

IN RE: PETITION FOR VARIANCE
NW/Cor. Seminary Ave. & Francke Ave.,
E/S Front Ave.
(300 W. Seminary Avenue)
8th Election District
4th Council District

College Manor, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-521-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 owners of the subject property, College Manor, Inc., by John Horine, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 450.4.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two freestanding identification signs, each with a maximum sign face area of 45 sq.ft. per face in lieu of the maximum allowed 25 sq.ft. (Signs 1 and 2); and, to permit a maximum sign height for said signs of 6 feet, 8 inches each in lieu of the maximum permitted 6 feet (Signs 1 and 2). 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 John Horine, President of College Manor, Inc., property owners, Jim Pettit, and David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons.

The College Manor property and business thereon is a long-established and well-known landmark in a historic area of Lutherville. The property is roughly rectangular in shape with frontage on three public roads, namely, Seminary Avenue, Francke Avenue and Front Avenue. The greatest amount of frontage is along Seminary Avenue (south side); the property has narrow frontage on both the east (Francke Avenue) and west (Front Avenue) sides. The site contains approximately 10 acres in areas, zoned D.R.2., and is improved with a 4-story brick and stone

ORDER RECEIVED FOR FILING
Date 8/29/02
By [Signature]

structure which has been used as an elderly housing facility for many years. Indeed, the site plan shows that Baltimore County approved a special permit in 1952 for the use of the property as a convalescent home/hospital/ sanitarium. The elderly housing use has continued for half a century.

The instant Petition relates to two proposed freestanding signs. Presently, there exists one sign, which is located adjacent to the southeast corner of the site at the intersection of Seminary Avenue and Francke Avenue. The Petitioners propose removing that sign and installing a new sign near that location. Additionally, a second sign is proposed to be located at the other (southwest) corner of the site at the intersection of Front Avenue and Seminary Avenue. A schematic drawing of the proposed signs was submitted at the hearing as Petitioner's Exhibit 2. The signs are attractive in design and are appropriate in size. It is to be noted that the site is located within the historic area of Lutherville. In this regard, the Petitioners submitted into evidence as Petitioner's Exhibit 3, a letter of support for their request from the Lutherville Historic Advisory Committee.

Testimony and evidence presented indicated that the proposed signs are necessary due to the uniqueness of the site. The shape of the property is unique in that it is significantly longer than it is wide. Additionally, the fact that the property abuts three public roads is a compelling factor. Finally, the site features mature landscaping which screens the building and use thereon. For all of these reasons I am persuaded to grant the relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. The signs are appropriate in size, scope and design, and conform to the standards of the Lutherville Historic Advisory Committee. Thus, the Petition for Variance shall be granted.

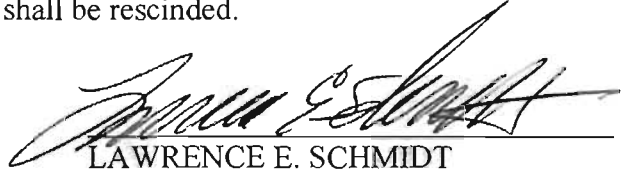
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of August, 2002 that the Petition for Variance seeking relief from Section 450.4.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two freestanding identification signs, each with a maximum sign face area of 45 sq.ft. per face in lieu of the maximum allowed 25

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Date 8/2/02
By [Signature]

sq.ft. (Signs 1 and 2); and, to permit a maximum sign height for said signs of 6 feet, 8 inches each in lieu of the maximum permitted 6 feet (Signs 1 and 2), in accordance with Petitioner's Exhibits 1 and 2, 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 8/2/12
By [Signature]



Baltimore County
Zoning Commissioner

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

August 2, 2002

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

RE: PETITION FOR VARIANCE
NW/Corner Seminary Avenue & Francke Avenue and NE/S Front Avenue
(300 W. Seminary Avenue)
8th Election District – 3rd Council District
College Manor, Inc. - Petitioners
Case No. 02-521-A

Dear Messrs. Hoffman & Karceski:

