IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
W/S Woodholme Avenue, 480' N of the c/l Trentham Drive	*	ZONING COMMISSIONER
(1700 Woodholme Avenue) 3rd Election District	*	OF BALTIMORE COUNTY
2nd Council District	*	**Case No. 06-420-SPH**
Assisted Living Centers, Inc. Petitioners	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Assisted Living Centers, Inc., through their attorney, Arnold Jablon, Esquire. The Petitioner requests a special hearing seeking approval of an extension of time from two to five years in which to utilize the special exception and variance relief granted in prior Case No. 04-399-XA. The subject property and requested approval are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Andrew Ferretti with D. S. Thaler & Associates, Inc., the consultants who prepared the site plan for this property, Robert C. Bartolo with Falcon Development Company, the developer of the subject site for Assisted Living Centers, Inc., and Arnold Jablon, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented disclosed that the subject property is an irregular shaped parcel located on the west side of Woodholme Avenue, just north of the Western Maryland Railroad and immediately adjacent to the Baltimore Beltway (I-695), in Pikesville. The property contains a gross area of 7.22 acres, more or less, zoned D.R.5.5, and is presently unimproved. As noted above, this property was the subject of prior Case No. 04-399-XA in which the Petitioners,

Date 4-24-06
By

then Contract Purchasers, filed for special exception and variance relief to develop the site with a 100-bed assisted living facility. By his Order dated May 13, 2004, former Zoning Commissioner Lawrence E. Schmidt granted the special exception and variance request to allow a front building setback of 20 feet in lieu of the required 30 feet. This variance related to a proposed canopy across the front of the building, and not the building itself, which met the required setback. As noted in the prior opinion, the proposed facility enjoys the support of the surrounding community and meets all County agency standards and requirements for development.

The Petitioners now come before me seeking approval of an extension for utilization of the special exception and variance relief granted. In this regard, vehicular access to the site had not been definitively decided at the time of the original hearing and two potential access points were shown on the plan. "Possible Entrance A" would utilize an existing driveway; however, would cross an environmentally sensitive area (100-year floodplain). "Proposed Entrance B" would access the site from the south. In any event, the plan was approved while negotiations continued with the Department of Environmental Protection and Resource Management (DEPRM) and the Department of Public Works (DPW) to finalize the access.

Testimony indicated that due to significant delays caused by these ongoing negotiations, particularly with DEPRM, and financing as a result of these delays, the Petitioners have been unable to move forward with construction. Pursuant to Section 502.3 of the B.C.Z.R., any special exception granted must be utilized within two years of the date of any final Order granting same. However, an extension of up to five years may be obtained, if requested prior to the expiration of the initial two-year period. In that the current special exception will expire on May 13, 2006, the requested special hearing relief is necessary. In this regard, the Petitioners request an extension of an additional three years, or until May 13, 2009, in which to utilize the special exception relief granted in the prior case.

ORDER RECEIVED FOR FILING
Date 4-24-06
By

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The proposed assisted living facility meets all County standards and requirements for development and the revised plan is not inconsistent with that as originally approved in Case No. 04-399-XA. In this regard, testimony indicated that although there have been some changes made to the original plan, these changes are consistent with County approvals and no additional variance relief is required. Finally, there were no adverse comments submitted by any County reviewing agency and the architectural elevation drawings to be submitted to the Office of Planning will be consistent with those originally approved. Thus, it appears that the relief requested is appropriate in this instance and should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of April 2006 that the Petition for Special Hearing to approve an extension of the Special Exception and Variance relief granted in prior Case No. 04-399-XA from two to five years, or until May 13, 2009, be and hereby is GRANTED; and

IT IS FURTHER ORDERED that all of the terms, conditions and limitations set forth in the prior Order dated May 13, 2004 shall remain in full force and effect.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, Sections 32-3-401.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

WJW:bjs

Date 4-24-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 25, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

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

RE: **PETITION FOR SPECIAL HEARING**
W/S Woodholme Avenue, 480' N of the c/l Trentham Drive
(1700 Woodholme Avenue)
3rd Election District – 2nd Council District
Assisted Living Centers, Inc. - Petitioner
Case No. 06-420-SPH

Dear Mr. Jablon:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Lou Buchsbaum, President, Assisted Living Centers, Inc.
10015 Old Columbia Road, Columbia, Md. 21046-1706
Mr. Robert Bartolo, Falcon Development Company
9570 Longlook Drive, Columbia, Md. 21045
Mr. Andrew Ferretti, D. S. Thaler & Assoc., Inc.
7115 Ambassador Road, Baltimore, Md. 21244
Office of Planning; People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1700 Woodholme Avenue

which is presently zoned DR 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 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):

Assisted Living Centers, Inc.
Name - Type or Print

Signature By: Lou Buchsbaum, President

Name - Type or Print

Signature

10015 Old Columbia Road (410) 381-6889
Address — Telephone No.

Columbia, Maryland 21046-1706
City — State — Zip Code

Attorney For Petitioner:

Arnold E. Jablon
Name - Type or Print

Signature

Venable LLP
Company

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

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Arnold E. Jablon
Name

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

Towson, Maryland 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 3/1/06

Case No. 06-420-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 4-24-06
By

Petition for Special Hearing

1700 Woodholme Avenue

Special Hearing, pursuant to B.C.Z.R. Section 502.3, to approve an extension of the utilization period for the special exception relief granted in Case No. 04-399-XA from two years to five years.

