

IN RE: DEVELOPMENT PLAN HEARING
AND PETITION FOR SPECIAL EXCEPTION
(Rodgers Forge Catered Living)
6909 Bellona Avenue
9th Election District
4th Councilmanic District

Francis A. Weiskittel GST Trust u/w
fbo S. Ford Weiskittel and Francis
A. Weiskittel GST Trust u/w fbo
Virginia W. Kelley, legal owners
The Strutt Group, Inc., Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER OF
* BALTIMORE COUNTY
*
* Case No. 00-080-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner of Baltimore County as a request for special hearing by Petitioners Francis A. Weiskittel GST Trust u/w fbo S. Ford Weiskittel and Francis A. Weiskittel GST Trust u/w fbo Virginia W. Kelley, legal owners, and The Strutt Group, Inc., contract purchaser, for the approval of an extension of the special exception granted in Case No. 98-24-X for an additional three years.

By way of brief history, the Deputy Zoning Commissioner, on September 25, 1997, granted a Petition for Special Exception by the Petitioners to allow the proposed assisted living facility to be located in a D.R.16 and D.R.3.5 zone, a waiver/modification of the Residential Transition Area (RTA) standards to allow the existing dwelling on the property to remain as part of the assisted living facility within 67 feet of the property line in lieu of the required 75 feet, to permit a height of 56 feet for the proposed facility in lieu of the maximum permitted 35 feet, and a waiver to allow two gazebos and arched

ORDER RECEIVED FOR FILING

Date

9/23/99

By

R. J. Janssen

driveways to exist within the RTA buffer, in accordance with Petitioners' Exhibit 1 submitted in that case.

Appearing at the public hearing in favor of the Petition for Special Hearing were Sturtevant Ford Weiskittel, Trustee of the legal owner, Kim Strutt, representative of The Strutt Group, Inc., contract purchaser of the property, Richard Matz of Colbert Matz Rosenfelt, Inc., who prepared the site plan, and Patricia A. Malone, Esquire, counsel for the Petitioners. Jean Duvall also appeared as a representative of the Rodgers Forge Community, Inc.

At the hearing, the Petitioners presented evidence and testimony as to why the project had not been constructed during the two years since the Petition for Special Exception had been granted. Kim Strutt explained his intention to personally develop the site and, in partnership with Gary Raffel, CEO of Raffel Health Care Group, to run the assisted living facility. When those plans fell through, Mr. Strutt began a search for another buyer for the site. The Petitioners now request additional time in which to put together a deal for the development of the site under the site plan approved in Case No. 98-24-X.

The Petitioners presented testimony from Mr. Strutt and Mr. Matz that, since approval of the special exception in 1997, there have been no changes in the neighborhood surrounding the site that would result in any adverse impact to the community that were not properly considered and weighed by the Deputy Zoning Commissioner in the prior case. The Petitioners are merely asking for additional time in which to develop in accordance with the site plan approved in that case.

ORDER RECEIVED FOR FILING

Date

9/23/99

By

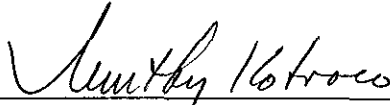
R. J. J. J.

After due consideration of the testimony and evidence presented, I find that, as the circumstances surrounding the grant of the special exception in Case No. 97-24-X have not changed, and that there will be no adverse impact resulting from the requested extension of the special exception.

Pursuant to the advertisement, posting of the property, and public hearing held on the Petition for Special Hearing, and for the reasons given above, I find that the special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of September, 1999, that the Petitioners' Petition for Special Hearing for the approval of a three year extension of the special exception granted in Case No. 98-24-X to September 24, 2002, is hereby GRANTED, subject however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appeal period from this Order has expired.


TIMOTHY M. KOTROCO,
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 9/23/99
By R. Johnson

TO1DOCS1/pam01/#89066 v1



Baltimore County
Zoning Commissioner

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

September 24, 1999

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

Re: Petition for Special Hearing
Case No. 00-080-SPH
Property: 6909 Bellona Avenue

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

S. Ford Weiskittel
Virginia W. Kelly
6909 Bellona Avenue
Baltimore, Maryland 21212

Kimberly B. Strutt, President
c/o The Strutt Group, Inc.
54 Scott Adam Road
Hunt Valley, Maryland 21030

Richard E. Matz, P.E.
Colbert, Matz, Rosenfelt, Inc.
3723 Old Court Road, #206
Baltimore, Maryland 21208



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6909 BELLONA AVENUE

which is presently zoned DR-16

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an extension of the special exception granted in Case No. 98-24-X for up to an additional three (3) years, or September 25, 2002

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

I, or we, agree to pay expenses of above Special Hearing, 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:

The Strutt Group, Inc.

