

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW/S West Joppa Road,		
Corner E/S Greenwood Road	*	DEPUTY ZONING COMMISSIONER
9 th Election District		
4 th Councilmanic District	*	OF BALTIMORE COUNTY
(1055 West Joppa Road)		
(Blakehurst Life Care Community)		
	*	CASE NO. 00-347-A
The Chestnut Real Estate Partnership		
Petitioner	*	

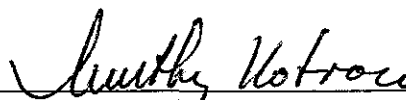
* * * * *

ORDER OF DISMISSAL

The Petitioner herein filed Petitions for Variance for the property located at 1055 West Joppa Road in the Towson area of Baltimore County. Two variances were requested: (1) a variance from Sections 450.4.12 and 450.7.D of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a double-faced construction sign of approximately 130 sq. ft. (each face) with a height of 15 ft. in lieu of the maximum permitted 8 sq. ft. sign with a height of 8 ft., if necessary; and (2) a variance from Section 1B01.1.B.1 of the B.C.Z.R., if necessary, to allow a construction sign in the 75 ft. buffer of the residential transition area; and,

WHEREAS, a letter dated May 18, 2000 was received from the Petitioner's attorney, Robert A. Hoffman, Esquire, requesting that this matter be dismissed.

IT IS THEREFORE, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of May, 2000, that the hereinabove Petitions for Variance, be and are hereby DISMISSED, without prejudice.


 TIMOTHY M. KOTROCO
 DEPUTY ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
 Date 5/25/00
 By R. J. Jamerson



Baltimore County
Zoning Commissioner

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

May 25, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Petitions for Variance
Case No. 00-347-A
Property: 1055 West Joppa Road

Dear Mr. Hoffman:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

c: Mr. Thomas F. Mullan, III, President
c/o Chestnut Real Estate Partnership
2330 West Joppa Road, Suite 210
Lutherville, Maryland 21093



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1055 W. Joppa Road

which is presently zoned DR .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)

SEE ATTACHED

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

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address

Towson, Maryland

Telephone No.

21204

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esq.

Name Venable, Baetjer & Howard, LLP

210 Allegheny Avenue 410-494-6200

Address

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

UCR

Date

2-18-00

ORDER RECEIVED FOR FILING

Date

5/25/00

By

Case No. 00-347-A

9/15/98

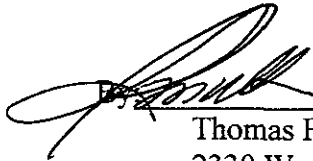
Drop Off

No Review

THE CHESTNUT REAL ESTATE
PARTNERSHIP (a successor to The
Chestnut Partnership, consisting of the
same principals as The Chestnut
Partnership),

By: West Joppa Road Limited Partnership,
a General Partner of The Chestnut
Real Estate Partnership

By: Rosedale Care, Inc.,
a General Partner of West Joppa
Road Limited Partnership

A handwritten signature in black ink, appearing to read 'Tom Mullan', is written over a horizontal line.

Thomas F. Mullan, III, President
2330 West Joppa Road, Suite 210
Lutherville, Maryland 21093
(410) 494-9200

VARIANCES

1. Variance, if necessary, from B.C.Z.R. Section 450.4.12 and Section 450.7.D to permit a double-faced construction sign of approximately 130 square feet (each face) with a height of 15 feet in lieu of the maximum permitted 8 square foot sign with a height of 8 feet, if necessary; and,
2. Variance, if necessary, from B.C.Z.R. Section 1B01.1.B.1 to allow a construction sign in the 75 foot buffer of the residential transition area.

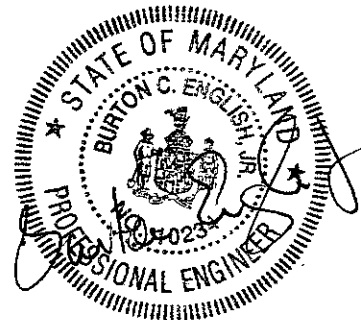
BLAKEHURST LIFE CARE COMMUNITY

ZONING DESCRIPTION

Beginning at a point on the south side of West Joppa Road which is 50' wide at a distance of 392.40' west of the centerline of the nearest improved intersecting street, Chestnut Avenue, which is 50' wide. Being lot 2 of Blakehurst Life Care Community as recorded in the Baltimore County Plat Book # 64, Page # 34, containing 38.919 acres. Also known as 1055 W. Joppa Road and located in the 9th election district.

This property description is for zoning use only and is not intended for property line layout or location.

