

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
S/S Milford Mill Road, 400' S c/line of		
Reisterstown Rd	*	ZONING COMMISSIONER
(3 Milford Mill Road)		
3 rd Election District	*	OF
2 nd Council District		
	*	BALTIMORE COUNTY
Prologue, Inc.		
Petitioner	*	Case No. 2009-0156-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by Jennifer R. Busse, Esquire, and Sendy Rommell, as President of Prologue, Inc., the legal owner of the subject property. The Petitioner requests special exception relief in accordance with the Baltimore County Zoning Regulations (B.C.Z.R.) Section 502.5.A to permit the renewal of the special exception granted in Case Number 04-320-X for a community care center in an R.O. zone pursuant to Section 204.3B.1 of the B.C.Z.R. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 3.

Appearing at the requisite public hearing in support of the request were Molly Coffay and Sendy Rommel, President and Chief Executive Officer of Prologue, Inc. Jennifer R. Busse, Esquire, with Whiteford, Taylor & Preston, LLP appeared as counsel for the Petitioner, and Mitchell J. Kellman, a zoning consultant with Daft-McCune-Walker, Inc., the engineering firm who prepared the site plan for this property, appeared and testified in favor of renewing the special exception approval previously granted. There were no Protestants or other interested persons in attendance at the public hearing. Ryan Minnehan and Eduardo Azcarate, law students, observed the proceedings as part of their legal education requirement.

Testimony and evidence offered revealed that the subject property is irregular shaped and located between Linden Terrace and Milford Mill Road, just west of Reisterstown Road, not far from the Suburban Golf and Country Club in Pikesville. The property contains a gross area of

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 Date 3-5-09
 By [Signature]

1.537 acres of land zoned R.O., and is presently improved with a three-story building serving as a community care center. Petitioner submitted an aerial photograph of the property prior to the construction of the existing building, which was marked and accepted into evidence as Petitioner's Exhibit 1. The photograph shows the condition of the property at the time that approval was granted to build and operate the community care center with its associated parking plan in Case Number 04-320-X. Petitioner also submitted a series of photographs illustrating existing conditions, which were marked as Petitioner's Exhibits 2A-H. The photographs reveal an attractive three-story brick building that was constructed according to the conditions imposed by the then Zoning Commissioner Lawrence E. Schmidt in his Order dated April 12, 2004. Today, Petitioners simply request, albeit expensive to do so, the renewal of the previous relief granted in Case Number 04-320-X, as is required by B.C.Z.R. Section 502.5.A.

Testimony at the public hearing revealed that Prologue, Inc. is a non-profit organization that provides services for individuals afflicted with mental illness. The organization conducts classes and group studies for its clients to provide job skills and assistance with daily living activities. The building on the subject property fronts on Milford Mill Road and access thereto is solely from that roadway. In this regard, the rear of the property abuts Linden Terrace; however, there is no access to the site from that road, due to the existence of residences on the other side of Linden Terrace. Additionally, landscaping and buffering in the rear of the site shield the building and attendant parking lot from those residences. Approximately 130 people are enrolled in Prologue's program and 45 to 60 attend classes at the site each day. Some receive more intensive services, while others appear less often. Prologue acts as an extended family for those individuals and there are approximately 100 employees, including full and part-time staff. The facility is licensed by the State of Maryland and does not provide any residential accommodations. The Petitioner filed the instant petition for special exception in an effort to continue to offer these services to the surrounding community.

The Zoning Advisory Committee (ZAC) comments were received from the Office of Planning dated February 5, 2009. The Office commented that the plan is in compliance with

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Date 3-5-09
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their original ZAC comment as well as the comments of the Design Review Panel with the exception of the material used for the dumpster surround. See Planning Office Comment #2: *"The dumpster location intrudes into the public area. Relocate the dumpster back from the public right of way. Provide a brick enclosure."* A vinyl dumpster surround was constructed in lieu of a brick enclosure. The enclosure has been located away from Milford Mill Road as was originally conditioned and is screened with landscaping. The Office of Planning does not object to the material used as the dumpster is well constructed and well maintained. The Office of Planning recommends that the wording of the original condition be changed to delete the word "brick". In addition, the recycling dumpster should be relocated to the other side of the enclosure so that it is not visible from Milford Mill Road. With this change, the Office of Planning recommends approval of this Special Exception as the use is otherwise fully in compliance with the original Order and the use is a community benefit. Furthermore, as long as Prologue is the owner and operator of the community care center, and the use is in compliance with the special exception hearing approval, the Office of Planning supports continued use as such.

