IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
NE side of Maiden Choice Lane, 3200 feet NE of c/l Wilkens Avenue	*	DEPUTY ZONING
1st Election District	*	COMMISSIONER
1st Councilmanic District		
(601 Maiden Choice Lane)	*	FOR BALTIMORE COUNTY
Little Sisters of the Poor, Baltimore, Inc. by Sister Geraldine Harvie	*	
Legal Owner	*	**Case No. 08-285-SPHXA**

* *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception, Special Hearing and Variance filed by Sister Geraldine Harvie on behalf of the legal owners of the subject property, Little Sisters of the Poor, Baltimore, Inc.

The Petition for Special Exception is to request a nursing home in the D.R.5.5 zone pursuant to Section 1B01.1.C.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) in combination with other uses that are permitted by right as shown on the site plan.

The Petition for Special Hearing requests relief pursuant to Section 500.7 of the B.C.Z.R. to approve a compatibility analysis to permit multi-family dwelling units for independent living style senior housing.

The Petition for Variances requests relief as follows:

- From Sections 1B01.2.B.2 and 504 of the B.C.Z.R. and the Comprehensive Manual of Design Policies (C.M.D.P.), Residential Standards, pp. 26 and 29 to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet; and
- From Section 1B01.2.C.1.e of the B.C.Z.R. to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet; and
- From Section 1B02.2.A of the B.C.Z.R. for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

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The subject property and requested relief are more fully described on the site plans which were marked and accepted into evidence collectively as Petitioner's Exhibits 1 and 2.

Appearing at the requisite public hearing in support of the special exception, special hearing, and variance petitions on behalf of Petitioner Little Sisters of the Poor, Baltimore, Inc. were Sister Carol and Sister Rosemary, and Petitioner's attorneys, Dino C. La Fiandra, Esquire and Adam D. Baker, Esquire. Also appearing in support of the request relief was Gerry Keefe with FM&ACS, Inc., Jeff Middlebrooks and Tim Elliott with Threshhold Development, and Fritz Behlen with Site Resources, Inc., the land planning and site design firm that prepared the site plans. Appearing as interested citizens were David Horch of 6305 Frederick Road, Stephen Boettinger of 13 Kenwood Avenue, Patricia Freeman of 4 Twilling Gate Court, and Laura Luca of 401 Maiden Choice Lane.

Testimony and evidence provided by Mr. Keefe, Mr. Middlebrooks, and Mr. Behlen revealed that the Little Sisters of the Poor are an international congregation of sisters, established in 1839, who dedicate their lives to the care for the elderly poor, serving them often until death. There are currently 2,800 Little Sisters of the Poor operating 205 homes in 32 countries worldwide. Thirty of these homes are located in the United States. The Baltimore chapter was established in 1869 and in 1969 they moved onto the existing site on Maiden Choice Lane.

The subject property is an irregular-shaped property containing approximately 21.40 gross acres and zoned D.R.5.5. The property is located on the northeast side of Maiden Choice Lane, northwest of Wilkins Avenue, in the Catonsville area of Baltimore County and is improved with several structures. The property currently houses facilities for the Little Sisters of the Poor, Baltimore, Inc., which includes a nursing home with 40-50 beds and independent living apartments (40 apartments total, 22 of which provide "supportive services" by the Sisters and the staff), a chapel, and a convent. The facility is divided into six individual "pod" buildings for the

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various levels of living. There is also a facility known as the "Fathers' Villa." The Order of the Sulpician Fathers is the former owner of the property and presently, 11 priests of the Sulpician Fathers remain on the property in the Fathers' Villa. The Fathers' Villa is located on the property, but separate from the other facilities of the Little Sisters of the Poor. The Sisters, however, provide all staff support including dining and housekeeping for the Fathers. The existing facilities were built in 1969.

Although the poor for whom the Sisters offer their care must be at least sixty years old to enter into the facility, the average age of the residents is much higher at approximately eighty-nine years of age. At the present, there are three levels of accommodation and care offered for the residents: independent living, independent living with supportive services, and skilled nurse care. "Supportive services" encompasses medical care and general assistance, as needed. There is a full time nursing staff on the premises 24 hours per day and several doctors visit weekly. In addition, St. Agnes Hospital is in close proximity for emergencies and more intensive medical care that may become necessary.

The current facility on the property has accommodations for the varying levels of care, as well as common areas, a chapel, living quarters for the 14 Sisters who serve the residents, as well as three additional "Provincial" Sisters (Sisters with managerial responsibilities beyond this particular facility). The Sulpician Fathers' Villa is located in a separate building situated immediately adjacent to the primary facility. The design of the existing building and the evolving nature of elder care have rendered the existing facility obsolete. The existing structures are outdated and inefficient and are showing their age. Petitioner proposes the redevelopment of the subject property so that the operation of the Little Sisters of the Poor can be contained within a single structure. According to the testimony and evidence offered at the hearing, this will provide a community environment and encourage interaction amongst the residents -- both of

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PB

which are primary objectives of the various programs run by the Sisters. It will also provide shelter from the elements for uninhibited access to dining, chapel, and activities.

The existing facilities will be replaced with a 24 bed nursing home, independent living apartments (60 primary and six visitors units), a 100-plus seat chapel for use by the residents, Sisters and staff, and a convent. The proposal also provides for the future construction of a new Fathers' Villa. It is important to note that the uses for the proposed improvements will be the same as the current uses, although the occupancy will be significantly less than that for which the existing facility was originally designed.

Jeff Middlebrooks, with Threshold Development, testified in support of the requested relief and indicated he conducted an in-depth analysis of whether the property was appropriate for the redevelopment. While other sites were considered, it was ultimately determined that the subject property was a far superior option than moving the operation to another location. The property is adjacent to two retirement communities: the Charlestown Retirement Community and the Shelter Development Parkview. The primary benefits of remaining at the present Maiden Choice Lane location are the size and shape of the property (which allow the redevelopment of the property to proceed even while the existing facility is occupied), the close proximity to medical care, the minimal adverse impact to the neighboring retirement communities, and the existing and well functioning access to a Maiden Choice Lane. Mr. Middlebrooks also expressed the opinion that the proposed development would be a rather benign use of the property, and that the adverse effects, if any, would not be greater than those which would typically be associated with such a use, irrespective of its location within the zone. *See, Schultz v. Pritts*, 291 Md. 1 (1981).

Fritz Behlen, a licensed landscape architect with Site Resources, Inc., also offered testimony regarding the proposed use. Mr. Behlen has worked as a landscape architect in

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Baltimore County for the past twenty-five years. He has considerable experience in the development and design of continuing care facilities and senior housing facilities. A copy of his resume was marked and accepted into evidence as Petitioner's Exhibit 6. Mr. Behlen described the proposed redesign as a mixed use project, which includes the independent residential living units, which Mr. Behlen characterized as apartment dwellings in a multifamily building, the nursing home and the facilities for religious worship including the convent, the Sulpician Fathers' Villa, and the chapel. All of the uses, with the exception of the nursing home component, are permitted by right within the D.R.5.5 zone

In regard to calculating the density for the proposed redevelopment, it is important to note that the institutional components of this mixed use project do not factor into the residential density calculation. The nursing home use and the religious facilities are institutional uses and thus do not consume residential density. Pursuant to Section 102.7 of the B.C.Z.R., the area for these uses is not considered when calculating the density of the property. As shown on the Site Density Calculations Plan which was marked and accepted into evidence as Petitioner's Exhibit 3, once this area is removed from the calculation, there are 16.2 acres remaining for use in calculating residential density, which yield a total of 89.1 dwelling units available for this site. The instant proposal calls for 66 total dwelling units, including independent living units and visitor's rooms. Under the zoning regulations, these units are considered dwelling units, each containing cooking facilities. Potential future development proposes and additional building with another 23 units, for a total of 89 units.

Related to the special exception request is the special hearing to approve the compatibility analysis prepared in connection with the proposed new facility in order to permit the multi-family dwelling units for independent living senior housing. Petitioner asserts that the portion of the new structure which will house the dwelling units falls under the definition of

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"multifamily building" as defined in Section 101 of the B.C.Z.R. Moreover, multifamily buildings are permitted by right within the D.R.5.5 zone -- with an approved compatibility analysis. At the hearing, Mr. Behlen testified that the proposed development is compatible with the surrounding uses and neighborhood as provided in Section 32-4-402 of the Baltimore County Code (B.C.C.). He provided testimony consistent with the compatibility analysis that he prepared and submitted with the Petition for Special Hearing, which was also marked and accepted into evidence as Petitioner's Exhibit 7.

In addition to the special exception and special hearing requests, Petitioner has requested several variances from the B.C.Z.R. and the C.M.D.P. Specifically, as indicated previously in detail, Petitioner has requested variances from the required building length, building height and side building face to side building face setbacks. The information provided at the hearing indicates that the topography and limited area allocated for the proposed redevelopment are unique characteristics which warrant the need for the variances. The programs offered by the Little Sisters of the Poor and the functionality of the proposed building call for a structure that is compact. It is on account of this design component that the variances have been requested.

Section 1B01.2.B.2 of the B.C.Z.R. provides that building lengths in the D.R. 5.5 zone must be in conformance with Section 504.2 of the B.C.Z.R. and the C.M.D.P. The C.M.D.P. provides that the maximum building length for structures in the D.R. 5.5 zone is 200 feet (at the widest point). The development plan proposes a building that is 510 feet long. The requested building length variance will allow for a functional building with several related uses. Breaks in the building elevation and dividing the structure into smaller-scale components will reduce the perceived length and bulk of the building.

Section 1B02.2.A of the B.C.Z.R. provides that the maximum height of buildings located in the D.R.5.5 zone is 50 feet. The proposal calls for a building height of 64 feet. The requested

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variance for the building height will allow the building to be more compact, which is important for this use at the location for the reasons previously indicated. The proposed building façade facing Maiden Choice Lane will be one and two stories and the proposed four-story portion of the building (which is the subject of the height variance request) will be located to the rear of the property, mitigating any visual impact of the height from Maiden Choice Lane.

Section 1B01.2.C.1.e of the B.C.Z.R. provides that for multifamily buildings located in the D.R.5.5 zone, the side building face to side building face setback must not be less than 30 feet. The proposed multifamily building in the instant case proposes a side building face to side building face setback of 26 feet. The side building to side building variance will permit an architectural design that will allow more natural sunlight to enter the building. In accordance with the C.M.D.P., the design of the proposed development provides staggered building setbacks, varied façades and materials, and internal courtyards for the residents, staff and Sisters.

Although there were no Protestants in attendance at the hearing, Laura Luca, a neighbor adjacent to the subject property at the northwest end of the property on Maiden Choice Lane, appeared and testified as an interested citizen. Ms. Luca stated that while she does not oppose the proposed development, she wished to offer testimony regarding an existing easement that is of great concern to her. The title for Petitioner's subject property reveals an easement which benefits their land and burdens Ms. Luca's property. The easement runs from Maiden Choice Lane, across Ms. Luca's property and onto Petitioner's property. It is evident from the site plan that the easement was created in order to give ingress and egress to a one-story dwelling located in the area of Petitioner's proposed redevelopment. According to Ms Luca's testimony and a letter dated February 11, 2008 to Dennis Kennedy of the Baltimore County Bureau of Development Plans Review, which was marked and accepted into evidence as Citizen's Exhibit 1, the property on which the dwelling sits was purchased by Petitioner approximately one year

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ago and combined with neighboring parcels as part of the proposed redevelopment of the subject property. Ms. Luca indicated the dwelling has since burned down and the remains demolished.

Her specific concern is that with the proposed new development of the subject property, the existing easement could become subjected to a significant amount of traffic, given the substantial needs of the elder care facility. She envisions a potentially large number of cars, trucks, buses, and emergency vehicles going to and from the new building via the easement across her property. Petitioner's response is that they have used the easement infrequently and their proposed use and redevelopment of the property does not involve the easement in any way. Ms. Luca also indicated that she believes the 20 foot driveway easement was only intended for a single-family home, not for a large commercial use.

Petitioner suggested through counsel that there is no intended use for the easement on the zoning site plan for the property, and invited the undersigned to impose a condition on any approval in this case that once construction begins, the easement may not be used for any purpose serving Petitioner's property unless Petitioner first seeks and receives, by means of a special hearing, zoning approval to do so. Petitioner further suggests that Ms. Luca should receive individualized written notice of any such request and the date and time of any zoning hearing on this issue, in addition to the notice of posting and publishing required by law. On this point, I share Ms. Luca's concern regarding future use of the easement in connection with the nursing home, and agree that the purpose of the easement is not to allow significant traffic serving the needs of the nursing home facility. I am also persuaded that the notice and special hearing measures mentioned above are sufficient to protect Ms. Luca's interest in the future use of the easement, and my Order shall reflect that condition.

The Zoning Advisory Committee (ZAC) comments were received from the relevant County and State agencies and are contained within the case file. Comments received from the

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Office of Planning dated February 11, 2008 indicate that the Office has reviewed Petitioner's compatibility study, site plan and building elevations and finds that the proposed development is compatible with the surrounding uses and neighborhood as defined in the Baltimore County Code. The proposed nursing home at this location will not generate adverse effects above and beyond those normally associated with such a use. That Office has also reviewed the proposed building elevations and recommends that the Zoning Commissioner support Petitioner's request for a modification of the requirements for building length up to 510 feet. Any length variance or modification beyond that is at the discretion of the Zoning Commissioner. The Office of Planning does not oppose Petitioner's requests for variances of setbacks and height for the proposed development. Comments received from the Department of Environmental Protection and Resource Management dated January 15, 2008 indicate that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. Development of the property must comply with the Forest Conservation Regulations.

In regard to the special hearing request, Section 1B01.1.C.3 of the B.C.Z.R. provides that Nursing Homes are permitted by special exception within the D.R.5.5 zone. At the hearing, Mr. Keefe, and Mr. Behlen described the operation of the mixed use project in detail, highlighting the proposed nursing home component. Based upon the information presented, I conclude that the proposed development, in its entirety, would not generate adverse effects above and beyond those inherently associated with a nursing home in this (or any) context. In addition, it is clear that the site is well suited to accommodate the uses and design proposed.

In order to approve the special exception requested, the factors set forth in Section 502.1 of the B.C.Z.R. must also be met. In light of the information presented, it is clear that granting the special exception will not be detrimental to the health, safety or general welfare of the community. Mr. Behlen noted that the proposed facility would be located in a fully developed

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area which is already served by public utilities. Mr. Behlen further noted and I find that the proposal provides adequate parking under the B.C.Z.R. for the proposed uses and that the property is not located in a traffic deficient area. In sum, Mr. Behlen opined that the proposed facility will not create any adverse impacts above and beyond those inherent with such a use regardless of its location in the D.R. 5.5 zone, and indicated the proposed use is consistent with the property's zoning classification. Moreover, the area of the existing nursing home facility will be razed and landscaped and re-forested. In light of the evidence presented, I find that Petitioners' special exception request can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety or general welfare of the locality.

As to the request for special hearing, in light of Mr. Behlen's testimony and the Office of Planning's finding of compatibility with the surrounding uses and neighborhood, I find that the proposed development meets the criteria for compatibility. As a result, the multifamily building component of the proposal is permitted within the D.R.5.5 zone.

In regard to the requests for variances, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. It should also be noted that the Office of Planning supports the requested variances. Considering the design elements and the basis for the requested variances as described above, I find the property unique in a zoning sense. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Finally, I find these variances 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.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered by Petitioner, I find that

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Petitioner's requests for special exception and special hearing should be granted, and the requests for variance should be granted as well.

THEREFORE, IT IS ORDERED this 19th day of March, 2008, by the Deputy Zoning Commissioner, that Petitioner's request for Special Exception for a nursing home in the D.R.5.5 zone pursuant to Section 1B01.1.C.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) in combination with other uses that are permitted by right as shown on the site plan be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's request for Special Hearing relief pursuant to Section 500.7 of the B.C.Z.R. to approve a compatibility analysis to permit multi-family dwelling units for independent living style senior housing be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's requests for Variance as follows:

- From Sections 1B01.2.B.2 and 504 of the B.C.Z.R. and the Comprehensive Manual of Design Policies (C.M.D.P.), Residential Standards, pp. 26 and 29 to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet; and
- From Section 1B01.2.C.1.e of the B.C.Z.R. to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet; and
- From Section 1B02.2.A of the B.C.Z.R. for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

be and are hereby GRANTED, subject to the following:

1. Petitioner may apply for its permit and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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By PM

4. Petitioner indicated it has used the easement shown on the site plan, leading from Maiden Choice Lane, over 401 Maiden Choice Lane, to the Little Sisters of the Poor property infrequently, and their proposed use and redevelopment of the property does not involve the easement. Hence, once construction of the proposed nursing facility commences, Petitioner shall not thereafter use the aforementioned easement. In the event Petitioner desires in the future to use the easement to serve the proposed nursing home use on the property or for any other use, it must request a special hearing and must provide individual written notice of the desired use and any subsequent zoning hearing by certified mail, return receipt requested, to the owner of record of 401 Maiden Choice Lane according to the State Department of Assessments and Taxation, in addition to the posting and publishing notice requirements of the County Code.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 3-19-08
By pmz

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 19, 2008

DINO LAFIANDRA, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
210 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204

Re: Petitions for Special Exception, Special Hearing and Variance
Case No. 08-285-SPHXA
Property: 601 Maiden Choice Lane

Dear Mr. LaFiandra:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

c: Little Sisters of the Poor, Baltimore, Inc., 601 Maiden Choice Lane, Catonsville MD 21228
Gerry Keefe, FM&ACS, Inc., 2 Seaberry Court, Timonium MD 21093
Jeff Middlebrooks and Tim Elliott, Threshhold Development, 2326 East Baltimore Street, Baltimore MD 21224
Fritz Behlen, Site Resources, Inc., 14315 Jarrettsville Pike, Phoenix MD 21131
David Horch, 6305 Frederick Road, Catonsville MD 21228
Stephen Boettinger, 13 Kenwood Avenue, Catonsville MD 21228
Patricia Freeman, 4 Twilling Gate Court, Catonsville MD 21228
Laura Luca, 401 Maiden Choice Lane, Catonsville MD 21228

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 601 Maiden Choice Lane

which is presently zoned DR 5.5

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

(This box to be completed by planner)

Please see attached.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special 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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

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

Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave. Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Little Sisters of the Poor, Baltimore, Inc.
Name - Type or Print

Sister Geraldine Harvie
Signature by Sister Geraldine Harvie

Name - Type or Print

Signature

601 Maiden Choice Lane 410-744-9367
Address Telephone No.

Catonsville, Maryland 21228
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra
Name

210 W. Pennsylvania Avenue Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-285-SPHXA

UNAVAILABLE FOR HEARING _____

REV 9/15/98

Reviewed By D.T. Date 1/2/08

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Date 3.19.08

By PB

Petition for Special Hearing
601 Maiden Choice Lane
St. Martin's Home – Little Sisters of the Poor

Petitioner seeks approval of a compatibility analysis to permit multi-family dwelling units for independent living style senior housing.

