

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITIONS FOR SPECIAL HEARING, * ZONING COMMISSIONER
 SPECIAL EXCEPTION & VARIANCE * OF BALTIMORE COUNTY
 S/S Old Pimlico Road, 450' E of the c/l
 Ten Timbers Lane
 (6915 Old Pimlico Road)
 3rd 13th Election District * Cases Nos. III-388 & 01-077-SPHXA
 2nd 8th Council District *
 *
 Alice L. Greenspan (Needle), Owner; *
 Murray Hill LLC, Contract Purchaser/ *
 Developer

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code. That Section permits a property owner/developer to seek development plan approval, pursuant to the development plan regulations in Title 26 of the Code, and zoning relief through a single public hearing. In this case, the Owner, Alice L. Greenspan (also known as Alice L. Needle), and the Developer, Murray Hill LLC, seek approval of a red-lined development plan prepared by Colbert Matz Rosenfelt, Inc. for the proposed development of the subject property with a 56-bed Assisted Living Facility. Additionally, the Owner/Developer requests zoning relief through Petitions for Special Hearing, Special Exception and Variance, as follows: Special hearing relief is requested to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls, Section 1 and to the Final Development Plan for the Needle Property, being Lot 46 of Brookfalls, Section 1, to reflect the proposed 56-bed assisted living facility. Special exception relief is requested to allow an assisted living facility on property zoned D.R.16., and variance relief is sought from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an interior side yard setback of 22 feet in lieu of the required 25 feet, and from Section 409.4.a of the B.C.Z.R. to permit a two-way driveway, 12 feet wide, in lieu of the required 20 feet. The subject property and requested relief are more particularly described on the red-lined development plan, which was accepted into

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Date 11/19/11

By [Signature]

evidence and marked as Developer's Exhibit 1, and the plat to accompany the Petitions for Special Hearing, Special Exception and Variance, which was accepted into evidence and marked as Petitioner's Exhibit 3.

The procedural history of this property through the development review process is of note. The subject property was originally part of a large tract of land which was ultimately developed as a residential subdivision known as Brookfalls. In the early 1990s, the property owner, Alice L. Needle, decided to re-subdivide the property for residential purposes. A development plan proposing a 5-lot subdivision was submitted to the County for review through the development review process codified in Title 26 of the Baltimore County Code. That plan was ultimately approved by Timothy M. Kotroco, Deputy Zoning Commissioner/Hearing Officer, by his Order dated February 12, 1993. Despite this approval, the parcel was never developed, notwithstanding the fact that an extension of the approval of the plan was granted for an additional five-year period by the undersigned Zoning Commissioner/Hearing Officer on February 10, 1998.

Subsequently, Ms. Needle entered into a collaborative effort with Murray Hill LLC for the purpose of developing the property with an assisted living facility. A revised plan depicting the new proposal was reviewed by County agencies at a development plan conference held on October 25, 2000. The matter was then scheduled for a Hearing Officer's Hearing before the undersigned on November 22, 2000. At that hearing, the matter was remanded for further proceedings. As noted in the case file within correspondence dated November 29, 2000, I remanded the matter because of an open issue regarding a requested storm water management waiver and the fact that a community input meeting on the revised plan had not been held. Specifically, it was indicated in open hearing on November 22, 2000 that Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) had not completed its evaluation of the requested waiver at that time. Concerns were also expressed over the fact that a community input meeting on the new proposal had not been held. Thus, the matter was remanded for an additional community input meeting so that neighbors could consider the

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proposed assisted living facility and DEPRM could complete its evaluation of the requested waiver. Thereafter, it was directed that the matter be scheduled for further proceedings before this Hearing Officer. In fact, a community input meeting was conducted on December 12, 2000. Apparently, that meeting served its purpose in that many members of the community had their questions answered and concerns addressed at that meeting. The matter was then scheduled for a Hearing Officer's Hearing before the undersigned on January 11, 2001.

Appearing at the public hearing required for this project were Alice L. Greenspan (Needle) property owner, William Fitzgerald, Esquire, principal of Murray Hill LLC, Developer, Richard E. Matz, the engineer who prepared the site plan/development plan for this property, and Donald Taylor, Architect, who presented elevation drawings of the proposed facility. Appearing on behalf of the various Baltimore County reviewing agencies were R. Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), Mark Cunningham with the Office of Planning (OP), and representatives of the Department of Permits and Development Management (DPDM), including Ron Goodwin, Land Acquisition; David A. Bayer, Developer's Plans Review; John Sullivan, Zoning Review; and, Christine Rorke, Project Manager, Development Management. Appearing on behalf of the Falls Garden Condominium, Inc. community association was its President, Patricia J. Draisey. Ms. Draisey was the only citizen from the surrounding neighborhood who appeared at the hearing.

As noted above, the subject property is located on the south side of Old Pimlico Road, not far from Ten Timbers Lane in Reisterstown. The property consists of a gross area of 2.942 acres, zoned D.R.16, and is improved with a single family dwelling which will be raised for the construction of the proposed assisted living facility. Originally, a 65-bed facility was proposed; however, it has been reduced to 56 beds. Also, a parking lot for 19 vehicles will be provided. Vehicular access to the site will be by way of a driveway leading from Pimlico Road.

