

IN RE: DEVELOPMENT PLAN HEARING * BEFORE THE
 Intersection SE/S Collegiate Drive * HEARING OFFICER
 and SW/S of Rolling Road *
 1st Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 (1000 South Rolling Road) * Case No. I-474 & 00-058-XA
 St. John's United Church of Christ *
 Petitioner *

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County as a requested approval of a development plan, along with a special exception and variance for property located at 1000 South Rolling Road, situated in the Catonsville area of Baltimore County.

The property which is the subject of this request consists of 3.35 acres of a larger overall tract containing approximately 30 acres, situated at the southwest corner of the intersection of Collegiate Drive and Rolling Road in Catonsville. The developer of the subject property, Shelter Development Corporation, proposes to develop 3.35 acres of the overall site with an assisted living facility. The 3.35 acre site is unimproved at this time. In order to proceed with the development of the property with an assisted living facility, a special exception request for an assisted living facility in a D.R.2 zone, in accordance with Section 432.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) has been requested, as well as a request to modify the existing maximum residential density standards for elderly housing on the subject property from 2 density units per acre to 7.1 density units per acre. In addition, the Petitioner is requesting variance relief to allow the proposed development to be located within a failing traffic shed in accordance with Section 4A02.4.F of the Baltimore County Zoning Regulations. Finally, the developer is requesting approval of a development plan which was filed in Case No. I-474, the subject development plan being known as the "St. John's United Church of Christ ALF".

Appearing at the hearing on behalf of the development plan, special exception and variance request were: Rob Hoffman, Esquire and David Karceski, Esquire, both representing

ORDER RECEIVED FOR FILING

Date

12/13/99

By

R. J. Jenson

the developer of the subject property, Shelter Development Corporation, as well as Philip C. Golden. In addition, Charlie Main, professional engineer with Daft, McCune and Walker, also attended the hearing.

Appearing as an interested citizen in the matter was Joe Miedusiewski, a member and representative of the Fox Hall Farm Community Association, Inc., who was represented by J. Carroll Holzer, Esquire. Other interested citizens attending the hearing were: Steve Whalen, Jay Leatherbury and Rev. David Wild. As is customary, also attending the hearing were various representatives of the Baltimore County reviewing agencies.

The hearing on this case commenced on November 23, 1999. At that time, counsel for the Developer, as well as counsel for the citizens, indicated that the parties were very close to finalizing a written agreement incorporating and resolving the concerns that the neighboring community has with the proposed development. The agreement had not been signed at the time of the hearing before me on November 23, 1999. Therefore, after a brief opening of the hearing officer's hearing and presentation of the development plan, a joint continuance was requested by all parties to enable them to finalize their written agreement. The matter was reset on December 3, 1999, where the case proceeded to final conclusion.

At the hearing before me on December 3, 1999, counsel for the developer and the community submitted a written agreement containing various exhibits as attachments thereto, which agreement resolved the concerns that existed between the developer and the community. That agreement shall be incorporated into this Order. Therefore, there were no issues raised by either the developer or the citizens concerning the proposed development. In addition, no representative of the various Baltimore County reviewing agencies had any open issues concerning the project. Inasmuch as no issues were raised concerning the requested approval of the development plan, the plan submitted into evidence as Developer's Exhibits 1A and 1B shall be approved.

A joint issue was raised by the developer and the nearby residents concerning the installation of sidewalks along Rolling Road and Collegiate Drive. It was the joint request of

these parties that no sidewalk improvements be made along either of these roads, given that a very expensive natural buffer exists in the location where the sidewalks would be installed. Furthermore, I was advised that there are no other sidewalks in the area which would connect to any newly installed sidewalks. Mr. Phil Martin, appearing at the hearing on behalf of Permits and Development Management, indicated that his office had no objection to waiving the requirements for the installation of sidewalks along either of these streets. Therefore, pursuant to the authority contained within Section 26-206 (o), I shall order that no sidewalks shall be installed along Collegiate Drive or Rolling Road.

In addition to requesting that no sidewalks be installed, the community, as well as the developer has requested that the natural vegetative buffer that exists along Collegiate Drive and Rolling Road remain in its natural state. This natural vegetation provides an excellent screen to motorists traveling along Collegiate Drive or Rolling Road. The parties requested that the vegetative buffer remain undisturbed. The reason for their request is that this vegetative buffer exists within a Baltimore County right-of-way easement and not on lands owned by the developer. Therefore, the parties are at the mercy of Baltimore County as to the preservation of this buffer, given that it is located on County owned land. They have, therefore, requested that special protection be given to this vegetation located within the County right-of-way. I agreed with the parties in attendance that to the extent possible, this buffer, located within the County right-of-way, should be maintained and preserved. However, all in attendance understood that in the event the County deemed it necessary to further improve Collegiate Drive or Rolling Road, the vegetation contained within the County's right-of-way may be lost. All were hopeful that the County would not need to make any further improvements to these roads, and that any improvements would only be done after all other alternatives were explored. Therefore, I shall impose a condition at the end of this Order indicating that any clearing of the vegetative buffer within the County right-of-way be done only as a last resort and only if absolutely necessary. Furthermore, in the event that clearing should take place by the County, the property owner and the Fox Hall Farm Community Association should be notified prior to of said clearing.

section. Lastly, the Planning Office has no objections to the proposed development indicating that the project is in fact compatible with the surrounding neighborhood.

After considering all of the testimony and evidence offered at the hearing, as well as the exhibits submitted, I find that the special exception request to approve an assisted living facility in a D.R.2 zone and to modify the existing maximum residential density standards for elderly housing from 2 density units per acre to 7.1 density units per acre shall be granted.

In addition to the special exception request, the Petitioner has also requested a variance from Section 4A02.4.F of the B.C.Z.R. to allow this particular development within a failing traffic shed. Testimony indicated that the intersection of Rolling Road and Valley Road has been rated as a level of service "F". However, the Petitioner brought to the attention of this hearing officer that that intersection has been re-evaluated and now is operating at a level of service "B". While the intersection is functioning much better, the actual rating has not yet been changed on the County's Basic Services Maps and, therefore, the special variance is necessary. The testimony and evidence offered at the hearing in support of the variance request demonstrated that the impact of the proposed development will be less than that assumed by the district standard that would otherwise restrict or prohibit the development. Furthermore, the granting of the special variance will not adversely affect a person whose application was filed prior to the Petitioner's application in the case before me. Furthermore, the granting of the special variance will not violate the purpose for which the provision was established. Therefore, having considered the testimony offered by the Petitioner, I find that the special variance request to allow the proposed development to be situated within a failing traffic shed shall be granted.

Having considered all of the testimony offered by the Petitioner, the development plan submitted into evidence as Developer's Exhibit 1A and 1B shall be approved. Furthermore, the special exception and variance request shall also be granted.

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, posting of the property and public hearing held thereon, the development plan shall be approved consistent with

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12/13/99
R. J. JAMESON

the comments contained herein and the restrictions set forth hereinafter. In addition, the Petitions for Special Exception and Variance shall also be granted.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 13th day of December 1999, that the development plan submitted into evidence as Developer's Exhibit Nos. 1A and 1B, in Case No. I-474, be and it is hereby GRANTED, subject to the following condition and restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED, that the special exception request to approve an assisted living facility in a D.R.2 zone and to modify the existing maximum residential density standards for elderly housing from 2 density units per acre to 7.1 density units per acre shall be GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested to allow the proposed development to be located within a failing traffic shed in accordance with Section 4A02.4.F of the Baltimore County Zoning Regulations shall be GRANTED.

IT IS FURTHER ORDERED, that the Developer shall not install sidewalks along Collegiate Drive and Rolling Road.

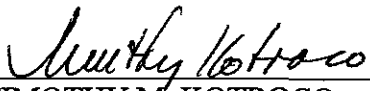
IT IS FURTHER ORDERED, that the Agreement entered into between the Developer and representatives of the Fox Hall Farm Community Association, Inc. dated the 3rd day of December, 1999, which was submitted into evidence at the hearing before me, be and it is hereby incorporated into this Order and shall be enforceable as if part of this Order.

IT IS FURTHER ORDERED, that the vegetative buffer that exists within the County right-of-way along the south side of Collegiate Drive and the west side of Rolling Road, which vegetation provides excellent screening for the residents of the surrounding neighborhood from

ORDERED FOR FILING
Date: 12/13/99
By: J. J. J. J.

the proposed development, shall be preserved and protected to the extent possible by Baltimore County. Clearing of this vegetative buffer shall only be accomplished as a last resort in the event said clearing should become necessary. As a courtesy and prior to the clearing of any of the vegetation contained within the County right-of-way, notification shall be given to the president of the Fox Hall Farm Community Association, Inc. and also the St. John's United Church of Christ located at 1000 South Rolling Road, Baltimore, Maryland 21228.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER REVIEWED FOR FILING
DATE 12/13/99
BY J.R. Jernston



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 13, 1999

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

Re: Development Plan Hearing No. I-474
Petitions for Special Exception & Variance
Case No. 00-058-XA
Property: 1000 South Rolling Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The development plan and petitions for special exception and variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

David Karceski, Esquire
Venable, Baetjer & Howard. L.L.P.
210 Allegheny Avenue
Towson, Maryland 21204

Mickey Cornelius
The Traffic Group, Inc.
40 W. Chesapeake Avenue
Towson, Maryland 21204

Mr. Phillip C. Golden
c/o Shelter Elder Care Foundation, Inc.
218 N. Charles Street
Baltimore, Maryland 21201

Mr. Ed Hord
111 Market Place, #710
Baltimore, Maryland 21202

Mr. James R. Powell, President
of Church Council
c/o St. John's United Church of Christ
1000 South Rolling Road
Baltimore, Maryland 21228

Mr. Ed Haile
Mr. Charles Main
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, Maryland 21204

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

Mr. Joe Miedusiewski
1 Bull Branch Court
Baltimore, Maryland 21228

Mr. Jay Leatherbury
3 Bull Branch Court
Baltimore, Maryland 21228

Mr. Steve Whalen
6201 Foxhall Farm Road
Baltimore, Maryland 21228

Rev. David Wild
918 S. Rolling Road
Baltimore, Maryland 21228

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c/o St. John's United Church of Christ
1000 South Rolling Road
Baltimore, Maryland 21228

Mr. Ed Haile
Mr. Charles Main
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, Maryland 21204

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

Mr. Joe Miedusiewski
1 Bull Branch Court
Baltimore, Maryland 21228

Mr. Jay Leatherbury
3 Bull Branch Court
Baltimore, Maryland 21228

Mr. Steve Whalen
6201 Foxhall Farm Road
Baltimore, Maryland 21228

Rev. David Wild
918 S. Rolling Road
Baltimore, Maryland 21228



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1000 SOUTH ROLLING ROAD

which is presently zoned D.R.-2

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

To approve a special exception for an assisted living facility in a D.R.-2 zone pursuant to Section 432.1 of the B.C.Z.R. and to approve a special exception to modify the existing maximum residential density standards for elderly housing on property containing institutional buildings from 2 density units per acre to 7.1 density units per acre in accordance with Section 432.3 of the B.C.Z.R.

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. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Shelter ElderCare Foundation, Inc.

Name - Type or Print

By:

Signature: Daryl C. Jones, Vice President/Assistant Secretary

218 N. Charles Street

410-962-0595

Address

Telephone No.

Baltimore

MD

21201

City

State

Zip Code

Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

St. John's United Church of Christ

Name - Type or Print

By:

Signature

Name - Type or Print James R. Powell, President
of Church Council

Signature

1000 South Rolling Road (410) 744-5700

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

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

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

3 hr

* UNAVAILABLE FOR HEARING

anytime before 9/15/99

Reviewed By

mjk

Date

8/10/99

* schedule w/ HCH



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1000 SOUTH ROLLING ROAD

which is presently zoned

D.R.-2

This Petition shall be filed with the Department of Permits and 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 Variance from Section(s)

A variance pursuant to Section 4A02.4.F of the B.C.Z.R. to allow proposed development within a failing traffic shed.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Shelter ElderCare Foundation, Inc.

Name - Type or Print

By:

Signature: Daryl C. Jones, Vice President/Assistant Secretary

218 North Charles Street

410-962-0595

Address

Telephone No.

Baltimore

MD

21201

City

State

Zip Code

Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

St. John's United Church of Christ

Name - Type or Print

By:

Signature

Name - Type or Print

James R. Powell, President of Church Council

Signature

1000 South Rolling Road

(410) 744-5700

Address

Telephone No.

Baltimore

MD

21228

City

State

Zip Code

Representative to be Contacted:

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

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

3 hr.

* UNAVAILABLE FOR HEARING any time before 9/15/99

Reviewed By

MDL

Date

8/15/99

* schedule w/ Hoff

Case No.