Name - Type or Print

By:

Signature Kimberly B. Strutt, President

54 Scott Adam Road

410-628-2207

Address

Telephone No.

Hunt Valley

MD

21030

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature Robert A. Hoffman

Kenable, Baetjer & Howard

Company

200 Allegheny Road

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Francis A. Weiskittel GST Trust u/w fbo S. Ford Weiskittel

S. Ford Weiskittel, Trustee

Name - Type or Print

Signature S. Ford Weiskittel, Trustee

Francis A. Weiskittel GST Trust u/w fbo Virginia W. Kelly

Virginia W. Kelly, Trustee

Name - Type or Print

Signature Virginia W. Kelly, Trustee

6909 Bellona Avenue

410-377-9064

Address

Telephone No.

Baltimore

MD

21212

City

State

Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert, Matz, Rosenfelt, Inc.

Name

3723 Old Court Road, #206

410-653-3838

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr

UNAVAILABLE FOR HEARING

Reviewed By MDK

Date 8/23/99

* see letter in file

Case No. 60-80-SP4

REU 9/15/98

ORDER RECEIVED FOR FILING

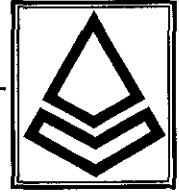
9/23/99

Date

By

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



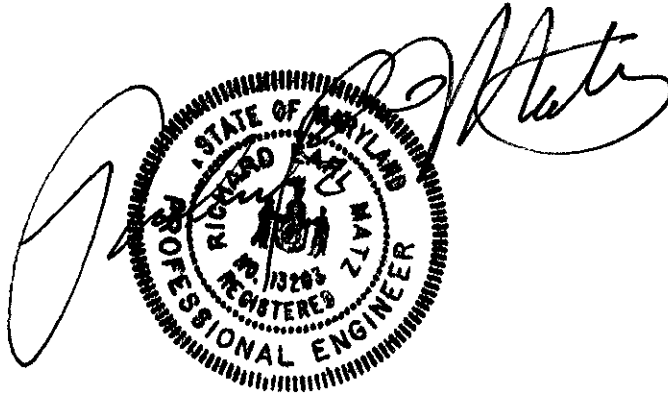
ZONING DESCRIPTION

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STEVENSON LANE WHICH IS 80 FEET WIDE AND BELLONA AVENUE WHICH IS 50 FEET WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 53 DEGREES 08 MINUTES 11 SECONDS EAST 519.39 FEET; (2) THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1760 FEET AND A LENGTH OF THE CURVE 289.94 FEET (3) NORTH 62 DEGREES 34 MINUTES 31 SECONDS EAST 67.33 FEET; (4) SOUTH 20 DEGREES 56 MINUTES 12 SECONDS EAST 219.47 FEET; (5) SOUTH 49 DEGREES 52 MINUTES 48 SECONDS WEST 805.59 FEET; (6) NORTH 44 DEGREES 22 MINUTES 12 SECONDS WEST 265.68 FEET; (7) THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AND A LENGTH OF THE CURVE OF 42.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.1843 ACRES (225,830 S.F.).

ALSO KNOWN AS 6909 BELLONA AVENUE IN THE 9TH ELECTION DISTRICT.

96078DES.DOC



#80

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **069866**

DATE **8/23/99**

ACCOUNT **01-615**

By: **MTL**
 Item: **86**

AMOUNT \$ **250.00**

RECEIVED **Venable, Bachtel + Howard - Belleme Ac**

FROM: **090-Comm Special Henry - \$250.00**

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-080-SPH

CASHIER'S VALIDATION

PAID RECEIPT

PREPARED ACTUAL

TIME

8/23/1999 8/23/1999 15:39:42

REB 4501 CASHIER JUDITH J. DUNN

DEPT 5 528 ZONING VERIFICATION

Receipt # 114675

OR NO. 009053

Receipt Tot

250.00 OK

Baltimore County, Maryland

250.00
 .00 OK

00-080-00

CERTIFICATE OF POSTING

RE: Case No. 00-080 3PH

Petitioner/Developer STRUTT, ETAL
by ROB HOFFMAN, ESQ.

Date of Hearing/Closing: 9/23/99

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 #6909 BELLONA AVE.
@ S.E. CORNER STEVENSON LA.

