



KEVIN KAMENETZ
County Executive

May 25, 2012

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
Attention: Richard E. Matz, P.E.
Vice President

Re: Spirit and Intent Letter
Forest Haven Nursing Home
701 Edmondson Avenue
CMR Project No. 204-224
Case #1963-0111-X and 2007-0125-SPHA
9th Election District

To Whom It May Concern:

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following applies:

1. It has been determined that the proposed changes outlined in your letter and shown on your accompanied red lined site plan do meet the spirit and intent of the Baltimore County Zoning Regulations and the orders in Zoning Cases 2007-0125-SPHA and 1963-0111-X.
2. The porch enclosure to be used as a dayroom does not increase the footprint of the facility and it will not add to the number of approved nursing home beds.

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,

ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI
Leonard Wasilewski
Planner II
Zoning Review

f2-250/fw
2007-0125-SPHA
1963-0111-X

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

S/S of Edmondson Avenue, @ intersection
W/S of Ingleside Avenue
1st Election District
1st Councilmanic District
(701 Edmondson Avenue)

Forest Haven, LLC,
By: Diana Dew, President
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-385-SPHA

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Forest Haven, LLC, by Diana Dew, President. The Petitioners are requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the site plan approved in Case No. 63-111-X, for an addition to an existing nursing home. The amendment includes an undocumented expansion of 27,000 sq. ft. constructed between 1963 and the present and a proposed present expansion of 2,800 sq. ft. In addition, variance relief is requested from Section 1B01.2.C.1(a) of the B.C.Z.R., for an interior side yard non-residential principal building setback in a D.R. 5.5 zone of 0 ft. in lieu of the 20 ft. required and from Section 1B01.1.B.1.e(5) of the B.C.Z.R., for RTA building and parking setbacks of as little as 0 ft. in lieu of the 75 ft. required and RTA buffers of as little as 0 ft. in lieu of the 50 ft. required.

The property was posted with Notice of Hearing on March 2, 2005, 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 March 3, 2005, to notify any interested persons of the scheduled hearing date.

ORDER RECEIVED FOR FILING

3/29/05

Ray

Amended Petition

The Petitioner indicated that although they had asked for a zero ft. setback from the interior side yard setback of the DR 5.5 zoning regulations initially, in light of the Planning Office comments they amended their request to 3 feet interior side yard setback in lieu of 20 feet. This makes the addition smaller by 3 feet which in turn reduces the new addition from 2800 sq. ft to 2560 sq. feet. Similarly, the Petitioner reduced the request for RTA building and parking setbacks to as little as 3 ft. in lieu of the 75 ft. required and RTA buffers to as little as 3 ft. in lieu of the 50 ft. required.

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.

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.” 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

ORDER RECEIVED FOR FILING
3/29/05
By

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.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was submitted by the Office of Planning dated March 4, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Robert Rosenfelt, professional engineer, Diana Dew, manager, and Castro Skinner, maintenance for the Petitioner LLC. Herbert Hubbard, Esquire represented the Petitioners. Roy Adams, Eugene Adams, Ernest Elgert and Carol Shaw, adjacent property owners opposed the Petition at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Hubbard proffered that the property is the site of the Forest Haven Nursing Home, which has had a nursing home operating on it since 1958. This 2 acre site is zoned DR 5.5. He indicated that he became familiar with the property in 1957 when his client purchased an existing 40-bed nursing home, which was based primarily in the old mansion portion of the home built in 1870. In 1963, the owners were granted a special exception for a nursing home by the Board of Appeals. Sometime in the 1970's, the owners received a permit to build an addition on the existing building of approximately 27,000 sq. feet which would allow the home to accommodate up to 174 patients. For whatever reason, Mr. Hubbard indicated that he could find no record in the County granting a special hearing to modify the 1963 site plan and document the 27,000 sq. ft. addition. Finally he noted that the present bed capacity is 161 beds.

3/29/05
Ray

He indicated that the home had no intention of expanding the number of beds, although he would like the flexibility to do so should business conditions and State regulators allow. The primary purpose of the variance requests was to allow the home to build additional recreational space for existing residents. In addition, the Petitioner would like to add 6 parking spaces on site for employees. Finally, he wanted to amend the 1963 site plan to reflect the prior additions and the new addition. He indicated that he reviewed the Planning comments and agreed to each recommendation that is reflected on the redline plan to accompany, Petitioner's Exhibit 2.

Diana Dew, nursing home manager, testified that the existing patients needed a place to gather for recreation, a new smoking area and entertainment area. She indicated that she studied possible locations for these functions determining that the 2800 sq. ft addition shown on Petitioner's Exhibit 2 would best attach to the existing structures and connect functionally best at the location shown. This meant, however, that the addition would project beyond the 20 ft. setback for an interior side yard non-residential principal building setback in a D.R. 5.5 zone. In addition, she indicated that if the RTA variances are granted the Petitioner could create 5 parking spaces for employees to move them onto the site and off Edmondson Avenue. This request will not add traffic to the site.

She indicated, along with Mr. Rosenfelt, that the Petitioner could live with the Planning Office comment reducing the size of the addition by 3 feet, which would reduce the overall size from 2800 sq. feet to 2560 sq. feet. Similarly, the Petitioner reduced the request for RTA building and parking setbacks to as little as 3 ft. in lieu of the 75 ft. required and RTA buffers to as little as 3 ft. in lieu of the 50 ft. required. They also agreed to add landscaping as requested by Planning.

Upon questioning, she indicated that the home had a 98% occupancy rate with 161 beds, but that she would like the flexibility to add a few more beds if they could be filled. In response to Mr. Elgert's question, she agreed that the addition would be constructed over a drainage ditch that

RECEIVED
3/29/05
Ray

directs storm water away from his property, which lies south of private Keidel Lane. She noted that whether or not the addition is actually constructed is questionable, as the financial aspects of nursing homes are tightly controlled by the government. When asked if she needed more time than the normal two years to utilize the revised site plan (build the addition), she indicated that the Petitioner could need more time.

Mr. Elgert expressed his concern that the drainage ditch on the subject property, which diverts storm water away from his property, will be covered over by the new addition. In addition, he indicated that the addition was too close to the property line but did not object to the proposal to have 5 more parking spaces on site.

Eugene Adams, whose property is adjacent to the subject property, objected to the many employees parking on Edmondson Avenue that severely limit his ability to see traffic on Edmondson as he exits his driveway. Roy Adams indicated that 5 additional off street spaces are not nearly enough as cars now routinely park on both sides of Edmondson Avenue. He opposed the new addition as being too close to the property line.

Ms. Shaw who lives to the west of the property beyond the Adams home, indicated that the property is not unique, that the addition takes away green space and her view down Keidel Lane will be marred by seeing fire escapes coming from the new addition. She also noted that sometimes visitors to the front entrance to the home have to back out onto Edmondson Avenue, that there have been maintenance problems with the home in the past, and there are no sidewalks on the subject property along Edmondson Avenue.

In rebuttal, the Petitioners representatives pointed out that many of their employees take public transportation, that the County reduced parking on Ingleside Avenue and they would like sidewalks on Edmondson but the County has not constructed same. They presented photographs of

RECEIVED FOR FILE
3/29/05
Ray

the site and surrounding properties, which showed, among other things, that the Shaw home is not visible from the site of the addition due to foliage.

At this point in the hearing, a general discussion of the County's approach to sidewalks and the need for landscaping of the property ensued. The Petitioner indicated that they had previously hired a landscape company but were not impressed with the results. They welcomed having the Baltimore County Landscape Architect visit the site and specify an overall landscape plan, which the Petitioner pledged to implement.

Findings of Fact and Conclusions of Law

As mentioned at the hearing, I heard no objection to adding 5 parking spaces on the Keidel side of the nursing home within the RTA buffer. The only negative comment in this regard was from Mr. Adams that it was not enough spaces. As shown on Petitioner's Exhibit 1, the 50 foot RTA buffer line, the 75 foot RTA setback line, and the 100 foot RTA line go through various parts of the old 1870 mansion and 1973 addition. These buildings pre-existed the 1981 adoption of the RTA legislation. Obviously, it is impractical to move them to comply with the RTA requirements. I find that adding 5 parking spaces within the buffer area will not adversely impact the neighborhood but in fact will improve safety by moving at least some employees from parking on Edmondson Avenue.

I also heard no objection to confirming the fact that in the 1970's the home added a 27,000 sq. ft addition along the Edmondson Avenue side of the property with a permit. Apparently, there is no record of the addition from a zoning standpoint. The addition has existed since that time and I see no reason not to confirm this in the special hearing request. However, what we missed in not having a hearing to modify the 1963 site plan was that the 1973 addition did not have a landscape plan to be sure the addition did not adversely affect the neighborhood. Again, I find that confirming

RECEIVED FOR FILE
3/29/05
Ray

the addition will not adversely impact the neighborhood. The additional beds so provided are a service to the community. However, we need a full landscape plan.

In regard to the side yard setback from Keidel Lane, I note there is an existing privacy fence along Keidel Lane that allows patients to wander outside to picnic tables and some grassy areas. This area will be reduced slightly in size to allow the 5 additional parking spaces proposed. The fence blocks the view of adjacent property owners for the first floor of the home. So the issue is what effect does the second floor of the proposed addition have on the neighborhood?