00-058-XA

REV 9/15/98

Description

To Accompany Petition for Special Exception

and Waiver of Standards Hearing

2.90 Acre Parcel

Southeast Side of Collegiate Drive

Southwest Side of Rolling Road

First Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

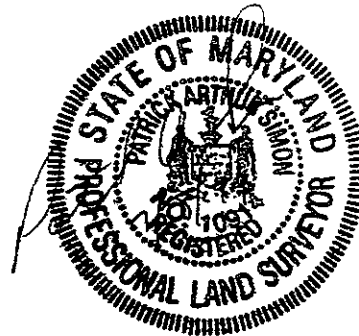
Beginning for the same at the point formed by the intersection of the southeast side of Collegiate Drive, variable width, with the southwest side of Rolling Road, variable width, and being at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Collegiate Drive with the centerline of Rolling Road (1) Southeasterly along the centerline of Rolling Road 66 feet, more or less, thence leaving Rolling Road (2) Southwesterly 55 feet, more or less, to the point of beginning, thence leaving said beginning point and binding on the said side of Rolling Road the four following courses and distances, viz: (1) South 31 degrees 19 minutes 23 seconds East 39.71 feet, thence (2) South 40 degrees 03 minutes 15 seconds East 54.73 feet, thence (3) South 30 degrees 18 minutes 54 seconds East 240.84 feet, and thence (4) Southeasterly by a line curving to the left with a radius of 617.96 feet for a distance of 7.00 feet (the arc of said curve being subtended by a chord bearing South 31 degrees 39 minutes 05 seconds East 7.00 feet and having a beginning tangent bearing of South 31 degrees 19 minutes 37 seconds East and a

departing tangent bearing of South 31 degrees 58 minutes 33 seconds East), thence leaving said road and running the four following courses and distances, viz: (5) South 59 degrees 44 minutes 30 seconds West 234.15 feet, thence (6) North 30 degrees 15 minutes 30 seconds West 59.46 feet, thence (7) South 59 degrees 44 minutes 30 seconds West 144.80 feet, thence (8) North 30 degrees 15 minutes 30 seconds West 315.05 feet to intersect the southeast side of Collegiate Drive, thence binding thereon, (9) North 64 degrees 51 minutes 56 seconds East 369.98 feet to the point of beginning; containing 2.90 acres of land, more or less.

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

July 8, 1999

Project No. 98109.A (L98109A)



NOTICE OF ZONING 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: #00-058-XA
1000 South Rolling Road
SWS Rolling Road, 66' SE of centerline Collegiate Drive
1st Election District — 1st Councilmanic District
Legal Owner(s): St. John's United Church of Christ
Contract Purchaser: Shelter Elder Care Foundation, Inc.

Special Exception: for an assisted living facility in a D.R.2 zone and to modify the existing maximum residential density standards from 2 density units per acre to 7.9 density units per acre. Special Variance: to allow proposed development within a failing traffic shed.

Hearing: Friday, October 15, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/30/99 Sept. 30

C342580

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30/, 19 99

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 9/30/, 19 99.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069832

DATE 8/10/99 ACCOUNT 01-615

Items: 58
By: mJK

AMOUNT \$ 550.00

RECEIVED FROM: Vernick, Bacter, and Howard, LLC

FOR: 020 - Special Variance - \$250.00
050 - Special Exception - \$300.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL
8/10/1999 8/10/1999 129
REG MS02 CASHIER LSAT LIMER
Dept 5 528 ZONING DEPT
Receipt # 104073
CR NO. 069832
Recpt 550.00
550.00 CK and 00 CA
Baltimore Co
DEFINITION

00-05

CERTIFICATE OF POSTING

PDM. I-474
H.D.W. : ST. JOHNS U.C.
OF CHRIST
00-058-XA

RE Case No

Petitioner/Developer SHELTER, ETAL

R. HOFFMAN, ETAL

Date of Hearing/Closing 10/15/99

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

**RESCHEDULED
FOR NEW DATE 7**

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 #1000 S. ROLLING RD
ONSITE

The sign(s) were posted on

9/30/99

(Month, Day, Year)

Sincerely,

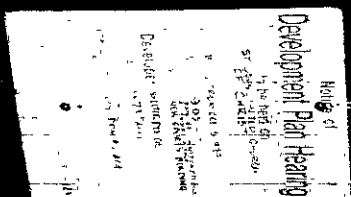
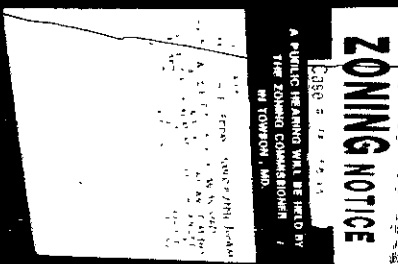
Patrick M. O'Keefe 10/5/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



CERTIFICATE OF POSTING

H.O.H. AND
RE: Case No.: 00-58-XA

Petitioner/Developer: SHELTER, ETAL
L. HOFFMAN

Date of Hearing/Closing: 11/23/99

CONTINUED

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 #1000 S. ROLLING RD.

The sign(s) were posted on CONTINUOUS FROM LAST
(Month, Day, Year) HEARING

Sincerely,

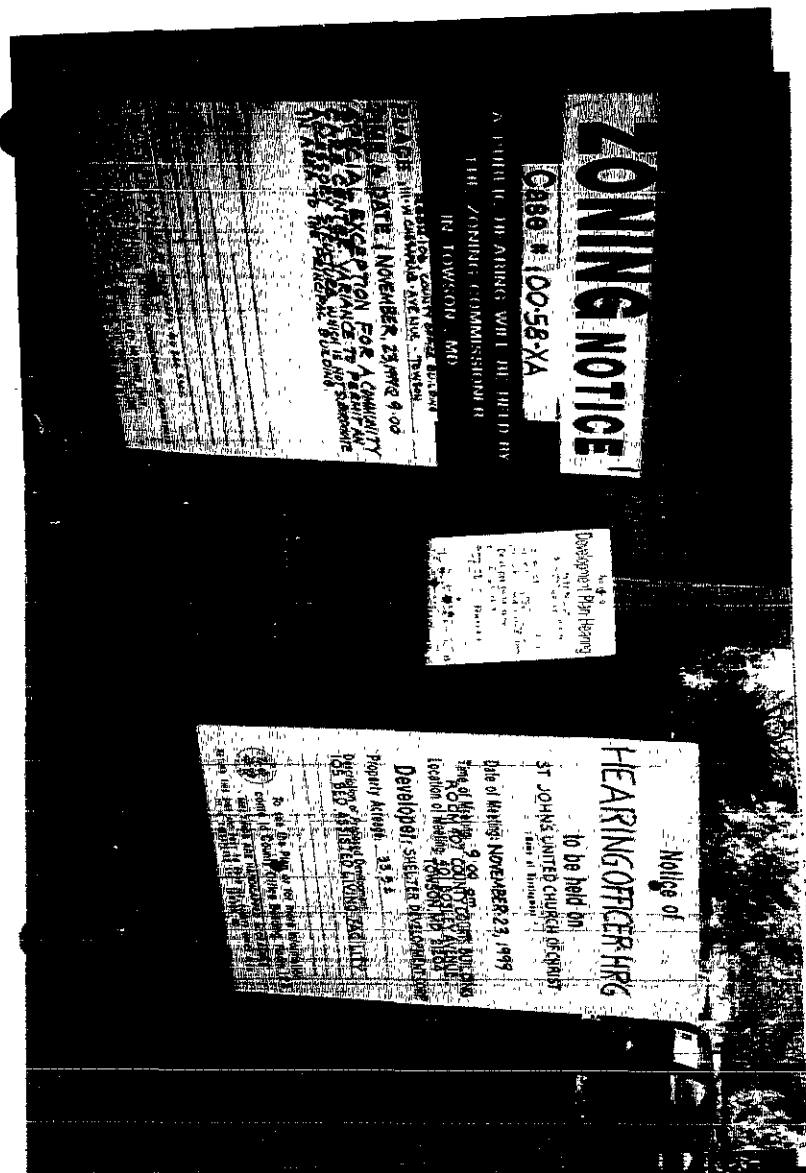
Patrick M. O'Keefe 11/5/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



CERTIFICATE OF POSTING

PPD
PDM I-474
H.D.H. : ST. JOHNS U.C.
OF CHRIST
RE Case No 00-058-XA
Petitioner/Developer SHELTER, ETAL
R. HOFFMAN, ETAL
Date of Hearing Closing 10/15/99

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 #1000 S. ROLLING RD.
ONSITE

9/30/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 10/5/99

(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 ; CELL-410-905-857.

(Telephone Number)

ZONING NOTICE

Case # 00-058-XA

A CHANGE OF ZONING WILL BE HELD AT
THE ZONING COMMISSION IN
ROOM 111, 111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

PLACE THIS SIGN IN THE FRONT YARD OF THE PROPERTY
TIME & DATE (FROM 8:00AM TO 5:00PM)
SPECIAL EXCEPTION FOR AN ASSIGNED
ZONING DISTRICT IN A ZONE AND TO MODIFY
STANDARD ZONING REGULATIONS
HOLDING FOR 15 DAYS FROM THE DATE OF
HEARING. IF THE PROPERTY IS NOT IN
COMPLIANCE WITH THE ZONING REGULATIONS
THE ZONING COMMISSION WILL REVOKE THE
SPECIAL EXCEPTION AND THE PROPERTY WILL
REVERT TO THE ZONING DISTRICT IN WHICH IT
IS LOCATED.

**Notice of
Development Plan Hearing**

to be held on
ST. JOHN'S CHURCH
BY CHURCH

Date of Hearing: 10/15/99
Time of Hearing: 9:00 A.M.
Location: Meeting Room 111, 111 West Chesapeake Avenue
Developer: SHELTER, ETAL
Project: 3373 1/2 AVE.
Developer's Address: 3373 1/2 AVE.
Developer's Phone: 410-666-5366
Developer's Fax: 410-666-5366
Developer's E-mail: sshell@comcast.net
Developer's Website: www.shell.com



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 31, 1999

NOTICE OF ZONING 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:

HEARING OFFICER HEARING
PROJECT NAME: St. John's United Church of Christ ALF
Project Number: 1-474
Location: W/S Rolling Road, S Collegiate Drive
Acres: 33.73
Developer: Shelter Development Corp.
Engineer: DMW
Proposal: 105 A.L.F.

***** AND *****

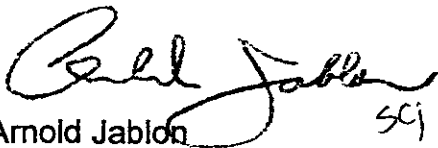
CASE NUMBER: 00-058-XA
1000 South Rolling Road
SW/S Rolling Road, 66' SE of centerline Collegiate Drive
1st Election District – 1st Councilmanic District
Legal Owner: St. John's United Church of Christ
Contract Purchaser: Shelter Elder Care Foundation, Inc.

Special Exception for an assisted living facility in a D.R.2 zone and to modify the existing maximum residential density standards from 2 density units per acre to 7.9 density units per acre. Special Variance to allow proposed development within a failing traffic shed.



HEARING OFFICER HEARING
PROJECT NAME: St. John's United Church of Christ ALF
CASE NUMBER: 00-058-XA
PAGE 2

HEARING: Friday, October 15, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Robert A. Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
St. John's United Church of Christ, 1000 South Rolling Road, Baltimore 21228
Shelter ElderCare Foundation, Inc., 218 North Charles Street, Baltimore 21201

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 30, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord

410-494-6201

Venable

210 Allegheny Avenue

Towson, MD 21204

NOTICE OF ZONING 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 NUMBER: 00-058-XA

1000 South Rolling Road

SW/S Rolling Road, 66' SE of centerline Collegiate Drive

1st Election District – 1st Councilmanic District

Legal Owner: St. John's United Church of Christ

Contract Purchaser: Shelter Elder Care Foundation, Inc.

Special Exception for an assisted living facility in a D.R.2 zone and to modify the existing maximum residential density standards from 2 density units per acre to 7.9 density units per acre. Special Variance to allow proposed development within a failing traffic shed.

HEARING: Friday, October 15, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 18, 1999

NOTICE OF ZONING HEARING

RESCHEDULED DATE PER AGREEMENT OF COUNSEL

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 NUMBER: 00-58-XA
1000 South Rolling Road
SW/S Rolling Road, 66' SE of centerline Collegiate Drive
1st Election District - 1st Councilmanic District
Legal Owner(s): St. John's United Church of Christ
Contract Purchaser(s): Shelter Elder Care Foundation, Inc.

AND

HEARING OFFICER HEARING
Project Number: I-474
St. John's United Church of Christ ALF
W/S Rolling Road, S Collegiate Drive
Acres: 33.73
Developer: Shelter Development Corp.

HEARING: WEDNESDAY, NOVEMBER 3, 1999 and THURSDAY, NOVEMBER 4, 1999 at 9:00 a.m.
EACH DAY IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

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

Arnold Jablon
Director

cc: Robert Hoffman, Esq.
J. Carroll Holzer, Esq.



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
1000 S. Rolling Road, SW/S Rolling Rd,
66' SE of c/l Collegiate Dr
1st Election District, 1st Councilmanic

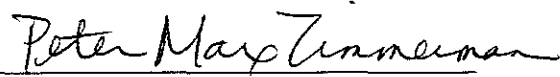
Legal Owner: St. John's United Church of Christ
Contract Purchaser: Shelter ElderCare Foundation, Inc.
Petitioner(s)

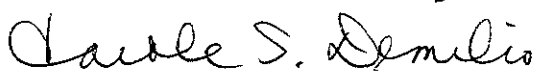
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-58-XA

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: ~~00-58-07XA~~
Petitioner: Shelder Eldercare Foundation, Inc.
Address or Location: 1000 South Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormrod
Address: Venable
210 Allegheny Avenue, Towson, Md 21204
Telephone Number: 410-494-6201



Baltimore County
Department of Permits and
Development Management

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

November 18, 1999

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

Dear Mr. Hoffman:

RE: 00-058-SPHX , 1000 South Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: September 2, 1999

SUBJECT: Zoning Item #058
St. John's United Church of Christ, 1000 S. Rolling Rd

Zoning Advisory Committee Meeting of August 23, 1999

- ☐ 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 (Section 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).

