

IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE – S/S East Joppa Road,
205' E of Jasper Lane
(3607 E. Joppa Road)
11th Election District
6th Council District

Clarklein Commercial, LLC, Partner,
Greenhouse Place, LLP, et al, Owners;
Joppa Rd. Assisted Living, LLC, Contr. Pur.

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-415-XA

*

* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a combined public hearing before the Deputy Zoning Commissioner on June 15, 2000 for approval of a development plan and Petitions for Special Exception and Variance relief for a proposed assisted living facility on the above-captioned property. The Petitions were filed by the owners of the property, Clarklein Commercial LLC, Greenhouse Place, LLP, Lockered S. Gahs, Jr., Thurley M. Gahs, Grace P. McArtor, and Sarah M. Penn, and the then Contract Purchasers, Joppa Road Assisted Living, LLC, through their attorney, Howard L. Alderman, Jr., Esquire. Prior to the hearing, Counsel for the Petitioners requested a sixty (60)-day postponement of the matter, pending the availability of certain key witnesses and the resolution of certain related factors.

Pursuant to the written request for withdrawal dated August 21, 2000 received from Mr. Alderman, it appears that Joppa Road Assisted Living, LLC is no longer the Contract Purchaser of the subject property, and thus, wishes to withdraw the requested zoning relief.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of August, 2000 that the Petitions for Special Exception and Variance filed in the above-captioned matter, be and the same are hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Howard L. Alderman, Jr., Esquire
Levin & Gann, 305 W. Chesapeake Avenue, Towson, Md. 21204
Mr. Jeffrey Klein, Managing Member, Clarklein Commercial LLC & Greenhouse Place LLP
115 Sudbrook Lane, Suite 205, Baltimore, Md. 21208
Lockered Scott Gahs, Jr. and Thurley M. Gahs, 4101 Martin Avenue, Baltimore, Md. 21236
Grace P. McArtor and Sarah M. Penn, 3607 E. Joppa Road, Baltimore, Md. 21234
Donald Rascoe and Bob Bowling, PDM; DEPRM; OP; R&P; People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 8/23/00
By [Signature]



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3607 E. Joppa Road

which is presently zoned DR-55, BL, ROA

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

(See attached sheet for requested relief.)

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

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

T. David Farrell, Executive V.P.
Joppa Road Assisted Living, LLC

Name - Type or Print

Signature

10881 York Road

410-683-1600

Address

Telephone No.

Cockeysville

MD

21030

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esq.

Name - Type or Print

Signature

Levin & Gann
Company

305 W. Chesapeake Ave.

410-321-0600

Address

Telephone No.

Bowson

MD

21204

State

Zip Code

Legal Owner(s): Jeffrey Klein, Managing Member
Clarklein Commercial, LLC, Managing Partner
Greenhouse Place Ltd. Liability Partnership

Name - Type or Print

Signature

Signature

115 Sudbrook Lane, Ste. 205 · 410-484-9637

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Additional owners on second sheet

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3-4 hr

UNAVAILABLE FOR HEARING

Reviewed By mjk

Date 4/6/04

Case No. 00-415-2111-XA

Date 04/15/04

By

ORDER RECEIVED FOR FILING

PETITION FOR SPECIAL EXCEPTION
3607 E. Joppa Road

Case No. _____

Additional Legal Owners:

Lockered Scott Gahs, Jr.

Name - Type or Print

Lockered Scott Gahs Jr.

Signature/

Thurley M. Gahs

Name - Type or Print

Thurley M Gahs - Lockered L. Gahs

Signature

4101 Martin Avenue

Address

665-1091

Telephone No.

Baltimore

City

Md.

State

21236

Zip Code

Grace P. McArtor

Name - Type or Print

Grace P. McArtor

Signature

Sarah M. Penn

Name - Type or Print

SARAH M. PENN

Signature

3607 E. Joppa Road

Address

410-668-2940

Telephone No.

Baltimore

City

Md.

State

21234

Zip Code

ORDER RECEIVED FOR FILING
Date 8/25/11
By [Signature]

PETITION FOR SPECIAL EXCEPTION

Case No.:

Address: 3607 E. Joppa Road

Legal Owners: Greenhouse Place Limited Liability Partnership
Lockered Scott Gahs, Jr.
Thurley M. Gahs
Grace P. McArtor
Sarah M. Penn

Present Zoning: BL, DR-5.5 and ROA

REQUESTED RELIEF:

Special Exception pursuant to BCZR Section 432.1.A.3, to permit 32 Assisted Living units in two (2) buildings; and

A waiver pursuant to BCZR Sections 432.1.A.6 and 432.4 to permit an encroachment of 25 feet into a required 50-foot RTA landscape buffer and an encroachment of 50 feet into a required 75-foot RTA building setback, or in the alternative, a determination by the Zoning Commissioner that the provisions of the Residential Transition Area regulations are not applicable to this project on the western property line of the Special Exception area.

ORDER RECEIVED FOR FILING
Date 8/20/11
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3607 E. Joppa Road

which is presently zoned DR5.5; BL; ROA

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)

See Attached

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:

Joppa Road Assisted Living LLC

Name - Type or Print

By:

Signature T. David Farrell, Executive V.P.

10881 York Road 410-683-1600

Address Telephone No.

Cockeysville Maryland 21030

City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

City

Signature Howard L. Alderman, Jr.

Levin & Gann, P.A.

Company

305 W. Chesapeake Avenue 410-321-0600

Address Telephone No.

Towson Maryland 21204

City State Zip Code

Legal Owner(s):

Greenhouse Place LLLP

Clarklein Commercial, LLC, Managing Partner

Name - Type or Print

By:

Signature John R. Clark

Jeffrey Klein, Managing Member

Name - Type or Print

Signature 2820 Reckard RD 410-375-9727

115 Sudbrook Lane, #205 410-484-9637

Address Telephone No.

Baltimore Maryland 21208 21047

City State Zip Code

Additional Owners on Second Sheet

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue 410-653-3838

Address Telephone No.