The Petitioners agreed to involve the Baltimore County Landscape Architect to review and approve a landscape plan for the home. In my view this is sorely needed. The two-story addition along Edmondson Avenue is bland to put it mildly. The front of the old mansion on Ingelside Avenue is out of sync with the additions added later with needed security bars erected in such a way that one could envision an old prison. The site occupies a prominent location at the corner of Ingelside and Edmondson Avenues and to some degree serves as the entrance to old Catonsville. A full landscape plan would add significantly to the home and the community. The Adams and Shaw homes are significant examples of 19th century Catonsville.

My problem is that the request is for a minor addition on the south side of the property. I will impose a landscape plan along Keidel Lane to buffer the adjacent community from the second story addition proposed. This would likely involve planting tall evergreen trees along the south property line. However, the whole site desperately needs a landscape plan, which was lost, when the 1973 amendment was lost or did not occur. Consequently, I will require the Petitioner and Landscape Architect to tackle an overall landscape project.

It has been my experience with the Landscape Architect that tall evergreen trees will need more than 3 feet between the fence and the new addition to function and grow. I understand that there needs to be at least 5 feet between the two to give the root system room to support the trees.

RECEIVED FOR PLANNING
3/29/05
Raf

Consequently, I will approve the variance requested but will reduce the addition from 32 feet on the west side to 30 feet and 27 feet on the east side to 25 feet. I realize that this will reduce the sq. footage of the addition from 2650 sq. feet to 2400 sq. feet, which still should provide significant additional recreational space for patients.

Considering all the evidence presented, in regard to the interior side yard setback, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The home operates in a 1870 mansion with several significant additions in the 1960's and 1970's. This is the kind of peculiar structure that the variance statute gives as a basis for variance. I find that the property is in a zoning sense unique.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The site is built out to a great extent. There is no practical alternative to locate an addition, which connects to the buildings. I also find that there will be no increase in residential density beyond that otherwise allowable by the Zoning Regulations as a result the requested variance. As a nursing home, the operation complies with the County regulations for density in this DR 5.5 zone. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I find this especially true in light of the landscape plan to be implemented by the Petitioner.

I will also grant the variances from the RTA requirements for the same reasons as above. I find that these variances can be granted without adversely affecting the adjacent residential community when the addition is further reduced to allow room for the tall evergreen trees and the site is generally landscaped.

In regard to the request for special hearing, I will grant the request to amend the previously approved 1963 site plan for special exception to include an undocumented expansion of 27,000 sq.

ORDER RECEIVED FOR FILING
3/29/05
Ray

ft. constructed between 1963 and the present. However for the reasons above, I will approve an expansion of 2,400 sq. ft.

Finally, in regard to when the Petitioner must utilize the amended site plan for the addition, in my view, the rules applicable to special exceptions apply to the modified plan even though the actual mechanism is a special hearing. Consequently, the time to utilize the modified special hearing site plan (build the addition) is two years. Otherwise, the right to build the addition expires. Ms. Dew indicated that because of the uncertainties of government approval for building any addition, the Petitioner needed more than two years to utilize the modified site plan. I find this request most reasonable and will grant three years to implement the revised site plan.

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 Petitioners' variance and special hearing requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29 day of March, 2005, that the Petitioners' request for special hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the site plan approved in Case No. 63-111-X, for an addition to an existing nursing home (the amendment includes an undocumented expansion of 27,000 sq. ft. constructed between 1963 and the present and a proposed present expansion of 2,400 sq. ft.), be and is hereby GRANTED subject to the following conditions:

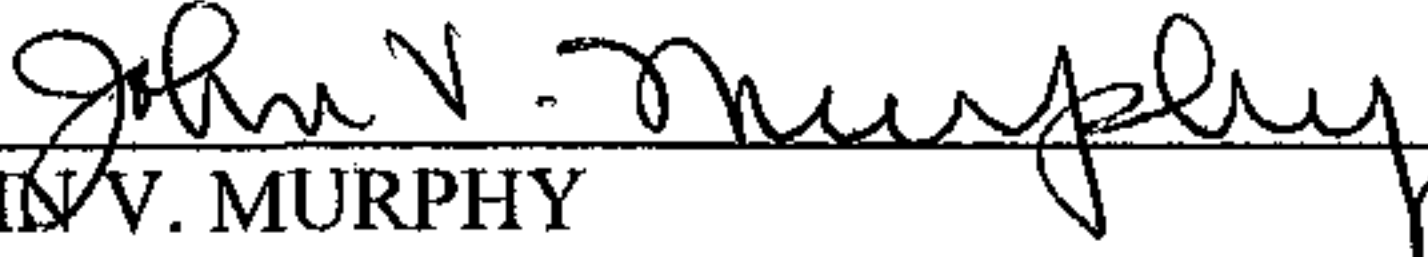
1. The Petitioner shall utilize the revised site plan (build the addition) within three (3) years of the date of this Order.
2. The Petitioner shall submit a landscape plan to the County Landscape Architect for review and approval to buffer adjoining residential properties from the new addition and the 1973 addition, which is now approved.

ORDER RECEIVED FOR FILING
3/29/05
Ray

IT IS FURTHER ORDERED, that the variance relief requested from Section 1B01.2.C.1(a) of the B.C.Z.R., for an interior side yard non-residential principal building setback in a D.R. 5.5 zone of 5 ft. in lieu of the 20 ft. required and from Section 1B01.1.B.1.e(5) of the B.C.Z.R., for RTA building and parking setbacks of as little as 5 ft. in lieu of the 75 ft. required and RTA buffers of as little as 5 ft. in lieu of the 50 ft. required, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Except as modified herein, compliance with the ZAC comments submitted by the Office of Planning dated March 4, 2005, a copy of which is attached hereto and made a part hereof; and
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.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
3/29/05
Ray

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

March 29, 2005

Herbert Hubbard, Esquire
1055 W. Joppa Road, Apt. 607
Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance
Case No. 05-385-SPHA
Property: 701 Edmondson Avenue

Dear Mr. Hubbard:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

- c: Robert Rosenfelt, Colbert, Matz, Rosenfelt, Inc., 2835 G Smith Ave., Baltimore, MD 21209
Diana Dew, Pres., Forest Haven, LLC, 701 Edmondson Ave., Baltimore, MD 21228
Castro Skinner, 9803 Clanford Road, Randallstown, MD 21133
Roy Adams & Eugene Adams, 715 Edmondson Ave., Baltimore, MD 21228
Ernest Elgert, 707 Keidel Dr., Baltimore, MD 21228
Carol Shaw, 717 Edmondson Ave., Baltimore, MD 21228

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 701 Edmondson Avenue
which is presently zoned D.R.-5.5

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

An amendment to the site plan approved in Case No. 63-111-X, for an addition to an existing nursing home.

just The amendment includes an undocumented expansion of 27,000 sq. ft. constructed between 1963 and the present and a proposed present expansion of 2,800 sq. ft.

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

Attorney For Petitioner:

Herbert Hubbard, Esq.

Name - Type or Print

Signature

Company

055 W. Joppa Road, Apt. 607

410-823-0520

Address

Telephone No.

Towson

Md. 21204

City

State Zip Code

Legal Owner(s):

Diana Dew, President Forest Haven, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

701 Edmondson Avenue

410-747-7425

Address.

Telephone No.

Baltimore

Md. 21228

City

State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

COLBERT MATZ ROSENFELT, INC (eve) 410-358-8262

2835 Smith Avenue, Suite G (day) 410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 2/1/05

ORDER RECEIVED FOR FILING
3/29/05
3/29/05
3/29/05

No. 05-385-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 701 Edmondson Avenue

which is presently zoned D.R.-5.5

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 of thereof, hereby petition for a Variance from Section(s)

^{inf an interior side}
1B01.2.C.1 (a), BCZR, for ~~a rear~~ yard Non-Residential Principal Building Setback in a D.R.-5.5 zone of 0 feet in lieu of ~~30~~ ²⁰ feet required, and from Section 1B01.1.B, BCZR, for RTA Building and Parking setbacks of as little as 0 feet in lieu of 75 feet required and RTA buffers of as little as ^{B.I.e (5)} 0 feet in lieu of 50 feet required.

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

To be presented at hearing.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address.

Telephone No.

City

State Zip Code

Attorney For Petitioner:

Herbert Hubbard, Esq.

Name - Type or Print

Signature

Company

55 West Joppa Road, Apt. 607

410-823-0520

Address

Telephone No.

City

Md. 21204

State Zip Code

Legal Owner(s):

Diana Dew, President Forest Haven, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

701 Edmondson Avenue

410-747-7425

Address.

Telephone No.

