IN RE: PETITION FOR SPECIAL HEARING NE/Corner of Georgia Court and Dixie Drive 9th Election District 5th Councilmanic District **(400 Georgia Avenue)** Presbyterian Home of Maryland *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-222-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing filed by the legal owners of the subject property, the Presbyterian Home of Maryland. The Petitioners are requesting special hearing relief for property located at 400 Georgia Court in the Towson area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an amendment to the site plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

The property was posted with Notice of Hearing on December 24, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 23, 2004, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

ORDER RECEIVED FOR FILING
Date 1/11/05
By Rey

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Susan Shea on behalf of the Petitioner. Appearing in support of the Petitioner's request were Phil Bohrman, Laurie Paxton, Suzanne Merski, Meredith Shaver, Ronald Standford, Beverly Brandon, Erik Stuller, Pam Patterson, and Angie Englar. Mitch Kellman and David Locke from Daft McCune, Walker, Inc., the engineering firm that designed the site plan, and Beverly Brandon architect appeared in their professional capacities for the Petitioner. Arnold Jablon, Esquire represented the Petitioner. Mike Ruby, adjacent property owner appeared as a citizen at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioner is the Presbyterian Home of Maryland who operates a convalescent home (continuing care facility) for the aged on this 4.5 acre site in the heart of Towson which is zoned DR 5.5. The present building is generally three-story construction containing approximately 73,000 sq. ft. of floor area. The Petitioner is proposing to add two new one-story wings to the existing building which have a total square footage of floor area of approximately 6,400 sq. ft. The purpose is to increase the size of existing bedrooms and add bathrooms to those presently using shared bathrooms. Mr. Jablon proffered that the home is not seeking to add any more residents than the presently allowed 100. (There are actually 87 residents living at the home today.) Rather, the larger rooms with private baths would simply be more appealing to the

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Date 1/11/05
By Rez

senior population, which the home serves and, therefore, more competitive with modern assisted living facilities/nursing homes in the area. He noted that the home today is nonconforming to the many new zoning regulations that have been initiated since the home was first approved.

Mr. Jablon proffered that this site has been operated as a convalescent home for 100 years. The Petitioner was originally granted a special exception for a convalescent home in 1955 in Case No. 3624-X. Thereafter, the Petitioner amended the site plan in Case No. 88-4 SPH, which is essentially what has been built until today. This case was appealed to the Board of Appeals and thereafter to the Circuit Court on the issue of whether or not the home was subject to the Residential Transition Area (RTA) legislation. The Board of Appeals found the RTA did not apply and ultimately the Circuit Court agreed on the basis that the use was an exception to the RTA statute.

Mr Ruby, an adjacent property owner, indicated that after extensive discussion with the Petitioner he did not object to the additions if certain lighting changes and limitations were made. Mr Jablon agreed on the record that four existing lights on the Florida Road side of the property would be removed and replaced with ground level lighting pursuant to a lighting plan to be submitted to the Baltimore County Landscape Architect with input from the Home and Mr. Ruby for approval.

Mr. Jablon noted that the new additions were no closer to any property line than the existing buildings and because there would be no more residents or employees even with the new additions, there would be no adverse impact on the community. He noted the proposed use meets all the criteria of Section 502.1 of the B.C.Z.R. Finally he indicated that, even with the new area added to the building the proposed parking meets all the requirements of the regulations.

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Date 11/1/05
By

Findings of Fact and Conclusions of Law

This case is a request to modify a previously approved site plan. A first site plan was approved in Special Exception Case No. 3624-X in 1955 and amended in 1988 in Case No. 88-4-SPH. This case is not a case to consider whether or not the addition violates the 25% rule of section 104.3 of the B.C.Z.R. At the hearing, having heard the words "nonconforming" I inquired at some length as to whether the addition meets that test (which it does), but having reviewed the zoning history of this property presented into evidence, I now see that this case is not about expansion (whether intensification or extension) of a nonconforming use. It is simply a further modification of a special exception.

This case is also not about whether or not the home can expand beyond its approved number of beds even thought the Petitioner stated emphatically that it had no intent to serve more than 100 residents. The opinions in Case No. 88-4 SPH note that the home sought to expand from 100 beds to 127 beds. The new site plan was eventually approved. One might conclude that the number of beds approve is therefore 127 beds. But this is not the case. State law and State regulators determine how many beds are allowed in continuing care facilities. Apparently, although the County approved the 1988 expansion that would have created space for 127 beds, the State did not allow this expansion. Consequently, the number of beds is the same.

The Board of Appeals opinion in Case No. 88-4 SPH approved Plan A which the present site plan presented in this case as Petitioner's Exhibit 1. That opinion was appealed to the Circuit Court and not reversed so that it is the effective order of the County today. That opinion also provided in Restriction 2 that:

ORDER RECEIVED FOR FILING
Date 11/1/05
By

"No further expansion of the convalescent home may be permitted by further amendments to the site plan filed in Case No. 3624-X and any and all future uses of the subject site may only occur in compliance with the zoning regulations then in effect."

Obviously the subject case appears to be an expansion of the home. However, I do not find this to be a violation of the prior order as the spirit and intent I glean from the Board's opinion goes to the number of beds and employees at the facility which by all testimony are the same. In my view, the Board was looking to protect the community from further expansion. I do not believe the Board intended to limit a physical reconfiguration of the existing rooms adding private baths where previously there were shared baths as one example, even though this reconfiguration will physically take 6400 sq. ft. of additional space. The additions have no impact at all on the surrounding community. They are internal changes in configuration of the buildings. I will incorporate the agreement between Mr. Ruby and the Petitioners regarding lighting into this order as an improvement to the existing plan.

Consequently, I find the Petitioner's request to allow an amendment to the site plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities to be most reasonable. I find that this will not adversely affect the surrounding neighborhood or the health, safety, or welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11 day of January, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R, to allow

ORDER RECEIVED FOR FILING
Date 1/11/05
By Rec

an amendment to the site plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities, be and is hereby GRANTED, subject to the following restrictions:

1. The restrictions of the Board of Appeals' Opinion in Case No. 88-4 SPH are affirmed and continued except that the relevant site plan shall be Petitioner's Exhibit Nos. 2A, 2B and 2C rather than Plan A of the prior case.

2. The four existing lights on the Florida Road side of the building shall be removed and replaced with ground level lighting pursuant to a lighting plan to be submitted to the Baltimore County Landscape Architect for approval with input from the Presbyterian Home and Mr. Ruby.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 1/11/05
By Raj

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
William J. Wiseman III, Zoning Commissioner

January 11, 2005

Arnold Jablon, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 05-222-A
Property: 400 Georgia Court

Dear Mr. Jablon:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Susan Shea, Presbyterian Home of Maryland, 400 Georgia Ct., Towson, MD 21204
Phil Bohrman, 424 Larkspur Dr., Joppa MD 21085
Laurie Paxton, Suzanne Merski, Meredith Shaver, Ronald Standford, Erik Stuller, Pam Patterson, & Angie Englar, c/o Presbyterian Home of Maryland 400 Georgia Ct., Towson, MD 21204
Beverly Brandon, 345 N. Charles St., Baltimore, MD 21201
Mitch Kellman & David Locke, Daft McCune, Walker, Inc., 200 E. Pennsylvania Ave., Towson, MD 21286
Mike Ruby, 7 Florida Rd., Towson, MD 21204

Printed on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 400 Georgia Court

which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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 Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Presbyterian Home of Maryland
Name - Type or Print

Signature

Susan F. Shea, CEO
Name - Type or Print

Susan F. Shea
Signature

400 Georgia Court — 410 823-4622
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Attorney For Petitioner:

Arnold Jablon, David Karceski
Name - Type or Print

Signature

Venable, LLP
Company

210 Allegheny Avenue — 410-494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Representative to be Contacted:

Arnold Jablon
Name

210 Allegheny Avenue — 410 494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 11/1/05
By

Case No. 05-222-SPH

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BM Date 11/1/04

ATTACHMENT TO PETITION FOR SPECIAL HEARING
400 Georgia Court

An amendment to the site plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

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

Description

to Accompany Petition for Special Hearing

4.5 Acres

North Side of Georgia Court

West Side of Florida Road

East Side of Dixie Drive

South of Chesapeake Avenue

Ninth Election District, Baltimore County, Maryland

Beginning for the same at the point formed by the intersection of the north side of Georgia Court (50 feet wide) and the west side of Florida Road (50 feet wide), thence binding on the north side of said Georgia Court, (1) North 83 degrees 28 minutes 59 seconds West 604.78 feet to the east side of Dixie Drive (50 feet wide), thence binding on the east side of Dixie Drive, (2) North 16 degrees 02 minutes 05 seconds East 356.61 feet, thence leaving Dixie Drive, (3) South 83 degrees 40 minutes 52 seconds East 543.16 feet to the west side of said Florida Road, thence binding on the west side of said Florida Road, (4) South 06 degrees 07 minutes 23 seconds West 332.48 feet to the point of beginning; containing 4.5 acres of land, more or less.

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

June 21, 2004

Project No. 03152 (L03152)

STATE OF MARYLAND
ANTHONY JOSEPH WITTE
No. 10881
REGISTERED
PROFESSIONAL LAND SURVEYOR

10/25/04

Anthony J. Witte

#222

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: #05-222-SPH
400 Georgia Court
N/east corner of Georgia Court and Dixie Drive
9th Election District-5th Councilmanic District
Legal Owner(s): Presbyterian Home of Maryland,
Susan F. Shea, CEO

Special Hearing: to allow an amendment to the site plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

Hearing: Monday, January 10, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

WILLIAM WISEMAN
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.

12/249 December 23 33563

CERTIFICATE OF PUBLICATION

12/23/, 2004

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 12/23/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42647

DATE 11/1/04 ACCOUNT R001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Lenahan, Berger & Hewitt

FOR: Special Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #223

PAID RECEIPT

BUSINESS	ACCOUNT	TIME	AMT
11/01/2004	11/01/2004	15:32:01	

DES V006 WALKIN KRIS KOB
RECEIPT # 304551 11/01/2004
DEPT 1 528 ZONING VERIFICATION
CK NO. 042647
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-222-SPH

Petitioner/Developer: PRESBYTERIAN HOME OF MD. SUSAN F. SHEA CEO

Date of Hearing/Closing: 12/24/04

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

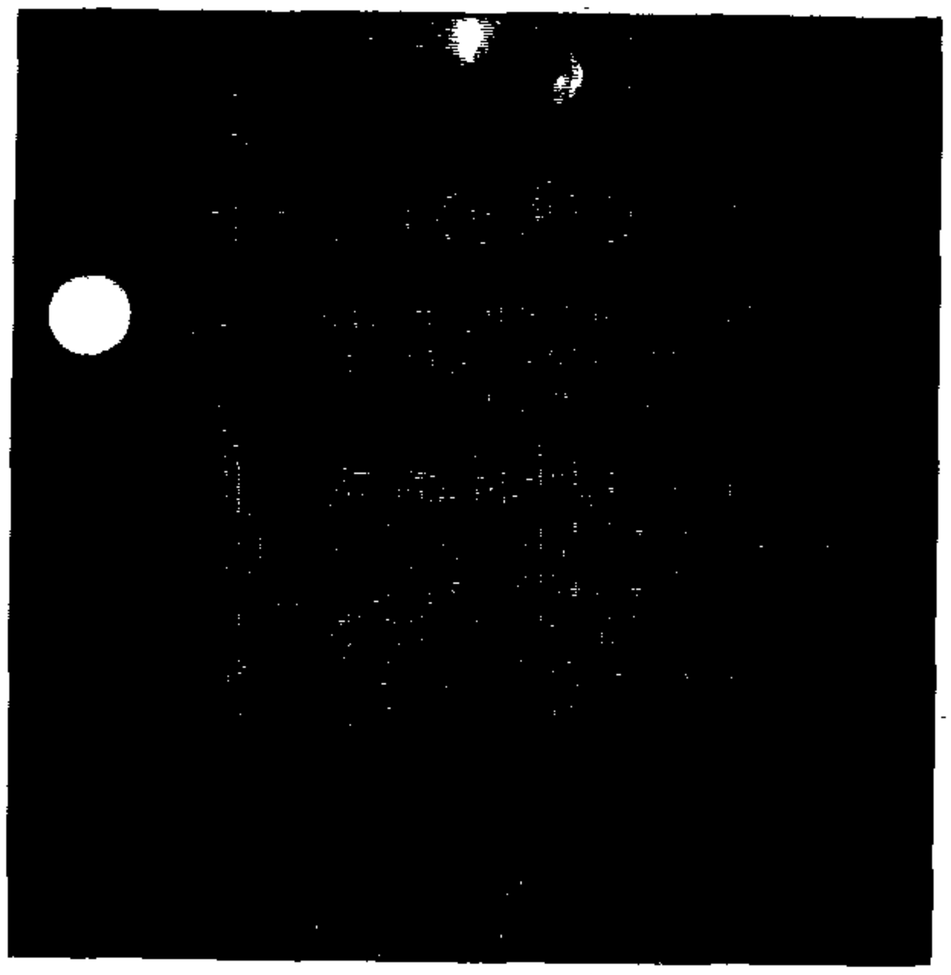
ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 400 GEORGIA COURT

The sign(s) were posted on 12/24/04
(Month, Day, Year)

Sincerely,



Robert Black 12/28/04
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 21, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-222-SPH
400 Georgia Court
N/east corner of Georgia Court and Dixie Drive
9th Election District – 5th Councilmanic District
Legal Owners: Presbyterian Home of Maryland, Susan F. Shea, CEO

Special Hearing to allow an amendment to the side plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

Hearing: Tuesday, January 4, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-222-SPH
400 Georgia Court
N/east corner of Georgia Court and Dixie Drive
9th Election District – 5th Councilmanic District
Legal Owners: Presbyterian Home of Maryland, Susan F. Shea, CEO

Special Hearing to allow an amendment to the side plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

Hearing: Monday, January 10, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

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

November 16, 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: 05-222-SPH
400 Georgia Court
N/east corner of Georgia Court and Dixie Drive
9th Election District – 5th Councilmanic District
Legal Owners: Presbyterian Home of Maryland, Susan F. Shea, CEO

Special Hearing to allow an amendment to the side plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

Hearing: Tuesday, January 4, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, David Karceski, 210 Allegheny Avenue, Towson 21204
Susan Shea, 400 Georgia Court, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 20, 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.

