOLD JABLON
DIRECTOR

cc: Baptist Home of MD/DE, Inc.
Edward C. Covahey, Jr., Esq.
Robert A. Hoffman, Esq.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

February 14, 1997

NOTICE OF REASSIGNMENT

Rescheduled from 12/5/96 and 12/31/96 and 2/13/97
DEVELOPMENT PLAN HEARING
PROJECT NUMBER: III-393
PROJECT NAME: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
LOCATION: E/S PARK HEIGHTS AVENUE, OPPOSITE VELVET VALLEY WAY
ACRES: 41.772
DEVELOPER: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
PROPOSAL: 4 SINGLE FAMILY DWELLINGS

and

CASE NUMBER: 97-230-SPH (Item 230)
10729 Park Heights Avenue
E/S Park Heights Avenue, 2300' N c/l Green Spring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Baptist Home of Maryland/Delaware, Inc.

Special Hearing to approve creation of three undersized RC-5
non-density and one RC-2 non-density parcels; and the removal of
existing special exception form a portion of the tract.

HEARING: THURSDAY, MARCH 27, 1997 at 9:00 a.m. in Room 118, Old
Courthouse, 400 Washington Avenue, Towson, Maryland.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Baptist Home of MD/DE, Inc.
Edward C. Covahey, Jr., Esq.
Robert A. Hoffman, Esq.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

March 26, 1997

NOTICE OF REASSIGNMENT
NO FURTHER POSTPONEMENT REQUESTS WILL BE ENTERTAINED

Rescheduled from 12/5/96, 12/31/96, 2/13/97, and 3/27/97
DEVELOPMENT PLAN HEARING
PROJECT NUMBER: III-393
PROJECT NAME: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
LOCATION: E/S PARK HEIGHTS AVENUE, OPPOSITE VELVET VALLEY WAY
ACRES: 41.772
DEVELOPER: BAPTIST HOME OF MARYLAND/DELAWARE, INC.
PROPOSAL: 4 SINGLE FAMILY DWELLINGS

and

CASE NUMBER: 97-230-SPH (Item 230)
10729 Park Heights Avenue
E/S Park Heights Avenue, 2300' N c/l Green Spring Valley Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Baptist Home of Maryland/Delaware, Inc.

Special Hearing to approve creation of three undersized RC-5
non-density and one RC-2 non-density parcels; and the removal of
existing special exception form a portion of the tract.

HEARING: MONDAY, MAY 19, 1997 at 9:00 a.m., 4th floor hearing room
County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

ARNOLD JABLON
DIRECTOR

cc: Baptist Home of MD/DE, Inc.
Edward C. Covahey, Jr., Esq.
Robert A. Hoffman, Esq.

FILED





Baltimore County
Department of Permits and
Development Management

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

December 17, 1996

Arthur W. Trump, Jr., Esquire
8503 Hill Spring Drive
Lutherville, MD 21093

RE: Item No.: 230
Case No.: 97-230-SPH
Petitioner: Baptist Home of MD/DE

Dear Mr. Trump:

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 November 22, 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,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

FORWARDED



BK

✓ Attach original petition

Due Date 12-9-96

To: Arnold L. Jablon

From: J. Lawrence Pilson

Subject: Zoning Item # 130

Baptist Home

Zoning Advisory Committee Meeting of 12-2-96

— The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

— The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

✓ 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).

— Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

MICROFILMED

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

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

December 12, 1996

FROM: R. Bruce Seeley *RBS/gp*
DEPRM

SUBJECT: Zoning Item #230
10729 Park Heights Avenue
Zoning Advisory Committee Meeting of December 2, 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).

Ground Water Management

Soil evaluations must be conducted from the proposed lots and existing Baptist Home. The failure of this septic system must be corrected prior to approval of the lots.

RBS:sp

BAPTIST/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 5, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 9, 1996
Item Nos. 185, 219, 220, 221, 222,
223, 225, 226, 227, 228, 229, 230,
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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
Permits and Development
Management

DATE: December 5, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 229 and 230

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

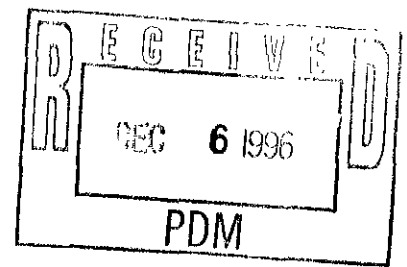
Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410) 887-4880

DATE: 12/05/96

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

RE: Property Owner: BAPTIST HOME OF MD/DE, INC.