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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John Horine, President, College Manor, Inc.
300 W. Seminary Avenue, Lutherville, Md. 21093
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 300 West Seminary Avenue
which is presently zoned D. R. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED SHEET

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

To be determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print _____
Signature _____
Venable, Baetjer and Howard, LLP
Company _____
210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

College Manor, Inc.
Name - Type or Print _____
Signature _____
John Horine, President
Name - Type or Print _____
Signature _____
300 West Seminary Avenue (410) 252-0440
Address _____ Telephone No. _____
Lutherville, Maryland 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman
Name _____
210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING < 1 hour

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 5/22/02

Case No. 02-521-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

COLLEGE MANOR, INC.
VARIANCE REQUESTED FOR
300 West Seminary Avenue

Variance from Section 450.4.6 of the Baltimore County Zoning Regulations ("BCZR") to allow a freestanding identification sign with a maximum sign face area of 45 square feet per face in lieu of the permitted 25 square feet. (Sign No.1)

Variance from BCZR Section 450.4.6 to allow a freestanding identification sign with a maximum sign face area of 45 square feet in lieu of the permitted 25 square feet. (Sign No.2)

Variance from BCZR Section 450.4.6 to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet. (Sign No.1)

Variance from BCZR Section 450.4.6 to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet. (Sign No.2)

TO1DOCSI/DHK01/#135728 v1

ITEM # 521

ZONING DESCRIPTION FOR
300 SEMINARY AVENUE

BEGINNING FOR THE SAME at the corner formed by the intersection of the Northeasterly site of Seminary Avenue, 50 feet wide, with the centerline of Francke Avenue, 50 feet wide; thence running along the Northeasterly side of Seminary Avenue North 72 degrees 31 minutes 18 seconds West 641.13 feet and North 71 degrees 32 minutes 58 seconds West 838.52 feet to intersect the Southeasterly outline of the land of the Northern Central Railroad Company; thence leaving Seminary Avenue and binding along said outline North 48 degrees 37 minutes 05 seconds East 379.10 feet and thence South 72 degrees 07 minutes 55 seconds East 1,290.30 feet to a point in the centerline of Francke Avenue; thence running in the center of Francke Avenue South 18 degrees 39 minutes 20 seconds West 330.00 feet to the point of beginning; containing 10.534 acres more or less, as recorded in Deed Liber 545, Folio 316.

Also known as 300 W. Seminary Avenue, Lutherville and located in the 8th Election District, ^{3rd}/_{4th} Councilmanic District.

04/19/02



ITEM #521

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13387

DATE 5/22/02 ACCOUNT 001 006 6150
AMOUNT \$ 250 -

RECEIVED FROM: _____

FOR: V.A.S. _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MISCELLANEOUS RECEIPT
DATE: 5/22/02 TIME: 14:50
AMOUNT: \$250.00
RECEIPT # 091853 5/22/2002 OFFICER
Pep 5 528 ZORING VERIFICATION
LR NO. 015387
Receipt tot 250.00
250.00 TX 00 00
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: #02-521-A

300 West Seminary Avenue

N/side West Seminary Avenue at Francke Avenue

8th Election District - 4th Councilmanic District

Legal Owner(s): College Manor, Inc.

Variance: to allow a freestanding identification sign with a maximum sign face area of 45 square feet per face in lieu of the permitted 25 square feet (sign #1); and to allow a freestanding sign with a maximum sign face area of 45 square feet in lieu of the permitted 25 square feet (sign #2); and to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet (sign #1); and to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet (sign #2).

Hearing: Friday, July 12, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. 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.

6/24/2002 June 27

C547180

CERTIFICATE OF PUBLICATION

6/28/2002

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 6/27/2002.

- 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.: 02-521-A

Petitioner/Developer: COLLEGE

MANOR, INC

Date of Hearing/Closing: 7/12/02

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 300 WEST SEMINARY

AVENUE

The sign(s) were posted on _____

6/24/02
(Month, Day, Year)

Sincerely,

[Signature] 6/24/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 02-521-A
Petitioner: COLLEGE MANOR, INC.
Address or Location: 300 WEST SEMINARY AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DUNTELL
Address: 210 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
Telephone Number: (410) 494 6244

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 27, 2002 - Issue – Jeffersonian

Please forward billing to:

Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 02-521-A
300 West Seminary Avenue
N/side West Seminary Avenue at Francke Avenue
8th Election District – 4th Councilmanic District
Legal Owner: College Manor, Inc.

