IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE

N/S Linden Terrace, S/S Milford Mill Road,

285' SW of Reisterstown Road * ZONING COMMISSIONER

(14 Linden Terrace)

3rd Election District * OF BALTIMORE COUNTY

2nd Council District

* Case No. 04-320-X

Timothy Siebold & Thomas J. Seibold, Owners; Prologue, Inc., Contract Purchasers *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Timothy Siebold and Thomas J. Siebold, and the Contract Purchasers, Prologue, Inc., by Jennifer R. Busse, Esquire. The Petitioners request special exception relief to approve a community care center in an R.O. zone and a modified parking plan. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Sandy Rommel, President and Chief Executive Officer of Prologue, Inc., Contract Purchaser/Petitioner; Molly Coffay, and Elizabeth Marcy, Mitchell Kellman and Barbara McClinton, on behalf of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property. Also appearing were Sam Mackey with Rubeling and Associates, Inc., Architects, and attorneys G. Scott Barhight, Esquire and Jennifer R. Busse, Esquire. Others who appeared in support of the request included Richard Pridgeon, John R. Spelman, and Marcellis Mosby. Letters in support of the request were also received from the Pikesville Chamber of Commerce, and the Ralston and Colonial Village Neighborhood Associations. Charles Dubman, a nearby resident, appeared as an interested citizen.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located between Linden Terrace and Milford Mill Road, just west of Reisterstown Road and in the vicinity of the Suburban Golf and Country Club in Pikesville. The property

contains a gross area of 1.537 acres, more or less, zoned R.O., and is presently unimproved. The Petitioners are desirous of developing the site with a community care center. In this regard, Ms. Sandy Rommel appeared and testified on behalf of Prologue, Inc. She testified that Prologue, Inc. is a non-profit organization that provides services for individuals afflicted with mental illness. The organization conducts classes and group studies for its clients to provide job skills and assistance with daily living activities. Currently, Prologue, Inc. operates a facility at 37 Walker Avenue in Pikesville; however, has apparently outgrown that site and is desirous of relocating to the subject property. As shown on the site plan, the Petitioners propose the construction of a three-story building. The building will front on Milford Mill Road and access thereto will be solely from that roadway. In this regard, the rear of the property abuts Linden Terrace; however, there will be no access to the site from that road, due to the existence of residences on the other side of Linden Terrace. Additionally, landscaping and buffering is proposed to the rear of the site to shield the new building and attendant parking lot from those residences.

Ms. Rommel described the nature of Prologue's operation in detail. She indicated that approximately 130 people are enrolled in their program and 45 to 60 attend classes at the site each day. Some receive more intensive services, while others appear less often. Prologue acts as an extended family for those individuals and there are approximately 100 employees, including full and part-time staff. She also testified that the facility is licensed by the State of Maryland and does not provide any residential accommodations.

Testimony was also received from Barbara McClinton, the Project Manager for Daft-McCune-Walker, Inc. Ms. McClinton is a registered Landscape Architect, licensed by the State of Maryland. She testified about the details of the proposal and opined that the proposed community care center would not be detrimental to the health, safety or general welfare of the locale.

Testimony was also received from Sam Mackey, an Architect with Rubeling and Associates, Inc. Mr. Mackey described the design of the proposed building and indicated the intent was to maintain a residential character so that the structure would blend in with the existing neighborhood. He also indicated that the Petitioner had consulted with the Office of Planning

neighborhood. He also indicated that the Petitioner had consulted with the Office of Planning insofar as the design of the building. In this regard, a Zoning Advisory Committee (ZAC) comment was received from that Office dated March 15, 2004 in which it recommended certain design revisions be made to the plan. Testimony indicated that the amended plan submitted at the hearing reflected the revisions made to the original plan to address those comments.

A community care center is defined in Section 101 of the B.C.Z.R. as "A small scale facility, sponsored or operated by a private charitable organization or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counseling, supervision or rehabilitation of alcoholics or drug abusers, or of the physically or mentally handicapped, or abused individuals who are not subject to incarceration or in need of hospitalization." It is obvious that Prologue's operation falls within this definition. Community care centers are permitted in the R.O. zone by special exception (see Section 204.3.B.1 and Section 1B01.1.C.5 of the B.C.Z.R.).