Baltimore Maryland 21209

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3-4 hr

Case No. 00-415-XA

UNAVAILABLE FOR HEARING

Reviewed By mk Date 4/6/00

Petition for Variance
3607 E. Joppa Road

Case No. _____

Additional Legal Owners:

Lockered Scott Gahs, Jr.
Name - Type or Print
Lockered Scott Gahs Jr.
Signature

Thurley M. Gahs
Name - Type or Print
Thurley M. Gahs - Lockered S. Gahs
Signature

4101 Martin Avenue 410-665-1091
Address Telephone No.

Baltimore MD 21236
City State Zip Code

Grace P. McArtor
Name - Type or Print
Grace P. McArtor
Signature

Sarah M. Penn Sarah M. Penn
Name - Type or Print

Signature

3607 E. Joppa Road 410-668-2940
Address Telephone No.

Baltimore MD 21234
City State Zip Code

PETITION FOR VARIANCE

CASE NO: _____

Address: 3607 East Joppa Road

Legal Owners: Greenhouse Place LLLP, *et al*

Contract Purchaser: Joppa Road Assisted Living, LLC

Present Zoning: DR 5.5; BL; ROA

REQUESTED RELIEF:

102.2)

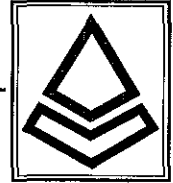
A variance from: BCZR § 1B01.2.C.1.a. to permit: i) a nonresidential principal building side yard setback to property line of not less than 13 feet in lieu of the 20 feet required; ii) a nonresidential principal building rear yard setback to property line of not less than 18 feet in lieu of the 30 feet required; and iii) side yard setbacks (building to building) of not less than 25 feet in lieu of the 40 feet required (20 feet for each building), all as shown more particularly on the Plan to Accompany this Petition.

JUSTIFICATION:

- A. Irregular shape of the property;
- B. The topography of the property;
- C. Split zoning of the property; and
- D. For such further reasons as will be presented at the time of the hearing held on this petition.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION SPECIAL EXCEPTION AREA 3607 EAST JOPPA ROAD

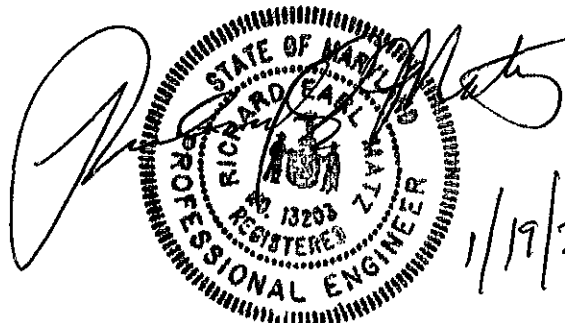
Beginning at a point on the south side of East Joppa Road, which is 70 feet wide, at a distance of 205 feet from the centerline of Jasper Lane, which is 50 feet wide, thence the following courses and distances:

N 02°52'27"E 30.49 ft.
N 84°54'22"E 130.91 ft.,
S 07°55'24" E 30.10 ft.;
S 07°55'24" E 125.79 ft.;
S 89°49'13" E 60.29 ft.;
S 65°45'53"E 64.69 ft.;
S 89°42'54"E 38.88 ft.;
S 00°49'02"W 140.70 ft.;
N 75°53'58"W 64.82 ft.;
S 82°32'46"W 44.35 ft.;
N 57°08'08" W 54.44 ft.;
S 78°58'32" W 22.22 ft.;
S 31°24'22"W 43.03 ft.;
S 82°32'46" W 6.58 ft.;
S 27°41'11"W 15.70 ft.;
S 89°13'12"W 112.63 ft.;
N 02°42'43"E 120.59 ft.;
N 02°52'27"E 178.34 ft.; and
to the place of beginning.

415

Being the property known as 3607 E. Joppa Road, deed unknown; and a portion of the property known as 3611 E. Joppa Road and recorded in Deed Liber 12446, Folio 595; and a portion of the property known as 3613 E. Joppa Road and recorded in Deed Liber 12839, Folio 656.

Containing 72,178 square feet (1.66 acres) and located in the 11th Election District.



1/19/2000

00-415-XA

No. 079082

DATE 12-15-55 ACCOUNT 101-1150

AMOUNT \$

RECEIVED FROM: _____

FOR: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DO 415-7A

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: 00-415-XA

3607 East Joppa Road

S/S of East Joppa Road, 205' E of centerline Jasper Lane
11th Election District - 6th Councilmanic District

Legal Owner(s): Greenhouse Place Ltd, Liability Ltd. Partnership & Lockard Scott Gahs, Jr. & Thurley M. Gahs & Grace P. McArtor & Sarah M. Penn & Mary E. Kerst

Contract Purchaser: Joppa Road Assisted Living LLC

Special Exception: for 32 assisted living units and a waiver to permit an encroachment of 25 feet into a required 50-foot RTA landscape buffer and an encroachment of 50 feet into a required 75-foot RTA building setback or, in the alternative, a determination by the Zoning Commissioner that the provisions of the Residential Transition Area regulations are not applicable on the western property line. **Variance:** to permit a nonresidential principal building side yard setback to property line of 13 feet in lieu of the 20 feet required; to permit a rear yard setback of 18 feet in lieu of 30 feet; and to permit side yard setbacks of 25 feet in lieu of the 40 feet required.

Hearing: Thursday, June 15, 2000 at 9:00 a.m. in Room 106, County Office Building, 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.

JT/5/757 May 30

C394593

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/1/, 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 5/30/, 2000.

J. Williams
THE JEFFERSONIAN,

LEGAL ADVERTISING



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

May 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:

HEARING OFFICER HEARING

PROJECT NAME: Greenhouse Place – Matrl. Chng.

Project Number: 11-800

Location: S/S Joppa Rd., E of Jasper La.

Acres: 7.47

Developer: Greenhouse Place LLC, c/o Jeffrey Klein

Engineer: Colbert Matz Rosenfelt Inc.

Proposal: 31,960 Commrc'l & 32 Unit Assted. Living Fac.

***** AND *****

CASE NUMBER: 00-415-XA

3607 East Joppa Road

S/S of East Joppa Road, 205' E of centerline Jasper Lane

11th Election District – 6th Councilmanic District

Legal Owner: Greenhouse Place Ltd. Liability Ltd. Partnership & Lockered Scott Gahs, Jr. & Thurley M. Gahs & Grace P. McArtor & Sarah M. Penn & Mary E. Kerst

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Special Exception for 32 assisted living units and a waiver to permit an encroachment of 25 feet into a required 50-foot RTA landscape buffer and an encroachment of 50 feet into a required 75-foot RTA building setback or, in the alternative, a determination by the Zoning Commissioner that the provisions of the Residential Transition Area regulations are not applicable on the western property line. Variance to permit a nonresidential principal building side yard setback to property line of 13 feet in lieu of the 20 feet required; to permit a rear yard setback of 18 feet in lieu of 30 feet; and to permit side yard setbacks of 25 feet in lieu of the 40 feet required.



HEARING OFFICER HEARING

PROJECT NAME: Greenhouse Place – Matrl. Chng.

CASE NUMBER: 00-415-XA

HEARING: Thursday, June 15, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.