Description: Starting at the intersection of Chestnut Avenue (50') and West Joppa Road (50'), from the centerline of Chestnut Avenue along the south side of West Joppa Road, 392.4 ft along Lot 1 to POINT OF BEGINNING, thence south away from West Joppa Road S 45° 51' 26", 183.87 ft.; S 31° 48' 12", 305.05 ft.; S 58° 16' 48", 356.49 ft. to Chestnut Avenue; S 37° 39' 41" W, 87.67 ft. along the west side of Chestnut Avenue; N 58° 16' 48" W, 371.20 ft.; S 37° 28' 12" W, 750.30 ft.; N 51° 46' 54" W, 229.78 ft.; S 81° 29' 49" W, 70.88 ft.; S 85° 42' 46" W, 100.78 ft.; N 86° 06' 30" W, 86.52 ft.; N 84° 06' 12" W, 77.58 ft.; N 78° 18' 01" W, 139.62 ft.; N 88° 45' 51" W, 79.31 ft.; N 78° 35' 55" W, 99.51 ft.; S 86° 12' 14" W, 98.94 ft.; S 73° 18' 38" W, 76.62 ft.; N 57° 22' 10" W, 71.70 ft. to the east side of Greenwood Road (60'); thence along the east side of Greenwood Road N 32° 20' 11" E, 490.66 ft.; R=537.45 ft., L=246.32 ft.; N 06° 04' 36" E, 125.54 ft.; N 49° 57' 02" W, 6.08 ft.; N 24° 22' 03" W, 9.78 ft.; N 06° 04' 36" E, 213.03 ft.; S 85° 55' 16" E, 10.00 ft.; N 06° 04' 36" E, 411.98 ft.; N 58° 20' 25" E, 30.60 ft. to West Joppa Road (60'); thence along the south side of West Joppa Road S 69° 23' 45" E, 393.21 ft.; R= 1,462.39 ft., L= 289.66 ft.; S 80° 44' 41" E, 39.48 ft.; R= 631.79 ft., L= 199.84 ft.; S 62° 37' 18" E, 173.59 ft.; S 61° 59' 51" E, 449.47 ft. to the POINT OF BEGINNING.



00-347-A

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: #00-347-A

1055 West Joppa Road (Blakehurst Life Care Community)

SW/S Joppa Road, corner E/S Greenwood Road

9th Election District - 4th Councilmanic District

Legal Owner(s): The Chestnut Real Estate Partnership

Variance: if necessary, to permit a double-faced construction sign of approximately 130 square feet (each face) with a height of 15 feet in lieu of the maximum permitted 8 square foot sign with a height of 8 feet and, if necessary, to allow a construction sign in the 75-foot buffer of the residential transition area.

Hearing: Wednesday, March 29, 2000 at 3:00 p.m. in Room 407, County Courts Building, 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.

JT/3/653 March 14 C376939

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1055 W. Joppa Road, SW/S Joppa Rd,
cor E/S Greenwood Rd
9th Election District, 4th Councilmanic

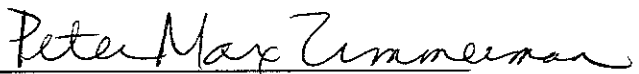
Legal Owner: Chestnut Real Estate Partnership
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-347-A

* * * * *

ENTRY OF APPEARANCE

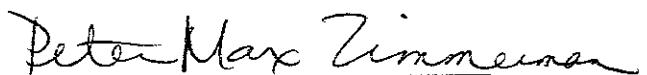
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 8th day of March, 2000 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 Petitioner(s).


PETER MAX ZIMMERMAN



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

March 2, 2000

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: 00-347-A

1055 West Joppa Road (Blakehurst Life Care Community)

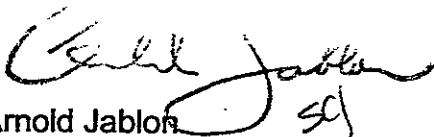
SW/S Joppa Road, corner E/S Greenwood Road

9th Election District – 4th Councilmanic District

Legal Owner: The Chestnut Real Estate Partnership

Variance, if necessary, to permit a double-faced construction sign of approximately 130 square feet (each face) with a height of 15 feet in lieu of the maximum permitted 8-square foot sign with a height of 8 feet and, if necessary, to allow a construction sign in the 75-foot buffer of the residential transition area.

HEARING: Wednesday, March 29, 2000 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
Chestnut Real Estate Partner., 2330 W. Joppa Rd., Ste. 210, Lutherville 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 2000.
(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
Tuesday, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

Barb Ormord
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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: 00-347-A

1055 West Joppa Road (Blakehurst Life Care Community)

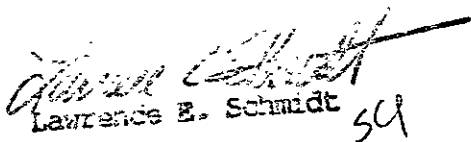
SW/S Joppa Road, corner E/S Greenwood Road

9th Election District – 4th Councilmanic District

Legal Owner: The Chestnut Real Estate Partnership

Variance, if necessary, to permit a double-faced construction sign of approximately 130 square feet (each face) with a height of 15 feet in lieu of the maximum permitted 8-square foot sign with a height of 8 feet and, if necessary, to allow a construction sign in the 75-foot buffer of the residential transition area.

HEARING: Wednesday, March 29, 2000 at 3:00 p.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.