The sign(s) were posted on _____

9/8/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/10/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

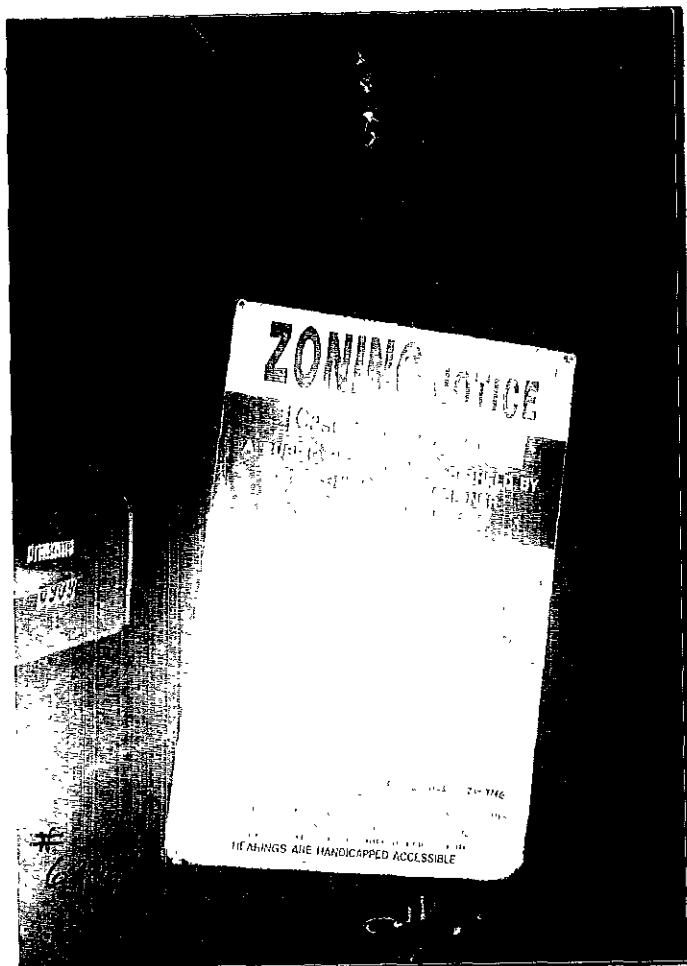
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



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: #00-080-SPH

6909 Bellona Avenue

Corner SE/S Stevenson Lane and E/S Bellona Avenue

9th Election District - 4th Councilmanic District

Legal Owner(s): Francis A. Weiskittel GST Trust u/w fbo S. Ford

Weiskittel & Francis A. Weiskittel GST Trust u/w fbo Virginia

W. Kelly

Contract Purchaser: The Strutt Group, Inc.

Special Hearing: to approve an extension of the special exception granted in Case No. 98-24-X for up to an additional three years or September 24, 2002.

Hearing: Thursday, September 23, 1999 at 9:00 a.m. in Room 106, County Office Bldg., 111 West Chesapeake 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.

JTU/9/773 Sept 7

C337243

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/9/, 1999

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 Tues 9/7/, 1999

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

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:

~~9480 SPH~~ # 80 (00-80-SPH)

Petitioner:

~~The State of Maryland~~ S. Ford Weiskittel

Address or Location:

6909 Bellona Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. ORMORD, LEGAL ASSISTANT

Address: VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 7, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant 410-494-6201
Venable, Baetjer & Howard, LLP
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: 00-080-SPH

6909 Bellona Avenue

Corner SE/S Stevenson Lane and E/S Bellona Avenue

9th Election District – 4th Councilmanic District

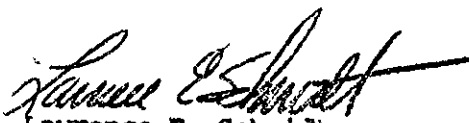
Legal Owner: Francis A. Weiskittel GST Trust u/w fbo S. Ford Weiskittel & Francis

A. Weiskittel GST Trust u/w fbo Virginia W. Kelly

Contract Purchaser: The Strutt Group, Inc.

Special Hearing to approve an extension of the special exception granted in Case No. 98-24-X for up to an additional three years or September 24, 2002.

HEARING: Thursday, September 23, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

sq
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

August 24, 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:

CASE NUMBER: 00-080-SPH

6909 Bellona Avenue

Corner SE/S Stevenson Lane and E/S Bellona Avenue

9th Election District – 4th Councilmanic District

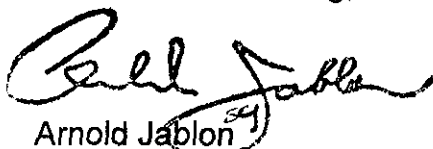
Legal Owner: Francis A. Weiskittel GST Trust u/w fbo S. Ford Weiskittel & Francis

A. Weiskittel GST Trust u/w fbo Virginia W. Kelly

Contract Purchaser: The Strutt Group, Inc.

