IN THE MATTER OF THE APPLICATION OF GENERAL GERMAN AGED PEOPLES HOME OF BALTIMORE FOR VARIANCE ON PROPERTY LOCATED ON THE NE/S SOUTHERLY RD AT DISTANCE OF 290' E OF CENTERLINE OF TOWSONGATE RD (800 SOUTHERLY ROAD) 9TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT	* * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 03-334-A

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Nancy George, Appellant /Protestant, from a decision of the Deputy Zoning Commissioner dated May 19, 2003 in which the Petition for Variance was granted subject to restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed via facsimile on December 15, 2003 by Nancy George, Appellant /Protestant (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of December 15, 2003,

IT IS ORDERED this 9th day of January, 2004 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 03-334-A be and the same is hereby **DISMISSED**.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Panel Chairman

Melissa Moyer Adams

Edward W. Crizer, Jr.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

January 9, 2004

Ms. Nancy George
2 Southerly Court #603
Towson, MD 21286

RE: In the Matter of: *General German Aged Peoples Home of Baltimore* – Legal Owner
Case No. 03-334-A

Dear Ms. George:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco/tls

Kathleen C. Bianco
Administrator

Enclosure

c: J. Carroll Holzer, Esquire
G. Scott Barhight, Esquire
Dino LaFiandra, Esquire
Sal J. Molite, Jr., Exec. Director
General German Aged Peoples Home of Baltimore
Mitch Kellman /Daft-McCune-Walker
Drew Kepley / Greg Jones
Don Campbell
Tom Morell
George Gavarelis
Martin B. Ellis
People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR VARIANCE NE/S Southerly Road, 290' E centerline of Towsongate Road 9th Election District 4th Councilmanic District (800 Southerly Road) General German Aged Peoples Home of Baltimore *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-334-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, the "General German Aged Peoples Home of Baltimore". The variance request involves property located at 800 Southerly Road in the Towson area of Baltimore County. The property is the site of the existing "Edenwald Retirement Community". The Petitioner requests two variances. One variance is from Section 201.3.B, to allow a total building length of 815 ft. in lieu of the 205 ft. permitted and a second variance from Section 201.3.E, to allow an amenity open space ration of 0.07 in lieu of the minimum ratio of 0.2 required.

Appearing at the hearing on behalf of Edenwald, the Petitioner herein, were Sal Molite, Jr., President of the Edenwald Retirement Community, Mitch Kellman, appearing on behalf of Daft, McCune & Walker, the engineering firm who prepared the site plan of the property, Drew Kepley and Greg Jones, appearing on behalf of the architects involved in the project, and G. Scott Barhight, attorney at law, representing the Petitioner. Others appeared in support of Edenwald in their variance application. Appearing in opposition to the Petitioner's request were residents of the surrounding neighborhood, most if not all of whom reside at the Towsongate Condominium Complex located immediately to the east of the site to be developed.

ORDER RECEIVED FOR FILING
Date 5/19/03
By R. Jamison

Testimony and evidence indicated that the property, which is the subject of this variance request, is the home of the Edenwald Retirement Community, an 18-story retirement complex situated upon a gross acreage of 5.026 acres which is split-zoned OR1/RAE2. The property is located on the north side of Southerly Road east of the 18-story retirement complex.

Testifying in support of the Petitioner's request was Mr. Sal Molite, Jr., the current president of the Edenwald Retirement Community. Mr. Molite has been involved with Edenwald for the past 15 years. He indicated that Edenwald currently has 400 residents, the average age of which is 83.5 years. Edenwald is a full care community providing independent living, assisted living and comprehensive nursing care. Mr. Molite described Edenwald as a city within a community.

He explained further that Edenwald is closely regulated by State regulatory agencies and is a nationally accredited continuing care facility. In an effort to keep pace with market demands and other competitors in the Baltimore County area, Edenwald, who is owned and operated by The General German Aged Peoples Home of Baltimore, is interested in constructing an addition to the east side of their existing facility. The proposed addition is slated to contain 12 stories. The first four levels of the addition will comprise a new parking garage for the residents who live at Edenwald. In addition, within the first four levels of the expansion there is proposed to be located a new indoor swimming pool complex, as well as health and fitness facilities. The additional eight levels proposed to be constructed will contain private rooms for residents.

As is the case with all of these types of institutional/residential facilities, it is necessary for all services and structures to be interconnected to allow the residents who reside therein to move freely about all areas of the facility. For example, it is important for those residents who reside on the western end of the Edenwald facility to have free and easy access to the swimming

5/19/03 R. Jameson

pool, health and fitness facilities, which are proposed to be constructed on the east end. It is preferable that these residents be able to access these amenities without having to go out-of-doors and potentially into inclement weather. This requires the building to be interconnected and therefore drives the need for the variance for the length of the building to be 815 ft. in lieu of the permitted 205 ft.

Mr. Molite further testified that the 12-story addition proposed on the east end of Edenwald will create 54 additional rooms, which will be marketed to the general public as independent living units. The remainder of the additional rooms to be created in the expanded area are to house current Edenwald residents who, at this time, are situated in semi-private rooms. To explain further, Mr. Molite indicated that at the present time Edenwald is unable to offer a private room to those residents who are in need of assisted living. This expansion will allow the residents who fall into that category to have their own room providing them much needed privacy and a more comfortable environment. As stated previously, the net result, by virtue of this expansion, will be 54 new units. Mr. Molite testified that it shall be necessary for 70% of those 54 units to be pre-sold prior to the construction beginning on this proposed expansion.

Also testifying on behalf of the variance request was Mr. Drew Kepley. Mr. Kepley is employed by the architectural firm who has been hired to design this 12-story addition to Edenwald. Mr. Kepley testified that the appearance of the addition will match the existing improvements on the property and will be an appropriate transition between the 18-story building and the Towsongate Condominium Complex. Furthermore, in response to community concerns, Mr. Kepley testified that it is not possible to construct the parking garage underground at this location. Improvements cannot go underground due to the existence of the high water

5/1/96 R Jameson

table in this area. Therefore, Mr. Kepley testified that the expansion must rise a total of 12 stories above ground.

Also testifying in support of the Petitioner's variance request was Mr. Mitch Kellman, a representative of Daft, McCune & Walker. Mr. Kellman explained the variance requests in detail. He testified regarding the amount of amenity open space that the Petitioner proposes to provide on site. The narrow configuration of the property upon which Edenwald sits provides a limited area for open space. Therefore, the need for variance relief is generated.

Mr. Kellman stated that Edenwald does provide a great deal of amenity space to its residents within the confines of their building. This is the type of amenity space that does not satisfy the strict definition of "Amenity Open Space" contained within the Zoning Regulations. For example, the entire swimming pool area and the health and fitness facility, both of which are nice amenity space to these residents, do not satisfy the technical definition of "Amenity Open Space". Because of this, Edenwald gets no credit for these amenities they offer their residents. It should be noted that these residents who, as was testified to previously, have an average age of 83.5 years, are more likely to utilize the amenity space provided <u>indoors</u> at this facility as opposed to outdoor amenity open space which the Zoning Regulations require. This is especially true during the winter months and/or times of inclement weather. Therefore, while the Petitioner provides a great deal of amenity space to its residents, it fails to meet the technical definition and, therefore, the variance is necessary.

Mr. Kellman also testified regarding the requirement for building length. Mr. Kellman indicated that the Petitioner opted to proceed in an extremely conservative manner when asking for the variance relief for the building length. He testified that his office did not wish to take issue with the reviewers in the Zoning Office. Therefore, they have requested a variance as

3/19/03 R. Jameson

stated in the petition. This issue was clarified by Mr. George Gavrelis who appeared along with the residents from the neighboring Towsongate Condominiums. Mr. Gavrelis is a noted expert in planning and zoning. He has been involved in zoning and testified as an expert for almost 50 years. He testified, that based on his interpretation of the regulations, no variance was even necessary regarding the building length. For the most part, I agree with Mr. Gavrelis and would not question his interpretation. However, in an effort to consider this matter in a most conservative fashion, I shall entertain the variance request for the building length as requested in the petition.

As stated previously, many residents of the adjacent Towsongate Condominium Complex appeared out of concern for the expansion proposed by Edenwald. It was clearly demonstrated at the hearing that the relationship between Edenwald and its neighbor to the east, the Towsongate Condominium Community, is excellent. Many of the residents of the Towsongate Condominiums are prospective residents of Edenwald. Furthermore, Mr. Molite, President of Edenwald, opens the activities that occur at Edenwald on a regular basis to his neighbors at Towsongate. To that extent, these two neighbors have existed in relative harmony.

However, those citizens who appeared representing the residents of Towsongate are very much concerned over the 12-story addition proposed to be constructed. Traffic is of utmost concern for these residents. The entrance to the Towsongate community is located at the terminus of Southerly Road. Southerly Road also services the Edenwald complex and a separate parking lot owned by the Petitioner located on the South side of Southerly Road. If and when the 12-story addition is constructed, all points of access for the surface parking lot, as well as the Edenwald facility and the Towsongate community merge at the end of Southerly Road. The

Towsongate residents are very much concerned over the potential traffic problems that might exist if this is allowed to occur.

Petitioner's Exhibit No. 3, the site plan submitted into evidence and Protestant's Exhibit No. 1 illustrate the convergence of these access points at the end of Southerly Road. Further compounding the potential problem is the existence of a brick entrance wall that serves as an entrance marker to the Towsongate community. This brick wall impairs the vision of motorists as they exit the Towsongate community. The new entrance proposed to be installed by Edenwald is located a short distance on the opposite side of that brick wall. Therefore, the Towsongate residents request some assistance with the manner in which traffic is proposed to flow in and out of the Edenwald.

After considering the testimony and evidence offered by the Petitioner, as well as the residents of Towsongate, I find that the manner in which the access points are shown on the site plan are appropriate. However, based on the concerns raised, I find that the flow of traffic should be restricted to mitigate the adverse affects of the relocation of this entranceway into Edenwald. As was discussed at the hearing, I believe it should be appropriate for truck traffic and truck deliveries to be able to utilize the new access driveway located immediately adjacent to the Towsongate property for ingress and egress at all times. However, residential automobile traffic shall not be permitted to exit at that location. Residents, their guests and other automobile traffic shall be directed by appropriate signage to utilize the covered entrance driveway and exit the facility further to the west on Southerly Road. Only truck traffic, given their limited turn radius, shall be permitted to exit the Edenwald facility at its easternmost access point. All other passenger vehicles must be required to exit via the covered entrance driveway.

5/19/03 R. Jones

All vehicles, passenger as well as truck vehicles, shall be permitted to turn left into Edenwald using the easternmost access driveway. These vehicles can clearly see any oncoming traffic exiting Towsongate and can, therefore, yield proper right-of-way. This modification to the flow of traffic shall be imposed as a condition at the end of this Order.

Residents of Towsongate were also concerned over the entrance and exit point of the four-level garage facing their community. These residents are concerned that vehicles exiting the parking garage will cause their headlights to shine into the Towsongate community. In an effort to help mitigate the effects of these headlights, I shall require that appropriate landscaping methods be utilized by the developer which will prohibit headlights from shining into the Towsongate community. Either the developer shall extend the retaining wall to be constructed along the eastern boundary of their property to a height that would block the headlights, or appropriate landscaping should be done in this area of the property in an effort to achieve this goal. In any event, the Petitioner shall be required to submit a landscape plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval. He shall design the landscaping treatment along this edge of the property to buffer the new expansion and mitigate the impact that vehicles coming and going to the parking garage will have on the adjacent residential community.

The next area of concern raised by the residents of Towsongate involve the ground level parking lot located on the south side of Southerly Road, which area is zoned OR1. The parking lot is owned by Edenwald and utilized by that facility as an overflow parking lot. The residents of Towsongate testified that the parking lot is used quite frequently by residents, guests and employees of Edenwald. They fear that the addition to be constructed and the new apartments that will be created will cause a greater dependency on this overflow parking lot than that which

5/19/03 R. Jameson

exists today. They ask that this parking field be incorporated into the overall Edenwald project and allow that parking lot to remain, in the event parking problems evolve after the new addition is constructed.

The Towsongate residents also had a concern over where residents, employees and construction workers will park during the construction phase of the new addition. It is noted that the new addition to Edenwald is proposed to be constructed over a large ground level parking area that services the residents at this time. Once construction takes place, that parking lot will be eliminated and the residents will have to park elsewhere. The Protestants are concerned that a parking nightmare will be created once construction commences. They ask that this overflow parking lot be restricted to ensure that parking does not occur on Southerly Road or within the Towsongate community.

In response to this concern, the developer testified that once completed, the Edenwald facility will have enough parking to satisfy the requirements imposed upon them by the Baltimore County Zoning Regulations. No parking variance has been requested by Edenwald. This is the case as it exists today. However, many residents and employees utilize this parking lot on the south side of Southerly Road. Therefore, I find it is appropriate to restrict the use of the parking lot on the south side of Southerly Road in an appropriate fashion to ensure that the concerns of the Towsongate residents do not come to fruition. In addition to providing excess parking, the parking area also provides additional amenity open space where Edenwald residents and their neighbors walk their dogs or engage in passive recreation. Therefore, the preservation of the parking lot will serve two purposes; that being additional parking spaces and open space.

Other concerns were raised by the Protestants in attendance, some of which pertained to the inconvenience that will occur during the construction phase of this project. There is no

Date 3/19/03 L. Jones

doubt that a project of this magnitude will in essence cause inconvenience to those who live around this property. Mr. Molite, to his credit, has taken this into consideration and has begun implementing a plan that will help to reduce the effects that this construction project will have on the existing residents of Edenwald, as well as his neighbors to the east. Mr. Molite indicated that the general contractor who has been hired to build this addition is willing to shuttle their employees to and from the job site each day. This will provide a tremendous benefit and will go a long way to reduce the impact that the loss of this parking lot will have during construction. Mr. Molite also indicated that there would not be any parking of construction vehicles on Southerly Road, which is the only access road to Towsongate. Furthermore, the unloading of delivery vehicles shall occur on the Edenwald property and not from Southerly Road. In addition, construction deliveries to the property shall occur during reasonable hours. These concerns shall be addressed through the conditions and restrictions imposed at the end of this Order.

After considering the testimony and evidence offered at the hearing, I find that the variance request should be granted to allow the total building length to be 815 ft. and an amenity open space ratio of 0.07 in lieu of the 0.2 required. The evidence of the case presented at the hearing clearly showed a uniqueness to this property and that the Petitioner would suffer hardship in the event the variances were not granted. Accordingly, the Petition for Variance shall be granted subject to the conditions and restrictions imposed at the end of this Order.

THEREFORE, IT IS ORDERED this 19th day of May, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variances from Section 201.3.B of the Baltimore County Zoning Regulations, to allow a total building length of 815 ft. in lieu of the 205 ft. permitted and from Section 201.3.E of the Baltimore County Zoning Regulations, to allow an

5/19/03 R. Ignestri

amenity open space ration of 0.07 in lieu of the minimum ratio of 0.2 required, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner shall be required to install appropriate signage along the exit roadway located adjacent to and running parallel to their easternmost property line directing all passenger vehicles to exit the Edenwald property by and through the covered entrance way. That is, all passenger vehicles shall be required to exit onto Southerly Road further to the west. All large trucks that are unable to utilize the covered entrance driveway, either because of their turning radius or height restrictions, shall be permitted to exit by the easternmost access point which is situated closest to the Towsongate community. All vehicles, be they passenger vehicles or trucks, may be permitted to turn left from Southerly Road into the easternmost access point to the site. These left-turn movements should allow plenty of visibility to any oncoming traffic that might be exiting the Towsongate community. The signage that is to be utilized by Edenwald to direct traffic in this fashion shall be reviewed and approved by the Traffic Engineering Section of the Department of Public Works.

2. The Petitioner shall be required to submit a landscaping and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County. Mr. Harden shall review the lighting proposal for the Edenwald property to ensure that the lighting proposed will not adversely impact the residents of the Towsongate community. Furthermore, Mr. Harden shall review the landscape plan to ensure that appropriate screening is provided along the eastern property line which separates the Edenwald facility from the Towsongate community. As stated previously in the body of this Order, Mr. Harden may direct that the retaining wall be extended to shield the headlights from cars exiting the traffic garage from shining into the Towsongate community. In the alternative, appropriate evergreen screening may be utilized. This review and approval shall be within Mr. Harden's discretion.

3. The existing ground level parking lot located on the south side of Southerly Road which is currently utilized by Edenwald as overflow parking shall continue to serve in that fashion. This parking lot shall remain available to the residents of Edenwald, their guests and employees, even after the 12-story addition is completed. This parking lot will provide any necessary parking that may be needed once this facility is built out. Furthermore, it provides additional open space. In any event, this parking lot shall not be modified or altered without another public hearing being held in order to determine the appropriateness of any modification that may be proposed. Residents of the Towsongate community shall be permitted and must be notified of any modification that is proposed to be made to the existing parking lot. Naturally, they shall be invited to attend any future public hearing in the event Edenwald wishes to alter that parking situation.

ORDER RECEIVED FOR FILING
Date 5/19/03
By R. Jamestown

4. The contractor engaged to build the additions to the existing Edenwald facility shall be required to transport their employees to and from the job site in an effort to lessen the impact that this construction will have on the parking situation at this facility. There shall be no parking of vehicles belonging to construction workers and no construction delivery vehicles parked along Southerly Road during the construction phase of this project. All construction deliveries shall occur on the Edenwald property and must be made during reasonable hours.

5. The addition shall not be permitted to extend any taller than 12 stories as represented herein.

IT IS FURTHER ORDERED, that the Petitioner shall comply with the comment issued by the Office of Planning dated February 13, 2003, except that the project does not have to be reviewed by the Design Review Panel as stated in paragraph three of Planning's comment.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/19/03
R. Jameson

Baltimore County
Zoning Commissioner

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

May 19, 2003

G. Scott Barhight, Esquire
Dino C. La Fiandra, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, Suite 400
Towson, Maryland 21204

Re: Petition for Variance
Case No. 03-334-A
Property: 800 Southerly Road

Dear Messrs. Barhight & La Fiandra:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Copies to:

Sal J. Molite, Jr., Exec. Dir.
General German Aged Peoples Home of Balto.
800 Southerly Road
Towson, Maryland 21286

Drew Kepley
Greg Jones
305 S. Jefferson Street
Roanoke, VA 24011

Mitch Kellman
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21286

Don Campbell
2 Southerly Ct. #504
Towson, MD 21286

Tom Morell
3 Southerly Ct., #401
Towson, MD 21286

George Gavrelis
2 Southerly Court, #307
Towson, MD 21286

Nancy George
2 Southerly Ct., #603
Towson, MD 21286

Martin B. Ellis
2 Southerly Ct., #503
Towson, MD 21286

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 800 Southerly Road

which is presently zoned ORI/RAE2

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)

Please see attached.

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

To be shown 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:

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

Legal Owner(s):

General German Aged Peoples Home of Baltimore
Name - Type or Print

Signature

By: Sal J. Molite, Jr., Executive Director
Name - Type or Print

Signature

800 Southerly Road | 410-339-6000
Address | Telephone No.

Towson | MD | 21286
City | State | Zip Code

Attorney For Petitioner:

G. Scott Barhight, Esquire
Dino C. La Fiandra, Esquire
Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP
Company | 410-832-2000

210 W. Pennsylvania Ave., #400
Address | Telephone No.

Towson | MD | 21204
City | State | Zip Code

Representative to be Contacted:

Dino C. La Fiandra, Esquire
Name | 410-832-2000

210 W. Pennsylvania Ave., #400
Address | Telephone No.

Towson | MD | 21204
City | State | Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 03-334-A

Reviewed By JRF Date 1/17/03

REVISED 9/15/98

5/19/03

Petition for Variance

Continuation Sheet

Property Address: 800 Southerly Road, Towson, Maryland
Legal Owner / Petitioner: General German Aged Peoples Home of Baltimore

Request for Relief:

Variance from BCZR Section 201.3.B to allow a total building length of 815 feet in lieu of the 218 feet permitted.