**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: _____

Petitioner: The Chestnut Real Estate Partnership

Address or Location: 1055 W. Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Ormord

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

00-347-A



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

May 19, 2000

Attorney Robert A. Hoffman
Venable, Baetjer, and Howard, LLP
Towson MD 21204

Dear Attorney Hoffman:

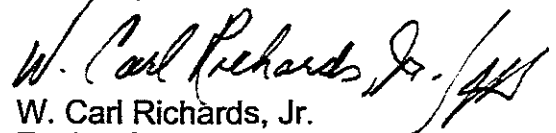
RE: Case Number 00-347-A , 1055 W. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 2000.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

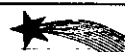
Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *March 5, 2000*
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, 342, 346, and 347

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 1, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *plus*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 28, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
333	Owings Park Apartments
334	8757 Mylander Lane
335	Liberty Road/Offut Road
338	11406 Reisterstown Road
339	12423 Eastern Avenue
340	6,8,14,16 Al-Hannah Circle
346	2749 Rolling Road
347	1055 West Joppa Road
320	14-28 Melrose Avenue

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: June 6, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 15, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
447	6505 Gardenwick Road
448	321 York Road
449	2416 Ellis Road
451	315 Stonewall Road
452	2001 Bluemont Road
453	10910 Reisterstown Road
456	11341-11347 Holter Road
457	9709 Beaver Dam Road
458	6902 Holabird Avenue
459	143 Carolstowne Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 28, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - LW
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 347
PETITIONER: The Chestnut Real Estate Partnership

VIOLATION CASE NO.: 99-8192

LOCATION OF VIOLATION: SW/S Joppa Rd., corner of E/S of Greenwood Rd.
(1055 W. Joppa Rd.)

DEFENDANT(S): The Chestnut Real Estate Partnership

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Donald R. Wright
W. Towson Neighborhood Assoc.

P.O. Box 502
Riderwood, MD 21139-0502

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/lw/lmh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 9, 2000

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

MAR - 9

SUBJECT: 1055 W. Joppa Road

INFORMATION:

Item Number: 347

Petitioner: The Chestnut Real Estate Partnership

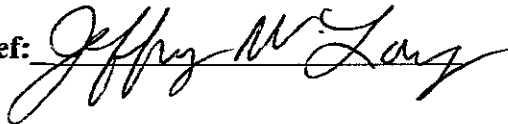
Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

There appears to be no justification for the relief requested; therefore, it will be incumbent upon the petitioner to prove to the satisfaction of the Zoning Commissioner that the subject request is warranted.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.00

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

RE: Baltimore County
Item No. 347 WCR

RECEIVED MAR 06 2000

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

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

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

March 23, 2000

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

ZC

Dear Mr. Hoffman:

RE: Case Number 00-347-A, 1055 West Joppa Road

The above matter, previously scheduled for March 29, 2000, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

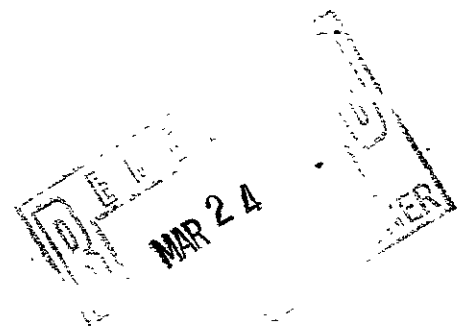
Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,


Arnold Jablon
Director

AJ:scj

C: Thomas F. Mullan, III, President, Chestnut Real Estate Partnership, 2330 W. Joppa Road, Suite 210, Lutherville 21093
Donald R. Wright, W. Towson Neighborhood Association, PO Box 502, Riderwood 21139-0502





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

April 4, 2000

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

Dear Mr. Hoffman:

RE: Case Number 00-347-A, 1055 W. Joppa Road

The above matter, previously assigned to be heard on March 29, 2000 has been **rescheduled for Friday, May 26, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue. This date was confirmed with Barbara Ormord before resetting the hearing.**

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

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

Arnold Jablon
Director

AJ:scj

C: Thomas F. Mullan, III, President, Chestnut Real Estate Partnership, 2330 W. Joppa Road, Suite 210, Lutherville 21093
Donald R. Wright, West Towson Neighborhood Association, P.O. Box 502, Riderwood 21139-0502
William Ruppertsberger, Vice President, The Greater Towson Council of Community Association, Inc., 334 Ridge Avenue, Towson 21286



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

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

February 17, 2000

HAND DELIVERED

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

Re: Petition for Variance
Petitioner: The Chestnut Real Estate Partnership
Location: 1055 W. Joppa Road

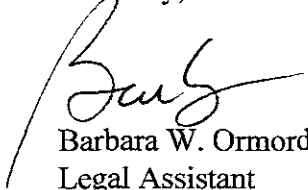
Dear Mr. Richards:

I am drop filing the enclosed Petitions for Zoning Variance for the above-referenced property. This request has been previously reviewed by Mitch Kelman of your office. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Zoning Description (3)
3. Site Plan (12)
4. 200' Scale Zoning Map (1)
5. Newspaper advertising form (1)
6. Check in the amount of \$250.00

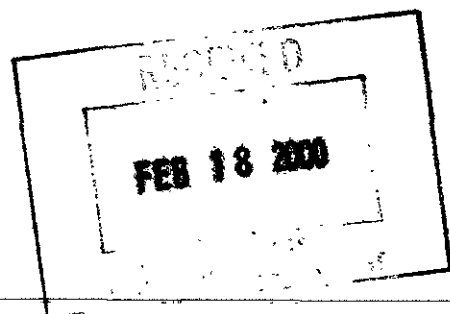
If you have any questions or concerns regarding this filing, please give me a call.

