

IN RE: PETITION FOR VARIANCE

S/S Meadow Road, 1500' W of the c/l
Red Run Boulevard
(4730 Meadow Road)
2nd Election District
3rd Council District

Atrium Village Development LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-099-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Atrium Village Development LLC, by Robert L. Goldman, Senior Project Manager, through their attorney, Lawrence F. Haislip, Esquire. The Petitioner requests a variance from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wall-mounted enterprise sign of 128 sq.ft. in lieu of the maximum allowed 2 sq.ft., to be located on the north façade of the senior assisted living facility building. 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 Robert L. Goldman, Senior Project Manager for Atrium Village Development LLC, owner of the subject property, Dean Hoover, a representative of Morris & Ritchie Associates, Inc., the consultants who prepared the site plan for this property, and Jim Timmerman, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Meadow Road between Owings Mills Boulevard and Painters Mill Road in Owings Mills, not far from the Owings Mills Mall and Corporate Center. The property contains a gross area of 7.1 acres, more or less, zoned RAE-2 and is being developed with an assisted living and senior housing facility capable of accommodating up to 300 residents.

DEPARTMENT OF
Date 11/30/11
By [Signature]

The project has been divided into 195 independent apartment units that will accommodate either single individuals or husbands and wives, and 81 units for elderly residents who need assistance with daily living activities. Approval of this project was granted under development plan Case No. II-561 and zoning Case No. 97-462-A by the undersigned Zoning Commissioner on June 26, 1997. At that time, the development plan was approved and a parking variance granted to allow 200 parking spaces in lieu of the required 259. The project is presently being built out.

The variance request in the instant case is for a wall-mounted enterprise sign to be located on the north side façade of the building facing in the direction of the Owings Mills Mall. Counsel for the Petitioner proffered that the proposed enterprise sign is necessary for a variety of reasons. First, the building is actually accessed by a small road, to be known as Atrium Court, which leads from Lakeside Boulevard into the interior of the property and the assisted living facility. The road terminates as a cul-de-sac at the front entrance to the building, which is set back a significant distance from Lakeside Boulevard. It was indicated that because of the location of the building, the enterprise sign is necessary to identify it to visitors and emergency personnel who may visit the site. In this regard, testimony indicated that friends and family of the residents may be elderly and the proposed sign would assist those visitors to the site. Moreover, the sign will help provide a clear indication of the building's location to emergency personnel and vehicles, including ambulances.

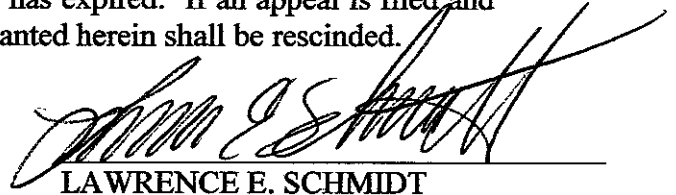
Based upon the testimony and evidence offered, I am persuaded to grant the variance. In my view, the relief requested meets the requirements of Section 307 of the B.C.Z.R. and will not be detrimental to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 30th day of October, 2001 that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wall-mounted enterprise sign of 128 sq.ft. in lieu of the maximum allowed 2 sq.ft., to be located on the north façade of the senior

assisted living facility building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign 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 10/30/11
By [Signature]



Baltimore County
Zoning Commissioner

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

October 30, 2001

Lawrence F. Haislip, Esquire
Jim Timmerman, Esquire
Miles & Stockbridge
600 Washington Avenue, suite 300
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Meadow Road, 1500' W of the c/l Red Run Boulevard
(4730 Meadow Road)
2nd Election District – 3rd Council District
Atrium Village Development LLC - Petitioners
Case No. 02-099-A

Dear Messrs. Haislip & Timmerman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a large, stylized, light-colored mark that resembles a large "S" or a signature.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert L. Goldman, Atrium Village Development LLC
515 Fairmount Avenue, Towson, Md. 21286
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4730 Atrium Court, Owings Mills, MD 21117

which is presently zoned RAE-2

2nd Election District/3rd Council District

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 attachment.

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

See attachment.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Lawrence F. Haislip
Name - Type or Print
Signature
Miles & Stockbridge P.C.
Company
600 Washington Avenue, Suite 300; 410-823-8234
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

Atrium Village Development LLC
Name - Type or Print
Signature
Robert L. Goldman, Senior Project Manager
Name - Type or Print
Signature
515 Fairmount Avenue; 410-494-7681
Address Telephone No.
Towson, MD 21286
City State Zip Code

Representative to be Contacted:

Robert L. Goldman
Name
c/o Genesis Health Ventures Development Group
515 Fairmount Avenue; 410-494-7681
Address Telephone No.
Towson, MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 9/10/01

ORDER RECEIVED FOR FILING

Date 9/15/98
By [Signature]

Case No. 02-099-A

REQUEST FOR VARIANCE

Pursuant to Section 307.1 of the Baltimore County Zoning Regulations a variance is requested from Section 450.4 of the Regulations to permit the installation of a wall-mounted Enterprise sign on the north façade of the senior-assisted-living building erected on the subject property, such sign having a sign area of approximately 128 square feet, as shown on the plans accompanying the petition for variance.

The request is made for the following reasons:

1. The building for which sign variances are requested is a senior assisted living facility. Occupants of the facility are elderly, typically with less than optimal vision. Visitors to the facility are also predominantly elderly, with less than optimal visual acuity. Identification signage should be sufficiently large to enable rapid and clear identification of the facility by those in search of it.
2. As will be demonstrated at the hearing to be held in the matter, the location and orientation of the facility is such that travelers to the facility would have great difficulty in reading building identification signage if limited to the sign area prescribed by Section 450.4 of the Code. In this respect, given the use of the facility and its location and orientation to the approach roads, application of the statute would pose unreasonable hardship or practical difficulty.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

BEING comprised of all that land located in the Fourth Election District of Baltimore County, Maryland and being more particularly described as follows, to wit:

Lot 1 (Variance)

COMMENCING at a point located 468.01 feet as measured along the northwesterly right-of-way line of Atrium Court (80 feet wide) from the end of the gusset line connecting the northerly right-of-way line of Lakeside Boulevard (80 feet wide) with said northwesterly right-of-way line of Atrium Court. Thence the following courses and distances, viz:

North 11° 49' 53" West, 170.42 feet; North 22° 23' 04" West, 115.16 feet; North 45° 49' 48" East 274.50 feet; North 75° 31' 05" East, 351.00; South 78° 10' 51" East, 145.50 feet, South 33° 53' 56" East, 143.44 feet; South 36° 51' 05" West, 66.12 feet; South 00° 03' 55" East, 59.24 feet; South 14° 17' 06" West, 266.69 feet; North 84° 34' 17" West, 60.55 feet; South 80° 25' 21" West, 448.74 feet; northwesterly by a non-tangential curve the left having a radius of 65.00 feet, an arc length of 87.08 feet, the chord of said arc bearing North 63° 27' 13" West, 80.71 feet to the point and place of commencement.

Containing 7.316 acres of land, more or less.

