

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION – NE/Corner *
York Road & Bosley Avenue * ZONING COMMISSIONER
(10601 York Road)(Warren Place) *
8th Election District * OF BALTIMORE COUNTY
3rd Council District *
Cockeysville Elementary L.P. *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, Cockeysville Elementary Limited Partnership, through Leo J. D'Aleo, Member, and their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing to amend the previously approved site plan in prior Case No. 98-45-X to reflect the proposed modification, and a special exception to modify the maximum residential density standards permitted in the OR-1 and D.R.3.5 zones (5.5 units per acre and 3.5 units per acre, respectively) from an overall density of 9.1 units per acre granted in the prior case to 9.2 units per acre, to permit the utilization of the manager's apartment as an elderly housing unit. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were James Forster, member of the Cockeysville Elementary Limited Partnership, owners of the subject property, Brian Dietz, a representative of Gerhold, Cross & Etzel, the land surveyors who prepared the site plan for this property, and David H. Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northeast corner of York Road and Bosley Avenue in Cockeysville

ORDER RECEIVED FOR FILING

Date

By

and was formerly the site of the Cockeysville Elementary School. The property consists of a gross area of 9.9 acres, more or less, split zoned D.R.3.5 (4.1 acres) and O-1 (4.9 acres). The site is proposed for redevelopment with an elderly housing facility, pursuant to the special exception relief granted in prior Case No. 95-56-XA, and reapproved in Case No. 98-45-X. Indeed, the property has been redeveloped and the elderly housing facility, known as Warren Place, has been operating on the premises for approximately two years.

The Petitioners now come before me seeking a modification of the last approved site plan to permit utilization of the manager's apartment as an elderly housing unit. In prior Case No. 98-45-X, testimony indicated that the manager of the facility would reside on the premises in one of the apartment units. Based on the testimony and evidence presented at that time, I found that the manager's apartment was accessory to the principal use of the building as an elderly housing facility, and would not be counted as part of the density calculations. However, due to the success of the project and the desire for additional units, the Petitioners now propose to convert the manager's apartment into an elderly housing unit. Testimony indicated that there is a wait list of approximately 25 individuals who are waiting for units at this site. Presently, there are 120 beds and the proposed conversion will create 1 additional bed.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. Obviously, this is a minimal increase, less than 1% of the present density, and will not be detrimental to the surrounding locale. Moreover, there were no Protestants and no adverse comments submitted by any Baltimore County reviewing agency.

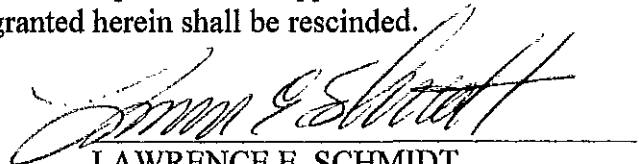
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of December, 2000 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 98-45-X to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1; be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 12/19/00
By [Signature]

IT IS FURTHER ORDERED that the Petition for Special Exception to modify the maximum residential density standards permitted in the OR-1 and D.R.3.5 zones (5.5 units per acre and 3.5 units per acre, respectively) from an overall density of 9.1 units per acre granted in the prior case, to 9.2 units per acre, to permit the utilization of the manager's apartment as an elderly housing unit, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/19/11
By [Signature]



Baltimore County
Zoning Commissioner

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

December 19, 2000

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

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NE/Corner York Road and Bosley Avenue
(10601 York Road) (Warren Place)
8th Election District - 3rd Council District
Cockeysville Elementary L.P. - Petitioners
Case No. 01-174-SPHX

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been 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: Messrs. Leo J. D'Aleo and James Forster
Cockeysville Elementary L.P., 9009-D Mendenhall Court, Columbia, Md. 21054
Mr. Brian Dietz, Gerhold/Cross & Etzel
320 E. Towsontown Boulevard, Suite 100, Towson, Md. 21286
People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Petition for Special Exception

AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at 10601 York Road

which is presently zoned OR-1/D.R.3.5

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

Special Exception to modify the maximum residential density standards permitted in the OR-1 and D.R.3.5 zones (5.5 units per acre and 3.5 units per acre) from an overall 7.5 density of 9.1 units per acre as granted in Case No. 98-45-X to an overall density of 9.2 units per acre to allow for the utilization of the manager's apartment as an elderly housing unit.