Baltimore

Md. 21228

City

State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

COLBERT MATZ ROSENFELT, INC (eve) 410-358-8262

2835 Smith Avenue, Suite G (day) 410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

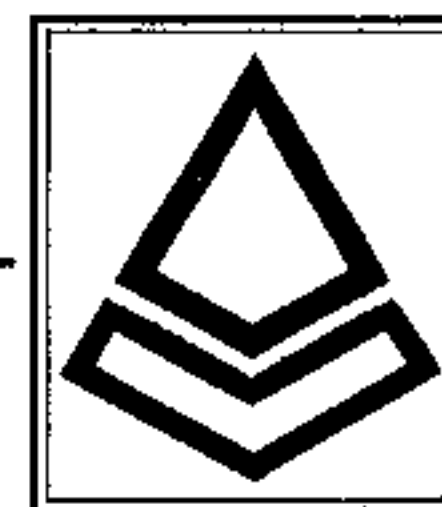
ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 2/1/05

ORDER RECEIVED FOR FILING

Case No. 05-385-SPNA

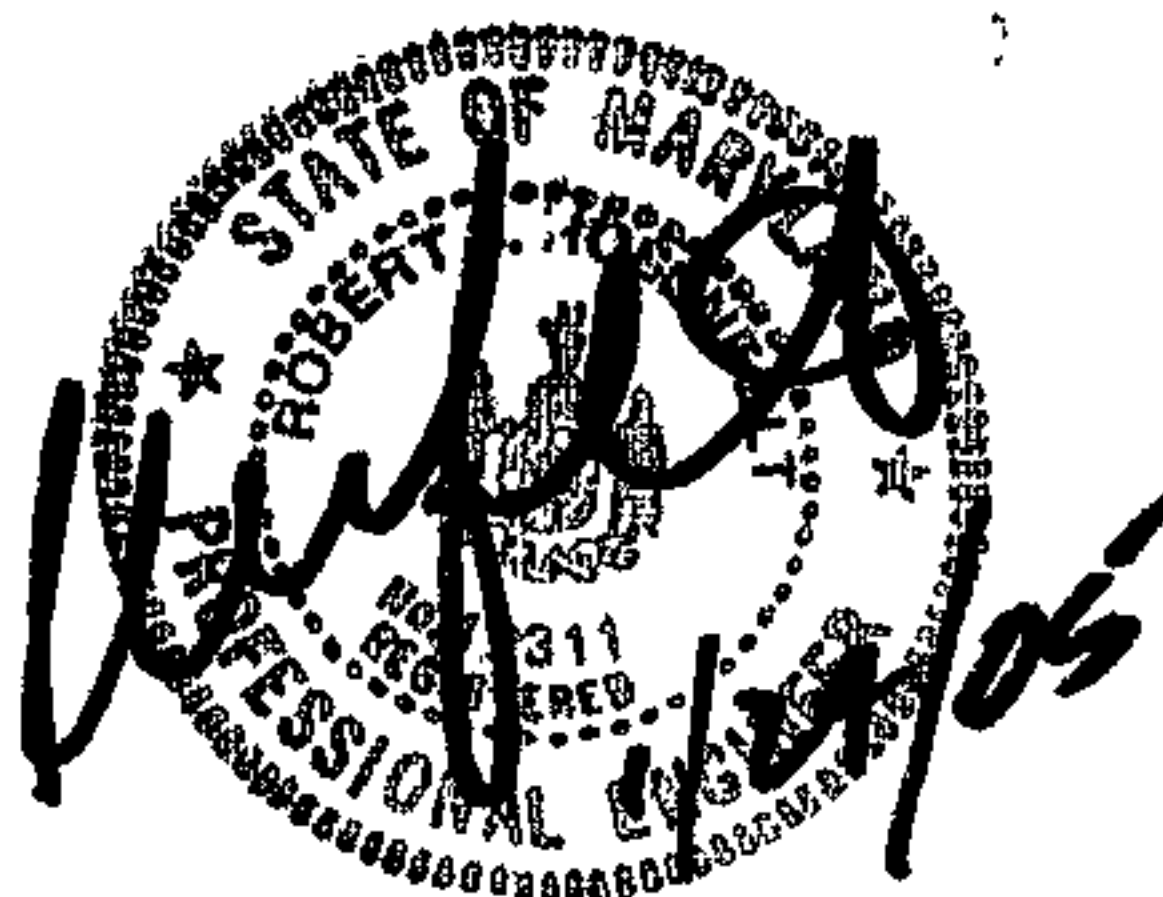


ZONING DESCRIPTION 701 EDMONDSON AVENUE

Beginning at a point on the south side of Edmondson Avenue, which is 85 feet wide, on the southwest corner of the intersection of Edmondson Avenue and Ingleside Avenue, which is 30 feet wide. Thence the following courses and distances:

S 08°00'00" E, 286.00 feet;
N 87°46'00" W, 356.50 feet;
N 09°28'00" W, 199.96 feet, thence,
N 78°18'00" E, 354.00 feet, to the Point of Beginning.

As recorded in Deed Liber 3281, folio 402 and containing 1.97 acres. Also known as 701 Edmondson Avenue and located in the 1st Election District, 1st Councilmanic District.



**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: 05-385-SPHA
Petitioner: Forest Haven, LLC
Address or Location: 701 Edmondson Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ms. Diana Dew
Address: Forest Haven Nursing Home
701 Edmondson Ave.
Baltimore, Md. 21228
Telephone Number: 410-747-7425

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0011400

DATE 2/1/05 ACCOUNT 0001-0001-6/50

AMOUNT \$ 650.00

RECEIVED FROM Gilbert, Matt Kiefert

FOR Verance & Special Hedges, MD-3A-1AA

DDI Edmondson Ave. (Forest Hedges, LLC)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

ISSUED DATE TIME
2/01/2005 09:20:00 10:20:00

ISSUED FOR
PAID TO

ISSUED FOR
PAID TO

ISSUED FOR
PAID TO

ISSUED FOR
PAID TO

CASHIER'S VALIDATION

**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*

February 11, 2005

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: 05-385-SPHA

701 Edmondson Avenue
S/side of Edmondson Avenue at intersection of w/side of Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Diana Dew, Forest Haven, LLC

Special Hearing for an amendment to the site plan approved in Case No. 63-111-X for an addition to an existing nursing home. Variance to permit an interior side yard of 0 feet in lieu of 20 feet required and for RTA building and parking setbacks of as little as 0 feet in lieu of 75 feet required and RTA buffers of as little as 0 feet in lieu of 50 feet required.

Hearing: Friday, March 18, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Herbert Hubbard, 1055 West Joppa Rd., Apt. 607, Towson 21204
Diana Dew, Forest Haven, LLC, 701 Edmondson Ave., Baltimore 21228
Robert Rosenfelt, 2835 Smith Ave., Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 3, 2005.**
(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 3, 2005 Issue - Jeffersonian

Please forward billing to:

Diana Dew
Forest Haven Nursing Home
701 Edmondson Avenue
Baltimore, MD 21228

410-747-7425

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: 05-385-SPHA

701 Edmondson Avenue

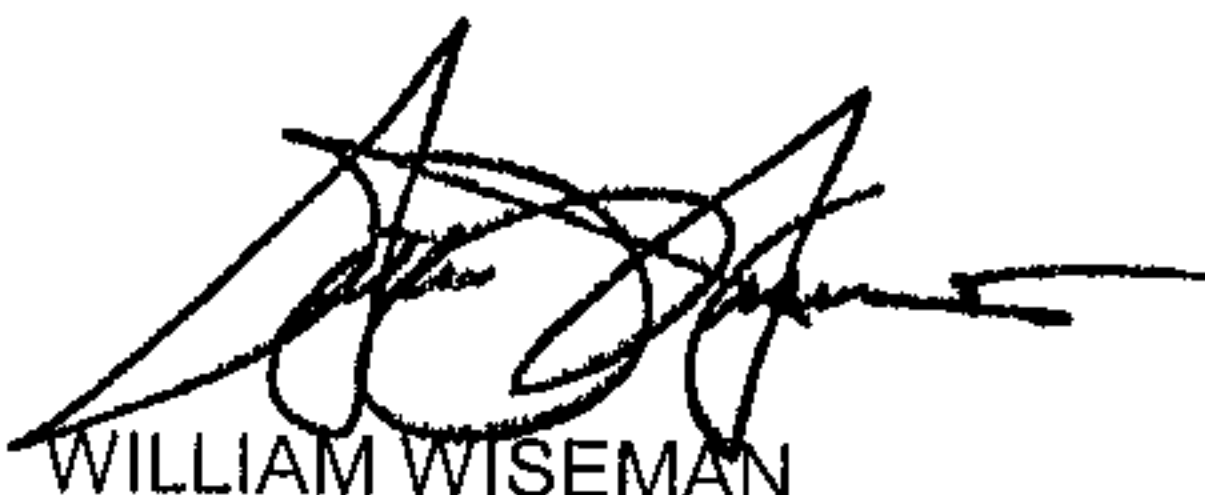
S/side of Edmondson Avenue at intersection of w/side of Ingleside Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Diana Dew, Forest Haven, LLC

Special Hearing for an amendment to the site plan approved in Case No. 63-111-X for an addition to an existing nursing home. Variance to permit an interior side yard of 0 feet in lieu of 20 feet required and for RTA building and parking setbacks of as little as 0 feet in lieu of 75 feet required and RTA buffers of as little as 0 feet in lieu of 50 feet required.