Location: E/S PARK HEIGHTS AVE. 2300' N OF CENTERLINE GREEN SPRING
VALLEY RD. (10729 PARK HEIGHTS AVE.)

Item No.: 230

Zoning Agenda: SPECIAL HEARING

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

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

cc: File

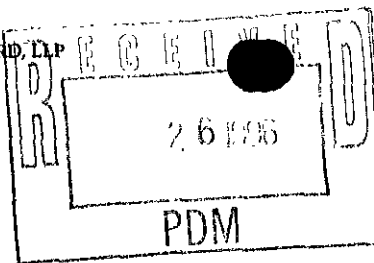


Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ABLE, BAETJER AND HOWARD, LLP
ing professional corporations

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



96-6491

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

December 19, 1996

Robert A. Hoffman
(410) 494-6262

To: Soph/Guen
12/26/96 ua

HAND-DELIVERED

Mr. Timothy M. Kotroco, Deputy Zoning
Commissioner for Baltimore County
Old Courthouse, Suite 113
400 Washington Avenue
Towson, Maryland 21204

RE: Development Plan Hearing and Zoning Hearing
Case number: 97-230 SPH
Baptist Home of Maryland/Delaware, Inc.

Dear Mr. Kotroco:

As I suggested may happen at the hearing on December 5, 1996, please postpone the hearing scheduled for December 31, 1996. It is my understanding that Mr. Jablon's office will reschedule the hearing to a date within the next six weeks.

I thank you for your consideration.

Yours truly,

Robert A. Hoffman

RAH:dk

cc: Edward C. Covahey, Jr., Esquire
Charles E. Partridge, Jr., Esquire
Ms. Alexandra McMahon,
Valleys Planning Council
Mr. Fred Thompson,
Gower Thompson, Inc.
Ms. Carolyn Jackson,
President, Board of Trustees,
Baptist Home of Maryland/Delaware, Inc.
Mr. Arnold Jablon, Director,
Department of Permits and Development Management

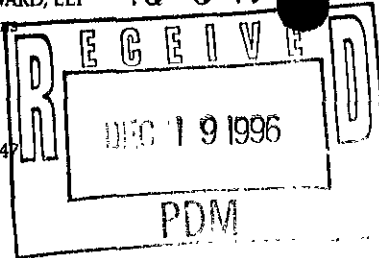
TO1DOCS1/RAH01/0035784.01

ENCLOSURE

96-6435
VENABLE, BAETJER AND HOWARD, LLP
Incorporating professional corporation

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

VENABLE
ATTORNEYS AT LAW



December 19, 1996

12/19/96
TO PS
8
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

HAND-DELIVERED

Mr. Timothy M. Kotroco, Deputy Zoning
Commissioner for Baltimore County
Old Courthouse, Suite 113
400 Washington Avenue
Towson, Maryland 21204

RE: Development Plan Hearing and Zoning Hearing
Case number: 97-230 SPH
Baptist Home of Maryland/Delaware, Inc.

Dear Mr. Kotroco:

As I suggested may happen at the hearing on December 5, 1996, please postpone the hearing scheduled for December 31, 1996. It is my understanding that Mr. Jablon's office will reschedule the hearing to a date within the next six weeks.

I thank you for your consideration.

Yours truly,

Robert A. Hoffman

RAH:dk

cc: Edward C. Covahey, Jr., Esquire
Charles E. Partridge, Jr., Esquire
Ms. Alexandra McMahon,
Valleys Planning Council
Mr. Fred Thompson,
Gower Thompson, Inc.
Ms. Carolyn Jackson,
President, Board of Trustees,
Baptist Home of Maryland/Delaware, Inc.
✓ Mr. Arnold Jablon, Director,
Department of Permits and Development Management

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

January 13, 1997

HAND-DELIVERED

Mrs. Gwen Stephens
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Development Plan Hearing and Zoning Hearing
Case Number: 97-230 SPH
Baptist Home of Maryland/Delaware, Inc.