Messrs. Fitzgerald and Matz provided details regarding the operation of the facility. Mr. Fitzgerald indicated that there will be 56 single rooms, including a separate wing providing 12 rooms for Alzheimer's patients. As noted above, the use proposed is for an assisted living

facility and not a nursing home. That is, the property will provide its residents assistance with routine daily activities; however, intensive nursing care will not be provided. Mr. Fitzgerald indicated that there will be roughly 21 individuals employed at the site; approximately 10 employees will work during the day, with fewer than that number in the early evening hours, and at least 2 on an overnight basis.

Mr. Matz outlined the history of the project as set forth above and described the proposed development and site plan. He also described the proposed landscaping that would be installed to buffer the use from nearby residences. In addition, Mr. Matz addressed certain of the neighbors concerns raised by Ms. Draisey in her letter, which was incorporated into the case file.

Mr. Taylor described the architecture of the building, which will feature a 10,000 sq.ft. footprint. Due to the grade of the property, the building will appear to be two stories on one side and up to four stories on the other side. The primary front of the building will appear as a three-story building. Mr. Taylor briefly described the internal floor plan of the structure, and the features of the building that will create a residential appearance.

Section 26-206 of the Baltimore County Code sets out the Hearing Officer's responsibilities in considering a development plan. That Section requires that the Hearing Officer first identify any unresolved agency comments or open issues. If such issues or comments are identified, then testimony is received on those matters. If no such issues or comments are identified, then the Hearing Officer must grant approval of the plan. In this regard, Mr. Matz indicated that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated into the revised plan. He indicated that a waiver from certain storm water management requirements had been obtained and produced a copy of a letter from Thomas L. Vidmar, Deputy Director of the Department of Environmental Protection and Resource Management (DEPRM), dated January 2, 2001. The waiver and requirements for same are set out in that letter and have been incorporated onto the development plan.

Mr. Matz also confirmed that all interested persons had been given notice of the continued Hearing Officer's Hearing. In addition, the County representatives present corroborated

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Mr. Matz' contention that there were no open issues. Mr. Seeley confirmed the contents of Mr. Vidmar's letter relating to storm water management and further stated that there were no other open environmental issues. There were no issues identified by Mr. Goodwin of Land Acquisition, Mr. Bayer of Developer's Plans Review (public works), Mr. Cunningham of the Office of Planning, or Mr. Sullivan of Zoning Review, but for a concern over proposed signage which will be addressed later in this opinion.

Ms. Draisey indicated that certain concerns as set forth in her letter of January 4, 2001 had been addressed. Specifically, these included the installation of additional landscaping as shown on the red-lined plan to buffer parking lot lights and headlights on the subject site from spilling into adjacent properties.

Based upon the uncontradicted testimony and evidence offered, I am persuaded to grant approval of the development plan. There are apparently no open issues. Thus, in my judgment, the plan meets all County requirements, regulations and standards and therefore, must be approved. In this regard, the continuance of the case from November 22nd appears to have enabled all parties to come together in agreement as to the plan.

Turning to the zoning relief requested, testimony was offered by Messrs. Matz and Taylor on the Petitions. As to the Petition for Special Exception, I am persuaded that the Owner/Developer has met the standards of Section 502.1 of the B.C.Z.R. Essentially, those standards require that the Zoning Commissioner find that the proposed use will not be detrimental to the health, safety or general welfare of the locale. The Petition for Special Hearing seeks only the approval of an amendment of the previously approved plans to reflect development of the subject lot with an assisted living facility. I believe that the proposed use, as shown on the red-lined development plan, and requested amendments, as set forth on the plat to accompany the Petitions filed, are appropriate and should therefore be granted.

As to the Petition for Variance, two variances are requested. The first seeks permission for a small portion of the driveway providing access to the site to be 12 feet wide in lieu of the required 20 feet. In this regard, Mr. Matz indicated that the driveway features a bridge

which crosses over a stream in the front yard of the property. In order to respect this environmentally sensitive area, the Developer proposes minimal paving and thus, the driveway will taper to a width of 12 feet in that area. Apparently, DEPRM requested this variance and the Department of Public Works (DPW) agreed that it is appropriate. The second variance relates to a slightly reduced side yard setback. Messrs. Taylor and Matz testified that a 22-foot side yard setback would be maintained on the west side of the property in lieu of the required 25 feet due to the topography of the land and unusual shape of the property. In this regard, it was indicated that the building was set back on the site to avoid the stream in the front portion of the property and was designed to take advantage of the property's topography. In my judgment, these variances are appropriate and should be granted. I believe that the plan is an appropriate use of the property and that the building and driveway as proposed meet the spirit and intent of the B.C.Z.R. and development regulations. I specifically find that the Developer has met the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. The property is unique by virtue of its configuration, topography and shape, and a practical difficulty would result if relief were denied. Lastly, I find that there would be no adverse impact on the surrounding locale.