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 2, 1999

FROM: *pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for August 30, 1999
Item Nos. 049, 051, 052, 053, 054,
055, 056, (058) 059, 061, 062, 063,
064, 065, 067, 068

and

Case Number 99-297-SPH
18414 Vernon Road)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC08309.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 30, 1999

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

RE: Property Owner: St. John's United Church of Christ

Location: DISTRIBUTION MEETING OF August 30, 1999

Item No.: 058 Zoning Agenda:

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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", 1994 edition prior to occupancy.
10. IF ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS CANNOT BE PROVIDED AT THE Northwest Side OF THE BUILDING, ALL STAIRWELLS SHALL BE PROVIDED WITH WET STANDPIPES.

REVIEWER: Lieutenant Herb Taylor
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

September 8, 1999

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

RE: Baltimore County
Item No. 058 (MJK)
St. John's United Church
MD 166 @ MD 372
Mile Post 0.95

Dear Ms. Stephens:

We have reviewed the Special Exception and have no objection to approval. However we will require the owner to obtain an access permit through our office and the following will be required:

- A traffic impact/signal analysis will be required to determine final intersection improvements to MD 166 and MD 372; prior to the analysis being performed we would like the opportunity to discuss the operation of this intersection.
- A hydraulic analysis will be required.

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md us).

Very truly yours,

for Kenneth A. McDonald Jr.
Acting Division Chief
Engineering Access Permits Division

LG

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
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 15, 1999

Robert A. Hoffman, Esq.
Venable
210 Allegheny Avenue
Towson, MD 21204

J. Carroll Holzer, Esq.
508 Fairmont Avenue
Towson, MD 21286

Dear Sirs:

Re: Case Number: 00-58-XA, etc,
The above matter has been rescheduled for hearing as follows:

Postponed from 11/3/99 and 11/4/99
CASE NUMBER: 00-58-XA
1000 South Rolling Road
SW/S Rolling Road, 66' SE of centerline Collegiate Drive
1st Election District - 1st Councilmanic District
Legal Owner(s): St. John's United Church of Christ
Contract Purchaser(s): Shelter Elder Care Foundation, Inc.

AND

HEARING OFFICER HEARING
Project Number: I-474
St. John's United Church of Christ ALF
W/S Rolling Road, S Collegiate Drive
Acres: 33.73
Developer: Shelter Development Corp.

HEARING: DAY 1: TUESDAY, NOVEMBER 23, 1999 at 9:00 a.m.
DAY 2: FRIDAY, DECEMBER 3, 1999 at 9:00 a.m. *change 8/17*
in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Very truly yours,

Arnold Jablon
Arnold Jablon
Director

*on calendar for
both 12/3 and
1/7 - Darlene was
told hearing was 1/7
and sent out
notices for that date -
this notice went out
for 12/3 - no notice
in hearing file*



Baltimore County
Department of Permits and
Development Management

*File
Copy*

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 19, 1999

Robert A. Hoffman, Esq.
Venable
210 Allegheny Avenue
Towson, MD 21204

J. Carroll Holzer, Esq.
508 Fairmont Avenue
Towson, MD 21286

Dear Sirs:

Re: Case Number: 00-58-XA, etc,
The above matter has been rescheduled for hearing as follows:

Postponed from 11/3/99 and 11/4/99
CASE NUMBER: 00-58-XA
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SW/S Rolling Road, 66' SE of centerline Collegiate Drive
1st Election District - 1st Councilmanic District
Legal Owner(s): St. John's United Church of Christ
Contract Purchaser(s): Shelter Elder Care Foundation, Inc.

AND

HEARING OFFICER HEARING
Project Number: I-474
St. John's United Church of Christ ALF
W/S Rolling Road, S Collegiate Drive
Acres: 33.73
Developer: Shelter Development Corp.

HEARING: DAY 1: TUESDAY, NOVEMBER 23, 1999 at 9:00 a.m.
DAY 2: FRIDAY, JANUARY 7, 2000 at 9:00 a.m.
in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Very truly yours,

Arnold Jablon
Director

AJ:ggs



10/8/99
wcf
file

October 4, 1999

Mr. Arnold Jablon
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Md. 21204

RE Hearing Officer's Hearing Case #00-058-XA
St. John's United Church of Christ ALF

Dear Mr. Jablon,

We are writing to express our support for the assisted living project proposed for the St. John's Church campus. We believe that the developers have worked with the neighbors and the Church to try to accommodate all reasonable expectations. We believe the building, as proposed, will be consistent with the general feel of the surrounding area, and the developers have committed to significant landscaping along Collegiate Avenue. It is also our understanding that a Community Advisory Board comprised of representatives from the neighborhood, church and developer will be convened to ensure continued input about the project as obtained from all affected parties.

Thank you

Mildred Butcher
Robert Butcher

Mildred Butcher
Robert Butcher

99.2624

RECEIVED

OCT - 8 1993

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Mr. David Sattler, President
Highfields Homeowners Association
28 Highfields Drive
Baltimore, MD 21228

August 20, 1999

Mr. David C. Flowers, Project Manager
Department of Permits & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Brightview of Catonsville Assisted Living /
St. John's United Church of Christ Property

Dear Mr. Flowers:

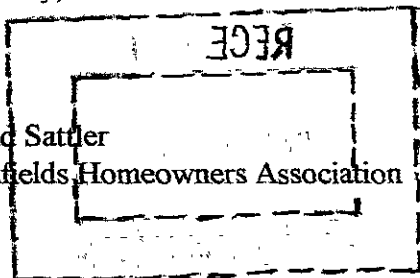
As President of my community's homeowners association and on behalf of our Board, I am writing to you regarding the proposed Assisted Living development to be located on the St. John's United Church of Christ property near the intersection of Rolling Road and Collegiate Drive. It is our understanding that new residence will serve elderly individuals who are in need of assistance with activities of daily living.

Representatives from The Shelter Group and Brightview Assisted Living have met with us on numerous occasions to outline the proposed development. Shelter has also offered us the opportunity to provide on-going input to the development and operation of the new assisted living residence through a Community Advisory Board which would begin meeting quarterly upon the commencement of construction.

Though we have had significant concerns about this project, Shelter has been diligent in listening to our concerns and responding with modifications to the development plan that have resulted in a workable compromise. Therefore, we respectfully support their plan.

Sincerely,

David Sattler
Highfields Homeowners Association



Rev. Francis E. Tennies
5 Catonridge Court
Catonsville, MD 21228-4149
Phone 410-747-9988

10/22/99
S
WCR
To: Green
File

Saturday, October 16, 1999

Mr. Arnold Jablon
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

00-058-

Dear Mr. Jablon:

I am writing in support of the assisted living project proposed for the St. John's Church campus, Catonsville. I am a retired Presbyterian Minister living in Catonsville. I have also had the privilege of serving on both a local and regional planning commission. I have followed the debate on this project closely for some months now and I have visited the St. John Church campus and reviewed the project.

Land use regulations certainly are needed but I do not think that they are to be so rigidly enforced that they end up impeding appropriate development and hurting human beings. Or in other words, the black box of land use can quickly produce dilatory consequences for a community unless those applying the zoning regulations use great wisdom and look at the spirit as well as the letter of the law. We are all aging and as a pastor of 35 plus years I know of the pressing need for more facilities for the aging people.

A proposal by a church with 32 acres has plenty of space for a two-acre project. Providing for the aging is a time honored ministry of churches. I would also note that there is case law related to the First Amendment of the U.S. Constitution when it comes to churches using their property to pursue traditional ministries of the church.

Certainly the size of this project will not alter the general physical make up of that area. Certainly the size of the project even at maximum capacity of residents and staff will not add to traffic congestion in an area that already has very large institutions in the community.

Therefore I urge the appropriate authorities to approve the St. John's Church assisted living project forth with.

Sincerely yours,

Rev. Francis E. Tennies
Rev. Francis E. Tennies, H.R.

RECEIVED

99-2736

OCT 21 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Timothy C. Kraus
26 Old Granary Crt.
Catonsville, Md. 21228

October 24, 1999

10/29/99
cc
to wcd
for file
File

Mr. Arnold Jablon
Director's Office
County Office Building
111 West Chesapeake Ave.
Towson, Md. 21204

Dear Sir,

Ref: Hearing Case # 00-058-XA
St. John's United Church of Christ
Rolling Rd. at Wilkens Ave.
Catonsville, Md.
Item: Assisted Living Facility

On October 15th, 1999, I went to the Hearing Room in Towson to present my personal views on the subject referenced above. I found that the meeting had been postponed. AS I have no way of knowing with certainty when this may be rescheduled and as I will be out of town sporadically over the next several months, I can only send you my written views and hope you will find them as meaningful as my personal testimony.

I grew up in Catonsville; attended the public schools and graduated from Catonsville High in 1964. I worked for my dad in Catonsville Plbg & Htg Co. from the time I was a small boy and purchased the Company from him when he retired in 1978. I employed 120 people in my business many of them came from and live in Catonsville today. I continued to live in this community for all but 12 of my 53 years on this earth and live here today. It has been and still is a great town. It is a town of plain middle class people who work hard, care about their kids, care about their parents, still know each other when the 4th of July parade and fireworks repeat each year, and still go to church on Sunday.

I also have been a member of St. John's Church all my life. It has been a family church that I have been privileged to attend and baptize my kids in. When we were approached to consider an Assisted Living Facility on the Church grounds for people who weren't indigent but middle class people who don't have enough wealth to move into one of the more expensive projects, I personally thought "what a perfect match-all the various groups of middle class people from Catonsville would still be able to live out the final moments of their lives without leaving their town- my town. Better yet my own church could really provide a great community service.

If anyone would have told me that the project would create the apparent upheaval it has cause among some people, I would have said they really don't know Catonsville people.

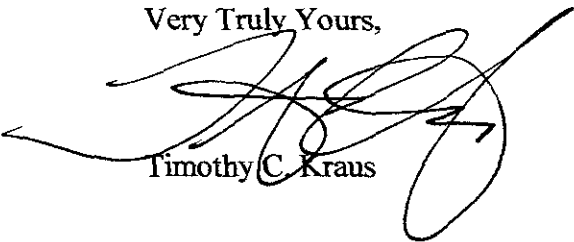
99.2795

It is amazing that anyone could perceive that a group of people all over 80 years of age could effect them enough to raise the stink that has occurred. I've heard that some in the Foxhall Manor Areas are afraid that their property values may be hurt. In June, my wife and I purchased a residence at the address on this letter right in the Foxhall Properties. We paid 235,000.00 and have since spent in excess on 100,000.00 in remodeling and decorating. This was done with full knowledge of the proposal and I promise you I would not have spent a dime if I thought otherwise. If any thing is going to adversely affect property values, it is the big surprise we did not know about when we made our purchase which is the impact of the Catonsville Community College Sport Fields with the big lights at night and the massive profanity that is heard thru out our streets. But you know even that is really not that terrible as it is but a few nights in the year.

Everything is not perfect for anybody. Unfortunately our legal system has gotten out of balance to the point that people are trying to get everything for themselves. Only with the balance of compromise can we continue to survive as a successful community in a successful country. I want a place where my parents who are 80 can live in their lifelong town. I want a place where if I can't pay for the most posh facility that I can still finish my life in my hometown. This is an Assisted Living Facility-it's not MacDonalds-it's not a 7/11-it's not a liquor store. The traffic should actually improve with the new intersection that is planned. The building is pleasing to the eye and matches much of what is already on the church grounds. FOR GOD SAKES DON'T LET A FEW IDIOTS WHO MAKE A LOT OF USELESS NOISE STOP SOMETHING THAT TRULY IS IN THE VERY CHARACTER OF A LITTLE TOWN THAT IS A THROWBACK TO AN EARLIER ERA THAT IS NAMED CATONSVILLE.

Thanks for listening.

Very Truly Yours,


Timothy C. Kraus

Memorandum

To: Phil Golden

From: Fritz Behlen

Date: October 18, 1999

Re: Shelter Development at St. John's United Church of Christ
Proposed Landscape Buffer Material List
Project No. 98109.B



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
<http://www.dmw.com>
410 296 3333
Fax 410 296 4705

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

<u>Qty</u>	<u>Name</u>	<u>Size</u>
15	Arrowwood Viburnum A large vigorous dense growing deciduous shrub with white flowers and blue fruit. Good for mass planting and naturalizing.	48" H
34	Aronia/Brilliant Red Chokeberry A large deciduous shrub with lustrous green foliage, abundant white flowers, persistent red fruit and scarlet fall foliage.	48" H
18	Harvest Red Winterberry A large deciduous shrub with lustrous green foliage, persistent red fruit and golden fall color.	48" H
17	Doublefile Viburnum A large deciduous shrub with horizontal branching, dark green foliage and red fruit.	48" H
5	White Fringe Tree A small native deciduous tree with showy white fringe-like flowers. Tree is extremely attractive to birds.	8 - 10' H

Memorandum
Page 2
October 18, 1999



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

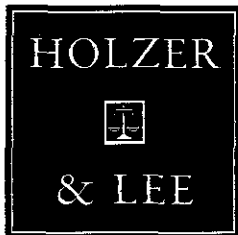
Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

3	Eastern Redbud Small native deciduous tree with early spring purple flowers and golden yellow fall color.	8 – 10' H
2	Red Maple A fast growing deciduous tree with uniform branching and exceptional red and orange fall color.	3" cal.
5	Bald Cypress A large deciduous evergreen form tree for wet areas with bronze fall color.	8 – 10'
12	Norway Spruce Fast growing evergreen tree with dark green needle foliage. Excellent for screening.	10 – 12'
14	Eastern White Pine A fast growing evergreen tree with blue green needle foliage. Excellent for screening.	10 – 12'
3	Willow Oak A large deciduous tree with green foliage, uniform dense branching and yellow fall color.	3" cal.
3	Pin Oak A large deciduous tree with green foliage, distinctive growth habit and russet to red fall color. Tree retains leaves through winter.	3" cal.