Based upon the testimony and evidence offered, I am easily persuaded that special exception relief should be granted. The overwhelming weight of the testimony and evidence presented was that the proposed use will not be detrimental to the health, safety and general welfare of the surrounding locale and complies with the requirements of Section 502.1 of the B.C.Z.R. The letters in support of the proposal were also compelling. In addition to the Pikesville Chamber of Commerce and the community associations, a memorandum in support of the project was received from Baltimore County's Department of Economic Development.

Relief is also requested to approve a modified parking plan in accordance with that shown on Petitioner's Exhibit 2. That plan shows that vehicular access to the site will be by way of two curb cuts adjacent to Milford Mill Road. There will be no vehicular access to the property from Linden Terrace. The plan also shows that there are 73 parking spaces proposed, which is more than that required pursuant to Section 409 of the B.C.Z.R. Additionally, apparently many of the clients and staff arrive by public transportation and there is also a van service. Based upon these factors, the modified parking plan will also be approved.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of April 2004 that the Petition for Special Exception to approve a community care center in an R.O. zone and a modified parking plan, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comment submitted by the Office of Planning dated March 15, 2004, a copy of which is attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

ORDER RECEWED/FOR FILING

By

By

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

April 12, 2004

G. Scott Barhight, Esquire Jennifer R. Busse, Esquire Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION

N/S Linden Terrace, S/S Milford Mill Road, 285' SW of Reisterstown Road

(14 Linden Terrace)

3rd Election District – 2nd Council District

Timothy Siebold & Thomas J. Seibold, Owners; Prologue, Inc., Contract Purchasers

Case No. 04-320-X

Dear Mr. Barhight & Ms. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Messrs. Timothy Seibold & Thomas J. Seibold

9 Wheaton Drive, Littlestown, PA 17340

Ms. Sendy Rommel & Ms. Molly Coffay, Prologue, Inc.

37 Walker Avenue, Baltimore, Md. 21208

Ms. Barbara McClinton, Daft-McCune-Walker, Inc.

200 E. Pennsylvania Ave., Towson, Md. 21204

Mr. Richard Pridgeon, 205 Baltimore Avenue, #205, Baltimore, Md. 21204

Mr. John R. Spelman, 4217 Echo Valley, Glen Arm, Md. 21057

Mr. Sam Mackey, Rubeling & Associates, Inc., 401 Jefferson Avenue, Towson, Md. 21204

Ms. Marcellis Mosby, 1 Woodgrit Court, Reisterstown, Md. 21136

Mr. Charles Dubman, 3 Linden Terrace, Pikesville, Md. 21208-53178

Department of Economic Development; Office of Planning

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property locate	dat 14 Linden Terrace	

which is presently zoned R.O.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Please see attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by to 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:	Legal Owner(s): FRANCES SEIBOLD DECEASED
Prologue, Inc. b. Sendy Commel Name - Type or Print	Name - Type or Print
Signature Signature	Signature C
37 Walker Ave. 410-832-2077	THOMAS DEIBOLD 1
Address Telephone No.	Name - Type or Print
Baltimore, MD 21208 City State Zip Code	Signature Jerson Manne
City State Zip Code Attorney For Petitioner:	9 WWATON DRIVE 7/7-359-217 Address Telephone No
Jennifer R. Busse	LITTLESTOUN PA 17340
Name - Type or Print	City State Zip Code
_ JAMNYML_	Representative to be Contacted:
Signature	
Whiteford, Taylor & Preston Company	Jennifer R. Busse Name
210 W. Pennsylvania Ave 410-832-2077	210 W. Pennsylvania Ave 410-832-2077
Address Telephone No.	Address Telephone No.
Tovson, MD 21204	Towson, MD 21204 State Zip Code
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case No. 04-320~×	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
250 09 115 198	Reviewed By JRF Date 1/9/04

Attachment to Petition for Special Exception

for Properties located at #4, 6, 8, 10, 12, and 14 Linden Terrace

Per Baltimore County Zoning Regulation § 204.3, a Special Exception for a Community Care Center in the R. O. Zone, and approal of a Modified partial plan.