The final issue raised at the hearing related to the location of the identification sign for the proposed use. Apparently, the history of the property is unique and due to prior improvements to Old Pimlico Road, the County enjoys a larger right-of-way from the edge of paving of the road into the front yard of the property than what might normally be anticipated. The Developer proposes locating a sign in the front of the property to direct visitors, emergency vehicles, deliveries, etc., into the site. Obviously, the sign must be located near the paving to be visible to the motoring public. Moreover, it is clear that the sign should be set back a reasonable distance from the road to avoid creating an unsafe traffic condition or obstruct views. The proposed location of the sign appears appropriate; however, it is located within the County's right-of-way. Discussions at the hearing did not result in a resolution of this issue. Moreover, there is no Petition for Variance pending regarding the location of this sign. In that there has been no public notice relative to such a request, and no opportunity for County agencies to formally

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By

review this proposal, I am unable to grant relief for the subject sign. Thus, the Owner/Developer shall amend its development plan by removing the sign from the proposed location. It may be relocated outside the right-of-way for so long as it complies with the sign regulations contained in Section 450 of the B.C.Z.R. In the alternative, the Owner/Developer may apply for a variance or other appropriate relief, to legitimize the proposed location of the sign.

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

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 19th day of January, 2001 that the development plan for the Needle Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval of an amendment to the 3rd Amended Partial Development Plan for Brookfalls, Section 1 and the Final Development Plan for the Needle Property (being Lot 46 of Brookfalls, Section 1), to reflect development of same with the proposed 56-bed assisted living facility, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to allow an assisted living facility on property zoned D.R.16, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an interior side yard setback of 22 feet in lieu of the required 25 feet, and from Section 409.4.a of the B.C.Z.R. to permit a two-way driveway, 12 feet wide, in lieu of the required 20 feet, in accordance with Developer's Exhibit 1/Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

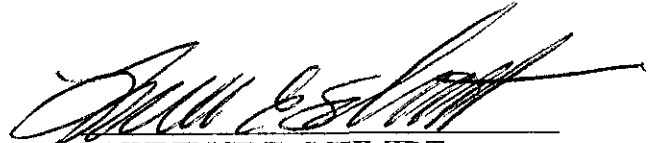
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- 1) Within thirty (30) days of the date of this Order, the Owner/Developer shall submit a revised plan reflecting the removal of the proposed identification sign from the County's right-of-way. In the alternative, the Owner/Developer shall file a Petition for Variance, or other appropriate relief, to legitimize the proposed location of the sign.
- 2) The Owner/Developer shall make reasonable efforts to insure that visitors to the site and employees of the facility do not park on adjacent public streets.
- 3) Landscaping shall be installed in accordance with the red-lined development plan.

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


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

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Date

By



Baltimore County
Zoning Commissioner

January 19, 2001

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

Mr. Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835-G Smith Avenue
Baltimore, Maryland 21209

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
S/S Old Pimlico Road, 450' E of the c/l Ten Timbers Lane (6915 Old Pimlico Road)
3rd Election District - 2nd Council District
Alice L. Greenspan (Needle), Owner; Murray Hill LLC, Contract Purchaser/Developer
Cases Nos. III-388 and 01-077-SPHXA

Dear Mr. Matz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved, and the Petitions for Special Hearing, Special Exception and Variance granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Alice Needle, 6915 Old Pimlico Road, Baltimore, Md. 21209
William T. Fitzgerald, Esquire, 10215 Greenside Drive, Cockeysville, Md. 21030
Ms. Patricia Draisey, Falls Garden Condo., 9C Friendswood Court, Baltimore, Md. 21209
Mr. Ivan Cohen, 6942 Clearwind Court, Baltimore, Md. 21209
Mr. Anatoly Gimburg, 68 Jones Valley Circle, Baltimore, Md. 21209
Mr. Feliks Kagan, 64 Jones Valley Circle, Baltimore, Md. 21209
Mr. Yury Ronzhes, 66 Jones Valley Circle, Baltimore, Md. 21209
Mr. Stevan Simons, 6946 Clearwind Court, Baltimore, Md. 21209
Mr. Zlatan Tsvetanov, 52 Jones Valley Circle, Baltimore, Md. 21209
Chris Rorke, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case Files

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Old Pimlico Road

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 amendment to the 3rd Amended Partial Development Plan for Brookfalls, Section No. 1; and an amendment to the Final Development Plan for the Needle Property (the Needle Property being Lot 46 of Brookfalls, Section No. 1); to add a 65-bed assisted living facility.

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:

William T. Fitzgerald, General Manager
Murray Hill, LLC

Name - Type or Print

Signature

10215 Greenside Drive 410-628-0631

Address Telephone No.

Baltimore MD 21030

City State Zip Code

Attorney For Petitioner:

William T. Fitzgerald, Esq.

Name - Type or Print

Signature

Company

10215 Greenside Drive 410-628-0631

Address Telephone No.

Cockeysville, MD 21030

City State Zip Code

Legal Owner(s):

Alice L. Greenspan

(WKA Alice L. Needle)

Name - Type or Print

Signature

Name - Type or Print

Signature

6915 Old Pimlico Road 410-486-7719

Address Telephone No.

Baltimore Md. 21209

City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert Matz Posenfelt, 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 2 HRS

UNAVAILABLE FOR HEARING YOM KIPPUR

Reviewed By SL Date 8/16/00

ORDER RECEIVED FOR FILING

Case No. 01077 SPHXA

Date 8/15/98

By



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Old Pimlico Road

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

construction of up to 65 assisted living units.