Being located in the Fourth Election District of Baltimore County, Maryland and also being all of Lot 1 as laid out and shown on a plat entitled "First Amended Plat, Atrium Village" and recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 71, Page 13.



Michael L. Ray 9/7/01
Michael L. Ray, Professional Land Surveyor
Registration No. 11041

MLR:sdm\s\9918\zoningdecnp.doc\082701

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

099

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5731

DATE 9/10/01 ACCOUNT R001-006-6150
AMOUNT \$ 250.00

RECEIVED FROM: Miles + Stockbridge

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 099

PAID RECEIPT

PAYMENT ACTUAL TIME
9/11/2001 9/10/2001 11:12:37
RE: WSO4 CASHIER DOOL AND DROWER 2
>> RECEIPT # 155577 OPLN
Dept 5 528 ZONING VARIANCE
CR NO. 005731

Recpt In 250.00
500.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-099-A

4730 Arrium Court

S/S Meadow Road, 1500' W centerline Red Run Blvd

2nd Election District - 3rd Councilman's District

Legal Owner(s): Robert L. Goldman, Arrium Village Development LLC

Variance: to permit the installation of a wall-mounted enterprise sign on the north facade of the senior assisted living building erected on the subject property, such sign having a sign area of approximately 128 square feet as shown on the plans accompanying the petition for variance in lieu of the permitted 2 square feet.

Hearing: Thursday, October 25, 2001 at 9:00 a.m. in Room 407, County Courts Building, 481 Busley Avenue

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact Planning Department at (410) 887-4300.

For more information concerning the File and/or Hearing Review Office at (410) 887-3391.

CERTIFICATE OF PUBLICATION

10/11/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/9/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-099-A

Petitioner/Developer: _____

ROBERT L. GOLDMAN
ATRIUM VILLAGE DEV. LLC

Date of Hearing/Closing: 10/25/01

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 _____

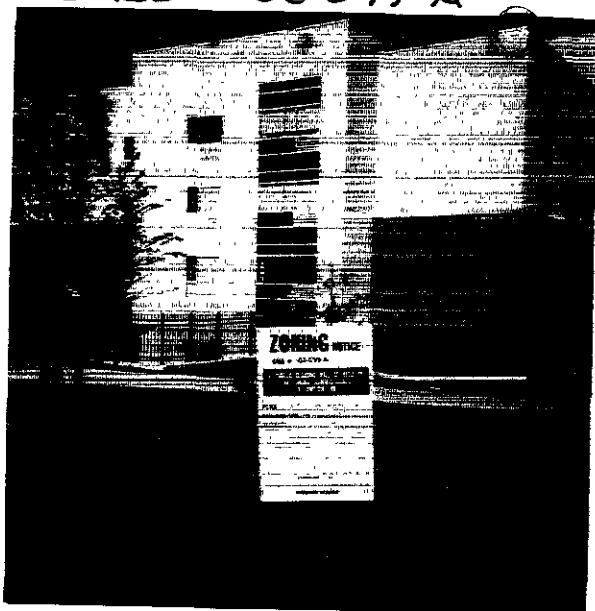
4730 ATRIUM CT.

The sign(s) were posted on _____

10/10/01

(Month, Day, Year)

CASE # 02-099-A



4730 ATRIUM CT.

POSTED 10/10/01

Richard E. Hoffman 10/10/01

Sincerely,

Richard E. Hoffman 10/10/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

**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: 02-099-A

Petitioner: Atrium Village Development LLC

Address or Location: 515 Fairmount Avenue, Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert L. Goldman

Address: c/o Genesis Health Ventures Development Group
515 Fairmount Avenue

Towson, MD 21286

Telephone Number: 410-494-7681

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 9, 2001 Issue – Jeffersonian

Please forward billing to:

Robert L Goldman
Genesis Health Ventures Development Group
515 Fairmount Avenue
Towson MD 21286

410 494-7681

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: 02-099-A

4730 Atrium Court

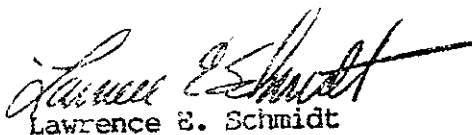
S/S Meadow Road, 1500' W centerline Red Run Blvd

2nd Election District – 3rd Councilmanic District

Legal Owner: Robert L Goldman, Atrium Village Development LLC

Variance to permit the installation of a wall-mounted Enterprise sign on the north façade of the senior-assisted-living building erected on the subject property, such sign having a sign area of approximately 128 square feet, as shown on the plans accompanying the petition for variance in lieu of the permitted 2 square feet.

HEARING: Thursday, October 25, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

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

September 28, 2001

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: 02-099-A

4730 Atrium Court

S/S Meadow Road, 1500' W centerline Red Run Blvd

2nd Election District – 3rd Councilmanic District

Legal Owner: Robert L Goldman, Atrium Village Development LLC

Variance to permit the installation of a wall-mounted Enterprise sign on the north façade of the senior-assisted-living building erected on the subject property, such sign having a sign area of approximately 128 square feet, as shown on the plans accompanying the petition for variance in lieu of the permitted 2 square feet.

HEARING: Thursday, October 25, 2001 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".

Arnold Jablon GDZ
Director

C: Lawrence F Haislip, Miles & Stockbridge PC, 600 Washington Ave, Ste 300,
Towson 21204
Robert L Goldman, Atrium Village Development LLC, 515 Fairmount Avenue,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 10, 2001.**
- (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

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

October 19, 2001

Lawrence F Haislip
Miles & Stockbridge P.C.
600 Washington Avenue
Suite 300
Towson MD 21204

Dear Mr. Haislip:

RE: Case Number: 02-099-A, 4730 Atrium Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 10, 2001.

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: Robert L Goldman, Atrium Village Development LLC, 515 Fairmount Avenue,
Towson 21286
Robert L Goldman, Genesis Health Ventures Development Group,
515 Fairmount Avenue, Towson 21286
People's Counsel



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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 25, 2001

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

SUBJECT: *Zoning Advisory Committee Meeting*
For October 1, 2001
Item Nos. 086, 087, 088, 089, 090, 092,
093, 094, 095, 096, 098, and 099

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 27, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 24, 2001

Item No.: See Below

Dear Ms. Stephens:

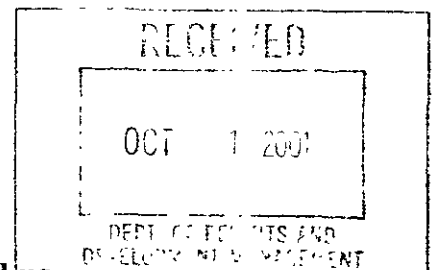
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097,
098, 099, AND 100

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

cc: File



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



hs
10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-092, 02-099, & 02-100

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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

PT - 2

Section Chief: Jeffrey W. Lee

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.01

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

RE: Baltimore County
Item No. ~~899~~ BR

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,

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

RE: PETITION FOR VARIANCE
4730 Atrium Court, S/S Meadow Road,
1500' W of c/l Red Run Blvd
2nd Election District, 3rd Councilmanic