Dear Gwen:

Pursuant to our conversation, please postpone the above referenced hearing until mid March, 1997.

Please call if you have any questions.

Yours truly,

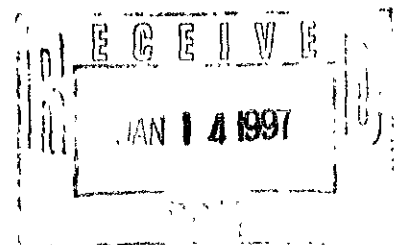


Robert A. Hoffman

bw

cc: Edward C. Covahey, Jr., Esquire

TO1DOCS1/BAW01/0036878.01



97-896

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

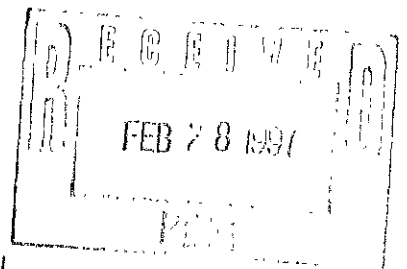
ANTHONY J. DiPAULA *

THOMAS P. DORE

ROGER J. SULLIVAN

February 28, 1997

* ALSO ADMITTED TO D. C. BAR



ANNEX OFFICE

SUITE 302

606 BALTIMORE AVE.

TOWSON, MD. 21204

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 97-230-SPH (Item 230)
10729 Park Heights Avenue
3rd Election District - 3rd Councilmanic
Legal Owner: Baptist Home of Maryland/Delaware, Inc.

Dear Mr. Jablon:

Please treat this letter as a request that the above-captioned matter scheduled for Thursday, March 27, 1997 be rescheduled. This office represents Robert N. Elkins who owns the property immediately across Park Heights Avenue from the subject property, and Dr. Elkins has engaged Norman E. Gerber as a land planning expert to offer testimony with respect to the above-captioned application. Norman Gerber advises that he is taking his first vacation in three years with his grandchildren to Disneyland, and that the airplane tickets and all arrangements have been made from the morning of March 27 through April 3, 1997.

I note that this matter was previously postponed on two occasions by the Petitioner, including the hearing that was set on December 5, 1996 at which time undersigned counsel and Norman Gerber appeared prepared to offer testimony with respect to the above-captioned matter.

I am by separate copy of this letter apprising Robert A. Hoffman, Esq., of this request, and I am asking that he call me with respect to same.

Very truly yours,

Edward C. Covahey, Jr.

° 281dr.03

cc: Lawrence E. Schmidt, Zoning Commissioner
Robert A. Hoffman, Esq.

PETITION FOR SPECIAL EXCEPTION /SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-166-SPHX

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an addition to an existing convalescent home as a use permitted by special exception in an R.C. 3 zone pursuant to R.C.Z.R. 1A02.2.B.16. and to approve an amendment to the special exception and site plan in Case No. 63-152-XA

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Robert A. Hoffman

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):

Baptist Home of Maryland/Delaware, Inc.

(Type or Print Name)

Signature Charles V. Phippen, President

Charles V. Phippen

(Type or Print Name)

Signature

10729 Park Heights Avenue

Address

Owings Mills, Maryland 21117

City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

Robert A. Hoffman

Name

210 Allegheny Avenue

Towson, Maryland 21204 823-4111

Telephone No.

MAP NW 11+12
E-2, D-2
3
12-3-91
B.F.
1000
G

ORDERED By The Zoning Commissioner of Baltimore County, this 26 day of Sept, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11 day of Dec, 1990, at 10 o'clock A. M.

(MICROFILMED)

J. Robert Haines
Zoning Commissioner of Baltimore County

Devel - No 2

FB1

**CERTIFICATION AS TO
DELINQUENT ACCOUNTS**

This Certification is submitted in connection with the development known as South Pointe of MDDE and is given in accordance with the provisions of Section 12-25 (c) of the Baltimore County Code, 1978, as amended:

1. Barbara Jackson now make oath that she is not the owner of any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

I HEREBY CERTIFY, that on this 22nd day of June, 1997, before me, the undersigned, a Notary Public for and for the County and State aforesaid, personally appeared Caroline Jackson, and made oath in due form of law that the matters and facts hereinbefore set forth are true.