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:

William T. Fitzgerald, General Mgr.
Murray Hill, LLC

Name - Type or Print

Signature

10215 Greenside Drive 410-628-0631

Address

Telephone No.

Cockeysville, MD 21030

City

State

Zip Code

Attorney For Petitioner:

William T. Fitzgerald, Esq.

Name - Type or Print

Signature

Company

10215 Greenside Drive 410-628-0631

Address

Telephone No.

Cockeysville, MD 21030

City

State

Zip Code

Legal Owner(s):

Alice L. Greenspan

Name - Type or Print

Signature

Name - Type or Print

Signature

6915 Old Pimlico Road 410-486-7719

Address

Telephone No.

Baltimore, MD 21209

City

State

Zip Code

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

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Reviewed By JL

Date 8/16/00

Case No. 01 077 SPHXA

REV 09/15/98

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Old Pimlico Road
which is presently zoned D.R.-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 of thereof, hereby petition for a Variance from Section(s)

1B01.2.C.1.a of the B.C. Z.R. for an interior side yard setback of 22 feet in lieu of 25 feet required, and Section 409.4.A of the BCZR for a two-way driveway 12 feet wide in lieu of 20 feet required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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:

William T. Fitzgerald, General Manager
Murray Hill, LLC

Name - Type or Print

William T. Fitzgerald, General Manager

Signature

10215 Greenside Drive

410-628-0631

Address.

Telephone No.

Baltimore

MD 21030

City

State Zip Code

Attorney For Petitioner:

William T. Fitzgerald, Esq.

Name - Type or Print

William T. Fitzgerald, Esq.

Signature

Company

10215 Greenside Drive

410-628-0631

Address

Telephone No.

Cockeysville,

MD 21030

City

State Zip Code

Legal Owner(s):

Alice L. Greenspan (NKA Alice L. Needle)

Name - Type or Print

Alice L. Greenspan (NKA Alice L. Needle)

Signature

Name - Type or Print

Signature

6915 Old Pimlico Road

410-486-7719

Address.

Telephone No.

Baltimore

MD MD 21209

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

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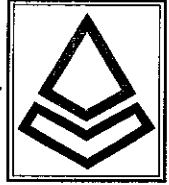
Reviewed By JL Date 8/16/00

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Case No. 01 077 SPHXA

Date

By



ZONING DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCES 6915 OLD PIMLICO ROAD

Beginning at a point on the south side of Old Pimlico Road, which is of varying width, at the distance of 450 feet east of the centerline of Ten Timbers Lane, which is of varying width.

Being Lot # 46 in the subdivision of Brookfalls, Amended Section 1, as recorded in Baltimore County Plat Book No. 50, Folio No. 148, and containing 122,536 square feet (2.813 acres). Also known as 6915 Old Pimlico Road and located in the 3rd Election District.

August 15, 2000

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083591

DATE 8/16/00 ACCOUNT 2001150

AMOUNT \$ 650.00

RECEIVED FROM: MURRAY HILL LLC

FOR: SPHXA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
DATE 8/16/2000 8/16/2000 11:00:25
ALL BOOK CRANES 0000 0000 0000
1000 5 121 00000 00000000
Receipt # 12254 0000
CR ML 0000
Paid to 650.00
650.00 \$ 00 00
Baltimore County, Maryland

CASHIER'S VALIDATION

CORRECTED RESCHEDULED 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: # 01-077-SPHXA

6915 Old Pimlico Road

S/S Old Pimlico Road, 450 feet SE of Ten Timbers Lane

3rd Election District -- 2nd Councilmanic District

Legal Owner(s): Alice L. Greenspan

Contract Purchaser: Murray Hill, LLC.

Special Hearing: to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. **Special Exception:** for construction of up to 65 assisted living units. **Variance:** for an interior side yard setback of 22 feet in lieu of 25 feet required and for a two-way driveway 12 feet wide in lieu of 20 feet required.

Hearing: Tuesday, October 10, 2000 at 2:00 p.m. in Room 106, Baltimore 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.

9/16/00 September 21 C420856

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/21, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

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: #01-077-SPHXA

6915 Old Pimlico Road

S/S Old Pimlico Road, 450 feet SED of Ten Timbers Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Alice L. Greenspan

Contract Purchaser: Murray Hill, LLC

Special Hearing: to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. **Special Exception:** for construction of up to 65 assisted living units. **Variance:** for an interior side yard setback of 22-feet in lieu of 25-feet required and for a two-way driveway 12-feet wide in lieu of 20-feet required.

Hearing: Wednesday, November 22, 2000 at 2:00 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.

11/007 November 2

C430751

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/21, 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 11/21, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

HIGH & SPEC. HRG
NEEDLE PROPERTY

RE: Case No.: 01-077-SPA XA

21

Petitioner/Developer: NEEDLE, ETAL
% DICK MATZ, PE.