Note: All plants were picked for their growth potential, adaptability to wet and dry conditions, sun and shade, wildlife habitat potential and blend of seasonal interest.



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

October 5, 1999

7140

*10/7/99
Postponement
Granted
TALK*

VIA FAX 410-887-3468

Timothy M. Kotroco, Deputy Zoning Commissioner
4th Floor
401 Bosley Ave.
Towson, MD 21204

Re: Legal Owner, St. John's United Church of Christ
Contract Purchaser, Shelter Elder Care
Case No. 00058-XA

Dear Mr. Kotroco:

By way of this letter, I am entering my appearance on behalf of my clients Foxhall Farms Homeowners' Association, Inc., Protestants in the above captioned matter. Because I will be away from the office during the week of October 11 through 15, 1999, I respectfully request a postponement of the hearing scheduled for October 15, 1999 until a date mutually agreeable between the parties.

Very truly yours,

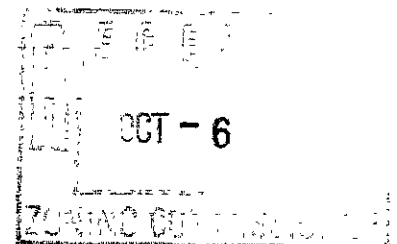
A handwritten signature in black ink, appearing to be "JCH", written over a horizontal line.

J. Carroll Holzer

JCH:clh

cc: Foxhall Farms Homeowners Assn., Inc.

C:Letters/Leatherbury-Kotroco



DAYA LALWANAY
17 D GRANARY CT
CATONSVILLE, MD 21228
Oct 5, 1999

Mr Arnold Tablon
Director's Office
County office Bldg.
111 West Chesapeake Ave.
Towson, MD 21204

10/5/99
28
WCR
for file

File

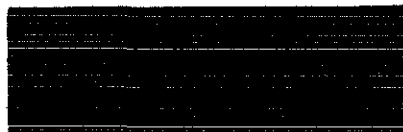
Dear Mr Tablon:

Re: Hearing officers Case # 00-058-XA
St John's United Church of Christ ALF.

I am writing to express my support for the assisted living project being proposed for the St. John's Church campus. The developers have worked with the neighbors + the church to accommodate all reasonable expectations. I believe the building, as proposed, will be consistent with the general feel of the surrounding area + the developers have committed to significant landscaping along Collegiate Ave. It is my understanding that a Community Advisory Board comprised of representatives from the neighborhood, church + developer will be convened, to ensure continued input about the project is obtained from all affected parties.

Thank you;

Very sincerely,
Daya Lalwaney





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

DATE: September 23, 1999

TO: DAVID FLOWERS, PDM, MAIL STOP-1301

FROM: LIEUTENANT HERB TAYLOR
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: ST. JOHN'S UNITED CHURCH OF CHRIST ALF

PROJECT NUMBER: 1-474

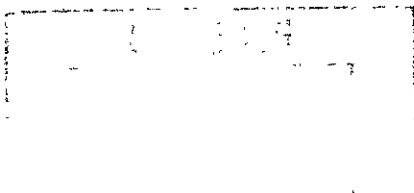
LOCATION: W/S ROLLING RD, S COLLEGIATE DR.

DISTRICT: C1

COMMENTS:

3. 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, 1994 EDITION.
5. 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 CODES. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1996 EDITION; BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE; BALTIMORE COUNTY BILL 017-91.

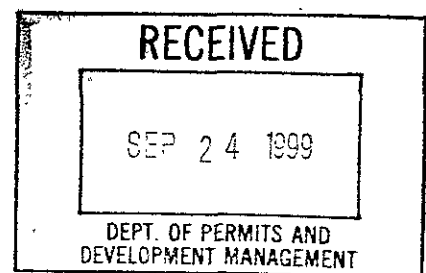
cc. File



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St. John's / Shelter Assisted Living Facility Special Excerption Petition

Testimony Outline - George Gavrelis
DMW Project No. 98109.A

Section 432.3 A.1 Considerations:

The proposed Assisted Living Facility is on an institutional site.

The Assisted Living Facility is a component parcel of the St. John's United Church of Christ tract.

- The overall tract contains 33.97 gross acres. St. John's will retain 30.62 gross acres and continue the existing church, parish house, parsonage, and related activities at the historic Ames House / Overhill Center.
- The Assisted Living Facility by Shelter will take place on a parcel defined by the proposed Special Exception that contains 3.35 gross acres.
- Section 432B BCZR defines *Institutional Sites* as including *churches on sites containing at least 10 acres*.
- The proposed Assisted Living Facility meets the requirement of being on an institutional site.

The density of the proposed Assisted Living Facility is consistent with the density and use now occurring on the church tract.

- Intensity of the proposed Assisted Living Facility (ALF) is expressed in terms of Density Units (DnU) per acre where 4 Assisted Living Beds equates to one Density Unit.
- The number of dwelling units per acre for institutions like St. John's United Church of Christ cannot be used as a measure of intensity because the primary or principal use of this institution is its religious function. Residential uses here are merely accessory to the principal church use.
- Similarly, the proposed ALF by virtue of the Special Exception becomes a non-residential principal building in a DR Zone and is governed by the setback standards set forth in CMDP IIA 29. Table V and the maximum building width of 200 feet as also set forth in this section. These are completely different from and exceed those required for a residential uses in a DR-2 Zone.
- Operation of zoning standards and policies makes the St. John's / Shelter ALF an institutional use rather than a residential use. (See Oak Crest Village and Mercy Ridge ALF zoning cases)

- In my opinion, a better way to evaluate intensity here would be to compare building footprints and volumes. The proposed ALF is not that dissimilar from that of the St. John's sanctuary and school building and the Overhill Center. Nor, is it dissimilar from the special education facility diagonally across Rolling Road at Collegiate Drive or the Family YMCA to the north.

Section 432.3B Considerations:

1. The property is suitable for the type of development proposed.

- The ALF development plan demonstrates clearly that its site and the overall institutional tract are suitable for the use and the scale of development being proposed.
- Site topography is such that the ALF can be designed to take advantage of descending topography towards Collegiate Drive while maintaining landscaped edges alongside this drive.
- Site edges are preserved and remain undisturbed to the fullest extent possible as are existing major deciduous trees.
- A permanent forest conservation easement of 7.85 acres is established. This reinforces neighboring, wooded open space along Bull Run and provides effective buffering and screening to and from vicinal development.
- A permanent, 50-foot RTA Buffer Strip is established alongside Rolling Road. This assures that there will be no subsequent incursion of development here.
- An existing access driveway on Collegiate Drive is eliminated, as are two access points on Rolling. Internal vehicular circulation is integrate and one, new, channelized access point is established to take advantage of the signalized intersection of Wilkens Avenue and Rolling Road.
- The proximity of the church to the ALF enables it to extend its ministry to residents and enhances the capability of the ALF to meet the needs of those who require special help in a manner that is dignified and compassionate.
- Site edges are protected, adjoining open spaces are enhanced and the total site and the ALF are insulated from residential development to the West.
- In the context of its overall site, the property is suitable for a 95-bed Assisted Living Facility.

2. The balance of the tract outside the building envelope will be used only for such open space and recreational uses as are permitted by right or by special exception in DR Zones.

- The building envelope for St. John's United Church of Christ is defined by the forest conservation easement, the 25-foot forest buffer principal building setback and DR-2 non-residential principal building setbacks. These are illustrated on Sheet 2 of 2 of the submitted development plan. The uses outside this envelope are indeed limited to open space (setbacks and buffers) as are required and permitted by right or by special exception.
- A building footprint that complies with applicable BCZR requirements defines the building envelope for the ALF. The envelope is modified by provision of accessory off-street parking and by walks. All other space on the ALF special exception site are limited to open space uses and will be constrained as such by virtue of an approved site plan.

3. The development will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties and the general neighborhood.

- The overwhelming majority of the immediately contiguous properties to the north and west are in some kind of open space use. Three College Hills III Home Owners Association open space parcels comprising 2.151 Acres immediately abut this institutional property; one is a parcel on which the community identification sign is located. A Baltimore County Parcel containing 0.674 Acres exists to the north of Collegiate Drive. An existing ALF is situated easterly to Rolling Road. To the west of that along Bull Run is a 2.40 Acre HOA area, which separate attached housing on Wake Forest Court from the ALF. To the south along Bull Run are three 100-Year Flood Plain Reservation Areas totaling 21.193 Acres. Altogether, these open space parcels total 25.422 Acres. The St. John's United Church of Christ / Shelter development proposal will add an additional 7.85 of perpetual forest buffer area. A total of 33.272 Acres of permanent open space land separates, buffers and protects existing attached or detached housing to the West from the institutional uses of the church and the proposed ALF>
- All of these open space areas are forested with mature trees, particularly at the site edges of St. John's church where grades rise from Bull Run. The separation and buffering formed by open space uses are enhanced further by the screening and view-filtering functions of mature woodlands.
- Driving through the general neighborhood during the last week of October affirmed that long views of the total site were limited to forest cover, the barn and portions of the roof and spire of the St. John's sanctuary. One

could not see other existing site improvements from the West until at a point on Collegiate Drive just at the existing Carriage House, the portion of the tract on which the ALF will be built.

- A 50 foot RTA Buffer is required along the Rolling Road frontage of the overall tract. This enables preservation of mature specimen trees to the fullest extent possible. It assures that the present site ambiance along Rolling Road will be maintained and, with new understory plantings, that effective screening will be provided for new parking area.
- Existing access points to the tract from Collegiate Drive and Rolling Road will be eliminated. All access will be by means of a new, channelized entrance at the signalized Wilkens Avenue intersection. This eliminates existing site traffic frictions and enhances traffic movement in the general neighborhood.
- From my planning perspective I do not believe that the proposed development will be detrimental to the use, peaceful enjoyment or development of surrounding properties or the surrounding development. Since all immediately adjoining properties to the north and west are essentially developed and because permanent open spaces provide separation and effective screening, I do not believe that the proposed development will be detrimental to economic values.

4. The density increase will satisfy all other criteria stated in Section 502.1 BCZR:

A. Be detrimental to the health, safety or general welfare of the locality involved;

- The proposed Assisted Living facility will provide 95 rooms or beds focused primarily on serving persons who need help in getting through their essential daily activities. As Baltimore County's population continues to age, the need to provide assisted living facilities serving seniors also expands.
- The proposed ALF promotes the public health, safety and welfare of the community by helping to meet the ever growing need of seniors, especially those who need special help in an environment that is dignified and concerned and at a location which can be close to family, friends and roots.
- In my opinion, the proposed development here will have no detrimental impact on the locality. To the contrary, for all of the reasons cited above, I believe that the proposed ALF will have a beneficial impact on the locality.

B. Tend to create congestion in roads, street or alleys therein;

- Covered by Wes Guckert's testimony.

C. Create a potential hazard from fire, panic or other danger;

- The proposed ALF will be designed, built, maintained and operated in complete and continual compliance with all applicable life-safety, building, electrical, plumbing codes, regulations and standards governing both housing and assisted living facilities.
- The proposed ALF will be sprinklered.
- From my planning perspective, the proposed ALF will not create a potential hazard from fire, panic or other dangers.

D. Tend to overcrowd land or cause undue concentration of population.

- By virtue of its special exception, the proposed ALF becomes a non-residential institutional use that is a component parcel within the larger religious institution. The measure of intensity is **beds, not dwelling** units, as would be the case if this indeed were a residential development. As an *elderly housing facility*, beds have been factored to provide some relationship to residential intensity and expressed as density units (DnU) rather than dwelling units. Four assisted living beds comprise one density unit. Other than in DR-16 and RAE Zones, dwelling units (DU) are the measure of conventional residential development.
- In the context of this institutional site, significant, wooded open space buffers that separate the ALF from residential areas to the north and west and other proximate institutional uses, the proposed ALF does not overcrowd land or cause undue concentration of population.

E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

- The proposed ALF generates no students and has no impact on school capacity or usage.
- Area for sitting and other passive recreational activities are provided in the context of on-site amenity open spaces. The ALF will generate no off-site demands for active recreational activities or facilities.
- Existing public water mains and sewer lines serve the site. Pressure or capacity of these mains or lines is adequate.
- Access to the site will be enhanced and improved by reconfiguring it to the signalized intersection of Rolling Road and Wilkens Avenue.
- There is no interference with any public requirements, conveniences or improvements.

F. Interfere with adequate light and air;

- The ALF complies with all BCZR height and setback requirements and with CMDP standards.
- There is no interference with light and air.

G. Be inconsistent with the purposes of the DR-2 zoning classification nor in any way inconsistent with the spirit and intent of these regulations;

- An assisted living facility is a use permitted by special exception in a DR-2 Zone. As such, the proposed ALF is permitted after review if it results in no adverse impact and if it meets the proofs required of special exceptions in Section 502.1 BCZR. Manifestly, I believe that this development complies eminently with these standards.
- The purpose of Density Residential Zones is to foster a greater variety of housing types; allow more feasible preservation of natural features; allow greater flexibility in site planning; provide means of satisfying differing housing market requirements... in a manner more nearly in accord with comprehensive plans and goals and to provide greater certainty about ...dwelling densities in existing communities with the goal of conserving and maintaining the areas. The proposed ALF does just that.
- With respect to elderly housing facilities and assisted living facilities, Section 432B BCZR clearly sets forth the spirit and intent of these Zoning Regulations: *Development of elderly housing facilities is especially encouraged on property containing existing institutional uses (this includes churches on sites of at least 10 acres). To promote such facilities on these properties, maximum residential density, maximum building height standards and residential transition area restrictions may be altered.*
- The standard of review for such alterations is not based on variance relief. Instead, it is based on the special exception proofs of Section 502.1 BCZR and on Sections 432.3B 1 through 4.
- I believe that we have demonstrated that the property is suitable for the proposed ALF; that the balance of the tract outside the building envelope will be used only for such open space and recreational uses as a permitted by right or special exception in DR Zones; that development will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties and the general neighborhood.