08-285-SPHXA

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 601 Maiden Choice Lane

which is presently zoned DR 5.5

Deed Reference: 4692 / 047 Tax Account # 0112401720

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Please see attached.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

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

Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave., Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Little Sisters of the Poor, Baltimore, Inc.
Name - Type or Print

Sister Geraldine Harvie
Signature by Sister Geraldine Harvie

Name - Type or Print

Signature

601 Maiden Choice Lane 410-744-9367
Address Telephone No.

Catonsville, Maryland 21228
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra
Name

210 W. Pennsylvania Ave., Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By DT Date 1/2/08

Case No. 08-285-SPHXA

REV 07/27/2007

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Date 3.19.08
By pm

Petition for Special Exception
601 Maiden Choice Lane
St. Martin's Home – Little Sisters of the Poor

Petitioner seeks a Special Exception for a nursing home in the D.R. 5.5 zone, pursuant to BCZR § 1B01.1.C.3, in combination with other uses that are permitted by right, as shown on the site plan.

08-285-SPHXA

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 601 Maiden Choice Lane

which is presently zoned DR 5.5

Deed Reference: 4692 / 47 Tax Account # 0112401720

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Please see attached.

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

To be shown at hearing.

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

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

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

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

Dino C. La Fiandra
Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave., Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Little Sisters of the Poor, Baltimore, Inc.
Name - Type or Print

Sister Geraldine Harvie
Signature by Sister Geraldine Harvie

Name - Type or Print

Signature

601 Maiden Choice Lane 410-744-9367
Address Telephone No.

Catonsville, Maryland 21228
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra
Name

210 W. Pennsylvania Ave., Suite 400 410-832-2000
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Office Use Only

Case No. 08-285-SPHXA

Estimated Length of Hearing

Unavailable For Hearing

REV 8/20/07

Reviewed by D.T. Date 1/2/08

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Date 3.19.08
By PJ

Petition for Variance
601 Maiden Choice Lane
St. Martin's Home – Little Sisters of the Poor

Petitioner seeks the following variances:

Variance from BCZR 1B01.2.b.2, BCZR § 504 and CMDP, Residential Standards, pp. 26 and 29 to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet.

Variance from BCZR § 1B01.2.c.1.e to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet.

Variance from BZCR § 1B02.2.a for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

395608

08-285-SPHXA

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services

Zoning Description For

St. Martin's Home
601 Maiden Choice Lane
Baltimore, Maryland 21228

All that certain tract of parcel of land situated in the County of Baltimore, State of Maryland bounded and described as follows:

Beginning at a point in the northeasterly line of Maiden Choice lane (variable width) said point being the southwesterly corner of that parcel described in Liber OTG 4692, Folio 47, said point also being distant approximately 3200 feet northwest of the intersection of the northerly line of Wilkens Avenue with said northeasterly line of Maiden Choice Lane, thence:

(1), binding on the northeasterly line of Maiden Choice Lane South 48 degrees 41 minutes 19 seconds East, 275.44 feet to a point in the same thence (2) again binding on the northeasterly line of Maiden Choice Lane South 49 degrees 23 minutes 00 seconds East, 512.46 feet to a point in the same thence (3), along lands of the Maryland Health and Higher Education Facilities Authority (Liber SM 12614, Folio 1) North 40 degrees 07 minutes 00 Seconds East, 464.71 feet thence (4), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority South 49 degrees 53 minutes 00 Seconds East, 250.00 feet thence (5), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 40 degrees 07 minutes 00 Seconds East, 300.00 feet thence (6), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 49 degrees 53 minutes 00 Seconds West, 86.30 feet thence (7), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 40 degrees 07 minutes 00 Seconds East, 30.00 feet thence (8), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 49 degrees 53 minutes 00 Seconds West, 82.20 feet thence (9), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority South 40 degrees 07 minutes 00 Seconds West, 30.00 feet thence (10), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 49 degrees 53 minutes 00 Seconds West, 81.50 feet thence (11), again along lands of the aforesaid Maryland Health and Higher Education Facilities Authority North 40 degrees 07 minutes 00 Seconds East, 611.66 feet to a point in the same and

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08-285-SPHXA

common to the Caton and Loudon Railway Company thence (12), along lands of the Caton and Loudon Railway Company South 81 degrees 07 minutes 00 Seconds West, 91.16 feet thence (13), again along lands of the Caton and Loudon Railway Company South 64 degrees 22 minutes 00 Seconds West, 110.38 feet thence (14), again along lands of the Caton and Loudon Railway Company South 81 degrees 07 minutes 00 Seconds West, 117.15 feet thence (15), again along lands of the Caton and Loudon Railway Company North 48 degrees 23 minutes 00 Seconds West, 24.75 feet thence (16), again along lands of the Caton and Loudon Railway Company North 86 degrees 08 minutes 00 Seconds West, 125.40 feet thence (17), again along lands of the Caton and Loudon Railway Company South 89 degrees 07 minutes 00 Seconds West, 92.40 feet thence (18), again along lands of the Caton and Loudon Railway Company North 84 degrees 23 minutes 00 Seconds West, 54.45 feet thence (19), again along lands of the Caton and Loudon Railway Company North 75 degrees 08 minutes 00 Seconds West, 99.00 feet to a point in the line of lands of the Maiden Choice Limited Partnership (Liber SM 8571, Folio 130) thence (20), along the line of lands of the Maiden Choice Limited Partnership South 40 degrees 07 minutes 00 Seconds West, 123.53 feet thence (21), again along the line of lands of the Maiden Choice Limited Partnership North 76 degrees 40 minutes 04 Seconds West, 458.57 feet thence (22), again along the line of lands of the Maiden Choice Limited Partnership South 40 degrees 16 minutes 12 Seconds West, 252.98 feet thence (23), again along the line of lands of the Maiden Choice Limited Partnership North 49 degrees 25 minutes 30 Seconds West, 100.00 feet thence (24), again along the line of lands of the Maiden Choice Limited Partnership South 40 degrees 16 minutes 12 Seconds West, 210.63 feet to a point in the line of lands of Laura Luca (Liber SM 18927, Folio 520) thence (25), along the line of lands of Laura Luca, Timothy Crittenden (Liber SM 25952, Folio 531), Joel and jean Magram (Liber SM 18514, Folio 96) and Matthew and Jennifer Yannuzzi (Liber SM 25728, Folio 687) South 49 degrees 35 minutes 00 Seconds East, 235.76 feet thence (26), along the line of lands of Matthew and Jennifer Yannuzzi South 40 degrees 25 minutes 00 Seconds West, 106.00 feet to a point in the northeasterly line of Maiden Choice Lane and place of beginning.

Containing within said bounds 21.1 acres of land, more or less and consisting of those parcels described in Liber OTG 4762, Folio 496, Liber OTG 4692, Folio 47, Liber OTG 5245, Folio 503, Liber SM 23556, Folio 1 and Liber SM 24963, Folio 710.

Kenneth R. Kinsey
Professional Land Surveyor No. 10742
December 14, 2007



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: #08-285-SPHXA
601 Maiden Choice Lane
N/east side of Maiden Choice Lane, 3200 feet n/east of centerline of Wilkens Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s): Little Sisters of the Poor, Baltimore, Inc.

Special Hearing: to approve compatibility analysis to permit multi-family dwelling units for independent living style senior housing. **Special Exception:** for a nursing home in the D.R.-5 zone in combination with other uses that are permitted by right, as shown on the site plan. **Variance:** to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet and to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet and for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

Hearing: Wednesday, February 27, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 2/700 Feb. 12 163637

CERTIFICATE OF PUBLICATION

2/14/, 2008

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 2/12/,2008.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09716

Date: 1/2/08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			4150				800.00

Total: 800.00

Rec From: LITTLE SISTERS OF THE POOR BALTO INC

For: 08-285-SPHA
601 MAIDEN CHOICE LANE
D THOMPSON

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 08-285-SPHXA

Petitioner/Developer: LITTLE SISTERS OF POOR

Date of Hearing/Closing: 2-27-08

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:

601 MAIDEN CHOICE LANE

The sign(s) were posted on 2-12-08
(Month, Day, Year)

Sincerely,



Robert Black 2-13-08
(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)

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: 08-285-SPHXA

Petitioner: LITTLE SISTERS OF THE POOR, BALTIMORE, INC.

Address or Location: 601 MAIDEN CHOICE LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DINO C. LA FIANDRA, ESQ

Address: WHITEFORD, TAYLOR & PRESTON, LLP
210 W. PENNSYLVANIA AVE., SUITE 400
TOWSON, MD 21204

Telephone Number: 410-832-2000

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 10, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 08-285-SPHXA
601 Maiden Choice Lane
N/east side of Maiden Choice Lane, 3200 feet n/east of centerline of Wilkens Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Little Sisters of the Poor, Baltimore, Inc.

Special Hearing to approve compatibility analysis to permit multi-family dwelling units for independent living style senior housing. Special Exception for a nursing home in the D.R.-5 zone in combination with other uses that are permitted by right, as shown on the site plan. Variance to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet and to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet and for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

Hearing: Wednesday, February 27, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Dino LaFiandra, 210 W. Pennsylvania Avenue, Ste. 400, Towson 21204
Sister Geraldine Harvie, Little Sisters of the Poor, 601 Maiden Choice Ln., Catonsville 21228

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 12, 2008.**
(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
Tuesday, February 12, 2008 Issue - Jeffersonian

Please forward billing to:
Dino LaFiandra 410-832-2000
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Ste. 400
Towson, MD 21204

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: 08-285-SPHXA
601 Maiden Choice Lane
N/east side of Maiden Choice Lane, 3200 feet n/east of centerline of Wilkens Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Little Sisters of the Poor, Baltimore, Inc.

Special Hearing to approve compatibility analysis to permit multi-family dwelling units for independent living style senior housing. Special Exception for a nursing home in the D.R.-5 zone in combination with other uses that are permitted by right, as shown on the site plan. Variance to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet and to permit setback from side building face to side building face of 26 feet in lieu of the minimum required 30 feet and for a building height of 64 feet in lieu of the maximum permitted building height of 50 feet.

Hearing: Wednesday, February 27, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 20, 2008

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

Dear Mr. La Fiandra:

RE: Case Number: 08-285-SPHXA, 601 Maiden Choice Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 2, 2008. This letter is not an approval, but only a **NOTIFICATION.**

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
Little Sisters of the Poor, Baltimore, Inc. Sister Geraldine Harvie 601 Maiden Choice Lane Catonsville 21228

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278, 279, 280, 281, and 285

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-01082008.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: JANUARY 7, 2008

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

RE: Baltimore County
Item No. 8-285-SPHXA
LITTLE SISTERS OF THE POOR
601 MAIDEN CHOICE LANE
SPECIAL HEARING
SPECIAL EXCEPTION
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-285-SPHXA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael D. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

TB 2/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2008

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

RECEIVED
FEB 15 2008
BY:

SUBJECT: 601 Maiden Choice Lane

INFORMATION:

Item Number: 8-285

Petitioner: Little Sisters of the Poor, Baltimore, Inc.

Zoning: DR 5.5

Requested Action: **Special Hearing, Special exception and Variance**

SUMMARY OF RECOMMENDATIONS:

A wooded stream buffer and a large cemetery bound the site to the north, the Charlestown Retirement Community to the east, and the Park View apartment homes for seniors to the west. To the south there are 4 single-family dwellings located along the north side of Maiden Choice Lane and several single-family dwellings located along the south (opposite) side of Maiden Choice Lane.

The Petitioner seeks approval of a compatibility analysis to permit multi-family dwelling units for independent living style senior housing in a DR 5.5 zone.

The proposed redevelopment project will be compatible with the surrounding land uses and the neighborhood. The scale and mass of the proposed buildings will be similar to the existing buildings located to the east (Charlestown) and to the west (Park View). The project will comply with the BCZR residential transition area requirements. The project will be adequately screened from the single-family dwellings located along Maiden Choice Lane by a wide vegetated buffer. The project won't be very visible from Maiden Choice Lane because of the vegetated buffer.

The Office of Planning has reviewed the petitioner's compatibility study site plan and building elevations. After reviewing such documents this office finds that the proposed development is compatible with the surrounding uses and neighborhood as defined the Baltimore County Code.

The Petitioner seeks a special exception for a nursing home in the DR 5.5 zone.

It is this office's opinion that the proposed nursing home at this location will not generate adverse effects above and beyond those normally associated with such a use.

The petitioner seeks a variance from Section 1B01.2b.2, and 504 of the BCZR and a modification of standards from the CMDP to permit a total building length of 510 feet in lieu of the maximum permitted length of 200 feet.

The building length variance will be used to provide a large, functional building for several related uses. Breaks in the building elevations will prevent a long, linear appearance. The division of the building mass into smaller-scale components will reduce the perceived length and bulk of the building.

The Office of Planning has reviewed proposed building elevations and recommends that the Zoning Commissioner support the petitioner's request for a modification of the requirements for building length up to 510 feet. Any length variance or modification beyond that is at the discretion of the Zoning Commissioner.

Lastly the petitioner seeks a variance to permit side-building face to side building face setbacks of 26 feet in lieu of the required 30 feet and for a building height of 64 feet in lieu of the maximum permitted 50 feet.

The proposed building façade facing Maiden Choice Lane will be one and two stories. The proposed 4-story portions of the building will be located to the rear of the site, away from the single-family dwellings located along Maiden Choice Lane. The height variance for the 4-story building elevations will provide for an enhanced roof design. Buildings of four to seven stories are found in Charlestown.

The Office of Planning does not oppose the aforementioned petitioner's requests for variances of setbacks and height for the proposed development as well.

This redevelopment project will utilize the existing vehicular entrance on Maiden Choice Lane. The proposed parking and access drives will be appropriately located to the side and rear of the main building.

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

Prepared by: _____

Division Chief: _____

AFK/LL: CM

TB 2/27

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JAN 15 2008
BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination SWL

DATE: Janaury 15, 2008

SUBJECT: Zoning Item # 08-285-SPHXA
Address 601 Maiden Choice Lane
(St. Martin's Home)

Zoning Advisory Committee Meeting of January 8, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: John Russo Date: January 15, 2008

S:\Devcoord\I ZAC-Zoning Petitions\ZAC 2008\ZAC 08-285-SPHXA.doc

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 601 Maiden Choice Lane; NE/S of Maiden Choice Lane, 3200' NE c/line Wilkens Ave 1st Election & 1st Councilmanic Districts Legal Owner(s): Little Sisters of the Poor Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-285-SPHXA

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

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 9th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to Dino LaFiandra, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Avenue, Towson, MD 21204., Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JAN 09 2008
Per.....

08-285-SPHXA

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services

St. Martin's Home, Little Sisters of the Poor
Compatibility Objectives Response
December 13, 2007

The site known as St. Martin's Home, Little Sisters of the Poor, located at 601 Maiden Choice Lane, Baltimore, Maryland is part of a predominantly institutional neighborhood providing services to the elderly and bounded to the south by Maiden Choice Lane, to the east by Wilkens Avenue, and to the west by the apartments along Garden Ridge Road. The neighborhood encompasses ParkView at Catonsville, the St. Martin's site, and Charlestown Retirement Community, and the one to the south which includes the residential area and Maiden Choice Medical Center. Despite the close proximity to this site, the single family residential area across Maiden Choice Lane constitutes part of an altogether separate neighborhood. Both neighborhoods increase in building mass as you move from the western end of Maiden Choice Lane toward Wilkens Avenue, suggesting parallel applications of density.

The redevelopment of the St. Martin's site was designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies, as stated under Article 32-4-402 Compatibility, Section (d), Items (1) through (8) of the Baltimore County Code. The following is a point-by-point response to these objectives.

(1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The arrangement and orientation of the proposed buildings are patterned in a similar manner to the adjacent buildings bounding the site along the north side of Maiden Choice Lane. The referred buildings also provide similar independent living and nursing services for the elderly. The proposed building façade facing Maiden Choice Lane provides offsets in the elevations in order to be appropriate in scale to the single family residences across the street.

(2) The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The placement of the proposed buildings and the location of parking lots have no additional impact on the surrounding neighborhood. Design considerations have been provided under the Residential Transition Area (RTA) requirements for the relationship of the proposed facility to Maiden Choice Lane and the preservation of existing trees within this area.