Special Hearing to approve an extension of the special exception granted in Case No. 98-24-X for up to an additional three years or September 24, 2002.

HEARING: Thursday, September 23, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Arnold Jablon
Director

*Scheduled
per AJ
8/24 scj*

c: Robert A. Hoffman, Esquire, 210 Allegheny Road, Towson 21204
Francis A. Weiskittel GST Trust u/w fbo S. Ford Weiskittel & Francis A. Weiskittel
GST Trust u/w fbo Virginia W. Kelly, 6909 Bellona Avenue, Baltimore 21212
The Strutt Group, Inc., 54 Scott Adam Road, Hunt Valley 21030
Colbert, Matz, Rosenfelt, Inc., 3723 Old Court Road, #206, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 8, 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.



RE: PETITION FOR SPECIAL HEARING
6909 Bellona Avenue, Cor SE/S Stevenson Ln
& E/S Bellona Ave
9th Election District, 4th Councilmanic

Legal Owner: Francis A. Weiskittel GST Trust
Contract Purchaser: The Strutt Group, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-80-SPH

* * * * *

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 16th day of September, 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

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

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

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Robert A. Hoffman
(410) 494-6262

August 20, 1999

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development
Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

8/24/99
Per: AS, schedule
for Sept 23 or 24

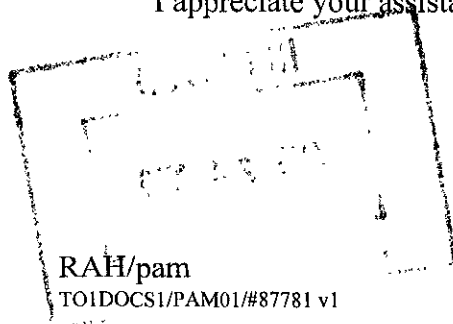
Re: Petition for Special Hearing to Extend Special Exception for
Rodgers Forge Catered Living Granted in Case No. 98-24-X
Property Owner: Francis A. Weiskittel GST Trust
Contract Purchaser: The Strutt Group, Inc.
Property: 6909 Bellona Avenue (Stevenson Lane and Bellona Avenue)
9th Election District, 4th Councilmanic District

Dear Mr. Jablon:

This firm represents Francis A. Weiskittel GST Trust, property owner, and The Strutt Group, Inc., developer, with regard to a Petition for Special Hearing to extend the Special Exception granted in Case No. 98-24-X for the Rodgers Forge Catered Living facility to be located at 6909 Bellona Avenue. The special exception was originally granted on September 25, 1997, and will expire on September 25, 1999, unless extended by the Zoning Commissioner for Baltimore County.

We have filed a Petition for Special Hearing, and, because the special exception is due to expire on September 25, 1999, I would appreciate it if you could set this case in for a hearing prior to that date.

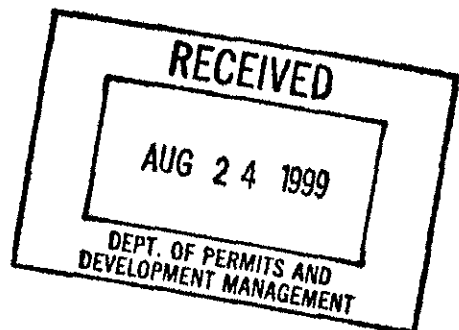
I appreciate your assistance on this matter.