Special Hearing to amend previously approved site plan.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

10 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

Cockeysville Elementary Limited Partnership

Name - Type or Print

By: [Signature]

Signature Leo J. D'Aleo, Member

Name - Type or Print

Signature

9009-D Mendenhall Court 410-995-5900

Address Telephone No.

Columbia, MD 21054

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 10/26/00

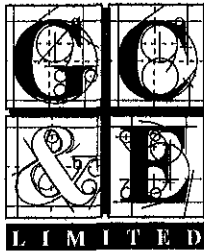
Case No. 01-174-SPHX

20 09/15/98

ORDER RECEIVED FOR FILING

Date 12/16/00

By [Signature]



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 18, 2000

ZONING DESCRIPTION WARREN PROPERTY

Beginning at a point on the east side of York Road as proposed to be widened to be widened to 80 feet at a line connecting the east side of York Road with the north side of Bosley Avenue as proposed to be widened to the 50 feet, thence leaving York Road and binding on the said connecting line and referring the courses of this description to the Baltimore County Grid Meridian, the following course and distance viz: (1) South 64 degrees 00 minutes 04 seconds East 11.55 feet to the north side of Bosley Avenue and running and binding on the north side of Bosley Avenue, (2) North 70 degrees 56 minutes 26 seconds East 455.52 feet, thence leaving Bosley Avenue and running for the following six courses and distances, viz: (3) North 19 degrees 03 minutes 34 seconds West 159.00 feet, (4) South 70 degrees 56 minutes 26 seconds West 21.62 feet, (5) North 19 degrees 03 minutes 34 seconds West 75.83 feet, (6) North 70 degrees 56 minutes 26 seconds East 21.62 feet, (7) North 19 degrees 03 minutes 34 seconds West 87.17 feet, and (8) South 70 degrees 56 minutes 26 seconds West 463.00 feet to the east side of York Road as proposed to be 80.00 feet wide, thence running and binding on the east side of York Road, (9) South 18 degrees 56 minutes 07 seconds East 313.82 feet to the place of beginning.

Containing 3.39 Acres of land, more or less.

Being Lot 1 as shown on the subdivision plat of the Cockeysville Elementary School and recorded among the Baltimore County Land Records in Plat Book S.M. No. 69 folio 143 also known as #10535 York Road and being in the Eighth Election District and Third Councilmanic District of Baltimore County.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **96738**

DATE 10/26/00 ACCOUNT F001 C130
AMOUNT \$ 550.00

RECEIVED FROM: VERA H

FOR: TEX

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL DUE
02/27/2001 10/26/2000 15:52:36
REF 4803 CASHIER LVL LOW DOWNER 3
DEPT 5 E2S ADMIN REIFICATION
Receipt # 166673
C/N NO. 96738

Receipt Tot 550.00
F001 C130
Baltimore County, Maryland

01-174-SPHX

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-174 SPHX

Petitioner/Developer: WARREN PLACE, ETAL

c/o R. HOFFMAN, ESQ.

Date of Hearing/Closing: 12/11/00

REVISED DATE

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10601 YORK RD. AND
SITE ENTRANCE BOSLEY AVE (2 EA.)