(3) The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

Redevelopment of the site will utilize existing site entrances in order to preserve the current functional patterns within the neighborhood.

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(410) 683•3388 • fax (410) 683•3389

(4) The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

Reforestation is proposed in a portion of the existing building footprint to be removed. The proposed reforested area will be contiguous with existing forested areas across Maiden Choice Lane in order to reinforce open space patterns within the neighborhood.

(5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The most significant feature of the site, the existing building, is obsolete in both form and function. Replacement of the facility will provide an enhanced architectural design and a more open layout to allow for a greater variety of views of open and natural areas within and around the site.

(6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

Preservation and enhancement of the existing landscaped frontage and alignment of the reforested area with the open space area across Maiden Choice Lane reinforce the present aesthetic and natural functional qualities of the neighborhood.

(7) The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Uniformity of architectural materials will achieve a higher level of detail and visual quality than is currently provided onsite. The traditionally conservative and tasteful masonry construction will be consistent with the sisters' mission of care. The proposed signage, lighting, and accessory structures will be a complement to the existing neighborhood.

(8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The proposed building façade facing Maiden Choice Lane provides a low vertical profile in order to be appropriate in scale and proportion to the single family residences across the street. The building's massing and detail will be consistent with the existing Parkview and Charlestown senior living facilities adjacent to the property.

PLEASE PRINT CLEARLY

CASE NAME -
CASE NUMBER 08
DATE 2/27/08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Dino Lafiandra	210 W. Penn # 400	21204	dlafiandra@ with law firm
Adam Baker	210 W. Pennsylvania Ave, Suite 400	21204	abaker@	.stplaw.com
Jeff Middlebrooks	2326 E Baltimore St	Balt MD 21224	CLEVWORKS@FAIRPOINT.
Tim Elliott	2326 E. Baltimore St	Balt. MD 21224	TELLIOTT@THRESHOLD-LLC.NET
Gerry Keefe	2 Seaberry Ct.	Timonium MD 21093	GEKEEFE@VERIZON.NET
Fritz Behlen	Site Resources	1431S Jarrettsville Pike MD. 21131	F.BEHLEN@SITERESOURCES INC. COM

PLEASE PRINT CLEARLY

CASE NAME St.
CASE NUMBER 08-285
DATE 2/27/08

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
David Horch	6305 Frederick Rd	Catonsville, MD 21228	david.horch@ngc.com
STEPHEN BOETTINGER	13 KENWOOD AV	CATONSVILLE, MD 21228	sbotts5@verizon.com
Patricia Freeman	4 Twilling Gate Court	Catonsville MD 21228-3671	pafreeman@earthlink.net
Laura Luca	401 Maiden Choice Lane	Catonsville, MD 21228	Laura@tri-stardevelopment.com

Laura Luca

February 11, 2008

Dennis A. Kennedy, Supervisor
Baltimore County - Development Plan Review
111 West Chesapeake Avenue, Room 119
Towson, Maryland 21204

Dear Mr. Kennedy:

I live at 401 Maiden Choice Lane, Catonsville, MD 21228 and am writing regarding an easement which burdens my property. The 20' easement which burdens my property provides an ingress/egress easement for the property located behind mine by means of a private driveway which was established by deed in Liber 1079, Folio 289. This easement is provided to benefited property by means of an unpaved driveway that is used both for my access as well as theirs. The property, until recently had a single family home on it. The home burned down over the fall and the remains were demolished last week.

St. Martin's Home purchased the property about a year ago and is planning to combine it with neighboring parcels in order to build a new large commercial nursing home facility. They have been very forthcoming with information and have shared their plans with the community.

All of the copies of the site plan in which they have shared still show my 20' driveway as an easement to their property. This easement was only intended for a single family home, not for a large commercial nursing home. I'm sure you understand why this would cause me concern. I don't want my unpaved driveway to be used as access for a commercial property. I am requesting that as part of the development process and the record plat approval, that St. Martin's Home agree to remove this easement from my property.

I would also like to attend any hearings that are held on this development plan. I would be grateful if you would let me know how I can find information on the schedule for this process. I can be reached via telephone at 443.570.9564 (cell), 443.535.9557 (office) or 410.744.1376 (home) or via email at lauraluca@verizon.net.

I really appreciate any help you can give me with this. Please do not hesitate to contact me if you need additional information.

Sincerely,

Laura Luca

cc: Gerry Keefe, St. Martin's Home

~~PROTESTANT'S~~
EXHIBIT NO. 1

401 Maiden Choice Lane + Catonsville, MD 21228
Phone: 443.570.9564 + Facsimile: 410.744.1376 + Email: lauraluca@verizon.net

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services

Education

Ohio State University, B.S., Landscape Architecture, 1982

LEED Training Workshop, 2004

Selected Awards

Maryland Growth Resource Protection & Planning Commission 5th Annual Smart Growth Awards; Honorable Mention, 1994 ,Towson Roundabout & Streetscape

Maryland Quality Initiative, Award of Excellence, 2001, Towson Roundabout & Streetscape

Professional Activities

American Society of Landscape Architects

American Institute of Architects, Baltimore Chapter

Years Experience - 28

Site Resources, Inc.
2006 – Present

Daft, McCune, Walker, Inc.
1983 – 2006

Connelly Landscape Company
1980 - 1983

Landscape Architectural Registration

MD, No. 698

DE, No. S1-0000337

PA, No. LA002531

WV, No. 302

PETITIONER'S

EXHIBIT NO. 6

Fritz Behlen, RLA

Senior Associate

Mr. Behlen is a licensed landscape architect and experienced team leader, who ensures design quality from concept through construction on a variety of project types. Mr. Behlen's considerable experience and broad knowledge of development and construction processes stems from his involvement in numerous private commercial and residential land development projects, as well as commissions for institutional and public clients. Having coordinated with many design and construction professionals over his twenty-eight years of experience, he actively fosters a team approach to problem solving that is required to complete successful projects. His experience in the field has equipped him to provide clients with creative, knowledgeable, cost effective design solutions.

Selected Project Experience:

Oak Crest Village, Baltimore County, MD
Project landscape architect - responsible for campus master plan and implementation through construction of four phases of a 2,000 unit, continuing care retirement community on a former strip mine; work included master plan, alternative studies, design and construction documents, construction administration for all hardscape, landscape programmed exterior space design, site grading, ADA compliance, reforestation and soil enhancement

Riderwood Village Retirement Community, Silver Spring, MD
Project Manager - planning, site design, and construction administration of retirement community; senior residence, populated by 2,000 or more, was developed as a campus composed of small communities; each supported by a full service community center facility; development of the community center included exterior arrival, recreational and dining areas; campus design required siting buildings, landscaping and aesthetics; incorporation of some specimen trees; layouts to accommodate auto, bus and truck (WB 50) circulation; special needs for traffic/pedestrian interface and ADA

Greenspring Village Retirement Community, Springfield, VA
Project Manager - in charge of the campus master plan and implementation through construction of five phases for the 2,200-unit continuing care retirement community; responsibilities included master plan, alternative studies, design and construction documents, construction administration for all hardscape, landscape and programmed exterior design, site grading, ADA compliance and tree preservation

Brightview at Catonsville, Catonsville, MD
Project Landscape Architect – assisted living facility comprised of 80 units; work included master plan, alternative studies, design and construction documents, construction administration for all hardscape, landscape programmed exterior space design, site grading, ADA compliance and reforestation; site was constrained by the existing site facilities consisting of a church and historic residence, along with steep slopes and rock, and preservation of large caliper trees; required coordination with community groups

LMC Lockheed Martin Corp. Mixed-Use Development Master Plan, Middle River, MD
Project Manager - master plan for continuing and reuse of existing waterfront industrial complex; proposal included mix use residential, retail, office and manufacturing; 900 residential condo units with a marina; commercial core included office and residential units on upper floors

Van Giesen Property Master Plan, York, PA
Project Manager – master plan for active adult housing community comprised of individual & town houses on 50-acre site; recommendations for zoning changes, & sewer capacity & density upgrades

14315 Jarrettsville Pike · P.O. Box 249 · Phoenix, MD 21131-0249
(410) 683-3388 · (410) 683-3389 Fax

PETITIONER'S

EXHIBIT NO. 7

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services

St. Martin's Home, Little Sisters of the Poor
Compatibility Objectives Response
December 13, 2007

The site known as St. Martin's Home, Little Sisters of the Poor, located at 601 Maiden Choice Lane, Baltimore, Maryland is part of a predominantly institutional neighborhood providing services to the elderly and bounded to the south by Maiden Choice Lane, to the east by Wilkens Avenue, and to the west by the apartments along Garden Ridge Road. The neighborhood encompasses ParkView at Catonsville, the St. Martin's site, and Charlestown Retirement Community, and the one to the south which includes the residential area and Maiden Choice Medical Center. Despite the close proximity to this site, the single family residential area across Maiden Choice Lane constitutes part of an altogether separate neighborhood. Both neighborhoods increase in building mass as you move from the western end of Maiden Choice Lane toward Wilkens Avenue, suggesting parallel applications of density.

The redevelopment of the St. Martin's site was designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies, as stated under Article 32-4-402 Compatibility, Section (d), Items (1) through (8) of the Baltimore County Code. The following is a point-by-point response to these objectives.

(1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The arrangement and orientation of the proposed buildings are patterned in a similar manner to the adjacent buildings bounding the site along the north side of Maiden Choice Lane. The referred buildings also provide similar independent living and nursing services for the elderly. The proposed building façade facing Maiden Choice Lane provides offsets in the elevations in order to be appropriate in scale to the single family residences across the street.

(2) The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The placement of the proposed buildings and the location of parking lots have no additional impact on the surrounding neighborhood. Design considerations have been provided under the Residential Transition Area (RTA) requirements for the relationship of the proposed facility to Maiden Choice Lane and the preservation of existing trees within this area.

(3) The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

Redevelopment of the site will utilize existing site entrances in order to preserve the current functional patterns within the neighborhood.

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(4) The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

Reforestation is proposed in a portion of the existing building footprint to be removed. The proposed reforested area will be contiguous with existing forested areas across Maiden Choice Lane in order to reinforce open space patterns within the neighborhood.

(5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The most significant feature of the site, the existing building, is obsolete in both form and function. Replacement of the facility will provide an enhanced architectural design and a more open layout to allow for a greater variety of views of open and natural areas within and around the site.

(6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

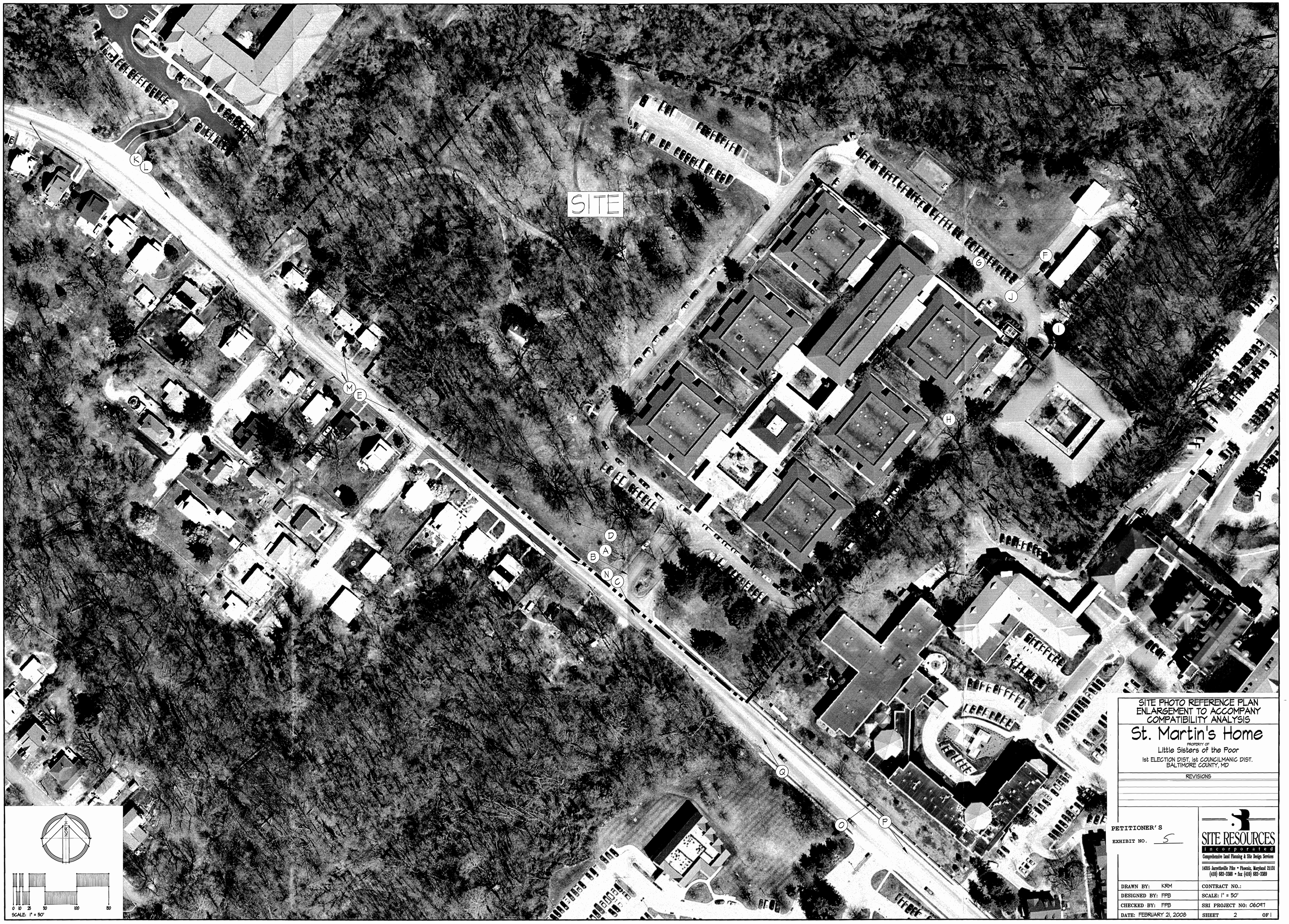
Preservation and enhancement of the existing landscaped frontage and alignment of the reforested area with the open space area across Maiden Choice Lane reinforce the present aesthetic and natural functional qualities of the neighborhood.

(7) The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Uniformity of architectural materials will achieve a higher level of detail and visual quality than is currently provided onsite. The traditionally conservative and tasteful masonry construction will be consistent with the sisters' mission of care. The proposed signage, lighting, and accessory structures will be a complement to the existing neighborhood.

(8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The proposed building façade facing Maiden Choice Lane provides a low vertical profile in order to be appropriate in scale and proportion to the single family residences across the street. The building's massing and detail will be consistent with the existing Parkview and Charlestown senior living facilities adjacent to the property.



SITE PHOTO REFERENCE PLAN
ENLARGEMENT TO ACCOMPANY
COMPATIBILITY ANALYSIS

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST, 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

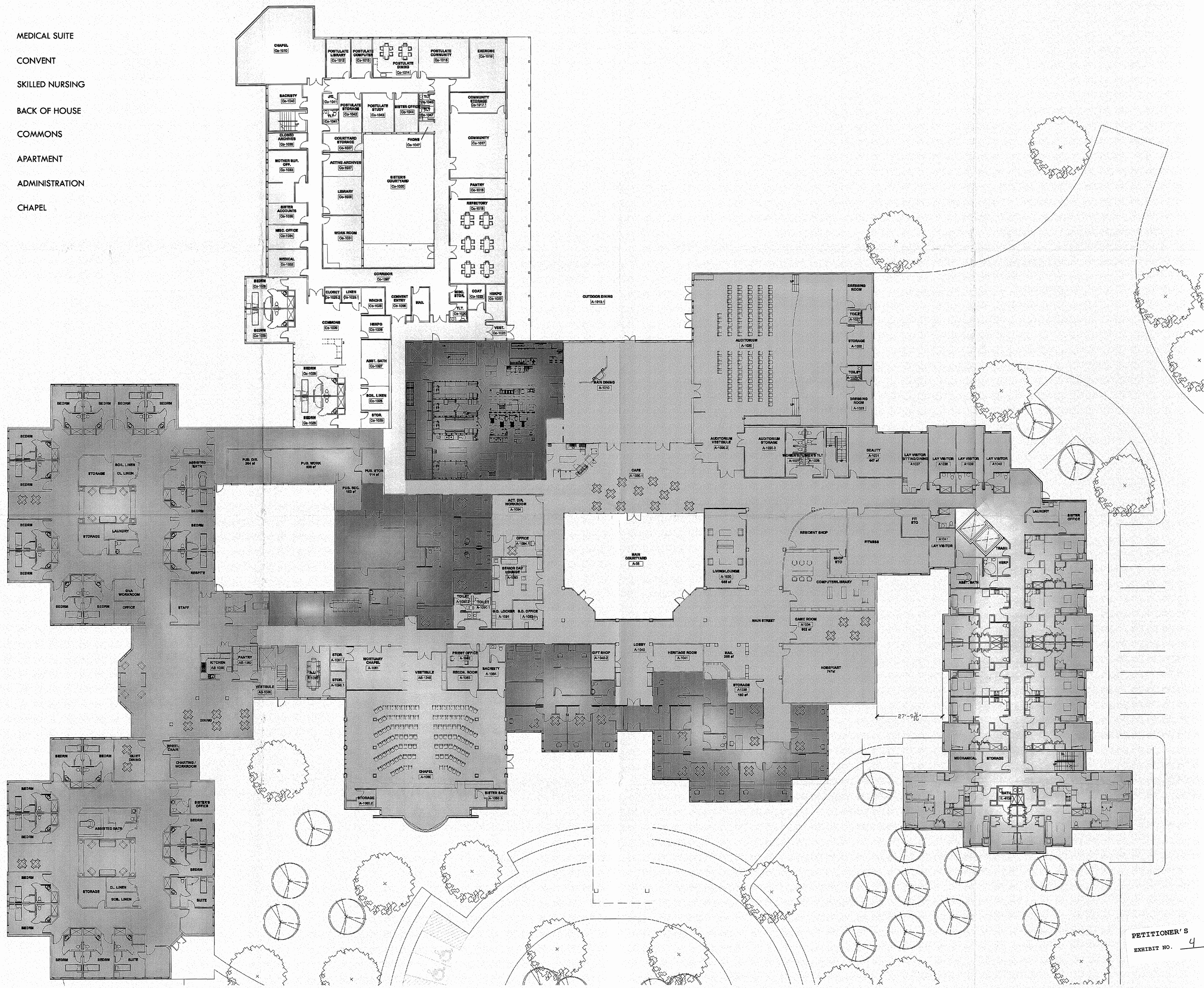
REVISIONS

PETITIONER'S
EXHIBIT NO. 5

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY: KRM	CONTRACT NO.:
DESIGNED BY: FPB	SCALE: 1" = 50'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET 2 OF 1