Very truly yours,

Robert A. Hoffman
Robert A. Hoffman

00-080



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malore

210 Allegheny Ave. - Towson

Kim STROTT

54 SCOTT ADAM RD 21030

James R. Dunall

227 Muesel Rd 21212

Ford Weiskittel

6909 Belling Ave 21212

RICHARD MATZ

2835 SMITH AVE., SUITE G 21209

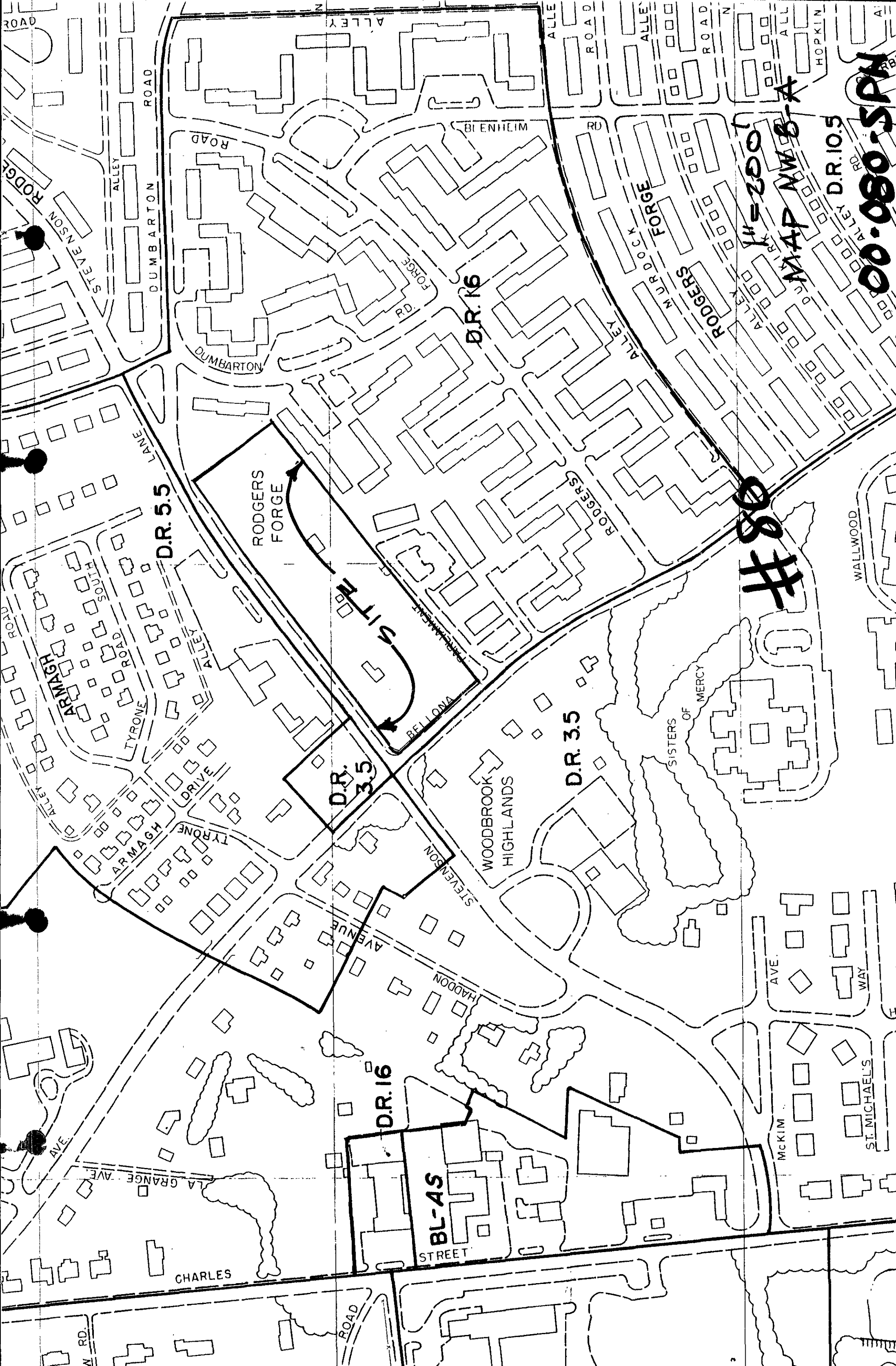


IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR SPECIAL EXCEPTION - *
(Rodgers Forge Catered Living) * DEPUTY ZONING COMMISSIONER
6909 Bellona Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
* Case Nos. IX-674 & 98-24-X
Estate of Francis A. Weiskittel, Owners;
The Strutt Group, Inc., Developer*