TO1DOCS1/CDM01/#220947 v1

06-420-SPH

February 16, 2006

ZONING DESCRIPTION

ROSLYN STATION II

Beginning on the westerly side of Woodholme Avenue, 30 feet wide, at a point approximately 480 feet from the center of Trentham Drive, thence running the following 18 courses and distances:

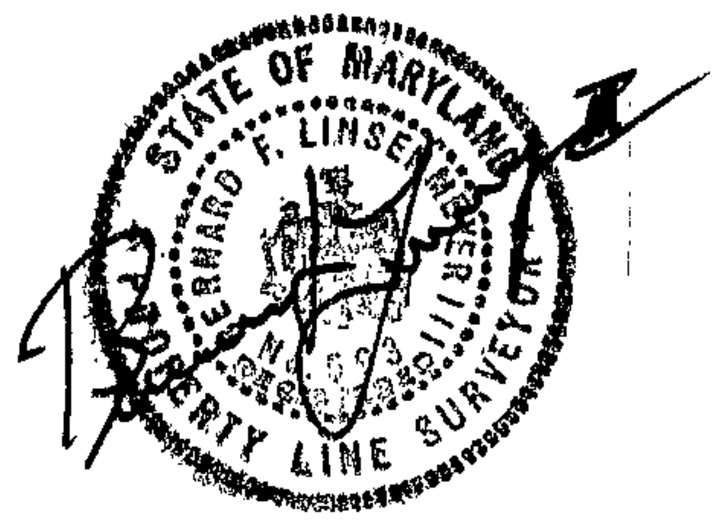
1. North 56°01'27" West 558.32 feet, more or less, to a point; thence,
2. North 23°07'54" East 199.72 feet, more or less, to a point; thence,
3. North 12°46'57" East 288.65 feet, more or less, to a point; thence,
4. North 24°17'14" East 135.84 feet, more or less, to a point; thence,
5. North 43°28'57" East 384.76 feet, more or less, to a point; thence,
6. South 04°52'12" West 72.26 feet, more or less, to a point; thence,
7. South 81°34'12" West 24.93 feet, more or less, to a point; thence,
8. South 03°56'52" West 264.00 feet, more or less, to a point; thence,
9. South 06°31'53" West 108.81 feet, more or less, to a point; thence,
10. South 14°32'37" East 27.53 feet, more or less, to a point; thence,
11. South 61°06'46" East 60.19 feet, more or less, to a point; thence,
12. South 32°36'06" East 40.87 feet, more or less, to a point; thence,
13. North 61°06'39" West 77.64 feet, more or less, to a point; thence,
14. South 07°58'57" West 189.59 feet, more or less, to a point; thence,
15. South 07°02'03" East 98.87 feet, more or less, to a point; thence,
16. South 86°01'36" East 153.66 feet, more or less, to a point; thence,

06-420-SPH

17. Southwesterly 334.50 feet by a curve to the right, having a radius of 590.29 feet and a chord bearing South 13°39'25" West330.04 feet, more or less, to a point; thence,

18. Southwesterly 65.63 by a curve to the left, having a radius of 105.00 feet and a chord bearing South 11°59'31" West 64.56 feet to the point of beginning.

Containing 7.0819 acres of land, more or less.



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: #06-420-SPH
1700 Woodholme Avenue
West side of Woodholme Avenue, 480 feet from centerline of Trentham Drive
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Assisted Living Centers, Inc., Lou Buchsbaum, President

Special Hearing: to approve an extension of the utilization period for the special exception relief granted in Case No. 04-399-XA from two years to five years.

Hearing: Tuesday, April 18, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

JT 4/606 April 4 90210

CERTIFICATE OF PUBLICATION

4/6, 2006

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 4/4, 2006.

- ☑ 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. 1697

DATE 2/1/06 ACCOUNT 001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: VENABLE LLP