Hearing: Friday, March 18, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake 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.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date March 7, 2005

RE: Case Number 05-385-SPHA

Petitioner/Developer HERBERT HUBBARD/DIANA DEW/ROBERT ROSENFELT

Date of (Hearing) Closing MARCH 18, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 701 EDMONDSON AVE & 1 @ INGLESIDE AVE. (ON-SITE)

The sign(s) were posted on March 2, 2005

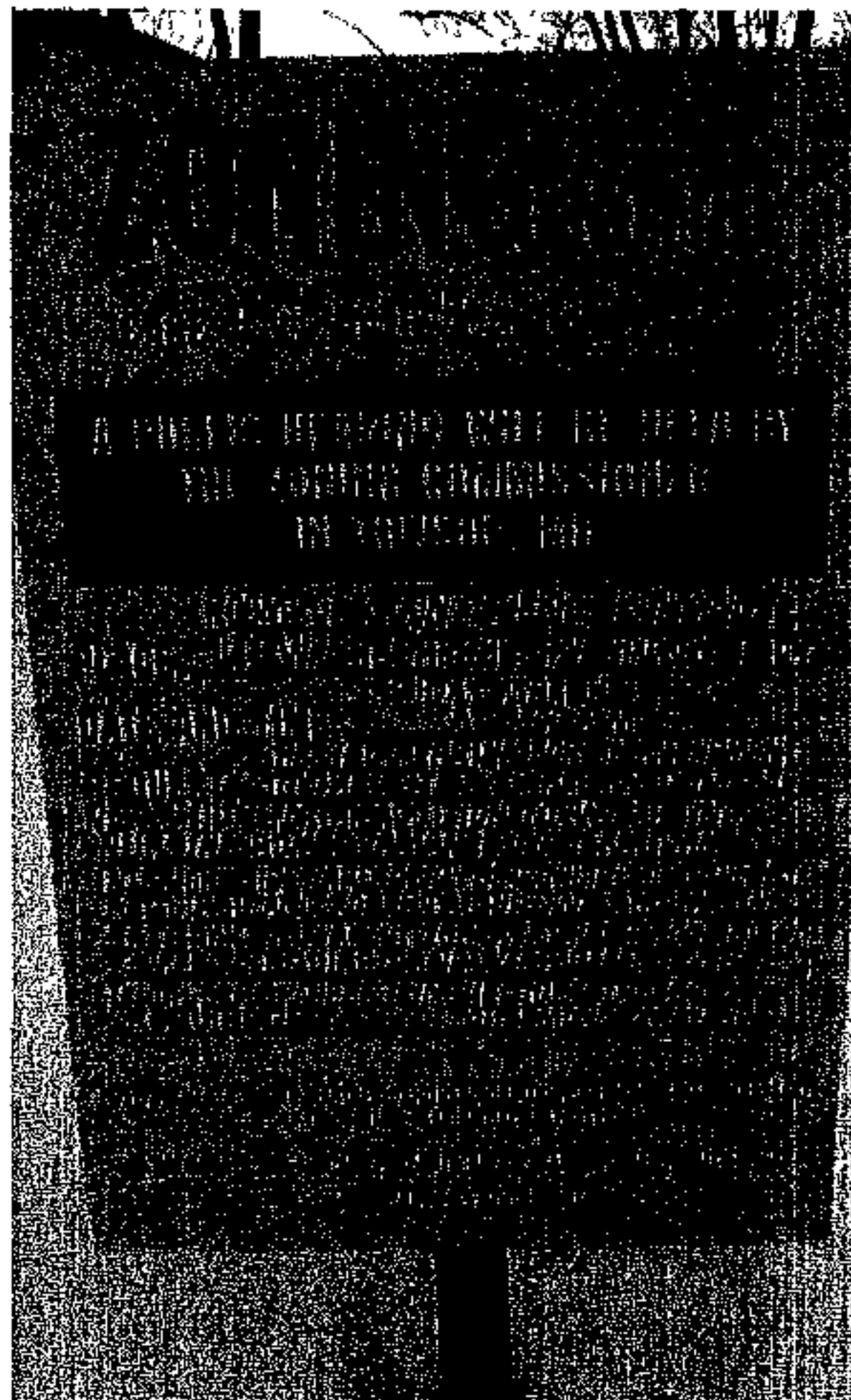
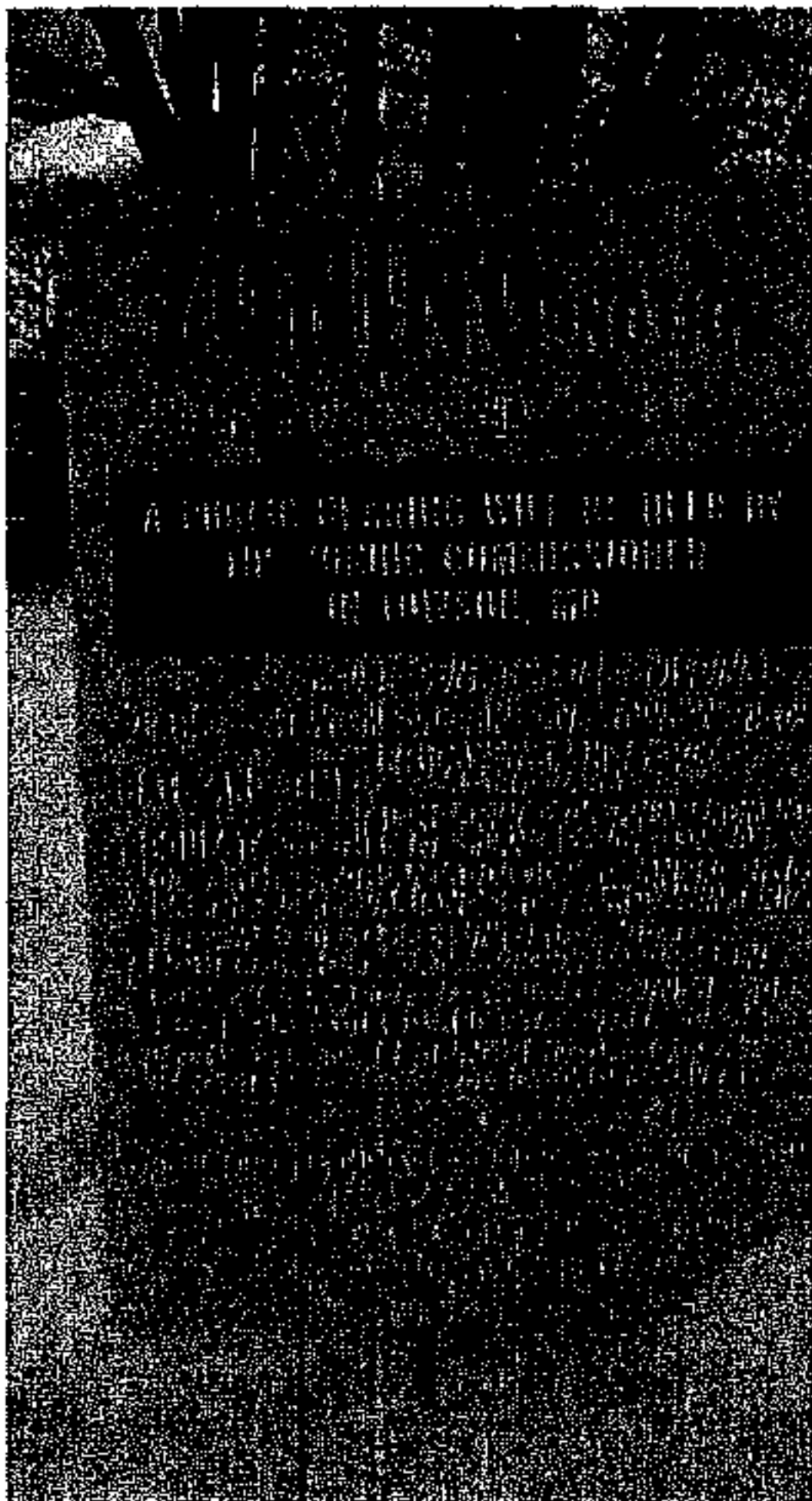
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



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: #05-385-SPHA

701 Edmondson Avenue

S/side of Edmondson Avenue at Intersection of w/side of Ingleside Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): Diana Dew, Forest Haven, LLC

Special Hearing: for an amendment to the site plan approved in Case No. 83-111-X for an addition to an existing nursing home. **Variance:** to permit an interior side yard of 0 feet in lieu of 20 feet required and for RTA building and parking setbacks of as little as 0 feet in lieu of 75 feet required and RTA buffers of as little as 0 feet in lieu of 50 feet required.

Hearing: Friday, March 18, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

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.
3/003 March 3 41279

CERTIFICATE OF PUBLICATION

3/3/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/3/, 2005.

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



LEGAL ADVERTISING

**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 8, 2005

Herbert Hubbard, Esquire
1055 West Joppa Road, Apt. 607
Towson, Maryland 21204

Dear Mr. Hubbard:

RE: Case Number: 05-385-SPHA, 701 Edmondson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2005.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Diana Dew, Forest Haven, LLC. 701 Edmondson Avenue Baltimore 21228
Robert S. Rosenfelt, P.E. 2835 Smith Avenue, Suite G. Baltimore 21209

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 379, 380-392, 394 (385)

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.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 2.11.05

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

RE: Baltimore County
Item No. 385 JHP

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410 545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: February 25, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 14, 2005

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

05-379

05-381

05-385

05-386

05-387

05-388

05-389

05-390

05-391

05-394

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2005

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

SUBJECT: 701 Edmondson Avenue

INFORMATION:

Item Number: 5-385

Petitioner: Forest Haven, LLC.

Zoning: DR 5.5

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The proposed two-story addition shall maintain a 3-foot setback from the Keidel Lane right-of-way line.
2. The façade of the proposed addition that is adjacent to the Keidel Lane right-of-way shall not include windows or any other openings.
3. Provide landscaping – where possible – along the Keidel Lane right-of-way.

Prepared by: Maecia Cunniff

Division Chief:
AFK/LL:MAC:

Jeff Mayhew

RECEIVED FOR FILING
3/29/05
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item No. 385

The Bureau of Development Plans Review has reviewed the subject-zoning item.

A 5-foot highway widening for Keidel Lane shall be shown. The proposed building should be located outside of it.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
701 Edmondson Ave; S/side Edmondson Ave*		ZONING COMMISSIONER
@ intersection w/side Ingleside Ave		
1 st Election 7 1 st Councilmanic Districts	*	FOR
Legal Owner(s): Diana Dew, President,		
Forest Haven, LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	05-385-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

RECEIVED

Per.....