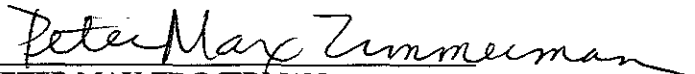
Legal Owner: Atrium Village Development LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-99-A

* * * * *

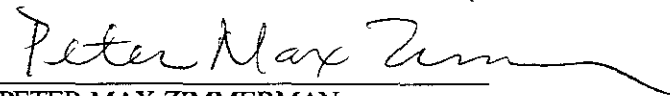
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esq., Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

9/10/01

George:

**Please schedule case # 02-099-A and case
02-100-SPH concurrently.
Thank you.**

Bruno

Project

EXTERIOR SIGN PROGRAM

Title

DESIGN CONCEPT
OPTION B

Client

ATRIUM VILLAGE

Location

ATRIUM VILLAGE

Drawing

Scale NOTED

Copyright

Drawn By V. MYERS

Date 12-28-00

Checked By

Date

* This drawing is for contour only unless dimensioned. *

Revisions

Drawn By	Checked By	Date
		1-19-01
		3-23-01
Drawing No.	Sheet No.	Job No.
00205	4 of	



1300 Bayard Street

Baltimore, MD 21230

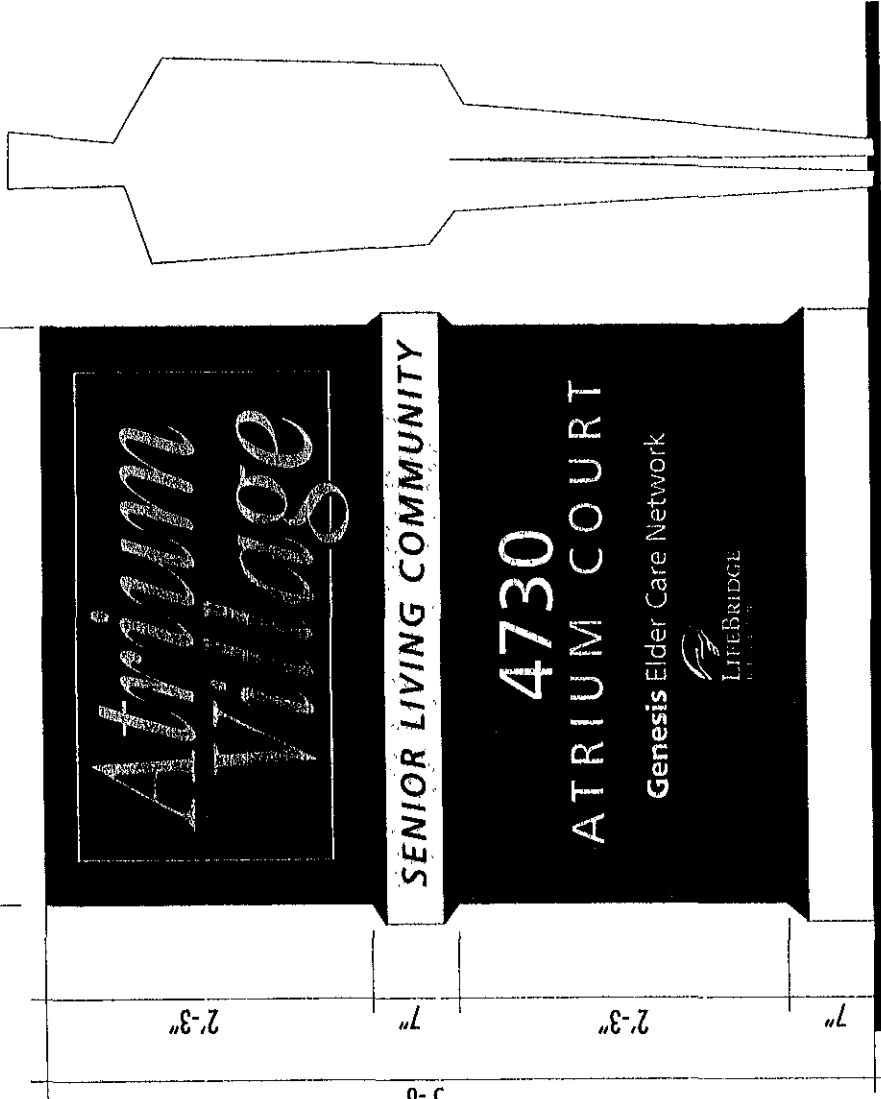
410-837-2700, 1-800-428-8848

FAX 410-837-6550



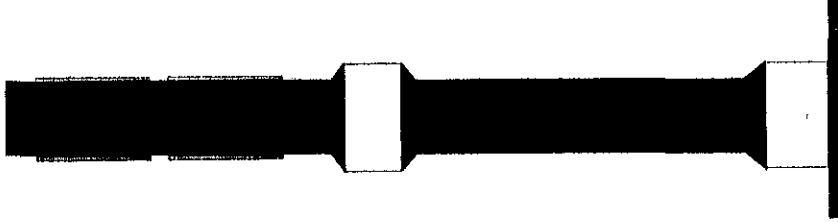
PLAN

1/2" = 1'-0"



SECONDARY IDENTITY SIGN

3/4" = 1'-0"



END VIEW

3/4" = 1'-0"

ALUMINUM EXTRUDED CABINET
TOP OF ALUM FACES FINISHED MATTHEWS "BURGUNDY DASH" 7A-1A
"ATRIUM VILLAGE" - 1/4" THICK LETTERS & INLINE FINISHED GOLD
RECTANGULAR FIELD FINISHED "GRENADÁ" 60A-1A

MIDDLE BREAKFORMED ALUMINUM PAN ELEMENT:
FINISHED MATTHEWS "DIVINITY" 25A-2P
BEVELS FINISHED MATTHEWS "BURGUNDY DASH" 7A-1A
"SENIOR LIVING COMMUNITY" FINISHED MATTHEWS "GRENADÁ" 60A-1A