FOR: ITEM # 420 06-420-SPH

1700 WOODHOLME AVE. D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-420-SPH

Petitioner/Developer: ASSISTED LIVING CTRS
LOU BUCHSBAUM

Date of Hearing/Closing: 4-18-06

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

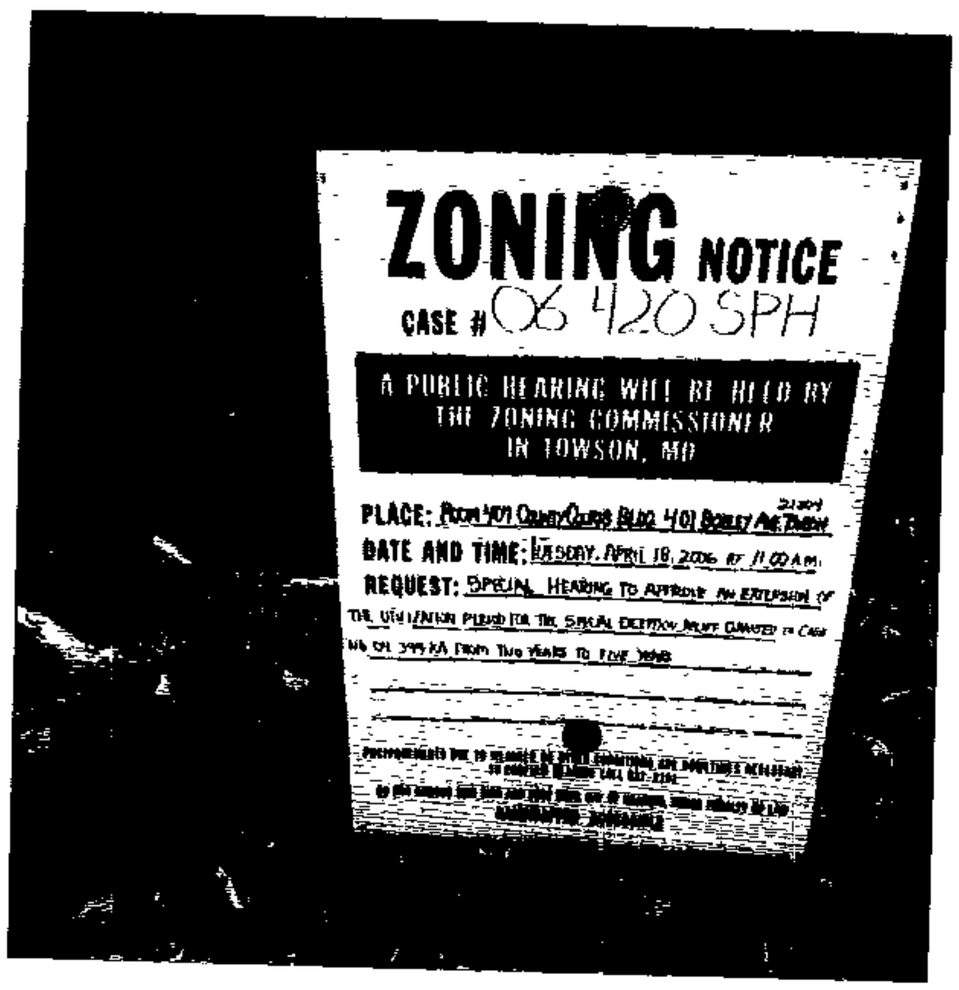
ATTN: Kristen Matthews {(410) 887-3394}

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: 1700 WOODHOLME AVE

The sign(s) were posted on 4-3-06
(Month, Day, Year)

Sincerely,



Robert Black 4-5-06
(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, April 4, 2006 Issue - Jeffersonian

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

410-494-6200

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: 06-420-SPH
1700 Woodholme Avenue
West side of Woodholme Avenue, 480 feet from centerline of Trentham Drive
3rd Election District – 2nd Councilmanic District
Legal Owners: Assisted Living Centers, Inc., Lou Buchsbaum, President

Special Hearing to approve an extension of the utilization period for the special exception relief granted in Case No. 04-399-XA from two years to five years.

Hearing: Tuesday, April 18, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

WILLIAM J. WISEMAN III
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

March 20, 2006

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: 06-420-SPH
1700 Woodholme Avenue
West side of Woodholme Avenue, 480 feet from centerline of Trentham Drive
3rd Election District – 2nd Councilmanic District
Legal Owners: Assisted Living Centers, Inc., Lou Buchsbaum, President

Special Hearing to approve an extension of the utilization period for the special exception relief granted in Case No. 04-399-XA from two years to five years.

Hearing: Tuesday, April 18, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Lou Buchsbaum, 10015 Old Columbia Road, Columbia 21046-1706

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 3, 2006.**
(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: 06-420-SPH

Petitioner: ASSISTED LIVING CENTERS, INC

Address or Location: 1700 WOODHOLME AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTELL

Address: VENABLE LLP
210 ALLEGHENY AVE.
BALTO. MD 21204

Telephone Number: 410-494-6200

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 14, 2006

Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Jablon:

RE: Case Number: 06-420-SPH, 1700 Woodholme Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 1, 2006.

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:amf

Enclosures

c: People's Counsel
Assisted Living Centers, Inc. Lou Buchsbaum, President 10015 Old Columbia Road Columbia 21046-1706

Printed on Recycled Paper

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

March 14,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: March 13,2006

Item No.: 411, 418, 419, 420, 421, 423, 424, 426

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O)410-887-4881
MS-1102F

cc: File

RW 4/18

Baltimore County
Fire Department

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

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

March 7, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 6, 2006

Item No.: Item Numbers 409 through 417 and 425
420

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.

LT. Roland P. Bosley Jr.
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: March 14, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2006
Item Nos. 411, 418, 419, 420, 421, 422, 423, 424, and 426

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-03142006.doc

BAW 4/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 15, 2006

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

SUBJECT: 1700 Woodholme Avenue

INFORMATION:

Item Number: 6-420

Petitioner: Assisted Living Centers Inc.

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request provided the architectural elevations drawings submitted at the hearing are consistent with those submitted in conjunction with case 4-399xa.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: Cindy Murray

Division Chief: Lynn Lolker

AFK/LL: CM

W:\DEVREV\ZAC\6-420.doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 3.14.02

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

RE: Baltimore County
Item No. 420 PT

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

RE: PETITION FOR SPECIAL HEARING 1700 Woodlohme Avenue; Woodlohme Avenue, 480' c/line Trentham Drive 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Assisted Living Centers, Inc. Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-420-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 sent/ documentation filed in the case.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2006, 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