H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations.

- The Density Residential (DR) Zones have no impermeable surface or vegetative retention provisions.

Schultz v. Pritts

Are there facts or circumstances that show that the St. John's / Shelter Assisted Living Facility at this location would have adverse effects above and beyond those inherently associated with such special exception use irrespective of its location in a DR-2 Zone?

- Any potential, conceivable adverse effect of the St. John's / Shelter ALF would be no worse here at this site than would be the case if it were located elsewhere in a DR-2 Zone.
- In fact, the location of the St. John's / Shelter ALF at the corner of Rolling Road and Collegiate Drive places it within a node of institutional uses - another ALF, the YMCA and the Special Ed school. This node and the proposed ALF is separated from residential uses to the west in the DR-2 Zone by the Bull Run stream valley and over 33 acres of permanent, mostly wooded open space.
- The impact of the St. John's / Shelter ALF is less here than would be the case if it were located elsewhere within this DR-2 Zone.

George E. Gavrelis November 3, 1999

AGREEMENT

THIS AGREEMENT, entered into on this 3rd day of December, 1999, by and among St. John's United Church of Christ (hereinafter "St. John's") the property owner and Shelter Elder Care Foundation, Inc. (hereinafter "Shelter"), the contract purchaser and developer, and the Foxhall Farm Community Association, Inc. (hereinafter "Foxhall"), and the following individuals, J. Leatherbury, Joe Miedusiewski, (Foxhall and the individuals collectively referred to hereinafter as the "Community"), acting together or as individuals and individual entities.

WHEREAS, St. John's, the property owner, and Shelter, the contract purchaser, desire to develop a portion of its real property located at 1000 South Rolling Road, Baltimore County, Maryland (approximately 2.9 acres) ("The Property") for an assisted living facility known as the "Shelter Elderly Care Facility";

WHEREAS, St. John's presently intends to operate a religious facility on the balance of the property (approximately 32 acres);

WHEREAS, the Community has expressed concerns about the proposed project to St. John's and Shelter regarding issues relating to traffic, pedestrian safety, density on the subject site, operational issues concerning deliveries and trash pickup, lighting, signage, landscaping, and future development on the Shelter site of 2.9 acres and the remaining 32 acres of St. John's property;

WHEREAS, the parties have been negotiating these issues to arrive at an agreement, satisfactory to both parties to avoid the necessity of a contested hearing;

WHEREAS, St. John's and Shelter have requested a special exception to permit an assisted living facility in a DR zone, the approval of a Development Plan, and a Variance;

WHEREAS, the Community is willing to give up its right to oppose the Special Exception, the Development Plan, and the Variance and support the development of a portion of the subject property as an assisted living facility in return for certain agreements and promises by St. John's and Shelter to be set forth hereinafter.

WITNESS:

In consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Development Plan

- A. Shelter shall present the red-lined Development Plan (Exhibit A) at the Hearing Officer's hearing for approval (Exhibit A attached hereto and incorporated herein as part of the terms of this Agreement). The parties have had the opportunity to review the red-lined Development Plan and have agreed to the representation that the orientation of the building to be developed on lot #1 is acceptable to the Community. The Community has been concerned about the close proximity of the building to Collegiate Drive and the setback of the proposed building from Collegiate Drive was a matter of strong concern to the Community.
- B. The Community shall support the approval of the red-line Development Plan (Exhibit A) at the Hearing Officer's hearing. This support shall include support for the Petition for Special Exception to permit an assisted

living facility of 95 beds in the DR2 zone on lot #1 and for the requested Variance.

C. Amendment of the Development Plan (Exhibit A) –

Subsequent to initial approval by the Hearing Officer, Shelter and St. John's, their successors and assigns, may amend the red-lined Development Plan (Exhibit A), in accordance with the applicable provisions of the Baltimore County Code, provided that the Community is notified in writing at least thirty (30) days prior to the filing of any application with Baltimore County seeking the amendment and provided that Shelter and St. John's agrees not to amend the items listed in the attached Exhibit E, without the prior written consent of the Community whose consent shall not be unreasonably withheld.

Should Shelter propose an amendment to any item listed on **Exhibit E** not consented to by the Community, it shall be considered a "material" amendment requiring a Hearing Officer's hearing on such an amendment.

- D. The Community agrees not to appeal the Hearing Officer's Order approving the red-lined Development Plan and/or Petitions for Special Exception and Variance as described on the red-lined Development Plan, provided Exhibit A and this Agreement is adopted by the Hearing Officer in his Order. This condition shall not apply to any subsequent plan that proposes to modify any provision listed on **Exhibit E** not consented to by the community.

II. Architectural Drawings

Shelter, in order to encourage the Community to support this project, has presented certain architectural drawings identifying the architectural features of the proposed building on lot #1, to include architectural features such as porches, railings, dormer windows, roof lines, and the like, which have been a source of concern to the Community. The Community has been concerned with the view of the proposed building from Collegiate Drive and Rolling Road, and have expressed concern in regard to the massing of the building. The architectural drawings, as agreed upon between the parties, effectively address the Community's concerns. Shelter indicates by this Agreement that it will construct the building on lot #1 substantially in accordance with the drawings proposed to the Community; said drawings identified as **Exhibits B and C** (Attached hereto and incorporated herein as part of this Agreement, to include the color of the roofing materials).

III. Buffering/Screening/Landscaping/ Lighting

A. The Community has expressed concern regarding the proposed landscaping between Collegiate Drive and the proposed building on lot #1 and also from Rolling Road to the proposed building. The Community desired Shelter, St. John's, and Baltimore County to preserve as much of the existing vegetation between Collegiate Drive and the proposed building, as possible, to be supplemented with additional planting, to

effectively screen the building from Collegiate Drive. Likewise, the Community has requested additional plantings and buffering to screen the building from Rolling Road. The Agreement of the parties is reflected on the landscape plan identified as **Exhibit D** (incorporated herein and attached hereto). The landscape plan includes the type, quantities, and size of the proposed landscaping which is an important part of the Agreement between the parties. The buffers on Shelter's lot as currently shown on the landscape plan shall not be decreased without permission of the Community.

- B. The Community has agreed with St. John's that the hatched area identified on page 2 of the Development Plan (**Exhibit A**) along Collegiate Drive and on the property of St. John's will be preserved as a buffer and not developed in any fashion, forever and in perpetuity. It is the intention of the parties that this area of the St. John's property, contained on lot #2, will never be developed and will continue to provide a buffer between Collegiate Drive and the Shelter building. However, maintenance and enhancement of this area may occur in accordance with the Forest Conservation Easement.
- C. Lighting – Shelter agrees that it will not illuminate its structure on lot #1 along the side facing Collegiate Drive. This shall not preclude minimum lighting necessary for security or lighting exterior entrances, exits, or as necessary to meet governmental requirements, with the intention that

Shelter will not light the Collegiate Drive side of the building to promote its location on the property.

Shelter and St. John's agree that the lighting on the shaded parking lots, referred to on **Exhibit E** shall be on standards 25 feet or lower using downward targeted light heads or fixtures substantially in accordance with the highlighted specifications on **Exhibit F**, and in the approximate locations identified on **Exhibit G**. Landscape lighting shall be substantially in accordance with lighting shown on **Exhibit G**.

Shelter and St. John's have agreed to light a Community sign for Foxhall Farm located at the intersection of Rolling Road and Collegiate Drive, abutting the proposed assisted living facility site, so long as Baltimore County will permit the installation of such a light.

IV. Future Development

- A. For a period of thirty years (30), Shelter, or its successors and assigns, will not develop any additional elderly housing on the 2.9 net acre subject site and the assisted living facility will be limited for that period of time to no more than 95 assisted living beds.
- B. St. John's agrees not to develop any additional assisted living facilities on the remainder of the site (lot #2, owned by St. John's for) for thirty years.

V. Operational Agreements

- A. Shelter agrees that construction traffic and vehicles of construction workers will utilize the main Church entrance on Rolling Road for both

ingress and egress and Shelter shall not allow any parking of any construction or private vehicles of construction workers along Collegiate Drive or Rolling Road. Shelter and St. John's shall make all reasonable efforts to preserve existing trees along Collegiate Drive and Rolling Road in the area shown on the attached landscape plan during construction.

- B. Deliveries and trash pickup for Shelter shall occur at non-peak traffic hour times, between 9 a.m. and 4 p.m. or after 6 p.m. and before 7 a.m.
- C. Shelter shall include and enforce in its employee policy manual, the requirement that employees taking public transportation shall cross Rolling Road at the proposed new entrance to the Church campus.
- D. Shelter, St. John's, and the Community before the Hearing Officer, shall jointly request that no sidewalks be required along Rolling Road nor Collegiate Drive and further, that there will be no disturbance on the trees within the County right of way along Collegiate Drive.

VI. Restrictive Covenants

The terms of this Agreement shall be included in a Restrictive Covenant Agreement, to be recorded among the land records of Baltimore County at Shelter's expense, and shall be drafted and agreed upon prior to any final Order of the Zoning Commissioner and Hearing Officer in the reference case.

VII. Hearing Officer/Zoning Commissioner

It is the intention of the parties, that this Agreement and the incorporated Exhibits be adopted and incorporated by the Hearing Officer/Zoning Commissioner in his Opinion and Order, being made a part of his Opinion and Order.

VIII. The Community Obligations

Foxhall Farm and the individuals, collectively known as the Community, agree to support the zoning relief requested in Case No. 00-058-XA, Development Plan approval for Development Plan Project No. I-474, and any other governmental approvals or permits necessary to construct the proposed assisted living facility, so long as the proposal is in accordance with Shelter and St. John's agreements contained herein.

IX. Conditions Precedent –

These agreements are conditional upon the construction of the proposed Assisted Living Facility by Shelter.

X. Notices

Any Notices regarding this Agreement shall be sent to the parties at the following addresses:

Shelter Elder Care Foundation, LLC
218 N. Charles Street, Suite 200, Balto., MD 21201

with a copy to Rob Hoffman, Esq. at
Venable, Baetjer and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21204

St. John's United Church of Christ
1000 South Rolling Road
Baltimore, MD 21228

The Community
Jay Leatherbury, President
Foxhall Farms Homeowners Assoc., Inc.
3 Bull Branch Court
Catonsville, MD 21228

Joe Miedusiewski
/ Bull Branch Court
Catonsville, MD 21228

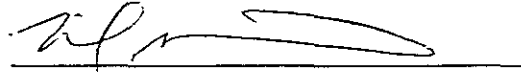
with a copy to J. Carroll Holzer at
508 Fairmount Avenue
Towson, MD 21286

XL Miscellaneous Provisions

- A. This Agreement shall bind the parties, their successors, assigns (with regard to Shelter only) and heirs, acting together or as individuals and/or individual entities.
- B. This Agreement is governed by the laws of the State of Maryland.
- C. This Agreement contains all of the terms and conditions of the Agreement and cannot be modified, except by written agreement of Shelter and Foxhall Farms Homeowners Association only.
- D. This Agreement shall be incorporated into the Order of the Hearing Officer/ Zoning Commissioner approving the red-lined Development Plan.
- E. The Community either together or individually may not assign these rights under the Agreement to any other person not a party to this Agreement, without the prior written approval of St. John's, which approval shall not be unreasonably withheld.
- F. The Agreement of Shelter Elder Care Foundation, Inc. shall be null and void if the Community violates its obligations under this Agreement.
- G. This Agreement shall terminate upon expiration of the Special Exception and Development Plan approval if St. John's, or Shelter Elder Care Foundation, Inc. has not proceeded to construct the facility.
- H. This Agreement may be signed in counter-parts.

WHEREFORE, the parties execute this Agreement as of the day and year first
above written.

Shelter Elder Care Foundation, LLC by



Michael W. Walton, Vice President

St. John's United Church of Christ by

Foxhall Farm Community Association, Inc.
by Joe Miedusiewski

and

Jay Leatherbury

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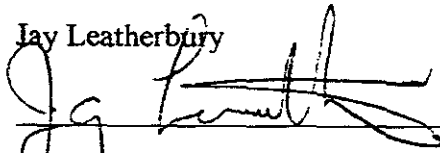
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St. John's United Church of Christ by

by Joe Miedusiewski

and

Jay Leatherbury



President

Foxhall FARM Community Assoc., Inc.

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above written.

Shelter Elder Care Foundation, LLC by

St. John's United Church of Christ by

by Joe Miedusiewski

Joe Miedusiewski
1 Bull Branch Ct.

and

Jay Leatherbury

WHEREFORE, the parties execute this Agreement as of the day and year first
above written.

Shelter Elder Care Foundation, LLC by

St. John's United Church of Christ by

James R. Powell
James R. Powell, Pres., Council 12/6/99

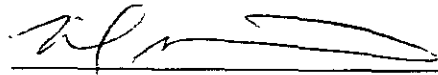
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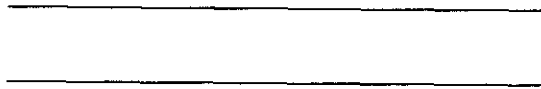


by Joe Miedusiewski



and

Jay Leatherbury



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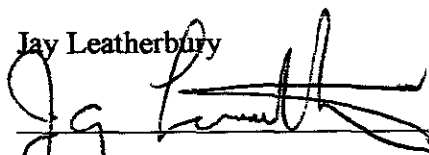
Shelter Elder Care Foundation, LLC by

St. John's United Church of Christ by

by Joe Miedusiewski

and

Jay Leatherbury



President

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above written.