BOTTOM:
FINISHED MATTHEWS "GRENADÁ" 60A-1A
PRECISION CUT VINYL LETTERS FINISHED MATTHEWS "DIVINITY" 25A-2P

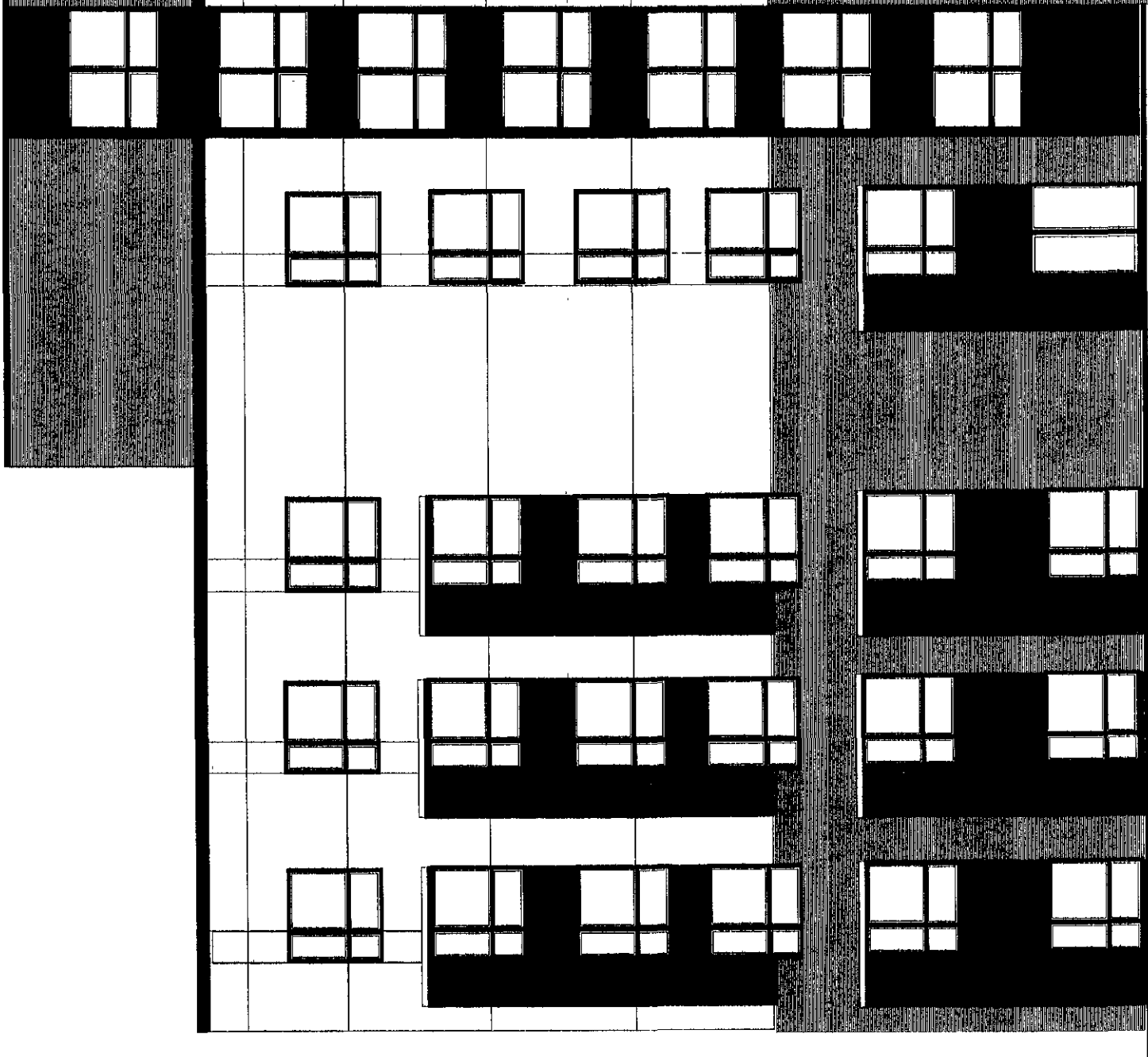
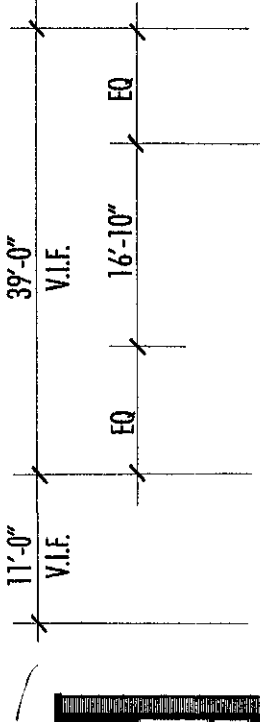
ALUM SKIRTING FINISHED MATTHEWS "DIVINITY" 25A-2P
BEVELS FINISHED MATTHEWS "BURGUNDY DASH" 7A-1A

POSTS & FOOTING TO BE DETERMINED

NOTE: LOCATION TO BE DETERMINED

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Red 2A



ELEVATION
1/16" = 1'-0"