205 TMK

Variance from BCZR Section 201.3.E to allow an amenity open space ratio of 0.07 in lieu of the minimum ratio of 0.2 required.

Practical Difficulty:

To be shown at hearing.

#334

Description to Accompany

Petition for Variance

Edenwald

Northeast side of Southerly Drive

West of Dulaney Valley Road

Ninth Election District, Baltimore County, Maryland

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Beginning for the same on the northeast side of Southerly Road at the end of the two following courses and distances measured from the intersection of the centerline of Southerly Road (50 feet wide) with the centerline of Towson Gate Drive (60 feet wide), (1) Southeasterly, 290 feet, more or less, along the centerline of Southerly Road, and thence leaving said centerline (2) Northeasterly, 25 feet to the point of beginning on the northeast side of said road, thence leaving said point of beginning and binding on the northeasterly side of Southerly Road, the four following courses and distances, viz: (1) Northwesterly, 116.78 feet along the arc of a curve to the left having a radius of 425.00 feet (the arc of said curve being subtended by a chord bearing North 55 degrees 07 minutes 42 seconds West 116.41 feet) to a point of tangency, thence (2) North 63 degrees 00 minutes 00 seconds West 439.52 feet to a point of curvature, thence (3) Northwesterly, 148.70 feet along the arc of a curve to the right having a radius of 355.00 feet (the arc of said curve being subtended by a chord bearing North 50 degrees 00 minutes 00 seconds West 147.67 feet) to a point of tangency, and thence (4) North 39 degrees 00 minutes 00 seconds West 56.32 feet, thence leaving said road and running for the seven following courses and distances, viz: (5) North 27 degrees 00 minutes 00 seconds East 169.63

#334

feet, thence (6) Southeasterly, 549.73 feet along the arc of a curve to the right having a radius of 2277.02 feet (the arc of said curve being subtended by a chord bearing South 64 degrees 45 minutes 48 seconds East 548.39 feet) to a point of compound curvature, thence (7) Southeasterly, 239.65 feet along the arc of a curve to the right having a radius of 1937.26 feet (the arc of said curve being subtended by a chord bearing South 54 degrees 18 minutes 11 seconds East 239.50 feet) to a point of tangency, thence (8) South 53 degrees 44 minutes 58 seconds East 96.19 feet, thence (9) South 42 degrees 44 minutes 37 seconds West 215.74 feet, thence (10) North 47 degrees 15 minutes 23 seconds West 68.85 feet, and thence (11) South 42 degrees 44 minutes 37 seconds West 16.00 feet to the point of beginning; containing 4.53 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 15, 2003

Project No. 81025.F (L81025.F)

STATE OF MARYLAND
ANTHONY JOSEPH
PROFESSIONAL LAND SURVEYOR
1/16/03

#334

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23851

DATE 6/19/03 ACCOUNT 001-000-6150

AMOUNT $ 50.00

RECEIVED FROM: Nancy Gorge

FOR: Appeal 03-351-A

500 Southerly Road

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS	DATE	TIME	DEPT
420/2003	6/19/2003	14:27:40	3

PAID BY: Nancy
RECEIPT # 23851 6/20/2003 BCIR
PAID: 5 623 [illegible] [illegible]
CC NO. [illegible]

Paid In $50.00
500.00 CR .00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20441

DATE 1-17-03 ACCOUNT 001-006-615 0

AMOUNT $ 325.00

RECEIVED FROM: Whitefield Taylor & Prosba
400 Southerly Rd.

FOR: VARIANCE Item # 334
Zoning: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME
1/21/2003 1/17/2003 15:11:00
REG WBG WHITN KNOWN DRAWER 4
>RECEIPT # 12624 1/21/2003 OFLM
Dept 3 528 ZONING VERIFICATION
CK NO. 02040
Recpt Tot $325.00
325.00 CK .00 CA
Baltimore County, Maryland

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: #03-334-A
800 Southerly Road
N/east side of Southerly Road at the distance of 290 feet east of the centerline of Towsongate Road
9th Election District - 4th Councilmanic District
Legal Owner(s): General German Aged Peoples Home of Baltimore

Variance: to permit a total building length of 815 feet in lieu of the 218 feet permitted. To allow an amenity open space ratio of 0.07 in lieu of the minimum ratio of 0.2 required.

Hearing: Tuesday, March 18, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 3/603 March 4 C590673

CERTIFICATE OF PUBLICATION

3/6/, 2003

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 3/4/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

P. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-334-A

Petitioner/Developer: GENERAL GERMAN AGED PEOPLES HOME OF BALTIMORE

Date of Hearing/Closing: 3/18/03

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

Attention: MS. BECKY HART

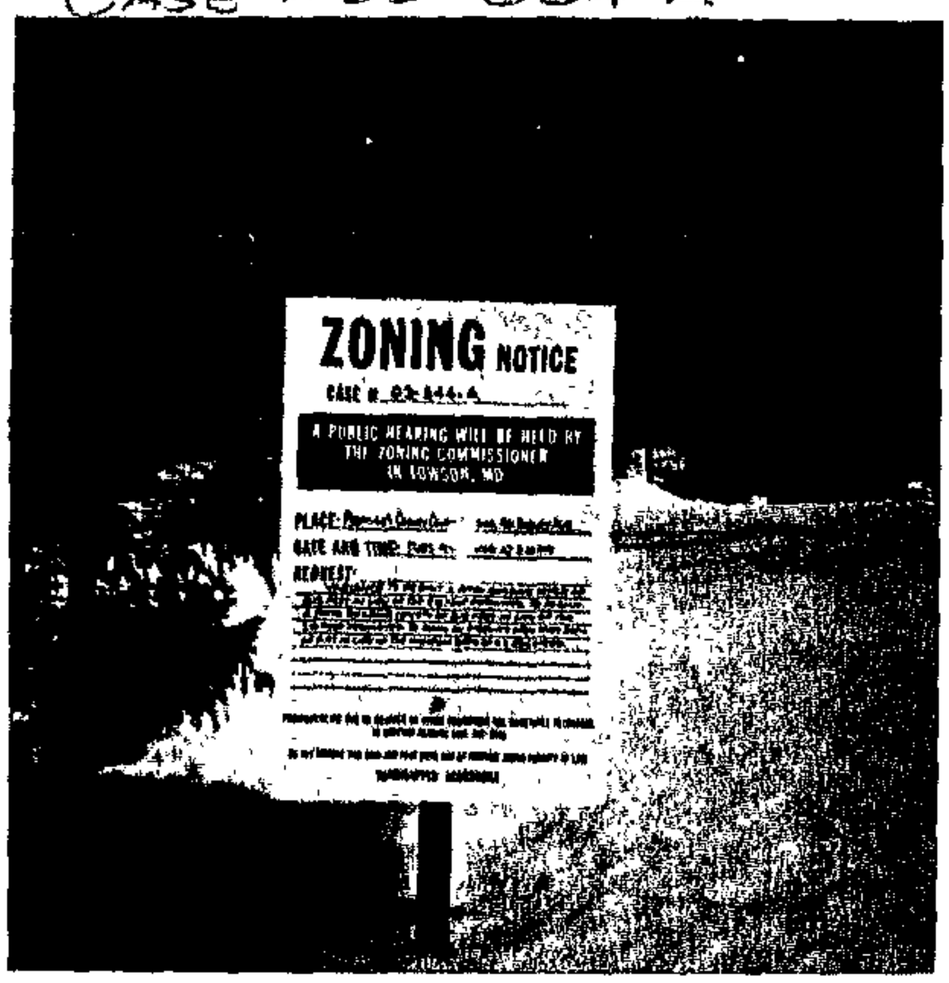
Ladies and Gentlemen:

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

800 SOUTHERLY RD.

The sign(s) were posted on 3/3/03
(Month, Day, Year)

CASE # 03-334-A



800 SOUTHERLY RD.
POSTED 3/3/03
3/3/03

Sincerely,

3/3/03
(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)

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-334-A

General German Aged Peoples Home of Baltimore - LEGAL OWNERS

800 Southerly Road, Towson

9th ELECTION DISTRICT

APPEALED: 6/18/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-334-A

General German Aged Peoples Home of Baltimore - LEGAL OWNERS

800 Southerly Road, Towson

9th ELECTION DISTRICT APPEALED: 6/18/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 03-334-A

Petitioner/Developer:

This is to certify that the necessary appeal sign was posted conspicuously on the property located at: 800 Southerly Rd.

The sign was posted on 8/5, 2003

By: Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

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: 03-334-A

Petitioner: General German Aged Peoples Home of Baltimore

Address or Location: 800 Southerly Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. LaFiandra, Esquire

Address: 210 W. Pennsylvania Ave, #400
Towson, MD 21204

Telephone Number: 410-832-2084

Revised 2/20/98 - SCJ

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

January 30, 2003

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: 03-334-A
800 Southerly Road
N/east side of Southerly Road at the distance of 290 feet east of the centerline of Towsongate Road
9th Election District – 4th Councilmanic District
Legal Owner: General German Aged Peoples Home of Baltimore

Variance to permit a total building length of 815 feet in lieu of the 218 feet permitted. To permit a total building length of 815 feet in lieu of the 218 feet permitted. To allow an amenity open space ratio of 0.07 in lieu of the minimum ratio of 0.2 required.

Hearings: Tuesday, March 18, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: G. Scott Barhight, Dino La Fiandra, Whiteford, Taylor & Preston, 210 West Pennsylvania Avenue, #400, Towson 21204
General German Aged Peoples Homes of Baltimore, Sal J. Molite, Jr., Executive Director, 800 Southerly Road, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 3, 2003.**
(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.

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

W/D by Appellants 12/15/03

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

September 23, 2003

NOTICE OF ASSIGNMENT

CASE #: 03-334-A

IN THE MATTER OF: GENERAL GERMAN AGED PEOPLES HOME OF BALTIMORE -Legal Owners /Petitioners
800 Southerly Road
9th Election District; 4th Councilmanic District

5/14/2003 – D.Z.C.'s Order in which Petition for Variance was GRANTED with restrictions.

ASSIGNED FOR: **WEDNESDAY, JANUARY 28, 2004 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Counsel for Appellant /Protestant : J. Carroll Holzer, Esquire
Appellant /Protestant : Nancy George

Counsel for Petitioner : G. Scott Barhight, Esquire
Dino LaFiandra, Esquire

Petitioner : Sal J. Molite, Jr., Exec. Director
General German Aged Peoples Home of Baltimore

Mitch Kellman /Daft-McCune-Walker
Drew Kepley / Greg Jones

Don Campbell
Tom Morell
George Gavarelis
Martin B. Ellis

People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

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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

March 14, 2003

G. Scott Barhight, Esquire
Dino C. LaFiandra, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, Suite 200
Towson, MD 21204

Dear Mr. Barhight, and Mr. LaFiandra:

RE: Case Number: 03-334-A, 800 Southerly Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 17, 2003.

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:klm

Enclosures

c: People's Counsel
General German Aged Peoples Home of Baltimore, Sal J. Molite, Jr. Executive Director,
800 Southerly Road, Towson MD 21286

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SHA
Driven to Excel
State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION
Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 1. 28. 03

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

RE: Baltimore County
Item No. 334 JRF

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.: 326-329, 331-338 334

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 13, 2003

RECEIVED
FEB 20 2003
ZONING COMMISSIONER

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

SUBJECT: 800 Southerly Road

INFORMATION:

Item Number: 03-334

Petitioner: General German Aged Peoples Home of Baltimore

Zoning: ORI/RAE2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a total building length of 815 feet in lieu of the maximum permitted 218 feet, and to allow an amenity open space ratio of 0.07 in lieu of the required 0.2 contingent upon the following:

1. Should the existing chain-link fence that separates the Edenwald property from the Goucher College property be part of the property for which the variance is requested, it should be replaced with a decorative fence such as a faux wrought iron fence.
2. The two dumpsters that are located in the rear of the Edenwald building should be screened with a brick wall.
3. The subject site falls within the Towson Design Review Panel Area and is therefore subject to review by this panel. Any comments generated from this review should be incorporated as condition(s) for approval. As such, the Zoning Commissioner should withhold final decision on the subject request until the Design Review Panel issues their comments.

Prepared by: Marsha A Cummings

Section Chief: Lynn Lochar
AFK/LL:MAC:

5/19/03 R. Jameson

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TZT

DATE: February 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

298, 326, 328, 329, 331, 334-338

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 24, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 3, 2003
Item Nos. 298, 326, 327, 328, 329,
330, 331, 332, 334, 335, 336, 337,
and 338

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

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

June 23, 2003

Mr. Scott Barheight
Mr. Dino La Fiandra
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, # 400
Towson, MD 21203

Dear Messrs. Barheight, and La Fiandra:

RE: Case No. 03-334-A

Please be advised that an appeal of the above-referenced case was filed in this office on June 18, 2003. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco
Director

KT:rlh

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Nancy George, 2 Southerly Court, # 603, Towson 21286
General German Aged Peoples Home of Baltimore

RECEIVED
JUN 2 4 2003
BALTIMORE COUNTY
BOARD OF APPEALS

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APPEAL

Petition for Variance
N/east side of Southerly Road at the distance of 290 feet east of the centerline of Towsongate Road
800 Southerly Road
9TH ED – 4th CD
General Aged Peoples Home of Baltimore – Legal Owner

Herman Case No.: 03-334-A

Petition for ~~Special Hearing~~ (January 17, 2003)

Zoning Description of Property

Notice of Zoning Hearing (January 30, 2003)

Certification of Publication (The Jeffersonian issue March 4, 2003)

Certificate of Posting (March 3, 2003 by Richard Hoffman)

Entry of Appearance by People's Counsel (January 31, 2003)

Petitioner(s) Sign-In Sheet
2 Sheets

Protestant(s) Sign-In Sheet
1 Sheet

Citizen(s) Sign-In Sheet
2 Sheets

RECEIVED
JUN 24 2003
BALTIMORE COUNTY
BOARD OF APPEALS

Zoning Advisory Committee Comments

Petitioners' Exhibit
1. Plan to accompany Petition for Variance-Edenwald
2. Edenwald-Amenity Area Analysis
3. Plan to accompany Petition for Variance
4. Exhibit to accompany Petition for variance calculation of amenity open space

Protestants' Exhibits:
1. 1a-e Photographic exhibits
2. 3rd Amended Final Development Plan-Towson Gate Condominiums
3. Plan to accompany Petition for Variance
4. A list of opposition signatures
5. Map quest

Miscellaneous (Not Marked as Exhibit)
1. Letter from Greater Towson Committee to Mr. Schmidt

Deputy Zoning Commissioner's Order (May 19, 2003) – GRANTED subject to following restrictions

Notice of Appeal received on June 18, 2003 from Nancy George, 2 Southerly Ct. #603 Towson, Md 21286

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
G. Scott Barheight and Dino La Fiandra, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, #400, Towson 21204

date sent June 23, 2003 rlh

Entered appearance on behalf of Appellant:
J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Md 21286

Case No. 03-334-A

In the Matter of: General Aged Peoples Home of Baltimore –Legal Owner /Petitioner

VAR –To allow total bldg length of 815' ilo 205' permitted and to allow amenity open space ratio of 0.07 ilo minimum ration of 0.2 required.

5/19/03–D.Z.C.'s Order in which Petition for Variance was GRANTED subject to restrictions.

7/11/03 – FAX from J. Carroll Holzer, Esquire – entering appearance on behalf of Nancy George, Appellant; requesting that all correspondence, notices, etc. be directed to him. File so noted.

9/23/03 -Notice of Assignment sent to following; assigned for hearing on Wednesday, January 28, 2004 at 10 a.m.:

J. Carroll Holzer, Esquire
Nancy George
G. Scott Barhight, Esquire
Dino LaFiandra, Esquire
Sal J. Molite, Jr., Exec. Director
General German Aged Peoples Home of Baltimore
Mitch Kellman /Daft-McCune-Walker
Drew Kepley / Greg Jones
Don Campbell
Tom Morell
George Gavarelis
Martin B. Ellis
People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

12/15/03 – Letter of withdrawal of appeal received via FAX from Nancy George, Appellant. Order of Dismissal to be issued. (possible use of date or portion thereof for Jung appeal, if request for change in hearing date is received within one week)

GREATER TOWSON COMMITTEE, INC.

Formerly Towson Development Corporation
23 W. Chesapeake Avenue
Towson, Maryland 21204
410-825-2211

RECEIVED
MAR 12 2003
ZONING COMMISSIONER

March 12, 2003

Sir

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Dear Mr. Schmidt:

At its most recent Executive Committee meeting, The Greater Towson Committee, Inc. voted unanimously to support the proposed expansion of the Edenwald property and its request for variances.

(#03-334-A)

This expansion will add 65 mixed-use units to the density of the existing Edenwald campus. This expansion is well within the permitted density unit's limit of 402.08. With the existing units, the total new density units will be 265.25. The residents will be consumers of retail and restaurant establishments in Towson and they will add to the stability of the community.

The GTC Towson Development Opportunity Plan supports this type of development as well as other growth and revitalization activities in the Towson area.

GTC specifically requests that the variances requested by Edenwald be approved.

Sincerely,

Donald N. McCulloh, Sr.

Donald N. McCulloh, Sr.
Executive Director

cc: Stuart D. Kaplow, Esquire
Dino LaFiandra, Esquire

HOLZER

& LEE

LAW OFFICES
J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989
THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING
508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

July 11, 2003
 # 7422

VIA FAX 410-887-3182
Kathleen Bianco, Administrator
Board of Appeals
400 Washington Ave. Room 49
Towson, MD 21204

Re: Appeal of Case No. 03-334-A
Petition for Variance, 800 Southerly Road
General German Aged Peoples Home of Baltimore

Dear Ms. Bianco:

Please be advised by way of this letter that I represent the Appellant Nancy George in the above captioned matter and am hereby entering my appearance. Please direct all correspondence, notices, etc. to me relative to the appeal.

If you have any questions, I can be reached at 410-825-6961. I appreciate your assistance and cooperation as always.

Very truly yours,

J. Carroll Holzer

J. Carroll Holzer

Enclosure

JCH: bdm

RECEIVED
JUL 15 2003
BALTIMORE COUNTY
BOARD OF APPEALS

cc: Scott Barhight, Esq.
Nancy George

H:\Letters\Kathleen Bianco-Nancy George-Edenwald.doc

June 18, 2003

Dear Mr. Arnold Jablon,

I am unhappy with the decision and I want to appeal Case Number: 03-334-A.

Please find the attached check of $300 for the associated fee.

Thank You.

Sincerely,

Nancy George

Nancy George
2 Southerly Court, # 603
Towson, MD 21286
410-321-5814

RECEIVED
JUN 1 8 2003
Per...bb.....

Board of Appeals
Attn: Administrative Assistant Kathy Bianco
And
Mr. Timothy Kotroko, Director of Permits and development Management

December 11, 2003

Re: Case # 03-334-A

All,

I desire to withdraw my appeal in above captioned case.

RECEIVED
DEC 15 2003
BALTIMORE COUNTY
BOARD OF APPEALS

Regards,

Nancy George

Nancy George
2 Southerly Court, Suite 603
Towson, MD21286

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: March 11, 2004

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton trs
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
03-334-A	*03-334-A*	GENERAL GERMAN AGED PEOPLES HOME OF BALTIMORE	800 SOUTHERLY ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

* Mail to these people who have an * next to their name

Case Number 03-334-A

Edenwald
800 Southerly Rd.