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert S. Rosenfelt, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Herbert Hubbard, Esquire, 1055 W. Joppa Road. Apt 607, Towson, MD 21204, Attorney for Petitioner(s).

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

Old Catonsville Neighborhood Association
6 Osborne Avenue
Catonsville, MD 21228

March 12, 2005

RECEIVED

MAR 17 2005

ZONING COMMISSIONER

Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Case Number 5-385-SPHA

The Board of Directors of the Old Catonsville Neighborhood Association request that the petition for setback variances and an amendment to the site plan in case number 5-385-SPHA (Forest Haven Nursing Home) be denied.

The proposed nursing home addition would extend the two story commercial building from its present 33 foot setback from the privately owned and maintained Keidel Lane to zero (0) feet, with no, as of yet, given justification or hardship, other than wanting 2,800 square feet of additional commercial space. The nursing home sits on a commercial corner in a primarily residential area, with adjoining properties being residences.

The addition, if allowed, will abut (touch) Keidel Lane, which is owned and maintained by Mr. Ernest Elgert. The addition will also be directly in front of the lots across Keidel Lane and will be the dominant structure visible. Mr. Elgert also owns these lots. The front entrance to Mr. Elgert's house, at the end of Keidel Lane, will also have this painted, 2-story cinderblock addition as a primary feature and eyesore. The addition will also be visible to other residents to the south and west. This addition will take from the enjoyment and value of the properties of these residents.

The addition will worsen the already difficult parking and traffic problems around Forest Haven. If the addition is allowed, the number of parking spaces required will just meet the number available (61); right now, 55 are required and 61 are available. Presently, vehicles associated with Forest Haven have to park along Edmondson Avenue, making it difficult and dangerous to leave Forest Haven's parking lot and the adjoining residences because of limited visibility and unrestricted or illegal parking by Forest Haven associated vehicles. These existing conditions will only worsen with the additional vehicles for workers, visitors, deliveries and other Forest Haven traffic resulting if the variances are granted, and will obviously further impact those traveling along Edmondson Avenue as well.

Forest Haven appears to have already outgrown their available space, and wants to grow more. Their site is fully developed, and waiving zoning regulations will allow additional growth. The surrounding residential area does not need more cars, traffic, deliveries, visitors, emergency vehicles and other essentially commercial consequences that would result from granting these variances. Their immediate neighbors also do not need lessening of their property values or lessening of their enjoyment of their property that granting these variances would bring.

Ellen McCoy, President

For the Board of Directors of the
Old Catonsville Neighborhood Association

To be
sent

Old Catonsville Neighborhood Association
6 Osborne Avenue
Catonsville, MD 21228

March 15, 2005

Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Case Number 5-385-SPHA

This is an addendum to the Old Catonsville Neighborhood Association letter that was sent to you earlier this week concerning our opposition to case number 5-385-SPHA.

In reviewing material concerning variances to Baltimore County Zoning Regulations, it was noted that the Court of Special Appeals in *Cromwell v. Ward* explained the two step process that must be applied before a variance can be granted. (Similar reasoning is available for commercial properties: In *The Matter of Umerley*, Circuit Court for Baltimore County, Case No. 94CV-00450). In the present case, neither step has been proven by nor apply to Forest Haven. Again, the variance should not be granted.

Ellen McCoy, President

For the Board of Directors of the
Old Catonsville Neighborhood Association

copy of letter
sent 3/29/05
mj

CASE NAME 701 Edmondson Ave.
CASE NUMBER 05-385-5P44
DATE 3/18/05

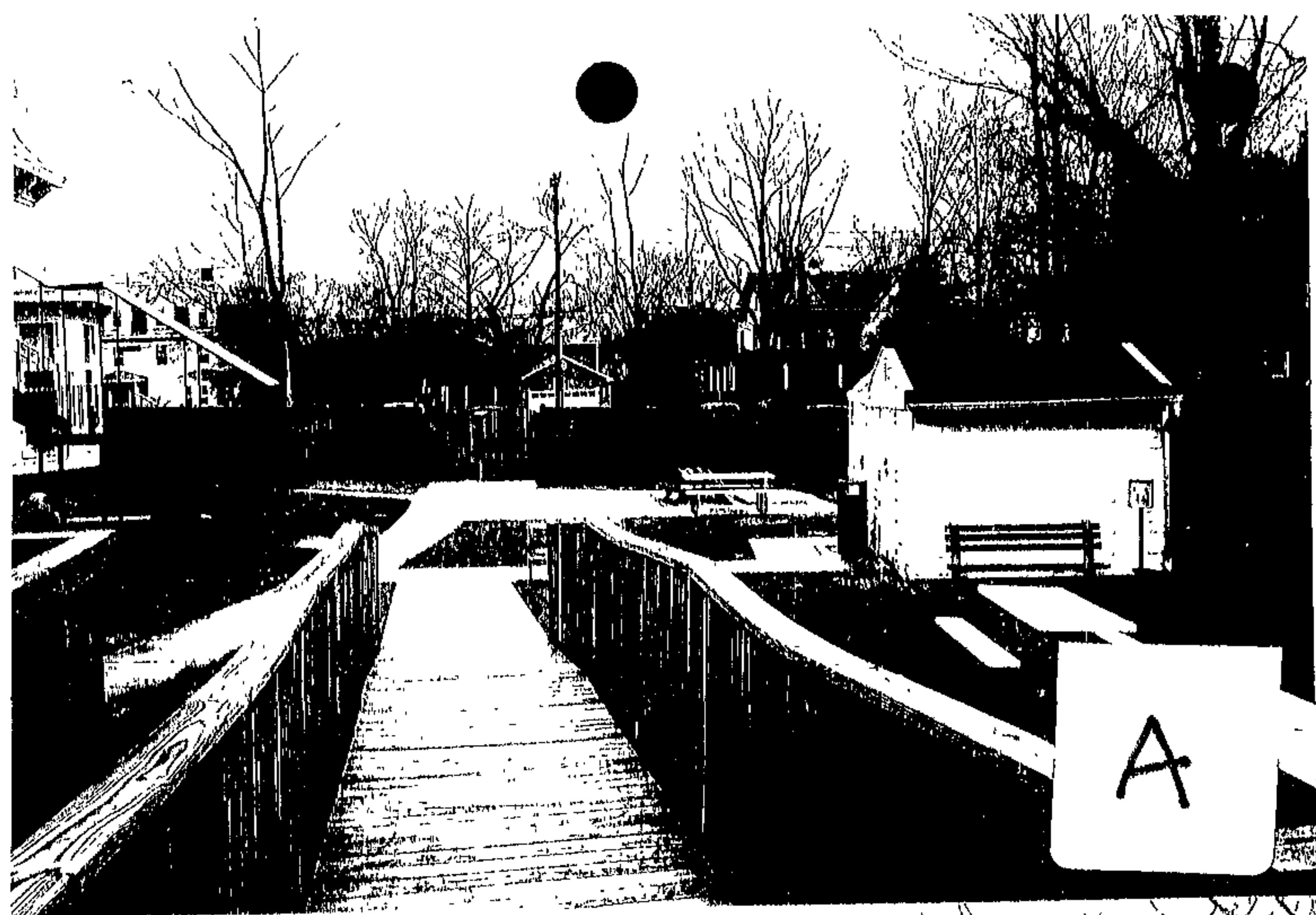
CITIZEN'S SIGN-IN SHEET

[illegible]

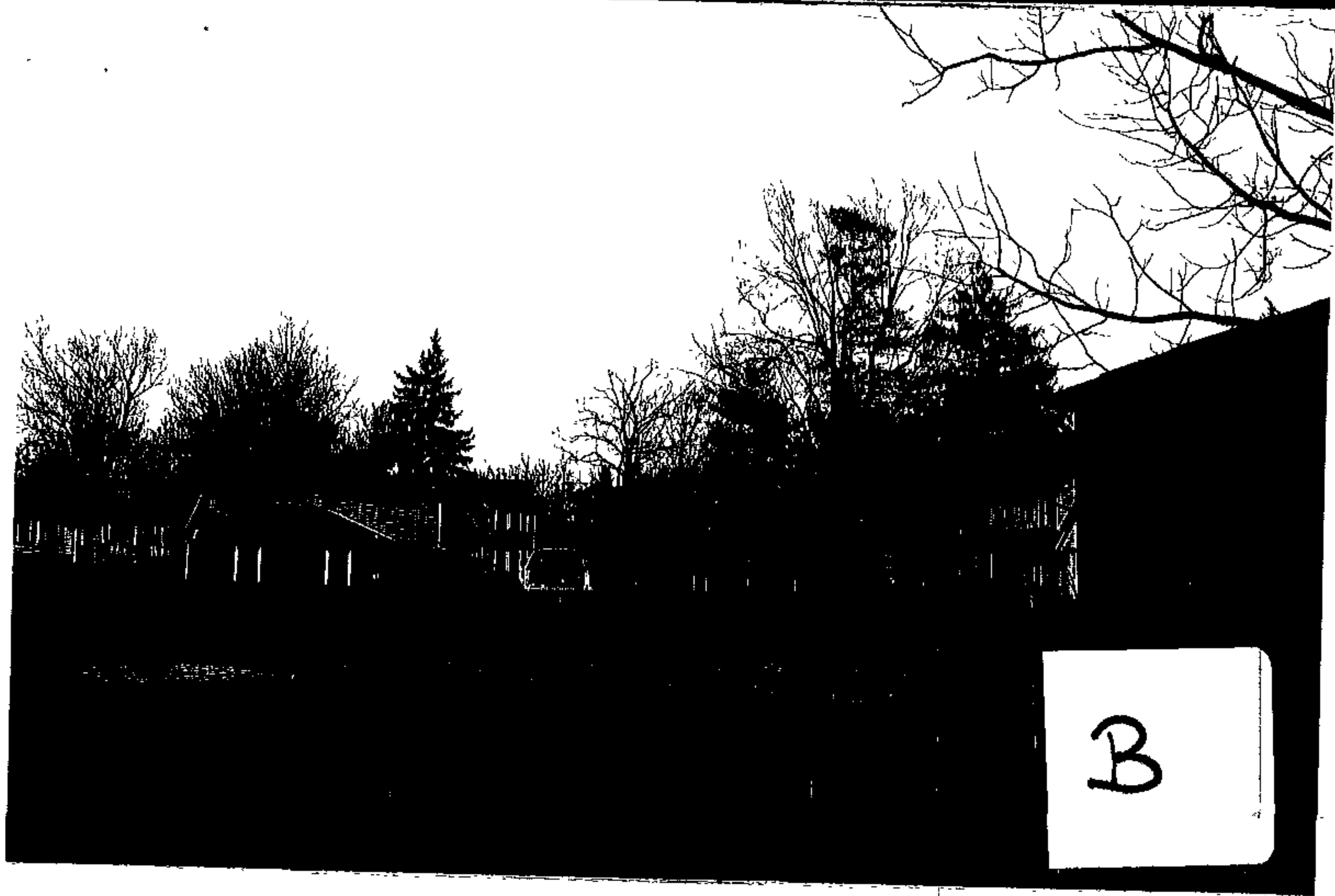
CASE NAME 701 Edmondson Ave.
CASE NUMBER 05-385-SPH-A
DATE 3/18/65