My Commission Expires: 6-1-99

 NOTARY PUBLIC

NOTE: If applicant is a corporation, this certification must be completed by a authorized officer and if applicant is a partnership or joint venture it must be completed by a general partner or a member or an officer thereof, if the partner or venturer is a corporation.

ALL ZONING CASES LISTED IN THE ZONING HISTORY BELOW APPLY TO THE ENTIRE SITE AS OUTLINED ABOVE.

SCALE 1" = 1000'

VICINITY MAP

ELECTION DISTRICT 12 COUNCILMANIC DISTRICT 7

LPJ INC.
CONSULTING ENGINEERS
16 West 25th Street
Baltimore, Maryland 21218
Phone: (410) 366-7800
Fax: (410) 366-3835

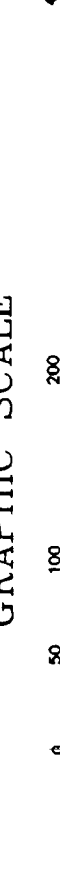


GOWER THOMPSON, INC.
CIVIL ENGINEERING - SITE PLANNING

[illegible]

BAPTIST HOME
OF MD/DE, INC.
10729 PARK HEIGHTS AVENUE
OWINGS MILLS, MARYLAND

SHEET NINE

GRAPHIC SCALE		30 20 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 6460 6470 6480 6490 6500 6510 6520 6530 6540 6550 6560 6570 6580 6590 6600 6610 6620 6630 6640 6650 6660 6670 6680 6690 6700 6710 6720 6730 6740 6750 6760 6770 6780 6790 6800
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SITE DATA				
LOT NO.	AREA (ACRES)			TOTALS
	1	2	3	
1	5.0	0.0	RC-6	
2	7.81	2.0	0.0	9.81
3	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0
5	0.0	0.0	0.0	0.0
TOTALS	12.81	2.0	0.0	14.81

ZONE	NET AREA (ACRES)	AREA (ACRES)	UNITS ALLOWED	UNITS PROPOSED
RC-6	12.81	12.81	3	2
RC-1	14.77	7.53	4	1
TOTAL	27.58	20.34	7	3

* PER ZONING CHARTS 61-152.74, 61-148.30, AND 61-168.93PC, ARE PROPOSED IN RC-3 ZONE
 IS BE SUING FOR CONFORMANCE WITH THE 1997 ZONING ORDINANCE.

** THREE DWELLING UNITS ARE EXISTING, NO NEW UNITS ARE ALSO PROMITTED FOR THIS AREA.

THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN PAID INTACT SINCE NOVEMBER 25, 1979. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY IS BEING SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, OCCUPIED OR REPRESENTED AS BEING SUITABLE TO SUPPORT ANY OF SITE DWELLINGS.

EXISTING BUILDING DATA (ALL ON LOT 3)			
BUILDING	STORY/HIGH	USE	PARKING REQUIRED
1	2 1/2	Convenience, 66 living units, 1 bed infirmatory, kitchen, dining, administrative offices	47DWELLING/2+2.1
2	1	Residence	2DWELLING/Unm2
3	1	Residence	2DWELLING/Unm2
4	1 1/2	Maintenance Building	0
5	1	Residence	2DWELLING/Unm2

SITE DEVELOPMENT PROPOSAL (LOTS 1 THRU 4)				
DWELLING TYPE	PROPOSED	PARKING PROVIDED	AVERAGE DAILY TRIP	PHASE DEVELOPMENT
Family	3	1 per unit	7.33	RC-6 SCALE
Single	3	1 per unit	4.12	RC-1 SCALE
TOTAL	6	2 per unit	11.45	as market demands

BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE.

DEVELOPER HAS THE LEGAL RIGHT TO BURDEN EXISTING RIGHT OF WAYS.