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
* DON CAMPBELL	2 SOUTHERLY CT #504	TOWSON	21286
* TOM MORELL	3 SOUTHERLY CT # 401	TOWSON	21286
J. WM. FEGELSTON	1 SOUTHERLY CT # 303	"	"
JULIAN PAUL	3 SOUTHERLY CT. # 609	TOWSON	21286
R.W. JOHNSON	1 SOUTHERLY CT. #107	TOWSON	21286
MARTIN B. ELLIS	2 SOUTHERLY COURT UNIT 503	TOWSON	21286
* GEORGE E. GAVRELIS	" Unit 307	"	"
* Nancy George	2 Southerly Ct #603	Towson	21286
JOSEPH ROSELLINI	2 SOUTHERLY #105	TOWSON	21286
Michael Bowers	2 SOUTHERLY #604	TOWSON	21286

Revised 4/17/00

PLEASE PRINT CLEARLY

CASE NAME 03-334-A
CASE NUMBER 800 Southerly Rd
DATE 3/18/03

CITIZEN'S SIGN-IN SHEET

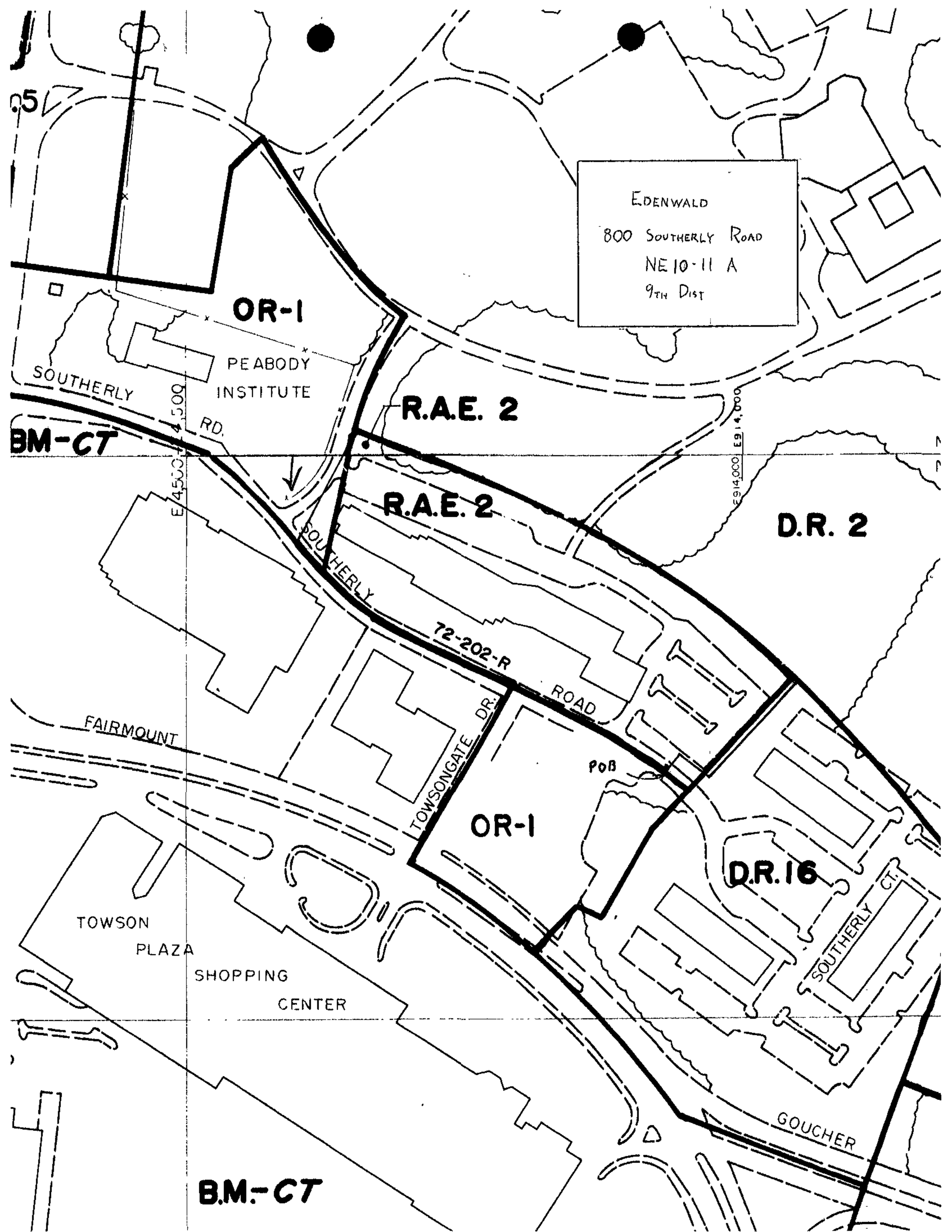
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DR. VIRA FROEHLINGER	1 Southerly Ct #608	Towson, MD 21286	-0-
Rita Hundley	2 Southerly Ct 108	Towson MD 21286	ritaperk@aol.com
Virginia Griffin	3 Southerly Ct. #301	Balto MD 21286	
[illegible] Lynch	1 Southerly Ct #408	Towson MD 21286	
Ruth Roy	1 Southerly Ct #623	Towson MD 21286	RUC02222@AOL.COM
JOHN FREDERICK	3 SOUTHERLY CT. #501	TOWSON MD 21286	
MARTIN B. ELLIS	2 SOUTHERLY CT. UNIT 503	TOWSON, MD 21286	mellis@shumakerwilliams.com
DONALD MEYERS	1 SOUTHERLY CT UNIT 205	TOWSON MD 21286	

PLEASE PRINT CLEARLY

CASE NAME 03-334-A
CASE NUMBER 800 Southerly Rd
DATE 3/18/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Don Campbell	2 Southerly Ct #504	Towson, Md 21286	
TOM MORELL	3 SOUTHERLY CT #401	TOWSON, MD 21286	
JOE HICKEY	3 " " #203	" " "	
George E. Gavrick	2 " #307	"	vze2prdy@verizon.n[illegible]
SHARON MORELL	3 SOUTHERLY CT #401	TOWSON, MD 21286	
Norval D. Haugh	2 Southerly ct #308	Towson, Md. 21286	
Robert W. Johnson	1 Southerly #107	" "	
NANCY GEORGE	2 Southerly CT #603	TOWSON MD 2286	
Nancy Secrest	2 Southerly Ct. #608	Towson, Md. 21286	
Pamela R. Hasskamp	3 Southerly ct #105	Towson, MD 21286	
Martha Kerr	1 Southerly Ct. #503	Towson, Md. 21286	
FRED MOTT	3 Southerly CT - #203	TOWSON MD 21286	
GENEVA MOTT	3 SOUTHERLY #203	TOWSON, MD 21286	
VIRGINIA M HOOK	3 Southerly #206	TOWSON, MD 21286	
MADELYN PEASE	3 SOUTHERLY #403	TOWSON, MD. 21286	


EDENWALD
800 SOUTHERLY ROAD
NE 10-11 A
9TH DIST
OR-1
PEABODY
INSTITUTE
SOUTHERLY
RD.
BM-CT
E 4500 4,500
R.A.E. 2
R.A.E. 2
E914,000
D.R. 2
SOUTHERLY
72-202-R
ROAD
FAIRMOUNT
TOWSONGATE DR.
POB
OR-1
D.R.16
SOUTHERLY CT.
TOWSON
PLAZA
SHOPPING
CENTER
GOUCHER
B.M.-CT

RE:	PETITION FOR VARIANCE 800 Southerly Rd; NS/side of Southerly Rd 290ft E ctrline Towsongate Rd 9th Election District 4th Councilmanic District Legal Owner(s): General German Aged Peoples Home of Baltimore; Sal J. Molite, Jr., Executive Director Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-334-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 31st day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Dino LaFiandra, Esquire & G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MAPQUEST.

Home Help

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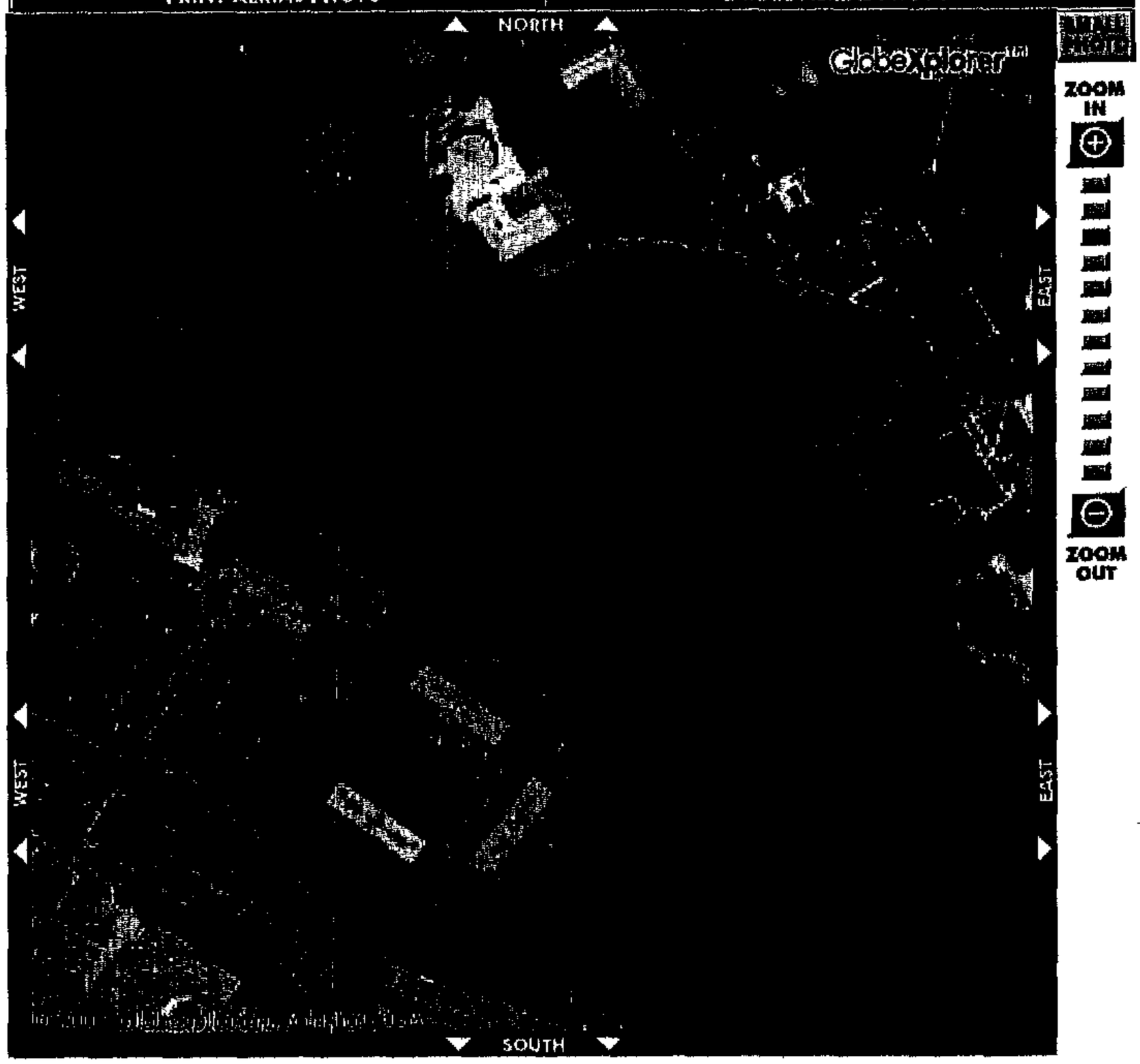

CLICKING ON PHOTO WILL: Zoom In Re-center

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NAVTECH

Prot Ex #5

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Pet Ex #2

EDENWALD – Amenity Area Analysis

NEW TOWER
Total Amenity Area New Tower: 51033 square feet

First Floor

Space	Square Feet
Wellness Center	6079
Courtyard	519
Health Lounge	575
Chapel	877
Administration	1179
Other Support Spaces	4291
Total First Floor	**13,520**

Second Floor

Space	Square Feet
Track	1083
Amenity Support Areas	2203
Total Second Floor	**3286**

Third Floor

Space	Square Feet
Amenity Support Areas	888
Total Third Floor	**888**

Fourth Floor

Space	Square Feet
Amenity Support Areas	640
Total Fourth Floor	**640**

Fifth Floor

Space	Square Feet
Lounge	197
Dining	1079
Amenity Support Areas	3543
Total Fifth Floor	***4819***

Sixth Floor

Space	Square Feet
Lounge	197
Activity	863
Amenity Support Areas	3543
Total Sixth Floor	**4603**

Seventh Thru Twelfth Floors

Space	Square Feet
Amenity Support 7th Fl.	2490
Amenity Support 8th Fl.	2565
Amenity Support 9th Fl.	2565
Amenity Support 10th Fl.	2565
Amenity Support 11th Fl.	2565
Amenity Support 12th Fl.	2589
Total 8th Thru 12th Fl.	**15,339**

Balconies

Space	Square Feet
Total Per Floor	1323
Total Balcony Space	**(6 floors) 7938**

HEALTHCARE BUILDING
Total Amenity Area Healthcare Building: 10,242 square feet

First Floor - East

Space	Square Feet
Clinic	1367
Existing Servery	3531

First Floor – West

Space	Square Feet
Balcony	517
Patio	555

Second Floor - East

Space	Square Feet
Exam Rooms Waiting etc.	1089
Therapy	1162
Existing Beauty	269
Amenity Support Areas	1186

Second Floor - West

Space	Square Feet
Secure Balcony	555

EXISTING BUILDING
Total Amenity Area Existing Building: 23,760 square feet

First Floor

Space	Square Feet
Dining	6863
Lobby	966
Kitchen	1005
Gift Shop	700
General Store	644
Craft Rooms	1800

Second Floor

Space	Square Feet
Small Lounge & Private Dining	1528
Board Room	621
Music Room	417
Support Spaces	36

Balconies

Space	Square Feet
Total Balcony Space	**8520**

Total Amenity Area in All Buildings: 85,035 square feet.

Pro Ex #4

We oppose the proposed expansion of Edenwald as defined and the proposed variances.	
Signature	**Location**
Nancy George	2 - #603
Nancy Seeger	2 - #608
Elizabeth Carey	2 - #601
Georgia Morgan	2 - #601
[illegible]	2# 303
Lucia Blakitis	2# 303
Mary A. Behm	2# 301
Harry Thorr Haugh	2# 308
Lois Macks	2 - 607
Rosemary Lizzani	#2 - 507
Susan C. Bain	#2 - 407
Mary Field Archart	#2 - 304
Harriet Mead	#2 - 205
Pam Rosellini	#2 - 105
Faye Varlas	#2 - 104
E. Cy	2 - 305
Virginia Griffin	#3 - 301
Jacque Zeidler	#1 - 408
[illegible]	#1 605
[illegible]	#3 402
Thomas P. Keating	#2 107
Catherine W. Keating	#2 107
Lois Macks	#2 607
Concetta Sangiorgi	#4 408
Sebastian Sangiorgi	#4 408
Joseph Rosellini	#2 105

We oppose the proposed expansion of Edenwald as defined and the proposed variances.

Signature	Location
Mary B. Cowan	1-102
Raymond L. Shane	1-103
Charles R. Quinn	1-208
Donald B. Meyers	1-205
Deborah M. Hickey	1-203
Janet R. Krieger	1-304
Edith B. Horney	1-306
Ellen Brown	1-306
Hazel O. Cicale	1-405
Mary C. Mansperger	1-607
Eric DeDeau	1-604
Dortha N. Kerr	1-503
Virginia B. Dentry	1-505
Sophie G. Jordan	3-108
S. Jones Dickinson	3-106
Virginia Dickinson	3-106
Carolyn Kolouf	3-103
Fred Mottz	3-203
Geneva L. Mott	3-203
Mary Cordegne	3-308
Nancy Crabbin	3-406
E. LaRue Baker / Debra Baker	3-408
Madelyn Pearce	3-403
Sibylle Chalich	3-407
Ruth Hundley	2-108
Pamela Hasselkamp	3-105

We oppose the proposed expansion of Edenwald as defined and the proposed variances.

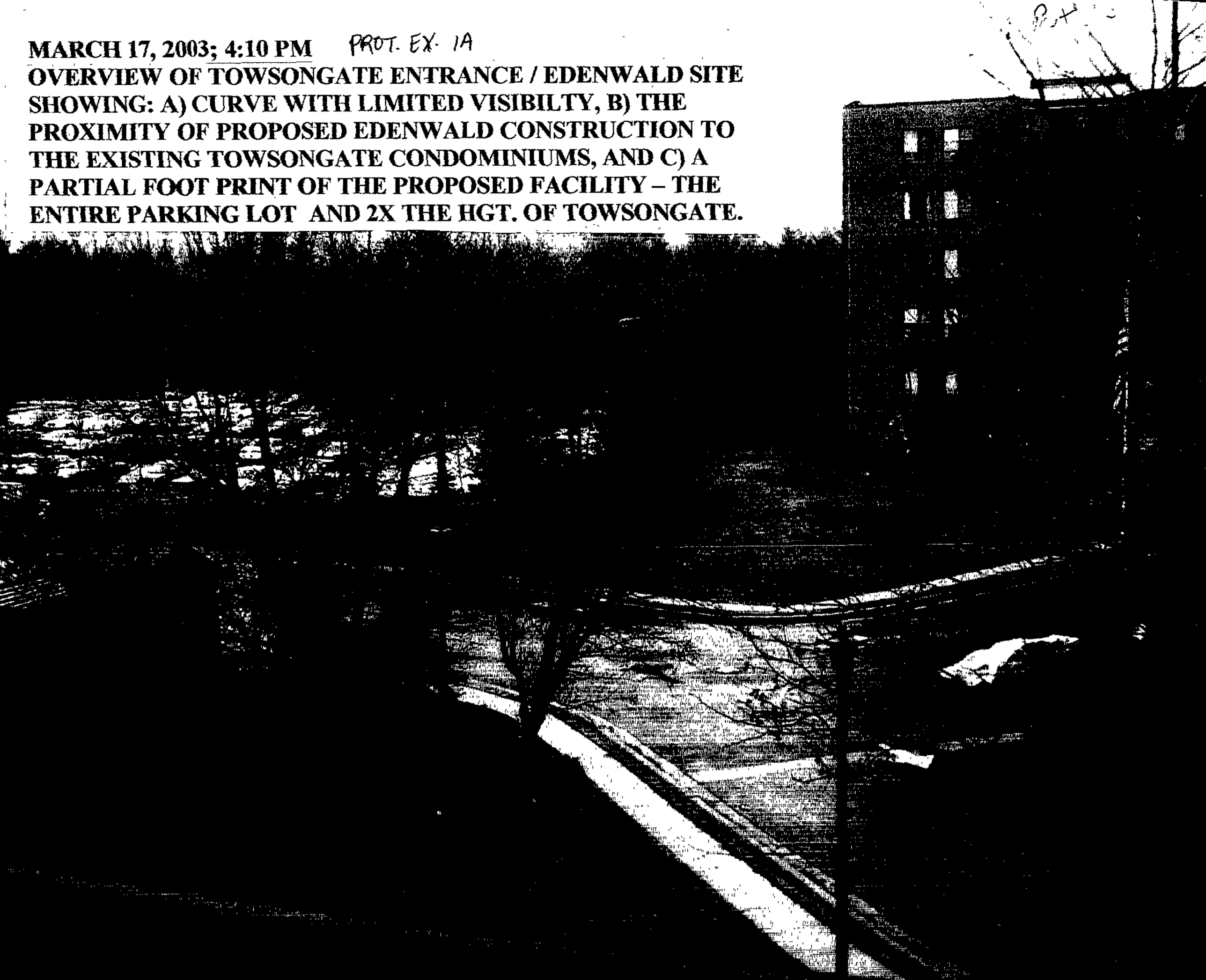
Signature	Location
Julian Paul	3 SOUTHERLY CT. #601
Helen Field	3 Southerly Ct #505

We oppose the proposed expansion of Edenwald as defined and the proposed variances.