Arnold Jablon
Director

- c: Howard L. Alderman, Jr., Esquire, 305 W. Chesapeake Avenue, Towson 21204
Greenhouse Place Ltd. Liability Ltd. Partnership, 115 Sudbrook Lane, Ste. 205, Baltimore 21208
Thurley & Lockered Gahs, Jr., 4101 Martin Avenue, Baltimore 21236
Grace McArtor & Sarah Penn, 3607 E. Joppa Roa, Baltimore 21234
Mary Kerst, 3615 E. Joppa Road, Baltimore 21234
Joppa Road Assisted Living, LLC, 10881 York Road, Cockeysville 21030
Colbert Matz Rosenfelt Inc., 2835G Smith Avenue, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 31, 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.



2 JUL

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2000 Issue – Jeffersonian

Please forward billing to:

Richard E. Matz, PE 410-653-3838
Colbert, Matz, Rosenfelt, Inc.
2835 "G" Smith Avenue
Baltimore, MD 21209

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: 00-415-XA

3607 East Joppa Road

S/S of East Joppa Road, 205' E of centerline Jasper Lane

11th Election District – 6th Councilmanic District

Legal Owner: Greenhouse Place Ltd. Liability Ltd. Partnership & Lockered Scott Gahs, Jr. & Thurley M. Gahs & Grace P. McArtor & Sarah M. Penn & Mary E. Kerst

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Special Exception for 32 assisted living units and a waiver to permit an encroachment of 25 feet into a required 50-foot RTA landscape buffer and an encroachment of 50 feet into a required 75-foot RTA building setback or, in the alternative, a determination by the Zoning Commissioner that the provisions of the Residential Transition Area regulations are not applicable on the western property line. Variance to permit a nonresidential principal building side yard setback to property line of 13 feet in lieu of the 20 feet required; to permit a rear yard setback of 18 feet in lieu of 30 feet; and to permit side yard setbacks of 25 feet in lieu of the 40 feet required.

HEARING: Thursday, June 15, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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: 00-415-XA

Petitioner: Greenhouse Place LLLP, et al

Address or Location: 3607 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard E. Matz, PE

Address: Colbert, Matz, Rosenfelt, Inc. 2835 "G" Smith Avenue
Baltimore MD 21209

Telephone Number: 410 653 3838

Revised 2/20/98 - SCJ

5/2/00 — TC to atty.

Petition forms are
missing name + signature
of Mary Kerst — Howard
will get info + signature
Seph

8/4/00 — TC to Howard — His
client is CP — not sure what
is happening — will call client
& get back to me
Seph

will W/D Howard
will send
letter

MIN. 60 DAY PP

Reschedule for

end of Aug
HOLD — per Howard 6/29/00

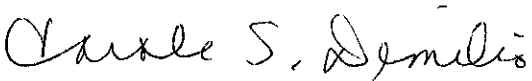
RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE *
3607 E. Joppa Road, S/S Joppa Rd, 205' E of c/l Jasper Ln * ZONING COMMISSIONER
11th Election District, 6th Councilmanic *
FOR
Legal Owner: Greenhouse Place LLP *
Contract Purchaser: Joppa Road Assisted Living LLC * BALTIMORE COUNTY
Petitioner(s) *
Case No. 00-415-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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 26th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 17, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
420	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road



Maryland Department of Transportation
State Highway Administration

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

Date: 4.17.00

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

RE: Baltimore County
Item No. 415

MJK

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
Fire Department

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

April 18, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: GREENHOUSE PLACE, LLLP ITEM NO.: 415

Location: DISTRIBUTION MEETING OF **APRIL 17, 2000**

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.

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 REAR OF BULDG'S 1 & 2 OF THE BUILDING, ALL STAIRWELLS SHALL BE PROVIDED WITH WET STANDPIPES.

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

cc: File





Baltimore County
Department of Permits and
Development Management

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

August 23, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Zoning Case Number 00-415-XA, 3607 E. Joppa Road

The purpose of this letter is to officially notify you that the demand for a public hearing has been withdrawn. As a result, your hearing scheduled for June 15, 2000 which was postponed has been cancelled.

You may contact the sign poster to remove the sign from your property.

The zoning file will be forwarded to the Zoning Commissioner and he will make a final determination in the case. You will be notified in writing by his office once the decision has been made.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR: gdz

C: Greenhouse Place Ltd. Liability Ltd. Partnership, c/o Jeffrey Klein, Managing Member, 115 Sudbrook Lane, Suite 205, Baltimore 21208
Thurley & Lockered Gahs, Jr., 4101 Martin Avenue, Baltimore 21236
Grace McArtor & Sarah Penn, 3607 E. Joppa Road, Baltimore 21234
Mary Kerst, 3615 E. Joppa Road, Baltimore 21234
Joppa Road Assisted Living, LLC, c/o T. David Farrell, Executive V.P., 10881 York Road, Cockeysville 21030
Colbert Matz Rosenfelt, Inc., Richard Matz, 2835G Smith Avenue Baltimore 21209





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

May 15, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number 00-415-XA & Greenhouse Place HOH

The above matter, previously scheduled for June 15, 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: Greenhouse Place Ltd. Liability Ltd. Partnership, c/o Jeffrey Klein, Managing Member, 115 Sudbrook Lane, Suite 205, Baltimore 21208
Thurley & Lockered Gahs, Jr., 4101 Martin Avenue, Baltimore 21236
Grace McArtor & Sarah Penn, 3607 E. Joppa Road, Baltimore 21234
Mary Kerst, 3615 E. Joppa Road, Baltimore 21234
Joppa Road Assisted Living, LLC, c/o T. David Farrell, Executive V.P., 10881 York Road, Cockeysville 21030
Colbert Matz Rosenfelt Inc., Richard Matz, 2835G Smith Avenue, Balto. 21209



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

halderman@LevinGann.com

August 21, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Mr. George Zahner	410-887-5708

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 2

CLIENT/MATTER: Joppa Road Assisted Living

COMMENTS: George: thanks for the reminder telephone call.

[x] ORIGINAL WILL BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

PLEASE NOTE:*Effective September 01, 2000 our new address will be:*

Levin & Gann, PA
502 Washington Avenue
8th Floor
Towson, Maryland 21204

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You

BALTIMORE OFFICE
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305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

4/6/00
DR
g
please follow thru

HOWARD L. ALDERMAN, JR.
Halderma@bcpl.net

April 4, 2000

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: *Request for Combined Hearing Officer & Zoning Hearing*
PDM No. XI-800
Petitions for Variance & Special Exception
Case No.: 00- 4/15 -XA
Property Address: 3607 East Joppa Road
Greenhouse Place

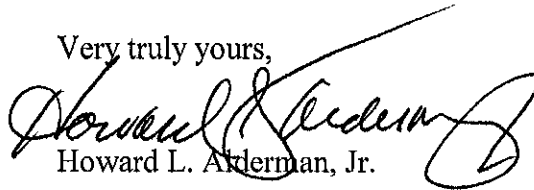
Dear Mr. Jablon:

We have filed today, Petitions for Zoning Variance and Special Exception on the above-referenced property. A development plan has been filed previously.