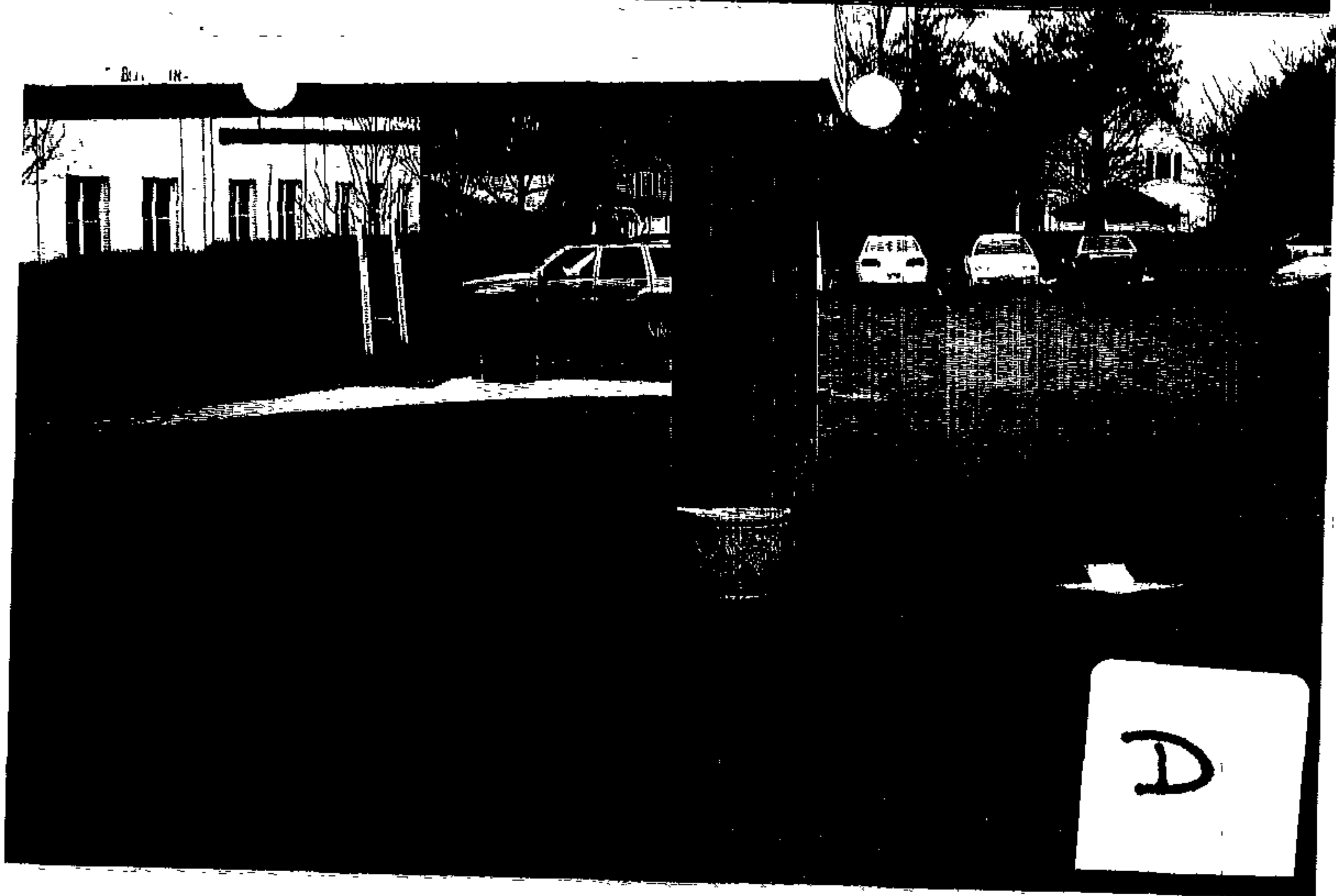
PETITIONER'S SIGN-IN SHEET

[illegible]