Date of Hearing/Closing: 11/22/00

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:

Post-It™ brand fax transmittal memo 7671		# of pages <u>1</u>
To <u>ROBIN</u>	From <u>P. O'K.</u>	
Co. <u>ZONING C.</u>	Co.	
Dept. <u>- 3868</u>	Phone # <u>512-4621</u>	
Fax # <u>887-3468</u>	Fax # <u>324-4100</u>	

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 ONSITE @ 16415 OLD PIMLICO RD

The sign(s) were posted on 10/22/00
(Month, Day, Year)

Sincerely,

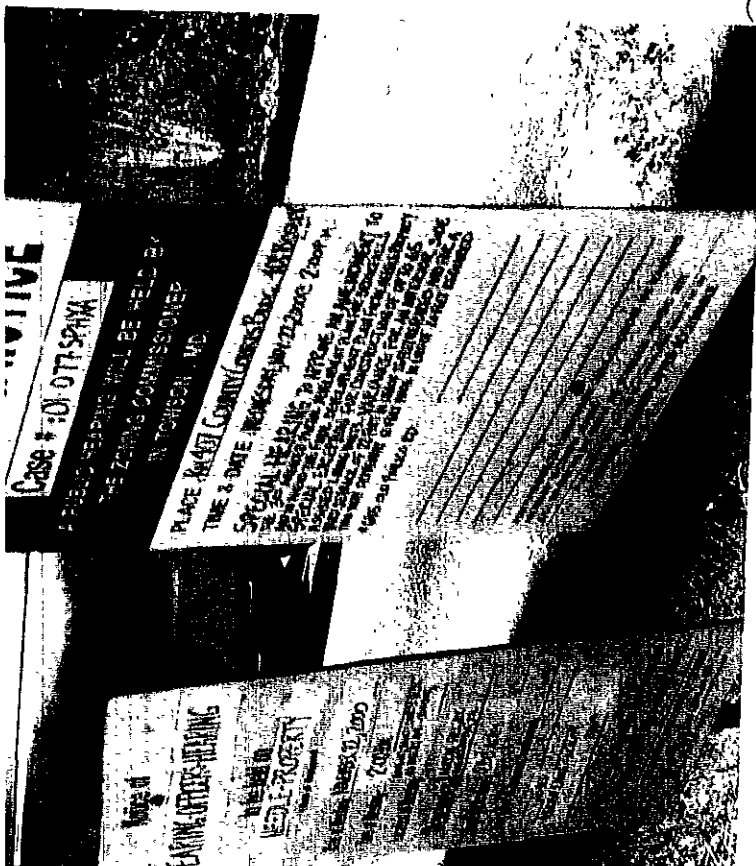
Patrick M O'Keefe 10/30/00
(Signature of Sign Poster and Date)

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)





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

September 12, 2000

RESCHEDULED 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: 01-077-SPHXA

6915 Old Pimlico Road

S/S Old Pimlico Road, 450 feet SE of Ten Timbers Lane

3rd Election District – 2nd Councilmanic District

Legal Owner: Alice L. Greenspan

Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22 feet in lieu of 25 feet required and for a two-way driveway 12 feet wide in lieu of 20 feet required.

HEARING: Tuesday, October 10, 2000, at 2:00 p.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

Arnold Jablon
Director

C: Alice L. Greenspan, 6915 Old Pimlico Road, Baltimore 21209
William T. Fitzgerald, Gen. Mgr., Murray Hill, LLC, 10215 Greenside Dr., Baltimore 21030
Richard E. Matz, PE, Colbert Matz Posenfelt, Inc., 2835 G Smith Ave., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 22, 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.





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

September 8, 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: 01-077-SPHXA

6915 Old Pimlico Road

S/S Old Pimlico Road, 450 feet SE of Ten Timbers Lane

3rd Election District – 2nd Councilmanic District

Legal Owner: Alice L. Greenspan

Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22 feet in lieu of 25 feet required and for a two-way driveway 12 feet wide in lieu of 20 feet required.

HEARING: Wednesday, October 4, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

G D Z

Arnold Jablon
Director

C: Alice L. Greenspan, 6915 Old Pimlico Road, Baltimore 21209
William T. Fitzgerald, Gen. Mgr., Murray Hill, LLC, 10215 Greenside Dr., Baltimore 21030
Richard E. Matz, PE, Colbert Matz Posenfelt, Inc., 2835 G Smith Ave., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 18, 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.





Baltimore County
Department of Permits and
Development Management

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

October 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: 01-077-SPHXA
6915 Old Pimlico Road
S/S Old Pimlico Road, 450 feet SED of Ten Timbers Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Alice L. Greenspan
Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22-feet in lieu of 25-feet required and for a two-way driveway 12-feet wide in lieu of 20-feet required.

HEARING: Wednesday, November 22, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: William T. Fitzgerald, Gen. Mgr., Murray Hill, LLC, 10215 Greenside Drive
Baltimore, MD 21030
Alice L. Greenspan 6915 Old Pimlico Road, Baltimore 21209
Richard E. Matz, PE. Colbert, Matz, Posenfelt, Inc, 2835 Smith Ave., Suite G,
Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 3, 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
Thursday, November 2, 2000 Issue – Jeffersonian

Please forward billing to:
Murray Hill LLC
10215 Greenside Drive
Cockeysville, MD 21030

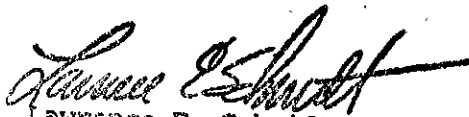
NOTICE OF ZONING HEARING

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: 01-077-SPHXA
6915 Old Pimlico Road
S/S Old Pimlico Road, 450 feet SED of Ten Timbers Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Alice L. Greenspan
Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22-feet in lieu of 25-feet required and for a two-way driveway 12-feet wide in lieu of 20-feet required.