1 of 2

© Copyright 2000 by Belsinger Sign Works

Project

EXTERIOR SIGN PROGRAM

Title

DESIGN CONCEPT
OPTION **B**

Client

ATRIUM VILLAGE

Location

ATRIUM VILLAGE

Drawing

Scale NOTED

Copyright

Drawn By V. MYERS

Date 12-28-00

Checked By

Date

* This drawing is for contour only unless dimensioned. *

Revisions

Drawn By	Checked By	Date
		1-23-01
Drawing No.	Sheet No.	Job No.
00205	2 of	

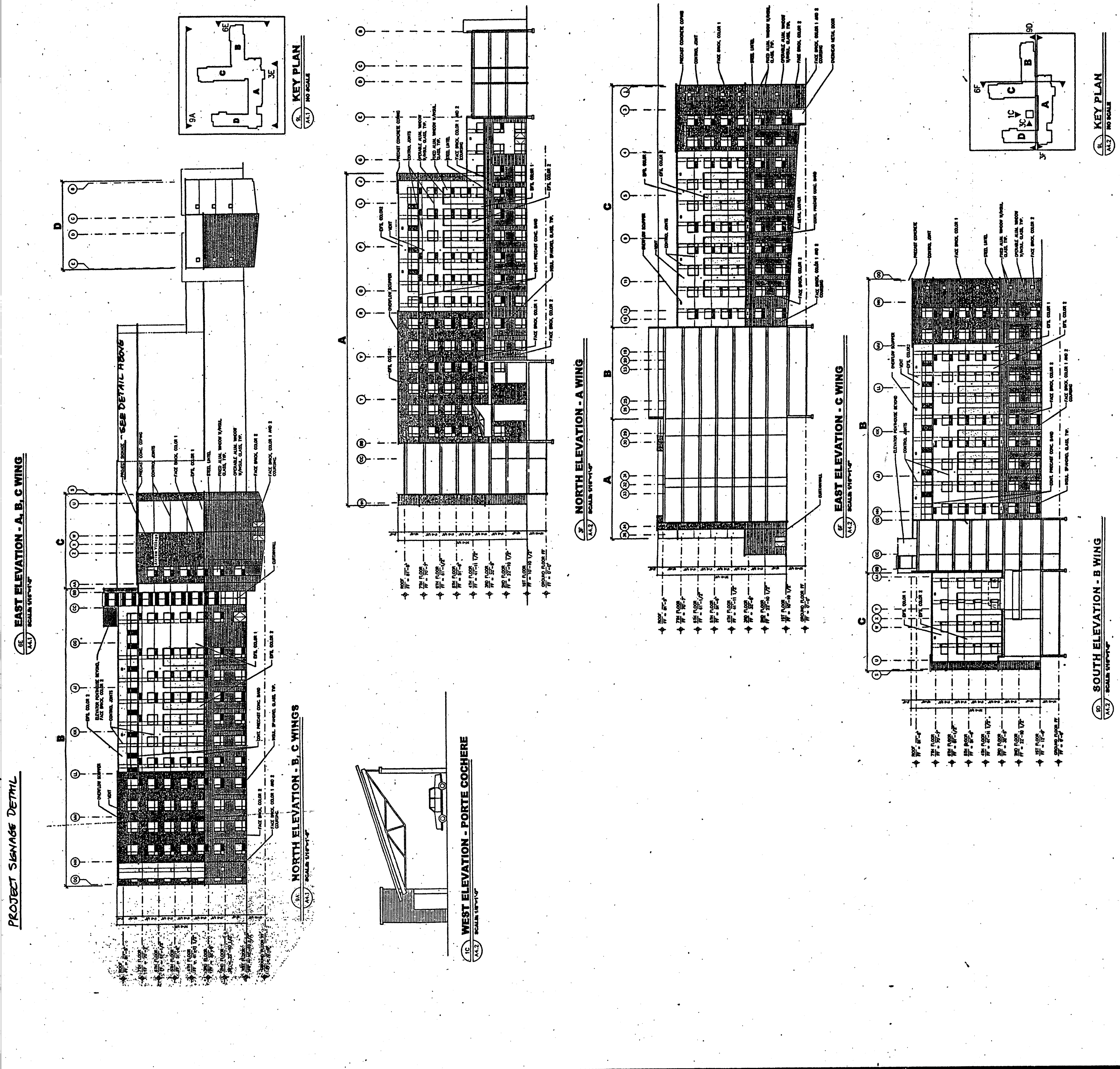
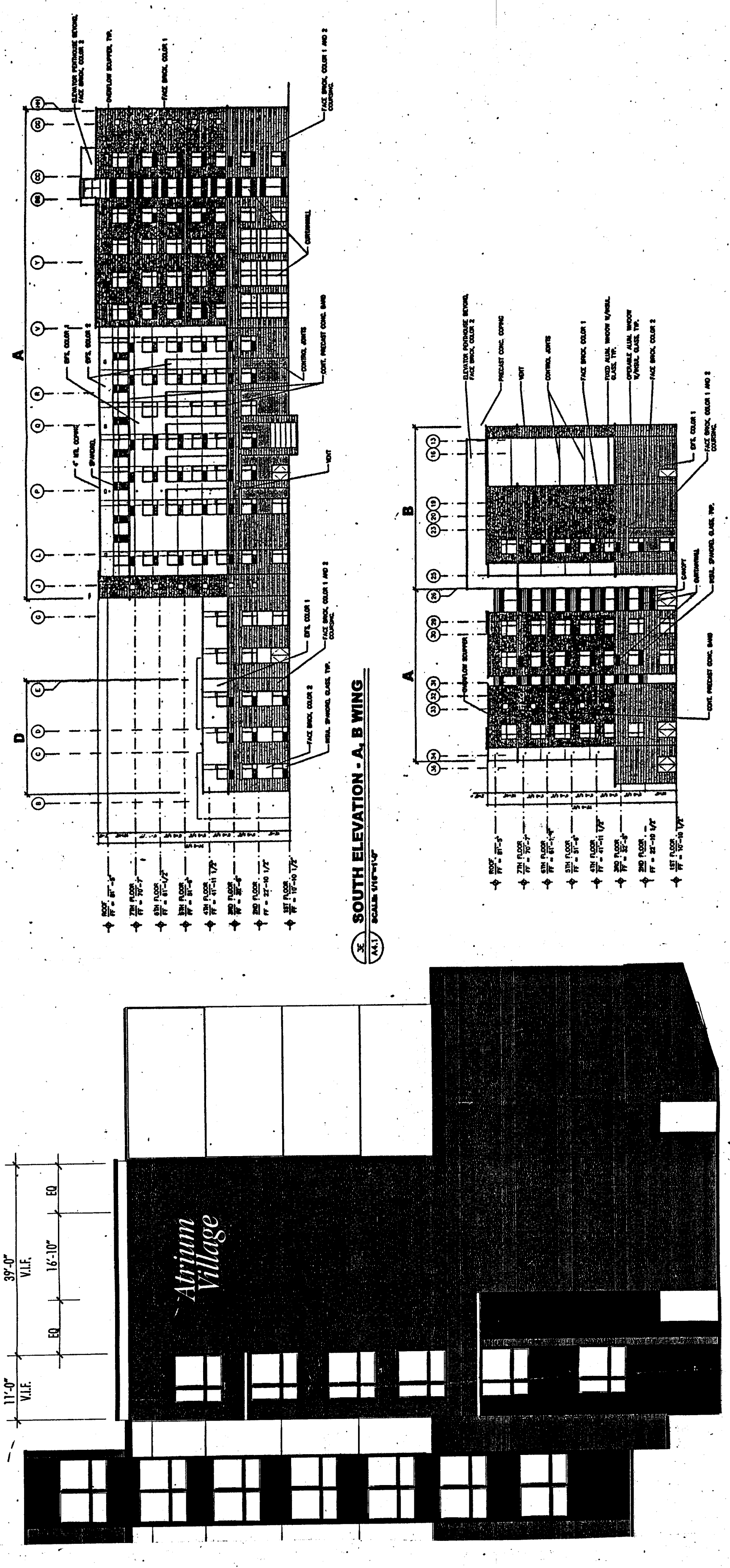
Belsinger
SIGN WORKS INC.