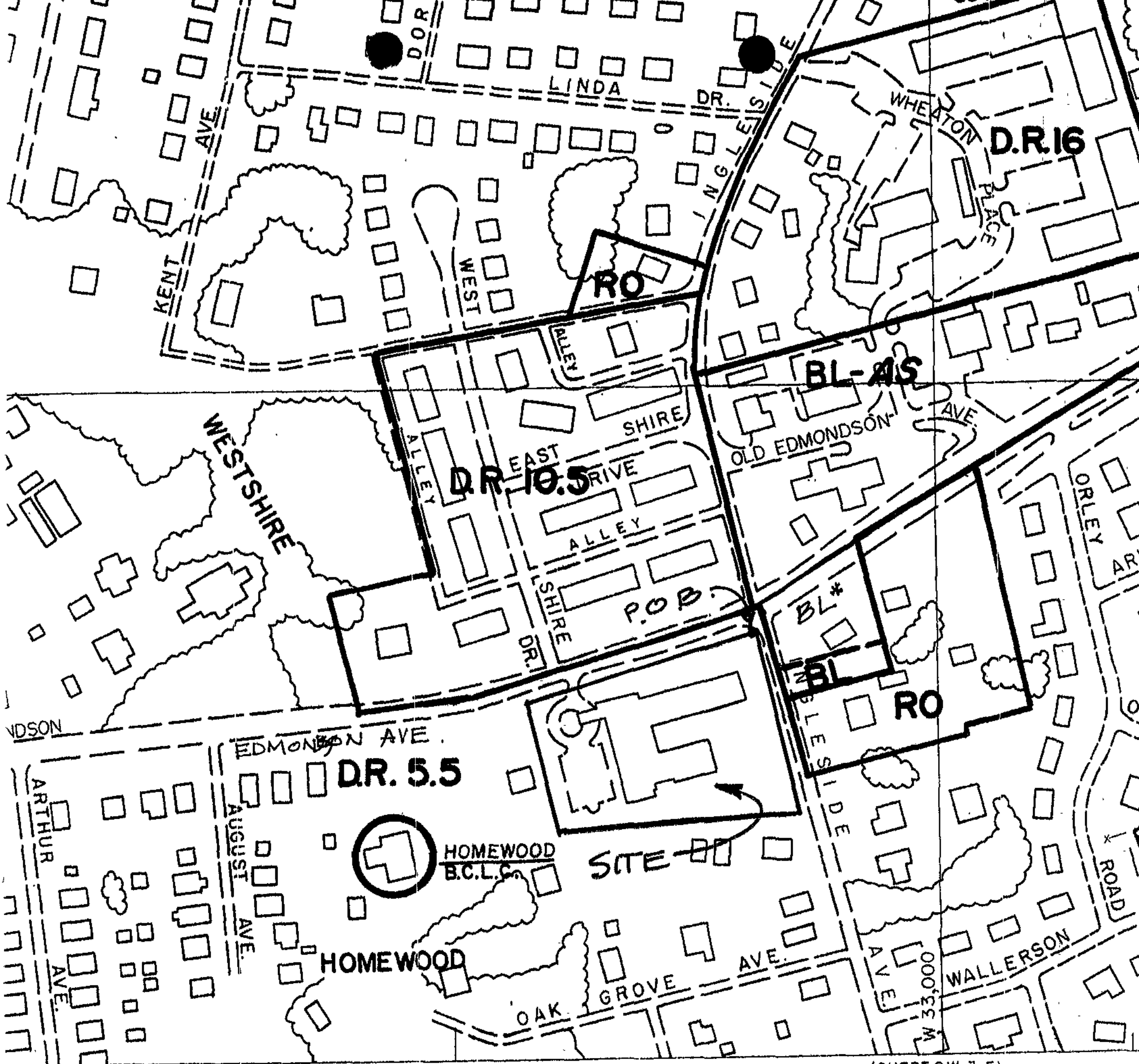












PLANNING MAP

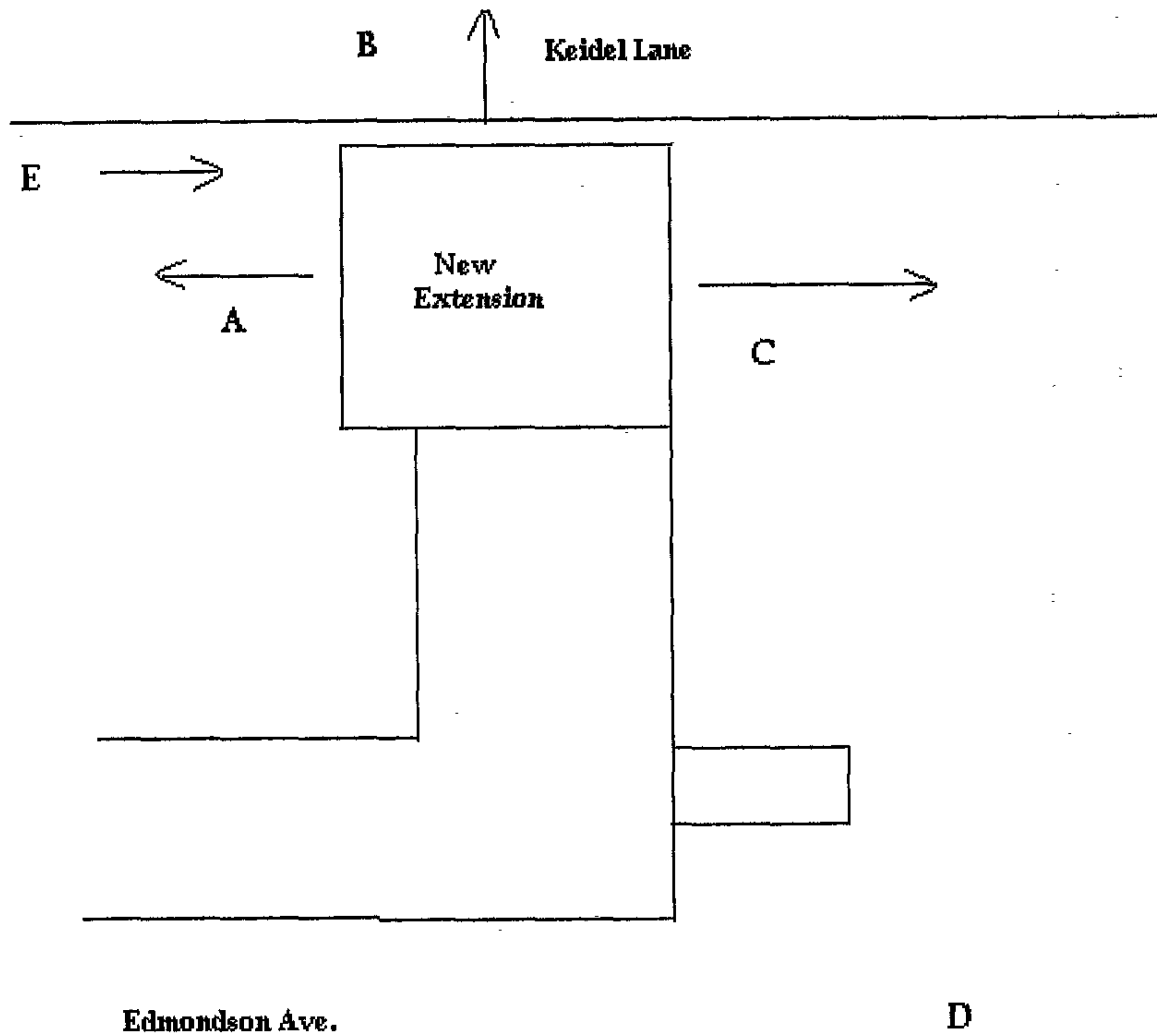
COUNCIL

81-00, 82-00, 93-00

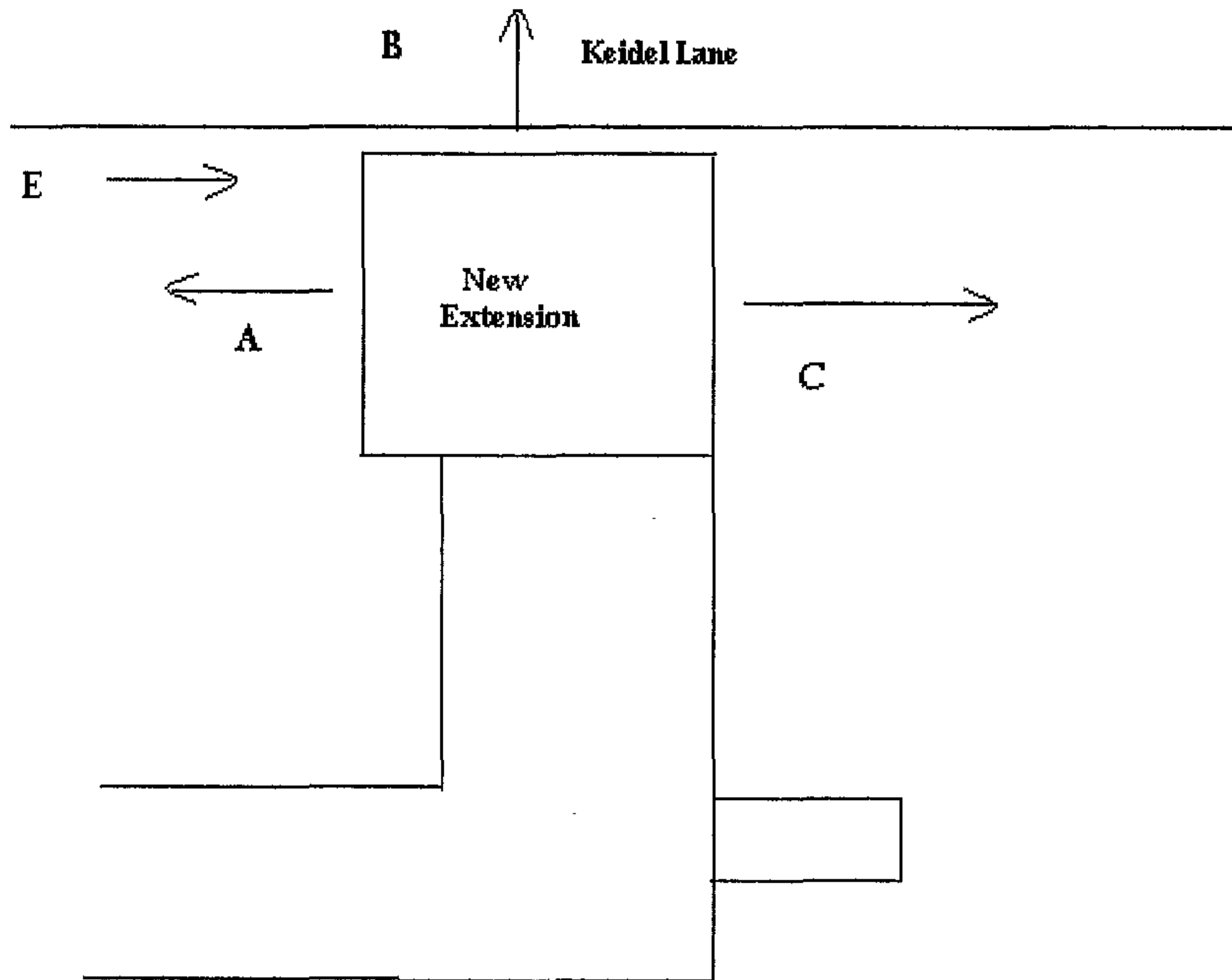
* Rezoned BL 2004
(Issue #1-050)