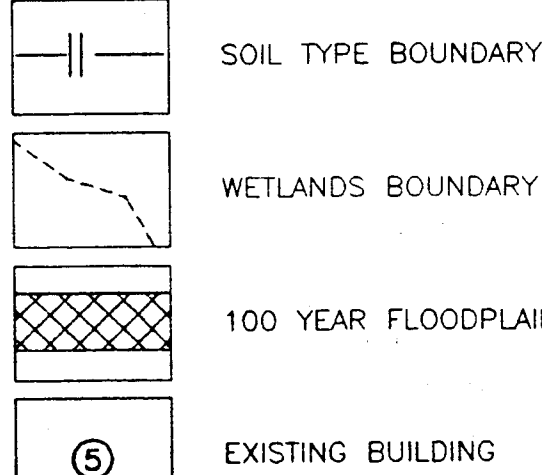
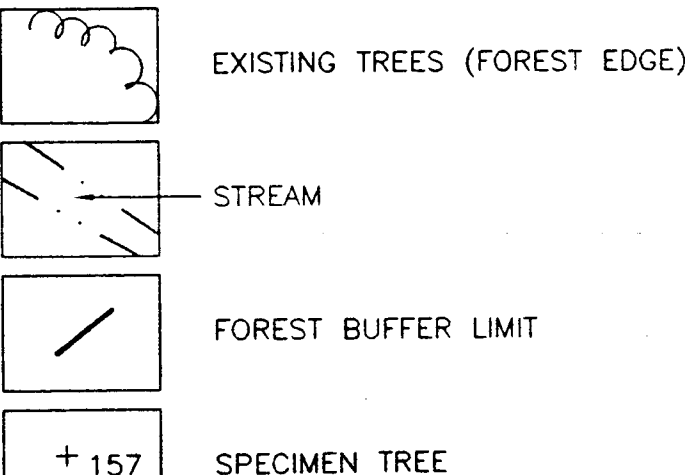
BECAUSE THE NEW RESIDENTIAL LOTS (1-4) ARE WOODED THEY ARE EXEMPT FROM ANY NEW LANDSCAPE REQUIREMENTS. BECAUSE THE NURSING HOME IS EXISTING AND NO NEW CONSTRUCTION IS PROPOSED ON LOT 5 THERE ARE NO NEW LANDSCAPE REQUIREMENTS.

AREA TO BE REMOVED FROM THE EXISTING SPECIAL EXCEPTION

NON-DENSITY PARCEL

NON-DENSITY PARCEL

LEGEND



SITE DATA

LOT NO.	RC-3	RC-4	RC-5	TOTALS
1	6.43	0.0	0.77	7.20
2	7.81	0.0	0.48	8.29
3	0.0	0.0	1.38	1.38
4	0.0	0.0	3.03	3.03
5	4.11	14.96	2.50	21.57
TOTALS	18.35	14.96	7.16	41.77

ZONE	NET AREA (ACRES)	GROSS AREA (ACRES)	UNITS ALLOWED	UNITS PROPOSED
RC-3	18.35	18.35	2	2
RC-4	14.96	14.96	4	4
RC-5	7.16	7.16	5	2
TOTAL	41.77	41.77	11	7

PER ZONING CASES 63-152-2A, 74-49-SPH AND 81-146-SPH, ALSO PERMITTED IN RC-3 ZONE IS 55 LIVING UNITS FOR CONVALESCENT HOME AND 12 BED INFIRMARY.

THREE DWELLING UNITS ARE EXISTING, NO NEW UNITS ARE PROPOSED FOR THIS AREA.

THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE NOVEMBER 25, 1978. 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 TO SUPPORT ANY OFF-SITE DWELLINGS.

BUILDING	TYPE	STORY/HEIGHT	EXISTING USE/PROPOSED USE	PARKING REQUIRED
1	230'		Convalescent, 65 living units, 12 bed infirmary, kitchen & dining, administrative offices	67BEDS/23-23.3
2	1/16"		Residence	20dwelling Unit#2
3	1/16"		Residence	20dwelling Unit#2
4	1/16"		Maintenance Building	0
5	1/16"		Residence	20dwelling Unit#2

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	AVERAGE DAILY TRIPS	PHASE DEVELOPMENT SCHEDULE
Single	1	2 per lot #4	4-12.5 = 60	Lots to be sold as market demands
Family	1	2 per lot #4	4-12.5 = 60	
TOTAL	1	4	60	

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This Certification is submitted in connection with the development known as Forest Home of MD/DE, Inc. and is given in accordance with the provisions of Section 12-15 (c) of the Baltimore County Code, 1978, as amended.