Shelter Elder Care Foundation, LLC by

St. John's United Church of Christ by

by Joe Miedusiewski

Joe Miedusiewski
1 Bull Branch Ct.

and

Jay Leatherbury

My Documents\Agreements\Foxhall Farm-Shelter Care Agreement.doc

WHEREFORE, the parties execute this Agreement as of the day and year first
above written.

Shelter Elder Care Foundation, LLC by

St. John's United Church of Christ by

James R. Powell
James R. Powell, Pres., Council 12/6/99

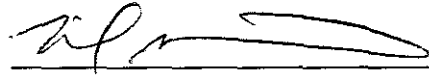
by Joe Miedusiewski

and

Jay Leatherbury

WHEREFORE, the parties execute this Agreement as of the day and year first
above written.

Shelter Elder Care Foundation, LLC by



Michael W. Walton, Vice President

St. John's United Church of Christ by

by Joe Miedusiewski

and

Jay Leatherbury

Pet 6x 2

Brightview of Catonsville
Community Advisory Board Members

1. Mr. Hal Kingsland
Colleger Hills I & II
888-827-7980
503 Columbia Court
Catonsville, MD 21228
2. Mr. Karl Shird
410-869-0573
College Hills IV
29 Pepperdine Circle
Catonsville, MD 21228
3. Mr. Earl Doughtry
Highfields Homeowners Association
10 Plateau Court
Catonsville, MD 21228
4. Mr. Jerry Newman
410-719-8767
College Hill Towns
9 Old Dominion Court
Catonsville, MD 21228
5. Steve Gevarter
410-719-0636
Fox Hall Farms
6 Trotting Horse Court
Catonsville, MD 21228
6. Mr. Harry Benner
Foxhall Farms Clusters
38 Old Granary Court
Catonsville, MD 21228

From Pres. David Sattler – 11/15/99

From Pres. Joe McDonald – 11/16/99

EXHIBIT E
Amendment to Prohibit List

In furtherance of their Agreement, Shelter, St. John's and the Community hereby agree that subsequent to the Hearing Officer's Approval of the red-lined Development Plan (**Exhibit A**), Shelter and St. John's will not amend **Exhibit A** without the prior written approval of the Community as to the following issues:

- 1) The building shown on the Special Exception request (lot 1) will not be moved closer to Collegiate Drive or Rolling Road.
- 2) That the buffer areas and landscape proposals contained on **Exhibit D** will not be reduced.
- 3) That the shaded parking areas shown on page 1 of Development Plan, **Exhibit A**, will not be expanded.
- 4) The size of the building proposed on Lot 1 by Shelter and the number of beds will not be increased.



Type V

Spaulding
CET PM X M175 208 DBZ
25SQS 411 S
1 - MH175U

Type VI and VII also included.

CAMBRIDGE

SPaulding

ORDERING GUIDE

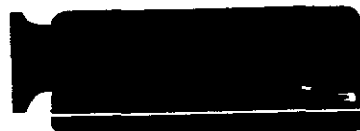
UL & CSA Listed

→ CEI - small size (EPA=1.6) CEI-VL-small size, vertical lamp(EPA=1.8) CEII - large size (EPA=2.9)

Mounting
Code



Pole Mount



Wall Bracket

Lamp Type/ Watts	small size						large size				
	S100	S150	S250	S400	M175	M250	M400	S400	S1000	M400	M1000
	*vertical lamp available in all wattages. M-400 vertical lamp order ED28.										
Reflector	III-asymmetric		IV-forward throw		VS-symmetric square			IVV-forward throw vertical			
Voltage	120	208	240	277	347	480	MT-multi-tap				
Options	PC - photoelectric cell 120-277v, up to 400w.						SF - single fuse				
	PR - photo receptacle (less cell)						DF - double fuse				
	VG - polycarbonate vandal guard						CS - house side cutoff shield				

Colors for Luminaire and Pole	DBZ	BGE	RRN	SGB	WHT	FGP	TBP	RBP	CNB	LTG
	dark bronze	beige	rocket red	black	white	forest green	teal blue	royal blue	burgundy	lite gray

Luminaire
Ordering
Example:

MODEL	MOUNTING MODE	LAMP TYPE WATTS	REFLECTOR	VOLTAGE	OPTIONS	COLOR
CEII	PM	S400	IV	MT	PC	LTG
CEI CEI-VL CEII	PM: pole mount. std 6" arm for CEI std 10" arm for CEII WB, wall bracket	small S100 S150 S250 S400 M175 M250 M400 *(ED28 Required for CEI-VL)	HORIZONTAL LAMP III: asymmetric IV: forward throw VS: V-square VERTICAL LAMP IVV: forward throw	120 208 240 277 347 480 MT: multi-tap	PC: photoelectric cell 120-277v, up to 400w PR: photo receptacle (less cell) SF: single fuse DF: double fuse VG: polycarbonate vandal guard CS: house side cutoff shield	DBZ: dark bronze BGE: beige RRN: rocket red SGB: black WHT: white FGP: forest green TBP: teal blue RBP: royal blue CNB: burgundy LTG: lite gray

Pole Ordering

Refer to Poles/Brackets Section for ordering information.

**SPAULDING
LIGHTING, INC.**

Height Feet	Ordering Number	Allowable EPA Wind Velocity w/1.3 gust				Shaft Size		Anchor Bolt Size	WT/ Lbs.
		70	80	90	100	Dim	Ga		
10'	10-SOS-411*	38	28.5	22	17	4	11	3/4x15	91
10'	10-SOS-511*	60	46	36	28	5	11	3/4x15	106
12'	12-SOS-411*	28	21	15	12	4	11	3/4x15	104
12'	12-SOS-511*	45	33	25	20	5	11	3/4x15	122
14'	14-SOS-411*	23	17	12.5	9.5	4	11	3/4x15	116
14'	14-SOS-407*	34.5	25.5	20	15	4	7	3/4x15	158
14'	14-SOS-511*	38	28.5	21.5	16.5	5	11	3/4x15	138
16'	16-SOS-411*	19.5	14	10.5	7.5	4	11	3/4x15	128
16'	16-SOS-407*	29.5	21.5	16	12	4	7	3/4x15	176
16'	16-SOS-511*	32	23.5	17.5	13.5	5	11	3/4x15	153
18'	18-SOS-411*	16.5	11.5	8.5	6	4	11	3/4x30	147
18'	18-SOS-407*	25.5	18	13.5	10.5	4	7	3/4x30	201
18'	18-SOS-511*	27.5	20	14	11	5	11	3/4x30	175
18'	18-SOS-507*	42	31	23.5	18	5	7	3/4x30	243
20'	20-SOS-411*	13.5	9.5	6.5	4.5	4	11	3/4x30	173
20'	20-SOS-407*	22	16	11.5	8.5	4	7	3/4x30	160
20'	20-SOS-511*	23.5	17	12	9	5	11	3/4x30	191
20'	20-SOS-507*	36.5	27	20	15.5	5	7	3/4x30	266
20'	20-SOS-607*	51	38	28.5	22	6	7	3/4x30	312
25'	25-SOS-411*	8.5	5	3	1.5	4	11	1x36	238
25'	25-SOS-407*	14.5	10	6.5	4.5	4	7	1x36	266
25'	25-SOS-511*	15	10.5	6.5	4	5	11	1x36	231
25'	25-SOS-507*	25	18	12.5	8.5	5	7	1x36	324
25'	25-SOS-525*	36.5	26	19	14	5	25	1x36	437
25'	25-SOS-607*	38.5	28	20.5	15	6	7	1x36	404
30'	30-SOS-407*	6.5	4.5	2.5	1.5	4	7	1x36	313
30'	30-SOS-511*	7.5	5.5	2.5	N/R	5	11	1x36	274
30'	30-SOS-507*	18	12	8	4.5	5	7	1x36	398
30'	30-SOS-525*	22	16	13	8	5	25	1x36	537
30'	30-SOS-607*	30	20	14	9	6	7	1x36	467
30'	30-SOS-625*	42	30	22	16	6	25	1 1/4x48	630
35'	35-SOS-607*	20.5	13	8	4.5	6	7	1x36	538
35'	35-SOS-625*	26	18	12	7.5	6	25	1 1/4x48	726
40'	40-SOS-625*	14	10.5	5.5	2.5	6	25	1 1/4x48	735

*CONFIGURATION - SUFFIX

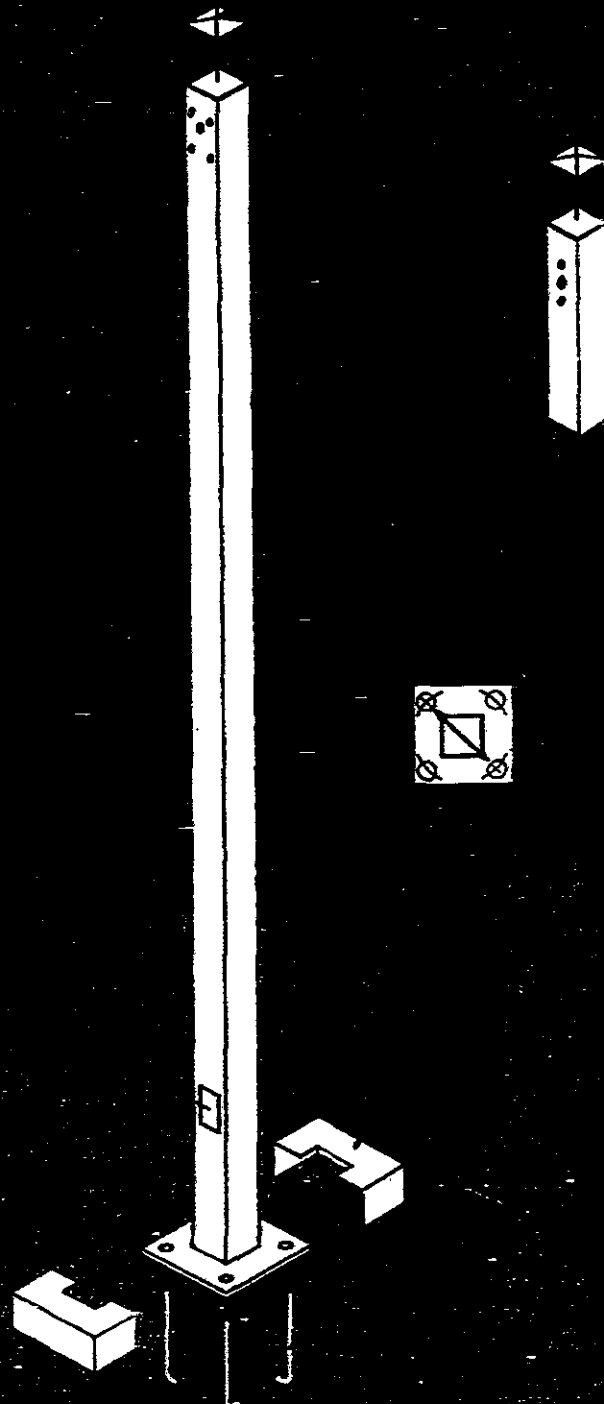
SGL	DRL	DRL-90	TPL	ORAD
■	■	■	■	■

*MOUNTING HOLE PATTERN - SUFFIX

LUMINAIRE	POLE	PATTERNS AVAILABLE						
		D			C			
		4"	6"	8"	3"	4"	5"	6"
Catalina I-III		x	x	x				
Santa Fe I-III		x	x	x				
Cambridge I, II		x	x	x				
Seattle I					x	x	x	x
Seattle II, III		x	x	x				
Oakland I		x	x	x				
Cordova I					x	x	x	x
Cordova II, III		x	x	x				
Asahiwa		x	x	x				
Area-Lum		x	x	x				
Dallas		x	x	x				
Detroit		x	x	x				
Washington I, II		x	x	x				
Huntington I					x	x	x	x
Huntington II		x	x	x				
Newark I					x	x	x	x
Newark II		x	x	x				
Lincoln I, II		x	x	x				
Orlando Sq. I, II		x	x	x				

X-Available provided EPA is not exceeded.

SQUARE STRAIGHT STEEL POLES



NOTE:

All poles have a prefinish, baked-on enamel paint finish to match the luminaire's color. Ordering information for base covers, receptacles...see page 16.

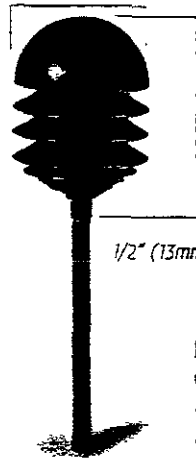
All poles are furnished with anchor bolts and double nuts.

N/R - Not Recommended

SPECIFY COLOR

SPAULDING LIGHTING, INC.

6"
(152mm)



Stems are available 36", 24" & 12" lengths. See accessories.

9-1/2"
(241mm)

1/2" (13mm) N.P.T. fitter

P49-H Bronze

- 120 Volt
- Clear Glass Lens
- 100 watt maximum
- A19 Lamp
- Stem not included.*

Photometric Data

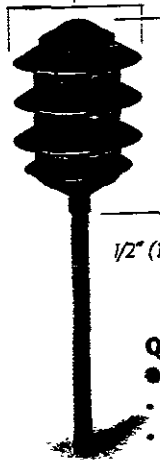
Recommended Spacing-

P49- 10'

Horizontal footcandles from center, "d"

Volt/Lamp	1'	2'	3'	4'	5'	6'	7'
120V, 100W A19	13.0	10.2	3.0	8	25	1	05

6"
(152mm)



Stems are available 36", 24" & 12" lengths. See accessories.