- MEDICAL SUITE
- CONVENT
- SKILLED NURSING
- BACK OF HOUSE
- COMMONS
- APARTMENT
- ADMINISTRATION
- CHAPEL

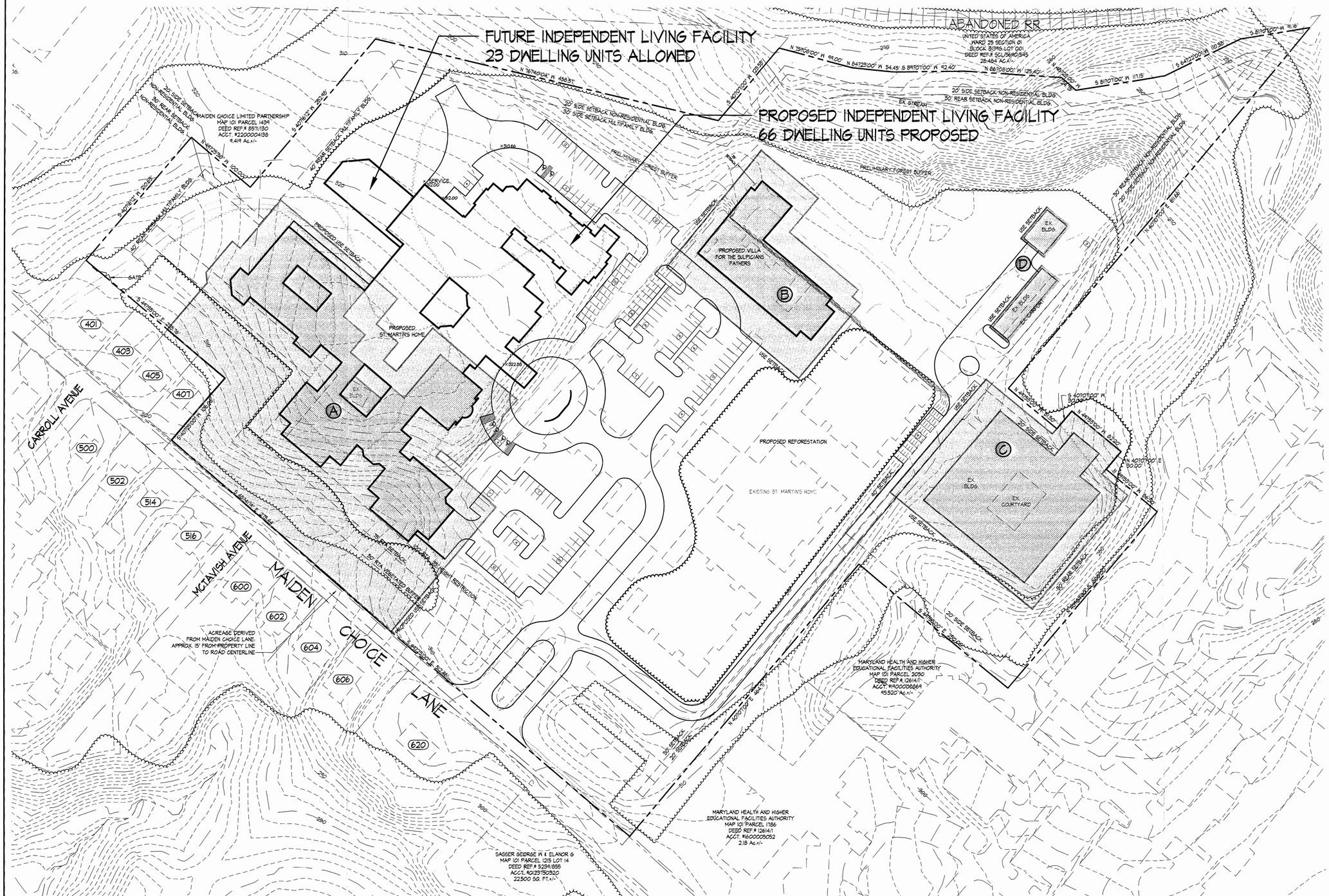


First Floor – Overall Plan

PETITIONER'S EXHIBIT NO. 4

Schematic Design

CSD


FUTURE INDEPENDENT LIVING FACILITY
23 DWELLING UNITS ALLOWED
PROPOSED INDEPENDENT LIVING FACILITY
66 DWELLING UNITS PROPOSED
ABANDONED RR
UNITED STATES OF AMERICA
WARD 25 SECTION 01
BLOCK B1P15-LOT 001
DEED REF.# SCL/5640/545
26.484 AC.+/-
MAIDEN CHOICE LIMITED PARTNERSHIP
MAP 101 PARCEL 1434
DEED REF.# 8571/130
ACCT. #2200004136
9.419 Ac.+/-
PROPOSED VILLA FOR THE SULPICIANS FATHERS
PROPOSED ST. MARTIN'S HOME
EXISTING ST. MARTIN'S HOME
PROPOSED REFORESTATION
PRELIMINARY FOREST BUFFER
EX. BLDG
EX. COURTYARD
EX. CARPORT
EX. STREAM
EX. 30' WETLAND BUFFER
PROPOSED 30' WETLAND BUFFER
PROPOSED 50' WETLAND BUFFER
PROPOSED 25

ADJOINING PROPERTY INFORMATION

STREET # 401 — LUCA, LAURA
MAP 101 PARCEL 1777
DEED REF# 18421/520
ACCT. #0113008220
0.244 Ac.+/-

STREET # 403 — CRITTENDEN, TIMOTHY S
MAP 101 PARCEL 151
DEED REF# 25452/581
ACCT. #0112710350
0.1216 Ac.+/-

STREET # 405 — MASRAM, JOEL S & JEAN M
MAP 101 PARCEL 441
DEED REF# 18914/96
ACCT. #0113153740
0.1216 Ac.+/-

STREET # 407 — YANNUZZI, MATTHEW & JENNIFER
MAP 101 PARCEL 975
DEED REF# 25128/687
ACCT. #0102840250
0.122 Ac.+/-

STREET # 410 — STONE JOSEPH B & NANCY L
MAP 101 PARCEL 1215 LOT 21
DEED REF# 20887/340 & 20887/336
ACCT. #0112710350
12,000 SQ. FT.+/-

STREET # 412 — RAHMAN MOHAMMAD TARIQ
MAP 101 PARCEL 1215 LOT 25
DEED REF# 23231/54
ACCT. #0111711140
12,000 SQ. FT.+/-

STREET # 500 — CIGGARELLO LYNNE MICHELE
MAP 101 PARCEL 1215 LOT 1
DEED REF # 22380/385
ACCT. #0123002420
7,200 SQ. FT.+/-

STREET # 502 — WHITTINGTON TRACY L PETREGCA & DAVID W
MAP 101 PARCEL 1215 LOT 4
DEED REF # 18147/462
ACCT. #0123003510
8,100 SQ. FT.+/-

STREET # 514 — WARD SONIA T
MAP 101 PARCEL 1215 LOT 7
DEED REF # 13825/93
ACCT. #0123001340
9,000 SQ. FT.+/-

STREET # 516 — BRENNAN TERENCE J & SANDRA F
MAP 101 PARCEL 1215 LOT 10
DEED REF # 22207/41
ACCT. #0123900240
9,000 SQ. FT.+/-

STREET # 600 — MITCHELL CLAY & ELNU
MAP 101 PARCEL 1215 LOT 1
DEED REF # 9050/122
ACCT. #0111001880
9,000 SQ. FT.+/-

STREET # 602 — REYNOLDS KIMBERLY L &
KELLEY VICTORIA M
MAP 101 PARCEL 1215 LOT 4
DEED REF # 8594/241
ACCT. #0120550170
9,000 SQ. FT.+/-

STREET # 604 — DAVIS BRADFORD & NENA L
MAP 101 PARCEL 1215 LOT 7
DEED REF # 25754/636
ACCT. #0119074860
8,012 SQ. FT.+/-

STREET # 606 — MAHAR MATTHEW M
MAP 101 PARCEL 1215 LOT 5
DEED REF # 20954/71
ACCT. #0123413540
10,500 SQ. FT.+/-

STREET # 620 — SASSER GEORGE W & ELANOR G
MAP 101 PARCEL 1215 LOT 14
DEED REF # 5234/855
ACCT. #0123750320
22,500 SQ. FT.+/-

PARKING CALCULATIONS

REQUIRED & PROPOSED PARKING FOR PHASE I

PROPOSED MULTIFAMILY
66 I BEDROOM UNITS @ 1 SPACE/UNIT = 66 SPACES
PROPOSED INSTITUTIONAL
24 SKILLED NURSING @ 1 SPACE/3 BEDS = 8 SPACES
38 CONVENT @ 1 SPACE/4 BEDS = 10 SPACES
EXISTING FATHERS VILLA
18 BEDS @ 1 SPACE/BED = 18 SPACES
PHASE I SUBTOTAL = 102 SPACES
VISITOR PARKING
15% OF 102 SPACES = 16 SPACES
TOTAL PHASE I = 118 SPACES

REQUIRED & PROPOSED PARKING FOR FUTURE PHASES

PROPOSED FATHERS VILLA
18 BEDS @ 1 SPACE/BED = 18 SPACES
PROPOSED MULTIFAMILY ADDITION
23 I BEDROOM UNITS @ 1 SPACE/UNIT = 23 SPACES
FUTURE PHASE SUBTOTAL = 34 SPACES
VISITOR PARKING
15% OF 34 SPACES = 6 SPACES
TOTAL FUTURE PHASES = 45 SPACES

TOTAL PARKING ALL PHASES REQUIRED/PROVIDED = 163 SPACES (6 ACCESSIBLE SPACES)

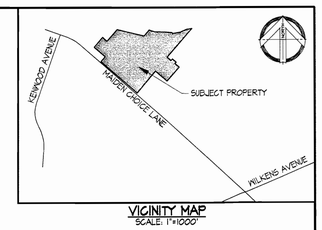
NOTES

PHASE I - PROPOSED BUILDING FOR CHAPEL, NURSING, CONVENT, AGE RESTRICTED INDEPENDENT LIVING, AND SUPPORTING AREAS.

FUTURE PHASES

PHASE A - PROPOSED FATHERS VILLA
PHASE B - PROPOSED INDEPENDENT LIVING EXPANSION

*FUTURE PHASES MAY BE CONSTRUCTED IN ANY ORDER.



VICINITY MAP
SCALE: 1"=1000'

SENIOR HOUSING
MAIDEN CHOICE LIMITED PARTNERSHIP
MAP 101 PARCEL 1438
DEED REF # 8871/150
ACCT. #2200004158
303 MAIDEN CHOICE LANE
9.419 Ac.+/-

FUTURE BUILDING EXPANSION
NURSING, CONVENT AND ASE RESTRICTED INDEPENDENT LIVING
FUTURE PHASE B

PROPOSED BUILDING
NURSING, CONVENT AND ASE RESTRICTED INDEPENDENT LIVING

PROPOSED BUILDING
NURSING, CONVENT AND ASE RESTRICTED INDEPENDENT LIVING

EXISTING HOUSE TO BE REMOVED
1 STORY

PROP. FATHERS VILLA
FUTURE VILLA OF THE SULPICIAN FATHERS
2 STORIES WITH BASEMENT
FUTURE PHASE A

EXISTING ST. MARTIN'S HOME TO BE REMOVED
NURSING, CONVENT AND ASE RESTRICTED INDEPENDENT LIVING
1 STORY WITH 2 STORY CONVENT WITH LOWER LEVEL

EX. VILLA OF THE SULPICIAN FATHERS
1 STORY

EXISTING MAINTENANCE & STORAGE
1 STORY

EXISTING BUILDING
1 STORY GARAGE/STORAGE

EXISTING CARPORT
1 STORY / 9 SPACES

NATIONAL CEMETERY
UNITED STATES OF AMERICA
WARD 23 SECTION 01
BLOCK 8BMS LOT 001
DEED REF.# SCL/5640/545
28.484 AC.+/-

ASE RESTRICTED SENIOR LIVING
MARYLAND HEALTH AND HIGHER EDUCATIONAL FACILITIES AUTHORITY
MAP 101 PARCEL 2050
DEED REF.# 12614/1
ACCT. #1600008864
111 MAIDEN CHOICE LANE
93.520 Ac.+/-

NURSING CARE
MARYLAND HEALTH AND HIGHER EDUCATIONAL FACILITIES AUTHORITY
MAP 101 PARCEL 1786
DEED REF.# 12614/1
ACCT. #1600005052
119 MAIDEN CHOICE LANE
2.18 Ac.+/-

SASSER GEORGE W & ELANOR G
MAP 101 PARCEL 1215 LOT 14
DEED REF # 5234/855
ACCT. #0123750320
620 MAIDEN CHOICE LANE
22,500 SQ. FT.+/-

PROPOSED STORMWATER MANAGEMENT

PROPOSED WATER QUALITY

PRELIMINARY FOREST BUFFER

PROP. SWM PRE-TREATMENT

PROPOSED REFORESTATION

EX. OUTFALL WITH CONCRETE APRON

EX. STREAM

EX. SEPTIC FIELD

EX. SEPTIC TANK

EX. WELL

EX. SEPTIC RESERVE AREA

EXISTING ENTRANCE SIGN
6 FT. TALL 25 SQ. FT.

ZONING RELIEF REQUESTED

A — VARIANCE FROM SECTION 1B01.2.B.2, SECTION 504 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND CMDP RESIDENTIAL STANDARDS, PAGES 26 & 29 TO PERMIT A BUILDING LENGTH OF 510 FT. IN LIEU OF THE MAX. ALLOWED 300 FT.

B — SPECIAL HEARING TO APPROVE A MULTI-FAMILY BUILDING IN A DR 5.5 ZONE.

C — SPECIAL EXCEPTION FOR A NURSING HOME IN A DR 5.5 ZONE IN COMBINATION WITH OTHER USES AS SHOWN ON THE SITE PLAN.

D — VARIANCE FROM SECTION 1B01.2.C.1.a OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SETBACK FROM SIDE BUILDING FACE TO SIDE BUILDING FACE TO BE 26 FT. IN LIEU OF THE MIN. ALLOWED 30 FT.

E — VARIANCE FROM BALTIMORE COUNTY ZONING REGULATIONS SECTION 1 B02.2.A FOR A BUILDING HEIGHT OF 64 FT. IN LIEU OF THE MAX PERMITTED BUILDING HEIGHT OF 50 FT.

PETITIONER'S EXHIBIT NO. 2

SCALE: 1" = 50'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

LOCATION INFORMATION

	PUBLIC	PRIVATE
SEWER	X	
WATER	X	

	YES	NO
CHESAPEAKE BAY CRITICAL AREA		X
100 YR FLOODPLAIN		X
HISTORIC PROPERTY /BUILDING		X
PRIOR ZONING HEARING	NONE	

UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON INFORMATION ON BALTIMORE COUNTY KEY SHEETS AND PLANS PREPARED BY GAUDREAU ARCHITECTS DATED 11/1/66.

SITE BOUNDARY IS APPROXIMATE AND BASED UPON A BOUNDARY SURVEY PREPARED BY SPOTT, STEVENS AND MCCOY DATED 11/18/86.

TOPOGRAPHIC INFORMATION BASED UPON BALTIMORE COUNTY GIS.