In accordance with *Baltimore County Code* § 26-206.1, we hereby request that a combined hearing be scheduled and held on the Development Plan and the Petitions. I would appreciate it if your staff would coordinate with me, if possible, the scheduling of the combined hearing. In the interest of judicial economy, I would request further that **two (2)** hearing days be scheduled.

Thank you for your attention to this matter and please do not hesitate to call me with any questions that may arise with these requests.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

c: Joppa Road Assisted Living, LLC
The Honorable Lawrence E. Schmidt
Richard Matz, PE
Mr. David Flowers
Ms. Sophia Jennings

00-415-XA

Ax-214-00

RECEIVED
APR 5 2000 00810
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

5/12/00
JP SJ
PK
8 uen 5/12

HOWARD L. ALDERMAN, JR.
Halderma@bcpl.net

May 10, 2000

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: ***Request for Postponement***
Green House Place
Case No. **00-415-XA & PDM XI-800**

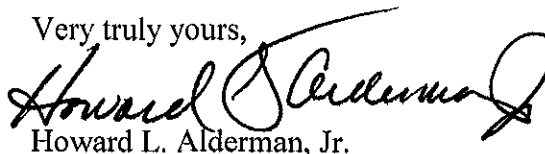
Dear Mr. Jablon:

On behalf of our client, Joppa Road Assisted Living, LLC, the contract purchaser of the property which is the subject of the above-referenced cases, we hereby request a minimum of a **sixty (60) day postponement** of the hearing which is **presently scheduled for June 15, 2000**, at 9:00 a.m. in Room 106 of the County Office Building. Our client has just called [2:00 p.m. this date] to advise that due to the sudden non-availability of key witnesses and other, related factors, we would be unable to proceed on the date scheduled.

This request is made at the prejudice of my clients and is made far enough in advance that any interested community members will not be inconvenienced. The signs for the hearing were to have been posted prior to May 31, 2000; we have notified the sign poster to **not post the signs** advertising the June 15th hearing.

Should you or your staff need any additional information in support of this request, please do not hesitate to call me. Thank you and your entire staff for your continued cooperation in our efforts to bring this matter to hearing.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

c: Joppa Road Assisted Living, LLC
Ms. Sophia Jennings
The Honorable Lawrence E. Schmidt
Richard E. Matz, PE

Flowers

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
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TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

August 21, 2000

VIA TELEFAX & REGULAR MAIL

George Zahner, Docket Coordinator
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

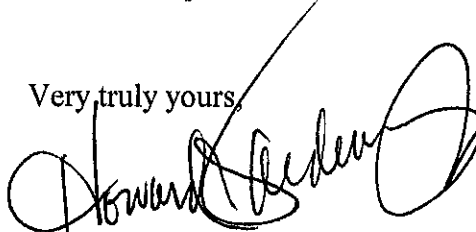
RE: *Withdrawal of Zoning Petitions*
Case No. 00-415-XA

Dear Mr. Zahner:

I have been authorized by my client, Joppa Road Assisted Living, LLC, to **withdraw** the Petitions for Special Exception and Variance filed by it in the above-referenced case. My client is no longer the contract purchaser of the subject property and, therefore, does not have any need to proceed with the zoning relief petitioned previously.

Thank you for your cooperation in this matter and please do not hesitate to contact me with any questions.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk

c: Joppa Road Assisted Living, LLC

Please note that effective September 01, 2000, we will be relocating to 502 Washington Avenue, 8th Floor, Towson, Maryland 21204.

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-415-XA

Date Completed/Initials

5/2/00 SCJ

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

5/3/00 SCJ

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

5/15/00 SCJ

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

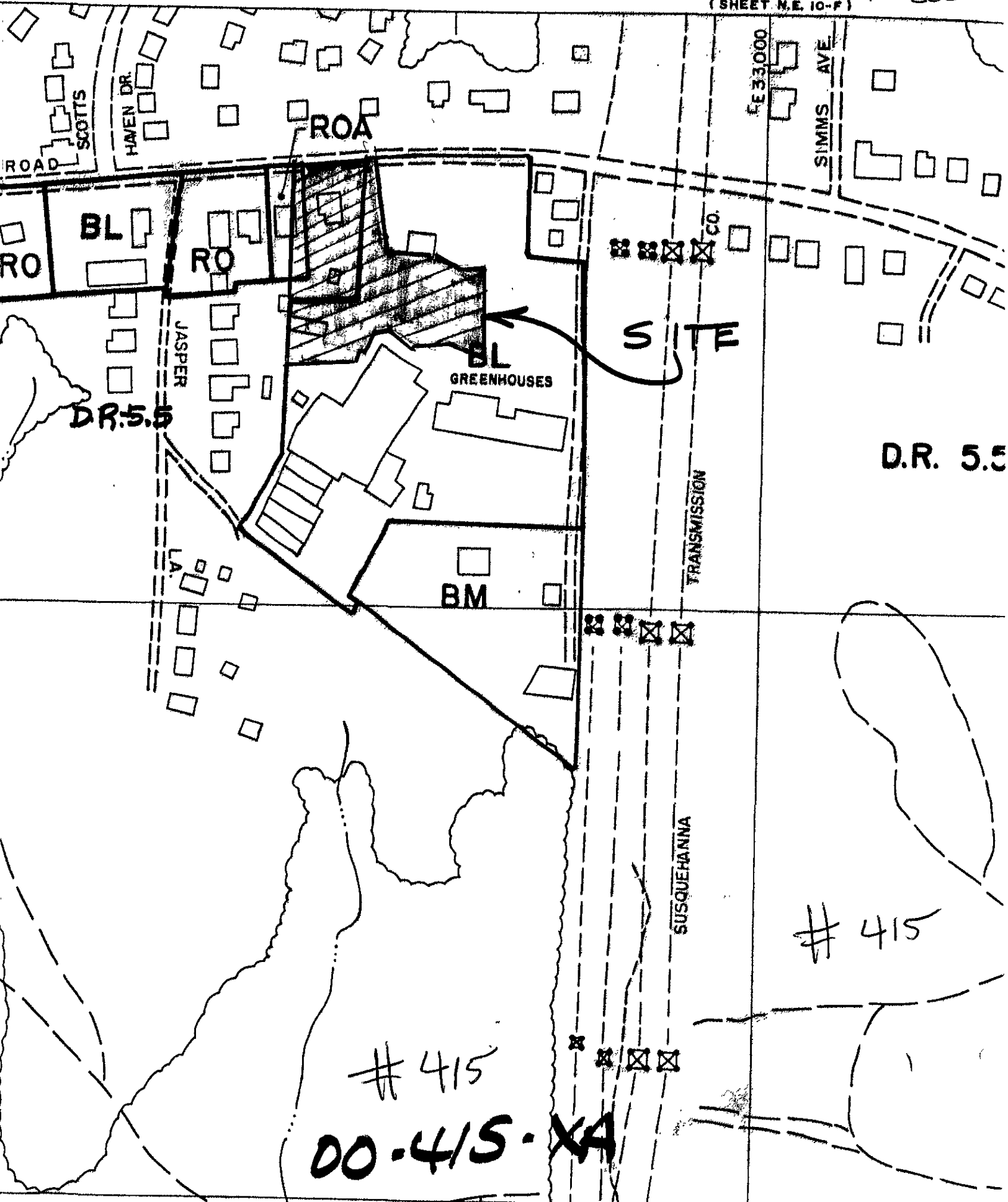
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