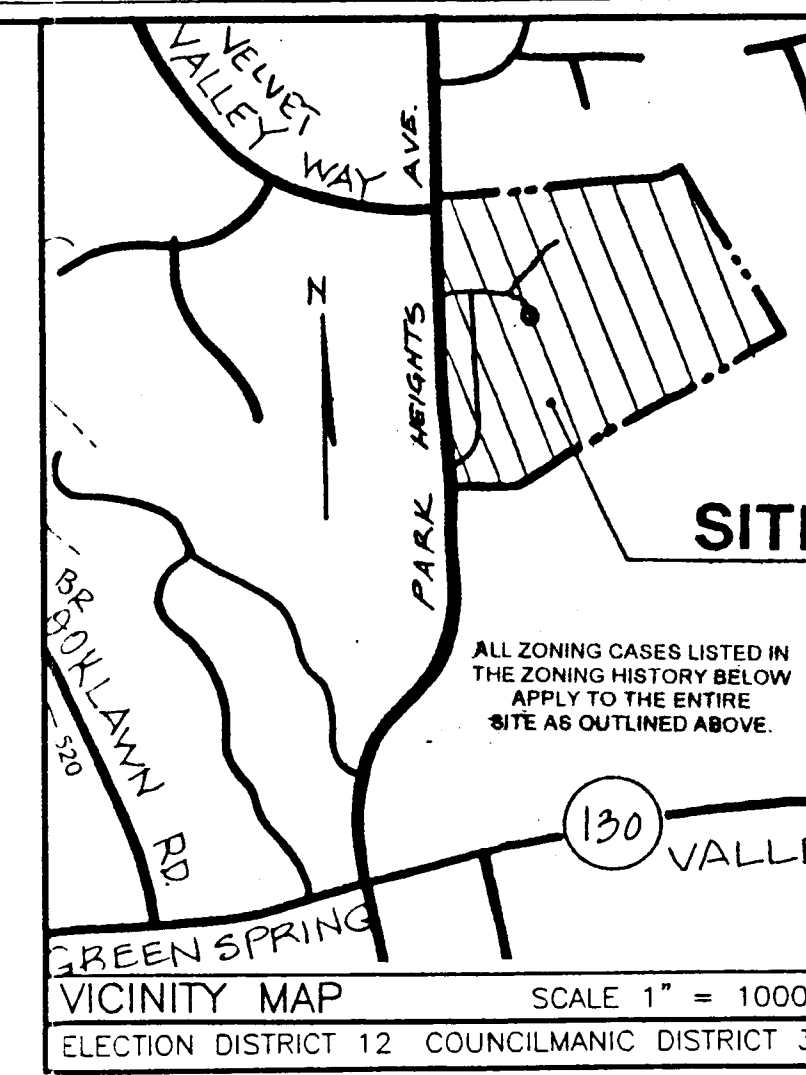
I, Charles J. Schaefer, now make oath that I am the duly authorized representative of the undersigned and that I am a duly licensed professional engineer in the State of Maryland, and made oath in due form of law that the matters and facts hereinbefore set forth are true.

My Commission Expires: 7-1-82

NOTE: If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof, if the partner or venturer is a corporation.

My Commission Expires: 7-1-82

NOTE: If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof, if the partner or venturer is a corporation.