Variance to allow a freestanding identification sign with a maximum sign face area of 45 square feet per face in lieu of the permitted 25 square feet (sign # 1); and to allow a freestanding sign with a maximum sign face area of 45 square feet in lieu of the permitted 25 square feet (sign # 2); and to allow a maximum sign height of 6 feet (sign #1); and to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet (sign #2).

HEARING: Friday, July 12, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

June 7, 2002

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: 02-521-A
300 West Seminary Avenue
N/side West Seminary Avenue at Francke Avenue
8th Election District – 4th Councilmanic District
Legal Owner: College Manor, Inc.

Variance to allow a freestanding identification sign with a maximum sign face area of 45 square feet per face in lieu of the permitted 25 square feet (sign # 1); and to allow a freestanding sign with a maximum sign face area of 45 square feet in lieu of the permitted 25 square feet (sign # 2); and to allow a maximum sign height of 6 feet (sign #1); and to allow a maximum sign height of 6 feet, 8 inches for a freestanding identification sign in lieu of the permitted 6 feet (sign #2).

HEARING: Friday, July 12, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

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

Arnold Jablon
Director

C: Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Ave., Towson 21204
College Manor, Inc., 300 West Seminary Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 27, 2002.**
- (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.

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





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

July 5, 2002

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

Dear Mr. Hoffman:

RE: Case Number:02-521 -A-, 300 West Seminary Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2002. .

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: College Manor, Inc. John Horine, President, 300 West Seminary Avenue, Lutherville, MD 21093
People's Counsel

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





Baltimore County
Fire Department

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

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

May 30, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 3, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

511-519, (521)-523

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

cc: File

File
7/12

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 10, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2002
Item Nos. 511, 512, 513, 514, 516, 517,
518, 519, 520, 521, 522, and 523

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

RWB:HJO:jrb

cc: File

file
7/12

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /RBT*

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 3, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

511-514, 516, 517, 519-525, 527, 529-531, 533

As
7/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JUL 3

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

DATE: July 2, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-519, 02-521, 02-541, 02542, 02-560, 02-571, & 02-573

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

Section Chief: [Signature]

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 5.28.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 521 RDD

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 131 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

RE: PETITION FOR VARIANCE
300 W. Seminary Avenue,
N/S W. Seminary Ave at Francke Ave
8th Election District, 4th Councilmanic

Legal Owner: College Manor, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-521-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



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 3rd day of June, 2002 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

College Manor

Sp Variance Area Description
not entire property

Historical District - need note

Sq. ft of sign - draw rectangle
Engineers scale - scale confusing

Vicinity Map needs to extend
to front ave & front line
& show where signs would fall

has planning approved on prelim
basis

* when post notice post 2 at either

~~costs~~

DC map of

Vicinity Map Road Names

Zoning Map #

~~Zoning~~

~~Ownership~~



Ad No 2

The Lutherville Historic Advisory Committee
to the Baltimore Country Landmarks Preservation Commission

February 28, 2002

Ms. Kimberly Abe
Baltimore County Landmarks Preservation Commission
County Courts Building
401 Bosley Avenue – Suite 405
Towson, MD 21204

RE: College Manor Signs
300 West Seminary Avenue

Dear Ms. Abe:

The Lutherville Historic Advisory Committee has reviewed follow-up drawings for signs to be installed at College Manor. The final designs are consistent with earlier submittals.

We recommend approval of the permit.

Sincerely,

LUTHERVILLE HISTORIC ADVISORY COMMITTEE



Robert P. Wingard AIA
Chairperson

cc: File
John H. Horine





Seminary Ave.



W/Corner ~~S~~ Front Ave & Seminary Ave.



W/Corner of Front Ave & Seminary Ave



S/Seminary Ave & Franke Ave



Frankie Ave & Seminary Ave.