The sign(s) were posted on

11/16/00
(Month, Day, Year)

Sincerely,

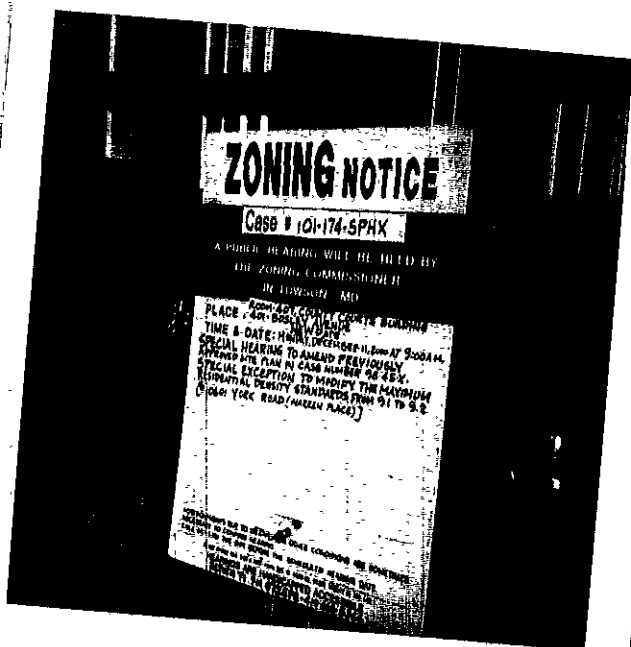
Patrick M. O'Keefe 11/11/00
(Signature of Sign Poster and Date)

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)



**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: #01-174-SPHX

10601 York Road
NEC York Road & Bosley Avenue, N of Warren Road (Warren Place)

8th Election District
3rd Councilmanic District
Legal Owner(s): Cockeysville Elementary Limited Partnership
Special Hearing: to

amend previously approved site plan in case number 98-45-X. **Special Exception:** to modify the maximum residential density standards from 9.1 to 9.2.

Hearing: Friday, December 8, 2000 at 9:00 a.m. in Room 407, County Courts Building, 481 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT/11/710 Nov. 21 C435107

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/22/, 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,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
10601 York Road, NEC York Rd and Bosley Ave,
N of Warren Rd (Warren Place)
8th Election District, 3rd Councilmanic

Legal Owner: Cockeysville Elementary L.P.
Petitioner(s)

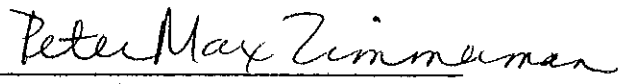
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-174-SPHX

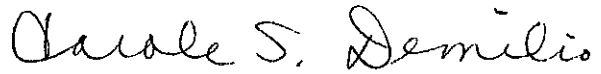
* * * * *

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.

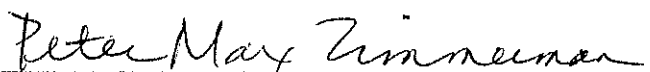
All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 November, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

November 03, 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: 01-174-SPHX

10601 York Road

NEC York Road & Bosley Avenue, N of Warren Road (Warren Place)

8th Election District – 3rd Councilmanic District

Legal Owner: Cockeysville Elementary Limited Partnership

Special Hearing to amend previously approved site plan in case number 98-45-X.
Special Exception to modify the maximum residential density standards from 9.1 to 9.2.

HEARING: Friday, December 8, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Robert A. Hoffman, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue,
Towson 21204

Leo J. D'Aleo, Member, Cockeysville Elementary Limited Partnership,
9009-D Mendenhall Court, Columbia 21054

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 20, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 21, 2000 Issue – Jeffersonian

Please forward billing to:

Barbara Ormord, Legal Assistant
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

410 494-6201

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: 01-174-SPHX

10601 York Road

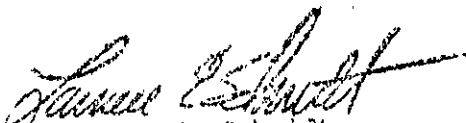
NEC York Road & Bosley Avenue, N of Warren Road (Warren Place)

8th Election District – 3rd Councilmanic District

Legal Owner: Cockeysville Elementary Limited Partnership

Special Hearing to amend previously approved site plan in case number 98-45-X.
Special Exception to modify the maximum residential density standards from 9.1 to 9.2.