After considering all of the evidence and testimony presented at the public hearing, I am convinced that the requested extension of the previously granted special exception should be granted. A community care center is defined in Section 101 of the B.C.Z.R. as follows:

"A small scale facility, sponsored or operated by a private charitable organization or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counseling, supervision or rehabilitation of alcoholics or drug abusers, or of the physically or mentally handicapped, or abused individuals who are not subject to incarceration or in need of hospitalization."

Since Prologue's operation admittedly falls within this definition, the special exception granted in Case Number 04-320-X is subject to the additional restrictions imposed by Section 502.5.A of the B.C.Z.R., which states that:

"Any special exception or renewal thereof granted for a community care center under the authority of these regulations shall be for the limited duration of five

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Date 3-5-04
BY [signature]

years and shall thereafter be of no further force and effect, unless, no later than three months prior to the expiration of such special exception application is filed for renewal. Applications for renewal shall be heard by the Zoning Commissioner as in the case of an original petition, except that additional testimony and competent evidence shall be presented pertaining to applicant's standard of performance of the requirements imposed in the original order or any renewal order. Such renewal order, if granted, may impose new or amended conditions as may be appropriate."

I am convinced after considering the testimony and evidence presented at the hearing that the requested extension of the special exception is warranted and should be granted. All of the uncontradicted testimony is persuasive to a finding that Prologue operates a nonprofit service that benefits the surrounding community. The structure that houses Prologue's operation is an attractive brick building that adds to the aesthetic nature of the community, and the services provided therein have undoubtedly helped hundreds of mentally ill County residents without having any negative effect on the surrounding locale. Accordingly, I am convinced that the requested extension should be granted. This approval will be subject to one (1) amended condition that addresses the Office of Planning's comment regarding the vinyl, rather than brick, closure to the existing dumpster on the property. The community care center, and parking layout, will be approved for another five (5) years as permitted by the B.C.Z.R.

It must be noted that Section 502.5.A of the B.C.Z.R. has only been the subject of one (1) prior zoning case in recent memory. *See*, Case No. 05-065-SPHA. Since the prior case did not provide a wealth of analysis, the review of Section 502.5.A in this case is somewhat of a case of first impression. Presumably, this Section reflects the County Council's interest in periodically checking in on community care centers because of the impact that they could potentially have on the surrounding community. However, it must be noted that this regulation effectively places a substantial drain on resources for a non-profit organization such as Prologue.

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3-5-8
23

Section 502.5.A in effect forces nonprofit companies such as Prologue to spend valuable time and money every five (5) years on the services of both the attorney and engineering firm needed to pursue relief from this Commission. This appears inequitable given that the renewal requirement is not placed on any other special exception uses, and the Baltimore County Permits & Development Management's Zoning Enforcement Division could potentially be relied upon to force such an entity to a public hearing in the event that specific violations were alleged.

With regard to state licensing controls, which also monitor community care centers, the provisions fall under Maryland regulations pertaining to community and mental health programs. Prologue offers a psychiatric rehabilitation program and its operations are overseen by the Maryland Office of Health Care Quality. That office responds to complaints and concerns submitted by the public or elected officials and it conducts regular inspections. Inspectors can appear on site without advance notice. Licenses are issued by that office and can be valid up to a period of three (3) years. Perhaps an option moving forward would be for the Office of Planning and Department of Permits & Development Management to inspect these sites every five (5) years to ensure there are no concerns with the continued operation. Alternatively, nonprofit organizations such as Prologue could request a continuation of their special exception use via a request sent by letter to the Director of the Department of Permits & Development Management every five (5) years which would prompt an inspection by the County. While B.C.Z.R. Section 502.5.A states that applications for renewal must be heard by the Zoning Commissioner, perhaps this process could be conducted informally through a simple letter from counsel or by way of a Petition for Special Hearing if there have been significant site plan changes.