10"
(254mm)

1/2" (13mm) N.P.T. fitter

Q39-K Garden Green

- 120 Volt
- Clear Glass Lens
- 100 watt maximum
- A19 Lamp
- Stem not included.*

Photometric Data

Recommended Spacing-

Q39- 14'

Horizontal footcandles from center, "d"

Volt/Lamp	1'	2'	3'	4'	5'	6'	7'	8'
120V, 100W A19	9.2	8.2	2.4	1.0	6	4	2	1

5"
(127mm)

PAGODA PATHLIGHT

Stems are available 36", 24" & 12" lengths. See accessories.

8"
(203mm)

1/2" (13mm) N.P.T. fitter

P39-K Garden Green

- 120 Volt
- Clear Glass Lens
- 60 watt maximum
- A19 Lamp

PL39-K Garden Green

- 12 Volt
- Frosted Glass Lens
- 27 watt maximum
- 1156 Lamp (included)
- Stem not included.*

Photometric Data

Recommended Spacing-

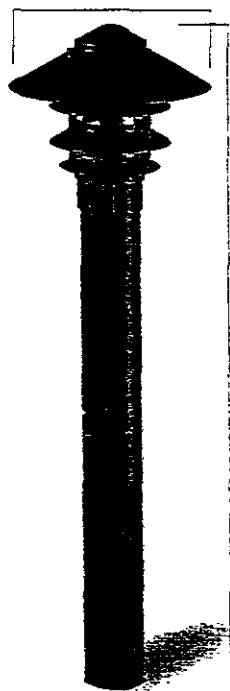
P39- 14'

PL39- 10'

Horizontal footcandles from center, "d"

Volt/Lamp	1'	2'	3'	4'	5'	6'	7'	8'
120V, 60W A19	8.5	4.0	2.2	9	5	3	2	1
12V, 27W 1156128	3.6	1.1	5	2	1	-	-	-

9"
(229mm)



34"
(864mm)

R30-A Black

- 120 Volt
- Clear Glass Lens
- 100 watt maximum
- A19 Lamp

Photometric Data

Recommended Spacing-

R30- 14'

Horizontal footcandles from center, "d"

Volt/Lamp	1'	2'	3'	4'	5'	6'	7'	8'
120V, 100W A19	9.2	8.2	2.4	1.0	6	4	2	1

S36H, S36K

S24H, S24K

S12H, S12K

Accessories

Catalog No.	Description	Finish
S36H	36" Stem w/ 1/2" N.P.T.	Bronze
S24H	24" Stem w/ 1/2" N.P.T.	Bronze
S12H	12" Stem w/ 1/2" N.P.T.	Bronze
S36K	36" Stem w/ 1/2" N.P.T.	Garden Green
S24K	24" Stem w/ 1/2" N.P.T.	Garden Green
S12K	12" Stem w/ 1/2" N.P.T.	Garden Green

Features

Housing- Cast aluminum construction with non-ferrous fasteners. Stems not included.

Finish- Garden green thermoset powder coat; P49, bronze thermoset powder coat.

Lens- Clear molded glass.

Socket- All have porcelain medium base, except QF59, PL13, GX23 base; PL39, single contact bayonet.

Wiring- Incandescent fixtures are prewired with high temperature #18 wire. Low voltage fixtures are prewired with a 3-ft. pigtail and a quick connector for easy hook-up to the supply cable.

UL, cUL Listed.



6-3/8"
(162mm)

3-3/4"
(95mm)

1/2" (13mm) N.P.T. fitter

- BCL1-AS** Black, Short Shroud
BCL1-GS Verde, Short Shroud
BCL1-HS Bronze, Short Shroud
 • 12 Volt
 • Clear Tempered Lens
 • 75 watt maximum
 • MR16 Lamp

8-3/8"
(213mm)

3-3/4"
(95mm)

1/2" (13mm) N.P.T. fitter

- BCL1-AL** Black, Long Shroud
BCL1-GL Verde, Long Shroud
BCL1-HL Bronze, Long Shroud
 • 12 Volt
 • Clear Tempered Lens
 • 75 watt maximum
 • MR16 Lamp

6-3/8"
(162mm)

5-1/16"
(129mm)

1/2" (13mm) N.P.T. fitter

- BPL36-A** Black
BPL36-G Verde
BPL36-H Bronze
 • 12 Volt
 • 50 watt maximum
 • PAR 36 Lamp

9-1/2"
(241mm)

5-1/4"
(133mm)

1/2" (13mm) N.P.T. fitter

- BC3-A** Black
BC3-G Verde
BC3-H Bronze
 • 120 Volt
 • Clear Tempered Lens
 • 100 watt maximum
 • R / PAR30 Lamps

- BCL3-A** Black
BCL3-G Verde
BCL3-H Bronze
 • 12 Volt
 • Clear Tempered Lens
 • 50 watt maximum (PAR)
 • 75 watt maximum (AR)
 • PAR36 / AR111 Lamps

COMPOSITE BULLYTES
 Accessories UPLIGHT

8-3/4"
(222mm)

6"
(152mm)

1/2" (13mm) N.P.T. fitter

- BC4-A** Black
BC4-G Verde
BC4-H Bronze
 • 120 Volt
 • 150 watt maximum
 • PAR38 Lamp
 • Shrouds optional, see below.

Features

Housing— One-piece injection molded Ryton PPS with fully adjustable swivel arm with vibration-proof locking teeth.

Finish— Color impregnated material in black or bronze. Hand applied verde over black available.

Sockets— BC1, BC3, BC4, porcelain medium base; BCL1, BCL16, bi-pin; BCL3, BPL36 double screw terminal.

Lens— BCL1, clear tempered glass; BCL16, BC3, BCL3, clear tempered glass affixed at 10° angle for natural cleaning; BPL36, no lens. BC1, BC4, lens provided with optional shrouds only.

Shrouds— BCL16, BCL1, BC3, BCL3, BPL36, fully rotatable, gasketed, composite. BC1, BC4, optional, see accessories to the left.

Wiring— Incandescent fixtures are prewired with high temperature #18 wire. Low voltage fixtures are prewired with a 3-ft. pigtail and a quick connector for easy hook-up to the supply cable.

UL, cUL Listed.

Shrouds for BC1, BC4



4CGLC 1CALC 4CHSC 1CASC

Composite with molded gaskets. Fully rotatable. Choice of tempered lenses. Must be used with "R" lamps.

Ordering Chart for Optional Shrouds

Size	Finish	Shielding	Lens
1C=Small (B1)	A=Black	S=Short	O=Flat/Clear
4C=Large (B4)	H=Bronze	L=Long	C=Convex Clear
	G=Verde		R=Convex Ice Blue

Example: 1CGLC = Small, Verde, Long Shroud with Clear Convex Lens

Lenses for BCL16



Ordering Chart for Optional Lenses

Catalog No.	Description
MGM1	Louver
MLB1	Ice Blue Lens
MLS1	Spread Lens

Louvers for BC1, BCL1, BC3, BC4



ML1 ML3 / ML4

Ordering Chart for Optional Louvers

Catalog No.	Description
ML1	Louver for BC1, BCL1
ML3	Louver for BC3, BCL3
ML4	Louver for BC4



Robert H. Johnson & Associates

5550 Newbury Street, Suite A
Baltimore, Maryland 21209

phone (410) 542-1777
fax (410) 466-8909

November 11, 1999

Ref Ex #3

Ms. Kelly Cook

The Shelter Group

Suite 500, Park Charles

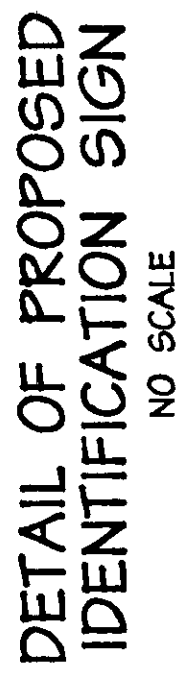
218 N. Charles Street

Baltimore, MD 21201

Dear Ms. Cook:

At your request, I have undertaken a quantitative study in order to arrive at a judgment as to whether a proposed 91 bed/78 unit assisted living facility to be located near the intersection of Wilkins Avenue and Rolling Road in the Catonsville area of southwest Baltimore County will have an effect on residential property values which adjoin/surround this proposed development. To that end, I have carefully studied residential sales transactions in the immediate vicinity of a very similar assisted living facility in the greater Baltimore area and have considered a number of other comparable properties.





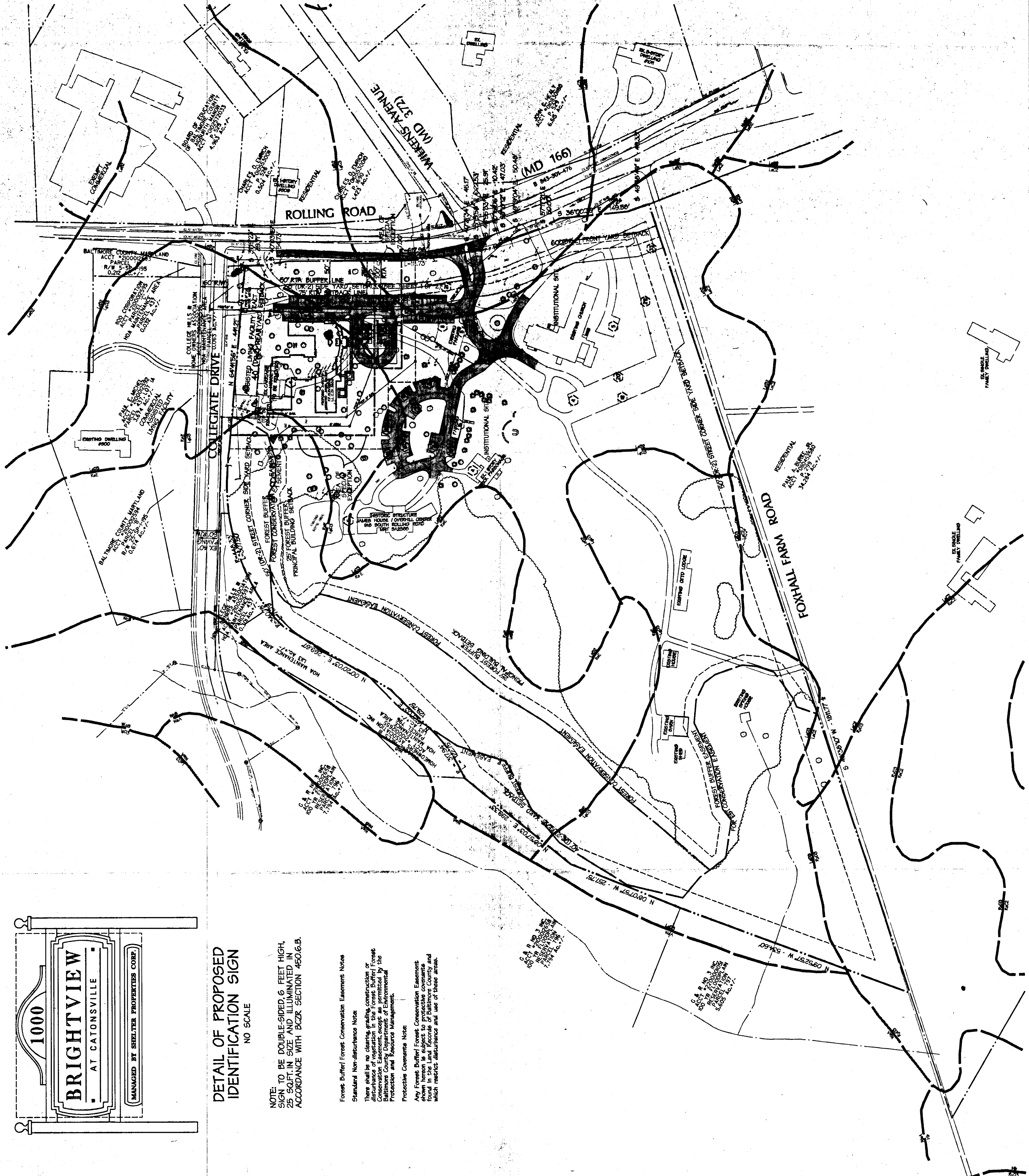
NOTE:
SIGN TO BE DOUBLE-SIDED, 6 FEET HIGH,
25 SQ.FT. IN SIZE AND ILLUMINATED IN
ACCORDANCE WITH BCJR SECTION 450.6.B.

Forest Buffer/Forest Conservation Easement Notice
Standard Non-disturbance Notice

There shall be no clearing, grading, construction or destruction of vegetation in the Forest Buffer/Forest Conservation Easement area as defined by the Baltimore County Department of Environmental Protection and Resource Management.

Protective Covenant Notice:

Any Forest Buffer/Forest Conservation Easement development is subject to protective covenants found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SOIL TYPE WATER LINE
	EXISTING SINKHOLE
	EXISTING SEWER LINE
	EXISTING STORM LINE
	EXISTING GAS LINE
	EXISTING WOODS LINE
	PROPOSED WATER LINE
	PROPOSED SINKHOLE
	PROPOSED STORM LINE
	PROPOSED PAVING
	PROPOSED BUILDING
	NONTIDAL WETLAND LIMIT
	EXISTING PARKING BAY
	PROPOSED PARKING BAY
	PROPOSED SETBACK
	PROPOSED ZONING SETBACK
	PROPOSED LOT LINE

DATA SOURCES:

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC SURVEY BY DAFT-MCGUINE-WALKER, INC. DATED
NOVEMBER 18, 1986. ADDITIONAL TOPOGRAPHY TAKEN FROM
BALTIMORE COUNTY GEOGRAPHIC INFORMATION SYSTEM
TOPOGRAPHY (UNAPPROVED). BOMB USED.
STREAMS AND WETLANDS SHOWN HEREON FIELD LOCATED
BY DAFT-MCGUINE WALKER (DEFER APPROVAL PENDING).