Signature	Location
Lucette Bowers	2 Simulty Ct #604 Towson MD 21286
Mr. & Mrs. Thomas Koenig	#107

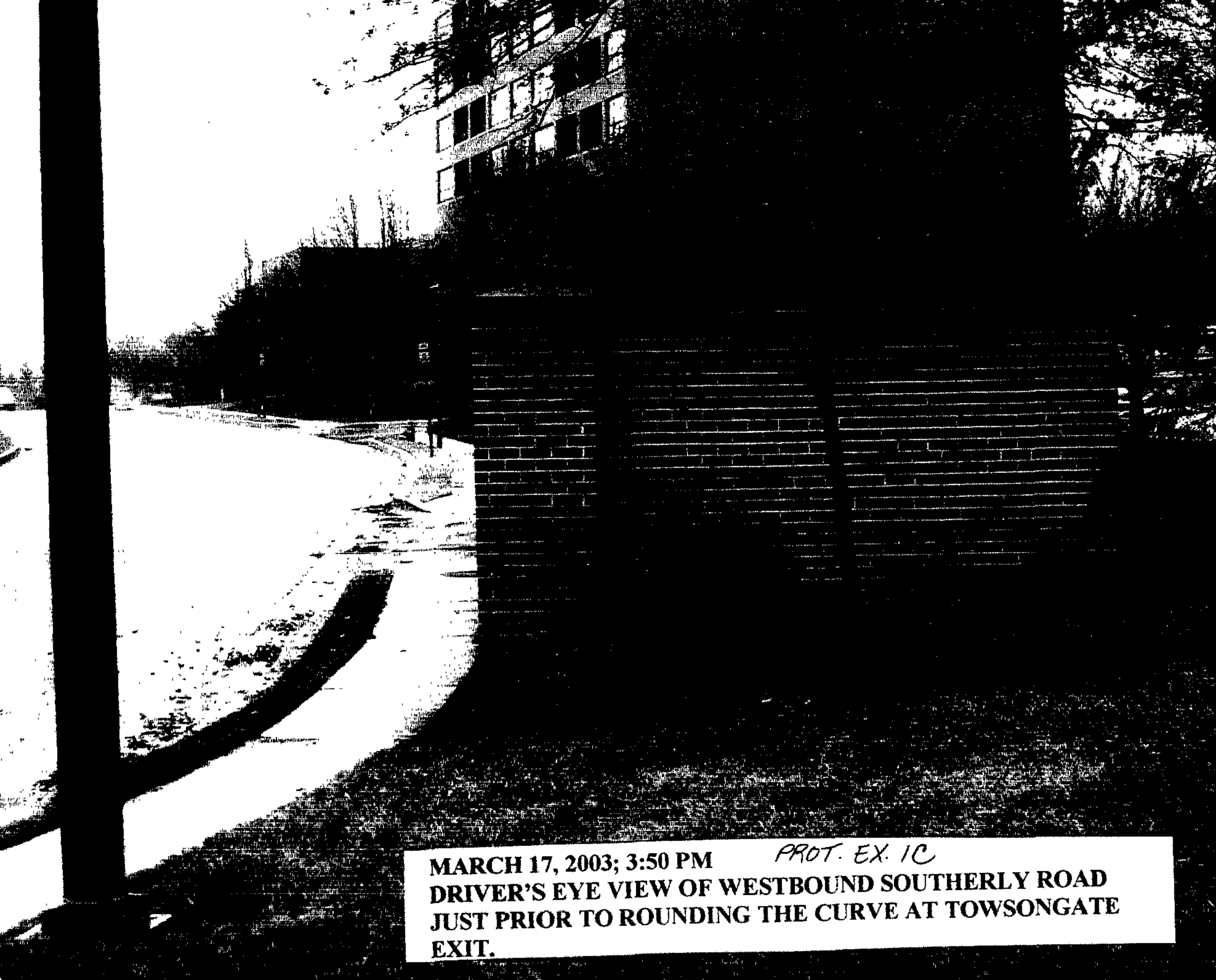
MARCH 17, 2003; 4:10 PM PROT. EX. 1A

OVERVIEW OF TOWSONGATE ENTRANCE / EDENWALD SITE SHOWING: A) CURVE WITH LIMITED VISIBILTY, B) THE PROXIMITY OF PROPOSED EDENWALD CONSTRUCTION TO THE EXISTING TOWSONGATE CONDOMINIUMS, AND C) A PARTIAL FOOT PRINT OF THE PROPOSED FACILITY – THE ENTIRE PARKING LOT AND 2X THE HGT. OF TOWSONGATE.

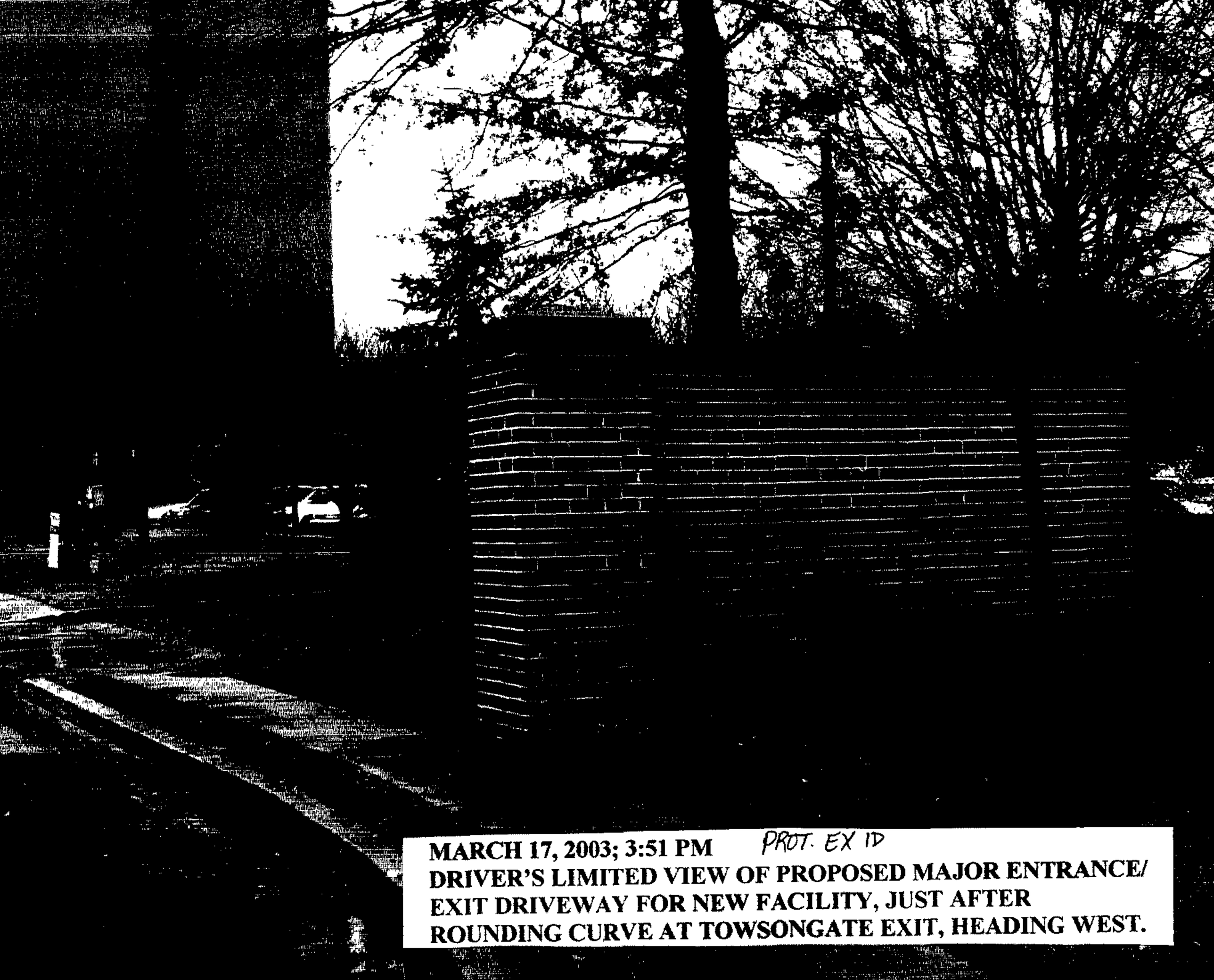


MARCH 17, 2003; 4:18 PM PROT. EX 1B

GROUND LEVEL VIEW OF THE LIMITED VISIBILITY AREA SHOWING TOWSONGATE ENTRANCE WALL AND PROPOSED EDENWALD NEW ENTRANCE/EXIT DRIVEWAY.

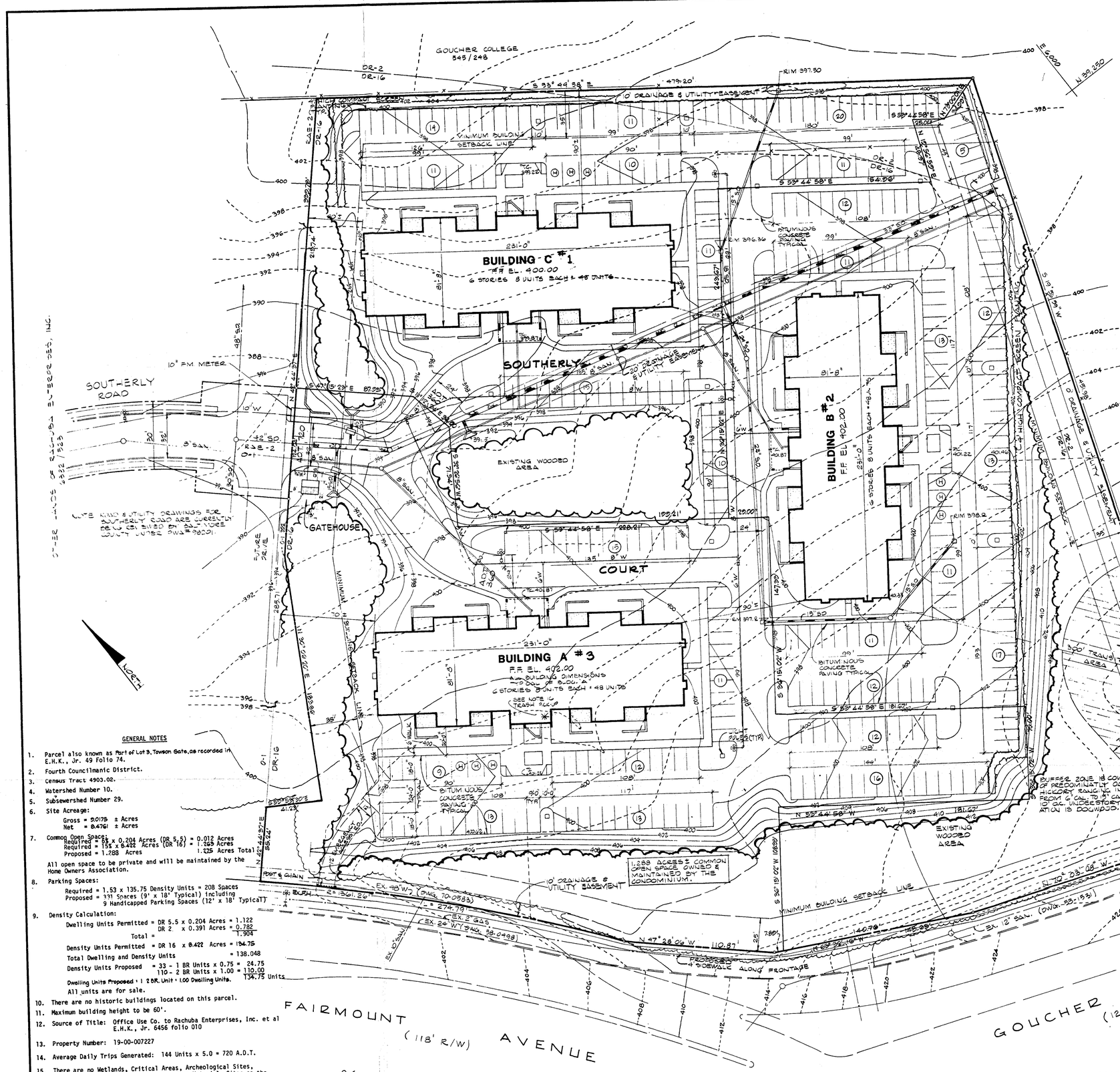


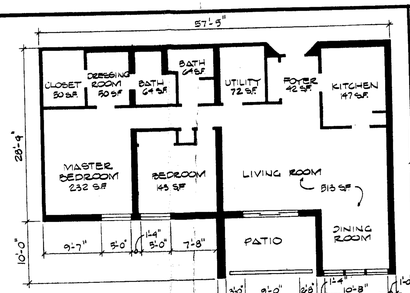
MARCH 17, 2003; 3:50 PM PROT. EX. 1C
DRIVER'S EYE VIEW OF WESTBOUND SOUTHERLY ROAD JUST PRIOR TO ROUNDING THE CURVE AT TOWSONGATE EXIT.



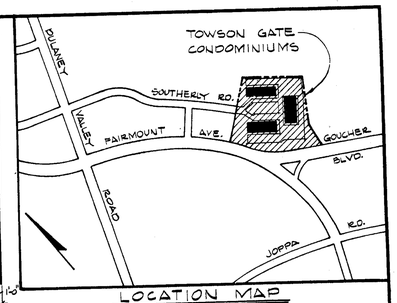
MARCH 17, 2003; 3:51 PM PROT. EX 1D
DRIVER'S LIMITED VIEW OF PROPOSED MAJOR ENTRANCE/ EXIT DRIVEWAY FOR NEW FACILITY, JUST AFTER ROUNDING CURVE AT TOWSONGATE EXIT, HEADING WEST.

MARCH 17, 2003; 3:53 PM PROT EX 1E
LIMITED VISIBILITY SIGHT-LINE OF SOUTHBOUND DRIVER PREPARING TO EXIT PROPOSED MAJOR ENTRANCE/EXIT DRIVEWAY AND TURN RIGHT (WEST) ONTO SOUTHERLY RD.

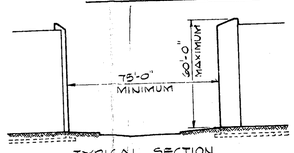




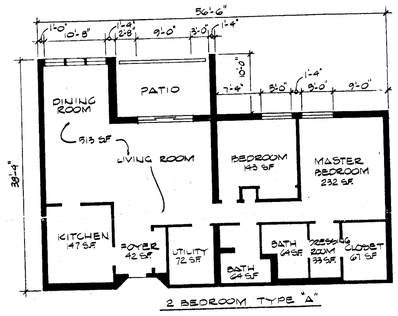
2 BEDROOM TYPE "D"



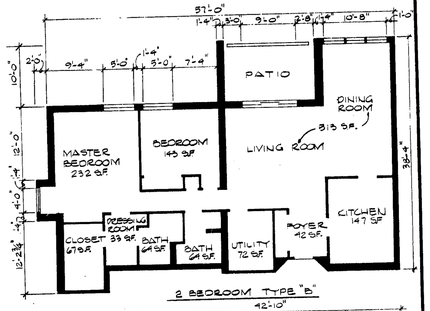
LOCATION MAP
SCALE: 1" = 500'



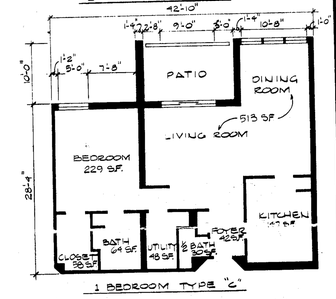
TYPICAL SECTION
NO SCALE



2 BEDROOM TYPE "A"



2 BEDROOM TYPE "B"



1 BEDROOM TYPE "C"

TYPICAL UNIT DIMENSIONS
SCALE: 1" = 10'

GENERAL NOTES

1. Parcel also known as Part of Lot 3, Towson Gate, as recorded in E.H.K., Jr. 49 Folio 74.
2. Fourth Councilmanic District.
3. Census Tract 4903.02.
4. Watershed Number 10.
5. Subsewershed Number 29.
6. Site Acreage:
   Gross = 2.0175 ± Acres
   Net = 0.4761 ± Acres
7. Common Open Space:
   Required = 55 x 0.204 Acres (DR 5.5) = 0.012 Acres
   Required = 15 x 0.422 Acres (DR 16) = 1.263 Acres
   Proposed = 1.288 Acres 1.275 Acres Total
   All open space to be private and will be maintained by the Home Owners Association.
8. Parking Spaces:
   Required = 1.53 x 135.75 Density Units = 208 Spaces
   Proposed = 331 Spaces (9' x 18' Typical) including 9 Handicapped Parking Spaces (12' x 18' Typical)
9. Density Calculation:
   Dwelling Units Permitted = DR 5.5 x 0.204 Acres = 1.122
   DR 2 x 0.391 Acres = 0.782
   Total = 1.904
   Density Units Permitted = DR 16 x 0.422 Acres = 134.75
   Total Dwelling and Density Units = 138.048
   Density Units Proposed = 33 - 1 BR Units x 0.75 = 24.75
   110 - 2 BR Units x 1.00 = 110.00
   Dwelling Units Proposed = 1 2 BR. Unit = 1.00 Dwelling Units. 134.75 Units
   All units are for sale.
10. There are no historic buildings located on this parcel.
11. Maximum building height to be 60'.
12. Source of Title: Office Use Co. to Rachuba Enterprises, Inc. et al E.H.K., Jr. 6456 folio 010
13. Property Number: 19-00-007227
14. Average Daily Trips Generated: 144 Units x 5.0 = 720 A.D.T.
15. There are no Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitats or Hazardous Materials Sites on the subject parcel to the best of our knowledge.
16. Interior Refuse Collection: Dumpsters shall be wheeled to curbs for private trash collection.
17. Landscaping plan will be submitted as separate document, (See Sheet 2 of 2).
18. Lighting shall be 500 watt on 20' high poles as located on plan.
19. On-site natural vegetation in buffer areas shown hereon will be reviewed by the Planning Board, the Zoning Commissioner, or the Board of Appeals, upon completion of improvements to determine compliance with the Baltimore County Zoning Regulations, Sections 1801.1.B.1.b.3.(b) and 1801.1.B.1.b.5. If on-site natural vegetation does not comply with the aforementioned Zoning Regulations, the owners agree to add plant material in the buffer areas so as to comply with the said regulations. Planting will be done within a reasonable time following written notification, but not later than the next planting season following completion of the improvements or occupancy, whichever shall first occur.

   If on-site natural vegetation is determined to be in compliance with the aforemenioned Zoning Regulations then the owners agree to revise the site plan, within sixty days, to show the location with this area of all evergreens and trees over two inches in diameter.

NOTE

VARIANCE FROM 30 FEET TO 8 FEET FOR FRONT YARD SETBACK GRANTED ON OCTOBER 6, 1983 SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. THE GATEHOUSE SHALL BE NO LARGER THAN 15' x 21'.
2. AN AMENDED FINAL DEVELOPMENT PLAN, INDICATING THE GATEHOUSE, SHALL BE FILED PRIOR TO APPLYING FOR ANY BUILDING PERMITS.

CASE NUMBER: 84-94-A.

REASON FOR 3RD AMENDMENT (5-2-84)
1. SHOW FINAL CONFIGURATION OF GATEHOUSE.

REASONS FOR 2ND AMENDMENT (7-21-83)
1. SHOW GATEHOUSE.
2. NO LOTS SOLD WITHIN 300' OF THE ABOVE CHANGE.