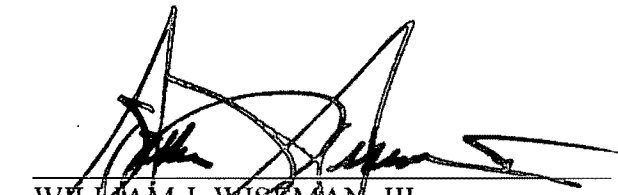
COPIES RECEIVED FOR FILING
Date 3-5-09
By [signature]

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

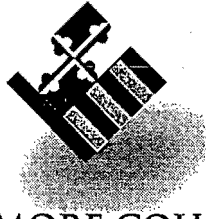
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of March 2009 that the Petition for Special Exception filed pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) Section 502.5.A to permit the renewal of the special exception previously granted in Case Number 04-320-X for a community care center and modified parking plan in an R.O. zone per B.C.Z.R. Section 204.3B.1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner is hereby made aware that this Order is subject to the thirty (30) day appeal provisions of Section 32-3-401 of the Baltimore County Code.
2. Petitioner shall be allowed to maintain the vinyl dumpster surround that was constructed in lieu of the brick enclosure that was originally required in Case No. 04-320-X.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECORDED FOR FILING
Date 3-5-09
By 193



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 5, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Jennifer R. Busse, Esquire
Whiteford, Taylor & Preston, L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, MD 21204

IN RE: PETITION FOR SPECIAL EXCEPTION

S/S Milford Mill Road, 400' S c/line of Reisterstown Rd
(3 Milford Mill Road)
3rd Election District - 2nd Council District
Prologue, Inc.- Petitioner
Case No. 2009-0156-X

Dear Ms. Busse:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Molly Coffay & Sendy Rommel, Prologue, Inc., 3 Milford Mill Road, Pikesville, MD 21208
Mitchell J. Kellman, Daft-McCune-Walker, Inc., 200 East Pennsylvania Avenue,
Towson, MD 21286
Ryan Minnehan, 209 Stanmore Road, Baltimore, MD 21212
Eduardo Azcarate, 1209 Brook Hollow Road, Towson, MD 21286
People's Counsel; Office of Planning; File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3 Milford Mill Rd
which is presently zoned RO

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Jennifer R. Busse, Esq.

Name - Type or Print

City

Signature

Whiteford, Taylor & Preston L.L.P.

Company

Towson Commons, Suite 300, One W. Pennsylvania Avenue

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Prologue, Inc.

Name - Type or Print

Signature

by: Sandy Rommel (President)

Name - Type or Print

Signature

3 Milford Mill Road

410.653.6190

Address

Telephone No.

Pikesville, MD 21208

State

Zip Code

Representative to be Contacted:

Jennifer R. Busse, Esq.

Name Whiteford, Taylor & Preston L.L.P.

Towson Commons, Suite 300, One W. Pennsylvania Avenue

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 2009-0156-X

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 3-5-09
By 19W

Attachment to Petition for Special Exception
3 Milford Mill Road
Zoned R.O.

Per BCZR §502.5A, Petition for Special Exception to permit the renewal of a previously granted special exception for a Community Care Center in the R.O. Zone per BCZR §204.3B.1 and the previously approved modified parking plan.



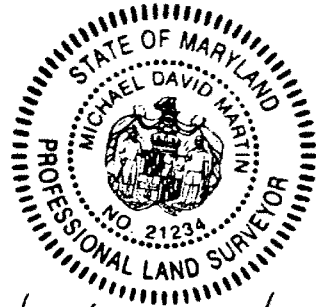
Description
To Accompany Petition for Special Exception
1.537 Acre Parcel
Third Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Reisterstown Road and the centerline of Milford Mill Road, (1) Southwesterly 285 feet, more or less, and thence (2) Southeasterly 35 feet, more or less, thence running for the twelve following courses and distances, viz: (1) South 37 degrees 33 minutes 14 seconds East 206.00 feet, thence (2) South 52 degrees 26 minutes 46 seconds West 100.00 feet, thence (3) South 37 degrees 33 minutes 14 seconds East 22.50 feet, thence (4) South 52 degrees 26 minutes 46 seconds West 245.61 feet, thence (5) North 37 degrees 31 minutes 14 seconds West 163.76 feet, thence (6) North 41 degrees 11 minutes 27 seconds East 86.98 feet, thence (7) North 36 degrees 41 minutes 14 seconds West 5.79 feet, thence (8) North 40 degrees 25 minutes 23 seconds East 36.20 feet, thence (9) North 53 degrees 08 minutes 09 seconds East 64.64 feet, thence (10) North 36 degrees 19 minutes 14 seconds West 14.43 feet, thence (11) Northeasterly by a line curving to the right, having a radius of 1320.95 feet, for a distance of 154.52 feet (the arc of said curve being subtended by a chord bearing North 44 degrees 42 minutes 44 seconds East 154.43 feet), and thence (12) North 52 degrees 26 minutes 46 seconds East 6.74 feet to the point of beginning; containing 1.537 acres of land, more or less.