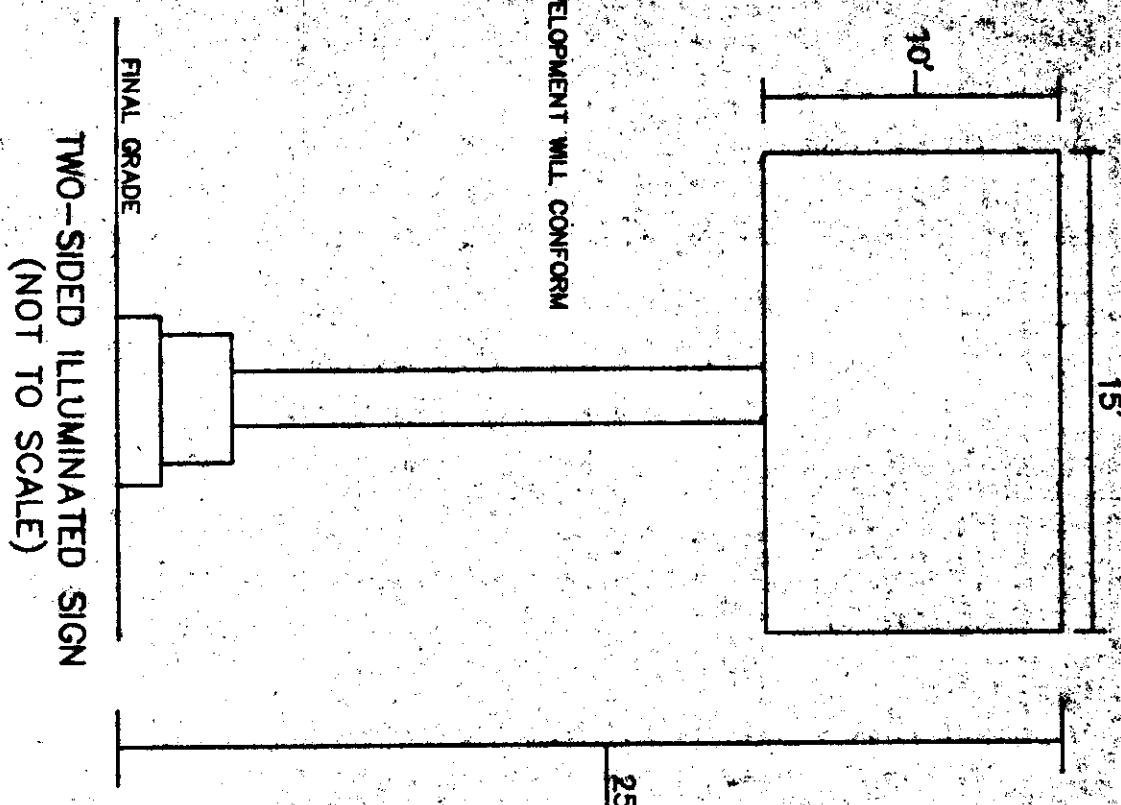
FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



1. OWNERS:

- [illegible]

SIGN NOTE:
ALL SIGNS PROPOSED FOR THIS DEVELOPMENT WILL CONFORM
TO SECTION 450 OF THE BCR.



SOILS ON SITE:			
CHB2	CHILLUM SILT LOAM	2 TO 5 PERCENT SLOPES	K FACTOR: 0.32
phc2	JOPPA GRAVELLY SANDY LOAM	5 TO 10 PERCENT SLOPES	K FACTOR: 0.28

I, JEFFREY KLEIN, HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

Signature Jeffrey Klein DATE 21 Feb 00
(SIGNATURE) JEFFREY KLEIN (MANAGING MEMBER)
CLARK/LENN COMMERCIAL, LLC, MANAGING PARTNER
GREENHOUSE PLACE UNITED LIABILITY PARTNERSHIP