* * * * *

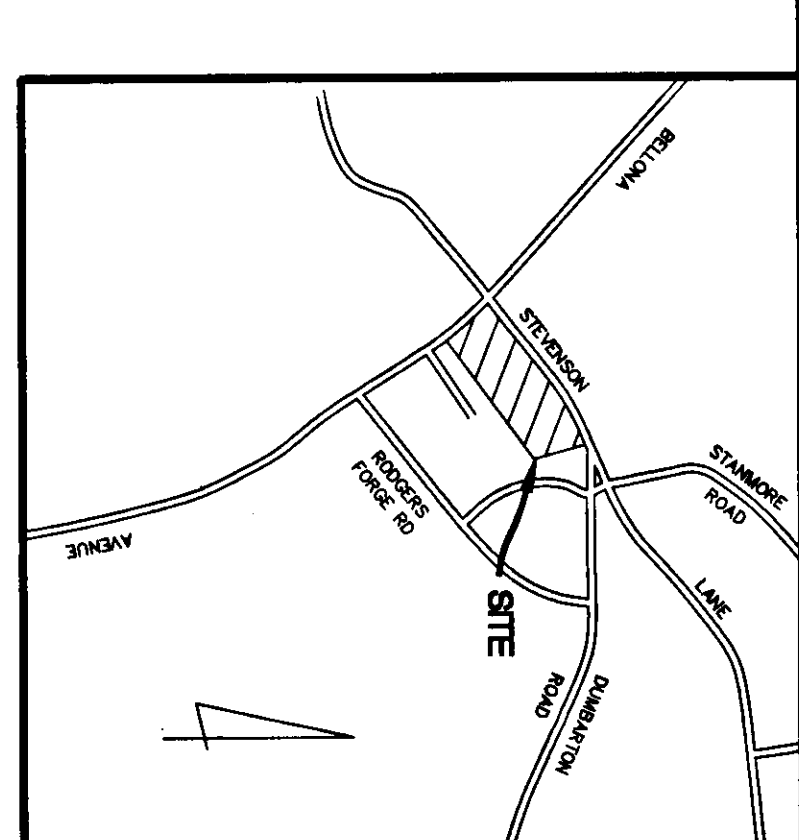
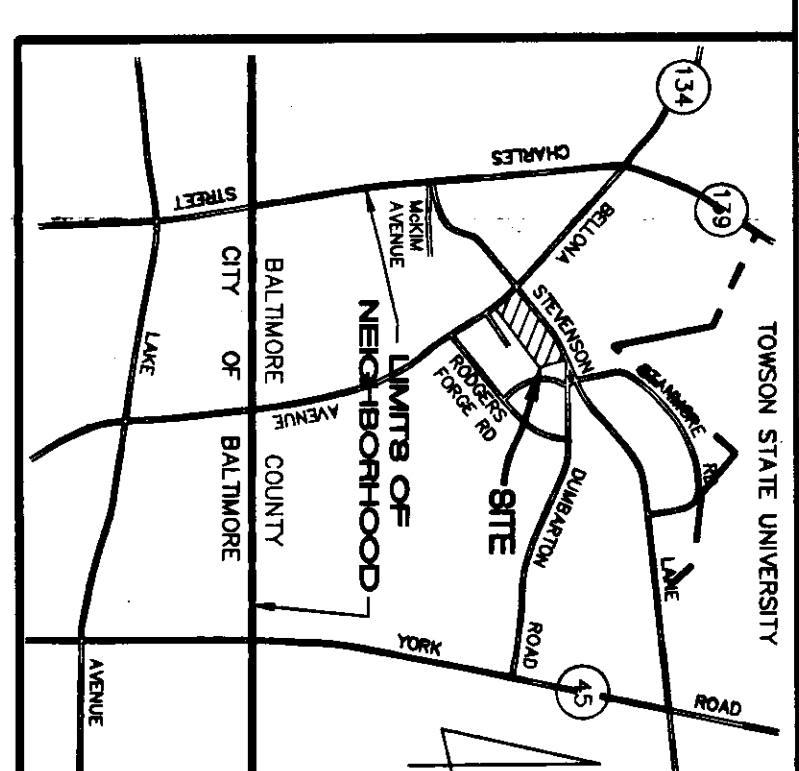
HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by Colbert Matz Rosenfelt, Inc., for the proposed development of the subject property by the Estate of Francis A. Weiskittel, Owners, c/o Sturtevant Ford Weiskittel, Personal Representative, and The Strutt Group, Inc., Developers, with an assisted living facility, in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owners/Developers request a special exception to permit an assisted living facility to be located in a D.R.16/D.R.3.5 zone, a waiver/modification of the Residential Transition Area (RTA) standards to allow the existing dwelling on the property to remain as part of the assisted living facility and located within 67 feet of the property line in lieu of the required 75 feet, and to permit a height of 56 feet for the proposed facility in lieu of the maximum permitted 35 feet (if necessary). The Owners/Developers also request a waiver to allow a gazebo and arched driveways to exist within the RTA buffer. The subject property consists of a gross area of 6.15 acres, of which the majority (6.02 acres) are zoned D.R. 16. The remaining 0.13 acres is zoned D.R. 3.5 and is located along the southeast corner of the property. At the present time, the property is improved



- NOTES (CONTINUED)
- There are no underground tanks or hazardous materials on this site, to the best of our knowledge.
 - There are no existing well or septic areas on this site.
 - All trees shown herein are to be retained unless labeled "to be removed" (TBR).
 - All on-site lighting will be directed downward and will not impact on adjoining residential properties, with a maximum pole height of 14 feet.
 - I hereby certify under oath that there are no delinquent accounts for any other financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.
 - ALL OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM NEIGHBORS PER BALTIMORE COUNTY REGULATIONS.