HEARING: Friday, December 8, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

GJZ

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: 01-174-SPHX

Petitioner: Cockeysville Elementary Limited Partnership

Address or Location: 10601 York Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormond, Legal Assistant

Address: Venable

210 Allegheny Avenue, Towson, Md 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

01-174-SPHX



Baltimore County
Department of Permits and
Development Management

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

December 8, 2000

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

Dear Mr. Hoffman:

RE: Case Number: 01-174-SPHX, 10601 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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: Leo J. D'Aleo, Member, Cockeysville Elementary Limited Partnership, 9009-D
Mendenhall Court, Columbia 21054
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2000
Item Nos. 167, 168, 169, 170, 171, 172,
174, 176, and 177

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

November 3, 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:

Location: DISTRIBUTION MEETING OF November 6, 2000

Item No.: 174

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.

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.

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

cc: File

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: November 30, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 6, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
168	109 Graystone Farm Road
169	2316 Carroll Mill Road
170	6116 Buckingham Drive
171	1203 Dairy Road
174	10601 York Road
176	Pomona Drive
177	18918 Middletown Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-172, 01-174, and 01-177.**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Lutz

AFK/JL:MAC



Baltimore County
Department of Permits and
Development Management

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

November 08, 2000

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

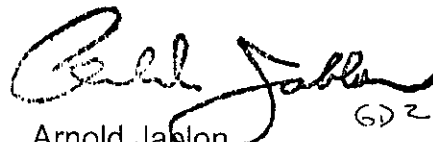
Dear Mr. Hoffman:

RE: Case Number 01-174-SPHX, 10601 York Road

The above matter, previously assigned to be heard on Friday, December 8, 2000 9:00 a.m. Room 407 has been **rescheduled for Monday, December 11, 2000 at 9:00 a.m. in Room 407.**

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

Very truly yours,


Arnold Jablon
Director

AJ:

C: Leo J. D'Aleo, Member, Cockeysville Elementary Limited Partnership,
9009-D Mendenhall Court, Columbia 21054