RECEIVED
MAR 13 2006
Per

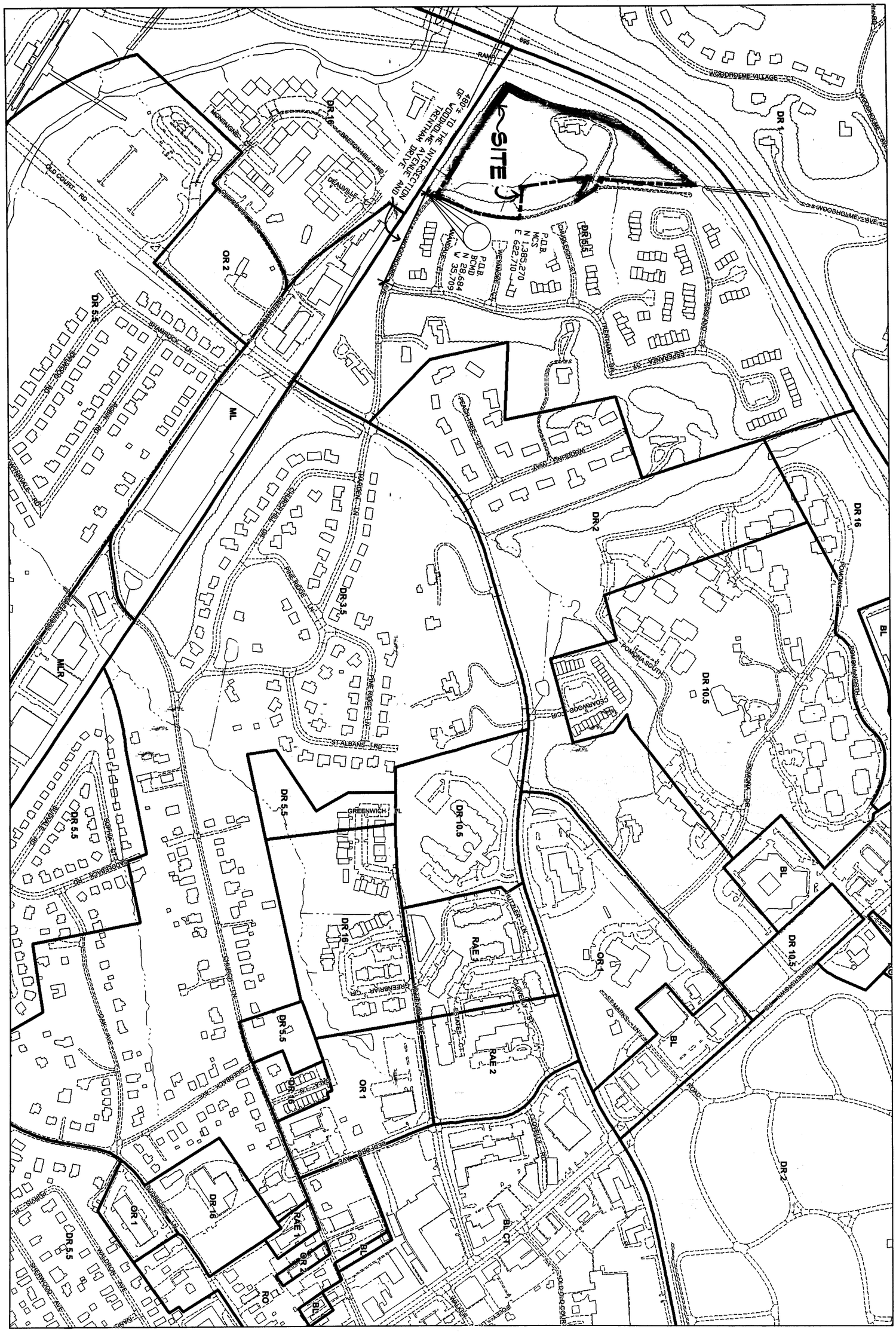
RECEIVED
MAR 13 2006
Per

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ANDREW FERRETTI	D.S. THALER & ASSOC. INC. 7115 AMBASSADOR RD.	BALTIMORE MD 21244	AFERRETTI@DSTHALER.COM
Robert C Bartolo	Falcon Dev. Co 9520 Longfoot ~~Columbia~~	Columbia Md 21045	Falcon Develop@aol.com



2004 Baltimore County 200 Scale Zoning Map
To Accompany Zoning Petition
Sheet 078A1

ROSLYN STATION II

ELECTION DIST.: 3rd

COUNCILMANIC DIST.: 2nd

Date: 2.14.06

NORTH

0' 50' 100' 200' 400'

SCALE: 1" = 200'

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

SURVEYORS
LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

06-478-SPH

REVISED ALTERNATIVES ANALYSIS APPROVAL
MAY 5, 2005

Department of Environmental Protection and Resource Management
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

Baltimore County
James T. Smith, Jr., County Executive
David J.C. Carroll, Director

May 5, 2005

Ms. Stacey McArthur
D. S. Thaler & Associates, Inc.
7115 Ambassador Rd.
P. O. Box 47428
Baltimore, Md. 21244-7428

Re: Roslyn Station Section II
Alternatives Analysis, Revised
Access Road/ Stream Crossing/ Storm Drain Outfalls

Dear Ms. McArthur:

A review of the revised alternatives analysis for the proposed access road, associated stream crossing, and storm drain outfalls on the above referenced site has been completed by this office. The submittals included the impacts owners of Woodholme Ave. and the construction of a driveway within the required forest buffer for access to the developable area of the property. Each alternative requires non-tidal wetland, 100-year floodplain, and forest disturbance along with the crossing of a Use I tributary to Chinquapin Falls. Alternative 1 would require 1.4± acres of forest buffer disturbance including impacts to 1.25 acres of 100-year floodplain, 0.03 acres of non-tidal wetlands, 220± feet of stream, and 0.16 acres of forest. The second 2nd alternative would require new impacts to 0.82 acres of forest buffer with impacts to 0.66 acres of 100-year floodplain, 0.00± acres of non-tidal wetlands, 196 feet of stream, and 0.12 acres of forest. The 2nd alternative also includes the relocation of the existing sanitary sewer in the area of the proposed bituminous arch stream crossing. Not this is included in the above referenced impacts. This alternative also includes disturbances for required storm drain outfalls. With the revisions, impacts to the 100-year floodplain and forest buffer have been reduced by 0.31± acres and 0.34± acres respectively, and the impacts to non-tidal wetlands have increased 0.06± acres. Total resource impacts have been reduced by 0.3± acres.