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

November 18, 2004

CORRECTED 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: 05-222-SPH
400 Georgia Court
N/east corner of Georgia Court and Dixie Drive
9th Election District – 5th Councilmanic District
Legal Owners: Presbyterian Home of Maryland, Susan F. Shea, CEO

Special Hearing to allow an amendment to the side plan approved in Case No. 88-4-SPH to permit an enlargement of existing residents' rooms, bathrooms, and similar facilities.

Hearing: Monday, January 10, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, David Karceski, 210 Allegheny Avenue, Towson 21204
Susan Shea, 400 Georgia Court, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 24, 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.

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 05-222-SPH

Petitioner: Presbyterian Home of Maryland

Address or Location: 400 Georgia Court

PLEASE FORWARD ADVERTISING BILL TO

Name: Amy Donfell, Venable, LLP

Address 210 Allegheny Avenue
Towson, Maryland 21204

Telephone Number: 410 494-6244

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

January 4, 2005

Arnold Jablon
Venable, LLP.
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number:05-222-SPH , 400 Georgia Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Karceski Venable, LLP. 210 Allegheny Avenue Towson 21204
Susan F. Shea Presbyterian Home of Maryland Towson 21204

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

November 16, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 15, 2004

Item No.: 205, 221-226

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 22, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 22, 2004
Item Nos. 205, 221, 222, 224, and 225

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

RWB:CEN:jrb

cc: File

9m 1/10

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: December 6, 2004

RECEIVED
DEC 7 2004
ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 15, 2004.

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

05-205
05-221
05-222
05-224
05-225
05-226

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 21, 2004

RECEIVED

DEC 27 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-222**

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

Prepared By: Mark A Cunningham

Division Chief: Lynn Lanham

MAC/LL

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 11.17.04

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

RE: Baltimore County
Item No. 222 BPR

Dear. Ms. Matthews:

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE:	PETITION FOR SPECIAL HEARING 400 Georgia Court; NE corner of Georgia Court & Dixie Drive 9th Election & 5th Councilmanic Districts Legal Owner(s): Presbyterian Home of MD by Susan F. Shea, CEO Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-222-SPH

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

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 and 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

RECEIVED
NOV 18 2004
Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Esquire,Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

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

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

April 18, 2006

Mr. Mitchell J. Kellman
Director of Zoning Services
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Re: Presbyterian Home of Maryland
400 Georgia Court
Zoning Case No. 05-222-A
9th Election District

Dear Mr. Kellman:

Your letter to Timothy Kotroco, Director of Permits Development Management, has been referred to me for reply. Your client would like to modify the site plan approved in zoning case number 05-222-A and reduce the amount of square footage associated with the expansion permitted to 5,000 square feet as shown on the submitted site plan. The modifications do not project closer to the adjoining property line than what was approved and the linear dimension of improvements along that property will be reduced.
The modifications will still comply with the restrictions set forth with the previous zoning order. As such your client's proposed reduced modifications will be approved as being within the Spirit and Intent of zoning case number 05-222-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Very Truly Yours,

John J. Sullivan
Planner II
Zoning Review

JJS/rjc

March 24, 2006

Mr. Timothy Kotroco, Director
Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Presbyterian Home of Maryland
Spirit and Intent Letter
Zoning Case No. 05-222-A
400 Georgia Court
Project No. 03152.A

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

Dear Tim:

Daft-McCune-Walker, Inc. (DMW) represents the Presbyterian Home of Maryland and we are responsible for the engineering and planning of facility's expansion. The Home received approval, via Zoning Case No. 05-222-A, to expand their facility approximately 6,483 square feet. The Deputy Zoning Commissioner imposed several restrictions within the order.

The Home would like to modify the site plan approved within the case and reduce the amount of square footage associated with permitted expansion to 5,000 square feet. The modifications do not project closer to the adjoining property line than what was approved, and the linear dimension of improvement along that property line will be reduced. The modifications will still comply with the restrictions set forth within the previous zoning order.

We feel that these changes are well within the spirit and intent of the referenced zoning case and hope that you consider the same.

We have included a site plan that shows the expansion approved within the zoning case and the modified and reduced building areas, the zoning order, and a check in the amount of $50.00 for the processing fee. If you need further information, please contact me at (410) 296-3333

Sincerely,

Daft-McCune-Walker, Inc.

Mitchell J. Kellman
Director of Zoning Services

MJK/jm

Enclosures

Memorandum

RECEIVED

JAN 11 2005

ZONING COMMISSIONER

To: John V. Murphy

From: Dave Locke

Date: January 11, 2005

Re: Presbyterian Home of Maryland
Project No. 03152.A

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

We are submitting unmounted, half-size copies of the Exhibits Arnold Jablon entered into the hearing on Monday, January 10, 2005.

- Exhibit 11 ~ Illustrative Site Plan
- Exhibit 12A ~ Illustrative Cross Section and Plan Images
- Exhibit 12B ~ Illustrated Images

Mr. Arnold also entered Exhibit 12C, which is enclosed, which was inadvertently presented at the hearing. It does, however, represent the landscape treatment and flavor intended for this project.

DEL/sd

Attachments

cc: Mr. Arnold Jablon
Mr. Mitch Kellman

PLEASE PRINT CLEARLY

CASE NAME 05-222-SPH
CASE NUMBER 400 Georgia Ct.
DATE 1/10/05

PETITIONER'S SIGN-IN SHEET

Rep of Home

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Susan Shea	400 Georgia Ct	Towson, MD 21204	sdshea@presbyterianhomesfmd.org
PHIL BOHRMAN	424 LARKSPUR DRIVE	JOPPA, MD 21085	PHILBOHRMAN@AOL.com
Laurie Paxton	400 Georgia Ct.	Towson, MD 21204	lpaxton@presbyterianhomesfmd.org
Suzanne Mersky	400 Georgia Ct	Towson, MD. 21204	SMersky@presbyterianhomesfmd.org
Meredyth Shaver	400 Georgia Ct	Towson MD 21204	MShaver-LMshaver33.com
Ronald D. Standford	400 Georgia Ct.	Towson, MD 21204	Classicdadman@yahoo.com
Beverly Brandon	345 N. Charles St.	Baltimore, 21201	b.brandon@johnemmon.com
ERIK STULLER	400 GEORGIA CT.	TOWSON, MD 21204	ESTULLER@PRESBYTERIANHOMESFMD.ORG
Pam Patterson	400 Georgia Ct.	Towson, MD 21204	ppatterson@presbyterianhomesfmd.org
Anne Eudor	400 Georgia Ct	Towson, Md 21204	N/A
* Date MC MITCH KELLMAN	2021 E. JOPPA WAY	TOWSON 21286	mkellman@dmw.com
* Date MC DAVID LUCAS	"	"	david.lucas@dmw.com
Arnold Jablon	210 Allegheny Ave	Towson MD 21204	AJablon@venable.com

PLEASE PRINT CLEARLY

CASE ~~NAME~~ 05-222-SPH
CASE N~~UMBER~~ 400 Georgia Ct.
DATE 1/10/05

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
MIKE RUBY	7 FLORIDA RD	TOWSON, MD 21204	

Petitioner Exhibit 3

IN RE: PETITION SPECIAL HEARING NW/corner of Georgia Court and Florida Avenue (400 Georgia Court) - 9th Election District	*	BEFORE THE ZONING COMMISSIONER
Presbyterian Home of Maryland, Inc.,	*	OF BALTIMORE COUNTY
Petitioner	*	Case No. 88-4-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an amendment to the site plan filed in Case No. 3624-X in order to expand the existing convalescent home, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Ralph Ensor, Chairman of the Building Committee, appeared and was represented by Counsel. Mr. and Mrs. Michael Ruby and Carl Wannen, nearby property owners, appeared in opposition to the location of the proposed addition and not to the expansion itself.

Testimony indicated that the subject property, zoned D.R.5.5 and located at the intersection of Florida Road, Dixie Court, and Georgia Court, has been improved with a convalescent home since 1930. Additions to the home occurred in 1932, 1940, 1957, and 1977. See Petitioner's Exhibit 3. The expansion in 1957 necessitated the request for and subsequent approval of a special exception (Case No. 3624-X).

The Petitioner now wishes to expand from 100 to 127 domiciliary beds. There is a waiting list of 93 individuals, and the need for the additional beds has become paramount. The Petitioner holds regular Sunday services in its chapel, which is affiliated with and recognized by the Presbyterian Church as a formal church entity.

The protestants support the proposed addition, but object to it being located at the east end of the addition constructed in 1977, i.e., 100 feet

Date July 22, 1977
By Ellen F. Rosenfeld

from the north property line, 75 feet from the east property line, and 138 feet from the south property line. They expressed concern that the open space and aesthetic comfort which presently exists as they view the site from their homes directly across Florida Road would be destroyed if the addition were constructed where proposed. They believe their concerns would be met if the wing were relocated 50 feet closer to the north property line.

The Petitioner's architect testified that an existing parking lot would have to be removed in order to move the building as suggested by the protestants, which would not be cost effective.

The Petitioner noted that although the residential transition area (R.T.A.) requirements dictate a rear yard setback of 150 feet in contrast to the proposed 100 feet, it believes that the site is an exception by way of Section 1B01.1.B.1.c.4, BCZR, as an addition to a building for religious worship, or that the site was developed prior to the adoption of the R.T.A. legislation and is therefore nonconforming.

Inasmuch as the convalescent home and parking areas have been in continuous use since prior to 1970, the first year the R.T.A. requirements were enacted, the use is nonconforming as to the R.T.A. requirements. The intent of the R.T.A. legislation was to protect uses existing as of right or by special exception in residential zones from proposed changes to the neighborhood, a protection from new and different uses which would cause an adverse impact on the existing uses. This is not the case here. The proposed addition, notwithstanding the above conclusion, would at any rate fall within the exception to the R.T.A. requirements, Section 1B01.1.B.1.c.4.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested amendment should be granted.

ORDER RECEIVED FOR FILING
Date July 22, 1987
By [signature]

Therefore, IT IS ORDERED by the Zoning Commissiorer of Baltimore County, this 22nd day of July, 1987, that the amendment to the site plan filed in Case No. 3624-X to expand the existing convalescent home be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner's Exhibit 2 shall be adopted in its entirety and made a part of this Order.

2. No further expansion shall be permitted on this site.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: John B. Howard, Esquire

Mr. Michael Ruby

Mr. Carl Wannen

People's Counsel

ORDER RECEIVED FOR FILING
Date July 22, 1987
By

PRT RXM 4

IN RE: PETITION SPECIAL HEARING NW/corner of Georgia Court and Florida Avenue (400 Georgia Court) - 9th Election District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
Presbyterian Home of Maryland, Inc.,	*	Case No. 88-4-SPH
Petitioner	*	

* * * * * * * * * * *

AMENDED ORDER

It is ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1987, that Condition Precedent 2 shall be deleted and in its place the following condition precedent shall be adopted and made a part of the Findings of Fact and Conclusions of Law rendered on July 22, 1987:

> 2. No further expansion of the convalescent home may be permitted by further amendments to the site plan filed in Case No. 3624-X, and any and all future uses of the subject site may only occur in compliance with the zoning regulations then in effect.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: John B. Howard, Esquire
Mr. Michael Ruby
Mr. Carl Wannen
People's Counsel

PDT RXM S

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

March 22, 1988

Carl Wannen, Esquire
9 Florida Avenue
Towson, MD 21204

RE: Case No. 88-4-SPH
Presbyterian Home of Md., Inc.