HEARING: Wednesday, November 22, 2000, at 2:00 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 21, 2000 Issue – Jeffersonian

Please forward billing to:
Murray Hill, LLC
10215 Greenside Drive
Cockeysville, MD 21030

410 628-0631

CORRECTED RESCHEDULED 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: 01-077-SPHXA
6915 Old Pimlico Road
S/S Old Pimlico Road, 450 feet SE of Ten Timbers Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Alice L. Greenspan
Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22 feet in lieu of 25 feet required and for a two-way driveway 12 feet wide in lieu of 20 feet required.

HEARING: Tuesday, October 10, 2000, at 2:00 p.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.


Lawrence E. Schmidt
GDZ

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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:
Murray Hill, LLC
10215 Greenside Drive
Cockeysville, MD 21030

410 628-0631

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: 01-077-SPHXA

6915 Old Pimlico Road

S/S Old Pimlico Road, 450 feet SE of Ten Timbers Lane

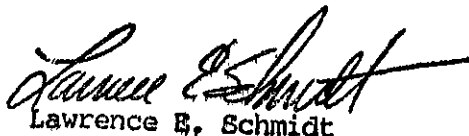
3rd Election District – 2nd Councilmanic District

Legal Owner: Alice L. Greenspan

Contract Purchaser: Murray Hill, LLC

Special Hearing to approve an amendment to the 3rd Amended Partial Development Plan for Brookfalls and an amendment to the Final Development Plan for the Needle Property. Special Exception for construction of up to 65 assisted living units. Variance for an interior side yard setback of 22 feet in lieu of 25 feet required and for a two-way driveway 12 feet wide in lieu of 20 feet required.

HEARING: Wednesday, October 4, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.


Lawrence E. Schmidt
GDZ

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: 077

Petitioner: Alice Greenspan

Address or Location: 6915 Old Rimlico Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Murray Hill LLC

Address: 10215 Greenside Dr

Cockeysville, MD 21030

Telephone Number: 410-628-0631

FAX

410 825

4278



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

William T. Fitzgerald, Gen. Mgr.
Murray Hill, LLC
10215 Greenside Drive
Baltimore, MD 21030

Dear Mr. Fitzgerald:

RE: Case Number: 01-077-SPHXA, 6915 Old Pimlico Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Gdz
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Alice L. Greenspan, 6915 Old Pimlico Road, Baltimore 21209
Richard E. Matz, PE, Colbert, Matz, Posenfelt, Inc., 2835 Smith Avenue
Suite G, Baltimore 21209
People's Counsel



Baltimore County
Department of Permits and
Development Management

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

November 17, 2000

William T. Fitzgerald, General Manager
Murray Hill, LLC
10215 Greenside Drive
Baltimore, MD 21030

Dear Mr. Fitzgerald:

RE: Case Number: 01-077-SPHXA, 6915 Old Pimlico Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GJZ
Supervisor, Zoning Review

WCR:

Enclosures

C: Alice L. Greenspan, 6915 Old Pimlico Road, Baltimore 21209
Richard E. Matz, PE, Colbert, Matz, Posenfelt, Inc.,
2835 Smith Avenue, Suite G, Baltimore 21209
People's Counsel

Census 2000

For You, For Baltimore County

Census 2000

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 077

The Bureau of Development Plans Review has reviewed the subject zoning item. The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the developer's total responsibility.

The proposed water service meter will not be permitted to be installed in either roadways or driveways.

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

September 19, 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: ALICE L. GREENSPAN - 077

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: 077

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.
10. IF ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS CANNOT BE PROVIDED AT THE REAR 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

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *[Signature]*
DATE: October 4, 2000
SUBJECT: Zoning Item #077
6915 Old Pimlico Road

Zoning Advisory Committee Meeting of September 11, 2000

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - X Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X The Forest Conservation Worksheet and Forest Conservation Plan may need to be revised to reflect the additional proposed clearing for the access road.

Reviewer: Betty Kelley

Date: October 4, 2000

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

6915 Old Pimlico Road, S/S Old Pimlico Rd,
450' SE of Ten Timbers Ln
3rd Election District, 2nd Councilmanic

Legal Owner: Alice L. Greenspan (NKA Alice L. Needle)
Contract Purchaser: Murray Hill LLC
Petitioner(s)

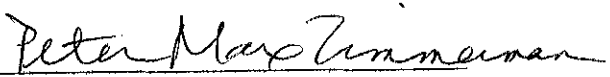
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-77-SPHXA

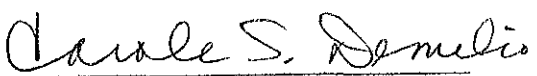
* * * * *

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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to William T. Fitzgerald, Esq., 10215 Greenspring Drive, Cockeysville, MD 21030, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

HJO

INTER - OFFICE CORRESPONDENCE

"2nd Review"