Sincerely,


Barbara W. Ormord
Legal Assistant

Enclosures
TO1DOCS1/Baw01/#95722 v1

00-347-A



APR 2000

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

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

3/20/00
aj
SJ
OK Soph

March 20, 2000

Mr. Arnold Jablon, Director
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

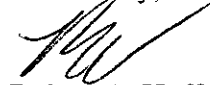
Re: Zoning Case No. 00-347-A
Petitioner: The Chestnut Real Estate Partnership

Dear Mr. Jablon:

On behalf of the property owner, we request that the hearing currently scheduled for Tuesday, March 29 at 9:00 a.m. be rescheduled as I will be in a hearing before the Board of Appeals in Case No. 99-199-X at that time. Also, we request a postponement in order to properly post notice of the hearing. Today, I drove past the site and it did not appear to have been timely posted.

Thank you for your consideration.

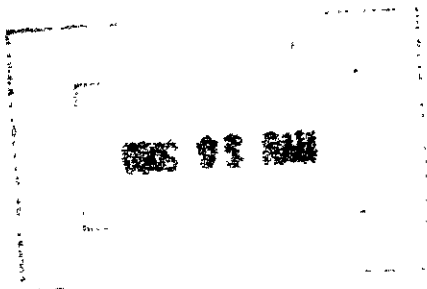
Yours truly,



Robert A. Hoffman

RAH/e

TO1DOCS1/ERL01/#96930 v1



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VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

5/19/00
TO SS
OK
Soph
Withdrawal

May 18, 2000

HAND-DELIVERED

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

Re: Case No. 00-347-A
1055 W. Joppa Road

Dear Mr. Jablon:

On behalf of our client, The Chestnut Real Estate Partnership, I am writing to withdraw the Petition for Variance filed in the above-referenced case. Our client has decided to remove the sign. Consequently, there will be no need for the hearing currently scheduled for May 26, 2000, at 9:00 a.m.

Very truly yours,



Robert A. Hoffman

RECEIVED
MAY 24

RAH/pam

cc: Mr. Leonard Wasilewski
Mr. Thomas F. Mullan, III
Peter Max Zimmerman, Esquire
Mr. Donald R. Wright
Mr. William Ruppertsberger

File

MAR 20

The Greater Towson Council of Community Assoc., Inc.



334 Ridge Avenue, Towson, Maryland 21286

MARCH 16, 2000

Lawrence Schmidt, Esq, Zoning Commissioner
401 Bosley Avenue
Towson, MD. 21204

60-347-A

Dear Mr. Commissioner:

At its March 16th, 2000, meeting the Greater Towson Council voted to support to the West Towson Neighborhood Association's opposition to the variance requested in case # 004347-A, by the Chestnut Real Estate Partnership. The size of the sign requested is totally out of keeping with the adjacent residential community. Such a sign would not be in keeping with either the intent of Baltimore County's sign legislation or with what is actually needed at that site.

Please deny this requested variance

Yours sincerely

William Ruppertsberger

William Ruppertsberger, Vice President



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension 7296
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.
117776

Case No.:
99-8192

Election District _____ Permit No. _____

Name (s) Blakehurst Retirement Community
Chestnut Real Estate Partnership

Address Blakehurst Old Accounting
1055 W Joppa Rd Towson Md 21204

Location of Violation (if different than address) 1005-1055 West Joppa Rd

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Building Code (BOCA):

§§ 107.1
§§ _____

Investment Property Act (7-66):

§§ _____

Plumbing Code (NSPC):

§§ _____

Other: §§ _____

Zoning Regulations:

§§ 1601.1.B RTA
§§ 450.4.I.2 Community
450.4.I.6 Identification

Fire Code (7-66):

§§ 450.4.I.12 Construction
§§ 450.6.A.1 Right of Way

500 Electrical Code (NEC):

§§ _____

Dwelling (CABO):

§§ _____

COMMENTS OR OTHER VIOLATIONS:

1) Remove large double face free standing
sign erected in the Residential Transition Area
(RTA) without a permit.