I, DAVID FARRELL, HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

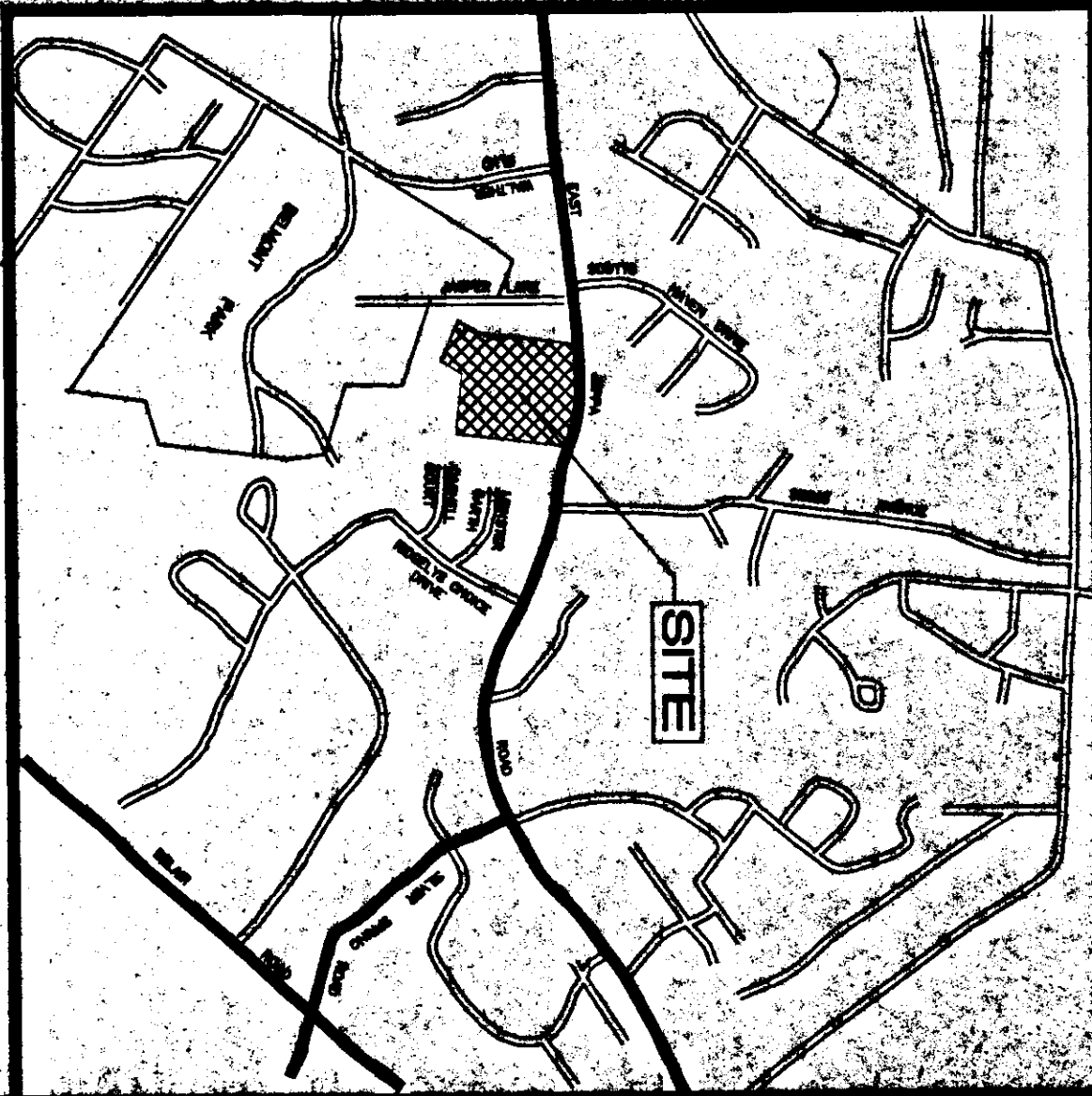
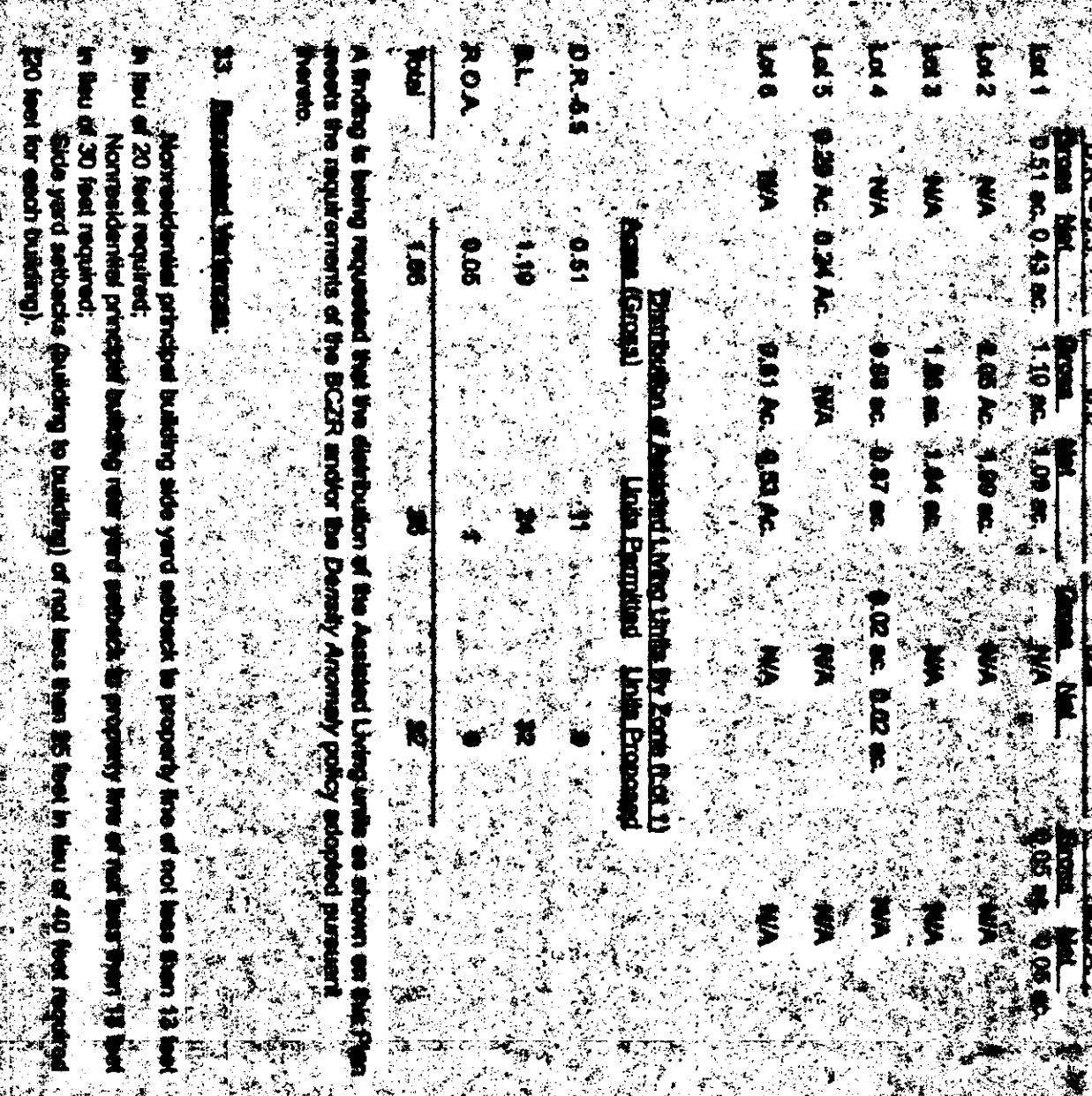
(SIGNATURE) _____ DATE _____

DAVID FARRELL
EXECUTIVE VICE PRESIDENT
JOPPA ROAD ASSISTED LIVING, LLC

STORMWATER MANAGEMENT: DESIGN CONDITIONS:			
	ONSET	7 YEAR	10 YEAR
	1 YEAR	10 YEAR	10 YEAR
PROPOSED CONDITIONS:			
BRP/ISS	7.18 CFS	15.98 CFS	
RELIEF	0.63 CFS	3.73 CFS	
TO FACILITY	5.53 CFS	11.40 CFS	
RELIEF	0.12 CFS	1.98 CFS	
STORAGE	0.2829	0.3732	
VOLUME	AC-FT	AC-FT	

PROPOSED SWM FACILITY LOCATED IN THE TRIBUTARY TO GARDENVIEW FALLS WATERSHED.