Dear Mr. Wannen:

Enclosed is a copy of the final Opinion and Order issued today by the County Board of Appeals regarding the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. Michael Ruby
John B. Howard, Esquire
Presbyterian Home of Md., Inc.
Phyllis Cole Friedman, Esquire
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney

IN THE MATTER OF THE APPLICATION OF PRESBYTERIAN HOME OF MD., INC. FOR SPECIAL HEARING ON PROPERTY LCOATED ON THE NORTHWEST CORNER OF GEORGIA COURT AND FLORIDA AVENUE (400 GEORGIA COURT) 9th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT	: : : : : : : : :	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 88-4-SPH

: :

O P I N I O N

The matter comes before the Board as an appeal from the decision of the Zoning Commissioner dated July 22, 1987 and amended July 30, 1987, which granted a Petition for Special Hearing filed by the property owner, the Presbyterian Home of Maryland, Inc. In its petition, the property owner seeks an amendment from the site plan as filed in Case No. 3624-X to allow expansion of the existing convalescent home.

The Petitioner presented two plans for the proposed expansion. Plan A is, from the Petitioner's viewpoint, more preferable and allows an expansion of the facility on the eastern portion of the property abutting the existing Home. Plan B, which the property owners are willing to construct but do not view as favorably as Plan A, proposes an addition on the southeastern portion of the property. Two alternatives have been presented because Plan A may be in conflict with the Residential Transition Area (RTA) requirements which dictate a rear year setback of 150 feet.

The Board heard testimony and received evidence from numerous witnesses, both favoring and opposing the proposed expansion. There seems to be no dispute that the Home fills a needed service to the community and is, had has been, a good neighbor to the community. The Appellants' objection is not as to the use, rather the expansion. Additionally, the opposition to this expansion apparently is not uniform throughout the community, rather the

immediate neighbors object but the surrounding community known as Southland Hills as a whole favors the project.

Testimony solicited discloses that the site has been improved with a convalescent home since 1930. Additions to the home have been made throughout the years, with the most recent being in 1977. The original special exception, which the Petitioners seek to amend, was granted in 1957.

Further testimony disclosed that the site presently houses 100 domiciliary beds. In order for individuals to be considered for admission, they must be over 65 years of age, good-standing Presbyterians, and in good physical and mental health. The current facility is operating to capacity and a waiting list of 60 to 90 people is customary. In addition to housing residents, the site also contains a chapel which regularly conducts services for residents and their guests. Additionally, other meetings are often conducted on-site. Kitchen and dining facilities for the residents are also available. The Petitioner's proposed expansion seeks room for an additional 27 beds. An expansion of that size is all that is possible under the current kitchen and dining arrangement.

In addressing the RTA requirements, the Board believes that the site is exempt from same. Both the convalescent home and parking area have been in use since prior to 1970, the date the RTA requirements were enacted. Clearly, that legislation was created to protect existing uses and rights of way. Additionally, we agree with the Petitioner's argument that the proposed use on-site would fall within the exception for existing church or other building for religious worship as set forth in Section 1B01.1.B.1.c.4 of the Baltimore County Zoning Regulations.

Turning to the amendment to the special exception, we are persuaded to grant the Petitioner's Petition for Special Hearing for Plan A. In our view, expansion in accordance with Plan A would be more consistent with the design and scheme of the existing building. Additionally, we do not find this expansion to constitute an over-use or overcrowding of the land. Clearly, the site contains a good deal of open space.

For the aforegoing reasons, the Board is persuaded to grant, with restriction, the property owner's Petition for Special Hearing for construction in accordance with Plan A and will so order.

O R D E R

It is therefore this 22nd day of March, 1988 by the County Board of Appeals of Baltimore County ORDERED that the amendment to the site plan in Case No. 3624-X to expand the existing convalescent home be approved and as such, the Petition for Special Hearing is hereby GRANTED, subject however to the following restrictions:

1. Petitioner's Exhibit #1 (Plan A) shall be adopted in its entirety and made a part of this Order.
2. No further expansion of the convalescent home may be permitted by further amendments to the site plan filed in Case No. 3624-X, and any and all future uses of the subject site may only occur in compliance with the zoning regulations then in effect.
3. All external light fixtures as contained on the expansion of the property as set forth in Petitioner's Exhibit #1 shall be directed and placed with the appropriate screening so as to prohibit the emission of substantial light into the surrounding neighborhood.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Henry H. Lewis

Thomas J. Bollinger

Pet EXM 6

MICHAEL RUBY & CARL WANNEN,	*	IN THE
Plaintiffs	*	
vs.	*	CIRCUIT COURT FOR
PRESBYTERIAN HOME OF MARYLAND,	*	
INC., Defendants	*	BALTIMORE COUNTY, MARYLAND
	*	
Case No. 88CG1827	*	August 10, 1988
Zoning File No. 88-4-SPH	*	

RECEIVED 8/26/88

OPINION OF COURT

* * * * * * * * *

THE COURT: Gentlemen, I have had occasion to review the file in this case. I have had occasion to review the pertinent documents and listen to your argument. It seems to me that the Board of Appeals decision was based really on two grounds. One, they found that (to use terms that I think everybody will understand) the Presbyterian Home was grandfathered in, in effect, out of the RTA requirements, in that the Presbyterian Home was there before the RTA requirements were passed and, therefore, the existing use of the home that existed prior to the RTA would take it out of any requirement for the RTA when, in fact, they expanded that use. That was the first ground.

Quite frankly, I am concerned about that ground. I don't find that very persuasive. The reason that I don't [illegible] doesn't seem to make much sense. It, in fact, [illegible]

1 particular institution, let's say the Presbyterian Home, and
2 that home had 25 beds. Does that mean that you can expand it
3 to 3,000 beds? And it still would not be affected by the RTA?
4 Would that be, in effect, an existing use?
5 I think what the purpose of the existing use exception
6 is, that if, in fact, you have an institution, a structure, and
7 that structure is built and it's operating and now you pass the
8 RTA, and under the RTA that structure would not be able to
9 function, the purpose of the grandfathering clause is to say,
10 we are not going to now say that your existing operation has to
11 shut down or your existing operation is in violation of the
12 law. Because had that operation been a new operation it would
13 not comply with the RTA. So I don't find the first ground
14 persuasive.
15 However, the Board found that the second, separate and
16 independent basis for its decision was that they found as a
17 matter of fact that the Presbyterian Home and the addition was
18 an exception under 1B01.1.B.1.c4 of the Baltimore County Zoning
19 Regulations. Specifically they found that this addition that
20 was proposed was an addition to an existing church or other
21 building for religious worship. They found as a matter of fact
22 that religious services had been conducted at the home; that,
23 in fact, they are regularly held there; that, in fact, people
24 came in from the outside community as well as the people who live
25 in the home; and that, therefore, this [illegible]

1 Whether or not I agree with that factual determination
2 is irrelevant. In fact, I might disagree with it. But it
3 doesn't matter. Because the standard of review for me is to
4 determine whether or not that factual determination was
5 arbitrary, was made capriciously or was made illegally. Upon
6 reviewing the transcript I cannot find that it was an
7 arbitrary, capricious or illegal decision.
8 The legal issue that's posed by Mr. Tanozyn is an
9 interesting one, I believe, and that is whether or not this
10 exception means that the addition itself must be the place
11 where the service is conducted. In my view, I do not believe
12 that's what the exception means.
13 However, it's an interesting point. My view is that the
14 particular addition doesn't have to be the specific place where
15 the service is held. However the addition must be an addition
16 to the place where the service is held. If I am incorrect in
17 that, then the Board's decision would, in my view, be illegal.
18 In any event it is not arbitrary. It is not capricious.
19 Nevertheless, I believe that it is not required that the
20 particular addition be the specific locus of the actual service
21 as long as the addition is an addition to the place where the
22 religious service is held. Based on that ground, that the
23 Presbyterian Home was exempt under the provisions of
24 1801.13...04, and my view that the Board's decision [illegible]
25 supported by facts, the decision of the [illegible] Appeals

is affirmed.

Thank you, gentlemen.

3/19/88

Date

DANA M. LEVITZ, JUDGE

* * * * * * * * *

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 20, 1989

Dennis F. Rasmussen
County Executive

David W. Billingsley
Central Drafting and Design, Inc.
601 Charwood Court
Edgewood, MD 21040

RE: Towson Presbyterian Home
Case #88-4-SPH

Dear Mr. Billingsley:

This letter references your letter and red-lined site plan submitted to this office on June 7, 1989 requesting approval of a setback which differs from the site plan as approved in Zoning Case #88-4-SPH.

The change from the 100 foot setback for the proposed three-story addition to a 97 foot setback substantially complies with the spirit and intent of the Order and is, therefore, permitted as shown on the above referenced red-lined plan now to be included with the zoning case file.

Very truly yours,

J. Robert Haines

J. Robert Haines
Zoning Commissioner

JRH:scj

PET EXM 7

David E. Locke
Vice President

DMW
Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Phone 410 296 3333
Fax 410 296 4705
david.locke@dmw.com

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

David Locke is responsible for the implementation of large-scale landscape architecture planning projects and senior living communities. Mr. Locke has testified on zoning cases in Baltimore City and Montgomery County as well as Baltimore County.

David's projects have received national, state and local awards from both professional and civic organizations. His involvement in work on the west coast and in the midwest, south and mid-atlantic regions ranges from planning through design development and construction observation.

Significant Projects

Avion
Fairfax County, Virginia

Moody Gardens
Galveston, Texas

USF&G Campus
Baltimore, Maryland

Greater Baltimore
Medical Center
Baltimore County, Maryland

Caves Valley Golf Club
Baltimore County, Maryland

Baltimore Country Club
Five Farms
Baltimore County, Maryland

Stella Maris Nursing Facility
Timonium, Maryland

Mercy Ridge Continuous Care
Community
Timonium, Maryland

Professional Background

Daft-McCune-Walker, Inc.
Towson, Maryland
1988 - Present

Smith, Locke, and Asakara, Inc.
Houston, Texas
1983 - 1988

The SWA Group
Houston, Texas
1981 - 1983

Synterra Ltd.
Los Angeles & Philadelphia
1974 - 1980

Zion and Breen and Assoc.
Imlaystown, New Jersey
1973 - 1974

Registrations

Landscape Architect
Maryland, Virginia,
Pennsylvania, New Jersey

Education

1991 Golf Course Seminar
Harvard Graduate School
of Design

Advanced Turfgrass Integrated
Pest Management
Seminar, 1992
University of Maryland

B.S. Landscape Architecture
Rutgers University

Associations

Maryland American
Society of Landscape Architects
past President, Trustee

Urban Land Institute of
America

American Institute of
Architects (BC/AIA)

Civic Involvement

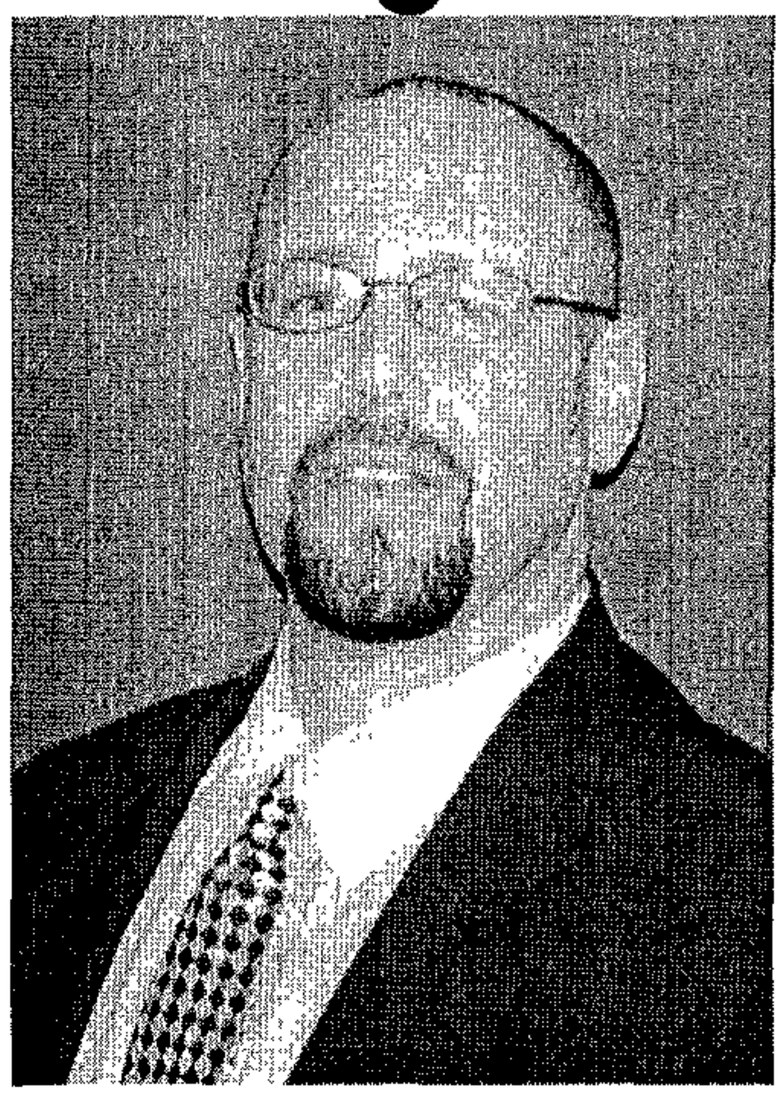
Baltimore County
Chamber of Commerce
Leadership Program