OWNER/DEVELOPER

RACHUBA ENTERPRISES
700 FAIRMOUNT AVENUE
TOWSON, MD. 21204
823-0637

Office of Planning and Zoning
Approved by:

Director of Planning — Date 5/14/84

Zoning Commissioner — Date 5/14/84

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

3rd AMENDED
FINAL DEVELOPMENT PLAN
TOWSON GATE CONDOMINIUMS
9TH ELECTION DISTRICT

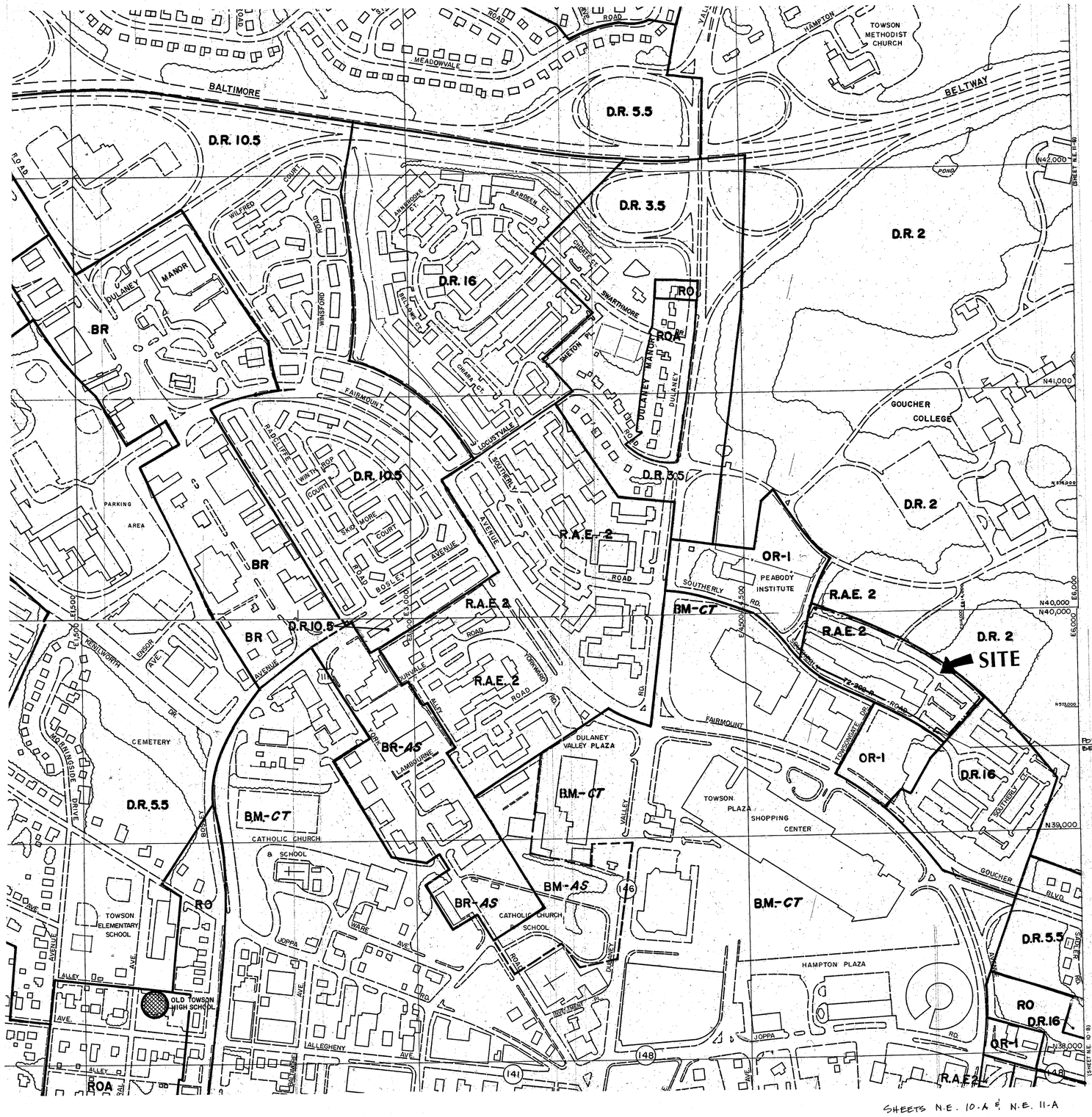
NORTH

SCALE: 1" = 30'
JOB ORDER NO. 82062
ISSUE DATE JULY 21, 1983

DATE	REVISIONS
10-10-83	ADDED NOTES AS PER COUNTY COMMENT
5-2-84	3rd AMENDMENT

SHEET 1 OF 2

Pet Ex #2



SHEETS N.E. 10-A & N.E. 11-A
OCTOBER 10, 2000

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

ZONING MAP TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

#334

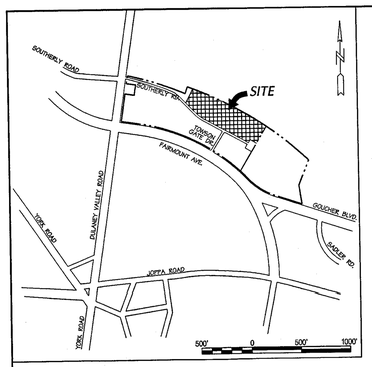
9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	FWK
DRAWN:	
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	
SCALE:	1"=200'
PROJECT NO.:	81025
DRAWING:	1 of 1

ed/81025/81025CZC.dwg — Mon Jan 13, 94-8:20 2005



VICINITY MAP

GENERAL NOTES

1. PARCEL ALSO KNOWN AS LOT 4, AS SHOWN ON THE AMENDED PLAT OF LOT 4, TOWSON GATE, RECORDED IN BALTIMORE COUNTY, E. H. K., JR. 50 FOLIO 98.
2. A CRG FOR THIS PROPERTY WAS APPROVED 2/19/83 (IX-393). A CRG REFINEMENT WAS APPROVED BY THE DRC ON 4/26/99, DRC # 04269F.
3. CENSUS TRACT 4903.02
4. WATERSHED NUMBER 10
5. SUBSEWERSHED NUMBER 29
6. SITE ACREAGE (NET): +/- 4.535 ACRES (+/- 197,540 S.F.)

   SITE ACREAGE (GROSS): +/- 5.026 ACRES (+/- 218,934 S.F.)
7. AMENITY OPEN SPACE: THE OWNER REQUESTS A VARIANCE FROM THIS REGULATION FOR THE PROPOSED DEVELOPMENT.

   EXISTING:

ADJUSTED GROSS FLOOR AREA	385,000 S.F.	
AMENITY OPEN SPACE REQUIRED	77,000 S.F.	(20%)
AMENITY OPEN SPACE PROVIDED	77,483 S.F.	(20%)

   PROPOSED (INCLUDING EXISTING TO REMAIN):

ADJUSTED GROSS FLOOR AREA	656,859 S.F.	
AMENITY OPEN SPACE REQUIRED	131,372 S.F.	(20%)
AMENITY OPEN SPACE PROVIDED	50,500 S.F.	(7.7%)

8. DENSITY UNITS

   PERMITTED:

5.026 ACRES (GROSS) x 80 DENSITY UNITS / ACRE	402.08 UNITS

   EXISTING

29	STUDIO @ 0.5 UNITS	14.5 UNITS
96	1 BEDROOM @ 0.75	72.0 UNITS
46	1 BEDROOM + DEN @ 1.0 (CLOSED DEN @ 118 S.F.)	46.0 UNITS
41	2 BEDROOM @ 1.0	41.0 UNITS
10	DELUXE 2 BEDROOM @ 1.0	10.0 UNITS
6	PENTHOUSE @ 1.0	6.0 UNITS
43	ASSISTED LIVING BEDS @ 0.25	10.75 UNITS
	TOTAL EXISTING DENSITY UNITS	200.25 UNITS

   PROPOSED (INCLUDING EXISTING TO REMAIN):

	EXISTING TO REMAIN	200.25 UNITS
12	2 BEDROOM @ 1.0	12 UNITS
36	2 BEDROOM + DEN @ 1.0 (DEN OPEN TO LIVING AREA)	36 UNITS
6	3 BEDROOM @ 1.5	9 UNITS
32	ASSISTED LIVING BEDS @ 0.25	8 UNITS
	TOTAL PROPOSED DENSITY UNITS	265.25 UNITS

   ALL UNITS ARE FOR SALE.

9. PARKING SPACES

   EXISTING DEVELOPMENT:

REQUIRED (228 APARTMENTS x 0.5 SPACE PER APT)	114 SPACES
PROVIDED PER CRG	206 SPACES

   PROPOSED (INCLUDING EXISTING TO REMAIN):

REQUIRED (282 APARTMENTS x 0.5 SPACE PER APT)	141 SPACES
PROPOSED 125 IN PARKING STRUCTURE + 49 SURFACE PARKING TOTAL INCLUDES 6 ACCESSIBLE SPACES, 2 OF WHICH ARE VAN ACCESSIBLE	174 SPACES

10. THERE ARE NO HISTORIC BUILDINGS LOCATED ON THIS PARCEL, NOR IS THE SITE LOCATED WITHIN A HISTORIC DISTRICT.
11. MAXIMUM BUILDING HEIGHT IS 180 FEET (EXISTING TOWER). MAXIMUM HEIGHT OF PROPOSED ADDITIONS IS 130 FEET. SEE ELEVATION DRAWINGS, BELOW.
12. A TOTAL BUILDING LENGTH OF 2.5 TIMES THE AVERAGE BUILDING HEIGHT IS ALLOWED (SECTION 201.3B OF THE BCZR). THE AVERAGE HEIGHT OF EXISTING AND PROPOSED SECTIONS OF THE BUILDING, TOGETHER, IS 87 FEET 4 INCHES; 2.5 TIMES THAT AVERAGE HEIGHT WOULD BE +/- 218 FEET.
13. PROPERTY TAX ACCOUNT NUMBER: 09-1900007228
14. AVERAGE DAILY TRIPS GENERATED

    EXISTING = 1,140 ADT (228 APARTMENTS x 5.0 ADT, PER BALTIMORE COUNTY CMDP FOR ELEVATOR APARTMENTS)

    PROPOSED = 1,410 ADT (282 APARTMENTS x 5.0 ADT)
15. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES ON THE SUBJECT PARCEL TO THE BEST OF OUR KNOWLEDGE.
16. STORMWATER MANAGEMENT FOR THE PROJECT IS BEING PROVIDED ON THE GOUCHER COLLEGE PROPERTY IN ACCORDANCE WITH STORMWATER MANAGEMENT PLANS DATED NOVEMBER 5, 1982.
17. THE ROAD AND UTILITY PLANS FOR SOUTHERLY AND TOWSON GATE ROADS WERE REVIEWED BY BALTIMORE COUNTY UNDER FWA # 98201.
18. EXISTING ZONING: R.A.E. 2 AND OR-1
19. OWNER'S NAME AND ADDRESS / LOCATION ADDRESS
    GENERAL GERMAN AGED PEOPLE'S HOME OF BALTIMORE
    800 SOUTHERLY ROAD
    TOWSON, MARYLAND 21286
20. BASED ON A REVIEW OF THE 1971 200-SCALE ZONING MAPS, THERE IS NO ZONING HISTORY FOR THIS SITE.
21. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY SIGN REGULATIONS.
22. ACCESSORY USES

    EXISTING:

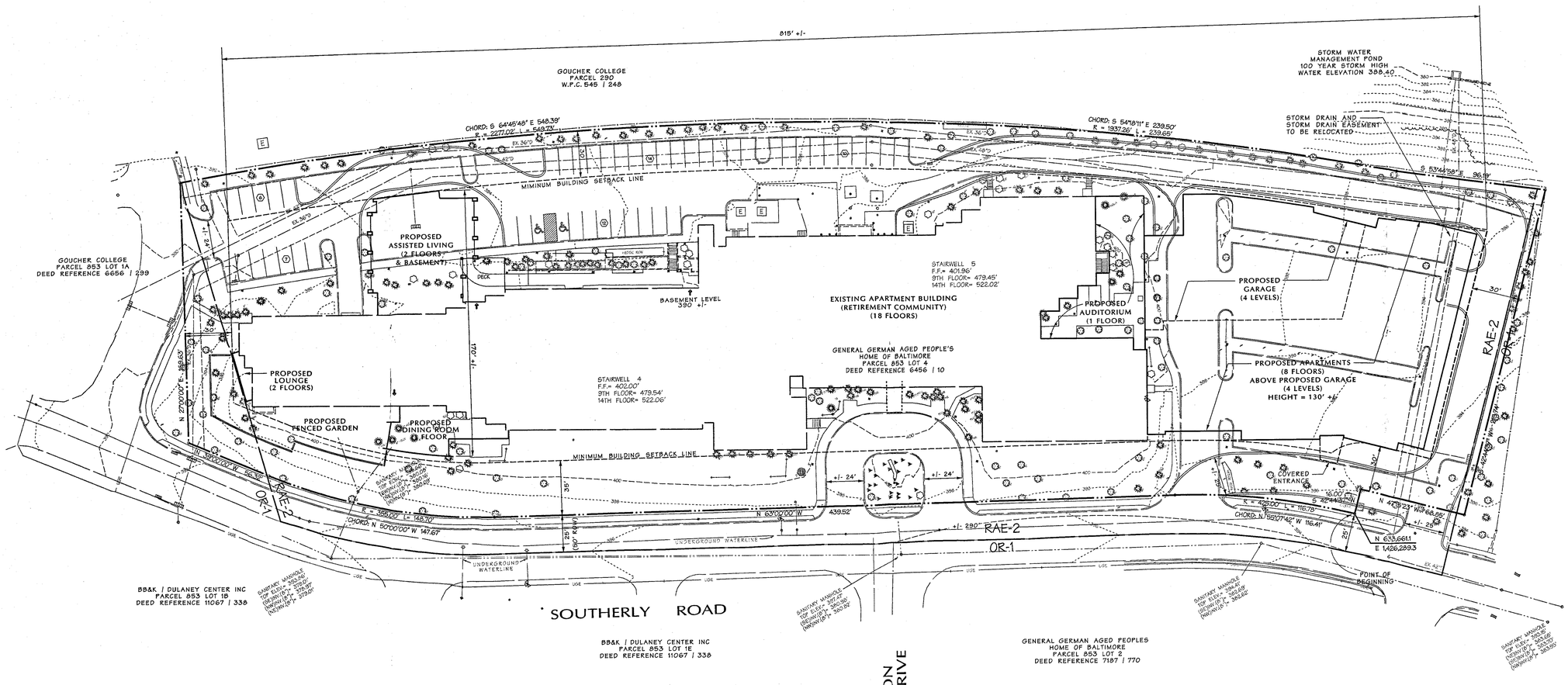
    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 385,000 S.F. (GROSS FLOOR AREA) EQUALS 96,250 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 74,000 S.F.

    PROPOSED

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 656,859 S.F. (GROSS FLOOR AREA) EQUALS 164,215 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 130,000 S.F.
23. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
24. BASED UPON THE PERMIT FILES WITHIN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THE FOLLOWING PERMITS WERE ISSUED ON THIS PROPERTY:
    1501-83 FOR NEW RETIREMENT CENTER
    588-84 FOR OIL TANK



VARIANCES REQUESTED

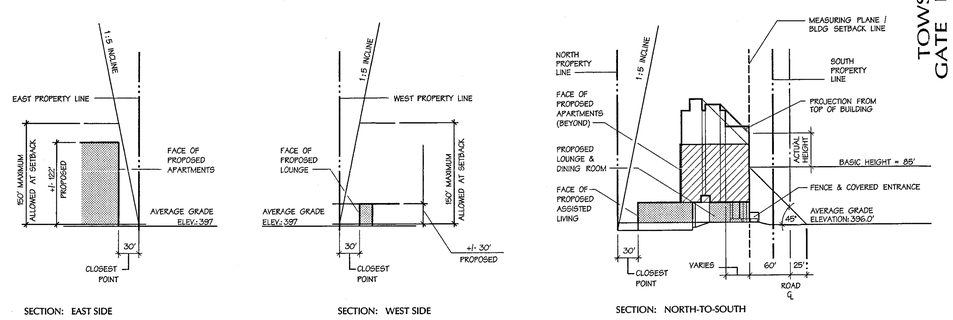
REQUEST FOR RELIEF:

- VARIANCE FROM BCZR SECTION 201.3.B TO ALLOW A TOTAL BUILDING LENGTH OF 815 FEET IN LIEU OF THE 218 FEET PERMITTED.
- VARIANCE FROM BCZR SECTION 201.3.E TO ALLOW AN AMENITY OPEN SPACE RATIO OF 0.07, IN LIEU OF THE MINIMUM RATIO OF 0.20 REQUIRED.

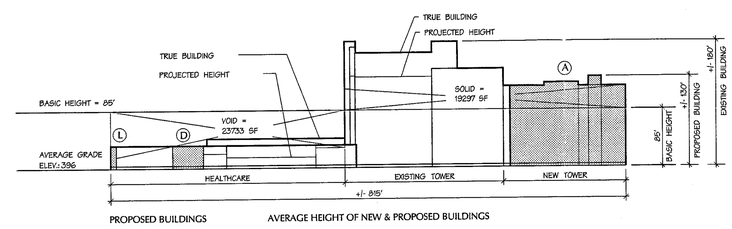
LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING (FACE OF SECTION)
- PROPOSED BUILDING (BEYOND)
- PROPERTY LINE
- BUILDING SETBACK LINE

0' 60' 120'



SECTION: EAST SIDE — SECTION: WEST SIDE — SECTION: NORTH-TO-SOUTH



PROPOSED BUILDINGS

- (L) LOUNGE
- (D) DINING ROOM (ASSISTED LIVING BEYOND)
- (A) APARTMENTS

AVERAGE HEIGHT OF NEW & PROPOSED BUILDINGS

1. AREA OF BUILDING AT MEASURING PLANE
   HEALTHCARE: 11,733 SF
   EXISTING TOWER: 33,026 SF
   NEW TOWER: 22,366 SF
2. TOTAL LENGTH OF FOOTPRINT = +/- 815'
3. AVERAGE HEIGHT OF BUILDINGS = 11,733 SF + 33,026 SF + 22,366 SF = 67,125 SF / 815' = 82'-4"

BUILDING HEIGHT AND RELATIONSHIPS TO BUILDING SETBACK LINE

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

PLAN TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

334

9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

STATE OF MARYLAND — DAVID E. LOCKE — REGISTERED LANDSCAPE ARCHITECT — No. 2366

DATE	BY	REVISIONS

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE: FWK
DRAWN: FWK
DESIGNED:
CHECKED BY: DEL
DATE CHECKED: 1/16/03
SCALE: 1"=30'
PROJECT NO.: 81025
DRAWING: 1 of 2