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

November 24, 2008

Project No. 03103.PI (L03103.PI)



Michael D. Martin
11/24/08

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No

10

Date _____

10

[illegible]

Rec
From

Feb 1907

FOR

2009/10/16

DISTRIBUTION

WHITE - CASHIER

PINK-AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

7256

[illegible]

THE UNIVERSITY OF CHICAGO

THE

THE UNIVERSITY OF CHICAGO

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THE UNIVERSITY OF CHICAGO

RECEIVED

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: # 2009-0156-X

3 Milford Mill Road

S/side of Milford Mill Road, 400 ft. s/of the centerline of Reisterstown Road

3rd Election District — 2nd Councilmanic District

Legal Owner(s): Prologue, Inc.

Special Exception: to permit the renewal of a previously granted special exception for a community care center in the R.O. zone.

Hearing: Thursday, February 12, 2009 at 9:00 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 1/7/08 Jan. '07

192932

CERTIFICATE OF PUBLICATION

1/29/2009

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 1/27/2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0156-X

Petitioner/Developer: _____

Prologue, Inc.

Date of Hearing/closing Feb 12 2009

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

Attn : Kristin Matthews

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 .

3 Milford Mill Rd.

The sign(s) were posted on Jan 28, 2009
(Month, Day, Year)

Sincerely,

Robert Black 1-28-09
(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)

ZONING NOTICE

CASE # 2009-0156-X

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

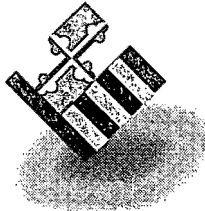
Room 106, County Office Building
PLACE: 111 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: THURSDAY, FEBRUARY 12, 2009 AT 9:00A.M.

REQUEST SPECIAL EXCEPTION TO PERMIT THE RENEWAL OF
A PREVIOUSLY GRANTED SPECIAL EXCEPTION FOR A COMMUNITY
CARE CENTER IN THE R.O. ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 387-3391

NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 13, 2009
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: 2009-0156-X

3 Milford Mill Road

S/side of Milford Mill Road, 400 ft. s/of the centerline of Reisterstown Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Prologue, Inc.

Special Exception to permit the renewal of a previously granted special exception for a community care center in the R.O. zone.

Hearing: Thursday, February 12, 2009 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Jennifer Busse, Towson Commons, One Pennsylvania Avenue, Ste. 300, Towson 21204
Prologue, Inc., Sandy Rommel, 3 Milford Mill Road, Pikesville 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 28, 2009.**
- (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, January 27, 2009 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
One W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

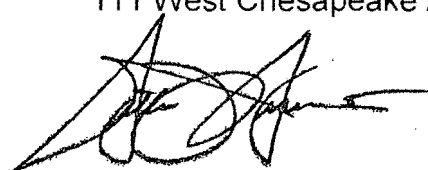
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111 West Chesapeake Avenue, Towson 21204



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.

**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: 2009-0156-X

Petitioner: Prologue, Inc.