2) Remove construction sign erected in
the street right of way without a permit.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
1/15/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 12/15/99 INSPECTOR: Wasilewski

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY

RA1001F

DATE: 12/03/1999

ASSESSMENT TAXPAYER SERVICE

TIME: 10:37:36

PROPERTY NO. DIST GROUP CLASS OCC. HIST

DEL LOAD DATE

22 00 006803 09 2-2 06-00 N NO

11/18/99

CHESTNUT REAL ESTATE PARTNERSHIP DESC-1.. IMPS38.919 AC

DESC-2.. BLAKE HRST LFE CARE COM

BLAKEHURST ATTN ACCOUNTING

PREMISE. 01005 JOPPA

RD W

1055 W JOPPA RD

00000-0000

TOWSON

MD 21204-0000 FORMER OWNER: INSTITUTE OF MIS SION HELP

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND: 5059,470	5059,400	DATE.....	03/24/92	BLOCK....	
IMPV: 29422,340	33020,900	PURCHASE PRICE..	5250,000	SECTION..	
TOTL: 34481,810	38080,300	GROUND RENT.....	0	PLAT.....	
PREF: 0	0	DEED REF LIBR..	09109	BOOK.....	0064
CURT: 0	0	DEED REF FOLIO..	54	FOLIO....	0034
DATE: 12/97	10/98	YEAR BUILT.....		MAP.....	0069
		NEW CONSTR YR... 97		GRID.....	0006
				PARCEL....	0508

TAXABLE BASIS

00/01 14752,320	LOT WIDTH..	.00	SB 1991	85.15
99/00 14272,520	LOT DEPTH..	.00	WB 1972	232.04
98/99 13792,720	LAND AREA..	38.910 A	SS	41417.93
ENTER-INQUIRY1	PA1-PRINT	PF4-MENU	PF5-QUIT	WD
				610.56

CODE ENFORCEMENT REPORT

NCF

DATE: 12 / 9 / 99 INTAKE BY: LW CASE #: 99-8192 INSPEC: LW

COMPLAINT LOCATION: 1055 W. Joppa Rd Blakehurst

ZIP CODE: DIST:

COMPLAINANT NAME: W. Towson Neighborhood Association PHONE #: (H) 290 6732 (W)

ADDRESS: % Donald R Wright PO Box 502 Ridewood Md ZIP CODE: 21139-0502

PROBLEM: New signs larger than old.
Construction Signs w/o permits

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 2200 006803 ZONING:

INSPECTION: 12/1/99 Construction sign w/o permit appears to be in the Rt of Way.
New Signs advertising Blakehurst
10'x12'x14'h 120 # per side D/F

REINSPECTION:

REINSPECTION:

REINSPECTION:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 28, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - LW
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 347
PETITIONER: The Chestnut Real Estate Partnership

VIOLATION CASE NO.: 99-8192

LOCATION OF VIOLATION: SW/S Joppa Rd., corner of E/S of Greenwood Rd.
(1055 W. Joppa Rd.)

DEFENDANT(S): The Chestnut Real Estate Partnership

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Donald R. Wright
W. Towson Neighborhood Assoc.

P.O. Box 502
Riderwood, MD 21139-0502

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/lw/lmh

West Towson Neighborhood Association

P.O. Box 502
Riderwood, Maryland 21139-0502

10/20/99

Oct. 19, 1999

Arnold Jablon, Esq., Director
Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Free Standing Signs

Dear Arnold:

*IT
please follow
then which
discuss + some
subjects are all;
will say this, etc.
or non compliance
then we will
then respond*

Please find enclosed selected pictures of signs in West Towson's RO, ROA and DR 3.5 zones. The RO and ROA area has Bosley on the east, Chesapeake Ave. on the south, Highland Ave. on the west, and Joppa Road on the north. These signs are not in compliance with current Baltimore County sign regulations. Many exceed 8 sq. ft. and are higher than 6 feet. If variances were applied for, there is no evidence of our community being notified of the variance requests or the hearing dates. We are very fortunate in that 85% of the offices in this area have signage in compliance with the current law.

Our community is requesting that your office investigate the legality of these signs and notify us as soon as possible. If the owners are in violation we would hope that you would exercise the power of your office to site the occupants and have them removed. We will fiercely appose any application for a variance as we are currently in Case #00-074-A, Bull Property on Joppa Road.

It is obvious to this community that owners of businesses can erect signs without penalty. Such is the case with the Bull property in as much as their sign has been in place for over three months. Even if they are forced to remove their sign, there has been no penalty, and the three months of advertisement has been worth its weight in gold. The current method of enforcement is messed up because there is no penalty for breaking the law except to have the owner remove the sign. This process places a huge burden on community associations and I am certain on your office as well. The current law should state that if a variance is required for a sign, the sign cannot be erected until the zoning commissioner has approved the variance request. Erecting a sign without this process would result in huge fines or never allowing a variance of any kind to be granted. This would certainly place some bite in the current sign legislation.