PLAN TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE

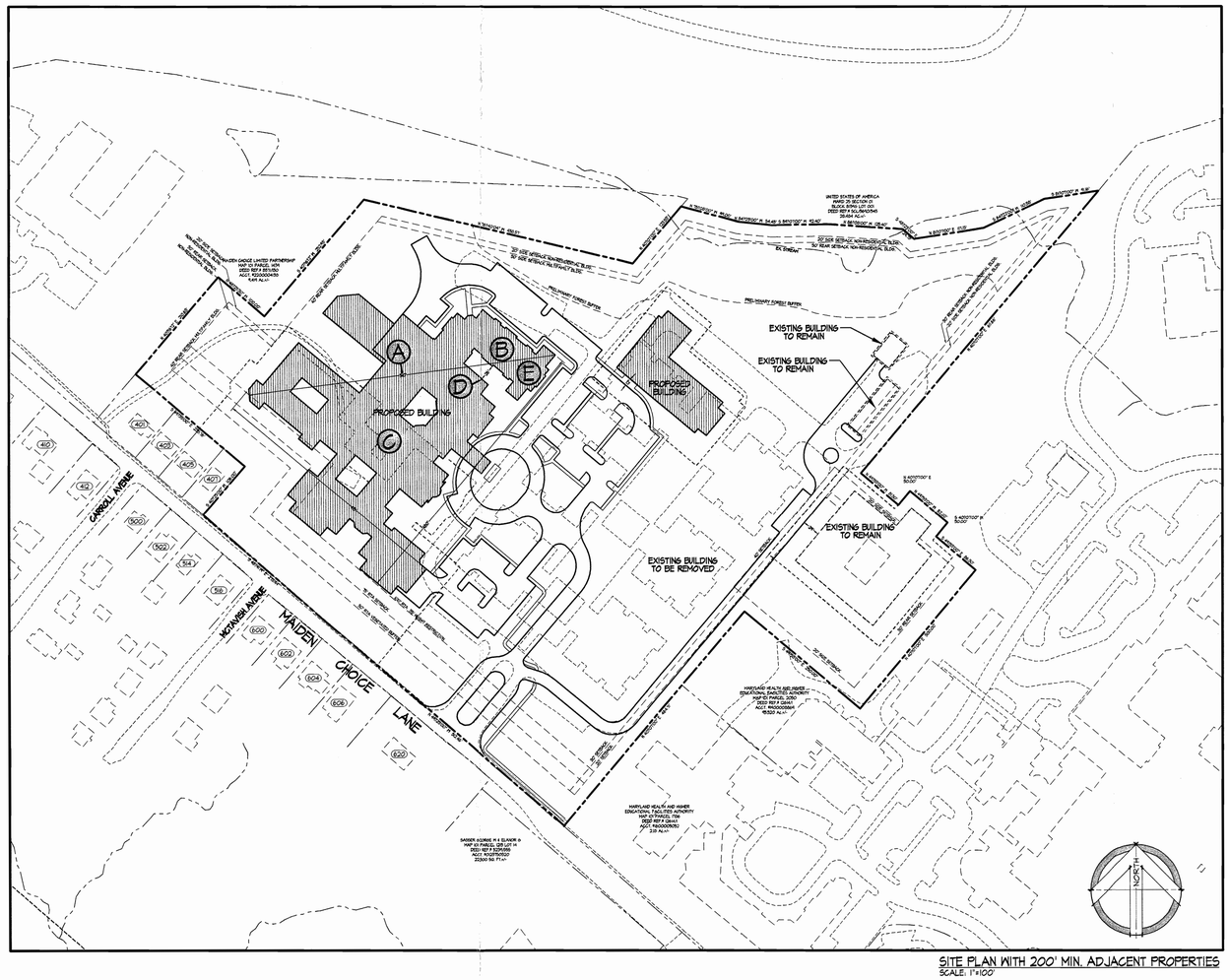
St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST. 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

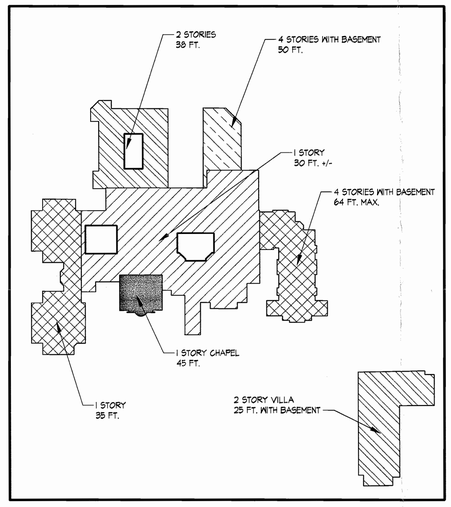
REVISIONS

SITE RESOURCES incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

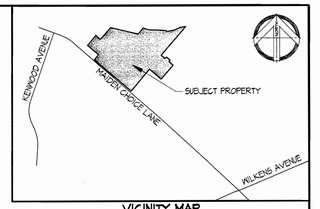
DRAWN BY: AM	CONTRACT NO.:
DESIGNED BY: FPB	SCALE: 1" = 50'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET Z1.02 2 OF 1



SITE PLAN WITH 200' MIN. ADJACENT PROPERTIES
SCALE: 1"=100'



BUILDING HEIGHTS
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=1000'

SITE INFORMATION

A. Developer/Owner: Little Sisters Of The Poor
601 Maiden Choice Lane
Baltimore, MD 21228

B. Plan Prepared By : Site Resources, Inc.
14315 Jarrettsville Pike
Phoenix, MD 21131
410-683-3388

D. Site Location Data :

1. Street Address : 601 Maiden Choice Lane
Baltimore, MD 21228

4. Tax Map 101, Grid 10, Parcel 440
Tax Account No. 0112401720
Deed Reference : 4692/47
Tax Map 101, Grid 10, Parcel 1788
Tax Account No. 1600065255
Deed Reference : 5245/503
Tax Map 101, Grid 10, Parcel 2165
Tax Account No. 2400019321
Deed Reference : 23556/1
Tax Map 101, Grid 10, Parcel 1760
Tax Account No. 0102502330
Deed Reference : 24983/110
Tax Map 101, Grid 10, Parcel 1775
Tax Account No. 0112401721
Deed Reference : 4782/496

5. Existing Land Use : Nursing and Convent

6. Current Zoning: DR 5.5

7. Project Site Area: 920,810 SF/21.14 AC +/-

ZONING RELIEF REQUESTED

(A) VARIANCE FROM SECTION 1B01.2.B.2. SECTION 504 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND CMDP RESIDENTIAL STANDARDS, PAGES 26 & 29 TO PERMIT A BUILDING LENGTH OF 510 FT. IN LIEU OF THE MAX. ALLOWED 300 FT.

(B) SPECIAL HEARING TO APPROVE A MULTI-FAMILY BUILDING IN A DR 5.5 ZONE.

(C) SPECIAL EXCEPTION FOR A NURSING HOME IN A DR 5.5 ZONE IN COMBINATION WITH OTHER USES AS SHOWN ON THE SITE PLAN.

(D) VARIANCE FROM SECTION 1B01.2.C.1.e OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SETBACK FROM SIDE BUILDING FACE TO SIDE BUILDING FACE TO BE 26 FT. IN LIEU OF THE MIN. ALLOWED 30 FT.

(E) VARIANCE FROM BALTIMORE COUNTY ZONING REGULATIONS SECTION 1 B02.2.A FOR A BUILDING HEIGHT OF 64 FT. IN LIEU OF THE MAX PERMITTED BUILDING HEIGHT OF 50 FT.

SITE DENSITY CALCULATIONS

(FOR DETAIL, SEE SITE DENSITY CALCULATIONS PLAN)

GROSS SITE AREA (INCLUDES 15' OF MAIDEN CHOICE LANE)	21.40 AC.	932,605 SF
NON-RESIDENTIAL USES		
PHASE I PROP. NURSING HOME, CHAPEL & CONVENT (INCLUDES 54% OF TOTAL KITCHEN AREA)	3.13 AC.	136,512 SF
PHASE A PROP. SULPICIANS FATHERS VILLA	0.84 AC.	36,620 SF
EX. SULPICIANS FATHERS VILLA	1.12 AC.	48,813 SF
EX. CARPORT & MAINTENANCE BUILDING	0.11 AC.	5,180 SF
NET SITE AREA (GROSS SITE AREA MINUS AREAS A-D)	16.20 AC.	705,480 SF
TOTAL SITE DWELLING UNITS ALLOWED (NET SITE ACREAGE X DR 5.5)	84.1 TOTAL DWELLING UNITS	
PROP. SITE DWELLING UNITS - PHASE I (66 1-BR UNITS)	66 PROP. DWELLING UNITS	
FUTURE SITE DENSITY UNITS ALLOWED - PHASE B (TOTAL DWELLING UNITS - PROP. DENSITY UNITS - PHASE I)	23.1 FUTURE DWELLING UNITS	

PLAN FOR REDEVELOPMENT OF ST. MARTIN'S HOME

EXISTING USES: CHURCH, VILLA, CONVENT, NURSING HOME, INDEPENDENT LIVING APARTMENTS AND ASSISTED LIVING.

PROPOSED USES: CHURCH, VILLA, CONVENT, NURSING HOME AND INDEPENDENT LIVING APARTMENTS.

UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON INFORMATION ON BALTIMORE COUNTY KEY SHEETS AND PLANS PREPARED BY GAUDREAU ARCHITECTS DATED 11/1/66.

SITE BOUNDARY IS APPROXIMATE AND BASED UPON A BOUNDARY SURVEY PREPARED BY SPOTT, STEVENS AND MCCOY DATED 11/18/86.

TOPOGRAPHIC INFORMATION BASED UPON BALTIMORE COUNTY 6I5.

ADJOINING PROPERTY INFORMATION

(401) LUCA, LAURA
MAP 101 PARCEL 1777
DEED REF# 18421/520
ACCT. #0113008220
0.244 Ac.+/-

(403) CRITTENDEN, TIMOTHY S
MAP 101 PARCEL 1511
DEED REF# 25692/351
ACCT. #0119210350
0.1216 Ac.+/-

(405) MASRAM, JOEL S. & JEAN M
MAP 101 PARCEL 441
DEED REF# 18514/86
ACCT. #0113758740
0.1216 Ac.+/-

(407) YANNUZZI, MATTHEW & JENNIFER
MAP 101 PARCEL 475
DEED REF# 25128/687
ACCT. #0101840250
0.122 Ac.+/-

(410) STONE JOSEPH B & NANCY L
MAP 101 PARCEL 1215 LOT 21
DEED REF # 20887/340 & 20887/336
ACCT. #0119711660
12,000 SQ. FT.+/-

(412) RAHMAN MOHAMMAD TARIQ
MAP 101 PARCEL 1215 LOT 25
DEED REF # 23231/154
ACCT. #0111771140
12,000 SQ. FT.+/-

(500) CICCARELLO LYNNE MICHELE
MAP 101 PARCEL 1215 LOT 1
DEED REF # 22380/385
ACCT. #0123002420
7,200 SQ. FT.+/-

(502) WHITTINGTON TRACY L PETRECCA & DAVID W
MAP 101 PARCEL 1215 LOT 4
DEED REF # 18747/462
ACCT. #0123005510
8,100 SQ. FT.+/-

(514) WARD SONIA T
MAP 101 PARCEL 1215 LOT 7
DEED REF # 13825/98
ACCT. #0123001340
9,000 SQ. FT.+/-

(516) BRENNAN TERENCE J & SANDRA F
MAP 101 PARCEL 1215 LOT 10
DEED REF # 22207/41
ACCT. #0123950240
9,000 SQ. FT.+/-

(600) MITCHELL CLAY & ELNU
MAP 101 PARCEL 1215 LOT 1
DEED REF # 4050/122
ACCT. #0111001880
9,000 SQ. FT.+/-

(602) REYNOLDS KIMBERLY L &
KELLEY VICTORIA M
MAP 101 PARCEL 1215 LOT 4
DEED REF # 8544/241
ACCT. #0120550170
9,000 SQ. FT.+/-

(604) DAVIS BRADFORD & NENA L
MAP 101 PARCEL 1215 LOT 7
DEED REF # 25754/636
ACCT. #0119074860
8,072 SQ. FT.+/-

(606) MAHAR MATTHEW M
MAP 101 PARCEL 1215 LOT 5
DEED REF # 22554/71
ACCT. #0105411540
10,500 SQ. FT.+/-

(620) SASSER GEORGE N & ELANOR G
MAP 101 PARCEL 1215 LOT 14
DEED REF # 5294/855
ACCT. #0123730320
22,500 SQ. FT.+/-

PETITIONER'S EXHIBIT NO. 1.

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

COVER SHEET

St. Martin's Home

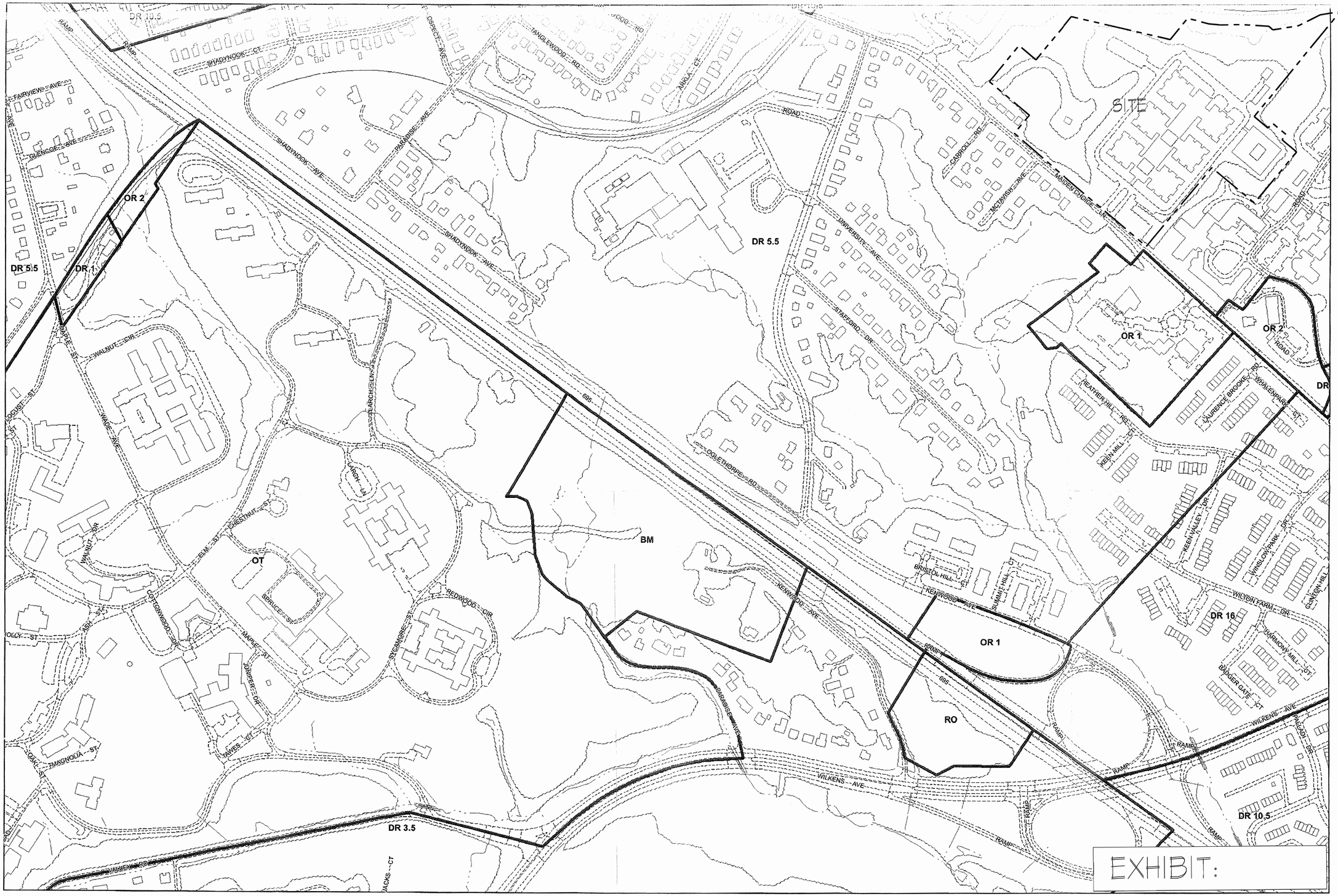
PROPERTY OF
Little Sisters of the Poor

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

REVISIONS

SITE RESOURCES incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY: AM	CONTRACT NO.:
DESIGNED BY: FPB	SCALE: 1" = 100'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET Z1.01 1 OF 1