Neighborhood Design Center
Volunteer

Pet RXM 8

Mitchell J. Kellman

Zoning Expert



DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Phone 410 296 3333
Fax 410 296 4705
mkellman@dmw.com

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

Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulation for the public sector; 9 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and public on development project matters, and

Significant Projects

Waterview
Baltimore County, Maryland

Hopewell Pointe
Baltimore County, Maryland

GBMC
Baltimore County, Maryland

Sheppard and Enoch Pratt Hospital
Baltimore County, Maryland

Charlestown Retirement Community
Baltimore County, Maryland

Oakcrest Village Retirement Community
Baltimore County, Maryland

Goucher College
Baltimore County, Maryland

Notre Dame Preparatory School
Baltimore County, Maryland

Professional Background

Daft-McCune-Walker, Inc.
Towson, Maryland
2000 - Present

Baltimore County Office of Permits and Development Management - Development Control
1988 - 2000

Education

B.A. Towson University
Geography and Environmental Planning - Urban Planning
1983

Masters Geography and Environmental Planning - Urban Planning
1987

Associations

Gama Theta Epsilon (International Graphic Honor Society)

American Planning Association

Per RCM 9

Resume – January 9, 2005

Beverly Lucy Brandon, AIA, RHP
345 North Charles Street, Baltimore, Maryland 21201
Off: (410) 752-3510 Cell: (410) 746-5907 E-mail: b.brandon@johnammon.com

Education/Registration: BArch - Virginia Tech - 1975, Registration 1978 MD

Career History (Position):

John A. Ammon + Associates – January, 2005 to Present (Partnership Negotiations)
CSD Architects – 1976 (Designer) – January, 2005 (Partner - Principal/Vice-President)
Meyers and D'Aleo 1975-76 (Designer)

Professional Expertise: 28 years

General: Knowledge in development process, phases, construction documentation and administration of senior living building types

Senior Living:

Standards: Author of Senior Living Standards for CSD
Resource: Senior Living Design Resource to CSD

Project Management Experience: Principal in CSD Senior Living Studio (Architecture, Interiors, Graphics, Land Planning)

Projects: 14 clients with 23 separate projects

Types of Projects:

- CCRC's Expansions or New– 5
- Adaptive Reuse – 1
- Special Care/Nursing Renovation/Expansions – 5
- Active Adult - 3
- Affordable Housing – 1
- ALF – 2 (1 is a client in Portugal with multiple sites)
- Interiors - 3
- Misc. – 3 (Corporate/Community Design Standards and Commissioning)

Total Architectural Fees: $5 million +, Gross Fees: $9 million app.

Design Teams: Direct/Mentor 6 Project Managers and their Design Teams – Approximately 30 people (In-house)

Client Satisfaction and Retention: 8 clients are repeat, 6 are new

Consultants: Select and negotiate agreements with consultants

Quality Assurance: Review and redline documents at all phases, attend meetings, client contact

Contracts and Fees: Responsible for contract and fee negotiations

Profit: varies from 19 – 32%; average 22 - 25%

Marketing: Responsible for marketing and getting/retaining clients

Senior Living Arena: Commitment includes

Membership and Active participation in the following associations:

AASHA
- RHP Certification – University of North Texas (affiliation with AASHA)
- State Chapter – MANPHA
- Corporate Membership in numerous other states

ALFA
- Previous Co Chair of Development Committee
- Member of Programs' Committee

CARF/CCAC
- Evaluator (one of only two Non-Providers)

Education: Speaker at Conferences and Seminars

Research: Developing research in various senior design features

Publications: Authored numerous articles on Senior Living Design

References:

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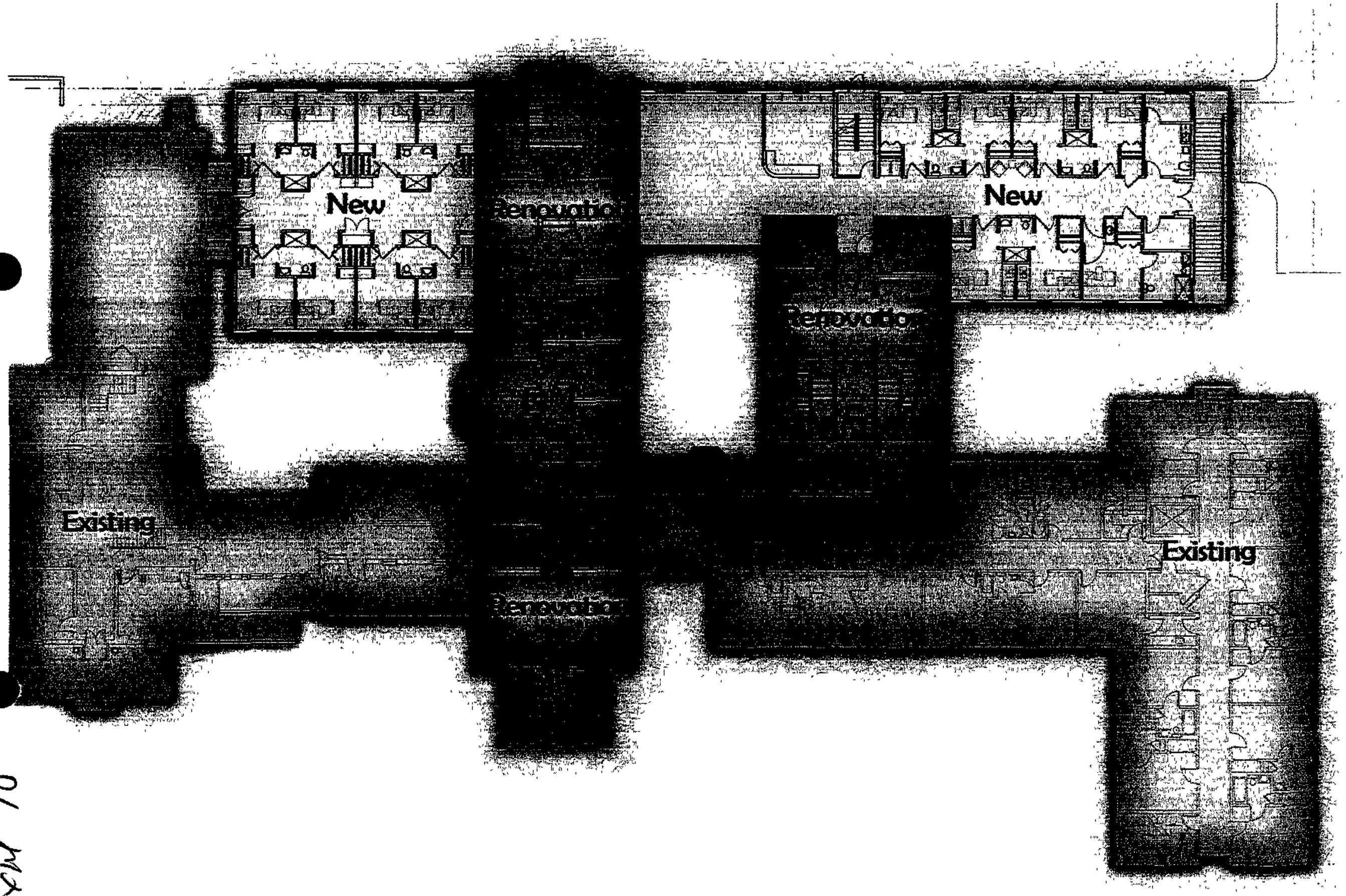

Presbyterian Home of Maryland, Inc.

Health Center Renovation and Additions

CSD
People Architecture
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September 2, 2004

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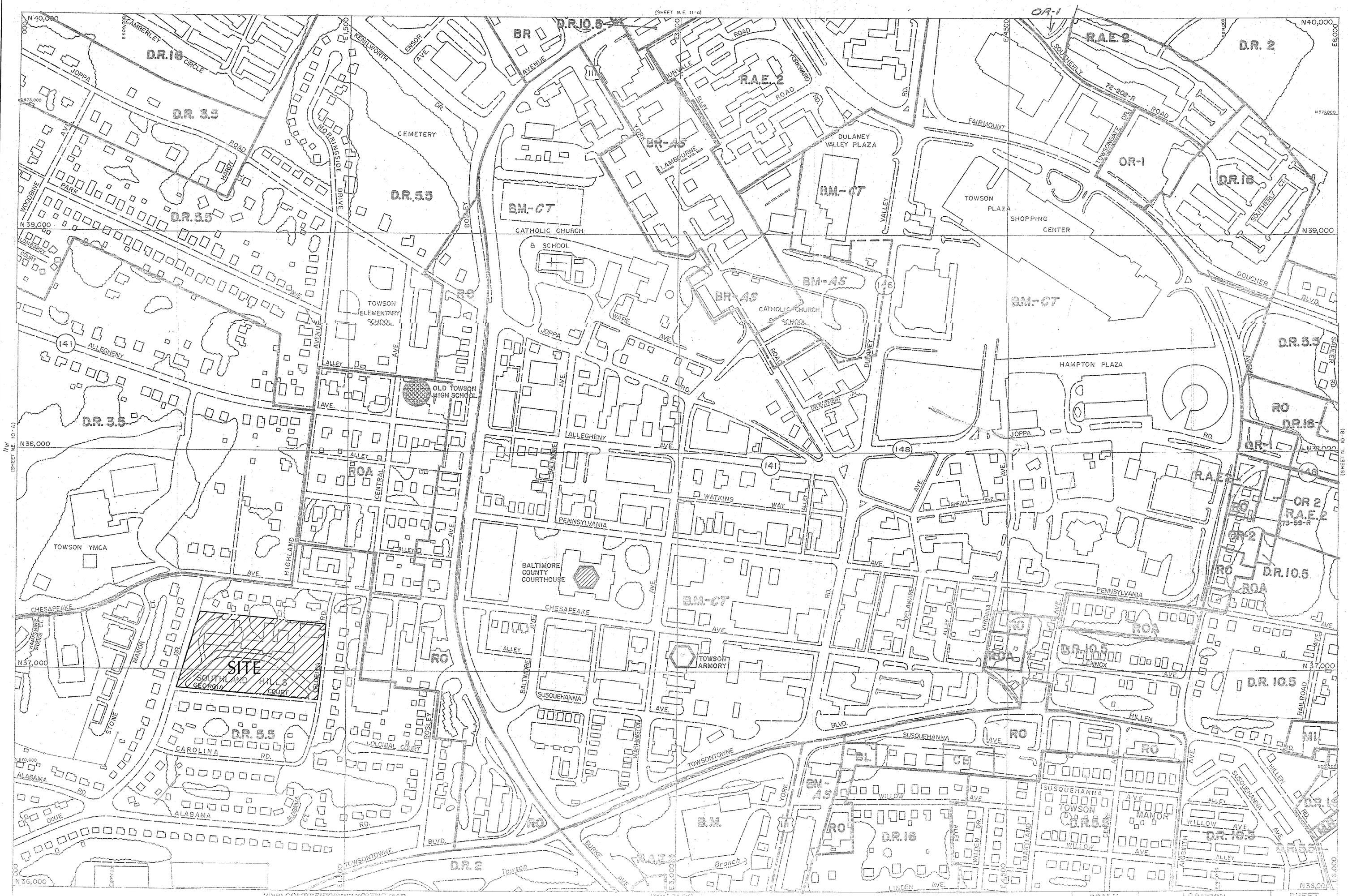
TOWSON, MD 21204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DULANEY VALLEY PLAZA
TOWSON PLAZA SHOPPING CENTER
HAMPTON PLAZA
CEMETERY
TOWSON ELEMENTARY SCHOOL
OLD TOWSON HIGH SCHOOL
TOWSON YMCA
BALTIMORE COUNTY COURTHOUSE
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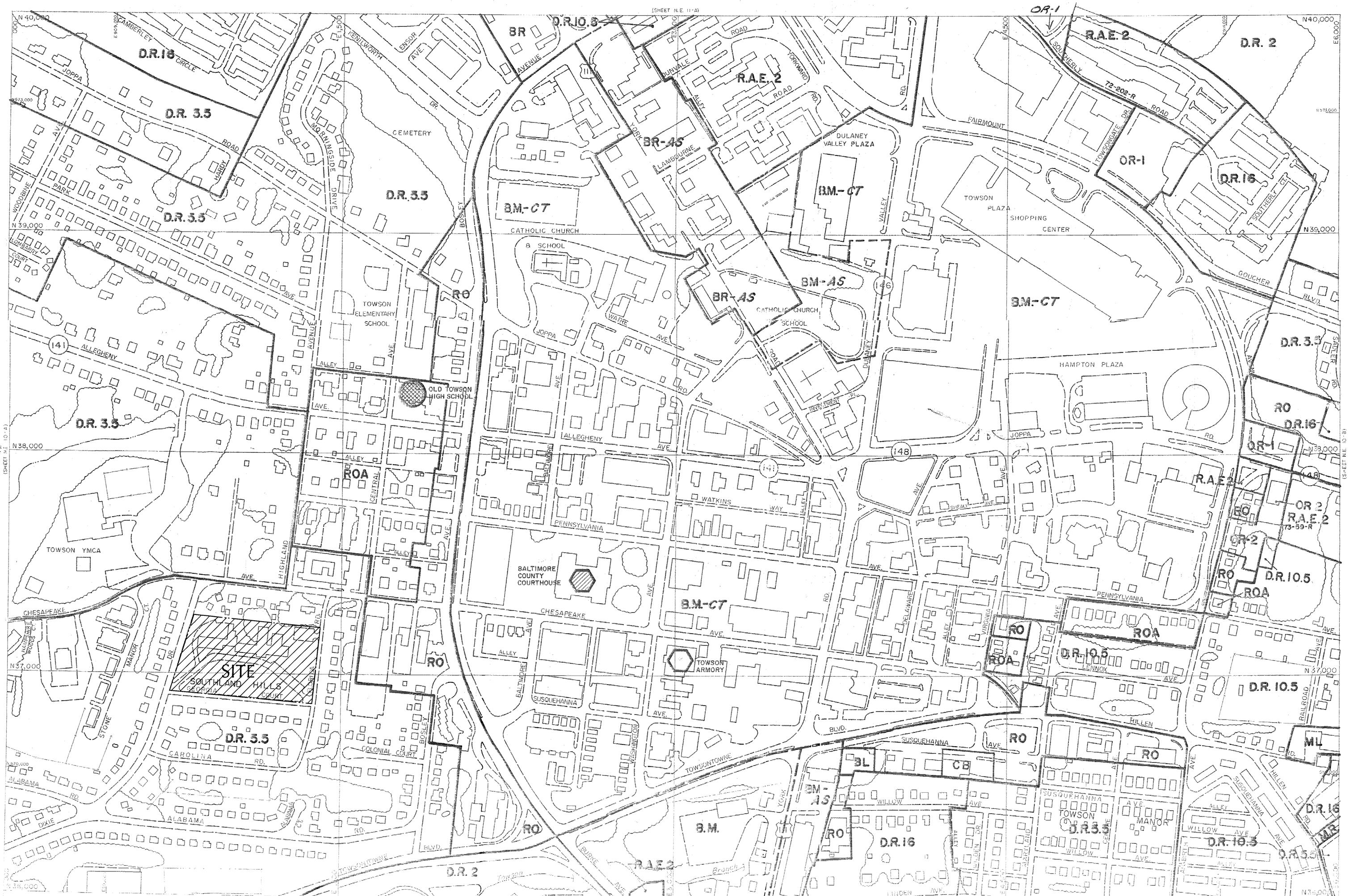
PET EXH 2C