DEVELOPMENT PLAN GENERAL NOTES

- OWNER/DEVELOPER: BAPTIST HOME OF MARYLAND, INC. 1878 PARK HEIGHTS AVENUE COWING MILLS, MARYLAND 21204 (PH) 410-332-0101 ATTENTION: CAROLYN JACKSON
- PREPARED BY: GOWER THOMPSON, INC. 429 E. LAKE AVENUE BALTIMORE, MARYLAND 21204 (PH) 410-332-0101 ATTENTION: OWEN GOWER, P.E.
- TAX ACCOUNT NUMBERS: 63-02-0000
- ELECTION DISTRICT: 12 COUNCILMANIC DISTRICT: 3 CENSUS TRACT: 603.81
- NET TOTAL AREA OF SITE: 41.77 ACRES GROSS AREA OF SITE: 42.34
- DEED REFERENCE: 428076
- A FOREST BUFFER VARIANCE WILL BE REQUESTED FOR THE EXISTING MAINTENANCE FACILITY WHICH IS LOCATED IN THE FOREST BUFFER. BUILDING HAS EXISTED IN THIS LOCATION SINCE 1918.
- THE ENTIRE SITE IS WITHIN THE GREENSPRING VALLEY NATIONAL REGISTER OF HISTORIC DISTRICTS. THE HISTORIC STRUCTURE "BARNHARTT" (BA-381) IS LOCATED ON THE SITE AND WILL BE RETAINED AS PART OF THIS DEVELOPMENT PLAN.
- BASED ON BALTIMORE COUNTY SOIL SURVEY, ALL SOILS WITHIN 200 FEET OF THE SUBJECT SITE ARE: BAILEY CLAY LOAM, GLENDALE LOAM, GLENDALE SILT LOAM, MANOR LOAM AND ALVAD LOAM.
- NO ROADWAY WIDENING WILL BE REQUIRED ALONG PARK HEIGHTS AVENUE.
- PAVING RIGHTS VARIANCE IS A WATER PLAN DESIGNATED SCENIC ROUTE.
- NO LOCAL OPEN SPACE IS REQUIRED ON THE SITE.
- AN ALTERNATIVE ANALYSIS HAS BEEN SUBMITTED FOR LOT 4 AND HOUSE FOR REQUIRED CROSSING THRU THE FOREST BUFFER AND STREAM CROSSING.
- PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PROTECTION CODE AND THE WPA 1971 LIFE SAFETY CODE, 1971 EDITION.
- BASED ON FOREST CONSERVATION WORKSHEET, NO AFFORESTATION OR REFORESTATION IS REQUIRED FOR THIS PROJECT.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ARCHITECTURAL ELEVATIONS OF PROPOSED HOUSES SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW OF ARCHITECTURAL COMPATIBILITY OF THE STRUCTURES WITH THE HISTORIC STRUCTURE ON SITE.

ZONING HISTORY

NOTE: ALL OF THE FOLLOWING ZONING CASES APPLY TO THE ENTIRE PROPERTY AS SHOWN ON THE PRESENT PLAN.

CASE NO. 63-152-2A SPECIAL EXCEPTION TO PERMIT A BOARDING HOME (40 UNITS) FOR THE AGED. GRANTED NOVEMBER 28, 1963 WITH THE FOLLOWING RESTRICTIONS:
1. THAT THE PROPERTY DESCRIBED IN THE PETITION SHALL BE LIMITED TO A RELIGIOUS, NON-PROFIT HOME FOR THE AGED OF THE ORDER OF THE HOLY FAMILY.
2. THAT THE PROPERTY DESCRIBED IN THE PETITION SHALL NOT BE OPERATED EITHER AS A BOARDING HOME OR AS A HOME FOR THE CHRONICALLY ILL OR AS A HOSPITAL. HOWEVER, THAT A PORTION OF THE MAIN BUILDING PRESENTLY LOCATED ON THE PROPERTY DESCRIBED IN THE PETITION MAY BE USED AS AN INFIRMARY FOR THE TEMPORARY TREATMENT OF AGED GUESTS. THIS REQUEST WAS UTILIZED.

CASE NO. 74-49-SPH SPECIAL HEARING TO PERMIT THE CONSTRUCTION OF A NEW INFIRMARY WING ON AN EXISTING BOARDING HOME FOR THE ELDERLY. (ORIGINAL APPROVAL: 1963, 40 UNITS, ADDITIONAL APPROVED: 1968 - 24 PERSONS. PROPOSED INFIRMARY WING - 28 PERSONS) GRANTED DECEMBER 1, 1975 SUBJECT TO APPROVAL OF A SITE PLAN BY THE STATE HOUSING ADMINISTRATION, THE DEPARTMENT OF PUBLIC WORKS, THE OFFICES OF PLANNING AND ZONING. PROPOSED ADDITION WAS NOT CONSTRUCTED.