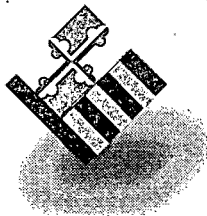
Address or Location: 3 Milford Mill Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Basse, Esq. c/o Whitford, Taylor & Preston

Address: 2 One W. Pennsylvania Ave., Ste. 300
Towson, MD 21204

Telephone Number: 410 832 2077



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
February 4, 2009

Jennifer R. Busse
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Ave. Ste. 300
Towson, Md 21204

Dear: Jennifer R. Busse

RE: Case Number 2009-0156-X, 3 Milford Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 26, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Prologue Inc.; 3 Milford Mill Rd.; Pikesville, MD 21208

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 10, 2008

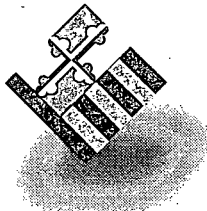
FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2008
Item No.: 2009-149, 150, 151, 152,
154, 156 & 157

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

DAK:CEN:cab
cc: File

ZAC-12152008-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 15, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 15, 2008

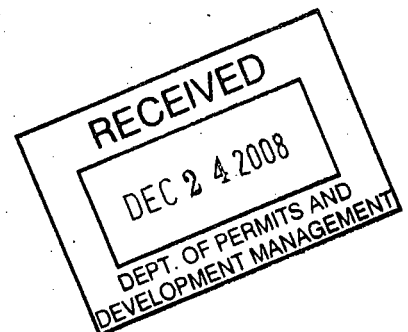
Item Numbers 0541, 0121, 0146, 0147, 0149, 0150, 0151, 0152, 0154, 0155, 0156, 0157

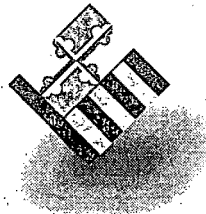
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6th 2009

Item Numbers: 0152, 0156, 0157, 0158, 0160, 0161, 0162, 0163, 0164, 0165

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 12/16/2008

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

RE: Baltimore County
Item No 2009-0156-X
3 MILFORD MILL RD
PROLOGUE, INC.
SPECIAL EXCEPTION

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. 2009-0156-X.

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,

Fo 21 Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
3 Milford Mill Road; S/S Milford Mill Road, *
400' S c/line of Reisterstown Road * ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Prologue, Inc * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-156-X

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

DEC 09 2008

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of December, 2008, a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, One W. Pennsylvania Avenue, Suite 300, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2009

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

SUBJECT: 3 Milford Mill Road

INFORMATION:

Item Number: 9-156

Petitioner: Prologue, Inc.

Zoning: RO, Residential Office

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The instant request is to allow the continued use of a community care center, Prologue, on the property known as 3 Milford Mill Road. It should be noted that the project was reviewed and recommended for approval by the Design Review Panel due to its location within the Pikesville Revitalization District. Zoning Commissioner Schmidt granted a Special Exception in 2004 subject to compliance with the Office of Planning's ZAC comment dated March 15, 2004.

The building has been constructed and occupied and is an asset for the Pikesville community. Pursuant to Section 502.5A., applications for renewal are heard as though this was an original petition.

SUMMARY OF RECOMMENDATIONS:

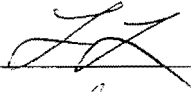
The plan and architecture are in compliance with the original Planning Office ZAC and DRP comments with the exception of the material used for the dumpster surround. Planning Office comment #2: *"The dumpster location intrudes into public area. Relocate the dumpster back from the public right of way. Provide a brick enclosure."* A vinyl dumpster surround was constructed in lieu of a brick enclosure. The enclosure has been located away from Milford Mill Road as was originally conditioned and is screened with landscaping. The Office of Planning does not object to the material used as the dumpster is well constructed and well maintained. The Office of Planning recommends that the wording of the original condition be changed to delete the word "brick". In addition, the recycling dumpster should be relocated to the other side of the enclosure so that it is not visible from Milford Mill Road.

With this change, the Office of Planning recommends approval of this Special Exception as the use is otherwise fully in compliance with the original order and the use is a community benefit.

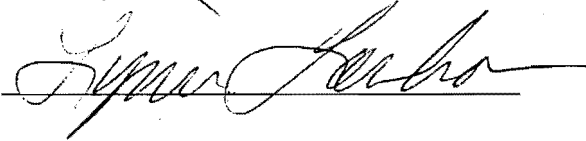
Furthermore, as long as Prologue is the owner and operator of the community care center, and the use is in compliance with the Special Exception hearing approval, the Office of Planning supports continued use as such.