1300 Bayard Street

Baltimore, MD 21230

410-837-2700, 1-800-428-8848

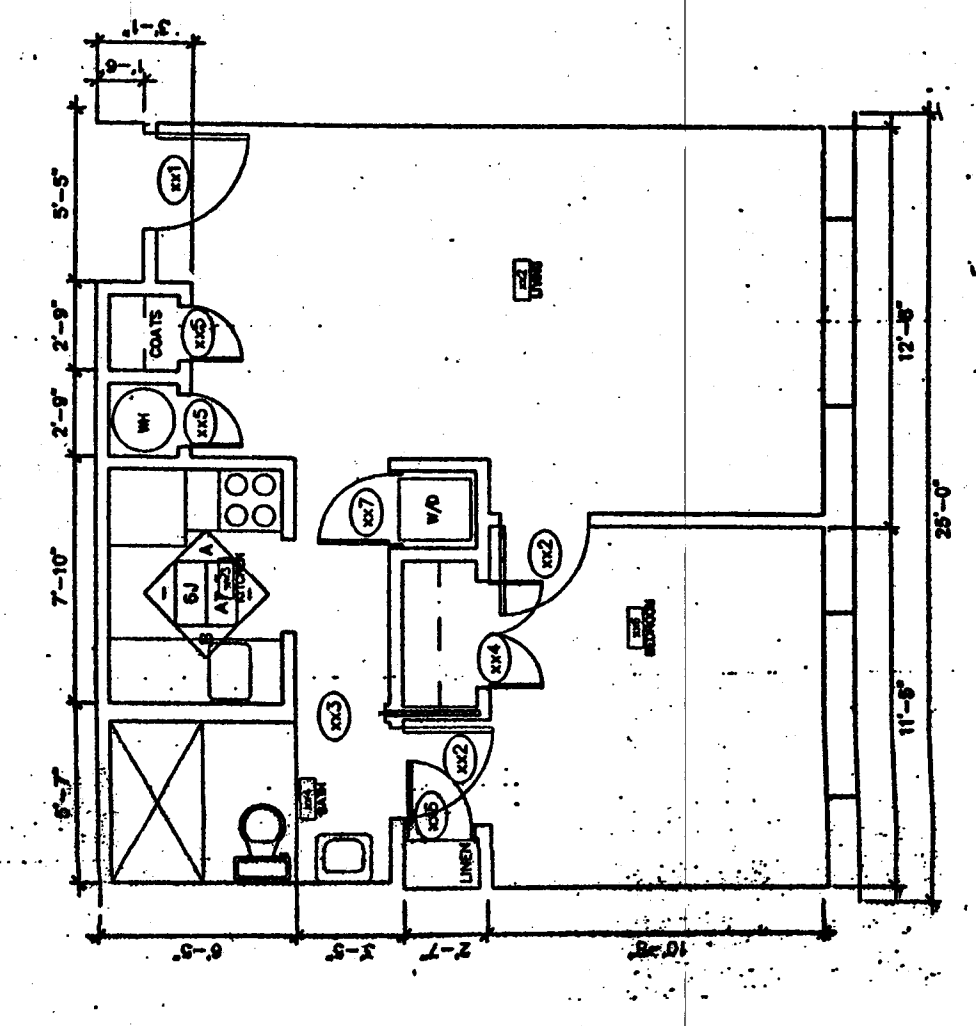
FAX-410-837-6550



B. Stormwater Management Calculations for the Proposed Development

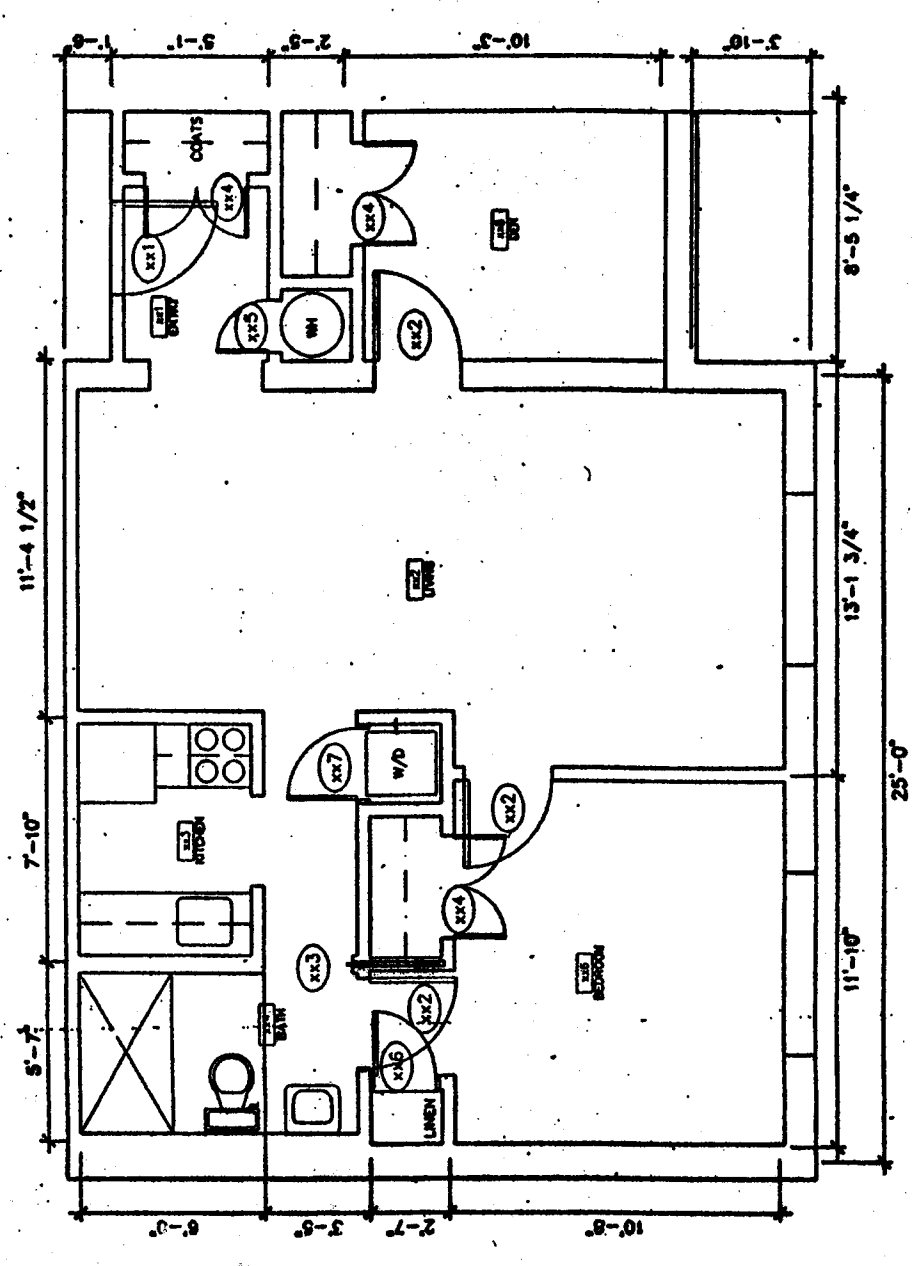
DESIGN STORM	EXISTING DISCHARGE	BYPASS DISCHARGE	ALLOWABLE INFLOW	PROPOSED STORAGE
2 YR	1.3	0.4	0.4	865 AC FT
10 YR	2.1	0.7	0.7	1,440 AC FT
100 YR	2.1	1.0	1.0	1,440 AC FT

THE SITE IS WITHIN THE Gwynns Falls Watershed. WATER QUALITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ARE AS FOLLOWS: 1. THE SITE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE Gwynns Falls Watershed. 2. THE SITE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE Gwynns Falls Watershed. 3. THE SITE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE Gwynns Falls Watershed.