Description

To Accompany Petition for Special Exception, Special Hearing, and Zoning Variance 0.194 Acre Parcel

Third Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Reisterstown Road with the centerline of Milford Mill Road, (1) Southwesterly 585 feet, more or less, and thence (2) Southeasterly 40 feet, more or less, thence running for the four following courses and distances, viz: (1) South 37 degrees 31 minutes 14 seconds East 173.71 feet, thence (2) South 52 degrees 26 minutes 46 seconds West 50.00 feet, thence (3) North 37 degrees 31 minutes 14 seconds West 163.76 feet, and thence (4) North 41 degrees 11 minutes 27 seconds East 50.99 feet to the point of beginning; containing 0.194 acres of land, more or less.

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

December 19, 2003

Project No. 03103.P1 (L03103.P1-1)

OF MARY ROBERT OF MAR

#32W



Daft•McCune•Walker, Inc.

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

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

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NOTICE OF ZONDING HEARING

The Zoning Commissioner of Baltimore Gounty, 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: #04-320-X

4,6,8,10,& 14 Linden Tenace
Scioc of Miltord Mill Road, 285 feet west of Reisterstown Road
3rd Election District - 2nd Councillmanic District
Legial Owner(s): Prologue, Inc., (Sendy Rommel for Legial Owner(s): Prologue, Inc., (Sendy Rommel for 4,6,8,10 & 12); Timothy & Thomas Seibold for Fances
Scioold - Deceased (14 Linden Terrace)
Contract Purchaser, Prologue, Inc., (Sendy Rommel for 14 Linden Ferrace
Special Exception: to approve a Special Exception for a Community Care Center in the R.G. zone, and approval of a modified parking plan.

Hearing: Friday, March 19, 2084 at 9:00 a.m. in Room
Hearing: Friday, March 19, 2084 at 9:00 a.m. in Room
407, County Courts Building, 401 Bostley 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) 867-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
3/010 Mar. 4
C652202