DATE: 9-25-00

TO: OPZ - Development Review - Ms. Lynn Lanham
PDM - Zoning Review - Ms. Terry Gibson
PDM - House Numbers & Street Names - Ms. Shawna Parker
PDM - DPR - Mr. H. Oberc (2)
PDM - Real Estate - Mr. S. Houk
DEPRM - PDR - Mr. Seeley / Ms. Alli Cauthorn/ Mr. Dan Esser
DEPRM - SWM - Mr. Wirth / E. Schmaus
DEPRM - EIR - Ms. Farr / K. Kelly / Mr. Glenn Shaffer
Rec & Parks - Mr. Jan Cook
Fire Dept. - 1102F - Lt. Herb Taylor
SHA - Mr. Larry Gredlein
DPW - (Metro District Finance) - Ms. Linda Leake

FROM: Terry A. Gibson
Zoning Review

SEP 27 2000

DEPT. OF PERMIT & DEV.
BALTIMORE COUNTY, MD

SUBJECT:

Project Name: Bagby Property
Minor Sub. No.: 00-093-M
District: 2nd
Engineer: W. Duvall
Phone No.: 410-583-9571

ACTION: MINOR SUBDIVISION REVIEW

Please review the attached plan for compliance with current regulations and return comments to this office by October 11, 2000. If you have no comments or do not need to review this plan, please indicate by placing your initials here HJO 10/4/00

Please initial here if your agency requests the Office of Law, Real Estate to acquire:

☐ HIGHWAY WIDENING
☐ GREENWAY
☐ DRAIN/UTILITY EASEMENT
☐ FOREST CONSERVATION

☐ FOREST BUFFER
☐ FLOODPLAIN
☐ PUBLIC WORKS AGREEMENT
☒ NONE OF THE ABOVE

COMMENTS:



Maryland Department of Transportation
State Highway Administration

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

Date: 10.2.00

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

RE: Baltimore County
Item No. 077

JLL

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
Zoning Commissioner

November 29, 2000

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

Mr. Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835-G Smith Avenue
Baltimore, Maryland 21209

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
S/S Old Pimlico Road, 450' E of the c/l Ten Timbers Lane (6915 Old Pimlico Road),
3rd Election District - 2nd Council District
Alice L. Greenspan (Needle), Owner; Murray Hill LLC, Contract Purchaser/Developer
Cases Nos. III-388 and 01-077-SPHXA

Dear Mr. Matz:

This letter is to confirm that the above-captioned matters, which were scheduled for a combined public hearing on November 22, 2000, were continued to resolve certain open issues. Specifically, as discussed during the hearing, Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) has not completed its evaluation of the storm water management waiver that you have requested. Additionally, an open issue was raised at the hearing regarding the rear elevations of the proposed building.

These concerns, coupled with the lack of notice of the hearing to interested community members, resulted in my continuing the hearing. As I indicated, this matter should be scheduled for a Community-Input Meeting at a location within the community. Thereafter, the matter should proceed through a development plan conference and subsequently scheduled for further proceedings before this Hearing Officer. Please coordinate with Chris Rorke, Project Manager, for scheduling these meetings and the Hearing Officer's Hearing. Finally, you should insure that directly adjacent property owners, those individuals who attended the Hearing Officer's Hearing on November 22, 2000, and interested Homeowners' Associations should be notified by mail of any further proceedings on these matters.

Thank you for your attention in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Alice Needle, 6915 Old Pimlico Road, Baltimore, Md. 21209
William T. Fitzgerald, Esquire, 10215 Greenside Drive, Cockeysville, Md. 21030
Mr. Ivan Cohen, 6942 Clearwind Court, Baltimore, Md. 21209
Mr. Anatoly Gimburg, 68 Jones Valley Circle, Baltimore, Md. 21209
Mr. Feliks Kagan, 64 Jones Valley Circle, Baltimore, Md. 21209
Mr. Yury Ronzhesh, 66 Jones Valley Circle, Baltimore, Md. 21209
Mr. Stevan Simons, 6946 Clearwind Court, Baltimore, Md. 21209
Mr. Zlatan Tsvetanov, 52 Jones Valley Circle, Baltimore, Md. 21209
Chris Rorke, DPDM, DEPRM, DPW, OP, R&P, People's Counsel; Case Files

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



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

September 20, 2000

William T. Fitzgerald, Gen. Mgr.
Murray Hill, LLC
10215 Greenside Drive
Baltimore, MD 21030

Dear Mr. Fitzgerald:

RE: Case Number 01-077-SPHXA, 6915 Old Pimlico Road

The above matter, previously scheduled for Wednesday, October 10, 2:00 p.m. in Room 106, Baltimore County Building, 111 W. Chesapeake Avenue, 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,

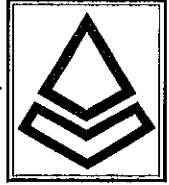
A handwritten signature in black ink, appearing to read "Arnold Jablon". To the right of the signature, the initials "GDZ" are written.