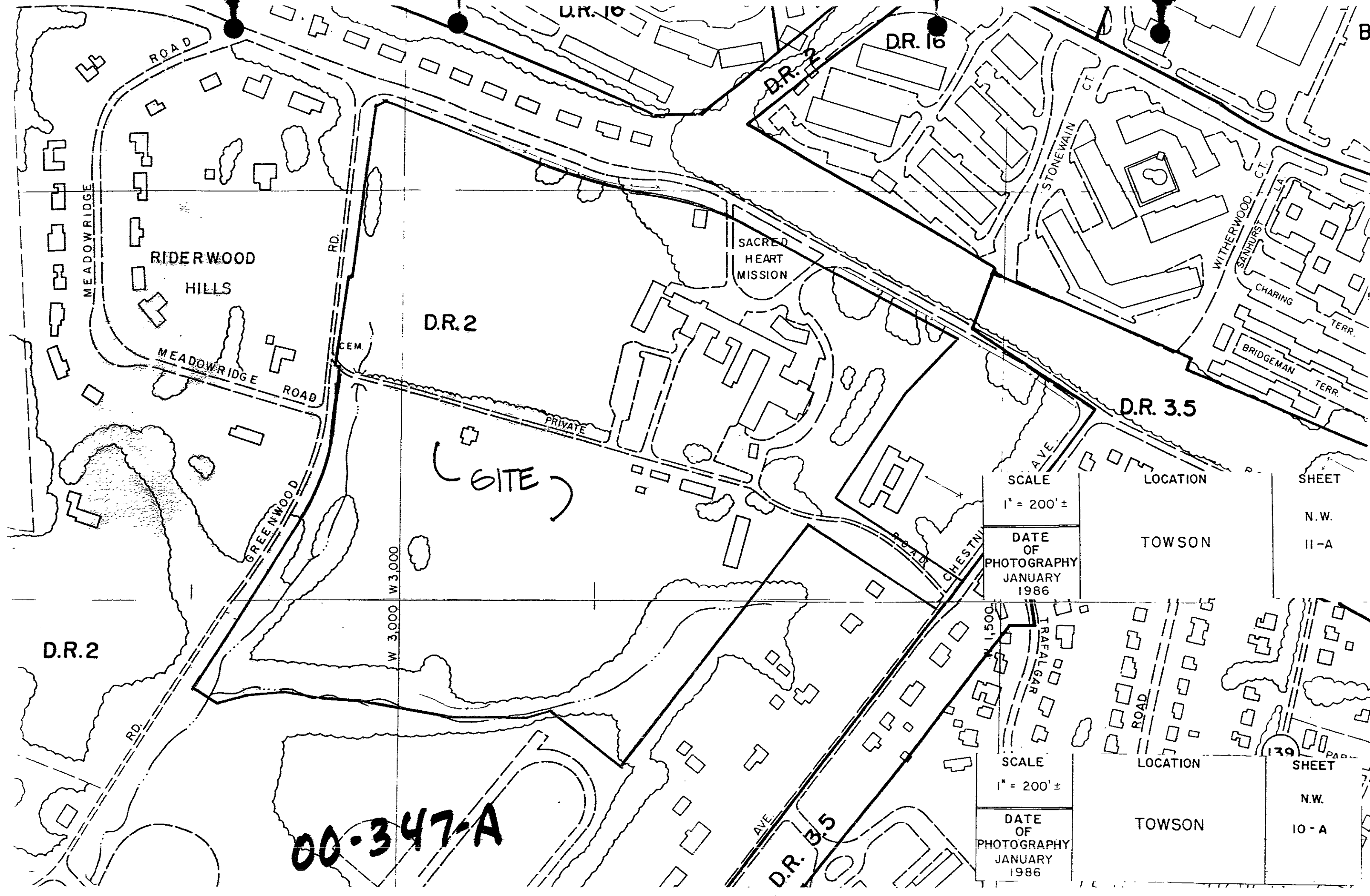
Thank you for cooperation and understanding. We look forward to hearing from you.

Sincerely,



Donald R. Wright
President

cc: Richard Parsons, 1st Vice President
Venetia Holland, WTNA Zoning Officer
Hon. Wayne M. Skinner, Councilman, 4th District



D.R. 2

DR. 2

D.R. 16

D.R. 2

D.R. 3.5

D.R. 3.5

RIDERWOOD
HILLS

SACRED
HEART
MISSION

(SITE)