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

Prepared by:



Division Chief:
AFK/LL: CM



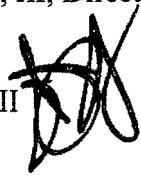
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Arnold F. "Pat" Keller, III, Director
Office of Planning

DATE: March 5, 2009

FROM: William J. Wiseman, III
Zoning Commissioner



SUBJECT: Limitations on Certain Community Care Centers, Boarding Houses and
Rooming Houses, etc. – B.C.Z.R. Section 502.5

Please find attached a recent Order issued in response to a petition filed by Prologue, Inc. As we recently discussed, B.C.Z.R. Section 502.5.A requires that a community care center renew its special exception approval every five (5) years by way of proceeding through an entire new public hearing and approval process. At pages 4 and 5 of my Order, I discuss the substantial drain on resources for a non-profit entity to comply with this regulation. As you know, I am now in my fourth year as Zoning Commissioner and this is the first case filed pursuant to Section 502.5.A. My discussions with Carl Richards in the Office of Zoning Review lead me to believe that the majority of community care centers, boarding houses and rooming houses do not comply with this regulation.

It would be my suggestion and recommendation to the County Council that the Office of Planning and Department of Permits and Development Management inspect these sites every five (5) years to ensure that there are no concerns with these operations as an alternative to relying on community care centers to follow the rules and file a petition for special exception or special hearing every five (5) years. Alternatively, Prologue and other similarly situated community care centers could send a letter to the Director of the Department of Permits and Development Management every five (5) years requesting an inspection by the County. Certainly, this would accomplish the same objective and be less oppressive than our current regulations.

Please don't hesitate to contact me if you have any questions or desire further information.

WJW:dlw
Attachment

c: W. Carl Richards, Jr., Supervisor, Office of Zoning Review, DPDM (w/attachments)
Thomas J. Peddicord, Jr., Legislative Counsel/Secretary, County Council (w/attachments)

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

March 11, 2009

William J. Wiseman, III
Baltimore County Zoning Commissioner
Jefferson Bldg., Suite 103
105 W. Chesapeake Ave.
Towson, MD 21204

RECEIVED

MAR 12 2009

ZONING COMMISSIONER

Re: Prologue Case No. 2009-0156-X
Our File No. 78443.1

Dear Mr. Wiseman:

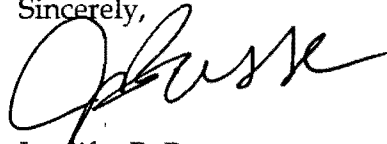
Please allow this letter to serve as confirmation regarding an item relating to your Order in the above-referenced matter. Specifically, the recycling dumpster currently located on the property is situated on the Milford Mill Road side of the general dumpster enclosure. While in my opinion it is understood that your Order provides that this recycling dumpster can remain in its present location, I thought it best to provide you with this letter so that the file is clear on this matter. If my understanding is correct, and you are in agreement on this issue, please sign below.

As was discussed at the hearing, relocating the recycling dumpster to the other side of the general dumpster enclosure would most likely reduce the use of the recycling dumpster by the community. As explained by Prologue's representatives, there has been no abuse by the community of the recycling dumpster, and it is an asset to the area. The intent of this recycling dumpster is that it be used by the surrounding residents and offices. Additionally, in the event that the recycling dumpster was relocated, it would very likely create difficulties with regard to how it would be accessed and emptied due to the parking lot configuration. The site plan clearly supports this position.

William J. Wiseman, III
March 11, 2009
Page 2

Thank you again for your attention to this matter. Please do not hesitate to contact me with any questions or concerns.

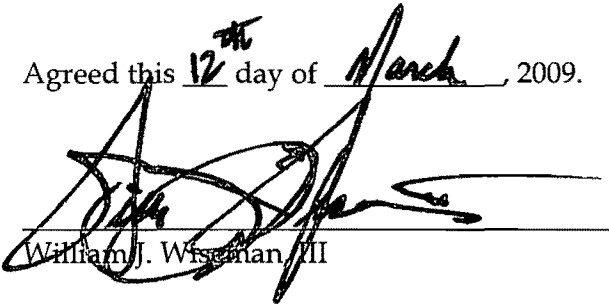
Sincerely,



Jennifer R. Busse

cc: Ms. Molly Coffay
Ms. Sendy Rommel
Mr. Mitchell J. Kellman

Agreed this 12th day of March, 2009.