Corner of Front Ave & Seminary Ave



Southward view of Seminary Ave &
Frankie Ave.



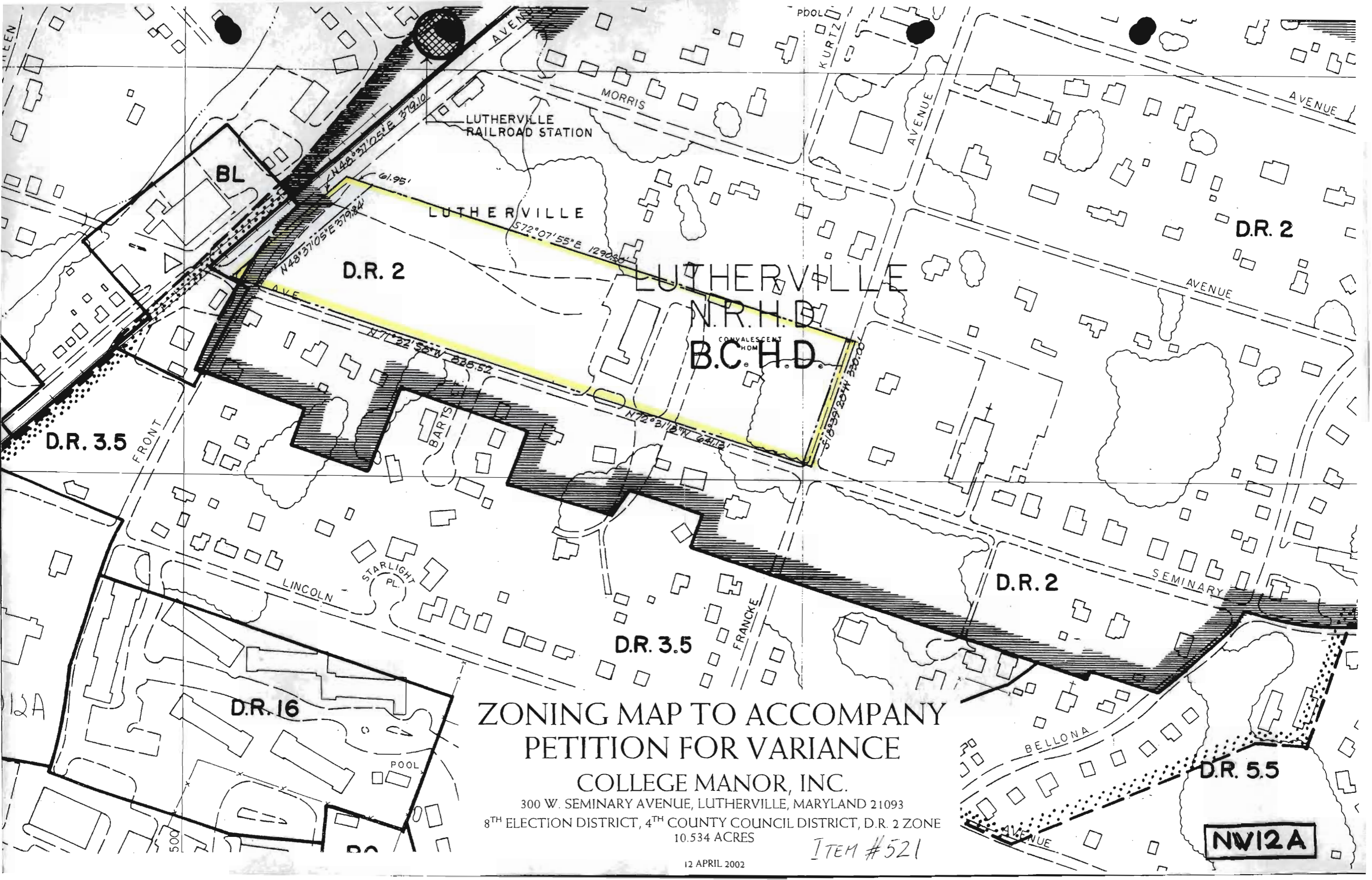
View of North Seminary & Frankie Ave



corner of Franke Ave &
Seminary Ave



corner Seminary & Franke



**ZONING MAP TO ACCOMPANY
PETITION FOR VARIANCE**

COLLEGE MANOR, INC.