This office agrees that the site is highly constrained by the natural resources and the required forest buffer. The steep slopes in the vicinity of the proposed building limit the linear developable area of this site. Alternative 1 would result in much greater impacts than Alternative 2 as indicated in the submittal. Therefore, it is agreed that the preferred alternative presented (Revised Alternative 2) minimizes forest buffer disturbance to the extent possible by utilizing the existing road and existing driveway resulting in less impact to resources. It is further acknowledged that upgrades to the existing road and driveway are necessary to provide adequate ingress/egress to this site. Based on this review, the proposed access the upgrade necessary for provide adequate Code Section 33-3-112 (c) (2) according to the information submitted. As such, the proposed impacts to the access road, driveway, sanitary sewer extension, and storm drain outfalls is hereby approved in accordance with the referenced section of the Code, with the following conditions to minimize water quality impacts:

1. In accordance with Section 33-3-112 (c) (2) of the Baltimore County Code, the project shall be located, designed, constructed, and maintained to provide maximum routine protection, to have the least adverse effects on wildlife, aquatic life, and their habitats, and to maintain hydrologic processes and water quality. Following any disturbance, the impacted area shall be restored.
2. A Forest Buffer Protection Plan (FBPP) outlining mitigation for this Forest Buffer disturbance must be submitted to this office for review. Details need to include planting areas to improve the Forest Buffer on-site. The FBPP shall be provided prior to, before time concurrently with the grading plan for the project. An Environmental Agreement shall be signed and a security equal to $0.25 per square foot of mitigation planting shall be posted prior to grading permit issuance.
3. The grading, sediment control, and storm water management (SCM) plans must be reviewed and approved by this office.
4. Orange high visibility fence shall be manually installed along the limits of disturbance to minimize impacts to the forest buffer. No work is to take place until the fence is manually installed. The location must be approved by this office prior to approval of a permit or any other work on the site. A note requiring the orange fence installation must appear in the beginning, where appropriate, of the sequence of operations on the sediment and grading plan.
5. Forest Buffer-Do Not Disturb signs must be posted on the site prior to approval of any building permits. The locations of these signs shall be indicated on the Forest Buffer Protection Plan (FBPP).
6. The Forest Buffer Easements and/or Reservations must be recorded in Baltimore County Land Records along with the appropriate protective covenants.
7. State and Federal review of the proposed non-tidal wetland, wetland buffer, 100-year floodplain disturbance, and the stream crossing may be required. Grading permits will not be approved until any required State and Federal authorizations have been acquired.

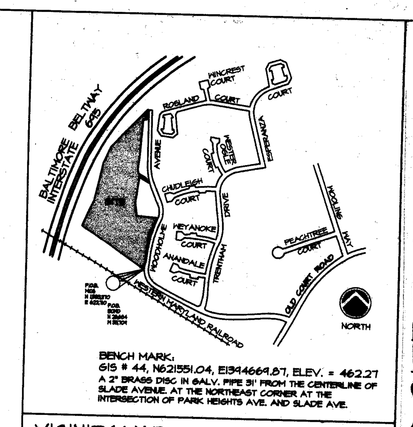
Please have the property owner sign the statement on the next page and return the signed original of this letter to this Department within 10 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If there are any questions concerning this matter, please contact Mr. Paul A. Dennis of this office at 410-887-3980.

Very truly yours,

Patricia M. Farr
Program Supervisor
Environmental Impact Review

PMF: pad
Attachments (3)



BENCH MARK:
615 # 44, N512351.04, E1934664.87, ELEV. = 462.27
A 2" BRASS DISC IN SALV. PIPE 8' FROM THE CENTERLINE OF SLADE AVENUE, AT THE NORTHEAST CORNER AT THE INTERSECTION OF PARK HEIGHTS AVE. AND SLADE AVE.

VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

1. DEVELOPMENT NAME: Roslyn Station II
2. CONTRACT PURCHASER: Assisted Living Centers, Inc. 10005 Old Columbia Road Columbia, MD. 21046-1109 (410)381-4800 Attn: Lou Bachebaum, President
3. OWNER: American Red Cross of the National Capital Area 2315 K Street, NW. Washington D.C. 20037 (202)719-8800 Attn: Linda C. Mathes, CEO
4. PLAN PREPARED BY: D.S. Thaler & Associates, Inc. 7115 Ambassador Road P.O. Box 47428 Baltimore, Maryland 21244-7428 (410) 944-9368 ATTN: Alan E. Scoll, R.L.A.
5. PROPERTY REFERENCES:
   Parcel: 149 Tax Map: 19 Grid: 1 Tax Account No.: 2000069021 Deed: 19414/100 ADC-Map: 2000-B-3,K
   Boundary: D.S. Thaler & Associates, Inc. (Hill & January 2004)
   Topography: Baltimore County 615 (TB-A1)
   Utility: Baltimore County Design Drawings as noted
   Zoning: Baltimore County 200 Scale Zoning Map (2000) (NH-8F)
   Floodplain: Flowage Section (Hill & Sill)
   Forest Buffer: D.S. Thaler & Associates, Inc. (7/8/04) Approved by DEPRM 11/05/04
6. GENERAL DATA:
   Election District: 3 Hickersheid: 21
   Census Tract: 4054 Subsewershed: 65
   Councilmanic District: 2
7. SITE INFORMATION:
   A. Acreage: 7.08 Acres± or 308,404.8 SF± (net)
      7.23 Acres± or 314,408.75 SF± (gross) (400/18 LF. along Woodholme Ave. x 15)
   B. Existing Zoning: DR-5.5
   C. Density Calculations (per Section 101 and 1B02.2.A, BCZR):
      Allowed: 7.22 AC ± (DR-5.5= 34 Dwelling Units (1B1 Table))
      Proposed: "Other" Assisted Living Facility: 100 Beds (25 Density Units)
   D. Parking:
      Required: Not Applicable
      Proposed: 35 Spaces (1 space / 3 beds + 1 additional)
   E. Open Space:
      Required: 650 SF x 25 UNITS = 16,250 SF OR 0.31 AC± (0.5 AC± Min)
      Proposed: 0.5 AC±
      Private Open Space: 0.35 AC±
      Local Open Space: 0.15 AC±
      (Private Open Space Area satisfies the Local Open Space requirements.)
      (Less than 1/2 of the required open space can be located within the floodplain or 0.25 AC.±)
   F. There are no residences or small lots of record that create a RTA in the area proposed for development.
8. UTILITIES: Public water and sewer are provided.
9. USE: Existing use is residential.
   Proposed use is an Assisted Living Facility.
   (Neither Class 'A' or 'B')
   This property could possibly fall under the definition (Section 101, BCZR) of either Class 'A' or Class 'B' housing for the Elderly.
10. EXISTING: There are no known critical areas, archaeological sites, endangered species, or hazardous materials* on the site. This site does not lie within the limits of the Chesapeake Bay Critical Area.
    *As known to the applicant, location and description of hazardous materials as defined by section 7-101 of the environmental article of the annotated code of Maryland, as from time to time amended.
11. ROADS: All interior roads are private. Woodholme Avenue is a 50' public right-of-way.
12. AVERAGE DAILY TRIPS (ADTS): Average Daily Trips= 35 ADT (per noted in prior use by Contract Purchaser)
13. STORAGE: There are no known underground storage tank on site. TANKS:
14. LIGHTING: Indicated on plan as ▲. Lighting indicated is schematic and subject to change.
15. BUILDING HEIGHT: Allowed: 50' Proposed: 3 story building, max. 50' height.
16. This property as shown on the plan has been held intact since 1962 (land taken for Baltimore Beltway, according to the deed). No known part of the gross area of this property as shown on the plan has been utilized, recorded or represented as density or area to support any off-site dwellings.
17. All parking aisles and maneuvering areas are paved with macadam and permanently striped.
18. Any future signage will comply with Section 450 of the BCZR.
19. According to Alan Kipke, Office of Planning, MTA, the nearest MTA service to this site is 6007 Bus line H-2/ at Old Court Road and Woodholme Avenue.
20. There are no known Areas of Critical State Concern on-site. There is riverine 100 yr. floodplain. Indicated on this sheet.
21. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner or restrictive covenants recorded with individual or group which would limit proposed development on site.
22. There is no building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development.
23. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to 26-442(a).
24. Sediment Control located along the north side of the Forest Buffer shall be super silt fence.
25. Baltimore County Access Easement to the Forest Buffer shall be via Woodholme Avenue (public road).
26. "There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."
27. "Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."
28. Any offsite right-of-way or easements required to build the improvements shown hereon must be acquired prior to approval of a record plat or issuance of a building permit.
29. Final roadway edge treatment requirement to be determined during the Phase II process.
30. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area per Craig Carter (12/1/04)
31. No Parking signs shall be posted prohibiting parallel parking.
32. No clearing or grading shall occur within the existing HOA Open Space limits, unless required by the Department of Public Works.

AMENDED SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

ROSLYN STATION II

DRC NUMBER 012004A, DIST. 3C2 (01.29.04)

Baltimore County Government
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 410-887-3335

January 29, 2004

D. S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

RE: Roslyn Station II
Woodholme Ave.?.691 & Old Court
DRC Number 012004A, Dist. 3C2

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) (6) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of those departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on January 20, 2004, and made the following recommendations:

The DRC has determined that your project meets the requirements of refinement to the development plan, under Section 26-211. It is necessary to submit a plan to the Department of Environmental Protection and Resource Management, the Office of Planning, PDM's Office of Zoning, Development Plans Review, and Recreation and Parks for further review. Please forward the plans, along with five copies of this DRC letter, to Room 123, County Office Building: 111 West Chesapeake Avenue, Towson, MD 21204.

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 29th day of January 2004, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your applications will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco
Director

DRC NUMBER 011805B, DIST. 3C2 (02.01.05)

Baltimore County Government
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 410-887-3335

February 1, 2005

D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

RE: Roslyn Station II
PDM Number IX-291
DRC Number 011805B, Dist. 3C2

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) (6) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of those departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-263 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on January 18, 2005, and made the following recommendations:

The DRC has determined that your project meets the requirements of refinement to the CRG plan, under Section 32-4-262. Please submit a plan to the Department of Environmental Protection and Resource Management, Recreation and Parks, and PDM's Development Plans Review for further review. Please forward the plans, along with three copies of this DRC letter, to Room 123, County Office Building: 111 West Chesapeake Avenue, Towson, MD 21204.