William J. Wiseman, III

408481

Case # 09-0156-X

Prologue, Inc.

Petitioners SIGN IN Sheet

Jennifer R. Busse, Esq.
Whiteford, Taylor & Preston
One W. Pennsylvania Ave
Suite 300
Towson, MD 21204

Molly Coffey / (Sandy) Rommel
Prologue, Inc.
3 Midland Mill Rd
Pikesville MD 21208

Mitchell Kellman

DMW, Inc

200 East Pennsylvania Ave

Towson, MD 21286

CASE NAME 09-156-X
CASE NUMBER 2009-0156-X
DATE 2-12-09

[illegible]

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Linden Terrace, S/S Milford Mill Road,
285' SW of Reisterstown Road * ZONING COMMISSIONER
(14 Linden Terrace)
3rd Election District * ~~OF BALTIMORE COUNTY~~
2nd Council District *
Timothy Siebold & Thomas J. Seibold, Owners;
Prologue, Inc., Contract Purchasers *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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

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

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

E/S of Bloomsbury Avenue, 1,350 ft. S
centerline of Frederick Road

1st Election District

1st Councilmanic District

(205 Bloomsbury Avenue)

General German Orphans Association

By: Andre Cooper, Exec Director

Petitioners

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-065-SPHA

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 205 Bloomsbury Avenue in the Catonsville area of Baltimore County. The Petition was filed by General German Orphans Association, by Andre Cooper, Executive Director, the Petitioners and legal owners of the property. Variance relief is requested from Sections 1B01.2.C.1.a and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit non-residential principal building to building setbacks in the D.R.3.5 zone for front yard, side yard and rear yard, and variations thereof, to be as close as 20 ft. in lieu of the maximum required setback for such areas of 100 ft., as shown, dimensioned and generally configured on the accompanying site plan and to confirm that said variances will apply to any future construction within the building envelope. In addition, special hearing relief is requested pursuant to the B.C.Z.R. as follows:

1. to approve a "Building Construction and Parking Envelope" as shown on the accompanying site plan, and the configuration of the proposed buildings within such envelope generally as shown on said site plan;
2. to amend the special exception and approved site plan in Case No. 97-280 in accordance with the relief granted herein; and
3. affirm the continuation of the community care center use under B.C.Z.R., Section 502.5.A.

Case No.: 2009-0156-X

3 MILFORD MILL ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>Aerial Photograph</i>	
No. 2	<i>Collectively Photographs</i>	
No. 3	<i>Red-lined Site Plan</i>	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Baltimore County - My Neighborhood



PETITIONER' S

EXHIBIT NO.