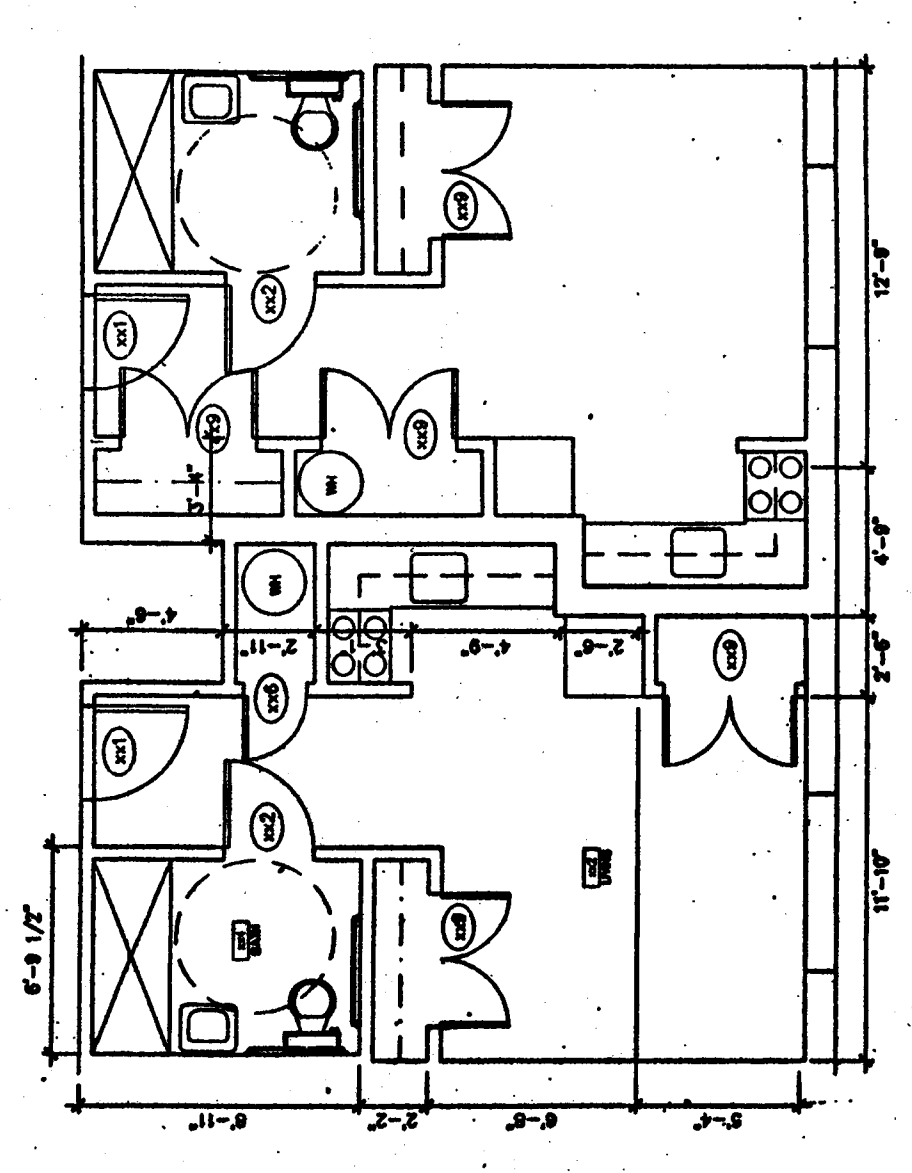
1 BEDROOM UNIT

NTS



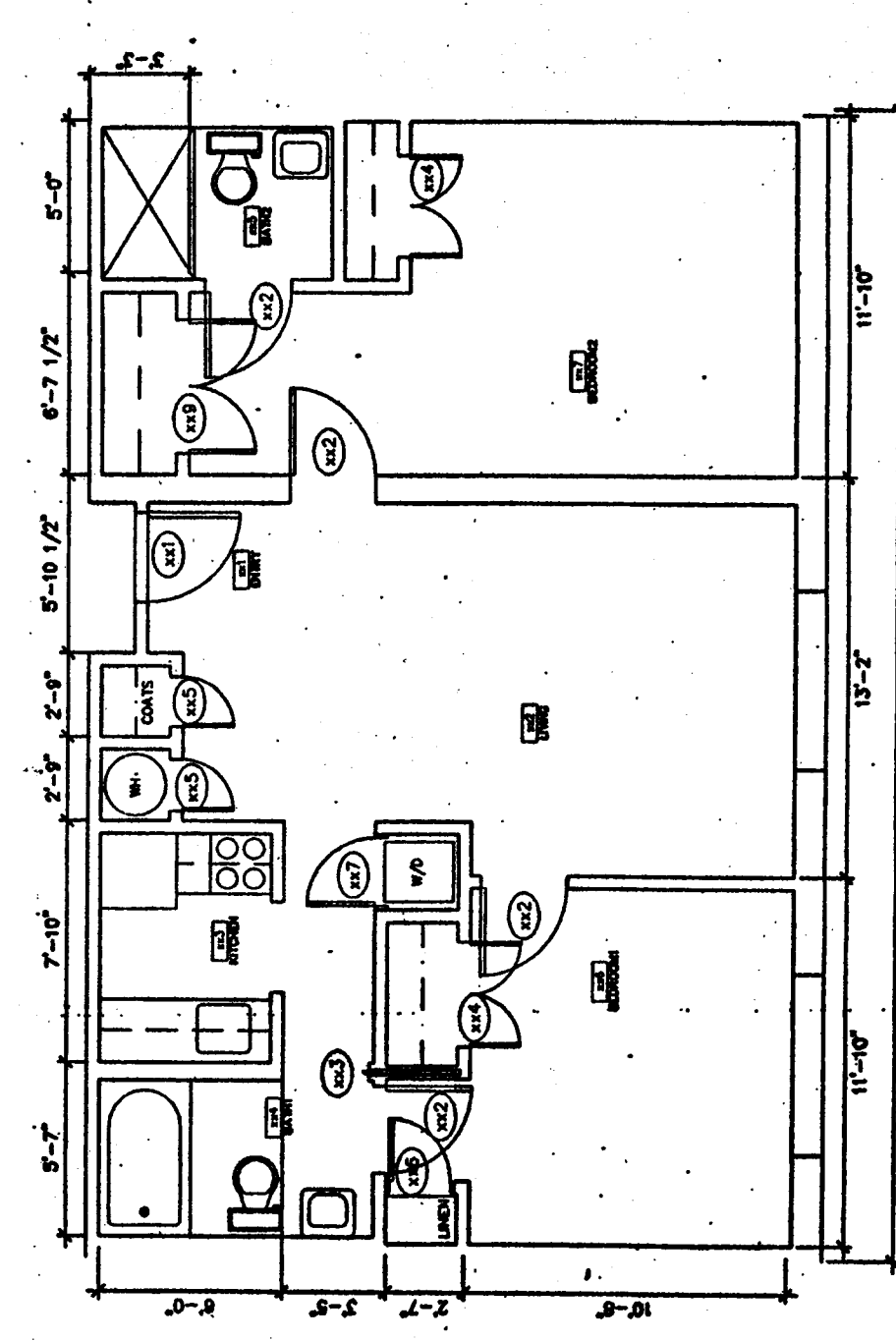
1 BEDROOM UNIT/DEN

NTS



EFFICIENCY UNIT

NTS



2 BEDROOM UNIT

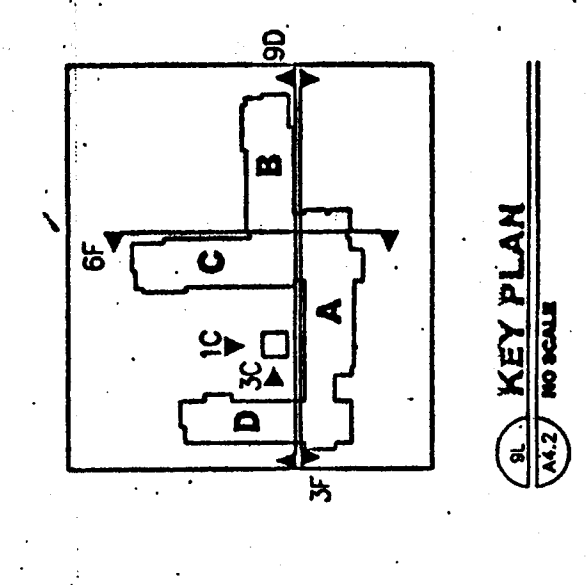
NTS

REASON FOR FIRST AMENDMENT:
- BUILDING FOOTPRINT AND PARKING LAYOUT REVISED
- CALCULATIONS & PARKING REQUIREMENTS ADJUSTED
- FOREST CONSERVATION WORKSHEET REVISED