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 1st day of February 2005, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco
Director

ORDER 04-399-XA (05.13.04)

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May 2004 that the Petition for Special Exception to permit an assisted living facility (other than Class A or B) on the subject property, pursuant to Section 1B01.1.C.26 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

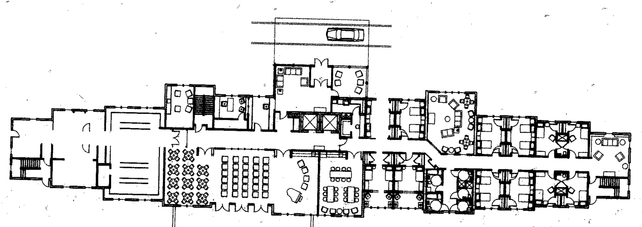
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.2.C.1.a and 301.1 of the B.C.Z.R. to permit a front yard, non-residential principal building setback of 20 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 504 of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P., Residential Standards, Pg.29) to permit a total building length of 290 feet in lieu of the maximum allowed 200 feet, be and is hereby DISMISSED AS MOOT.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

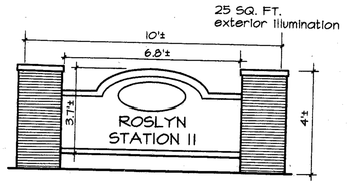
LES:bjs



SCHEMATIC FIRST FLOOR PLAN
N.T.S.

SCHEMATIC SECOND FLOOR PLAN
N.T.S.

SCHEMATIC FRONT ELEVATION
N.T.S.



SCHEMATIC SIGN ELEVATION 'A'
N.T.S.

NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS

	FRONT YARD (FEET)	SIDE YARD INTERIOR (FEET)	CORNER STREET SIDE (FEET)	REAR YARD (FEET)
D.R.1	70	40	65	50
D.R.2	60	30	50	40
D.R.3.5	50	20	35	30
D.R.5.5	40	20	35	30
D.R.10.5	25	20	35	30
D.R.16	30	25	25	30

SITE HISTORY

"Woodholme Manor" C.R.G. - Plan approved 05-26-81
"Roslyn Station" Revised C.R.G. - Plan signed 01-21-94
"Roslyn Station II" C.R.G. - Plan approved 02-02-94
"Addition to Roslyn Station" C.R.G. - Plan Approved 02-20-42

History of - Roslyn Station Section II

CRG Meeting -	Held February 2, 1984. Plan was approved.
CBA-84-106 -	Baltimore County Board of Appeals hears appeal on August 8, 1984, issues ruling on October 3, 1984. CBA rules that plan is approved without transfer of density from Roslyn Station Section 1.
Case 84-06-3856 -	Baltimore County Circuit Court rules that CBA erred in error and reinstates original CRG approved of Plan. This decision dated April 17, 1985.
No. 785 - September Term 1985	Maryland Court of Special Appeals upholds County Circuit Court ruling (Case 84-06-3856). This decision Dated March 1, 1985.
No. 41 - September Term 1991	Court of Appeals of Maryland reverses Court of Special Appeals and Circuit Court rulings and Reinstates CBA decision (CBA-84-106). This decision Dated October 21, 1992.
May 20, 1993	Amended Roslyn Station II CRG approved with 38 condominium units.
DRC - 012004A, Dist. 3C2	Refinement to the CRG Plan approved on January 29, 2004 to allow an Assisted Living Facility. (see DRC letter, this sheet).
DRC - 011805B, Dist. 3C2	Refinement to the CRG Plan approved on February 1, 2005 to allow an Assisted Living Facility. (see DRC letter, this sheet).