2000 COMPREHENSIVE ZONING MAP
ZONING MAPS
THE ZONING MAPS OF BALTIMORE COUNTY, MARYLAND
ADOPTED OCT. 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Director, County Council

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

O-NE N-NW
S-SE R-SW

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.E. 10-A
DATE OF PHOTOGRAPHY JANUARY 1986		

400 Gerrie Court
Towson, MD 21204
Phone 410.823.4822, Fax 410.823.0598

Presbyterian Home of Maryland
Health Center
Renovations & Additions

PEOPLE ARCHITECTURE
CSD

Cochran, Stephenson & Donkervoet, Inc.
The Warehouse at Camden Yards
923 West Camden Street
Baltimore, MD 21201
410-539-2080
WWW.CSDARCH.COM

Landscape Architect / Civil Engineer
DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286
410-296-3333
Fax 410-296-4705
www.dmw.com

Seal:

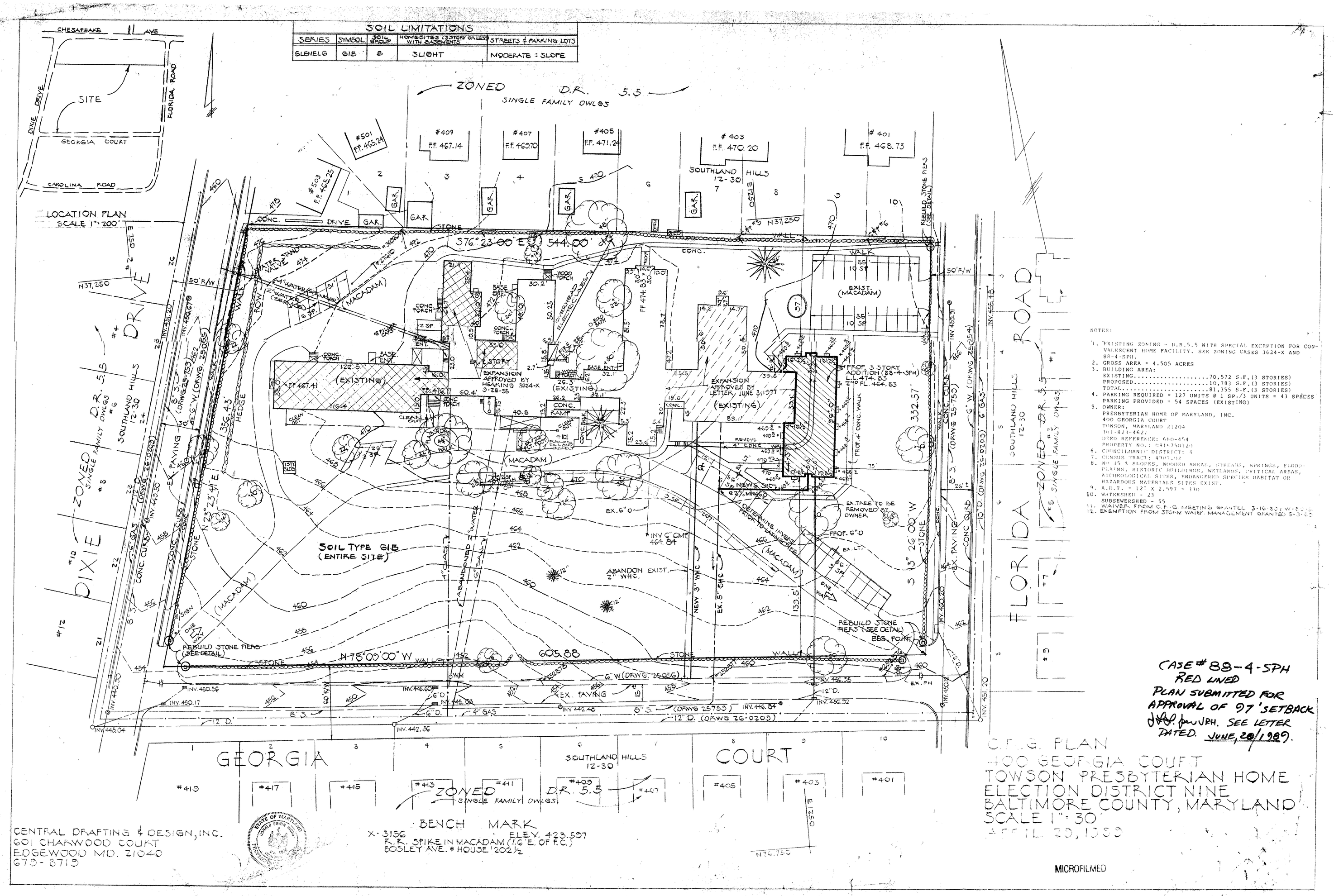
EXHIBIT FOR SPECIAL HEARING:

BALTIMORE COUNTY ZONING MAP

CSD Project No.
DMW Project 03.12 A
Date 12-3-2004

Pet ETM
2 B

SOIL LIMITATIONS				
SERIES	SYMBOL	SOIL GROUP	HOMESITES 2 STORY OR LESS WITH BASEMENTS	STREETS & PARKING LOTS
GLENELG	GlB	B	SLIGHT	MODERATE : SLOPE



NOTES:

1. EXISTING ZONING - D.R.5.5 WITH SPECIAL EXCEPTION FOR CONVALESCENT HOME FACILITY. SEE ZONING CASES 3624-X AND 88-4-SPH.
2. GROSS AREA = 4.505 ACRES
3. BUILDING AREA:
   EXISTING.....70,572 S.F.(3 STORIES)
   PROPOSED.....10,783 S.F.(3 STORIES)
   TOTAL.....81,355 S.F.(3 STORIES)
4. PARKING REQUIRED = 127 UNITS @ 1 SP./3 UNITS = 43 SPACES
   PARKING PROVIDED = 54 SPACES (EXISTING)
5. OWNER:
   PRESBYTERIAN HOME OF MARYLAND, INC.
   400 GEORGIA COURT
   TOWSON, MARYLAND 21204
   301-823-4622
   DEED REFERENCE: 660-454
   PROPERTY NO.: 0914750120
6. COUNCILMANIC DISTRICT: 4
7. CENSUS TRACT: 4907.02
8. NO 25 % SLOPES, WOODED AREAS, STREAMS, SPRINGS, FLOODPLAINS, HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS SITES EXIST.
9. A.D.T. = 125 X 2.597 = 310
10. WATERSHED - 23
    SUBWERSHED - 55
11. WAIVER FROM C.R.G MEETING GRANTED 3-16-88 (W-3-88)
12. EXEMPTION FROM STORM WATER MANAGEMENT GRANTED 5-3-88

CASE # 88-4-SPH
RED LINED
PLAN SUBMITTED FOR
APPROVAL OF 97' SETBACK
JAO. for JPH. SEE LETTER
DATED JUNE, 20/1989.

C.R.G. PLAN
400 GEORGIA COURT
TOWSON PRESBYTERIAN HOME
ELECTION DISTRICT NINE
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'
APRIL 30, 1989

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD MD. 21040
679-8719

BENCH MARK
X-3156 ELEV. 423.597
F.R. SPIKE IN MACADAM (16' E. OF F.C.)
BOSLEY AVE. @ HOUSE #202½

MICROFILMED

400 Georgia Court
Towson, MD 21204
Phone 410.823.4622, Fax 410.823.0588

Presbyterian Home of Maryland

Health Center Renovations & Additions

PEOPLE ARCHITECTURE
CSD
Cochran, Stephenson & Donkervoet, Inc.
The Warehouse at Camden Yards
323 West Camden Street
Baltimore, MD 21201
410-539-2080
WWW.CSDARCH.COM

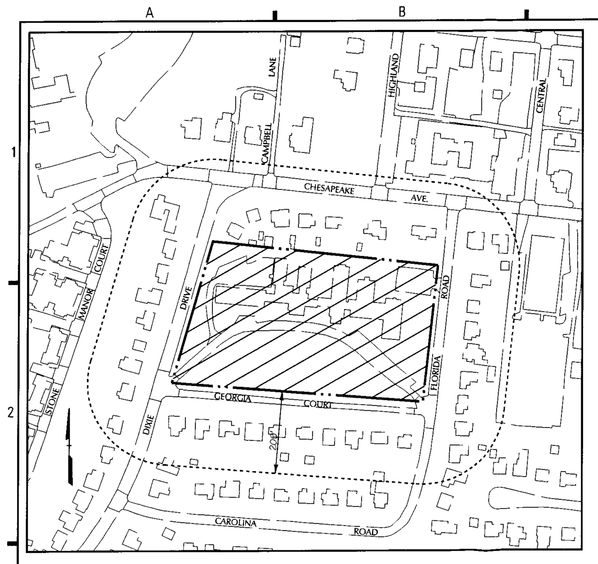
Landscape Architect/Civil Engineer
DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286
410-296-3333
Fax 410-296-4705
www.dmw.com

Seal:

EXHIBIT FOR
SPECIAL HEARING:

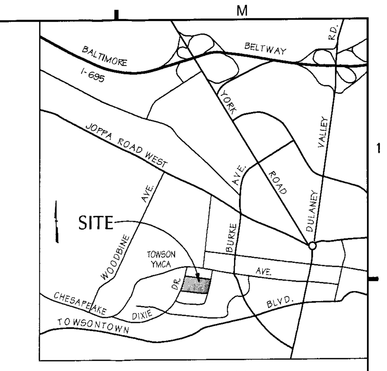
SITE PLAN APPROVED
ZONING
CASE 88-4-SPH

CSD Project No:	
DMW Project:	03152.A
Date:	12-15-2004



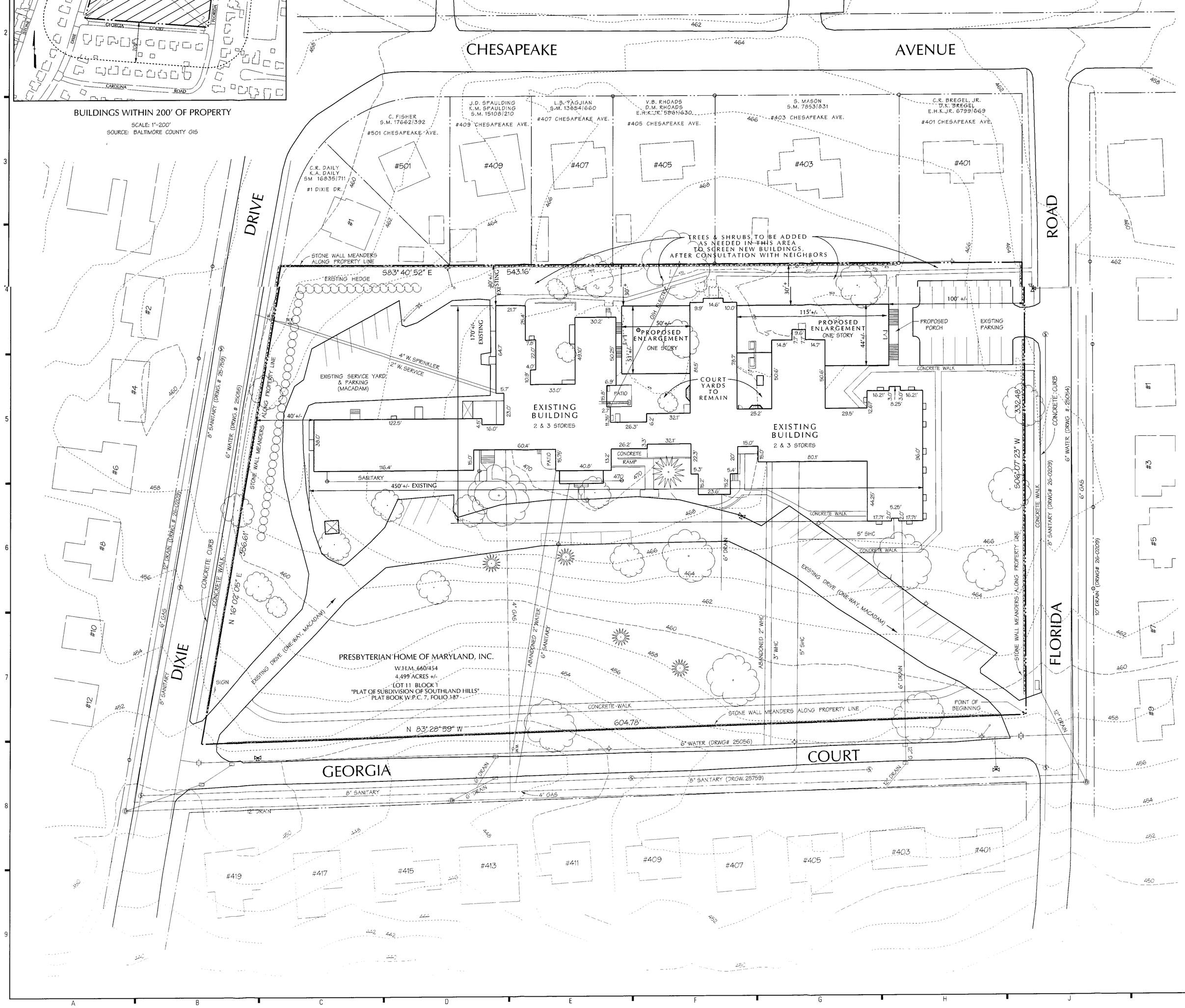
BUILDINGS WITHIN 200' OF PROPERTY

SCALE: 1"=200'
SOURCE: BALTIMORE COUNTY GIS



VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- EXISTING BUILDING
- PROPOSED ENLARGEMENT
- PROPERTY LINE

PROPERTY OWNER

PRESBYTERIAN HOME OF MARYLAND, INC.
400 GEORGIA COURT
TOWSON, MD 21204
410-823-4622

PURPOSE OF SPECIAL HEARING

AN AMENDMENT TO THE SITE PLAN APPROVED IN CASE NUMBER 88-4-SPH TO PERMIT AN ENLARGMENT OF EXISTING RESIDENTS' ROOMS, BATHROOMS, AND SIMILAR FACILITIES.

THE ENLARGEMENT WILL TOTAL 16,483 SF, ONE STORY.

NO ADDITIONAL RESIDENTS OR EMPLOYEES ARE PROPOSED.

NOTES

1. EXISTING ZONING - D.R.5.5 WITH SPECIAL EXCEPTION FOR CONVALESCENT HOME FACILITY. SEE ZONING CASES 3624-X AND 88-4-SPH.
2. GROSS AREA = 4.50 ACRES.
3. BUILDING AREA:
   EXISTING.....72,708 S.F. (3 STORIES)
   PROPOSED.....6,483 S.F. (1 STORY)
   TOTAL.....79,191 S.F. (3 STORIES)
4. PARKING:
   43 SPACES REQUIRED (127 UNITS @ 1 SP. / 3 UNITS)
   55 SPACES EXISTING (BEFORE PROPOSED ENLARGEMENT)
   51 SPACES PROVIDED (AFTER PROPOSED ENLARGEMENT)
5. DEED REFERENCE: 660-454
6. PROPERTY NO.: 0916750120
7. ELECTION DISTRICT: 9
8. COUNCILMANIC DISTRICT: 5
9. CENSUS TRACT: 4907.02
10. NO 25% SLOPES, WOODED AREAS, STREAMS, SPRINGS, FLOODPLAINS, REGISTERED HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES ARE KNOWN TO EXIST ON THIS SITE.
11. A.D.T. = 127 X 2.597 = 330
12. WATERSHED - 23
    SUBWATERSHED - 55
13. WAIVER FROM C.R.G. MEETING GRANTED 3-16-89; W-89-5.
14. EXEMPTION FROM STORM WATER MANAGEMENT GRANTED 5-3-89.
15. USE OF PROPERTY IS CONTINUING CARE FACILITY.
    USE OF PROPOSED ENLARGEMENT AREA IS NURSING CARE.
    ADJOINING USE ON ALL SIDES IS RESIDENTIAL.
16. NO NEW ENTRANCES ARE PROPOSED
17. NO PREVIOUS BUILDING PERMITS WERE FOUND IN COUNTY RECORDS.

DATA SOURCES

1. PROPERTY LINE:
   DMW SURVEY
2. EXISTING BUILDING & DIMENSIONS, AND NOTES ABOUT ZONING HISTORY:
   SITE PLAN FOR CASE NUMBER 88-4-SPH APPROVED 6-20-89
3. OTHER EXISTING FEATURES (CONTOURS, ROADS, ADJOINING HOMES, ETC.):
   BALTIMORE COUNTY GIS
4. PROPOSED ARCHITECTURE:
   CSD, NOVEMBER 9, 2004
5. ADDITIONAL NOTES:
   ARCHITECT, OWNER, DMW

400 Georgia Court
Towson, MD 21204
Phone 410.823.4622. Fax 410.823.0598

Presbyterian Home of Maryland

Health Center Renovations & Additions

PEDREE ARCHITECTURE
CSD

Cochran, Stephenson & Donkervoet, Inc.
The Warehouse at Camden Yards
323 West Camden Street
Baltimore, MD 21201
410-539-2080
WWW.CSDARCH.COM

Landscape Architect/Civil Engineer
DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286
410-296-3333
Fax 410-296-4705
www.dmw.com

Seal:

SITE PLAN FOR SPECIAL HEARING

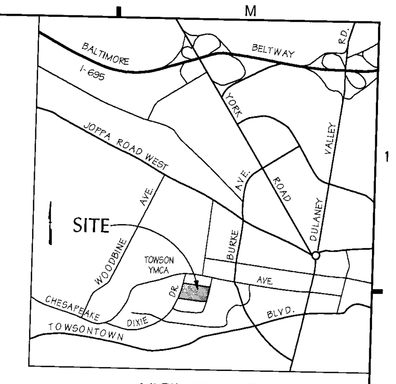
CSD Project No:	
DMW Project:	03152.A
Date:	12-15-2004

N:\03152\03152apex.ae3 Thu Jan 6 16:17:50 2005

BUILDINGS WITHIN 200' OF PROPERTY

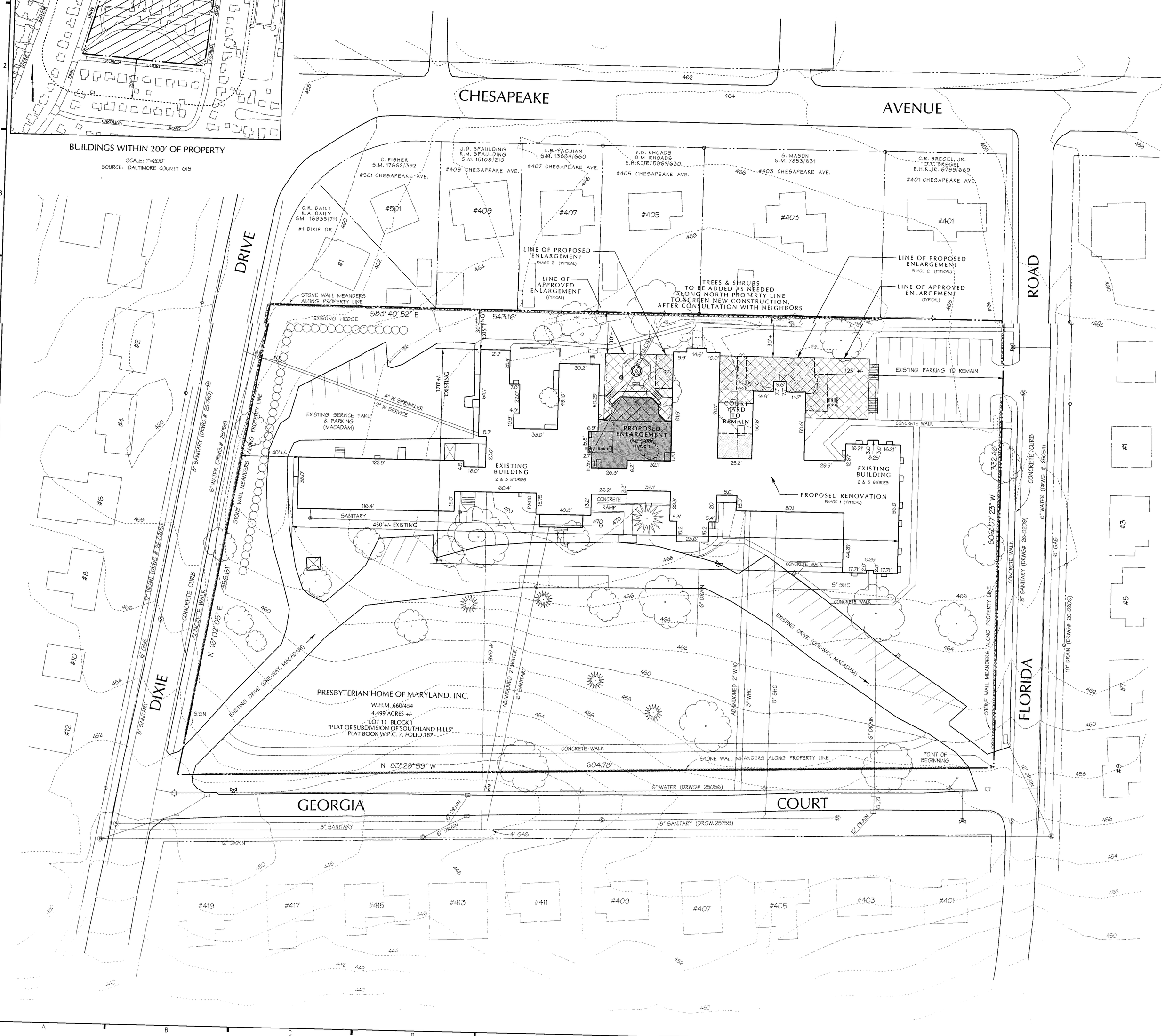
SCALE: 1"=200'

SOURCE: BALTIMORE COUNTY GIS



VICINITY MAP

SCALE: 1" = 2000'



LEGEND

- EXISTING BUILDING
- PROPOSED ENLARGEMENT (PHASE 1) HEATED SPACE
- PROPOSED ENLARGEMENT (PHASE 1) COVERED PORCHES
- PROPOSED ENLARGEMENT (PHASE 2) INCLUDING PORCH
- LINE OF APPROVED ENLARGEMENT
- PROPERTY LINE

PROPERTY OWNER

PRESBYTERIAN HOME OF MARYLAND, INC.
400 GEORGIA COURT
TOWSON, MD 21204
410-823-4622

PURPOSE OF SPECIAL HEARING

AN AMENDMENT TO THE SITE PLAN APPROVED IN CASE NUMBER 88-4-SPH TO PERMIT AN ENLARGMENT OF EXISTING RESIDENTS' ROOMS, BATHROOMS, AND SIMILAR FACILITIES.

THE APPROVED ENLARGEMENT WAS 16,483 SF, ONE STORY. THE PROPOSED ENLARGEMENT WILL BE 15,000 SF (12,500 SF IN PHASE 1 PLUS 12,500 SF IN PHASE 2). THE ENLARGEMENT WILL INCLUDE ANOTHER 1650 SF IN PORCHES.

NO ADDITIONAL RESIDENTS OR EMPLOYEES ARE PROPOSED.