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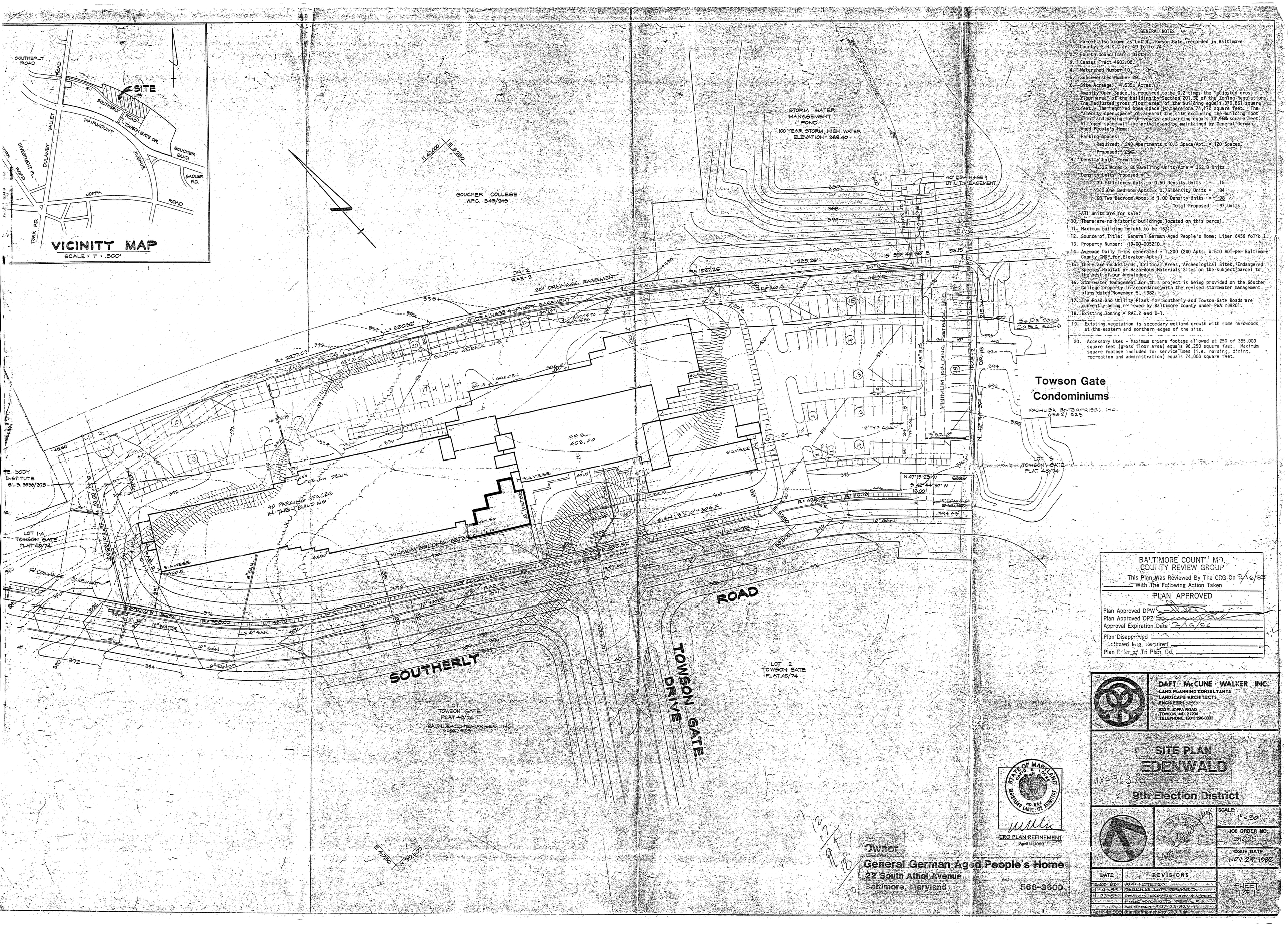
delinton 1/17/2003 1:29:43 PM bmcclinton s:\hpn\81025sig.hpn 81025.F



GENERAL NOTES

1. Parcel also known as Lot 4, Towson Gate, recorded in Baltimore County, E.H.K., Jr. 49 Folio 74.
2. Fourth Councilmanic District.
3. Census Tract 4903.02.
4. Watershed Number 10.
5. Subsewershed Number 29.
6. Site Acreage: 4.535± Acres.
7. Amenity Open Space is required to be 0.2 times the "adjusted gross floor area" of the building by Section 201.3E of the Zoning Regulations. The adjusted gross floor area of the building equals 370,861 square feet. The required open space is therefore 74,172 square feet. The "amenity open space" or area of the site excluding the building foot print and paving for driveways and parking equals 77,665 square feet. All open space will be private and be maintained by General German Aged People's Home.
8. Parking Spaces:
   Required: 240 Apartments x 0.5 Space/Apt. = 120 Spaces
   Proposed: 202
9. * Density Units Permitted =
   4.535 Acres x 80 Dwelling Units/Acre = 362.8 Units
   * Density Units Proposed =
   30 Efficiency Apts. x 0.50 Density Units = 15
   112 One Bedroom Apts. x 0.75 Density Units = 84
   98 Two Bedroom Apts. x 1.00 Density Units = 98
   Total Proposed 197 Units
   All units are for sale.
10. There are no historic buildings located on this parcel.
11. Maximum building height to be 167'.
12. Source of Title: General German Aged People's Home; Liber 6456 folio 1.
13. Property Number: 19-00-005210.
14. Average Daily Trips generated = 1,200 (240 Apts. x 5.0 ADT per Baltimore County CMDP for Elevator Apts.)
15. There are no Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitat or Hazardous Materials Sites on the subject parcel to the best of our knowledge.
16. Stormwater Management for this project is being provided on the Goucher College property in accordance with the revised stormwater management plans dated November 5, 1982.
17. The Road and Utility Plans for Southerly and Towson Gate Roads are currently being reviewed by Baltimore County under PWA #38201.
18. Existing Zoning = RAE.2 and O-1.
19. Existing vegetation is secondary wetland growth with some hardwoods at the eastern and northern edges of the site.
20. Accessory Uses - Maximum square footage allowed at 25% of 385,000 square feet (gross floor area) equals 96,250 square feet. Maximum square footage included for service uses (i.e. nursing, dining, recreation and administration) equals 74,000 square feet.

BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 3/16/83
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 3/16/86
Plan Disapproved
Additional Info. Required
Plan Referred To Plan. Bd.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

STATE OF MARYLAND
DAVID E. LUCAS
NO. 884
REGISTERED LANDSCAPE ARCHITECT

CRG PLAN REFINEMENT
April 14, 1999

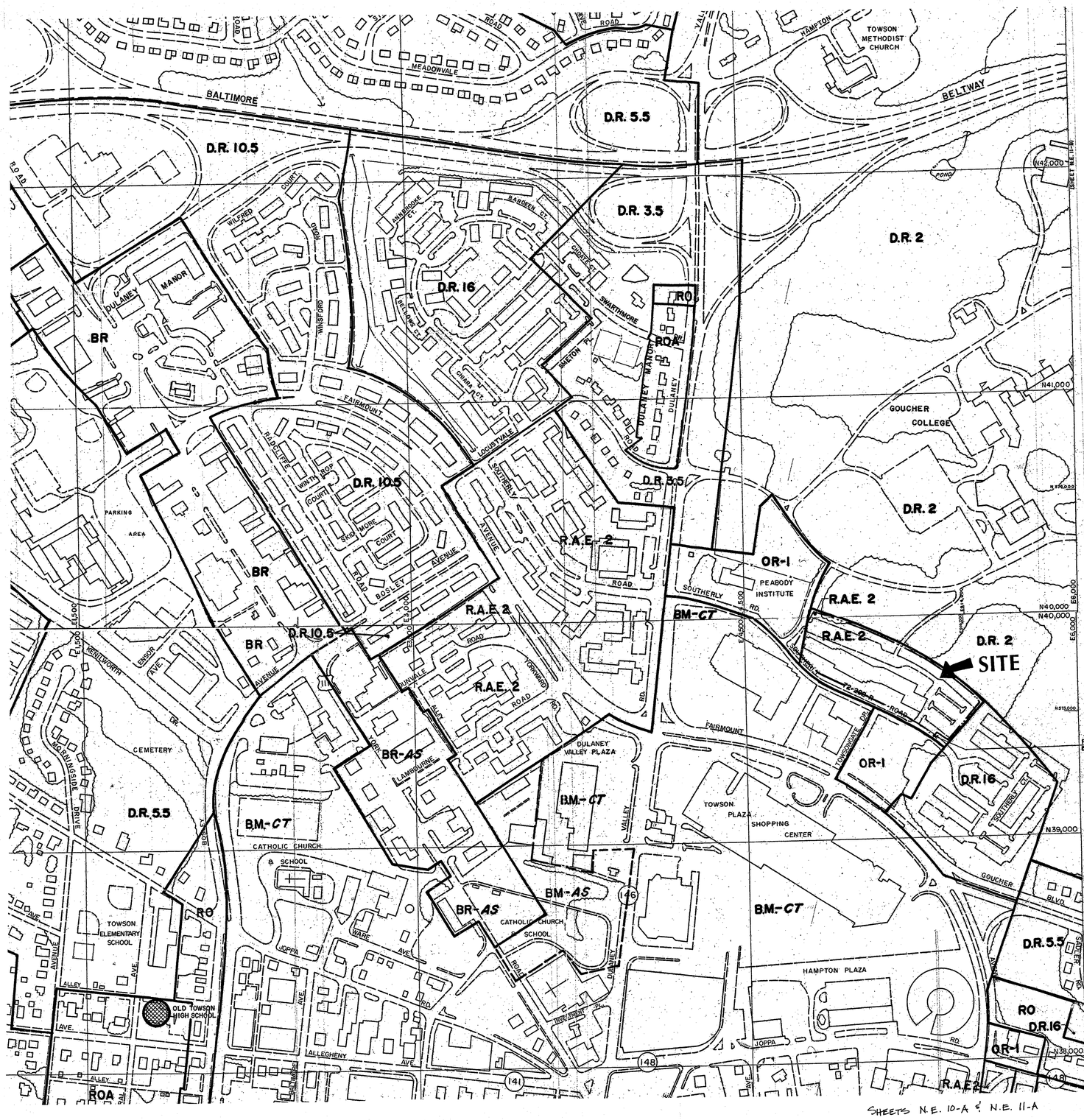
Owner
General German Aged People's Home
22 South Athol Avenue
Baltimore, Maryland
566-3600

SITE PLAN
EDENWALD
IX-363
9th Election District

SCALE: 1" = 30'
JOB ORDER NO. 81025
ISSUE DATE Nov. 24, 1982

DATE	REVISIONS
12-22-82	ADD NOTE 20
1-4-83	PARKING LOTS REVISED
1-25-83	REVISED PARKING LOTS & NOTES
[illegible]	[illegible]
[illegible]	COMMENTS 12-22-82 [illegible]
April 14, 1999	Plan Refinement to CRG Plan

SHEET 1 of 1



SHEETS N.E. 10-A & N.E. 11-A
OCTOBER 10, 2000

DMW

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200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

ZONING MAP TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

DATE	BY	REVISIONS

ISSUE DATES	
REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	FWK
DRAWN:	
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	
SCALE:	1"=200'
PROJECT NO.:	81025
DRAWING:	1 of 1

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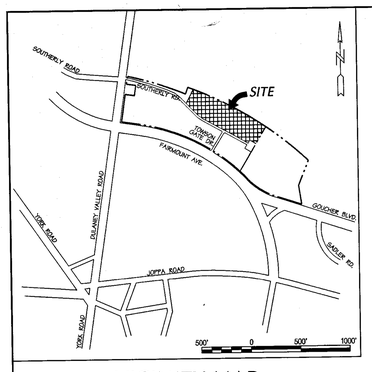

VICINITY MAP

GENERAL NOTES

1. PARCEL ALSO KNOWN AS LOT 4, AS SHOWN ON THE AMENDED PLAT OF LOT 4, TOWSON GATE, RECORDED IN BALTIMORE COUNTY, E. H. K., JR. SO FOLIO 98.
2. A CRG FOR THIS PROPERTY WAS APPROVED 2/19/83 (IX-393). A CRG REFINEMENT WAS APPROVED BY THE DRC ON 4/26/99, DRC # 04269F.
3. CENSUS TRACT 4903.02
4. WATERSHED NUMBER 10
5. SUBSEWERSHED NUMBER 29
6. SITE ACREAGE (NET): +/- 4.535 ACRES (+/- 197,540 S.F.)

   SITE ACREAGE (GROSS): +/- 5.026 ACRES (+/- 218,934 S.F.)
7. AMENITY OPEN SPACE: THE OWNER REQUESTS A VARIANCE FROM THIS REGULATION FOR THE PROPOSED DEVELOPMENT.

   EXISTING:

ADJUSTED GROSS FLOOR AREA	385,000 S.F.
AMENITY OPEN SPACE REQUIRED	77,000 S.F. (20%)
AMENITY OPEN SPACE PROVIDED	77,483 S.F. (20%)

   PROPOSED (INCLUDING EXISTING TO REMAIN):

ADJUSTED GROSS FLOOR AREA	656,859 S.F.
AMENITY OPEN SPACE REQUIRED	131,372 S.F. (20%)
AMENITY OPEN SPACE PROVIDED	50,500 S.F. (7.7%)

8. DENSITY UNITS

   PERMITTED:

5.026 ACRES (GROSS) x 80 DENSITY UNITS / ACRE	402.08 UNITS

   EXISTING

29	STUDIO @ 0.5 UNITS	14.5 UNITS
96	1 BEDROOM @ 0.75	72.0 UNITS
46	1 BEDROOM + DEN @ 1.0 (CLOSED DEN @ 118 S.F.)	46.0 UNITS
41	2 BEDROOM @ 1.0	41.0 UNITS
10	DELUXE 2 BEDROOM @ 1.0	10.0 UNITS
6	PENTHOUSE @ 1.0	6.0 UNITS
43	ASSISTED LIVING BEDS @ 0.25	10.75 UNITS
	TOTAL EXISTING DENSITY UNITS	200.25 UNITS

   PROPOSED (INCLUDING EXISTING TO REMAIN):

	EXISTING TO REMAIN	200.25 UNITS
12	2 BEDROOM @ 1.0	12 UNITS
36	2 BEDROOM + DEN @ 1.0 (DEN OPEN TO LIVING AREA)	36 UNITS
6	3 BEDROOM @ 1.5	9 UNITS
32	ASSISTED LIVING BEDS @ 0.25	8 UNITS
	TOTAL PROPOSED DENSITY UNITS	265.25 UNITS

   ALL UNITS ARE FOR SALE.

9. PARKING SPACES

   EXISTING DEVELOPMENT:

REQUIRED (228 APARTMENTS x 0.5 SPACE PER APT)	114 SPACES
PROVIDED PER CRG	206 SPACES

   PROPOSED (INCLUDING EXISTING TO REMAIN):

REQUIRED (282 APARTMENTS x 0.5 SPACE PER APT)	141 SPACES
PROPOSED 125 IN PARKING STRUCTURE + 49 SURFACE PARKING TOTAL INCLUDES 6 ACCESSIBLE SPACES, 2 OF WHICH ARE VAN ACCESSIBLE	174 SPACES

10. THERE ARE NO HISTORIC BUILDINGS LOCATED ON THIS PARCEL, NOR IS THE SITE LOCATED WITHIN A HISTORIC DISTRICT.
11. MAXIMUM BUILDING HEIGHT IS 180 FEET (EXISTING TOWER). MAXIMUM HEIGHT OF PROPOSED ADDITIONS IS 130 FEET. SEE ELEVATION DRAWINGS, BELOW.
12. A TOTAL BUILDING LENGTH OF 2.5 TIMES THE AVERAGE BUILDING HEIGHT IS ALLOWED (SECTION 201.3B OF THE BCZR). THE AVERAGE HEIGHT OF EXISTING AND PROPOSED SECTIONS OF THE BUILDING, TOGETHER, IS 87 FEET 4 INCHES; 2.5 TIMES THAT AVERAGE HEIGHT WOULD BE +/- 218 FEET.
13. PROPERTY TAX ACCOUNT NUMBER: 09-1900007228
14. AVERAGE DAILY TRIPS GENERATED

    EXISTING = 1,140 ADT (228 APARTMENTS x 5.0 ADT, PER BALTIMORE COUNTY CMDP FOR ELEVATOR APARTMENTS)

    PROPOSED = 1,410 ADT (282 APARTMENTS x 5.0 ADT)
15. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES ON THE SUBJECT PARCEL TO THE BEST OF OUR KNOWLEDGE.
16. STORMWATER MANAGEMENT FOR THE PROJECT IS BEING PROVIDED ON THE GOUCHER COLLEGE PROPERTY IN ACCORDANCE WITH STORMWATER MANAGEMENT PLANS DATED NOVEMBER 5, 1982.
17. THE ROAD AND UTILITY PLANS FOR SOUTHERLY AND TOWSON GATE ROADS WERE REVIEWED BY BALTIMORE COUNTY UNDER FWA # 98201.
18. EXISTING ZONING: R.A.E. 2 AND OR-1
19. OWNER'S NAME AND ADDRESS / LOCATION ADDRESS
    GENERAL GERMAN AGED PEOPLE'S HOME OF BALTIMORE
    800 SOUTHERLY ROAD
    TOWSON, MARYLAND 21286
20. BASED ON A REVIEW OF THE 1971 200-SCALE ZONING MAPS, THERE IS NO ZONING HISTORY FOR THIS SITE.
21. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY SIGN REGULATIONS.
22. ACCESSORY USES

    EXISTING:

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 385,000 S.F. (GROSS FLOOR AREA) EQUALS 96,250 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 74,000 S.F.

    PROPOSED

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 656,859 S.F. (GROSS FLOOR AREA) EQUALS 164,215 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 130,000 S.F.
23. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
24. BASED UPON THE PERMIT FILES WITHIN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THE FOLLOWING PERMITS WERE ISSUED ON THIS PROPERTY:
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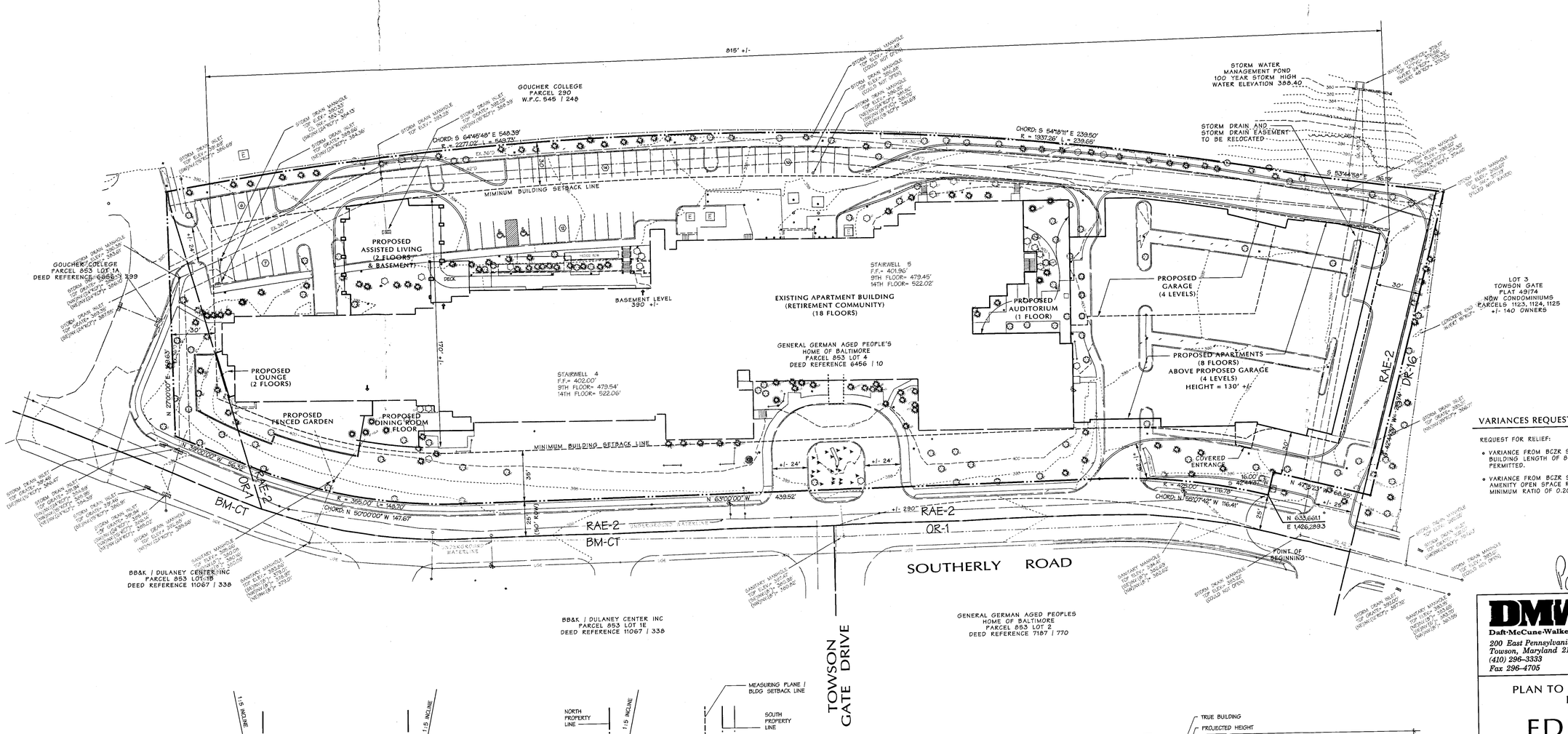
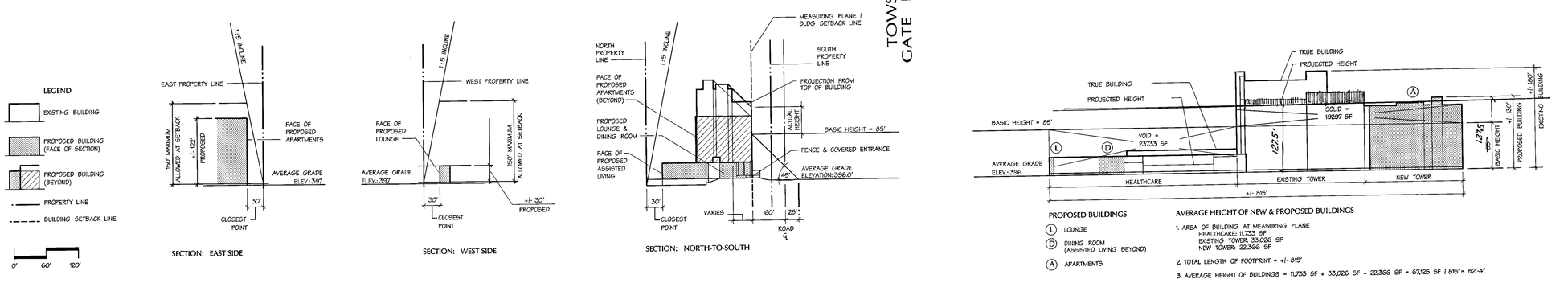


VARIANCES REQUESTED

REQUEST FOR RELIEF:

- VARIANCE FROM BCZR SECTION 201.3.B TO ALLOW A TOTAL BUILDING LENGTH OF 815 FEET IN LIEU OF THE 218 FEET PERMITTED.
- VARIANCE FROM BCZR SECTION 201.3.E TO ALLOW AN AMENITY OPEN SPACE RATIO OF 0.07, IN LIEU OF THE MINIMUM RATIO OF 0.20 REQUIRED.