300 W. SEMINARY AVENUE, LUTHERVILLE, MARYLAND 21093
 8TH ELECTION DISTRICT, 4TH COUNTY COUNCIL DISTRICT, D.R. 2 ZONE
 10.534 ACRES

ITEM #521

12 APRIL 2002

NW12A

CASE NO. 2242-S.
 PETITION FOR A SPECIAL PERMIT FOR A
 CONValesCENT HOME, HOSPITAL OR
 SANITARIUM

MARYLAND COLLEGE CORPORATION,
 PETITIONER

7 MAY 1952

ORDERED by the Zoning Commissioner of Baltimore County that a Special Permit is hereby granted to use the following described tracts of land for a hospital and/or sanitarium subject to the conditions, restrictions and regulations hereinafter set forth.

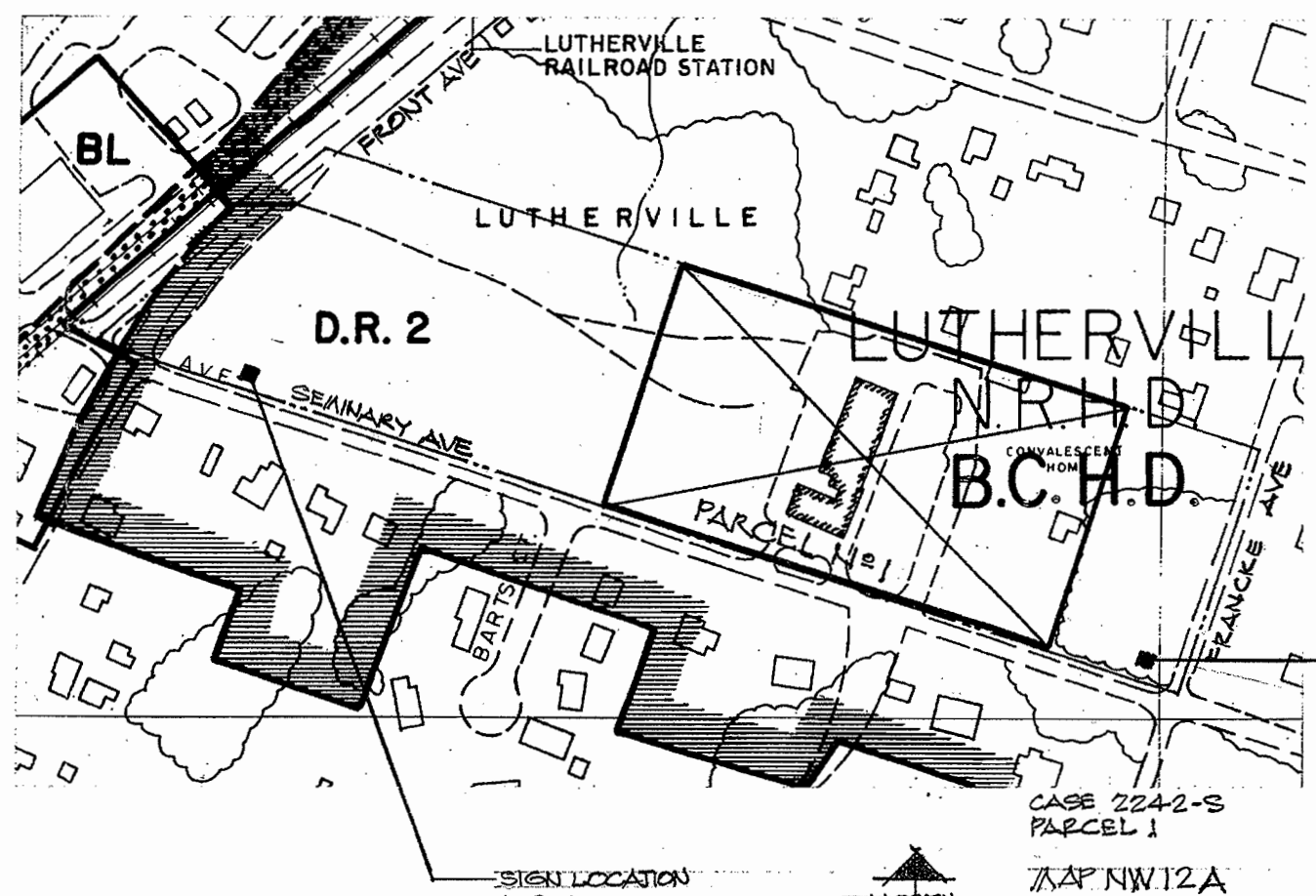
Parcel #1: Beginning 180 feet West of the centerline of Francke Avenue and running thence Westerly binding on the North side of Seminary Avenue 620 feet, thence Northerly at right angles to Seminary Avenue 330 feet, more or less, to the Northernmost outline of the property, thence Easterly along said Northernmost outline 620 feet more or less to a point 180 feet from the centerline of Francke Avenue, thence Southerly parallel with Francke Avenue, 330 feet, more or less, to the place of beginning.