1200Z

TE OF PUBLICATION

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

The Jeffersonian

Arbutus Times

Towson Times

Catonsville Times

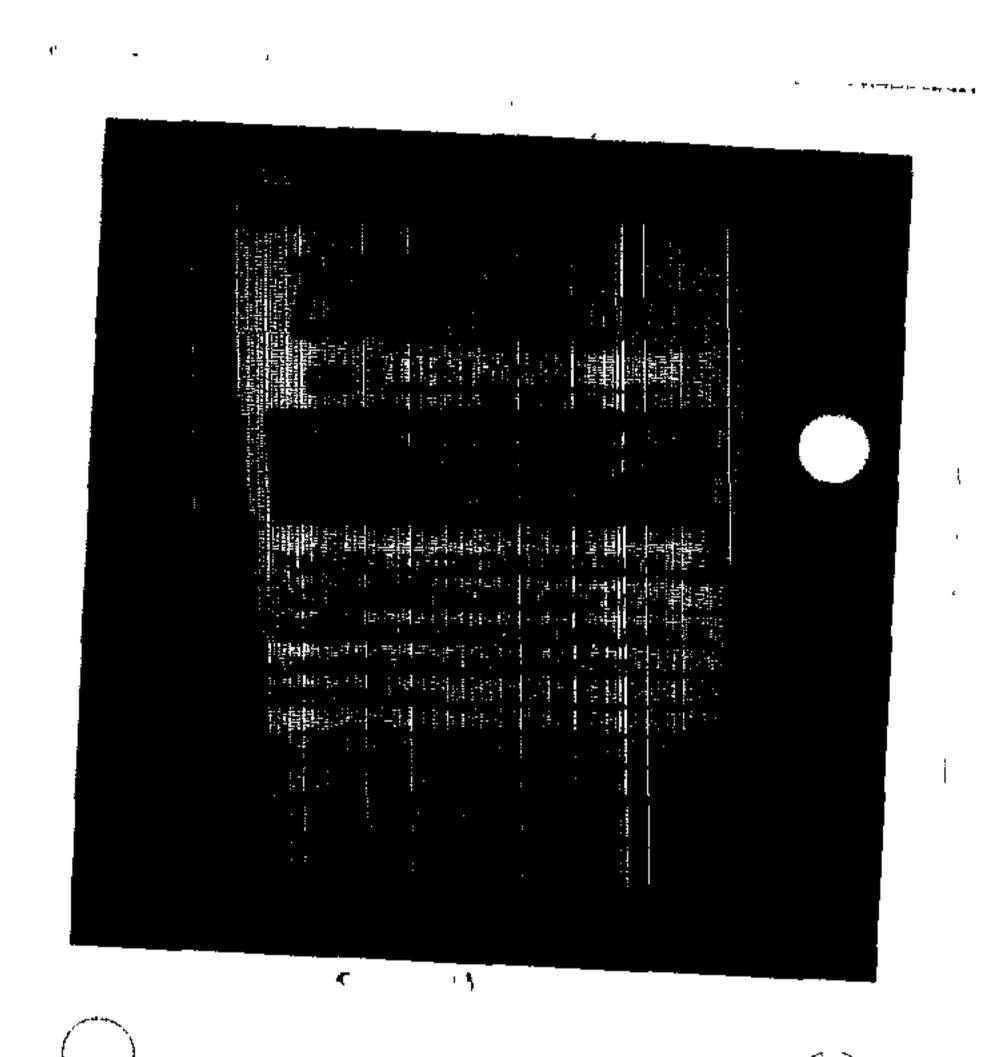
Owings Mills Times

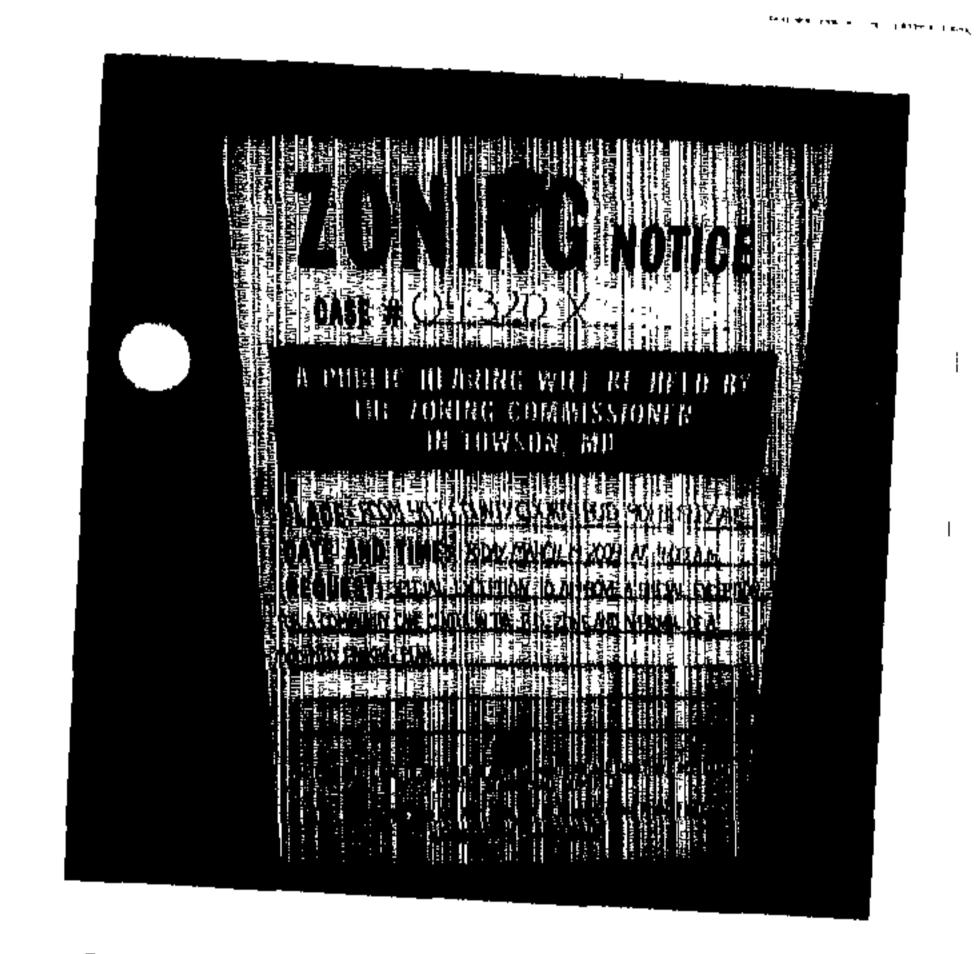
NE Booster/Reporter

North County News

Muss

LEBAL ADVERTISING





CERTIFICATE OF POSTING

	RE: Case No.: 04-320-	X .
•	Petitioner/Developer: <u>PR</u>	
	SENDY ROMMEL	•
	Date of Hearing/Closing: 3	19/04
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204		
ATTN: Kristen Matthews {(410) 887-3394}		
Ladies and Gentlemen:		
This letter is to certify under the penalties of penaltie	erjury that the necessary sign(s) required by it:	law were
4,6,8,10,414	LINDEN TERRACE S	SIDE OF MILTOND
MILL RD, 285 FEET WEST O		
The sign(s) were posted on	3/4/04	
	(Month, Day, Year)	
	Sincerely,	
	Robert Black (Signature of Sign Poster)	3/4/04 (Date)
•	SSG Robert Black	
•	(Print Name)	
-	1508 Leslie Road	
	(Address)	
	Dundalk, Maryland 21222	
	(City, State, Zip Code)	
	(410) 282-7940	
	(Telephone Number)	· · · · · · · · · · · · · · · · · · ·

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr, County Executive
Timothy M Kotroco, Director

January 27, 2004

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: 04-320-X

4, 6, 8, 10, & 14 Linden Terrace

S/side of Milford Mill Road, 285 feet west of Reisterstown Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Prologue, Inc., (Sendy Rommel for 4,6,8,10 & 12); Timothy & Thomas Seibold

for Frances Seibold - Deceased (14 Linden Terrace)

Contract Purchaser: Prologue, Inc., (Sendy Rommel for 14 Linden Terrace)

Special Exception to approve a Special Exception for a Community Care Center in the R.O. zone, and approval of a modified parking plan.

Hearing: Friday, March 19, 2004, at 9:00 a.m. in:Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Jennifer Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., Towson 21204 Timothy & Thomas Siebold, 9 Wheaton Dr., Littlestown PA 17340 Prologue, Inc., Sendy Rommel, 37 Walker Ave., Baltimore 21208

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 4, 2004.

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

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 4, 2004 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, 4th Floor Towson, MD 21204

410-832-2077

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:

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Hearing: Friday, March 19, 2004, at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

awrence B. Schmidt

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 Nymber: 84-320-\$X
Petitioner: Prologue, Inc.
Address or Location: 3 Milbird Mill Q.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Jenn Busse, Esq.
Address: do Whitehol Taisler & Preston UP
210 W. Pennsylamia Ave. 4th Floor
Tawson, MD 21204
Telephone Number: 410-832-2077

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr, County Executive Timothy M Kotroco, Director

March 9, 2004

Ms. Jennifer Busse Whiteford, Taylor, & Preston 210 W. Pennsylvania Avenue Towson, Maryland 21204

Dear Ms. Busse:

RE: Case Number: 04-320-X, 14 Linden Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 9, 2004.