Plat Ex #3



PROPOSED BUILDINGS

- (L) LOUNGE
- (D) DINING ROOM (ASSISTED LIVING BEYOND)
- (A) APARTMENTS

AVERAGE HEIGHT OF NEW & PROPOSED BUILDINGS

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   HEALTHCARE: 11,733 SF
   EXISTING TOWER: 33,026 SF
   NEW TOWER: 22,366 SF
2. TOTAL LENGTH OF FOOTPRINT = +/- 815'
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PLAN TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

DATE	BY	REVISIONS
3/03/03	BSM	ADJACENT ZONING LINES & LABELS

ISSUE DATES

REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	FWK
DRAWN:	FWK
DESIGNED:	
CHECKED BY:	DEL
DATE CHECKED:	1/18/03
SCALE:	1"=30'
PROJECT NO.:	81025
DRAWING:	1 of 2

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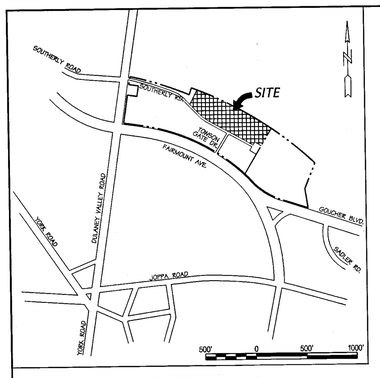
81825 Jan 17 Zoning Var plan\81825zrg-rev.dwg Mon Jan 3 14:52:05 2003



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4. WATERSHED NUMBER 10
5. SUBSEWERSHED NUMBER 29
6. SITE ACREAGE (NET): +/- 4.535 ACRES (+/- 197,540 S.F.)

   SITE ACREAGE (GROSS): +/- 5.026 ACRES (+/- 218,934 S.F.)
7. AMENITY OPEN SPACE: THE OWNER REQUESTS A VARIANCE FROM THIS REGULATION FOR THE PROPOSED DEVELOPMENT.

   EXISTING:

ADJUSTED GROSS FLOOR AREA	385,000 S.F.	
AMENITY OPEN SPACE REQUIRED	77,000 S.F.	(20%)
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ADJUSTED GROSS FLOOR AREA	656,859 S.F.	
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8. DENSITY UNITS

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5.026 ACRES (GROSS) x 80 DENSITY UNITS / ACRE	402.08 UNITS

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96	1 BEDROOM @ 0.75	72.0 UNITS
46	1 BEDROOM + DEN @ 1.0 (CLOSED DEN @ 118 S.F.)	46.0 UNITS
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6	PENTHOUSE @ 1.0	6.0 UNITS
43	ASSISTED LIVING BEDS @ 0.25	10.75 UNITS
	TOTAL EXISTING DENSITY UNITS	200.25 UNITS

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32	ASSISTED LIVING BEDS @ 0.25	8 UNITS
	TOTAL PROPOSED DENSITY UNITS	265.25 UNITS

   ALL UNITS ARE FOR SALE.

9. PARKING SPACES - SEE TABLE BELOW ITEM 24

   EXISTING DEVELOPMENT:

   REQUIRED 114 SPACES
   (228 APARTMENTS x 0.5 SPACE PER APT)

   PROVIDED PER CRG 206 SPACES

   PROPOSED (INCLUDING EXISTING TO REMAIN):

   REQUIRED 141 SPACES
   (282 APARTMENTS x 0.5 SPACE PER APT)

   PROPOSED 174 SPACES
   125 IN PARKING STRUCTURE + 49 SURFACE PARKING
   TOTAL INCLUDES 6 ACCESSIBLE SPACES, 2 OF WHICH ARE VAN ACCESSIBLE
10. THERE ARE NO HISTORIC BUILDINGS LOCATED ON THIS PARCEL, NOR IS THE SITE LOCATED WITHIN A HISTORIC DISTRICT.
11. MAXIMUM BUILDING HEIGHT IS 180 FEET (EXISTING TOWER). MAXIMUM HEIGHT OF PROPOSED ADDITIONS IS 130 FEET. SEE ELEVATION DRAWINGS, BELOW.
12. A TOTAL BUILDING LENGTH OF 2.5 TIMES THE AVERAGE BUILDING HEIGHT IS ALLOWED (SECTION 201.3B OF THE BCZR). THE AVERAGE HEIGHT OF EXISTING AND PROPOSED SECTIONS OF THE BUILDING, TOGETHER, IS 87 FEET 4 INCHES; 2.5 TIMES THAT AVERAGE HEIGHT WOULD BE +/- 218 FEET.
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    EXISTING = 1,140 ADT
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    (282 APARTMENTS x 5.0 ADT)
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16. STORMWATER MANAGEMENT FOR THE PROJECT IS BEING PROVIDED ON THE GOUCHER COLLEGE PROPERTY IN ACCORDANCE WITH STORMWATER MANAGEMENT PLANS DATED NOVEMBER 5, 1982.
17. THE ROAD AND UTILITY PLANS FOR SOUTHERLY AND TOWSON GATE ROADS WERE REVIEWED BY BALTIMORE COUNTY UNDER FWA # 98201.
18. EXISTING ZONING: R.A.E. 2 AND OR-1
19. OWNER'S NAME AND ADDRESS / LOCATION ADDRESS
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    800 SOUTHERLY ROAD
    TOWSON, MARYLAND 21286
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21. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY SIGN REGULATIONS.
22. ACCESSORY USES

    EXISTING:

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 385,000 S.F. (GROSS FLOOR AREA) EQUALS 96,250 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 74,000 S.F.

    PROPOSED

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 656,859 S.F. (GROSS FLOOR AREA) EQUALS 164,215 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 130,000 S.F.
23. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
24. BASED UPON THE PERMIT FILES WITHIN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THE FOLLOWING PERMITS WERE ISSUED ON THIS PROPERTY:
    1501-83 FOR NEW RETIREMENT CENTER
    588-84 FOR OIL TANK

DENSITY UNITS (DNU)

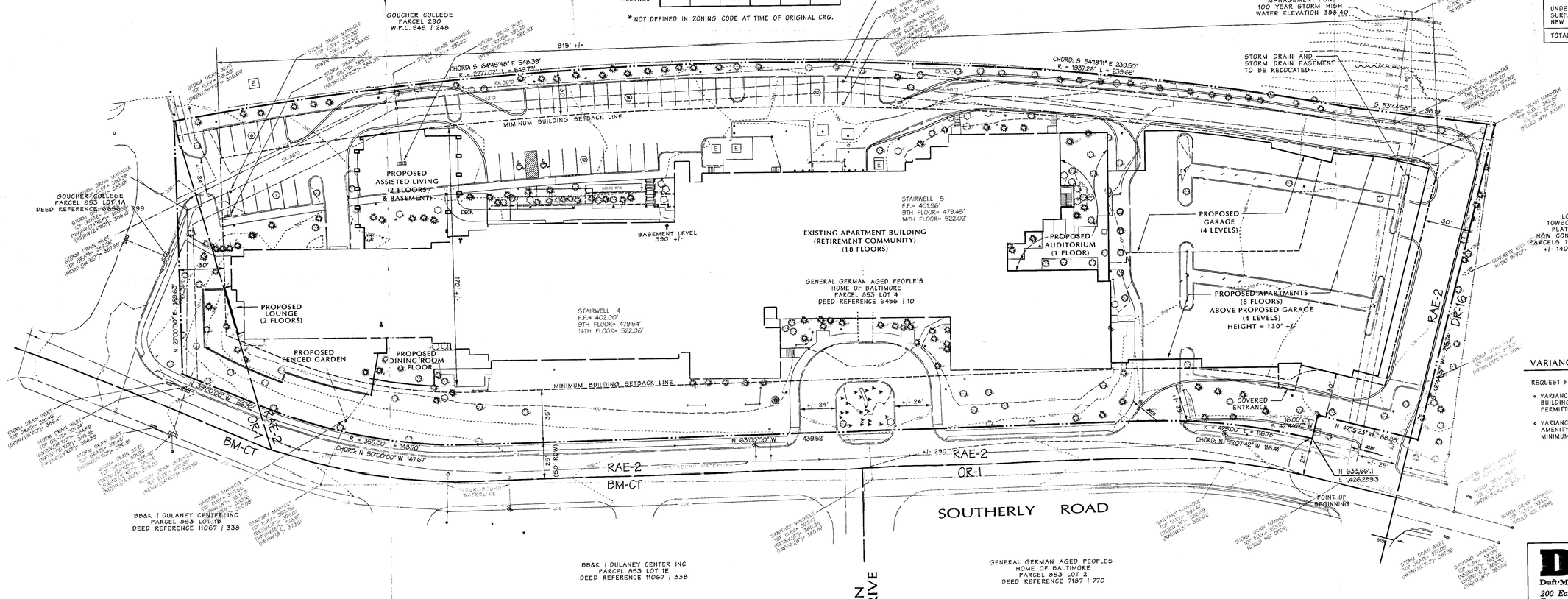
APARTMENT TYPE	APPROVED CRG # OF APTS	APPROVED CRG DNU RATIO	APPROVED CRG DNU's	TOTAL PROPOSED (INCLUDES EXISTING) # OF APTS	TOTAL PROPOSED (INCLUDES EXISTING) DNU RATIO	TOTAL PROPOSED (INCLUDES EXISTING) DNU's
* ASSISTED LIVING	43	0.25	10.75	56	0.25	14
EFFICIENCY	30	0.5	15	29	0.5	14.5
ONE BEDROOM	112	0.75	84	96	0.75	72
TWO BEDROOM	98	1	98	150	1	150
THREE BEDROOM	0	1.5	0	10	1.5	15
TOTAL	283		207.75	341		265.5
ALLOWED			402			402

* NOT DEFINED IN ZONING CODE AT TIME OF ORIGINAL CRG.

PARKING

	APPROVED CRG UNITS	APPROVED CRG RATIO	APPROVED CRG PARKING	PROPOSED ADDITIONAL UNITS	PROPOSED RATIO	PROPOSED PARKING
INDEPENDENT LIVING	240	0.5	120	45	1.0	45
NURSING *	72	0	0	0	0	0
ASSISTED LIVING *	43	0	0	13	0.5	7
				ADDITIONAL REQUIREMENT		52
				EX. CRG REQUIREMENT		120
TOTAL REQUIRED			120	TOTAL REQUIRED		172
PROVIDED:				PROVIDED:		
UNDER WEST WING			40	UNDER WEST WING		39
SURFACE			166	SURFACE		49
NEW GARAGE			N.A.	NEW GARAGE		114
TOTAL PROVIDED			206	TOTAL PROVIDED		202

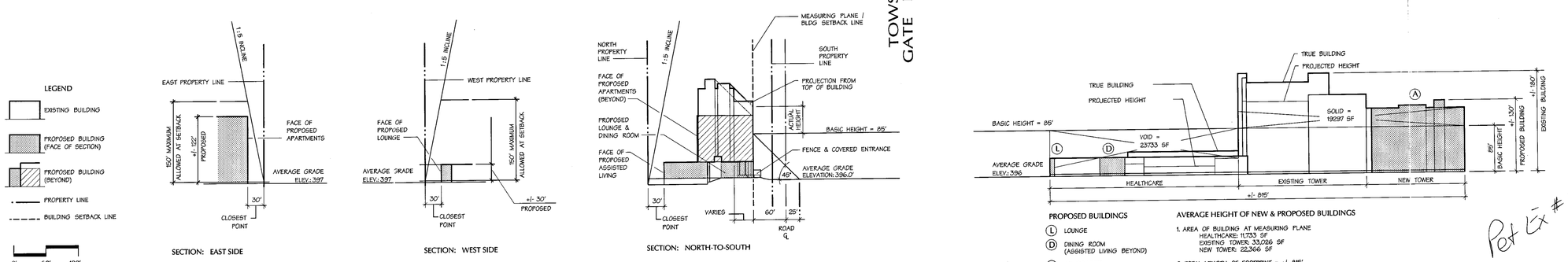
* ASSISTED LIVING WAS NOT A CATEGORY AT THE TIME OF THE ORIGINAL CRG. THIS TYPE OF RESIDENCE WAS CALLED DOMICILIARY CARE. VALID USE PERMITS WERE ISSUED FOR THESE USES SUBSEQUENT TO THE ORIGINAL CRG.



VARIANCES REQUESTED

REQUEST FOR RELIEF:

- VARIANCE FROM BCZR SECTION 201.3.B TO ALLOW A TOTAL BUILDING LENGTH OF 815 FEET IN LIEU OF THE 218 FEET PERMITTED.
- VARIANCE FROM BCZR SECTION 201.3.E TO ALLOW AN AMENITY OPEN SPACE RATIO OF 0.07, IN LIEU OF THE MINIMUM RATIO OF 0.20 REQUIRED.



BUILDING HEIGHT AND RELATIONSHIPS TO BUILDING SETBACK LINE

PROPOSED BUILDINGS

- (L) LOUNGE
- (D) DINING ROOM (ASSISTED LIVING BEYOND)
- (A) APARTMENTS

AVERAGE HEIGHT OF NEW & PROPOSED BUILDINGS

1. AREA OF BUILDING AT MEASURING PLANE
   HEALTHCARE: 11,733 SF
   EXISTING TOWER: 33,026 SF
   NEW TOWER: 22,366 SF
2. TOTAL LENGTH OF FOOTPRINT = +/- 815'
3. AVERAGE HEIGHT OF BUILDINGS = 11,733 SF + 33,026 SF + 22,366 SF = 67,125 SF / 815' = 82'-4"

Pet Ex #1

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

PLAN TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

STATE OF MARYLAND — DAVID E. LOCKE — REGISTERED LANDSCAPE ARCHITECT — NO. 654

DATE	BY	REVISIONS
3/03/03	BSM	ADJACENT ZONING LINES & LABELS
3/17/03	BSM	PARKING & DENSITY CALCULATIONS

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE: FWK
DRAWN: FWK
DESIGNED:
CHECKED BY: DEL
DATE CHECKED: 11/18/03
SCALE: 1"=30'
PROJECT NO.: 81025
DRAWING:

Tue Mar 18, 1:50:07 2003
G:\Land Dev\81025\Zoning\Variance\81025F.dwg
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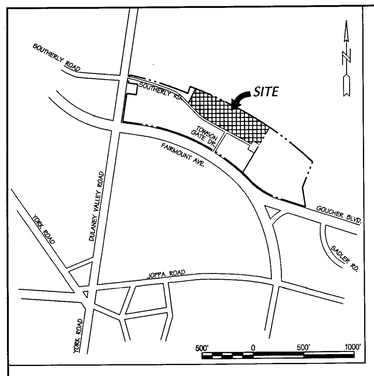

VICINITY MAP

GENERAL NOTES

1. PARCEL ALSO KNOWN AS LOT 4, AS SHOWN ON THE AMENDED PLAT OF LOT 4, TOWSON GATE, RECORDED IN BALTIMORE COUNTY, E. H. K., JR. 50 FOLIO 99.
2. A CRG FOR THIS PROPERTY WAS APPROVED 2/19/83 (IX-393). A CRG REFINEMENT WAS APPROVED BY THE DRC ON 4/26/99, DRC # 04269F.
3. CENSUS TRACT 4903.02
4. WATERSHED NUMBER 10
5. SUBSEWERSHED NUMBER 29
6. SITE ACREAGE (NET): +/- 4.535 ACRES (+/- 197,540 S.F.)

   SITE ACREAGE (GROSS): +/- 5.026 ACRES (+/- 218,934 S.F.)
7. AMENITY OPEN SPACE: THE OWNER REQUESTS A VARIANCE FROM THIS REGULATION FOR THE PROPOSED DEVELOPMENT.