(Note: Parcel #2 and #3 descriptions are of land south of Seminary Avenue that are no longer part of the College Manor property.)

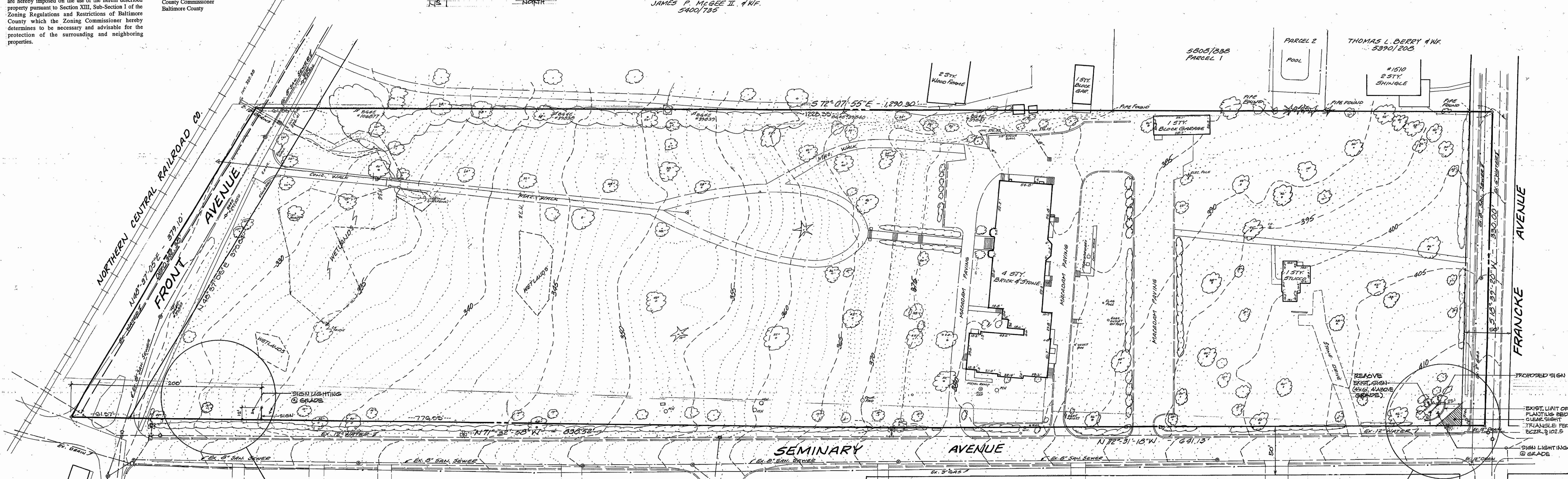
The following conditions, restrictions and regulations are hereby imposed on the use of the herein described property pursuant to Section XIII, Sub-Section 1 of the Zoning Regulations and Restrictions of Baltimore County which the Zoning Commissioner hereby determines to be necessary and advisable for the protection of the surrounding and neighboring properties.