Plan Sheet: *101B2*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

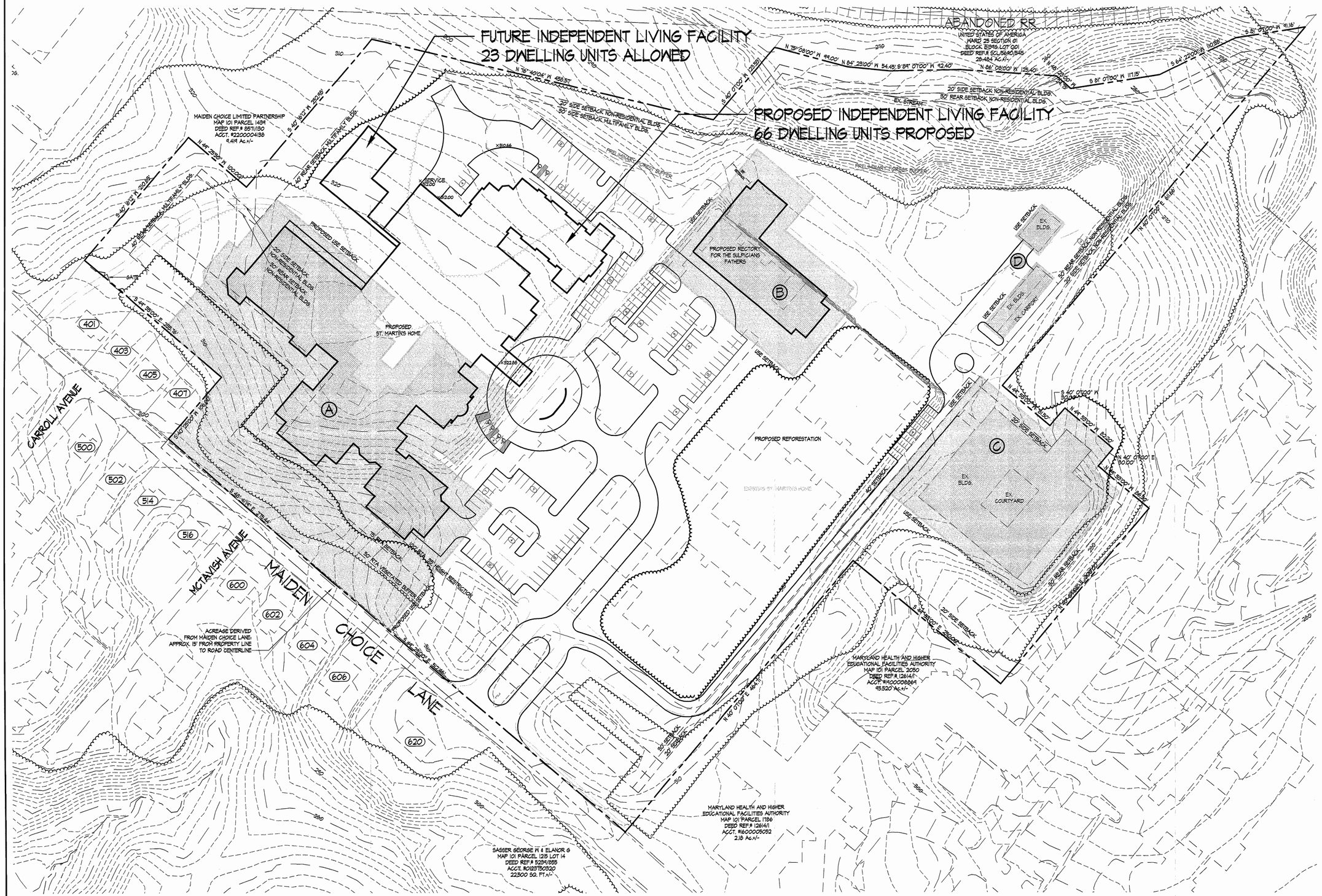
100C1	101A1	101B1	101C1	
100C2	101A2	101B2	101C2	102A2
100C3	101A3	101B3	101C3	102A3

Scale
1" = 200'
0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

08-285-SPHXA



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING WALK
- PROPOSED WALK
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- WETLAND BUFFER LINE
- WETLANDS LIMIT
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREES
- AREAS OF NON-RESIDENTIAL USES BUILDINGS & SETBACKS

SITE DENSITY CALCULATIONS

GROSS SITE AREA (INCLUDES 15' OF MAIDEN CHOICE LANE)	21.40 AC.	932,603 SF
NON-RESIDENTIAL USES		
(A) PROP. NURSING HOME, CHAPEL, & CONVENT (INCLUDES 54% OF TOTAL KITCHEN AREA)	3.13 AC.	136,512 SF
(B) PROP. SULPICIANS FATHERS RECTORY	0.84 AC.	36,620 SF
(C) EX. SULPICIANS FATHERS RECTORY	1.12 AC.	48,813 SF
(D) EX. CARPORT & MAINTENANCE BUILDING	0.11 AC.	5,180 SF
NET SITE AREA (GROSS SITE AREA MINUS AREAS A-D)	16.20 AC.	705,480 SF
TOTAL SITE DWELLING UNITS ALLOWED (NET SITE ACREAGE X DR 5.5)	84.1 TOTAL DWELLING UNITS	
PROP. SITE DWELLING UNITS (66 1-BR UNITS)	66 PROP. DWELLING UNITS	
FUTURE SITE DWELLING UNITS ALLOWED (TOTAL DWELLING UNITS - PROP. DWELLING UNITS PHASE I)	23.1 FUTURE DWELLING UNITS	

UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON INFORMATION ON BALTIMORE COUNTY KEY SHEETS AND PLANS PREPARED BY GAUDREAU ARCHITECTS DATED 11/1/66.

SITE BOUNDARY IS APPROXIMATE AND BASED UPON A BOUNDARY SURVEY PREPARED BY SPOTT, STEVENS AND MCCOY DATED 11/18/86.

TOPOGRAPHIC INFORMATION BASED UPON BALTIMORE COUNTY GIS.

ADJOINING PROPERTY INFORMATION

STREET #		
401	LUCA, LAURA MAP 101 PARCEL 1777 DEED REF# 19421/520 ACCT. #0115008220 0.244 Ac.+/-	
403	CRITTENDEN, TIMOTHY S MAP 101 PARCEL 157 DEED REF# 29452/591 ACCT. #0119270350 0.1216 Ac.+/-	
405	MASRAM, JOEL S & JEAN M MAP 101 PARCEL 441 DEED REF# 12514/46 ACCT. #0115758740 0.1216 Ac.+/-	
407	YANNUZZI, MATTHEW & JENNIFER MAP 101 PARCEL 475 DEED REF# 25725/681 ACCT. #0101890250 0.122 Ac.+/-	
410	STONE JOSEPH B & NANCY L MAP 101 PARCEL 1215 LOT 21 DEED REF.# 20881/340 & 20881/336 ACCT. #0119717660 12,000 SQ. FT.+/-	
412	RAHMAN MOHAMMAD TARIQ MAP 101 PARCEL 1215 LOT 25 DEED REF.# 2323/154 ACCT. #0111711140 12,000 SQ. FT.+/-	
500	CICCARELLO LYNNE MICHELE MAP 101 PARCEL 1215 LOT 1 DEED REF.# 22380/395 ACCT. #0123002420 7,200 SQ. FT.+/-	
502	WHITTINGTON TRACY L PETRECCA & DAVID W MAP 101 PARCEL 1215 LOT 4 DEED REF.# 18747/462 ACCT. #0123003510 8,100 SQ. FT.+/-	
514	WARD SONIA T MAP 101 PARCEL 1215 LOT 7 DEED REF.# 13825/48 ACCT. #0123001340 9,000 SQ. FT.+/-	
516	BRENNAN TERENCE J & SANDRA F MAP 101 PARCEL 1215 LOT 10 DEED REF.# 22207/141 ACCT. #0122350240 9,000 SQ. FT.+/-	
600	MITCHELL CLAY & BINJU MAP 101 PARCEL 1215 LOT 1 DEED REF.# 4080/722 ACCT. #0111001880 9,000 SQ. FT.+/-	
602	REYNOLDS KIMBERLY L & KELLEY VICTORIA M MAP 101 PARCEL 1215 LOT 4 DEED REF.# 8644/247 ACCT. #0122550110 9,000 SQ. FT.+/-	
604	DAVIS BRADFORD & NENA L MAP 101 PARCEL 1215 LOT 7 DEED REF.# 25754/636 ACCT. #0119074860 8,012 SQ. FT.+/-	
606	MAHAR MATTHEW M MAP 101 PARCEL 1215 LOT 5 DEED REF.# 20854/71 ACCT. #0123411540 10,500 SQ. FT.+/-	
620	SASSER GEORGE W & ELANOR G MAP 101 PARCEL 1215 LOT 14 DEED REF.# 5294/855 ACCT. #0123750320 22,500 SQ. FT.+/-	

SITE DENSITY CALCULATIONS PLAN

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST. 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

REVISIONS

SITE RESOURCES incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY: KRM	CONTRACT NO.:
DESIGNED BY: FPB	SCALE: 1" = 50'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: JANUARY 9, 2008	SHEET 3 OF 3

ADJOINING PROPERTY INFORMATION

STREET # 401 — LUCA, LAURA
MAP 101 PARCEL 1777
DEED REF# 18427/320
ACCT. #0113008220
0.244 Ac.+/-

STREET # 403 — CRITTENDEN, TIMOTHY S
MAP 101 PARCEL 157
DEED REF# 2845/331
ACCT. #0119210350
0.1216 Ac.+/-

STREET # 405 — MAGRAM, JOEL S & JEAN M
MAP 101 PARCEL 441
DEED REF# 18514/86
ACCT. #0113753940
0.1216 Ac.+/-

STREET # 407 — YANNUZZI, MATTHEW & JENNIFER
MAP 101 PARCEL 675
DEED REF# 29728/669
ACCT. #0101840250
0.122 Ac.+/-

STREET # 410 — STONE JOSEPH B & NANCY L
MAP 101 PARCEL 1215 LOT 21
DEED REF # 20887/340 & 20887/336
ACCT. #0119211660
12,000 SQ. FT.+/-

STREET # 412 — RAHMAN MOHAMMAD TARIQ
MAP 101 PARCEL 1215 LOT 25
DEED REF # 23231/54
ACCT. #0111711140
12,000 SQ. FT.+/-

STREET # 500 — CIGCARELLO LYNNE MICHELE
MAP 101 PARCEL 1215 LOT 1
DEED REF # 22380/385
ACCT. #0123002420
7,200 SQ. FT.+/-

STREET # 502 — WHITTINGTON TRACY L PETREGCA & DAVID N
MAP 101 PARCEL 1215 LOT 4
DEED REF # 18147/462
ACCT. #0123003510
8,100 SQ. FT.+/-

STREET # 514 — WARD SONIA T
MAP 101 PARCEL 1215 LOT 7
DEED REF # 13825/98
ACCT. #0123001340
9,000 SQ. FT.+/-

STREET # 516 — BRENNAN TERENCE J & SANDRA F
MAP 101 PARCEL 1215 LOT 10
DEED REF # 22207/141
ACCT. #0122350240
9,000 SQ. FT.+/-

STREET # 600 — MITCHELL CLAY & ELNJU
MAP 101 PARCEL 1215 LOT 1
DEED REF # 9050/122
ACCT. #0111001880
9,000 SQ. FT.+/-

STREET # 602 — REYNOLDS KIMBERLY L & KELLEY VICTORIA M
MAP 101 PARCEL 1215 LOT 4
DEED REF # 8544/247
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9,000 SQ. FT.+/-

STREET # 604 — DAVIS BRADFORD & NENA L
MAP 101 PARCEL 1215 LOT 7
DEED REF # 25754/636
ACCT. #0119074860
8,072 SQ. FT.+/-

STREET # 606 — MAHAR MATTHEW M
MAP 101 PARCEL 1215 LOT 5
DEED REF # 20854/71
ACCT. #0103411340
10,500 SQ. FT.+/-

STREET # 620 — SASSER GEORGE W & ELANOR G
MAP 101 PARCEL 1215 LOT 14
DEED REF # 5234/855
ACCT. #0123750320
22,500 SQ. FT.+/-

PARKING CALCULATIONS

REQUIRED & PROPOSED PARKING FOR PHASE I

PROPOSED MULTIFAMILY	
66 1 BEDROOM UNITS @ 1 SPACE/UNIT	= 66 SPACES
PROPOSED INSTITUTIONAL	
24 SKILLED NURSING @ 1 SPACE/3 BEDS	= 8 SPACES
38 CONVENT @ 1 SPACE/4 BEDS	= 10 SPACES
EXISTING RECTORY	
18 BEDS @ 1 SPACE/BED	= 18 SPACES
PHASE I SUBTOTAL	= 102 SPACES
VISITOR PARKING	
15% OF 102 SPACES	= 16 SPACES
TOTAL PHASE I	= 118 SPACES

REQUIRED & PROPOSED PARKING FOR FUTURE PHASES

PROPOSED RECTORY	
16 BEDS @ 1 SPACE/BED	= 16 SPACES
PROPOSED MULTIFAMILY ADDITION	
23 1 BEDROOM UNITS @ 1 SPACE/UNIT	= 25 SPACES
FUTURE PHASE SUBTOTAL	= 34 SPACES
VISITOR PARKING	
15% OF 34 SPACES	= 6 SPACES
TOTAL FUTURE PHASES	= 45 SPACES

TOTAL PARKING ALL PHASES REQUIRED/PROVIDED = 163 SPACES (6 ACCESSIBLE SPACES)

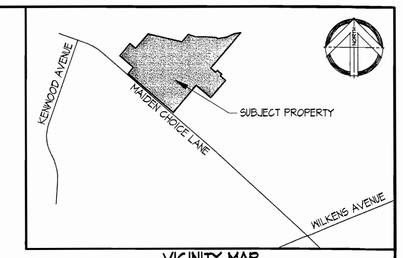
NOTES

PHASE I - PROPOSED BUILDING FOR CHAPEL, NURSING, CONVENT, AGE RESTRICTED INDEPENDENT LIVING, AND SUPPORTING AREAS.

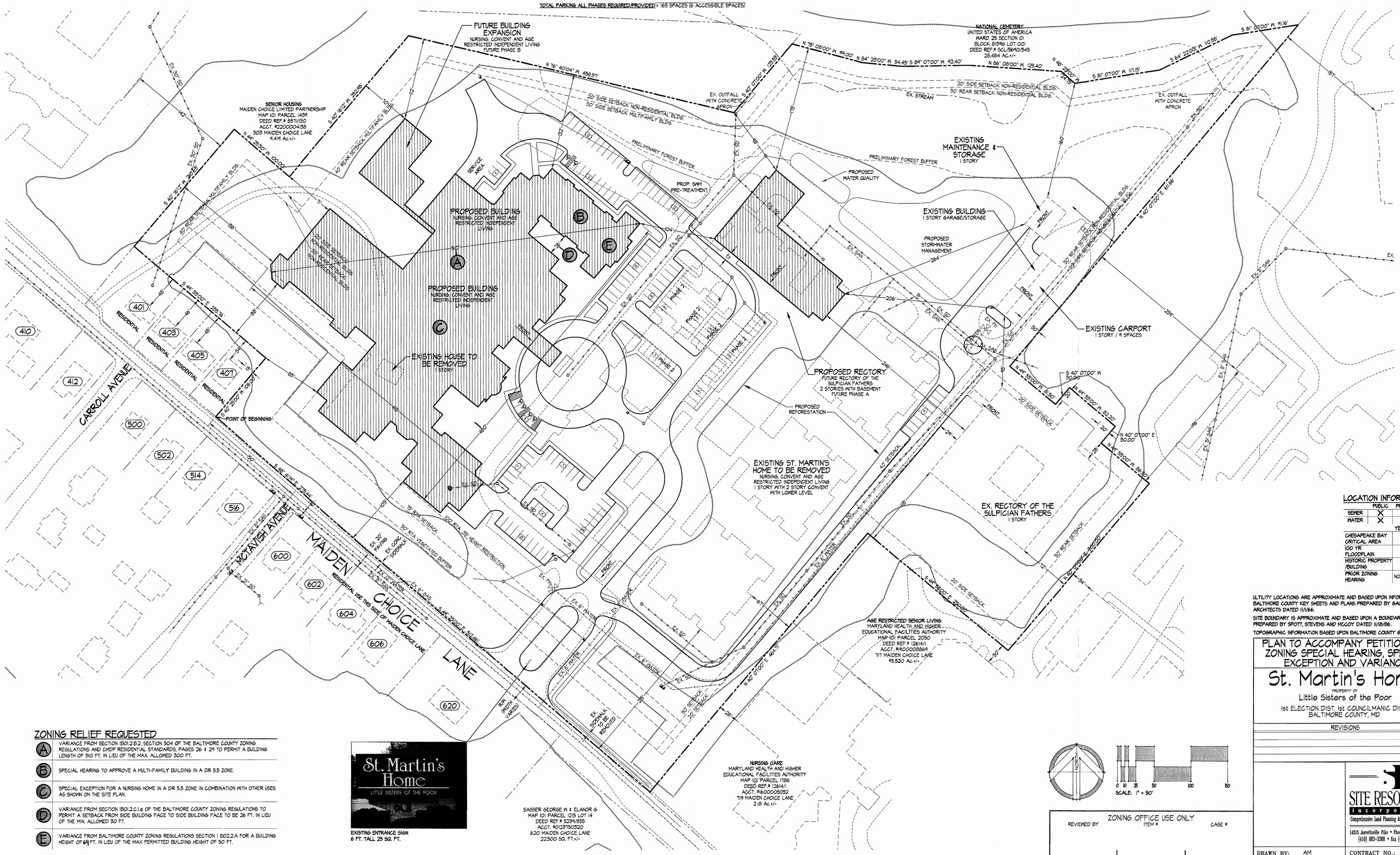
FUTURE PHASES

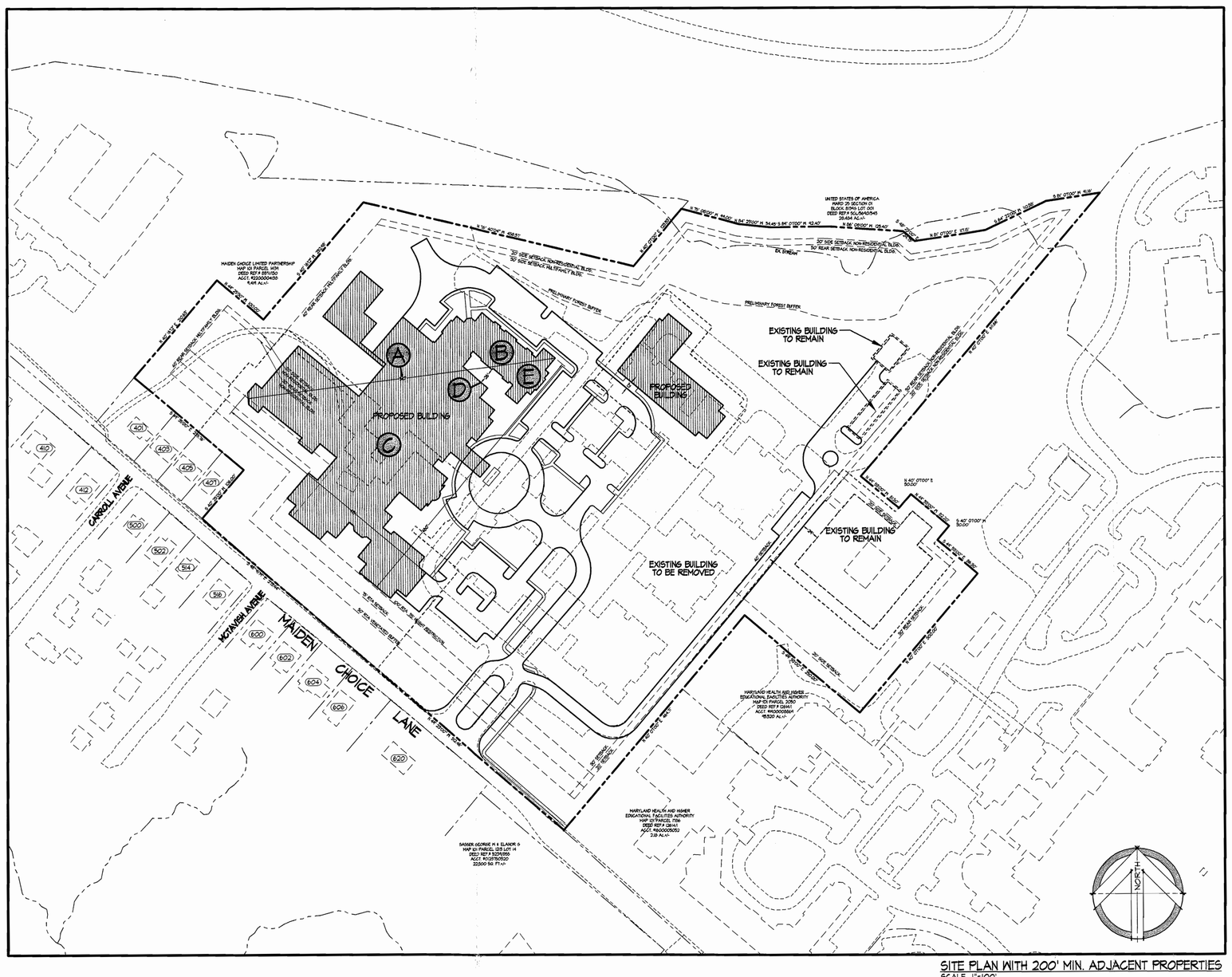
PHASE A - PROPOSED RECTORY
PHASE B - PROPOSED INDEPENDENT LIVING EXPANSION

*FUTURE PHASES MAY BE CONSTRUCTED IN ANY ORDER.