   EXISTING:

ADJUSTED GROSS FLOOR AREA	385,000 S.F.	
AMENITY OPEN SPACE REQUIRED	77,000 S.F.	(20%)
AMENITY OPEN SPACE PROVIDED	77,483 S.F.	(20%)

   PROPOSED (INCLUDING EXISTING TO REMAIN):

ADJUSTED GROSS FLOOR AREA	656,859 S.F.	
AMENITY OPEN SPACE REQUIRED	131,372 S.F.	(20%)
AMENITY OPEN SPACE PROVIDED	50,500 S.F.	(7.7%)

8. DENSITY UNITS

   PERMITTED:

5.026 ACRES (GROSS) x 80 DENSITY UNITS / ACRE	402.08 UNITS

   EXISTING

29	STUDIO @ 0.5 UNITS	14.5 UNITS
96	1 BEDROOM @ 0.75	72.0 UNITS
46	1 BEDROOM + DEN @ 1.0 (CLOSED DEN @ 118 S.F.)	46.0 UNITS
41	2 BEDROOM @ 1.0	41.0 UNITS
10	DELUXE 2 BEDROOM @ 1.0	10.0 UNITS
6	PENTHOUSE @ 1.0	6.0 UNITS
43	ASSISTED LIVING BEDS @ 0.25	10.75 UNITS
	TOTAL EXISTING DENSITY UNITS	200.25 UNITS

   PROPOSED (INCLUDING EXISTING TO REMAIN):

	EXISTING TO REMAIN	200.25 UNITS
12	2 BEDROOM @ 1.0	12 UNITS
36	2 BEDROOM + DEN @ 1.0 (DEN OPEN TO LIVING AREA)	36 UNITS
6	3 BEDROOM @ 1.5	9 UNITS
32	ASSISTED LIVING BEDS @ 0.25	8 UNITS
	TOTAL PROPOSED DENSITY UNITS	265.25 UNITS

   ALL UNITS ARE FOR SALE.
9. PARKING SPACES - SEE TABLE BELOW ITEM 24

   EXISTING DEVELOPMENT:

REQUIRED (228 APARTMENTS x 0.5 SPACE PER APT)	114 SPACES
PROVIDED PER CRG	206 SPACES

   PROPOSED (INCLUDING EXISTING TO REMAIN):

REQUIRED (282 APARTMENTS x 0.5 SPACE PER APT)	141 SPACES
PROPOSED 125 IN PARKING STRUCTURE + 49 SURFACE PARKING TOTAL INCLUDES 6 ACCESSIBLE SPACES, 2 OF WHICH ARE VAN ACCESSIBLE	174 SPACES

10. THERE ARE NO HISTORIC BUILDINGS LOCATED ON THIS PARCEL. NOR IS THE SITE LOCATED WITHIN A HISTORIC DISTRICT.
11. MAXIMUM BUILDING HEIGHT IS 180 FEET (EXISTING TOWER). MAXIMUM HEIGHT OF PROPOSED ADDITIONS IS 130 FEET. SEE ELEVATION DRAWINGS, BELOW.
12. A TOTAL BUILDING LENGTH OF 2.5 TIMES THE AVERAGE BUILDING HEIGHT IS ALLOWED (SECTION 201.3B OF THE BCZR). THE AVERAGE HEIGHT OF EXISTING AND PROPOSED SECTIONS OF THE BUILDING, TOGETHER, IS ~~218~~ 205 FEET 4 INCHES; 2.5 TIMES THAT AVERAGE HEIGHT WOULD BE +/- ~~218~~ 82 FEET.
13. PROPERTY TAX ACCOUNT NUMBER: 09-1900007228
14. AVERAGE DAILY TRIPS GENERATED

    EXISTING = 1,140 ADT (228 APARTMENTS x 5.0 ADT, PER BALTIMORE COUNTY CMDP FOR ELEVATOR APARTMENTS)

    PROPOSED = 1,410 ADT (282 APARTMENTS x 5.0 ADT)
15. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES ON THE SUBJECT PARCEL TO THE BEST OF OUR KNOWLEDGE.
16. STORMWATER MANAGEMENT FOR THE PROJECT IS BEING PROVIDED ON THE GOUCHER COLLEGE PROPERTY IN ACCORDANCE WITH STORMWATER MANAGEMENT PLANS DATED NOVEMBER 5, 1982.
17. THE ROAD AND UTILITY PLANS FOR SOUTHERLY AND TOWSON GATE ROADS WERE REVIEWED BY BALTIMORE COUNTY UNDER PWA # 98201.
18. EXISTING ZONING: R.A.E. 2 AND OR-1
19. OWNER'S NAME AND ADDRESS / LOCATION ADDRESS
    GENERAL GERMAN AGED PEOPLE'S HOME OF BALTIMORE
    800 SOUTHERLY ROAD
    TOWSON, MARYLAND 21286
20. BASED ON A REVIEW OF THE 1971 200-SCALE ZONING MAPS, THERE IS NO ZONING HISTORY FOR THIS SITE.
21. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY SIGN REGULATIONS.
22. ACCESSORY USES

    EXISTING:

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 385,000 S.F. (GROSS FLOOR AREA) EQUALS 96,250 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 74,000 S.F.

    PROPOSED

    MAXIMUM SQUARE FOOTAGE ALLOWED AT 25% OF 656,859 S.F. (GROSS FLOOR AREA) EQUALS 164,215 S.F.

    MAXIMUM SQUARE FOOTAGE INCLUDED FOR SERVICE USES (I.E. DINING, RECREATION, ADMINISTRATION) EQUALS 130,000 S.F.
23. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
24. BASED UPON THE PERMIT FILES WITHIN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THE FOLLOWING PERMITS WERE ISSUED ON THIS PROPERTY:
    1501-83 FOR NEW RETIREMENT CENTER
    588-84 FOR OIL TANK

DENSITY UNITS (DNU)

APARTMENT TYPE	APPROVED CRG # OF APTS	APPROVED CRG DNU RATIO	APPROVED CRG DNU's	TOTAL PROPOSED (INCLUDES EXISTING) # OF APTS	TOTAL PROPOSED (INCLUDES EXISTING) DNU RATIO	TOTAL PROPOSED (INCLUDES EXISTING) DNU's
* ASSISTED LIVING	43	0.25	10.75	56	0.25	14
EFFICIENCY	30	0.5	15	29	0.5	14.5
ONE BEDROOM	112	0.75	84	96	0.75	72
TWO BEDROOM	98	1	98	150	1	150
THREE BEDROOM	0	1.5	0	10	1.5	15
TOTAL	283		207.75	341		265.5
ALLOWED			402			402

* NOT DEFINED IN ZONING CODE AT TIME OF ORIGINAL CRG.

PARKING

	APPROVED CRG UNITS	APPROVED CRG RATIO	APPROVED CRG PARKING	PROPOSED ADDITIONAL UNITS	PROPOSED RATIO	PROPOSED PARKING
INDEPENDENT LIVING	240	0.5	120	45	1.0	45
NURSING *	72	0	0	0	0	0
ASSISTED LIVING *	43	0	0	13	0.5	7
				ADDITIONAL REQUIREMENT		52
				EX. CRG REQUIREMENT		120
TOTAL REQUIRED			120	TOTAL REQUIRED		172
PROVIDED:				PROVIDED:		
UNDER WEST WING			40	UNDER WEST WING		39
SURFACE			166	SURFACE		49
NEW GARAGE			N.A.	NEW GARAGE		114
TOTAL PROVIDED			206	TOTAL PROVIDED		202

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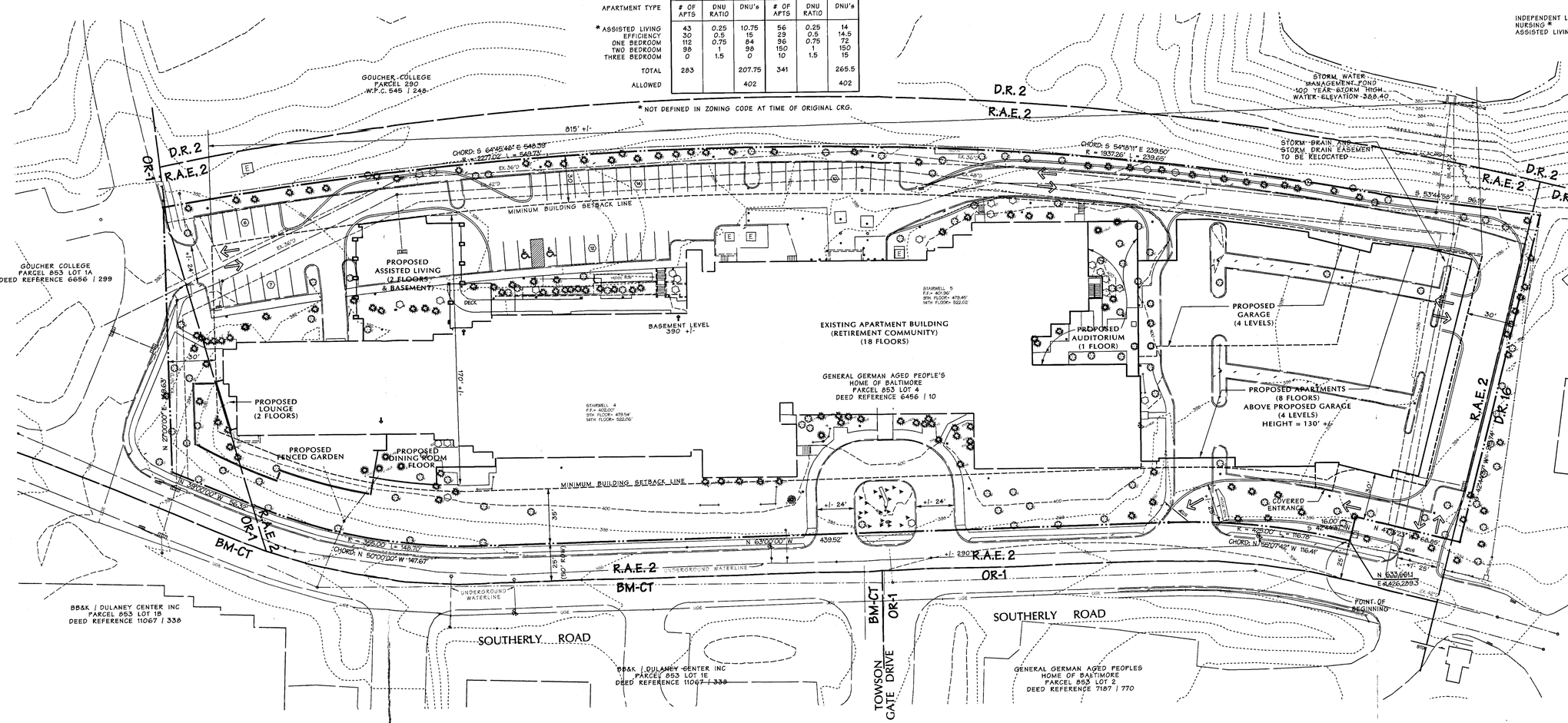


VARIANCES REQUESTED

REQUEST FOR RELIEF:

- VARIANCE FROM BCZR SECTION 201.3.B TO ALLOW A TOTAL BUILDING LENGTH OF 815 FEET IN LIEU OF THE ~~218~~ 205 FEET PERMITTED.
- VARIANCE FROM BCZR SECTION 201.3.E TO ALLOW AN AMENITY OPEN SPACE RATIO OF 0.07, IN LIEU OF THE MINIMUM RATIO OF 0.20 REQUIRED.

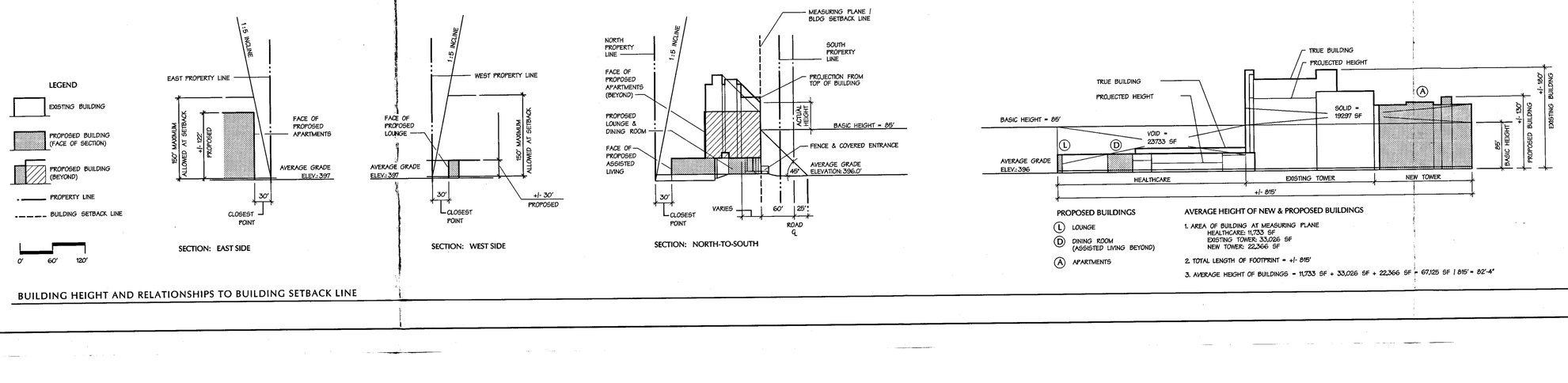
DATA SOURCES

EXISTING CONDITIONS ON EDENWALD PROPERTY: DMW FIELD SURVEY, NOVEMBER 2002

EXISTING CONDITIONS ON ADJACENT PROPERTY: BALTIMORE COUNTY GIS

PROPOSED BUILDING ADDITIONS: SFCS (ARCHITECTS), JANUARY 2003

Pet Ex #3



BUILDING HEIGHT AND RELATIONSHIPS TO BUILDING SETBACK LINE

PROPOSED BUILDINGS

- (L) LOUNGE
- (D) DINING ROOM (ASSISTED LIVING BEYOND)
- (A) APARTMENTS

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PLAN TO ACCOMPANY PETITION FOR VARIANCE

EDENWALD

BALTIMORE COUNTY, MARYLAND

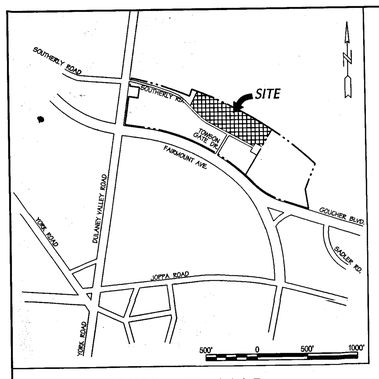
9TH ELECTION DISTRICT — 5TH COUNCILMANIC DISTRICT

STATE OF MARYLAND — DAVID E. LOCKARD — NO. 654 — REGISTERED LANDSCAPE ARCHITECT

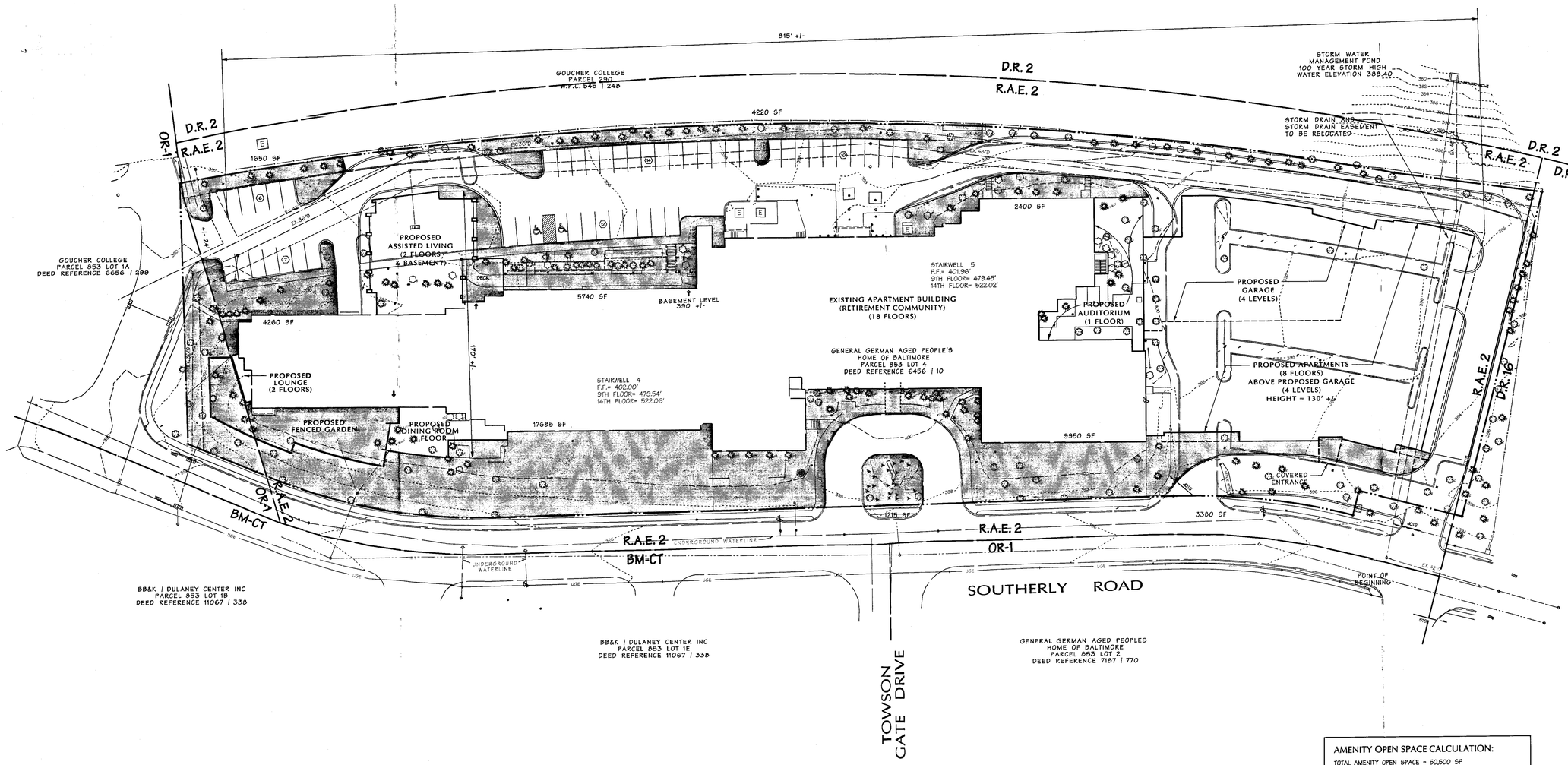
DATE	BY	REVISIONS
3/03/03	BSM	ADJACENT ZONING LINES & LABELS
3/17/03	BSM	PARKING & DENSITY CALCULATIONS
4/11/03	BSM	ADJACENT EXISTING CONDITIONS, TRAFFIC DIRECTIONS (ARROWS).
4/24/03	BSM	COUNCIL DISTRICT, ZONE LINE TO NORTH.

ISSUE DATES

REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	FWK
DRAWN:	FWK
DESIGNED:	
CHECKED BY:	DEL
DATE CHECKED:	1/18/03
SCALE:	1"=30'
PROJECT NO.:	81025
DRAWING:	1 of 1



VICINITY MAP



AMENITY OPEN SPACE

THE OWNER REQUESTS A VARIANCE FROM THIS REGULATION FOR THE PROPOSED DEVELOPMENT.

EXISTING:

ADJUSTED GROSS FLOOR AREA	385,000 S.F.	
AMENITY OPEN SPACE REQUIRED	77,000 S.F.	(20%)
AMENITY OPEN SPACE PROVIDED	77,483 S.F.	(20%)

PROPOSED (INCLUDING EXISTING TO REMAIN):

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AMENITY OPEN SPACE REQUIRED	131,372 S.F.	(20%)
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LEGEND

- EXISTING BUILDING
- EXISTING CURB
- PROPOSED BUILDING
- PROPOSED CURB
- AMENITY OPEN SPACE TO REMAIN

VARIANCES REQUESTED

REQUEST FOR RELIEF:

- VARIANCE FROM BCZR SECTION 201.3.B TO ALLOW A TOTAL BUILDING LENGTH OF 815 FEET IN LIEU OF THE 216 FEET PERMITTED.
- VARIANCE FROM BCZR SECTION 201.3.E TO ALLOW AN AMENITY OPEN SPACE RATIO OF 0.07, IN LIEU OF THE MINIMUM RATIO OF 0.20 REQUIRED.

Pet Ex #4

AMENITY OPEN SPACE CALCULATION:

TOTAL AMENITY OPEN SPACE = 50,500 SF

TOTAL S.F. BLDGS = 640,420 SF (372,461 EX + 267959 PROP)

RATIO AOS / S.F. BLDGS = 0.0789

DMW
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EXHIBIT TO ACCOMPANY PETITION FOR VARIANCE CALCULATION OF AMENITY OPEN SPACE

EDENWALD

BALTIMORE COUNTY, MARYLAND

9TH ELECTION DISTRICT — 4TH COUNCILMANIC DISTRICT

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	FWK
DRAWN:	FWK
DESIGNED:	
CHECKED BY:	DEL
DATE CHECKED:	3/17/03
SCALE:	1"=30'
PROJECT NO.:	81025
DRAWING:	1 of 1

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Thu Apr 24 6:45:08 2003
VOS Apr 24 Zoning Var rev pwd=DCZOnly-grandjr