- Any hospital or sanitarium which shall be conducted on the said property pursuant to this Special Permit shall not accept, keep or treat patients suffering from mental disease, patients suffering from the effects of excessive use of alcohol, patients suffering from addictions to narcotics or patients suffering from contagious diseases. The definition or classification of persons coming within these categories shall be as prescribed by the Maryland State Board of Health.
- Any new building which may hereafter be erected to be used for or in connection with said hospital or sanitarium shall have a setback from the property line of at least fifty (50) feet where said property line abuts a public street, and a setback of not less than seventy-five (75) feet where said property line abuts an adjoining tract. This restriction shall apply to the first and third lines of parcel #1, as described herein, the same being the Southernmost and Northernmost outlines of said parcel; (rest of paragraph relates to Parcels #2 and #3)
- That pursuant to the provisions of Section XIII, Sub-Section 1 of the Zoning Regulations and Restrictions of Baltimore County the petitioner is hereby required to enter into an agreement in writing with the Zoning Commissioner of Baltimore County and the County Commissioners of Baltimore County stipulating the conditions, restrictions and regulations governing the Special Permit, the time to be recorded among the Land Records of Baltimore County, a copy of said Agreement being filed herewith as a part of this Order.

(illegible signature)
 County Commissioner
 Baltimore County

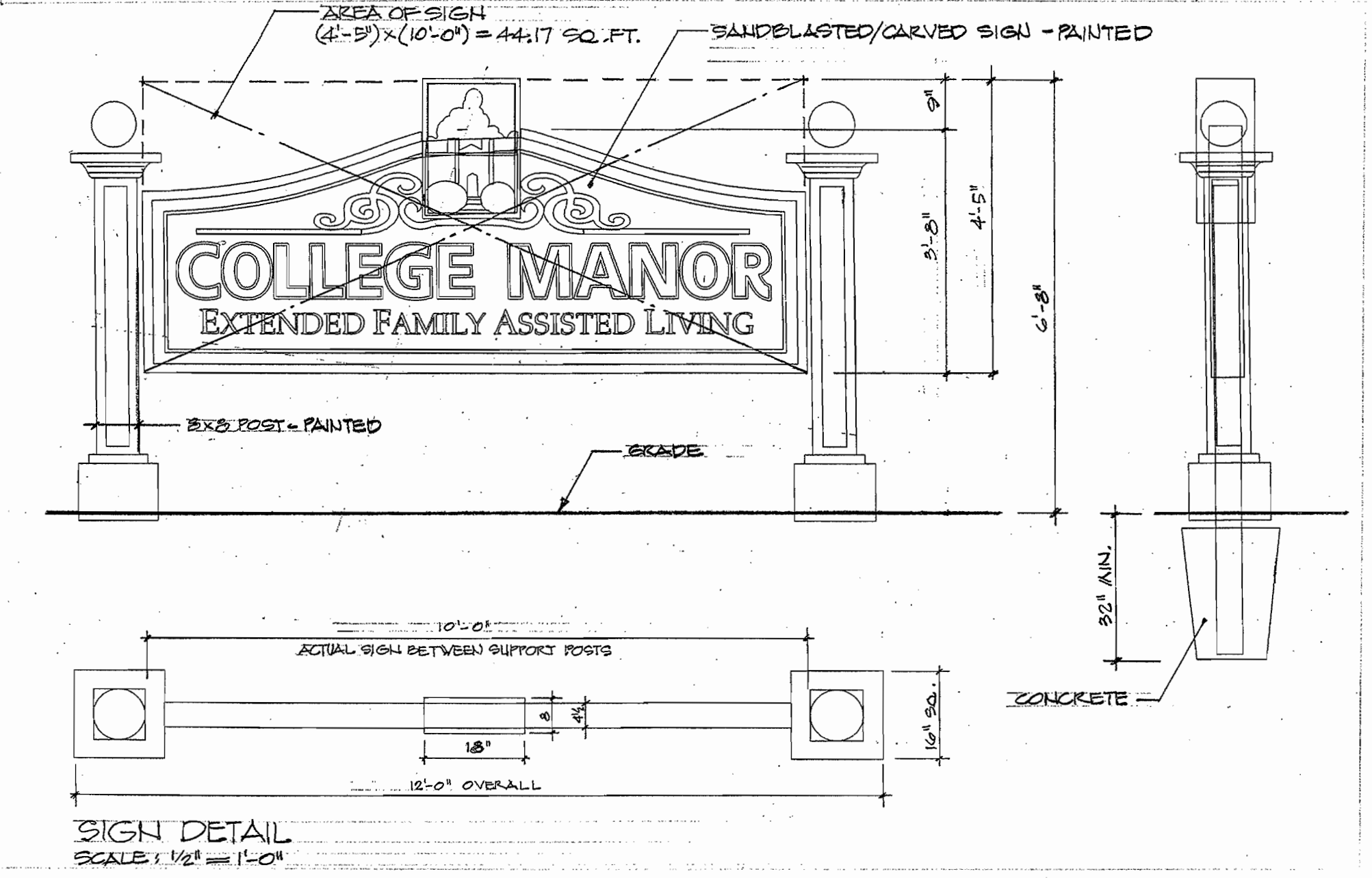


JAMES F. MCGEE II, P.E.
 5400/135



SIGN LOCATION
 No 1