NOTES

1. EXISTING ZONING - D.R.5.5 WITH SPECIAL EXCEPTION FOR CONVALESCENT HOME FACILITY. SEE ZONING CASES 3624-X AND 88-4-SPH.
2. GROSS AREA = 4.50 ACRES.
3. APPROVED BUILDING AREA:
   EXISTING.....72,708 S.F. (3 STORIES)
   ENLARGEMENT.....6,483 S.F. (1 STORY)
   TOTAL.....79,191 S.F. (3 STORIES)

   PROPOSED BUILDING AREA:
   EXISTING.....72,708 S.F. (3 STORIES)
   ENLARGEMENT.....15,000 S.F. (1 STORY)
   TOTAL.....177,708 S.F. (3 STORIES)
4. PARKING:
   43 SPACES REQUIRED (127 UNITS @ 1 SP./3 UNITS)
   55 SPACES EXISTING (BEFORE PROPOSED ENLARGEMENT)
   55 SPACES PROPOSED (AFTER PROPOSED ENLARGEMENT)
5. DEED REFERENCE: 660-454
6. PROPERTY NO.: 0916750120
7. ELECTION DISTRICT: 9
8. COUNCILMANIC DISTRICT: 5
9. CENSUS TRACT: 4807.02
10. NO 25% SLOPES, WOODED AREAS, STREAMS, SPRINGS, FLOODPLAINS, REGISTERED HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES ARE KNOWN TO EXIST ON THIS SITE.
11. A.D.T. = 127 X 2.597 = 330
12. WATERSHED - 23
    SUBWATERSHED - 55
13. WAIVER FROM C.R.G. MEETING GRANTED 3-16-89; W-89-5.
14. EXEMPTION FROM STORM WATER MANAGEMENT GRANTED 5-3-89.
15. USE OF PROPERTY IS CONTINUING CARE FACILITY. USE OF ALL PROPOSED ENLARGEMENT AREAS IS NURSING CARE. ADJOINING USE ON ALL SIDES IS RESIDENTIAL.
16. NO NEW ENTRANCES ARE PROPOSED
17. NO PREVIOUS BUILDING PERMITS WERE FOUND IN COUNTY RECORDS.

DATA SOURCES

1. PROPERTY LINE:
   DMW SURVEY
2. EXISTING BUILDING & DIMENSIONS, AND NOTES ABOUT ZONING HISTORY:
   SITE PLAN FOR CASE NUMBER 88-4-SPH APPROVED 6-20-89
3. OTHER EXISTING FEATURES (CONTOURS, ROADS, ADJOINING HOMES, ETC.):
   BALTIMORE COUNTY GIS
4. PROPOSED ARCHITECTURE:
   JOHN A. AMMON + ASSOCIATES, INC. DRAWING DATED 12-12-05
5. ADDITIONAL NOTES:
   ARCHITECT, OWNER, DMW

400 Georgia Court
Towson, MD 21204
Phone 410.823.4622, Fax 410.823.0598

Presbyterian Home of Maryland

Health Center Renovations & Additions

Landscape Architect/Civil Engineer
DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286
410-296-3333
Fax 410-296-4705
www.dmw.com

Seal:

SITE PLAN FOR SPIRIT & INTENT LETTER

ZONING CASE NO. 05-222-A

CSD Project No:	
DMW Project:	03152 A
Date:	12-15-2004
	REVISED 3-20-2006

PROPERTY OWNER

PRESBYTERIAN HOME OF MARYLAND
400 GEORGIA COURT
TOWSON, MD 21204

LEGEND:

EXISTING BUILDING

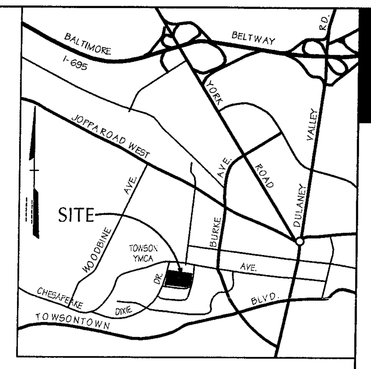
PROPOSED ENLARGEMENT

NOTES:

AN AMENDMENT TO THE SITE PLAN APPROVED IN CASE NUMBER 88-4-SPH TO PERMIT AN ENLARGEMENT OF EXISTING RESIDENTS' ROOMS, BATHROOMS, AND SIMILAR FACILITIES.

THE ENLARGEMENT WILL TOTAL ±7,300 SF, ONE STORY.

NO ADDITIONAL RESIDENTS OR EMPLOYEES ARE PROPOSED.



VICINITY MAP

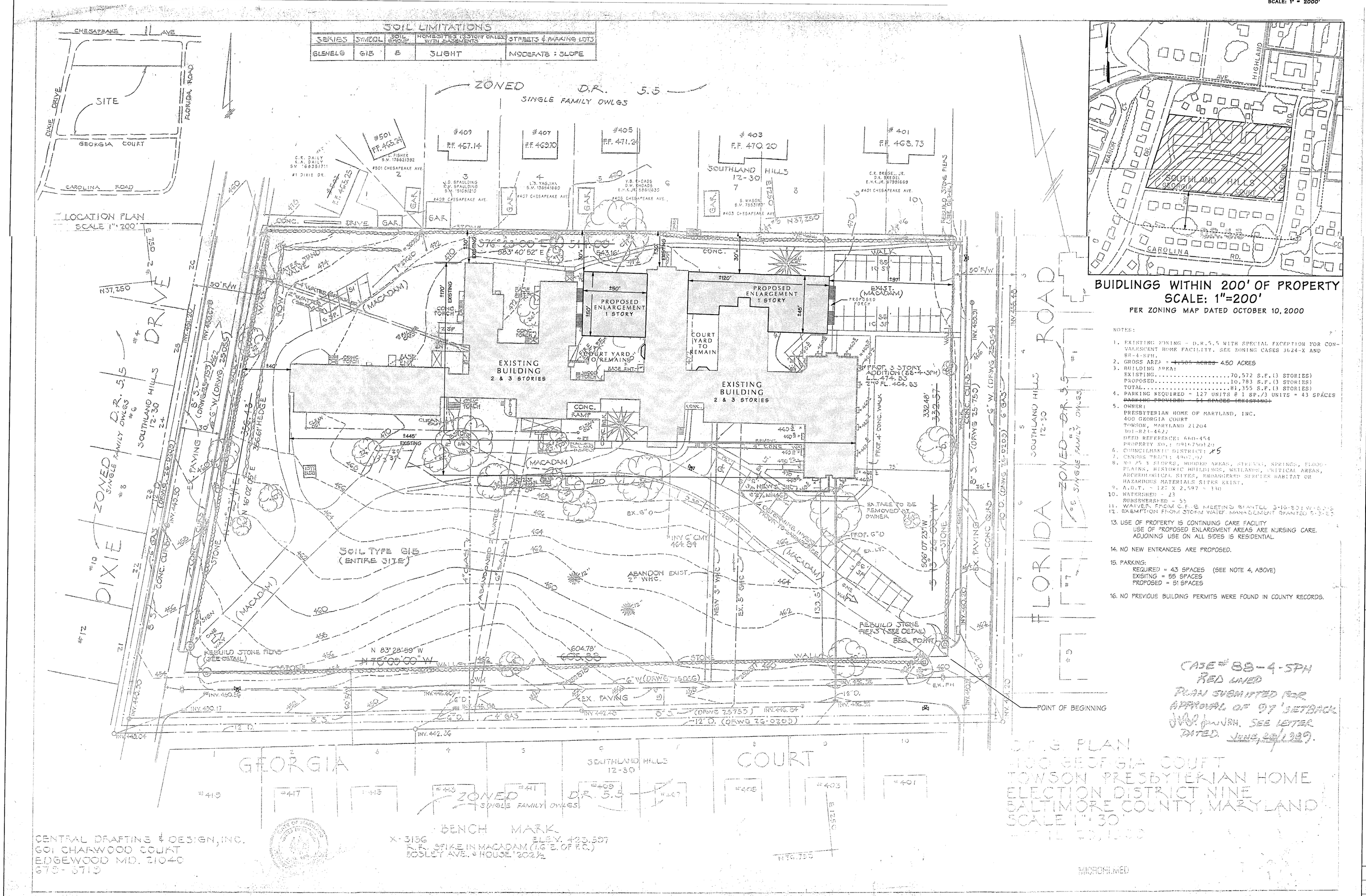
SCALE: 1" = 2000'

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410.296.3333
Fax 296.4705
www.dmw.com

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



BUILDINGS WITHIN 200' OF PROPERTY
SCALE: 1"=200'

PER ZONING MAP DATED OCTOBER 10, 2000

NOTES:

1. EXISTING ZONING - D.R.5.5 WITH SPECIAL EXCEPTION FOR CONVALESCENT HOME FACILITY. SEE ZONING CASES 3624-X AND 88-4-SPH.
2. GROSS AREA = ~~4.1501 ACRES~~ 4.50 ACRES
3. BUILDING AREA:
   EXISTING.....70,572 S.F.(3 STORIES)
   PROPOSED.....10,783 S.F.(3 STORIES)
   TOTAL.....81,355 S.F.(3 STORIES)
4. PARKING REQUIRED = 127 UNITS @ 1 SP./3 UNITS = 43 SPACES
   ~~PARKING PROVIDED - 54 SPACES (EXISTING)~~
5. OWNER:
   PRESBYTERIAN HOME OF MARYLAND, INC.
   400 GEORGIA COURT
   TOWSON, MARYLAND 21204
   301-821-4621
   DEED REFERENCE: 660-454
   PROPERTY NO.: 0916750120
6. COUNCILMANIC DISTRICT: #5
7. CENSUS TRACT: 4907.02
8. NO 25 % SLOPES, WOODED AREAS, STREAMS, SPRINGS, FLOOD PLAINS, HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS SITES EXIST.
9. A.D.T. = 127 X 2.597 = 330
10. WATERSHED = 23
    SUBSENSERED = 55
11. WAIVER FROM C.R.G. MEETING GRANTED 5-16-89 (W-689)
12. EXEMPTION FROM STORM WATER MANAGEMENT GRANTED 5-3-89
13. USE OF PROPERTY IS CONTINUING CARE FACILITY
    USE OF PROPOSED ENLARGMENT AREAS ARE NURSING CARE.
    ADJOINING USE ON ALL SIDES IS RESIDENTIAL.
14. NO NEW ENTRANCES ARE PROPOSED.
15. PARKING:
    REQUIRED = 43 SPACES (SEE NOTE 4, ABOVE)
    EXISITNG = 55 SPACES
    PROPOSED = 51 SPACES
16. NO PREVIOUS BUILDING PERMITS WERE FOUND IN COUNTY RECORDS.

CASE # 88-4-SPH
RED LINED
PLAN SUBMITTED FOR APPROVAL OF 97' SETBACK
JWL for WSH. SEE LETTER DATED June, 28/1989.

D.R.5 PLAN
600 GEORGIA COURT
TOWSON PRESBYTERIAN HOME
ELECTION DISTRICT NINE
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