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,
U. Call Rihal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Timothy and Thomas Seibold 9 Wheaton Drive Littlestown, PA 17340 Prologue, Inc. Sendy Rommei 37 Walker Avenue Baltimore 21208



Visit the County's Website at www.baltimorecountyonline.info



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 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 20, 2004

Item No.:

311-820)

Dear Ms. Hart:

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

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

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

JRF

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.20.04

Baltimore County

Item No. 320

RE:

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

Dear. Ms. Hart:

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,

sh

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

3/19

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley////

DATE:

January 26, 2004

SUBJECT:

Zoning Items # See List Below

RECEIVED

MAR

4 2004

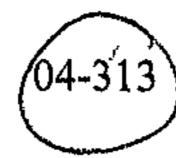
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of January 20, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

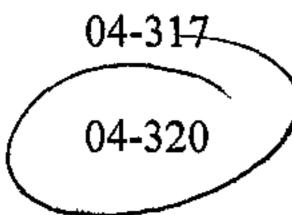
04-311

04-312



04-314

04-315



Reviewers:

Sue Farinetti, Dave Lykens

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AR O

DATE: March 15, 2004

RECEIVED

MAR 1 6 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3 Milford Mill Road

INFORMATION:

Item Number:

4-320

Petitioner:

Timothy Seibold

Zoning:

RO

Requested Action:

Special Exception

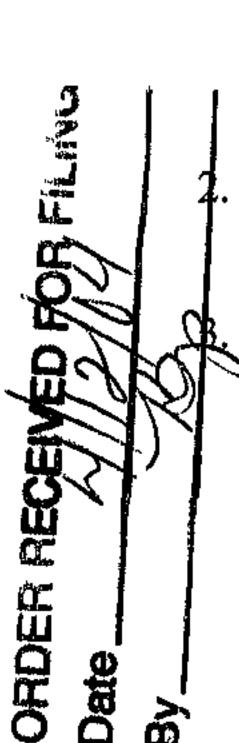
SUMMARY OF RECOMMENDATIONS:

The Design Review Panel reviewed the subject project on February 9, 2004. The Office of Planning has reviewed the petitioner's request and recommends approval provided the following conditions are met:

- 1. Submit revised architectural elevations that responds to the following:
 - a. Window fenestration shall be more uniform with a residential character.
 - b. Revise the height of the canopy to provide clearance for large vans.
 - c. HVAC shall be located in the attic.

The dumpster location intrudes into public area. Relocate the dumpster back from the public right of way. Provide a brick enclosure.

Retain the mature trees along Linden Terrace. Locate the trees on the final landscape plan and indicate that they are to be remained.



- 4. Screen the parking areas from the residential uses along Linden Terrace.
- 5. Provide a Final Landscape Plan and lighting plan that conforms with IESNA standards to Avery Harden in conjunction with the Final Landscape Plan.
- 6. Lighting should be cut off type fixtures.
- 7. Provide sidewalks along Milford Mill.

Prepared by:

Section Chief:

AFK/LL:MAC:

ORDER RECEIVED FOR FILLING Date

By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 10, 2004

Timothy M. Kotroco, Director TO:

Department of Permits & Development Management

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

Review

Zoning Advisory Committee Meeting **SUBJECT:**

For January 26, 2004

Item Nos. 311, 312, 313, 314, 315, 316, 317, 319, and 320

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

RWB:CEN:jrb

cc: File

PETITION FOR SPECIAL EXCEPTION RE:

4, 6, 8, 10, & 12 Linden Terrace; S/side

Milford Mill Road, 285' W Reisterstown Rd*

3rd Election & 2nd Councilmanic Districts

Legal Owner(s): Sendy Rommel, Exec Dir. *

for 4,6,8,10,12 & 14 Linden Terrace, Frances

Seibold/deceased, Timothy Seibold for 14

Linden Terrace

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-320-X

*

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 and documentation filed in the case.

RECEIVED

JAN 27 2000

Per.....

as 2/mnerna PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esquire, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO:

Jeffrey Long, Deputy Director

Baltimore County Office of Planning

DATE: February 23, 2004

FROM:

Coordinator

Design Review Panel

SUBJECT:

Minutes Design Review Panel Meeting of February 9, 2004

PROJECT NAME:

Prologue

3 Milford Mill Road

PROJECT #:

DRP - 443

PROJECT TYPE:

Design Review Panel

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Qutub Syed, Harry Hess, Michael Ertel

PROJECT DESCRIPTION:

The proposed community care facility is located within the Pikesville Revitalization Area. Prologue is a non-profit that offers counseling and job training for mentally ill adults. The building will be three stories with approximately 8,000 square feet per floor. Parking for 73 cars is provided.