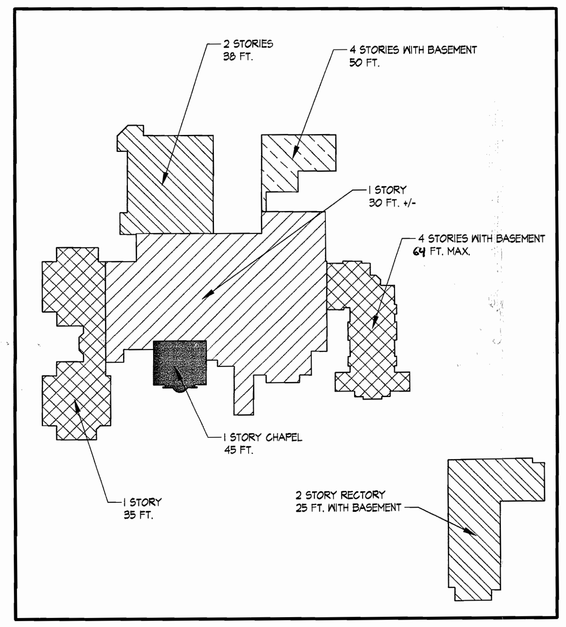


VICINITY MAP
SCALE: 1"=1000'

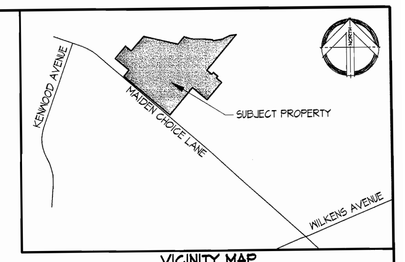

FUTURE BUILDING EXPANSION
NURSING, CONVENT AND AGE RESTRICTED INDEPENDENT LIVING
FUTURE PHASE B
SENIOR HOUSING
MAIDEN CHOICE LIMITED PARTNERSHIP
MAP 101 PARCEL 1434
DEED REF # 8571/130
ACCT. #2200004138
303 MAIDEN CHOICE LANE
9.418 Ac.+/-
NATIONAL CEMETERY
UNITED STATES OF AMERICA
WARD 25 SECTION 01
BLOCK 8139G LOT 001
DEED REF # SGL/5690/545
28.484 AC.+/-
PROPOSED BUILDING
NURSING, CONVENT AND AGE RESTRICTED INDEPENDENT LIVING
PROPOSED BUILDING
NURSING, CONVENT AND AGE RESTRICTED INDEPENDENT LIVING
EXISTING HOUSE TO BE REMOVED
1 STORY
EXISTING MAINTENANCE & STORAGE
1 STORY
EXISTING BUILDING
1 STORY GARAGE/STORAGE
EXISTING CARPORT
1 STORY / 9 SPACES
PROPOSED RECTORY
FUTURE RECTORY OF THE SULPICIAN FATHERS
2 STORIES WITH BASEMENT
FUTURE PHASE A
EXISTING ST. MARTIN'S HOME TO BE REMOVED
NURSING, CONVENT AND AGE RESTRICTED INDEPENDENT LIVING
1 STORY WITH 2 STORY CONVENT WITH LOWER LEVEL
EX. RECTORY OF THE SULPICIAN FATHERS
1 STORY
AGE RESTRICTED SENIOR LIVING
MARYLAND HEALTH AND HIGHER EDUCATIONAL FACILITIES AUTHORITY
MAP 101 PARCEL 2050
DEED REF.# 12614/1
ACCT. #1400008869
717 MAIDEN CHOICE LANE
95,520 Ac.+/-
NURSING CARE
MARYLAND HEALTH AND HIGHER EDUCATIONAL FACILITIES AUTHORITY
MAP 101 PARCEL 1736
DEED REF.# 12614/1
ACCT. #1600005052
719 MAIDEN CHOICE LANE
2.18 Ac.+/-
SASSER GEORGE W & ELANOR G
MAP 101 PARCEL 1215 LOT 14
DEED REF # 5234/855
ACCT. #0123750320
620 MAIDEN CHOICE LANE
22,500 SQ. FT.+/-
CARROLL AVENUE
MCTAVISH AVENUE
MAIDEN CHOICE LANE
RESIDENTIAL USE THIS SIDE OF MAIDEN CHOICE LANE
POINT OF BEGINNING
PROPOSED REFORESTATION
PROPOSED WATER QUALITY
PROPOSED STORMWATER MANAGEMENT
PRELIMINARY FOREST BUFFER
PROP. SWM PRE-TREATMENT
SERVICE AREA
EX. STREAM
EX. OUTFALL WITH CONCRETE APRON
EX. SPEEDBUMP TO BE REMOVED
EX. SIDEWALK TO BE REMOVED
EX. 20' PAVING
EX. CONC. SIDEWALK
EX. 6" WATER
EX. 8" SAN
EX. 8" GAS
EX. 12" WATER
EX. 15" SAN
EX. 18" SAN
EX. 24" SAN
EX. 30" SAN
EX. 36" SAN
EX. 48" SAN
EX. 54" SAN
EX. 60" SAN
EX. 72" SAN
EX. 84" SAN
EX. 96" SAN
EX. 108" SAN
EX. 120" SAN
EX. 132" SAN
EX. 144" SAN
EX. 150" SAN
EX. 162" SAN
EX. 168" SAN
EX. 180" SAN
EX. 192" SAN
EX. 204" SAN
EX. 216" SAN
EX. 228" SAN
EX. 240" SAN
EX. 252" SAN
EX. 264" SAN
EX. 276" SAN
EX. 288" SAN
EX. 300" SAN
EX. 312" SAN
EX.



SITE PLAN WITH 200' MIN. ADJACENT PROPERTIES
SCALE: 1"=100'



BUILDING HEIGHTS
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=1000'

SITE INFORMATION

A. Developer/Owner: Little Sisters Of The Poor
601 Maiden Choice Lane
Baltimore, MD 21228

B. Plan Prepared By : Site Resources, Inc.
14315 Jarrettsville Pike
Phoenix, MD 21131
410-683-3388

D. Site Location Data :

1. Street Address : 601 Maiden Choice Lane
Baltimore, MD 21228

4. Tax Map 101, Grid 10, Parcel 440
Tax Account No. 0112401720
Deed Reference : 4642/47
Tax Map 101, Grid 10, Parcel 1788
Tax Account No. 1600005285
Deed Reference : 5245/503
Tax Map 101, Grid 10, Parcel 2165
Tax Account No. 2400013521
Deed Reference : 23556/1
Tax Map 101, Grid 10, Parcel 1760
Tax Account No. 0103302930
Deed Reference : 24963/110
Tax Map 101, Grid 10 Parcel 1775
Tax Account No. 0112401721
Deed Reference : 4762/498

5. Existing Land Use : Nursing and Convent

6. Current Zoning: DR 5.5

7. Project Site Area: 920,810 SF/21.14 AC +/-

ZONING RELIEF REQUESTED

(A) VARIANCE FROM SECTION 1B01.2.B.2, SECTION 504 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND CMDP RESIDENTIAL STANDARDS, PAGES 26 & 24 TO PERMIT A BUILDING LENGTH OF 510 FT. IN LIEU OF THE MAX. ALLOWED 300 FT.

(B) SPECIAL HEARING TO APPROVE A MULTI-FAMILY BUILDING IN A DR 5.5 ZONE.

(C) SPECIAL EXCEPTION FOR A NURSING HOME IN A DR 5.5 ZONE IN COMBINATION WITH OTHER USES AS SHOWN ON THE SITE PLAN.

(D) VARIANCE FROM SECTION 1B01.2.C.1.e OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SETBACK FROM SIDE BUILDING FACE TO SIDE BUILDING FACE TO BE 26 FT. IN LIEU OF THE MIN. ALLOWED 30 FT.

(E) VARIANCE FROM BALTIMORE COUNTY ZONING REGULATIONS SECTION 1 B02.2.A FOR A BUILDING HEIGHT OF 64 FT. IN LIEU OF THE MAX PERMITTED BUILDING HEIGHT OF 50 FT.

SITE DENSITY CALCULATIONS

(FOR DETAIL, SEE SITE DENSITY CALCULATIONS PLAN)

GROSS SITE AREA (INCLUDES 15' OF MAIDEN CHOICE LANE)	21.40 AC.	932,605 SF
NON-RESIDENTIAL USES		
PHASE I PROP. NURSING HOME, CHAPEL, & CONVENT (INCLUDES 54% OF TOTAL KITCHEN AREA)	3.13 AC.	136,512 SF
PHASE A PROP. SULPICIANS FATHERS RECTORY	0.84 AC.	36,620 SF
EX. SULPICIANS FATHERS RECTORY	1.12 AC.	48,813 SF
EX. CARPORT & MAINTENANCE BUILDING	0.11 AC.	5,180 SF
NET SITE AREA (GROSS SITE AREA MINUS AREAS A-D)	16.20 AC.	705,480 SF
TOTAL SITE DWELLING UNITS ALLOWED (NET SITE ACREAGE X DR 5.5)	89.1 TOTAL DWELLING UNITS	
PROP. SITE DWELLING UNITS - PHASE I (66 1-BR UNITS)	66 PROP. DWELLING UNITS	
FUTURE SITE DENSITY UNITS ALLOWED - PHASE B (TOTAL DWELLING UNITS - PROP. DENSITY UNITS - PHASE I)	23.1 FUTURE DWELLING UNITS	

PLAN FOR REDEVELOPMENT OF ST. MARTIN'S HOME

EXISTING USES: CHURCH, RECTORY, CONVENT, NURSING HOME, INDEPENDENT LIVING APARTMENTS AND ASSISTED LIVING.

PROPOSED USES: CHURCH, RECTORY, CONVENT, NURSING HOME AND INDEPENDENT LIVING APARTMENTS.

UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON INFORMATION ON BALTIMORE COUNTY KEY SHEETS AND PLANS PREPARED BY GAUDREAU ARCHITECTS DATED 11/1/66.

SITE BOUNDARY IS APPROXIMATE AND BASED UPON A BOUNDARY SURVEY PREPARED BY SPOTT, STEVENS AND MCCOY DATED 11/18/86.

TOPOGRAPHIC INFORMATION BASED UPON BALTIMORE COUNTY GIS.

ADJOINING PROPERTY INFORMATION

(401) LUCA, LAURA
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DEED REF# 18427/320
ACCT. #0118008220
0.244 Ac.+/-

(403) CRITTENDEN, TIMOTHY S
MAP 101 PARCEL 157
DEED REF# 25452/331
ACCT. #0119210350
0.1216 Ac.+/-

(405) MASRAM, JOEL S & JEAN M
MAP 101 PARCEL 441
DEED REF# 18514/46
ACCT. #0113753190
0.1216 Ac.+/-

(407) YANNUZZI, MATTHEW & JENNIFER
MAP 101 PARCEL 975
DEED REF# 25728/687
ACCT. #0121840250
0.122 Ac.+/-

(410) STONE JOSEPH B & NANCY L
MAP 101 PARCEL 1215 LOT 21
DEED REF# 20887/340 & 20887/336
ACCT. #0119717680
12,000 SQ. FT.+/-

(412) RAHMAN MOHAMMAD TARIQ
MAP 101 PARCEL 1215 LOT 25
DEED REF# 23231/54
ACCT. #0111771140
12,000 SQ. FT.+/-

(500) CICCARELLO LYNNE MICHELE
MAP 101 PARCEL 1215 LOT 1
DEED REF # 22380/385
ACCT. #0123002420
7,200 SQ. FT.+/-

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8,100 SQ. FT.+/-

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MAP 101 PARCEL 1215 LOT 7
DEED REF # 13825/98
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9,000 SQ. FT.+/-

(516) BRENNAN TERENCE J & SANDRA F
MAP 101 PARCEL 1215 LOT 10
DEED REF # 22207/141
ACCT. #0122850240
9,000 SQ. FT.+/-

(600) MITCHELL CLAY & EINJU
MAP 101 PARCEL 1215 LOT 1
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(606) MAHAR MATTHEW M
MAP 101 PARCEL 1215 LOT 5
DEED REF # 20554/171
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(620) SASSER GEORGE W & ELANOR G
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ACCT. #0123750320
22,500 SQ. FT.+/-

ZONING OFFICE USE ONLY
REVIEWED BY | ITEM # | CASE #

COVER SHEET

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST, 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

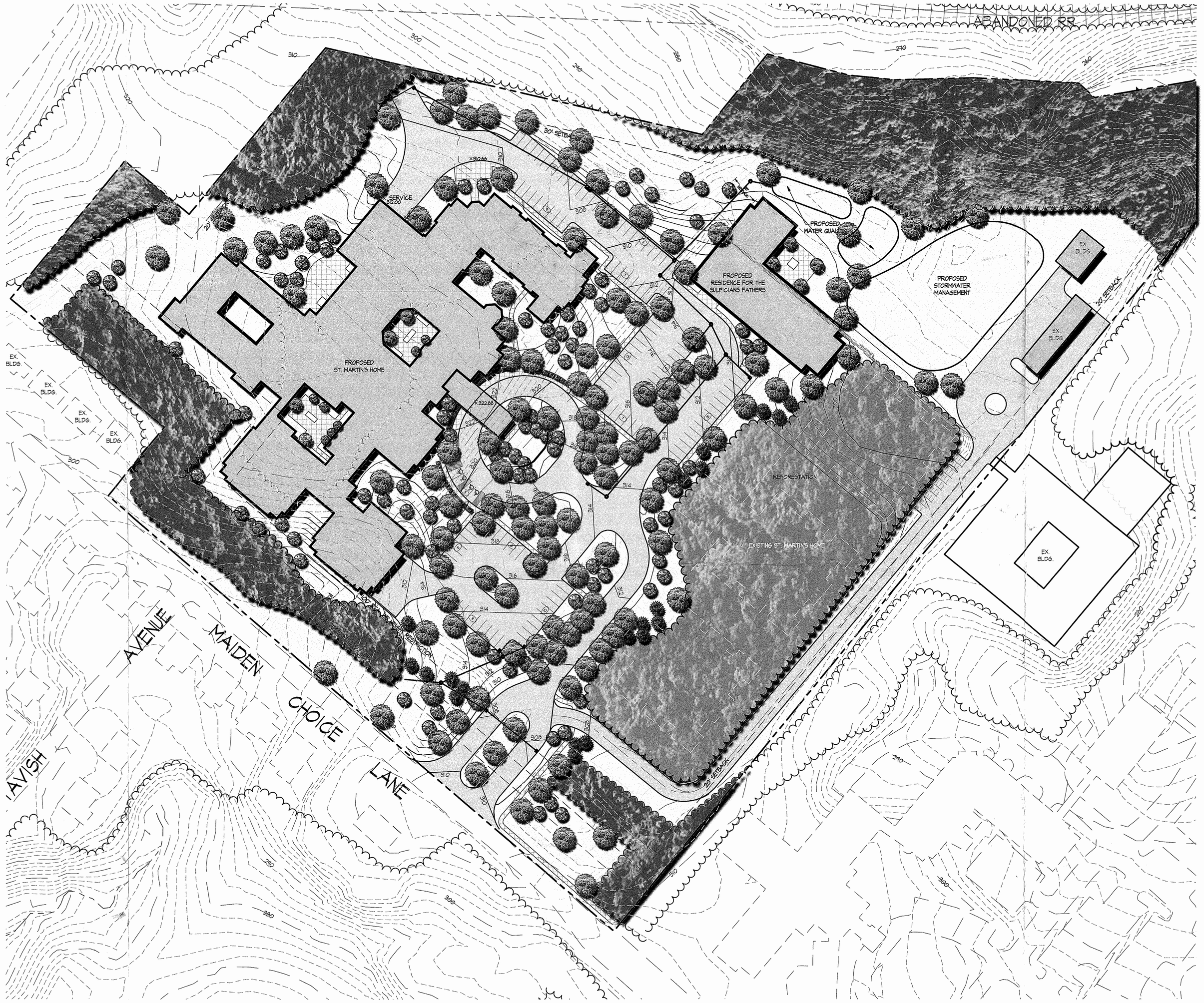
REVISIONS

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services
14315 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY: AM	CONTRACT NO.:
DESIGNED BY: FPB	SCALE: 1" = 100'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: JANUARY 3, 2008	SHEET Z1.01 1OF 3

08-285-SPHXA

Z:\06097\Z1.1 Little Sisters of the Poor\dwg\Z1.01_Zoning_Cover_Sheet.dwg, 1/2/2008 9:53:37 AM -- Copyright, Site Resources, Inc.