Arnold Jablon
Director

AJ: gdz

C: Alice L. Greenspan, 6915 Old Pimlico Road, Baltimore 21209
Richard E. Matz, PE, Colbert, Matz, Posenfelt, Inc., 2835 Smith Ave, Ste G,
Baltimore 21209

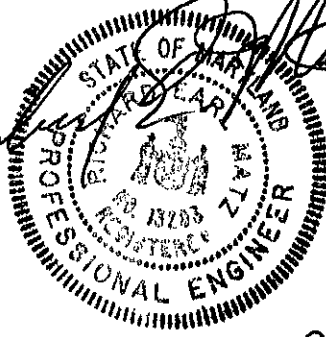


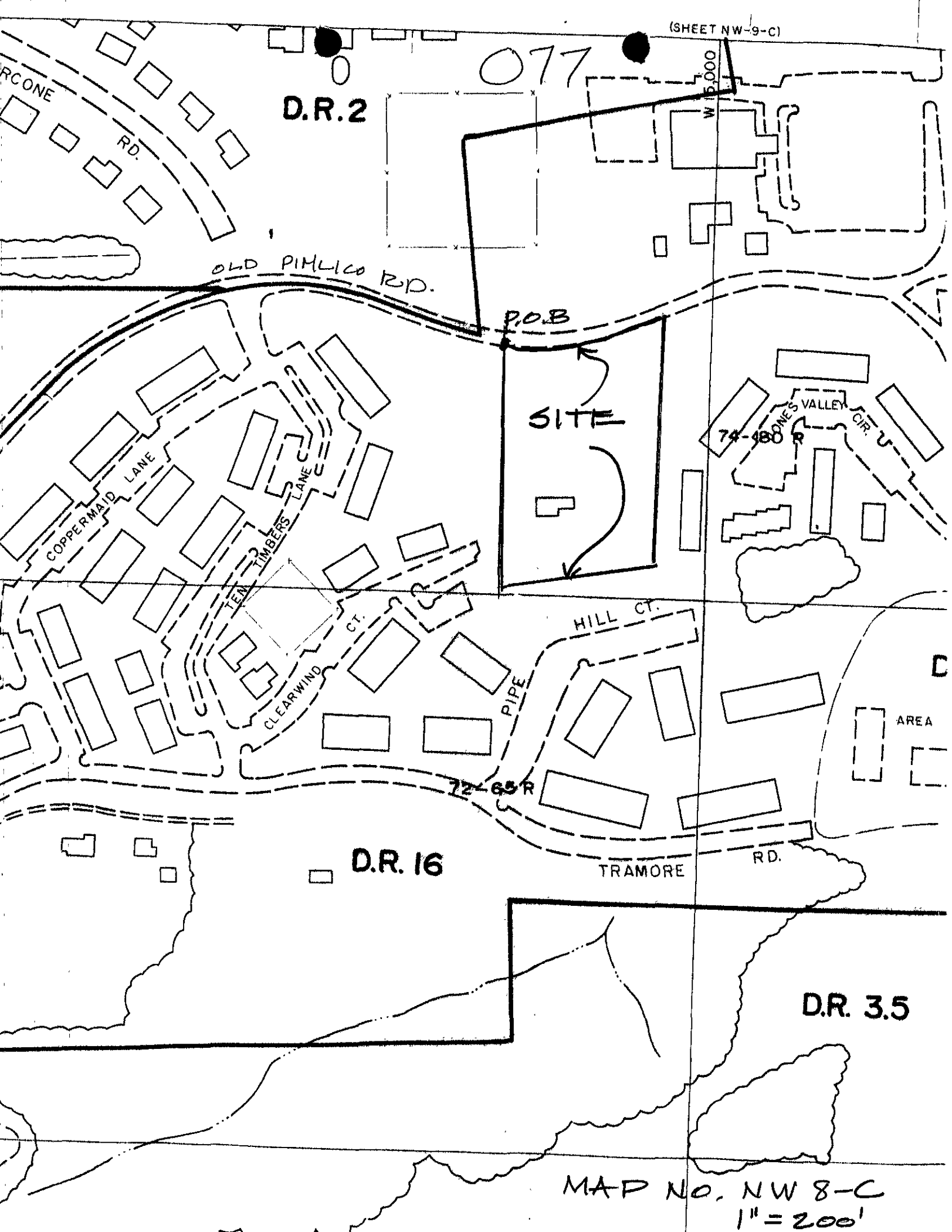


ZONING DESCRIPTION FOR SPECIAL HEARING BROOKFALLS, AMENDED SECTION NO. 1

Beginning at a point on the south side of Old Pimlico Road, which is of varying width, at the distance of 450 feet east of the centerline of Ten Timbers Lane, which is of varying width.

Being the subdivision of Brookfalls, Amended Section 1, as recorded in Baltimore County Plat Book No. 50, Folio No. 148, and containing ~~124,416 square feet~~ *J. mfg* (28.562 acres). Also known as Lots 1 through 46 and located in the 3rd Election District.

[Signature]

August 15, 2003



D.R. 2

OLD PIMLICO RD.

P.O.B.

SITE

74-180 R

BONES VALLEY CR. U

COPPERMAID LANE

TIMBERS LANE

CLEARWIND CT.

HILL CT.

PIPE

72-65 R

D.R. 16

TRAMORE RD.

RD.

D.R. 3.5

MAP NO. NW 8-C
1" = 200'