A special exception hearing (# 04-320) for a Community Care Center in the R.O. zone, and approval of a modified parking plan, will be held on March 19, 2004.

DESIGN REVIEW PANEL COMMENTS:

The following issues and recommendations were identified at the DRP meeting. These recommendations are advisory to the Office of Planning and may be incorporated with Planning's review of the Development Plan.

1. Study the window fenestration. The openings should be more uniform, with a residential character.

2 Clearance for large van

 Clearance for large vans under the canopy may be an issue. Revise the height of the canopy as necessary.

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3. The dumpster location intrudes into public area. Relocate the dumpster back from the public right of way. Provide a brick enclosure.

he height of the

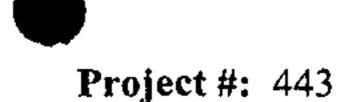
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DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Subject: Minutes (Designative Panel Meeting)

Project Name: Prologue



- 4. Retain the mature trees along Linden Terrace. The final landscape plan should locate these trees and indicate that they are to remain.
- 5. Screen the parking areas from the residential uses along Linden Terrace.
- 6. Provide a Final Landscape Plan and lighting plan that conforms with IESNA standards to Avery Harden in conjunction with the Final Landscape Plan.
- 7. Lighting should be cut off type fixtures. The applicant is proposing light standard that has a maximum 16' height.
- 8. Study the regional storm water management facilities to determine if on-site requirements can be reduced and/or:eliminated.
- 9. Provide sidewalks along Milford Mill.
- 10. HVAC will be located in the attic.

DISPOSITION:

Approved subject to the recommendations above.

Lynn Lanham

Chief, Development Review

LL:kma

C: DRP Members in attendance

Councilman Kevin Kamenetz, Baltimore County Council

Jennifer R Busse, Whiteford, Taylor & Preston L.L.P.

Melanie Anson, Sudbrook Park, Inc.

D. Brady, Sudbrook Park, Inc.

Alan Zuckerberg, Long Meadow Association

Andrea VanArsdale, Baltimore County Office of Economic Development

Timothy Kotroco, Baltimore County Department of Permits and Development

Diana Itter, Baltimore County Office of Planning

Lynn Lanham, Baltimore County Office of Planning

Baltimore County Government Department of Economic Development



400 Washington Avenue Towson, MD 21204

RECEIVEAX (410) 887-8000 (410) 887-8017

MEMORANDUM

MAR 1 5 2004

To: Zoning Commissioner

Zoning Commissioner's Office

From: David S. Iannucci

Executive Director

Date: March 12, 2004

Re:

Special Exception - Prologue (Case Number: 04-320-X)

ZONING COMMISSIONER

The Department of Economic Development strongly supports the requested special exception submitted by Prologue, Inc. Prologue is requesting a special exception to allow a Community Care Center in an R.O. zone, and approval of a modified parking plan. The subject property is located within the Pikesville Commercial Revitalization District, an area targeted by the County to receive assistance to promote economic development. The Department of Economic Development has been working with Prologue for a year and a half in an effort to keep them from relocating their office outside the Pikesville district. The subject properties (4, 6, 8, 10, 12 and 14 Linden Terrace) have long been vacant and their redevelopment will contribute to the local economy and to the aesthetic appeal of Pikesville. Prologue has been cooperative in designing an office building that will also reflect a residential character. The redevelopment of the subject properties will play an important role in the viability of Pikesville. By permitting the special exception, the community and the County will realize a variety of benefits, including:

- retaining jobs in the Pikesville Revitalization District;
- redeveloping a key site within the Pikesville Revitalization District;
- strengthening the economic base of the community;
- improving the physical appearance of an important commercial area;
- attracting significant private investment;
- creating accessible employment opportunities for local residents; and
- generating new income and property tax revenue for the County.