00-347-A

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

TOWSON

SHEET

N.W.
11-A

SCALE
1" = 200' ±

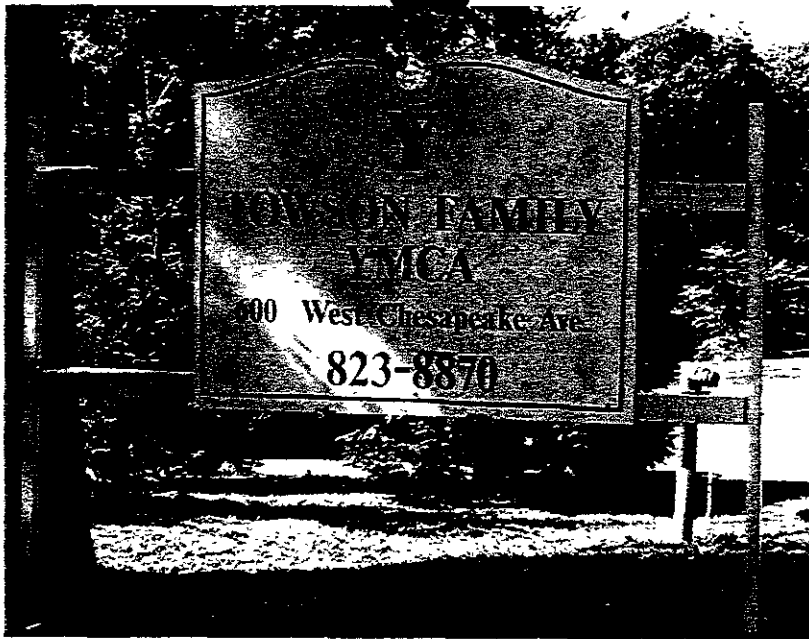
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

TOWSON

SHEET

N.W.
10-A



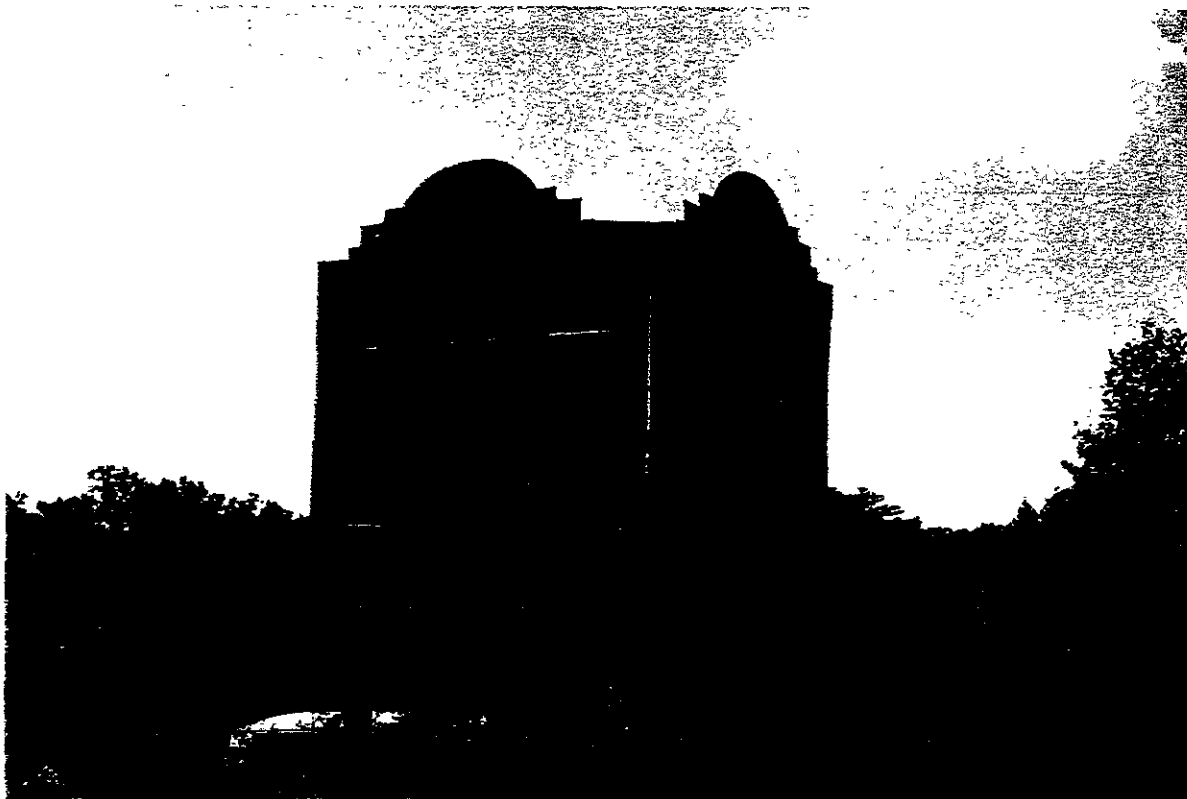
Main Entrance on Chesapeake Ave.