BOUNDARY INFORMATION
PROPERTY INFORMATION COMPILED FROM SURROUNDING
DEEDS, SHA PLATS AND ADJOINING SUBDIVISION PLATS
AND DOES NOT REPRESENT A BOUNDARY SURVEY.

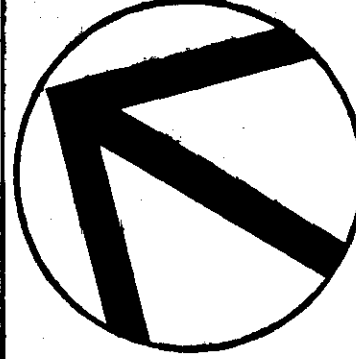


Draft-McCune-Whitney, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

DEVELOPMENT PLAN, SCHEMATIC
LANDSCAPE PLAN, AND PLAN TO
ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND VARIANCE

**ST. JOHN'S UNITED
CHURCH OF CHRIST**

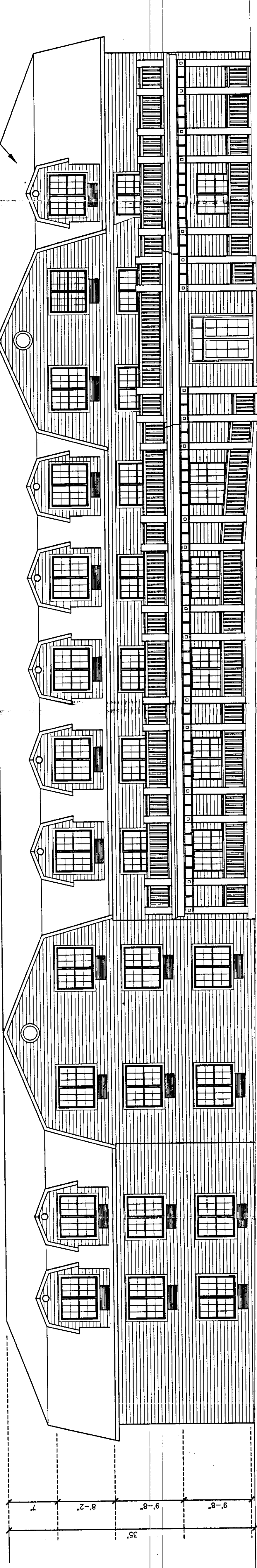
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

[illegible]

ISSUE DATES	WDE
REVIEWED:	RGD
DESIGNED:	RGD
CHECKED BY:	
DATE CHECKED:	
DRAWING:	

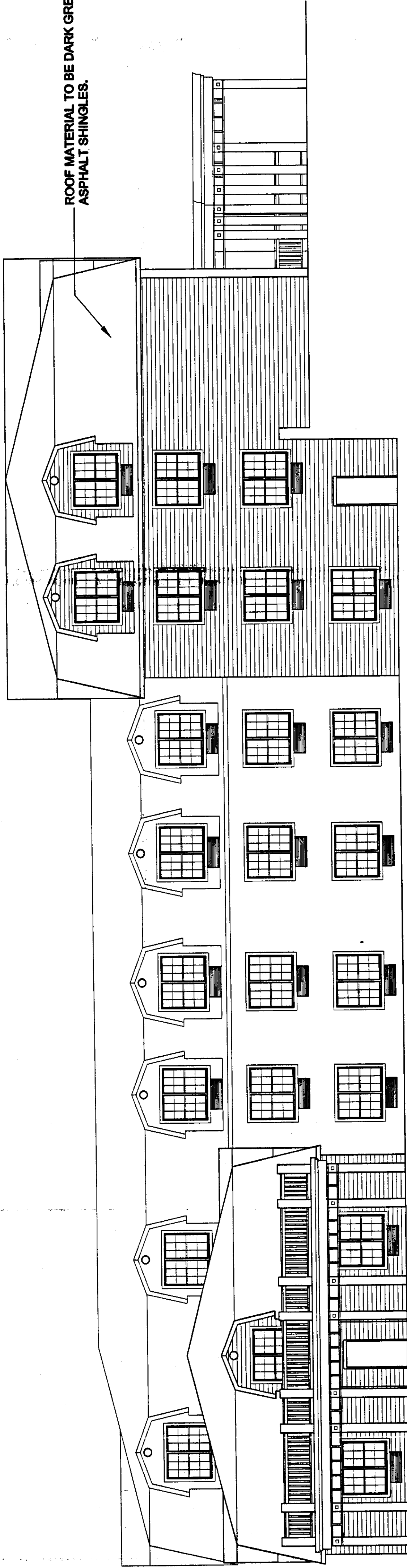
PROJECT NO.:	98109.A
2 of 2	

ROOF MATERIAL TO BE DARK GREY OR BLACK
ASPHALT SHINGLES.



ELEVATION A
SCALE: 1/8" = 1'-0"

ROOF MATERIAL TO BE DARK GREY OR BLACK
ASPHALT SHINGLES.

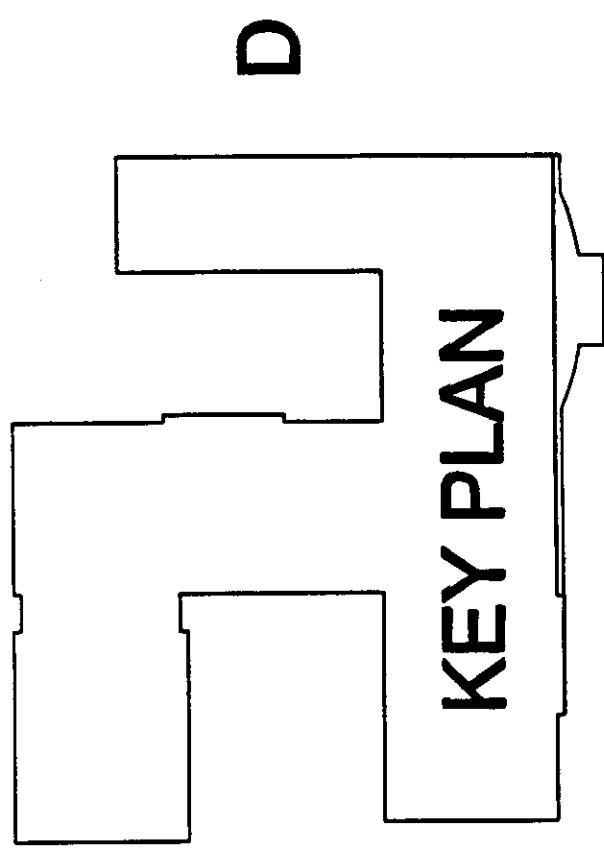


ELEVATION B
SCALE: 1/8" = 1'-0"

COLLEGIATE DRIVE

C

ROLLING ROAD



KEY PLAN

A

B

D

Dev Ex 3

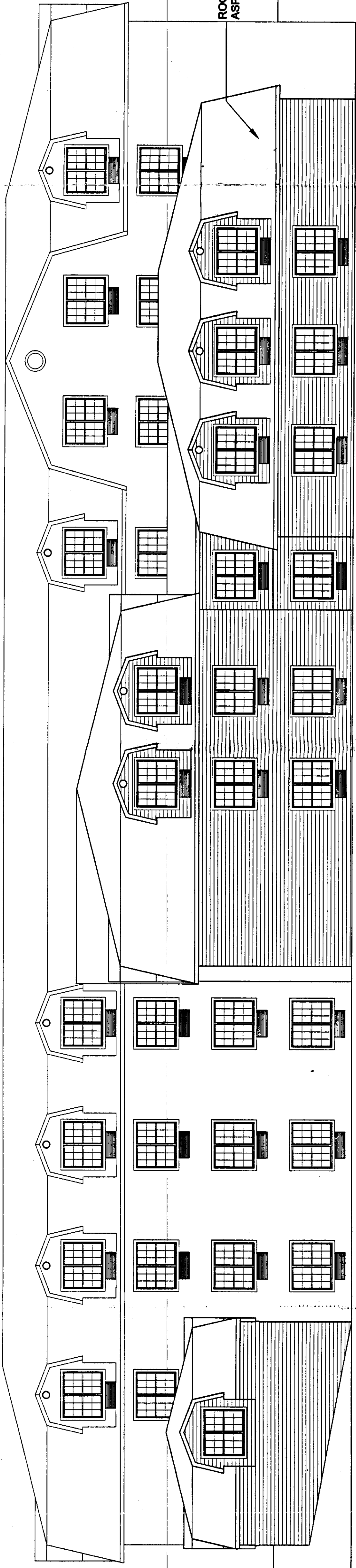
CATONSVILLE ASSISTED LIVING FACILITY
SHELTER DEVELOPMENT CORPORATION

BUILDING ELEVATIONS

October 20, 1999

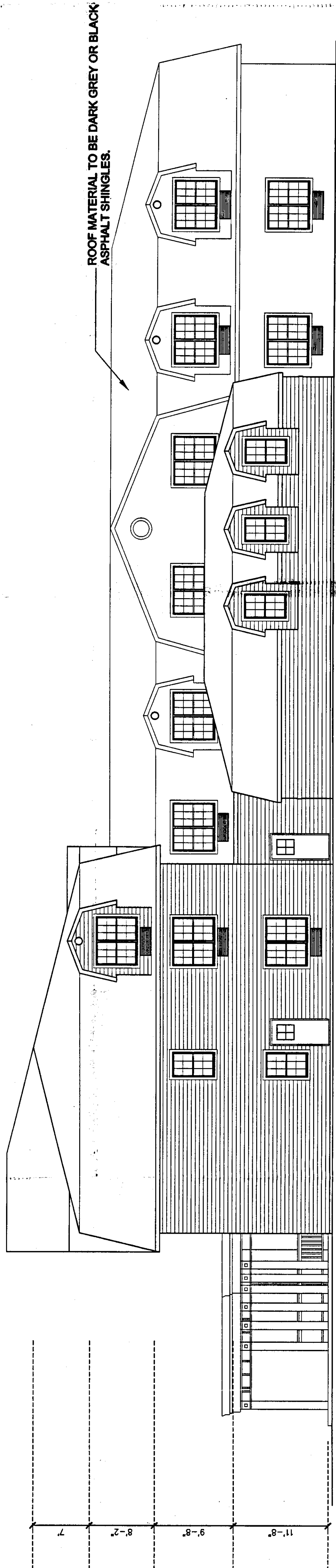
REV. NOVEMBER 16, 1999

hcm
Hord Coplan Macht



ELEVATION C - COLLEGIATE DRIVE

SCALE: 1/8" = 1'-0"

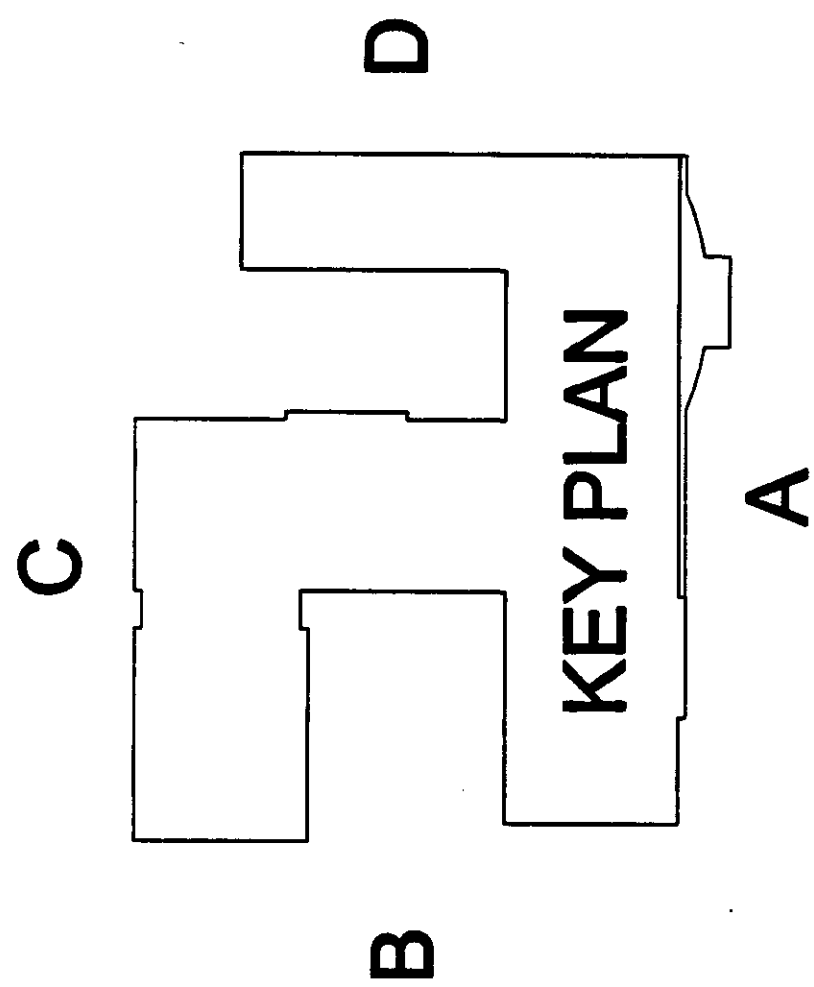


ELEVATION D - ROLLING ROAD

SCALE: 1/8" = 1'-0"

COLLEGIATE DRIVE

ROLLING ROAD



Dev Ex 4