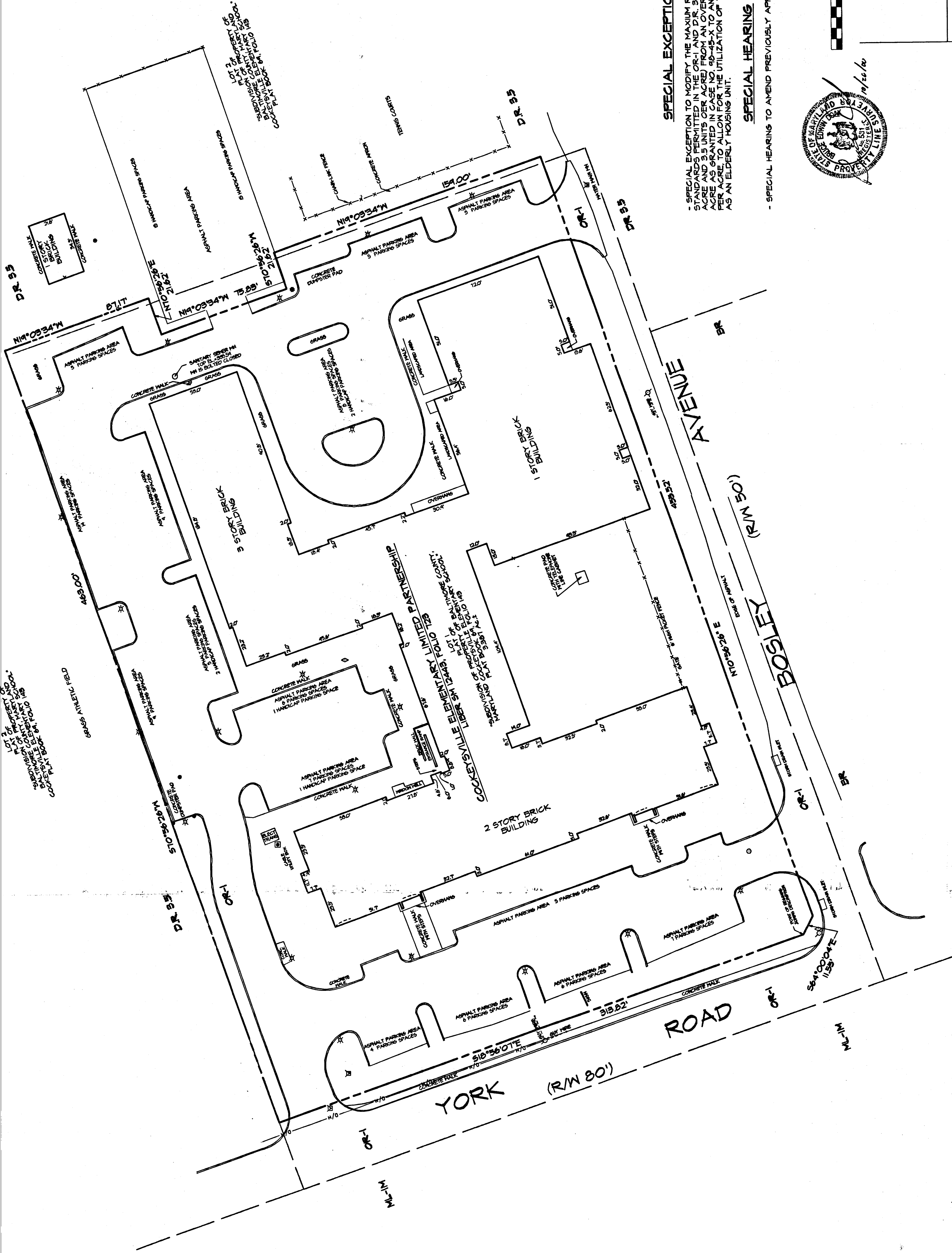
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

COCKEYSVILLE

01-179-SPHX

LEGEND

- BOUNDARY LINE
- ZONING LINE
- OVERHEAD UTILITY LINE
- FIRE HYDRANT
- MANHOLE
- GAS OR WATER VALVE
- UTILITY POLE
- LIGHT POLE
- CLEANOUT
- SIGN
- BOLLARD



VICINITY MAP

Scale: 1"=1000'