19. THERE ARE NO FOREST AREAS WITHIN THE PROJECT SITE.
20. PREVIOUS COMPREHENSIVE PLANNING E 103894.
21. ZONING HISTORY: (SECTION FOR ASSOCIATION FROM E-4 TO E-6, SPECIAL EXEMPTION FOR OFFICE & OFFICE BUILDING) ON E-2-70. PERMITTERS, AMK READY-BUILT CONCRETE, INC.
22. VARIANCES GRANTED IN CASE #99-300-99MA FOR GREENHOUSE & GARDEN CENTER.
23. A. 87 SPACES FOR PARKING IN LUI OF THE REQUIRED 119 SPACES.
24. B. PERMIT PARKING ON GRAVEL AND CRUSHER RUN SURFACE.
25. C. IN LUI OF REQUIRED DURABLE AND OUTLETS SURFACE.
26. D. TO PERMIT UNUSUAL PARKING SPACES IN LUI OF REQUIRED VISIBLY STRIPPED SPACES.
27. ALL PROPOSED ACCESS STREETS WILL BE PRIVATE.
28. DEVELOPMENT HISTORY: 1. ON APRIL 12, 1989, IN CASE #91-400, THE ZONING COMMISSIONER APPROVED DEVELOPMENT ON WAY 13. 2. ON MAY 13, 1989, THE ZONING COMMISSIONER GRANTED A MOTION FOR RECONSIDERATION IN THAT CASE.
29. THE D.A.C. DETERMINED THAT THIS PROJECT WAS A MATERIAL BARRIER TO THE DEVELOPMENT PLANNED ON 11-29-89 & REQUIRED A NEW DEVELOPMENT PLAN & REVISION FOR #1989-01.
30. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
31. A. A VARIANCE IS BEING REQUESTED FOR ENHANCEMENT AND A REQUIRED RUA LANDSCAPE IN THE ALTERNATIVE TO DETERMINE THAT THE RUA DOES NOT APPLY.
32. B. A SPECIAL EXEMPTION IS BEING REQUESTED FOR AN ASSISTED UNING FACILITY.
33. LOT 2 & 3 TO BE CONNECTED TO PUBLIC STREET, EXISTING STREET ON LOT 2 TO BE PAVED AND RECENT AVENUE OR BACKLASH.
34. ALL PARKING AND RECENT AVENUE FOR THE ASSISTED UNING FACILITY SHALL BE LOCATED
35. THE ASSISTED UNING FACILITIES ARE SUBJECT TO A COMPATIBILITY FINDING PRESENT BY BCRS SECTION 432.5.1.14.
36. OPEN SPACE REQUIRED: 800 SF.
37. PRIVATE OPEN SPACE REQUIRED: 1250 SF.
38. OPEN SPACE SHALL BE MAINTAINED AS REQUIRED BY BCRS SECTION 432.5.1.1.
39. AND COASTAL ROAD IS A PRINCIPAL MATERIAL ROADWAY AS DEFINED BY BCRS SECTION 191.
40. EAST COASTAL ROAD IS A PRINCIPAL MATERIAL ROADWAY AS DEFINED BY BCRS SECTION 191.



VICINITY MAP

PDM No. XI-800

**DEVELOPMENT PLAN
PLAN TO ACCOMPANY HEARING
FOR SPECIAL EXCEPTION
GREENHOUSE PLACE**

ELECTION DIST.:11 COUNCILMANIC DIST.:6 BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