Thank you for your time and attention to this important matter. If you have any questions, please call me at extension 2123.

CC: Peirce Macgill, Commercial Revitalization Specialist

March 4, 2004

Honorable Lawrence E. Schmidt Baltimore County Zoning Commissioner County Courts Building 401 Bosley Avenue 4th Floor Towson, Maryland 21204

4106536566

Re: Support for Prologue's Request for Special Exception Relief Zoning Item: #04-320-X

Dear Mr. Schmidt:

The Colonial Village Association is aware that Prologue intends to construct a three story community care center in Pikesville on property known as 4-14 Linden Terrace which is zoned R-O. The Association has no objection to the redevelopment proposal and believes the relief requested will not adversely impact upon the community.

Thank you for your consideration of this matter.

President

Colonial Village Association

March 15, 2004

Ms. Molly Coffay Prologue Anche 37 Walker are. Pikesville, Nd. 21208

Lo Whom'd may Concern,

It has been brought to my attention that Prologue she will be building their new facilities on Millford Mil Rd. I have visited the current Prologue officer, and have gone over the blue prints with Ms. Caffay, bfor their new building site. As President of the Ralston Neighborhood association, I fail that Prologue is a welcome addition to our area, and provides a much needed Service. Therefore, we have absolutely no objection to their new facility Being Built in our neighborhood.

Thank you.

Lorra R. Dues President, Rolston NeighBerhood Association





Barry M. Cohen* Harold P. Dwin

*MD, D.C., ARIZ., & PABAR

RECEIVED

MAR 1 2004

Katherine Blazek[†]
Katherine Berkowitz
Mark Stave
Jerome A. Bivens

†MD & MA BAR

Hon. Lawrence E. Schmidt, Esquire

Baltimore County Zoning Commissioner

County Courts Building

401 Bosley Avenue, 4th Floor

Towson, MD 21204

RE: Support for Prologue, Inc.'s Request for Special Exception Relief Zoning Item # 04-320-X

Dear Mr. Schmidt:

Please accept this letter as documentation of Cohen & Dwin, PA's support for Prologue, Inc.'s redevelopment proposal formerly known as #4 through #14 Linden Terrace, in Pikesville. We are aware that Prologue, Inc. intends to construct a 3 story Community Care Center on property zoned R-O, and thus is in need of Special Exception relief. We believe this redevelopment proposal will be an asset to the community and will not adversely impact the area.

Thank you for your consideration of this matter.

Sincerely,

Harold P. Dwin

Esquire HPD/nar

cc: Molly Coffay (Prologue, Inc.)

Downtown: HarborPlace Tower 111 South Calvert Street, Suite 2700 Baltimore, Maryland 21202 410-358-0766





March 5, 2004

Honorable Lawrence E. Schmidt Baltimore County Zoning Commissioner County Courts Building 401 Bosley Avenue 4th Floor Towson, Maryland 21204

Re: Support for Prologue's Request for Special Exception Relief

Zoning Item: #04-320-X

Dear Mr. Schmidt:

The Pikesville Chamber of Commerce is aware that Prologue intends to construct a three-story community care center in Pikesville on property known as 4-14 Linden Terrace which is zoned R-O. Prologue is in need of special exception relief to construct and operate on this site. Our members have been apprised of Prologue's plans. The Chamber fully supports development of these parcels, as the area has been targeted for revitalization, and the use has shifted from residential to commercial. The Chamber supports Prologue's redevelopment proposal, notes that Prologue has been operating in Pikesville without objection for many years and believes the relief requested will not adversely impact upon the community.

Thank you for your consideration of this matter.

Sincerely,

Sherrie Becker Executive Director

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PETITIONER'S SIGN-IN SHEET

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ME	MBER	
CASE NAM	CASE NUM	DATE

SITIZEN'S SIGN-IN SHEET

E- MAIL											
CITY, STATE, ZIP	PIKESJILLE, ND 21208-5317										
ADDRESS	3 LINDEN TERRACE					•					
NAME	CHALLES DUBMAN										