JANUARY 24, 1999

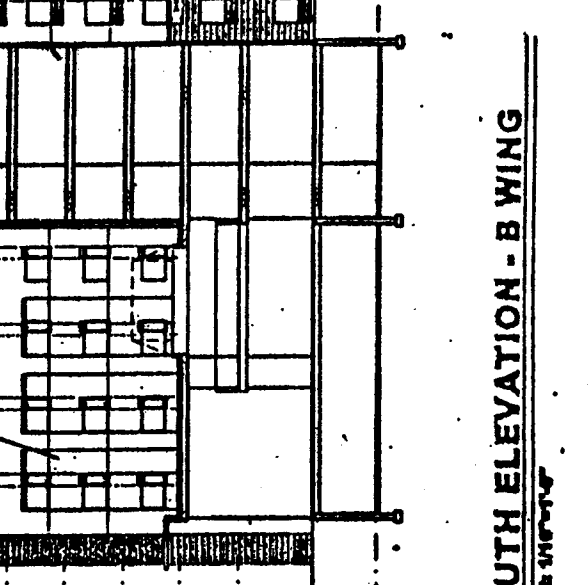
FOREST CONSERVATION WORKSHEET FOR BALTIMORE COUNTY

PROJECT NAME/PROPERTY OWNER:	APPROVAL DATE:	DATE:
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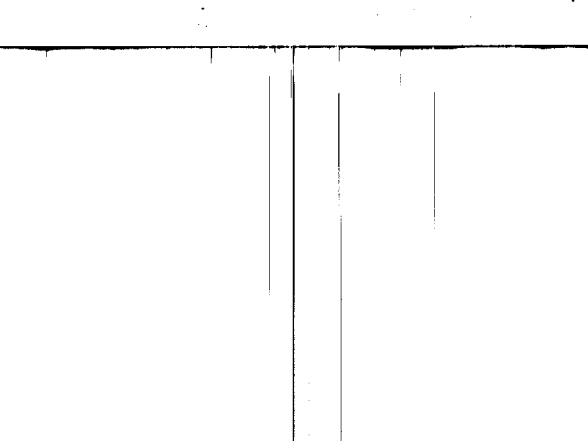
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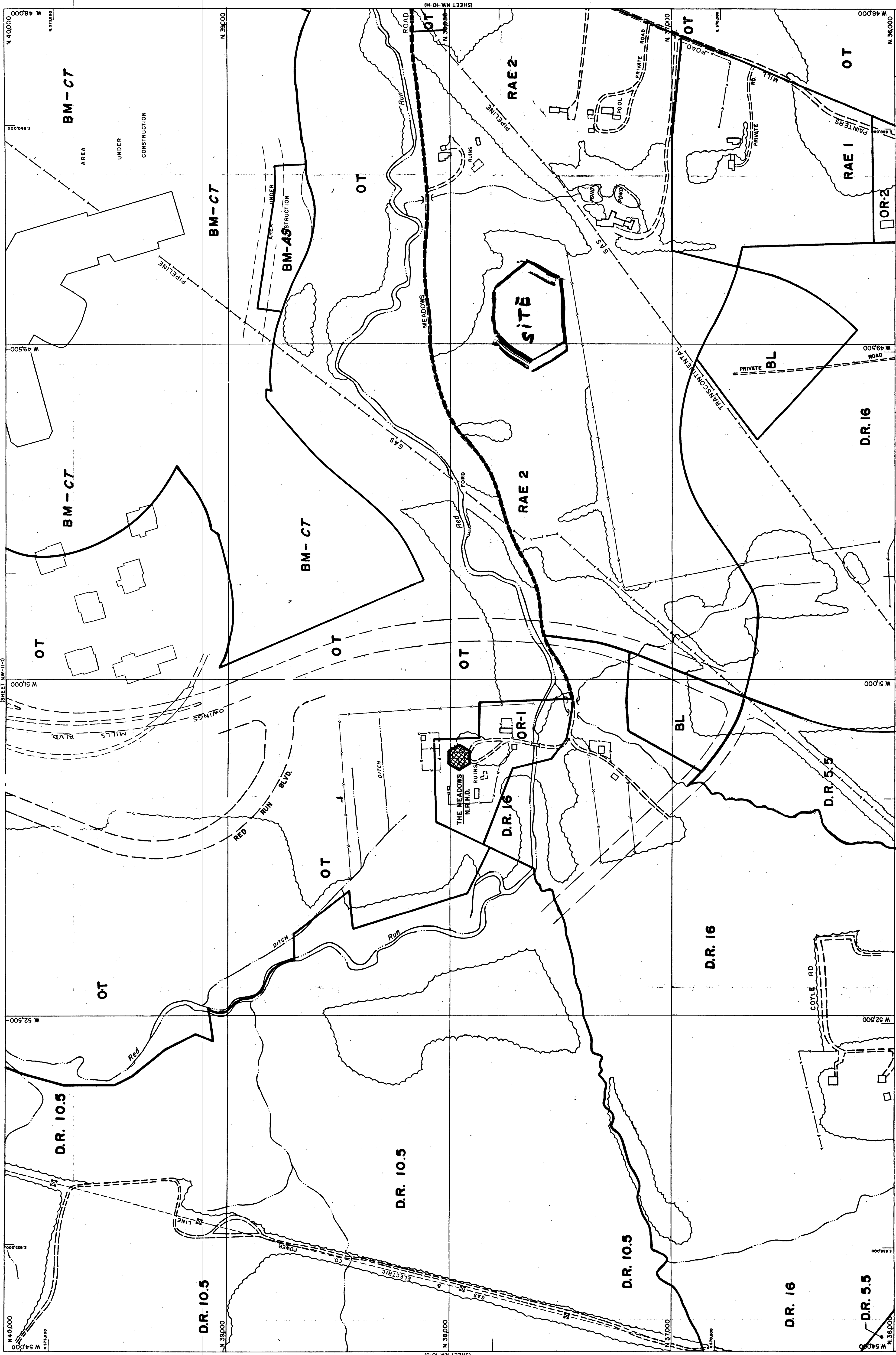


KEY PLAN



KEY PLAN

NW 10 I



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
James B. Battaglia
Chairman, County Council

P - NW
T - SW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION OWINGS MILLS	SHEET N.W. 10-1

#099