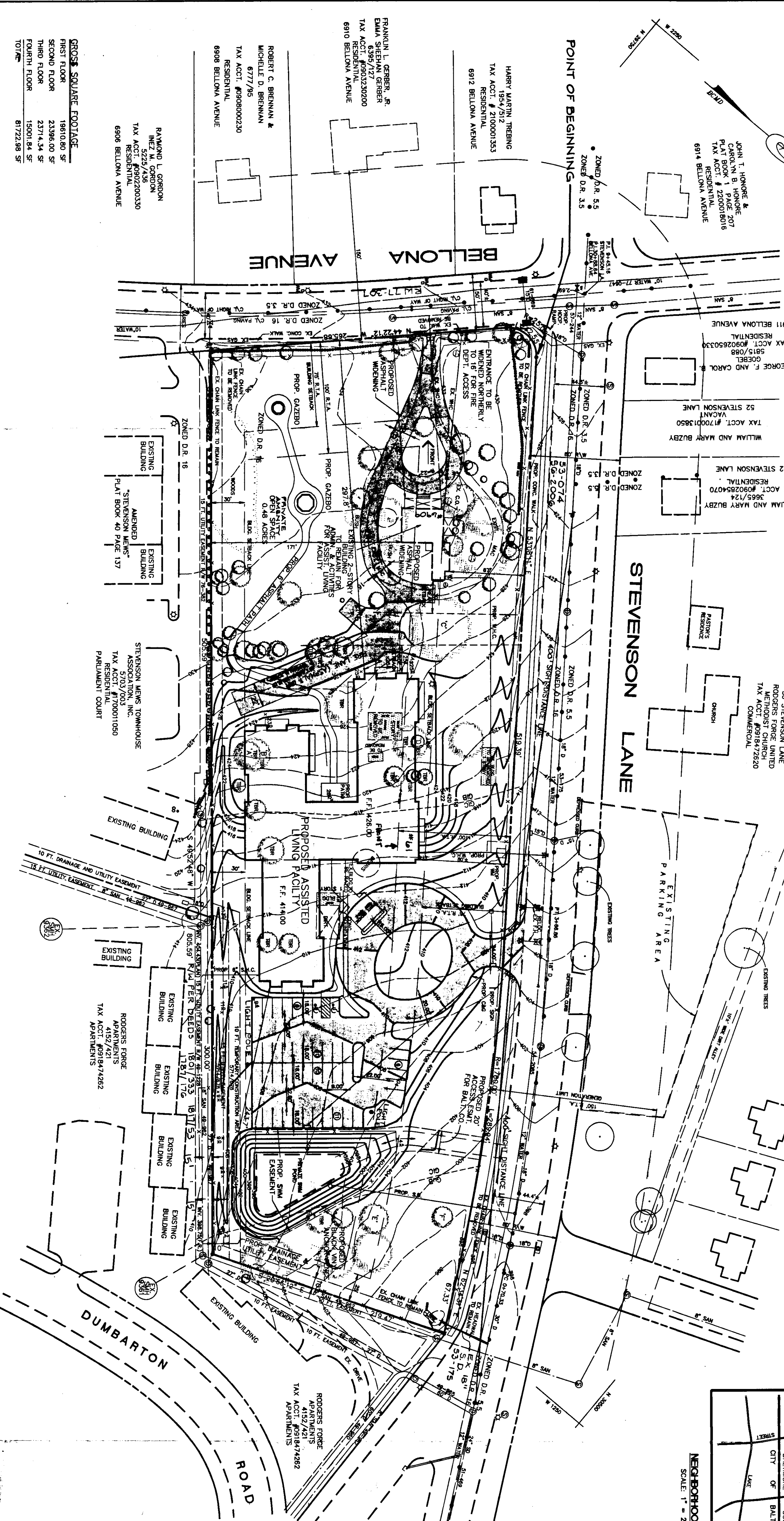
Kim Skitt, President
The Skitt Group



NOTES:

- Owner: Francis A. Weidman, GST Trust U/W FBO S. Ford Weidman & S. Ford Weidman, Trustees
605 S. Ford Weidman, Trustee
Baltimore, MD 21212