 INSTALL DOUBLE-FACED SIGN PERPENDICULAR TO ROADWAY AS SHOWN. PROVIDE LIGHTING FOR BOTH SIGN FACES.

SIGN LOCATION
 No 2
 REMOVE EXISTING SIGN, INSTALL PROPOSED SIGN @ SOUTHEAST OF EXISTING AND OUT OF THE MIDDLE OF EXISTING NATURE POLICE. PROVIDE SIGN LIGHTING @ GRADE AS INDICATED.



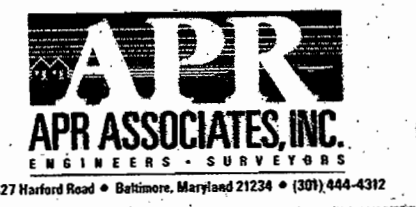
NOTE: ALL NOTATION APPEARING ON THIS DOCUMENT RELATIVE TO THE OWNER'S APPLICATION FOR A SIGN VARIANCE HAS BEEN ADVISED BY PENZA ASSOCIATES ARCHITECTS, INC., 401 WOODBOURNE AVE., BALTIMORE, MARYLAND 21212, (410) 435-6671, INCLUDING SIGN DETAIL, PROPOSED SIGN LOCATIONS & VICINITY MAP.
 PROPERTY IS CLASSIFIED AS AN ASSISTED-LIVING FACILITY IN A D.R. ZONE.

- NOTE:
- Bearings shown on this plat refer to the true meridian as established for the Baltimore County Metropolitan District.
 - Elevations are based on Baltimore County datum. Benchmark: Hub # 13014 - bottom of step - 5' above to College Manor Nursing Home - Elevation 303.03.
 - Area of Property: Total 10.834 ac. Bed of Front Ave. 0.404 ac. Net 10.070 acres.
 - Title Reference: Maryland College Corporation Liber 540, page 210.
 - This Property is not located in a Flood Hazard Zone. Firm Panel - 2400102490 Feb. 2, 1989 - Zone 4C

Red No 1
 ITEM #521

REVISED: 3-20-1991 - NOTE 5 ADDED
 REVISED: 5-10-1990 - WETLANDS SHOWN

PLAN TO ACCOMPANY
 PETITION FOR VARIANCE
 COLLEGE MANOR, INC.
 300 W. SEMINARY AVENUE, LUTHERVILLE, MARYLAND 21093
 8TH ELECTION DISTRICT, 4TH COUNTY COUNCIL DISTRICT, D.R. 2, ZONE 4C
 12 APRIL 2002



BOUNDARY AND TOPOGRAPHIC SURVEY PROPERTY OF COLLEGE MANOR, INC. SEMINARY AND FRANCKE AVE. 8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"=50' MARCH 19, 1989

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON, AND THAT THEY ARE LOCATED AS SHOWN.
 [Signature] 3-20-1991