CASE NO. 81-146-SPH SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE SPECIAL EXCEPTION AND SITE PLAN PREVIOUSLY APPROVED IN CASE NO. 63-152-2A TO CONSTRUCT TWO ADDITIONS TO AN EXISTING FACILITY AND A SPECIAL HEARING FOR A DETERMINATION THAT THE MAINTENANCE BUILDING IN THE RC-3 ZONE IS AN ACCESSORY TO THE EXISTING FACILITY. GRANTED FEBRUARY 1, 1981 WITH THE FOLLOWING RESTRICTIONS:
1. THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PROCESS FOR THIS ORDER HAS EXPIRED. IF, FOR ANY REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, THE PROPERTY TO ITS ORIGINAL CONDITION.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, PETITIONER SHALL SUBMIT A SCENIC LANDSCAPE PLAN FOR REVIEW AND APPROVAL BY THE DEPUTY DIRECTOR OF PLANNING. A COPY OF THE APPROVED PLAN SHALL BE SUBMITTED TO THE ZONING COMMISSIONER'S OFFICE FOR INCLUSION IN THE CASE FILE PRIOR TO THE ISSUANCE OF ANY PERMITS.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, PETITIONER SHALL COMPLY WITH OR SATISFY ALL OF THE ZONING PLANS ADVISORY COMMITTEE COMMENTS SUBMITTED FOR INCLUSION INTO THE CASE FILE.

PROPOSED ADDITIONS WERE NOT CONSTRUCTED. THE MAINTENANCE BUILDING REMAINS IN USE.

CASE NO. 81-146-SPH WAS APPEALED AND ON OCTOBER 14, 1981 THE BOARD OF APPEALS GRANTED APPROVAL TO THE REQUESTED SPECIAL HEARINGS.

NOTE: BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.

FOREST BUFFER EASEMENTS

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF THE VEGETATION IN THE FOREST BUFFER EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

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.

PDM III 393

MICROFILMED

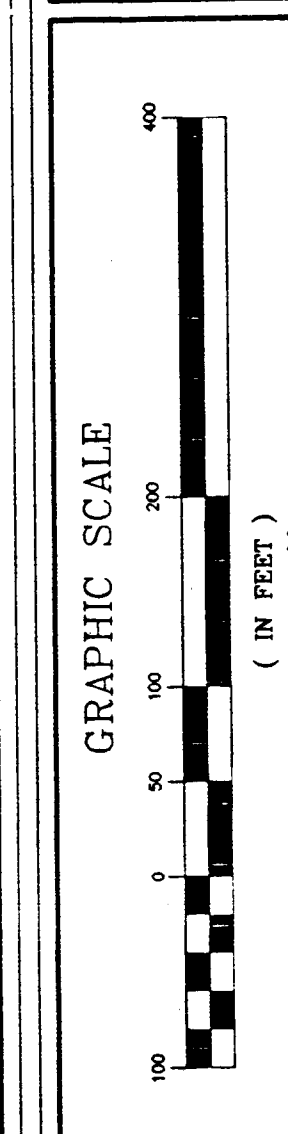
LPU INC.
CONSULTING ENGINEERS
16 West 25th Street
Baltimore, Maryland 21218
Phone: (410) 366-7800
Fax: (410) 366-3835

GOWER THOMPSON, INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. LAKE AVENUE
BALTIMORE, MARYLAND 21204
Phone 410-332-0101
Fax 410-332-0104

NO.	DATE	REVISIONS	COMMENTS

BAPTIST HOME
OF MD/DE, INC.
10729 PARK HEIGHTS AVENUE
OWINGS MILLS, MARYLAND

SITE PLAN TO
ACCOMPANY
SPECIAL HEARING



STATE OF MARYLAND
OFFICE OF THE REGISTER
PROFESSIONAL ENGINEER
PROJECT NO. 11-92118
DRAWN: LC
DESIGNED: CG
CHECKED: CAG
DATE: 11-20-96
DRAWING NO.
C-1
SHEET 1 OF 1