PRESBYTERIAN HOME OF MARYLAND
400 GEORGIA COURT TOWSON, MARYLAND 21204

PLAN TO ACCOMPANY SPECIAL HEARING

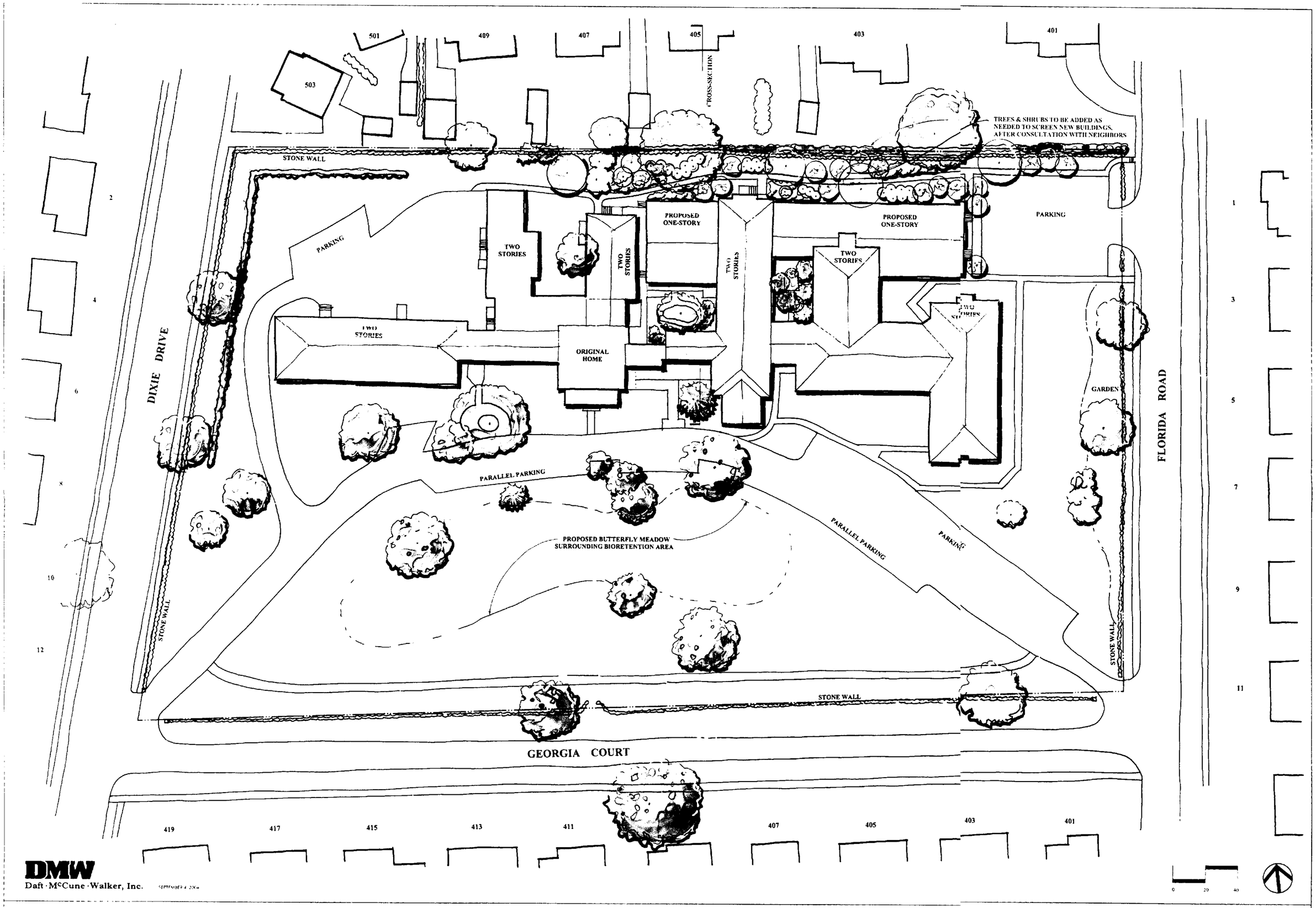
9TH ELECTION DISTRICT

COUNCILMATIC DISTRICT 4

BALTIMORE COUNTY, MARYLAND

11-01-04

SCALE: 1" = 30'	DRAWING:
PROJECT NO: 03192A	1 of 1
DRAWN:	
DATE: 10/12/04	



ILLUSTRATIVE SITE PLAN OF PRESBYTERIAN HOME OF MARYLAND

VARIETY OF PLANT TYPES

LARGE DECIDUOUS TREES

ORNAMENTAL FLOWERING TREES

EVERGREEN SHRUBS

DECIDUOUS FLOWERING SHRUBS

MIXED PLANT SCREEN
AT REAR GARAGE

GROUND COVERS
SUCH AS FERNS

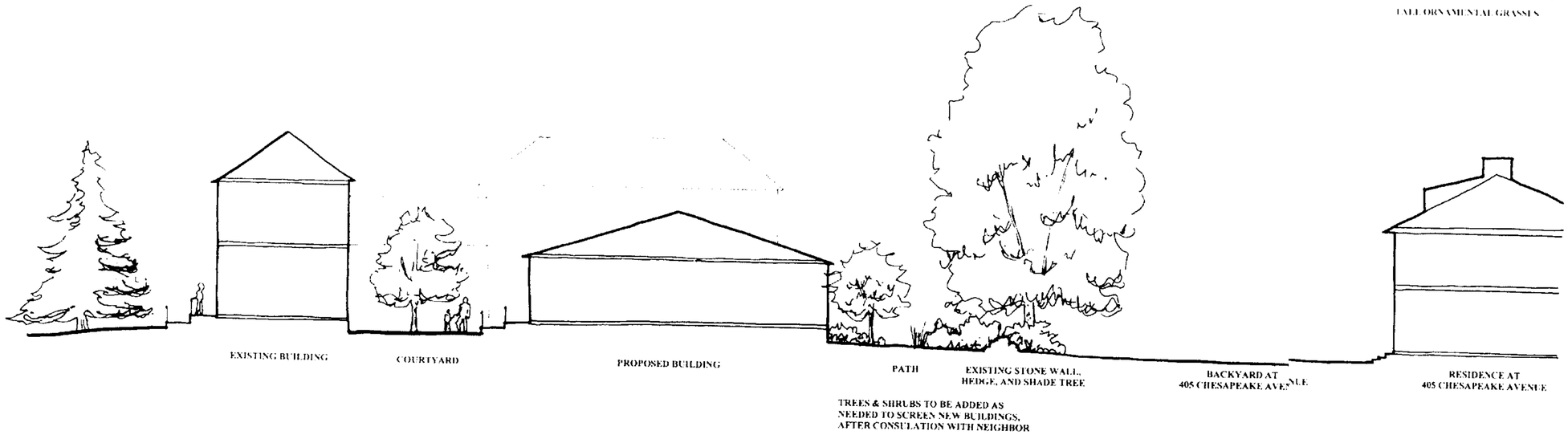
EVERGREEN TREES

BUTTERFLY MEADOW
IN & AROUND BIORETENTION AREA

LATE SUMMER

IN FULL BLOOM

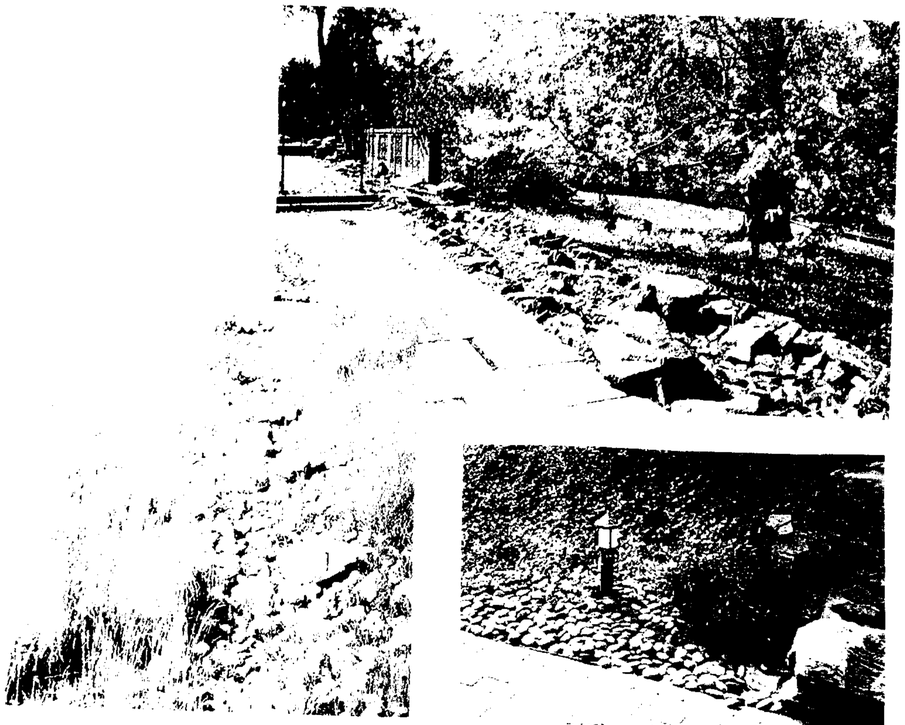
LATE ORNAMENTAL GRASSES

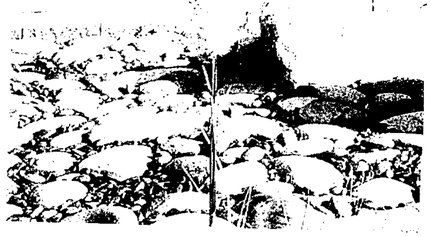


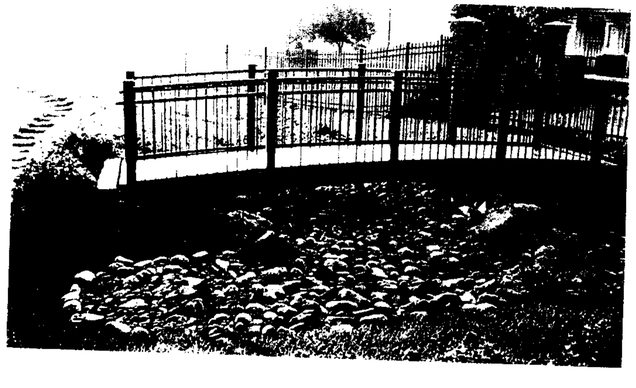
DMW
Daft·McCune·Walker, Inc.

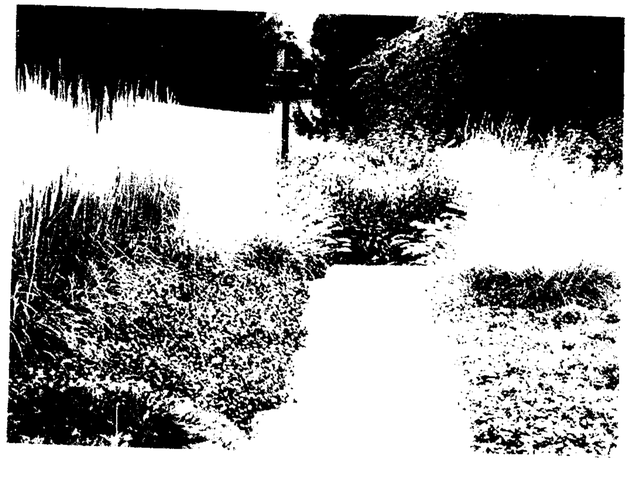
CROSS-SECTION THROUGH EXISTING BUILDING, PROPOSED BUILDING, AND NEIGHBORING HOME: 405 CHESAPEAKE AVENUE

ILLUSTRATIVE CROSS-SECTION & PLANT IMAGES FOR PRESBYTERIAN HOME OF MARYLAND









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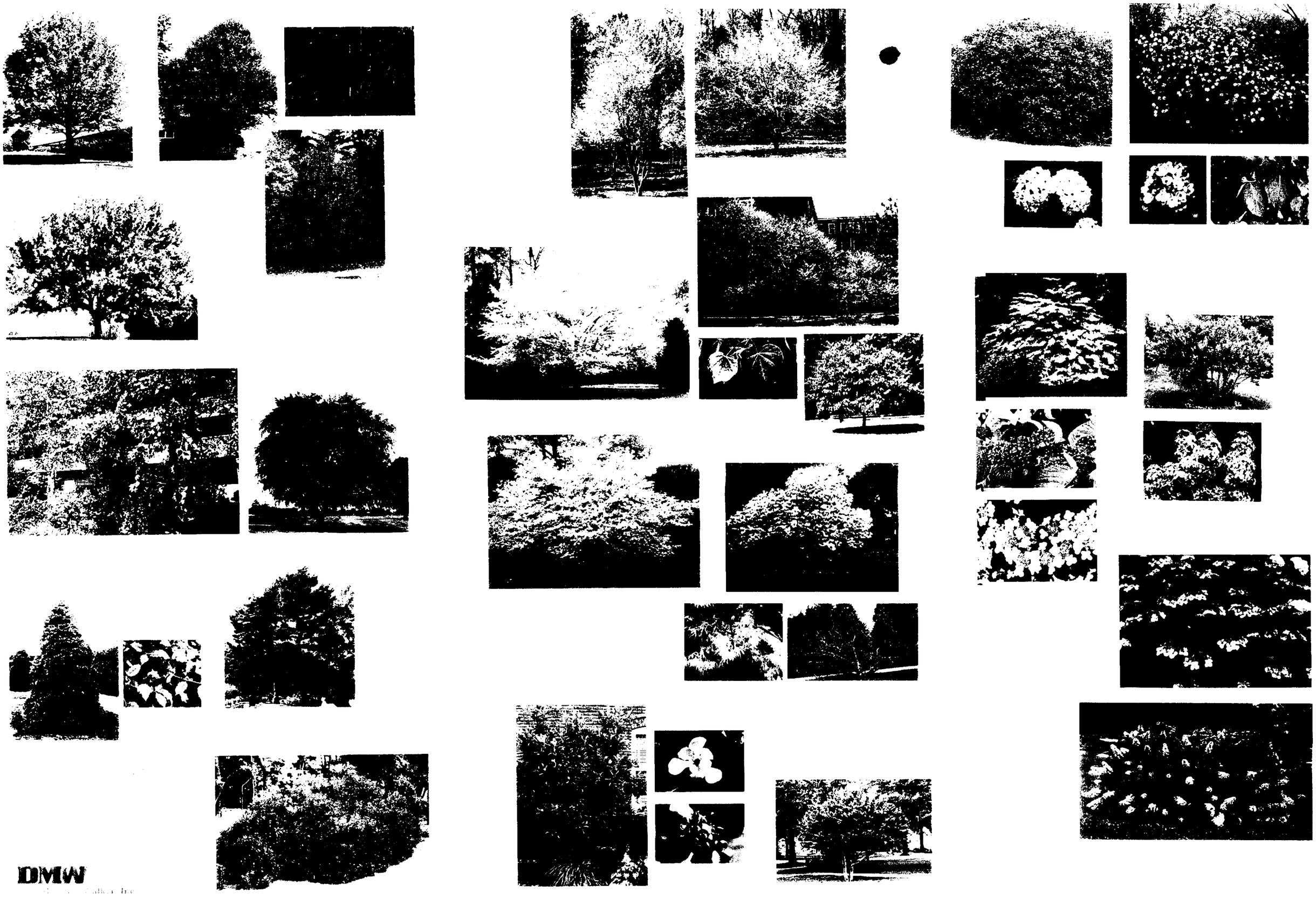
GOUCHER COLLEGE

LANDSCAPE CONCEPTS



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ILLUSTRATIVE PLANT IMAGES FOR PRESBYTERIAN HOME OF MARYLAND