ADJACENT PROPERTY OWNER CHART

P. 1 LOT 86 BRENDA A. FONILES 16 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)4/94/02 05-2100006031 RESIDENTIAL	P. 1 LOT 84 WILLIAM A. BLACKWELL & CAROLYN D. BLACKWELL 20 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)4/94/00 05-2100006034 RESIDENTIAL	P. 1 LOT 82 WILLIAM H. BILMORE & VALLEAN BILMORE 30 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)6/94/01 05-2100006037 RESIDENTIAL	P. 1 LOT 45 STEVEN JOSEPH SKITS & LINDA HENDERSON SKITS 12464 BARNARD HAT WEST FRIENDSHIP, MD 21794-9526 (H)6/94/72 05-2100006040 RESIDENTIAL	P. 1 LOT 48 RAY E. HARVIN 22 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)4/94/00 05-2100006043 RESIDENTIAL	P. 1 LOT 101 ALPHONSO H. DAVIS 18 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)3/94/98 05-2100006046 RESIDENTIAL	P. 424 LOT 6 DRUCILLA C. LEWIS 5 ANANDALE CT. BALTIMORE, MD 21208-1413 (H)6/94/00 05-2100005446 RESIDENTIAL	P. 424 LOT 8 JUDITH A. HARPER 11 ANANDALE CT. BALTIMORE, MD 21208-1413 (H)6/94/42 05-2100005444 RESIDENTIAL	P. 424 LOT 12 CARLA J. CARRIGANEL 9 ANANDALE CT. BALTIMORE, MD 21208-1413 10/89/15 05-2100005452 RESIDENTIAL	P. 424 LOT 20 SOO YIN DO 16 JEFF RIDGE CT. BALTIMORE, MD 21208-2672 (T)6/92/00 05-2100005460 RESIDENTIAL	P. 424 LOT 29 KUNG-ZEN HONG & HSIU-HONG 14 HEYANOKE CT. BALTIMORE, MD 21208-2672 (T)6/92/00 05-2100005468 RESIDENTIAL	P. 424 LOT 36 JEFFREY N. HEDGER RANDIE S. LIPMAN 5 CANDLEIGH CT. BALTIMORE, MD 21208 (T)7/94/ 05-2100005476 RESIDENTIAL	P. 424 LOT 39 ELIZABETH A. GOODALE (TRUSTEE) 4 CANDLEIGH CT. BALTIMORE, MD 21208 (T)4/94/00 05-2100005484 RESIDENTIAL	P. 424 LOT 41 JULIE E. MOOD JULIE E. MOOD 30 CANDLEIGH CT. BALTIMORE, MD 21208-6400 (T)6/94/ 05-2100005492 RESIDENTIAL	P. 424 LOT 44 ROBERTA H. ROSS & NELLIE S. TAFT 14 CANDLEIGH CT. BALTIMORE, MD 21208-6400 (T)7/94/00 05-2100005485 RESIDENTIAL
P. 1 LOT 88 DONALD A. DIDECK 22 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)4/97/25 05-2100006035 RESIDENTIAL	P. 1 LOT 81 TERRY A. TODESCO 24 ROSLAND CT. BALTIMORE, MD 21208-2664 (H)5/94/00 05-2100006036 RESIDENTIAL	P. 1 LOT 44 NICOLE L. BUTLER & AARON H. BUTLER JR. 28 ROSLAND CT. BALTIMORE, MD 21208-2664 (T)4/94/24 05-2100006039 RESIDENTIAL	P. 1 LOT 47 CATHERINE M. TRENOR 4 ANANDALE CT. BALTIMORE, MD 21208-2664 (H)6/94/00 05-2100006041 RESIDENTIAL	P. 1 LOT 100 ARIC NABLE 18 ROSLAND CT. BALTIMORE, MD 21208-2664 (2)7/94/81 05-2100006045 RESIDENTIAL	P. 424 LOT 4 MILTON H. GORSTAM III & CARMEN F. GORSTAM 3 ANANDALE CT. BALTIMORE, MD 21208-1413 (H)6/00/00 05-2100005448 RESIDENTIAL	P. 424 LOT 5 ANNE A. B. RAMSEY-SHIPLEY 7 ANANDALE CT. BALTIMORE, MD 21208-1413 (H)6/94/00 05-2100005449 RESIDENTIAL	P. 424 LOT 9 CRAIG A. HELMS & CYNTHIA A. HELMS 13 HEYANOKE CT. BALTIMORE, MD 21208-2672 (T)4/95/95 05-2100005465 RESIDENTIAL	P. 424 LOT 18 MICHEL BERNIER & BARBARA J. BERNIER 11 HEYANOKE CT. BALTIMORE, MD 21208-2672 (T)3/95/98 05-2100005461 RESIDENTIAL	P. 424 LOT 22 JONATHAN DO 16 JEFF RIDGE CT. BALTIMORE, MD 21208-2672 (T)6/92/00 05-2100005453 RESIDENTIAL	P. 424 LOT 25 DAVID A. ELKES & LYNN C. ELKES 7 CANDLEIGH CT. BALTIMORE, MD 21208 (T)7/93/ 05-2100005469 RESIDENTIAL	P. 424 LOT 38 DAVID A. ELKES & LYNN C. ELKES 7 CANDLEIGH CT. BALTIMORE, MD 21208 (T)7/93/ 05-2100005477 RESIDENTIAL	P. 424 LOT 40 SHELBY LAPPS & LENORA THOMAS 22 CANDLEIGH CT. BALTIMORE, MD 21208 (T)4/94/00 05-2100005485 RESIDENTIAL	P. 424 LOT 43 JAY BRIAN BLACK 16 CANDLEIGH CT. BALTIMORE, MD 21208-6400 (H)5/94/00 05-2100005494 RESIDENTIAL

LEGEND

EXISTING: TRACT BOUNDARY; ZONING LINE; FIRE HYDRANT; LIGHT; STORM DRAIN; WATER; ROAD; SANITARY SEWER; TREES; STEEP SLOPES (>25%); SOILS; EASEMENT; CONTOUR; UTILITY POLE; WETLAND DELINEATION; STREAM OR TRIBUTARY; PRELIMINARY 100-YR FLOODPLAIN

PROPOSED: FOREST BUFFER EASEMENT; CONTOUR; LIGHT; ADT; FIRE HYDRANT; SANITARY SEWER; STORM DRAIN; WATER; MAJOR; MINOR; EVERGREEN; LOCAL OPEN SPACE; GUARDRAIL

NORTH
MCS

0' 25' 50' 100'
SCALE: 1"=50'

PROJECT NAME:
ROSLYN STATION II

PLAN TITLE:
AMENDED SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

PUBLIC SERVICES
CRGR, BIRCO
COUNCILMANIC DIST.: 2nd
ELECTION DIST.: 3rd
REGIONAL PLANNING DISTRICT: 3B3C
PROJECT MANAGER:

DEVELOPER
FALCON DEVELOPMENT COMPANY
8510 LONGLOOK LANE
COLUMBIA, MD 21045
ATTN: ROBERT BARTOLO

PETITIONER'S EXHIBIT NO. 1

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-9368, (410) 944-3841

DATE: 2.14.06
SCALE: 1"=50'
G.I.: 2'
PROJ. NO.: 02720
SHEET 1 OF 1

06-450-SPH