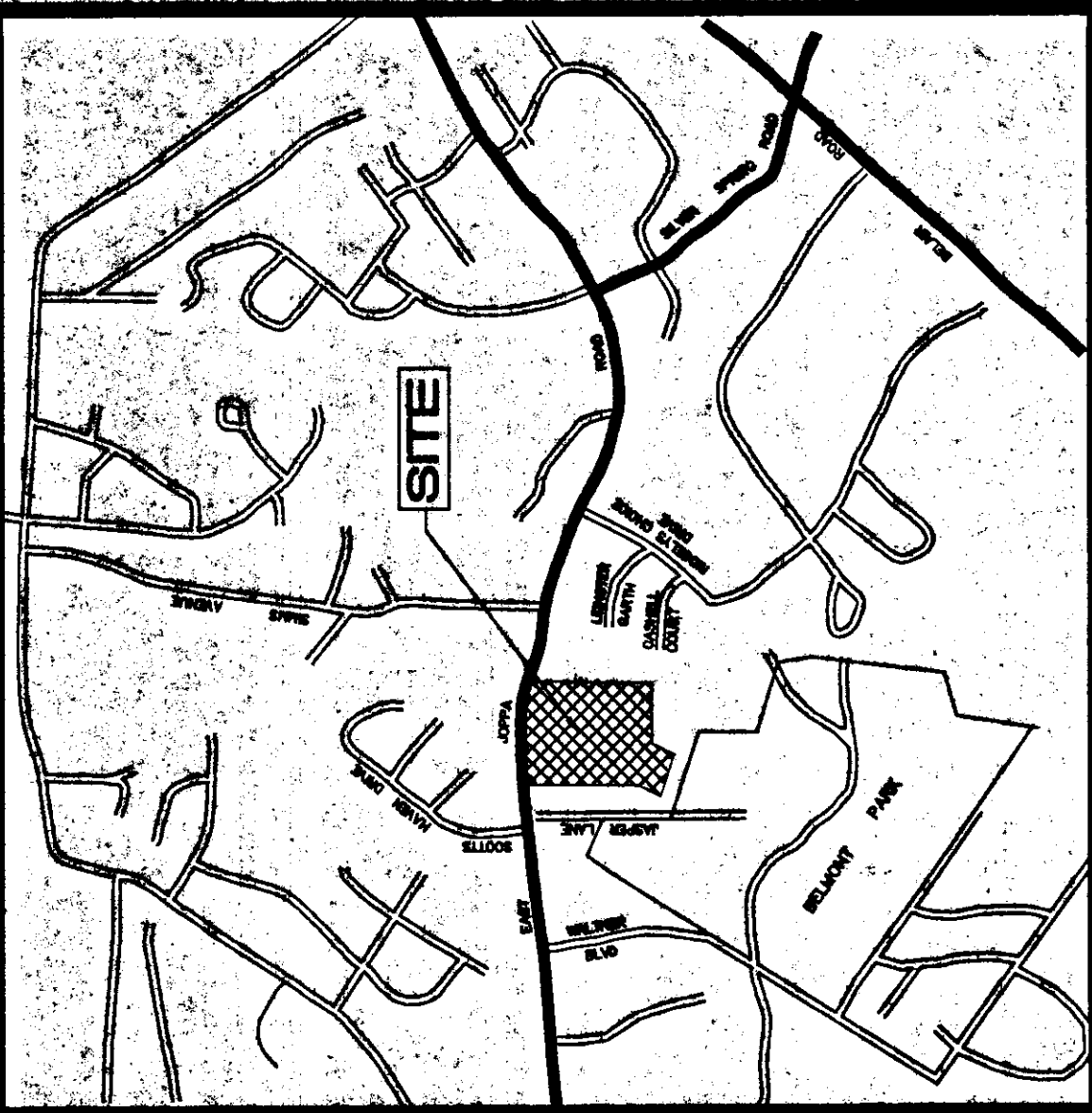
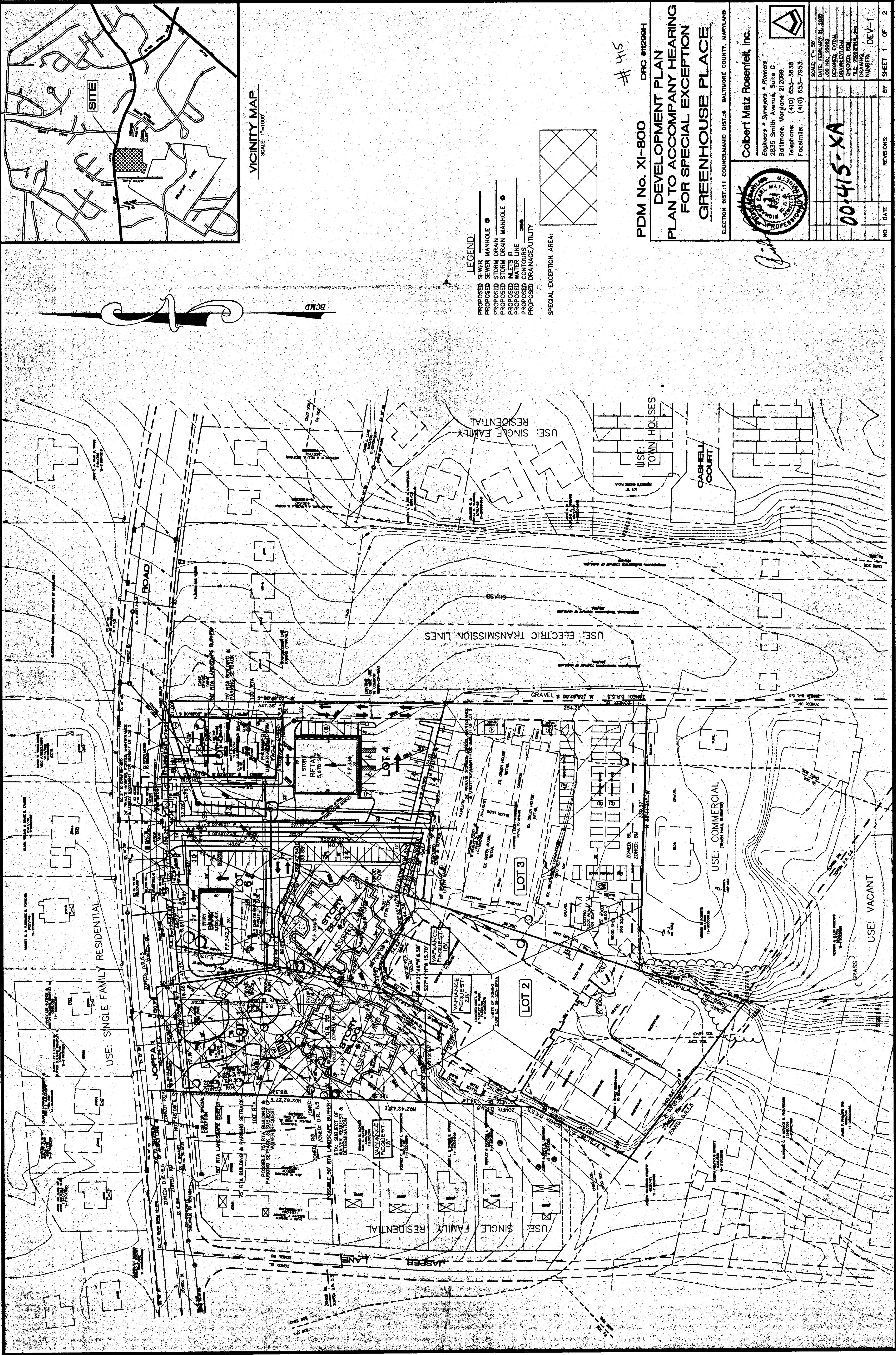
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite C
Baltimore, Maryland 212099
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

		SCALE: 1" = 50'
		DATE: JANUARY 6, 2000

DESIGNED: EVT/DJH	
DRAWN: EVT/DJH	

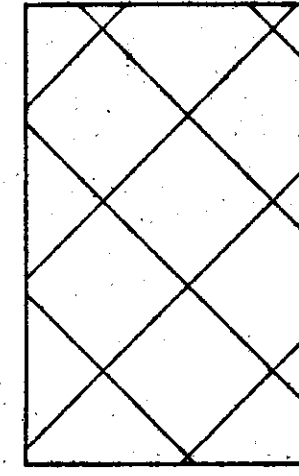
FILE: 95092FINAL.DWG
DRAWING

BY SHEET 2 OF 2



VICINITY MAP
SCALE: 1"=1000'

- LEGEND**
- PROPOSED SEWER MANHOLE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED INLETS
 - PROPOSED WATER LINE
 - PROPOSED CONTOURS
 - PROPOSED DRAINAGE/UTILITY
- SPECIAL EXCEPTION AREA:**



#415

PDM No. XI-800
DEVELOPMENT PLAN
PLAN TO ACCOMPANY HEARING
FOR SPECIAL EXCEPTION
GREENHOUSE PLACE

ELECTION DIST: 11 COUNCILMANIC DIST: 8 BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.
Engineers & Surveyors & Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3539
Facsimile: (410) 653-7953

DATE: FEBRUARY 21, 2002	SCALE: 1" = 50'
JOB NO. 99024	DATE: 02/21/02
DESIGNED: EVD/AM	DATE: 02/21/02
DRAWN: EVD/AM	DATE: 02/21/02
CHECKED: EVD/AM	DATE: 02/21/02
APPROVED: EVD/AM	DATE: 02/21/02
DRAWING NUMBER: DEV-1	BY: SHEET 1 OF 2

00-415-XA