- Developer: The Skitt Group, Inc.
54 Scott Aeon Road
Hunt Valley, MD 21030
- Census Tract: 4806.02
- Waterfront: 54
- Subdivided: 54
- Tax Account No: 0933153650
- Deed Reference: 635/184
- A fee-in-lieu for the forest conservation requirement has been approved by DEPDM, per letter dated June 17, 1997.
- Private Agency Open Space will be provided on-site for use of the community by Rogers Forge Catered Living. This Local Open Space includes 0.48 acres, with amenities as shown.
- All off-site dwellings and small lots of record (less than 3.0) shall be subject to the same restrictions as the site.
- A recommendation for modification of standards will be made for the site.
- A modification/waiver of RTR restrictions will be requested under the provisions of the RTR for the proposed facility for the site.
- The site is adjacent to the 50-foot landscaped RTR buffer in the area adjacent to the existing house.
- A combined hearing for a Special Exception has been applied for.
- There are no streams, wooded areas, floodplains or wetlands on this site.
- There are no significant archeological sites on this property, to the best of our knowledge. The site is the location of the historic Trust Inventory.



SITE DEVELOPMENT PROPOSAL

PROPOSED TYPE	PROPOSED UNITS	PARKING PROVIDED	OPEN SPACE PROVIDED	AVERAGE DAILY TRIPS	PHASE SCHEDULE
Assisted Living (127 Beds)	43	45	.474 AC.	445	
TOTAL	43	45	.474 AC.	445	

SITE DATA

ZONE	AGES (GROSS)	UNITS ALLOWED	ASSISTED LIVING UNITS ALLOWED	ASSISTED LIVING BEDS PROPOSED
D.R. 16	6-15	86	364	127
TOTAL	6-15	86	364	127

NET TRACT AREA: 2.5, 0.30 5. F.

Specimen Tree Table

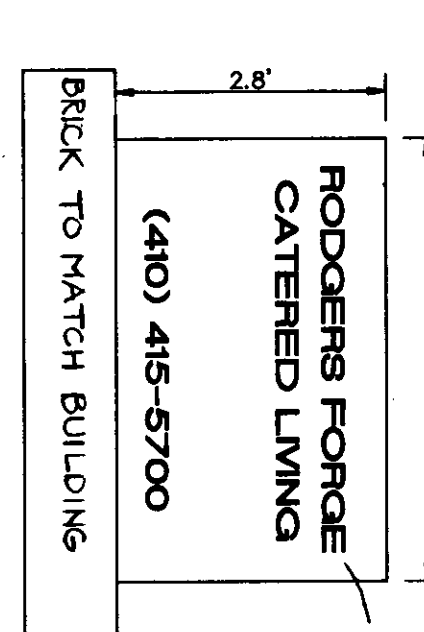
ID	Species	DBH(C)	Condition
A	Acer negundo	30	Fair
B	Acer negundo	35	Fair
C	Corys sp. (Wm)	60	Poor
D	Acer saccharinum	37	Good
E	Platanus occidentalis	34	Fair
F	Rubia pseudo-ococia	32	Fair

STORMWATER MANAGEMENT DATA

EXISTING CONDITIONS	Area = 6.18 Acres
AREA	2.28
2-yr	8.20
10-yr	16.10
100-yr	16.10
PROPOSED CONDITIONS	Area = 6.18 Acres
AREA	2.28
2-yr	8.20
10-yr	16.10
100-yr	16.10
Bycatch A	1.13
Bycatch B	0.92
Bycatch C	2.65
Bycatch D	4.50
Release Rate	0.23
To Pond	5.16
Storage Volume Required (C.F.)	13,039
Actual	19,359
Release Rate	2.02
Drainage Area to Pond	3.44 Acres

LEGEND

- EX. TREES TO BE REMOVED
- EX. TREES TO REMAIN
- EX. SPEC. TREES
- EXISTING LIGHT POLE
- EX. FIRE HYDRANT
- EX. CUBB & OUTLET
- PROP. CUBB & OUTLET
- EX. DRAIN MANHOLE
- EX. SINKER MANHOLE
- OFF-SITE EXISTING TREE



SIGN DETAIL

SCALE: 1" = 7'

PLAN TO ACCOMPANY SPECIAL HEARING TO EXTEND SPECIAL EXCEPTION IN CASE NO. 16-24-X

RODGERS FORGE CATERED LIVING

STEVENSON LANE AND BELLONA AVENUE

PDM No. IX-674

9th ELECTION DISTRICT

4th COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

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Scale: 1" = 50'

Date: 07-18-97

Drawn: DBH / MEX

Checked: DBH / MEX / SLD

Revised: 06/28/97

File: D-1

Sheet: 1 of 2