PETITIONER'S
EXHIBIT NO. 12

PEOPLE ARCHITECTURE
CSD

Cochran, Stephenson & Donkervoet, Inc.
The Warehouse at Camden Yards
329 West Camden Street
Baltimore, MD 21201
www.cedarch.com

NORTH

SCALE: 1" = 50'

St. Martin's Home

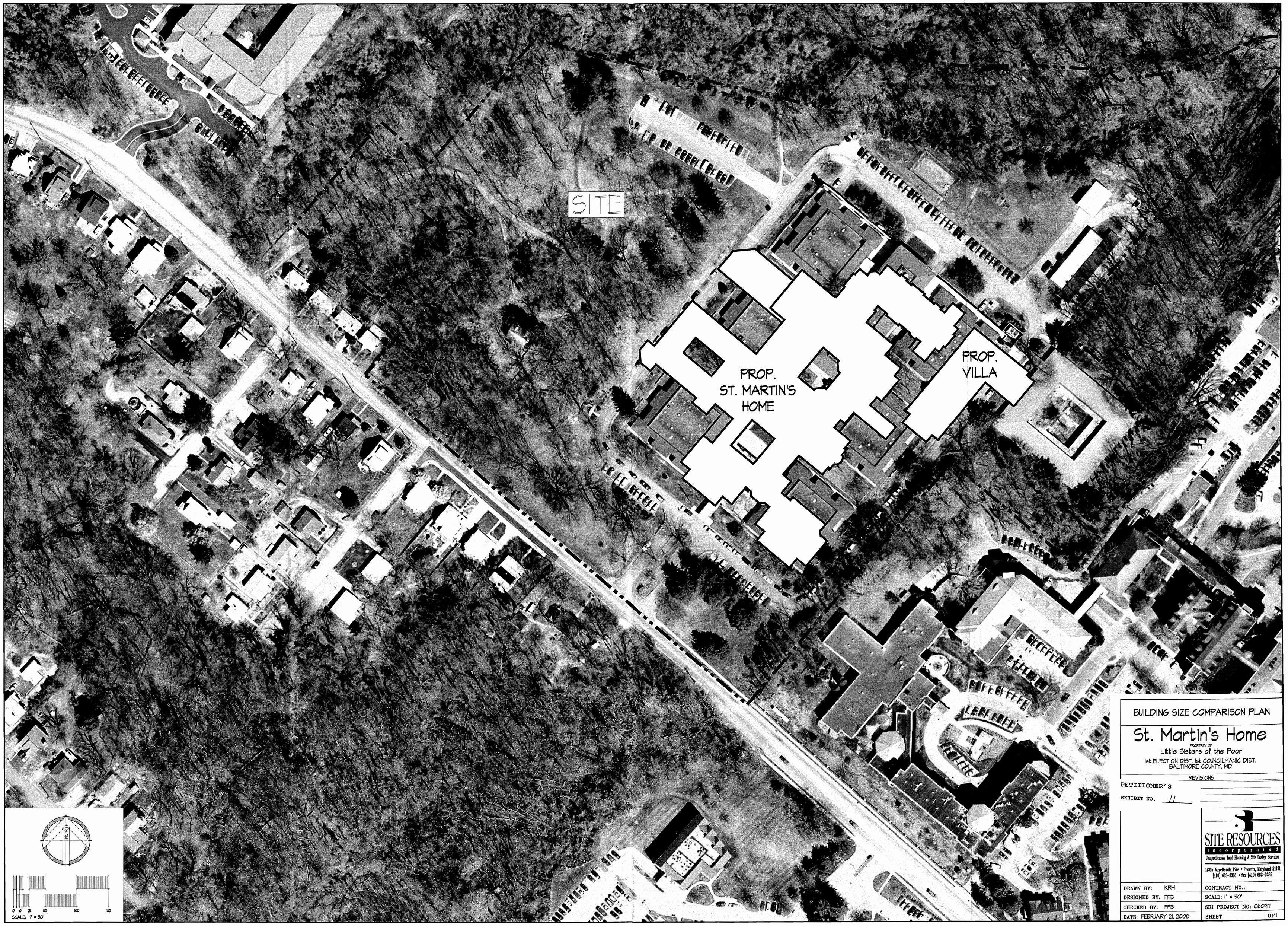
PROPERTY OF
Little Sisters of the Poor
at ELECTION DIST, BALTIMORE COUNTY, MD

Sheet:
Final Schematic Site Plan

Date: Sept. 25, 2007

Scale: 1" = 50'

SITE RESOURCES
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BUILDING SIZE COMPARISON PLAN

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor

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

REVISIONS

PETITIONER'S

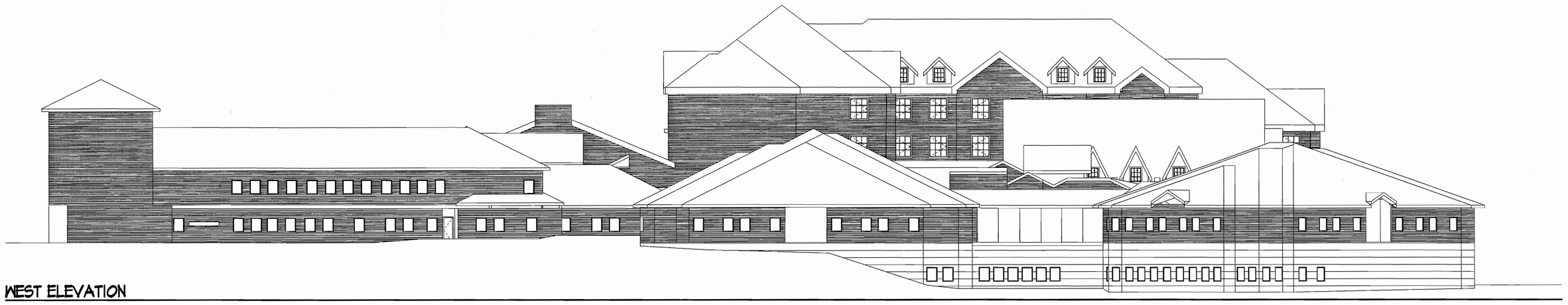
EXHIBIT NO. 11

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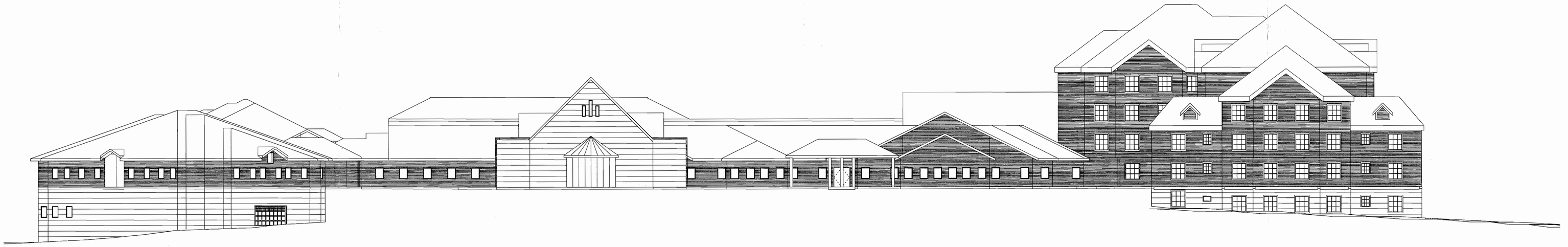
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DESIGNED BY: FPB	SCALE: 1" = 50'
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET 1 OF 1



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PETITIONER'S
EXHIBIT NO. 10

BUILDING ELEVATIONS

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST. 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

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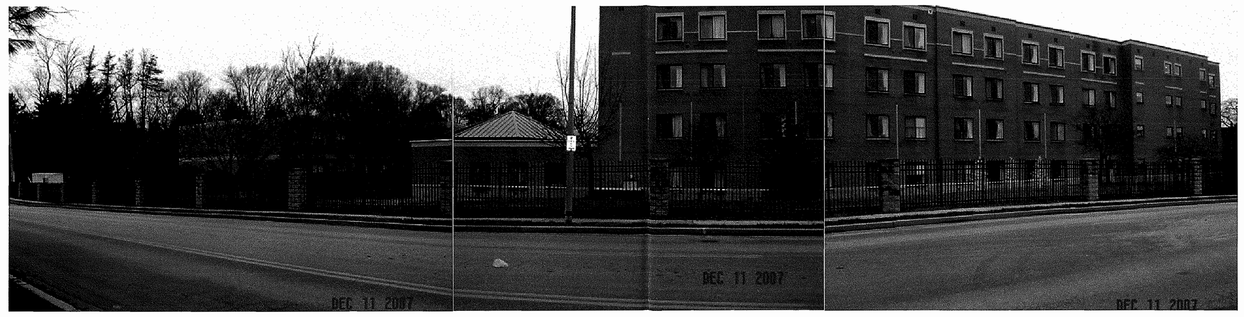
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DESIGNED BY: FPB	SCALE: 1/16"=1'-0"
CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET 1 OF 1



(A) VIEW OF FRONT ENTRANCE



(J) VIEW OF CARPORT & MAINTENANCE BUILDING



(O) VIEW OF CHARLESTOWN RETIREMENT COMMUNITY



(B) VIEW OF ENTRANCE DRIVE



(F) VIEW OF REAR OF BUILDING



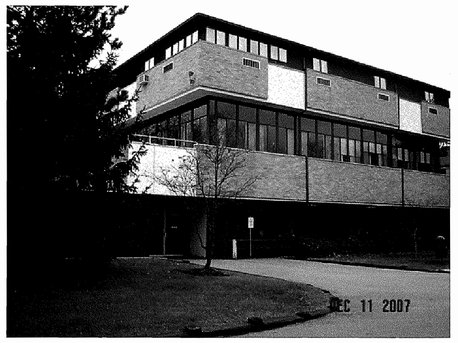
(K) VIEW OF PARKVIEW AT CATONSVILLE



(P) VIEW FACING EAST FROM CHARLESTOWN



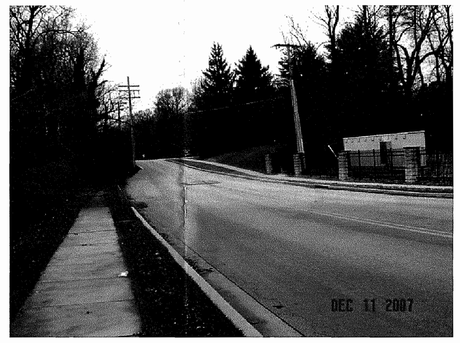
(C) VIEW FACING EAST FROM ENTRANCE DRIVE



(G) VIEW OF REAR OF BUILDING



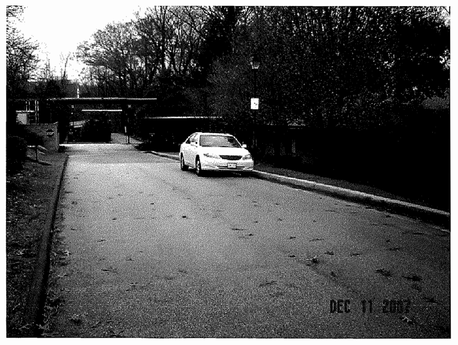
(L) VIEW FACING EAST FROM PARKVIEW



(Q) VIEW FACING WEST FROM CHARLESTOWN



(D) VIEW OF RESIDENTIAL TRANSITION AREA



(H) VIEW OF SULPICIANS FATHERS RESIDENCE



(M) VIEW OF NEIGHBORING HOMES



(E) VIEW OF RESIDENTIAL TRANSITION AREA



(I) VIEW OF CARPORT



(N) VIEW OF NEIGHBORING HOMES

PETITIONER'S
EXHIBIT NO. 9

SITE PHOTOS
TO ACCOMPANY COMPATIBILITY ANALYSIS

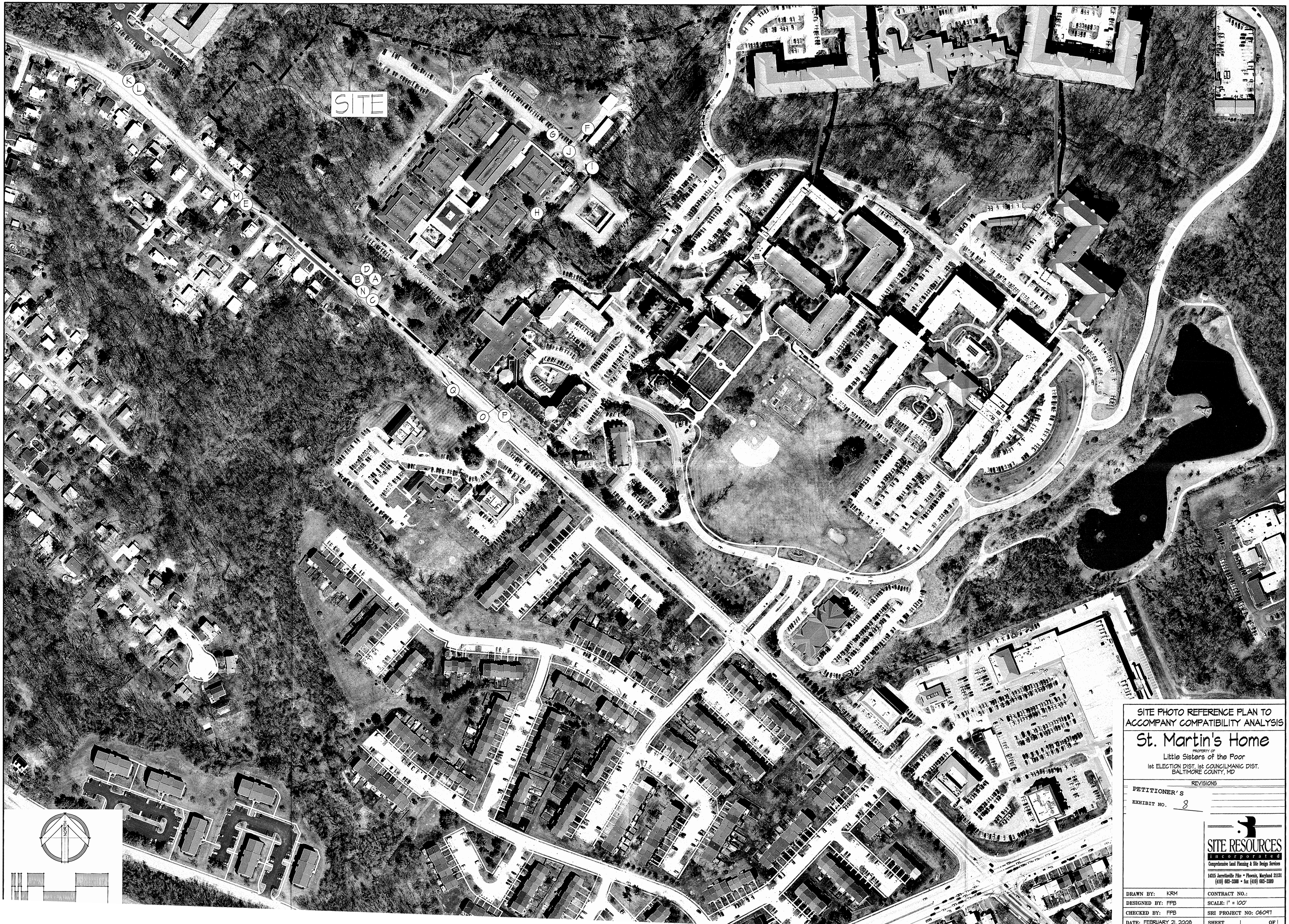
St. Martin's Home

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CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET 3 OF 1



SITE PHOTO REFERENCE PLAN TO ACCOMPANY COMPATIBILITY ANALYSIS

St. Martin's Home

PROPERTY OF
Little Sisters of the Poor
1st ELECTION DIST, 1st COUNCILMANIC DIST.
BALTIMORE COUNTY, MD

REVISIONS

PETITIONER'S
EXHIBIT NO. 8

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CHECKED BY: FPB	SRI PROJECT NO: 06097
DATE: FEBRUARY 21, 2008	SHEET 1 OF 1