Location Zoned DR 3.5

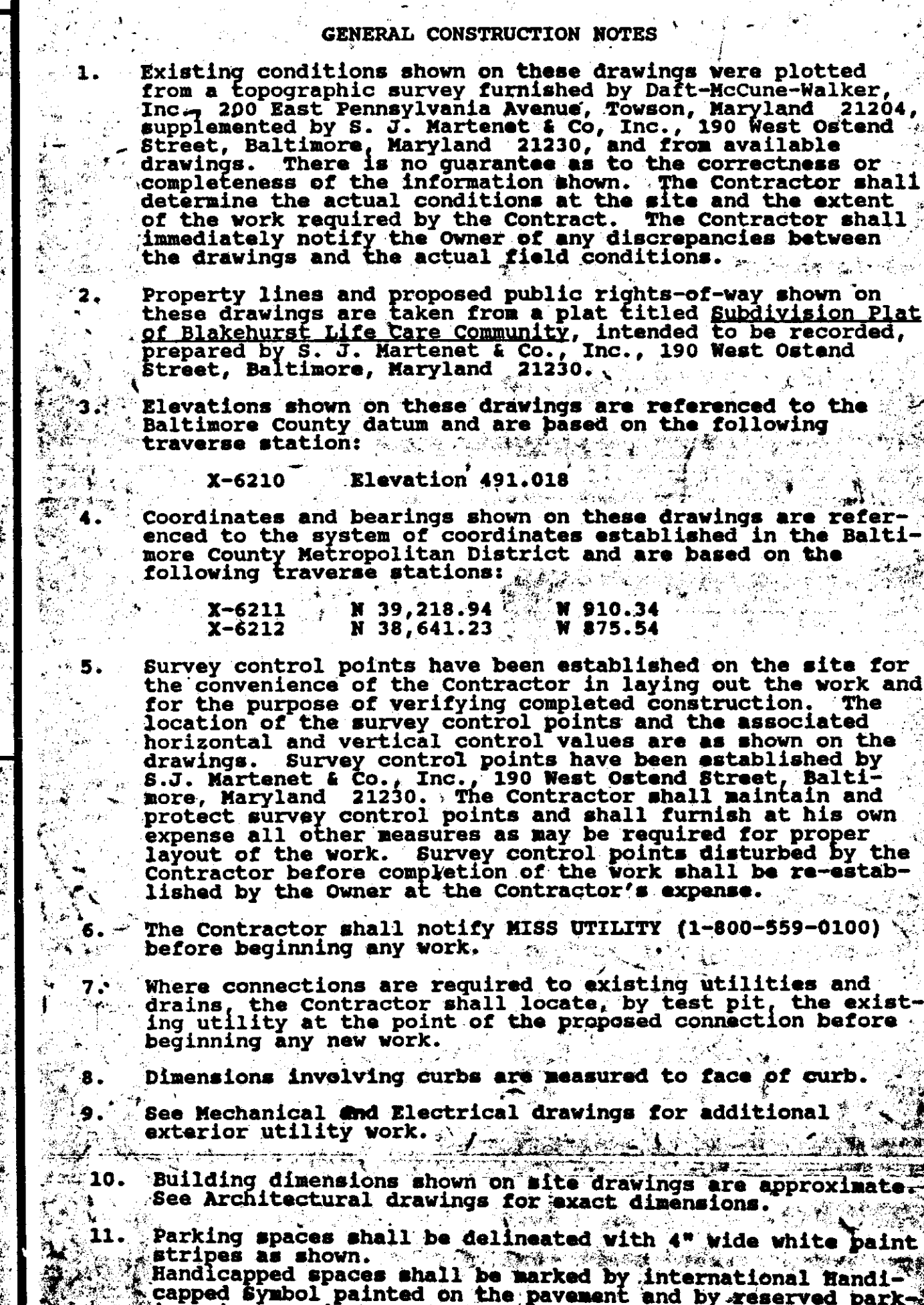


Second Entrance on Allegheny Ave. showing their address as 600 W. Chesapeake Ave.

Blakehurst replaced their old sign with this one. Each panel is larger than 25 square feet. This area is zoned DR 3.5.



2020
Do Dismissal
Order.



POLEKHERET
ALIFE CASE REPRESENTATION
FRIENDLY
SECURE LIVING
CLOSE TO ALL YOU KNOW
410 296-3900
MANAGED BY
HILLMAN'S SERVICES
PO BOX 1014

12. ACCESSORY USE HOTEL

All accessory uses will occur within the buildings proposed on this final development plan or within the existing buildings to be preserved.

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

13. PASSENGER-PLAN HOTEL

A passenger-plan hotel approved by the Office of Planning Policy to the University of the building parcel.

14. RESTRICTIVE COVENANTS

This plan complies with the covenants agreed to by the Ruston-Riderwood and the Ruston-Riderwood Association, Inc., and the Chestnut Farmer's Club dated October 13, 1988, amended through September 7, 1990.

15. STREET ATTACHMENTS

The corridor attachments on this site may be utilized as passageways and walkways only; no other uses in these passageways will be permitted without further zoning approvals.

16. STREET ATTACHMENTS

Any structure used to illuminate any off-street parking area shall be located so as to reflect the light rays from adjacent residential lots and public streets.

17. ACTIVE COMMERCIAL ZONING

Active Commercial Zoning is located between

6. PREVIOUS COMMERCIAL PERMIT: RD 00437
C-304-91
CONSTRUCT RETIREMENT COMMUNITY
RD 001317-10
WILSON CREEK RD
C-304-91
RD 001317-10
RD 001317-10
RD 001317-10

00-347-A

ADDRESSES: 1033 WEST JOFFA ROAD DISTRICT 9-C4		
Plan to Accompany Petition For Zoning Variance		
Project		Date 2/15/00
Scale 1"=100'	Last Rev	