GENERAL NOTES

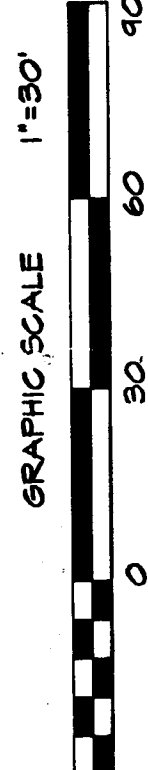
- OWNER: COCKEYSVILLE ELEMENTARY LIMITED PARTNERSHIP
10555 YORK ROAD
BALTIMORE COUNTY, MARYLAND 21286
(410) 915-5400
- TAX ACCOUNT NO. 23-00-000481
- TITLE DEED LIBER S.M. 12443, F.O.L. 123
TOTAL AREA = 147,525.51 SQ. FT. OR 3.34 AC.
- THE PROPERTY IS ZONED OR-1 (B367) AG-1
- 200' SCALE ZONING MAP NO. NN 17-B
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED
A BOUNDARY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- GENESIS TRACT 4084 A.D.C. MAP & GRID
SCHOOL DISTRICT 163 REGIONAL PLANNING DISTRICT 309A
12 H-5
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- PRIOR ZONING CASES:
84-46-SFH: A SPECIAL HEARING TO PERMIT A MIX OF PUBLIC AND PRIVATE USES
OF THE ELEMENTARY SCHOOL TO PROVIDE A SENIOR CENTER, RECREATIONAL USES,
OFFICES, GALLERIES, EDUCATIONAL FACILITIES ETC. THIS HEARING WAS DENIED
DEVELOPED THIS CONCEPT FOR THE SENIOR CENTER COMPLEX (WARREN PLACE).
88-28-M: A SPECIAL HEARING FOR A MIX OF PUBLIC AND PRIVATE USES
TO AN OVERALL DENSITY OF 41 UNITS PER ACRE FOR A PROPOSED ELDERLY HOUSING
CLASS A FACILITY ON THE SUBJECT PROPERTY GRANTED.
THE PETITIONERS SHALL BE PERMITTED TO UTILIZE THE OVERALL DENSITY IN
PARKING AS SUPPORT DENSITY FOR AN OVERALL DENSITY OF 41 UNITS PER ACRE AND
PURSUANT TO SECTION 101.12.3 AND 101.12.10, THE COMMUNITY BUILDING
(THE BALTIMORE COUNTY SENIOR CENTER) AND MODIFICATIONS THERE TO
EXHIBIT FOR REVIEW AND REVIEWING BOARD'S REVIEW FROM.
SECTION 404.1 TO PERMIT VEHICULAR TRAVELWAYS WITH DIRECT ACCESS TO
OFF-STREET PARKING.
SECTION 404.12 TO APPROVE A MODIFIED PARKING PLAN
THE REQUIRED 10 FEET PERMIT A PARKING SETBACK OF 8 FEET IN LIEU OF
SECTION 101.12.10 TO PERMIT A SIDE BUILDING FACE TO TRACT BOUNDARY
SETBACK OF 14 FEET IN LIEU OF THE REQUIRED 80 FEET FOR THE PROPOSED
MULTIFAMILY BUILDING.
SECTION 101.12.3 AND 101.12.10 TO PERMIT A SIDE SETBACK OF 15 FEET
IN LIEU OF THE REQUIRED 20 FEET FOR THE NON-RESIDENTIAL BUILDING
(THE BALTIMORE COUNTY SENIOR CENTER).
SECTION 101.12.3 AND 504.2 OF THE BALTIMORE COUNTY SUBSISTIVE MANUAL OF DEVELOPMENT
SECTION 101.12.10 TO PERMIT A MODIFICATION OF STANDARDS AND A VARIANCE
TO PERMIT A BUILDING LENGTH OF UP TO 320 FEET, GRANTED.
90-45-X: SPECIAL EXCEPTION FOR REAPPROVAL OF THE PREVIOUSLY GRANTED
SPECIAL EXCEPTION CASE NO. 95-56-XA FOR THE PROPOSED ELDERLY HOUSING
FACILITY.

SPECIAL EXCEPTION

SPECIAL EXCEPTION TO MODIFY THE MAXIMUM RESIDENTIAL DENSITY
STANDARDS PERMITTED IN THE OR-1 AND DR-35 ZONES 165 UNITS PER
ACRE AND 25 UNITS PER ACRE TO AN OVERALL DENSITY OF 41 UNITS
PER ACRE TO ALLOW FOR THE UTILIZATION OF THE MANAGER'S APARTMENT
AS AN ELDERLY HOUSING UNIT.

SPECIAL HEARING

SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED SITE PLAN.



PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
AND SPECIAL HEARING

"WARREN PLACE"

COCKEYSVILLE ELEMENTARY
LIMITED PARTNERSHIP
PROPERTY

10555 YORK ROAD
BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT
SCALE: 1"=30' DATE: OCTOBER 17, 2000

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Tonsontown Boulevard
Towson, Maryland 21286
(410) 833-4470