BALTIMORE CO OFFICE OF PLANNING OFFICIAL ZONING

MAP S.W. 2-F
05-385-SPHA



View From New Extension

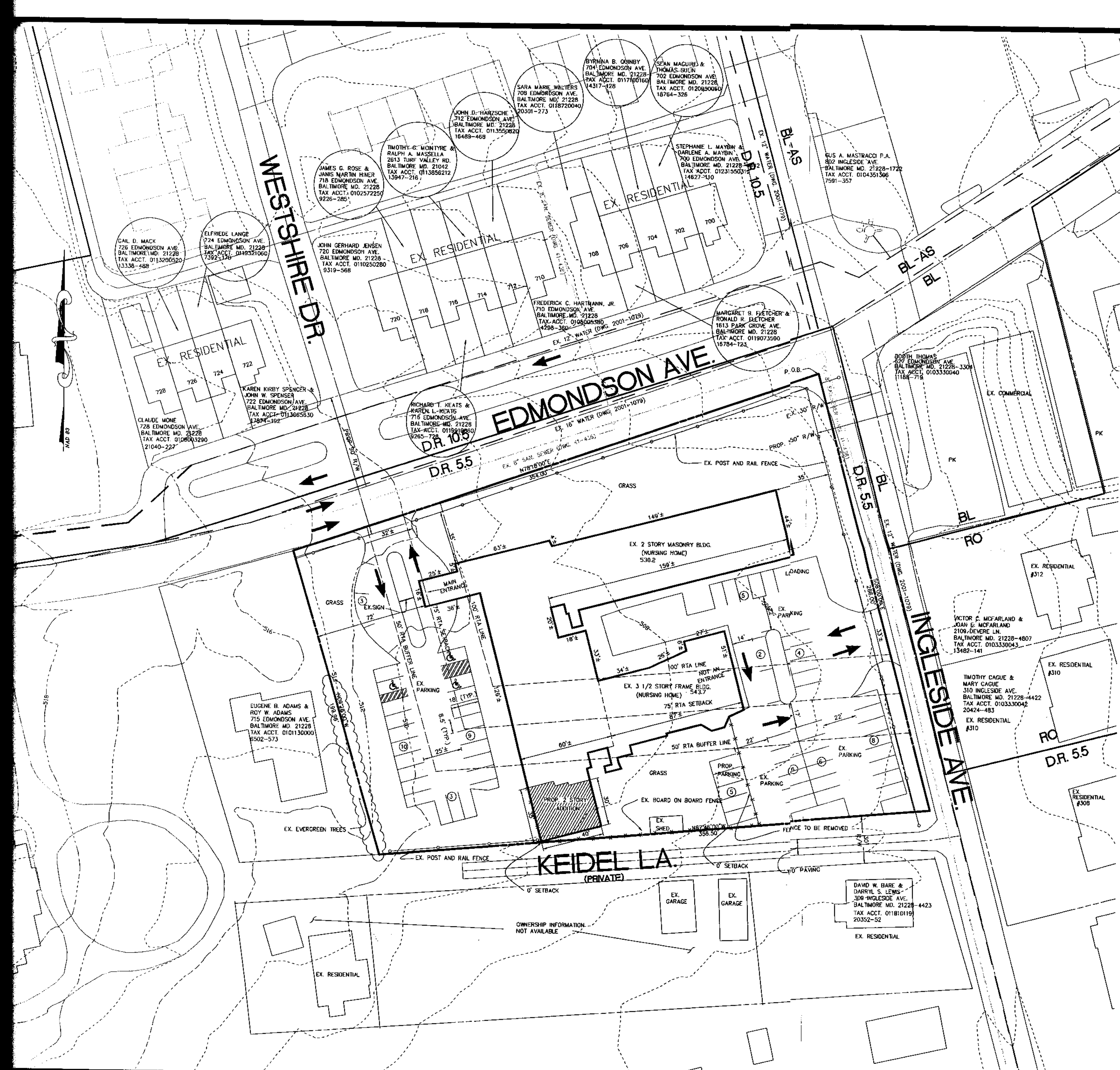


Edmondson Ave.

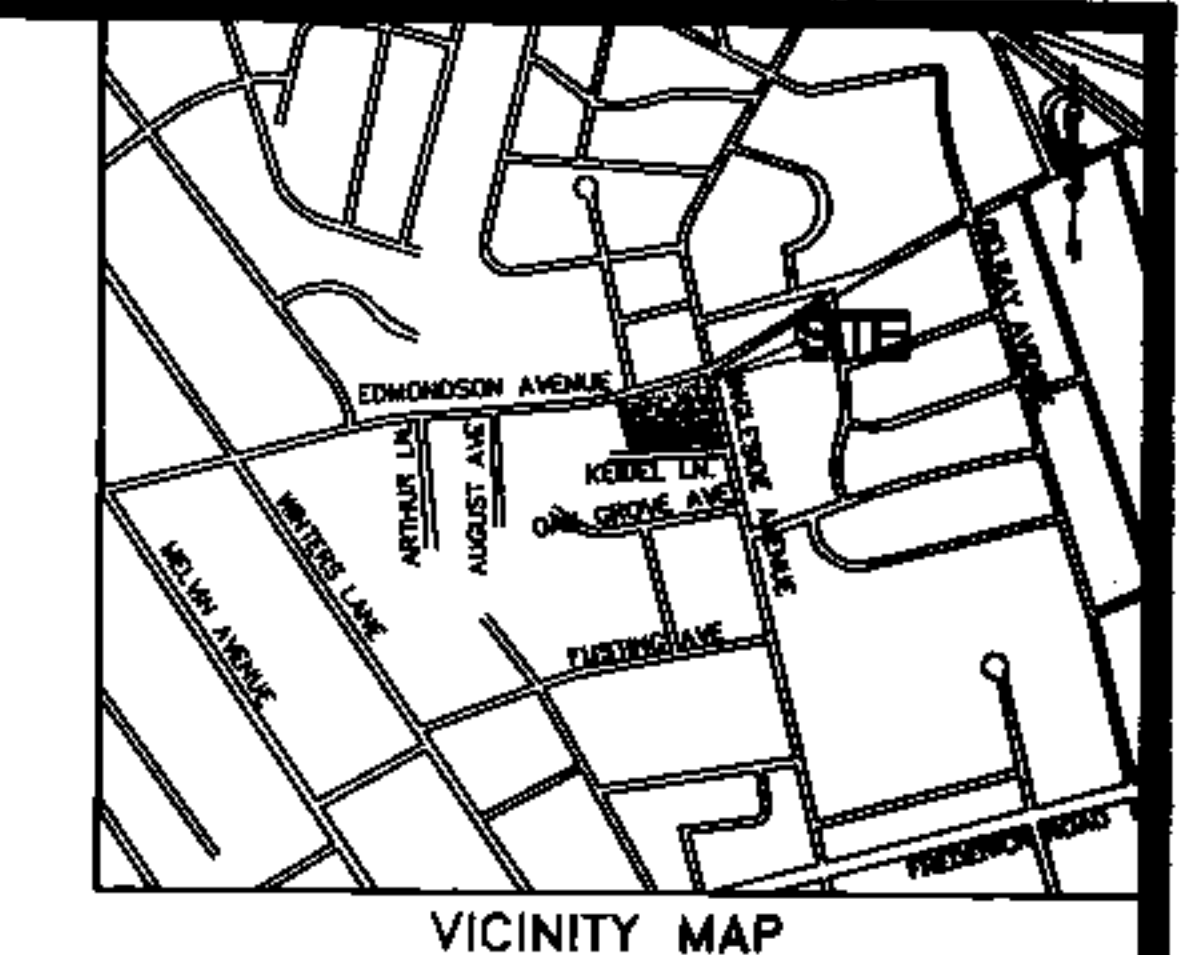
D

View From New Extension

Pet #3



- ZONING NOTES**
1. OWNER: FOREST HAVEN, INC.
701 EDMONDSON AVENUE
BALTIMORE, MD 21228
410-747-7425
 2. SITE DATA:
TAX ACCOUNT NO. - 010450950
DEED REFERENCE - 3281/402
SITE AREA - 1.97 ACRES
MAP 101, PARCEL 42
ZONED D.R.-5.5 ZONING MAP No. SW 2-F
 3. EXISTING USE - 161 BED NURSING HOME
PROPOSED USE - 165 BED NURSING HOME
 4. ZONING HISTORY:
IN CASE NO. 63-111-X, ON MARCH 30, 1965,
THE BOARD OF APPEALS APPROVED A
SPECIAL EXCEPTION FOR A CONVALESCENT AND NURSING
NURSING HOME AND DENIED A REQUEST
FOR A VARIANCE FROM THE SIDE SETBACK REQUIREMENTS.
 5. OFF-STREET PARKING CALCULATIONS:
PROPOSED USE - 165 BED NURSING HOME
REQUIRED PARKING - 55 SPACES
EXISTING AND PROPOSED PARKING - 61 SPACES, INCLUDING 3 HANDICAP
ALL PARKING SURFACES TO BE DURABLE, DUST-FREE AND STRIPED.
 6. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 7. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE.
 8. SETBACKS: REQUIRED PROPOSED
FRONT 40 ft. 72 ft. (existing)
STREET SIDE 35 ft. 35 ft. (existing)
INTERIOR SIDE 20 ft. 0 ft. (proposed)
REAR 30 ft. 35 ft. (existing)
VARIANCE WILL BE REQUESTED FOR INTERIOR SIDE SETBACK
 9. NO COMMERCIAL PERMITS ON FILE.
 10. MAXIMUM HEIGHT OF PROPOSED ADDITION WILL BE 35 ft.
 11. THERE ARE NO BASIC SERVICES DEFICIENCIES AFFECTING THIS SIDE.
 12. THERE IS NO HISTORIC DESIGNATION ON THIS SITE.



REQUESTED ZONING RELIEF

SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE SITE PLAN APPROVED IN CASE NO. 63-111-X, FOR AN ADDITION TO AN EXISTING NURSING HOME. THE AMENDMENT INCLUDES AN UNDOCUMENTED EXPANSION OF 27,000 sq. ft., CONSTRUCTED BETWEEN 1963 AND THE PRESENT AND A PROPOSED PRESENT EXPANSION OF 28,000 sq. ft.

VARIANCE FROM SECTION 1801.2.C.1 (a), BCZR, FOR AN INTERIOR SIDE YARD NONRESIDENTIAL PRINCIPAL BUILDING SETBACK OF 0 FEET IN A D.R.-5.5 ZONE IN LIEU OF 20 FEET REQUIRED, AND FROM SECTION 1801.1.B.1.(2) & (3), BCZR, FOR RTA BUILDING AND PARKING SETBACKS AS LITTLE AS 0 FEET IN LIEU OF 75 FEET AND RTA BUFFERS AS LITTLE AS 0 FEET IN LIEU OF 50 FEET.

PLAN TO ACCOMPANY SPECIAL
HEARING AND VARIANCE PETITION

**FOREST HAVEN
NURSING HOME**

701 EDMONDSON AVENUE

1st. ELECTION DISTRICT 1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: 1" = 30'
DATE: 1/14/2005
JOB NO.: 2004224
DESIGNED:
DRAWN: ERS
CHECKED:
FILE:
DRAWING
NUMBER:

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1

05-385-SPHA P25