1

PETITIONER'S

EXHIBIT NO. 2A





PETITIONER' S

EXHIBIT NO. 2B



PETITIONER'S

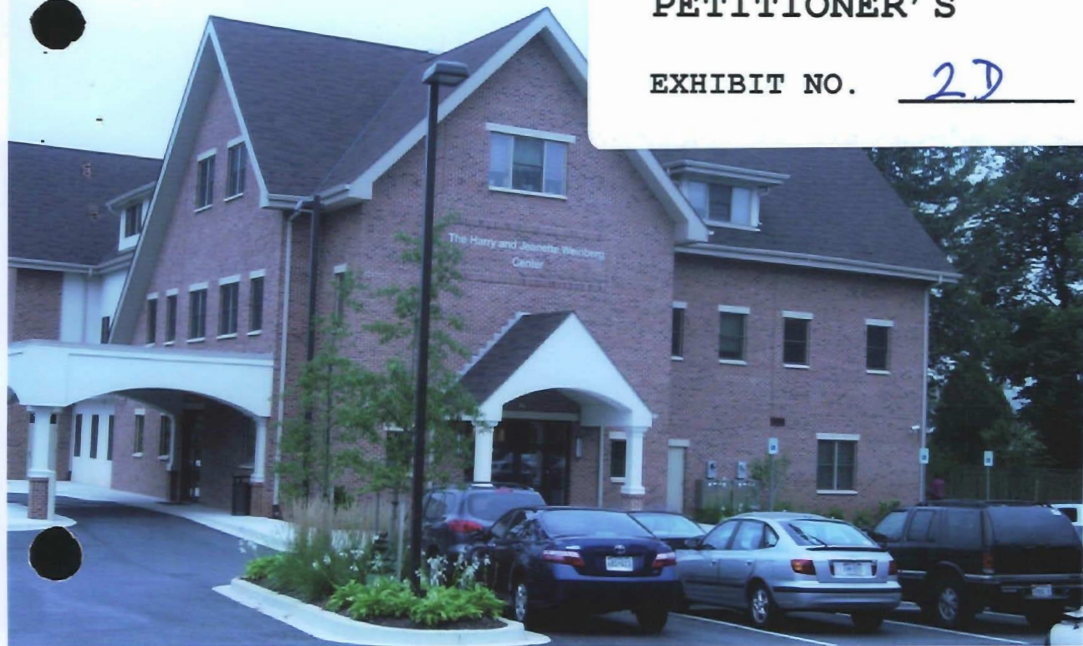
EXHIBIT NO.

2C

PETITIONER'S

EXHIBIT NO.

2D





PETITIONER' S

EXHIBIT NO. 28



PETITIONER'S

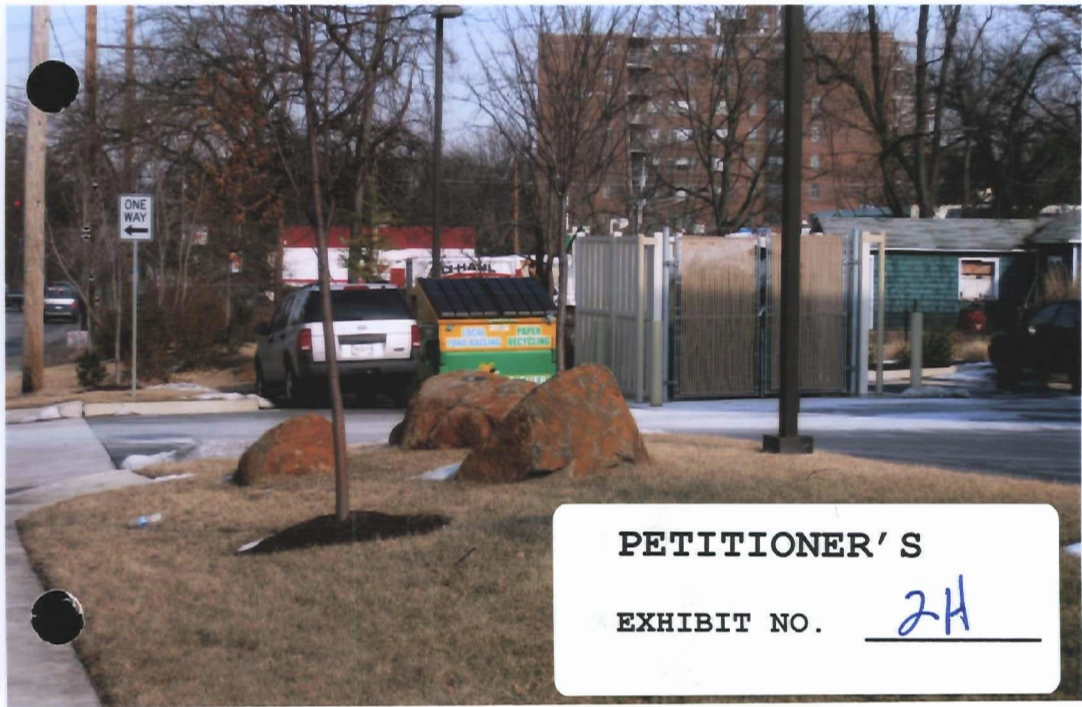
EXHIBIT NO.

2F



PETITIONER' S

EXHIBIT NO. 26



PETITIONER' S

EXHIBIT NO.

2H

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of April 2004 that the Petition for Special Exception to approve a community care center in an R.O. zone and a modified parking plan, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

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

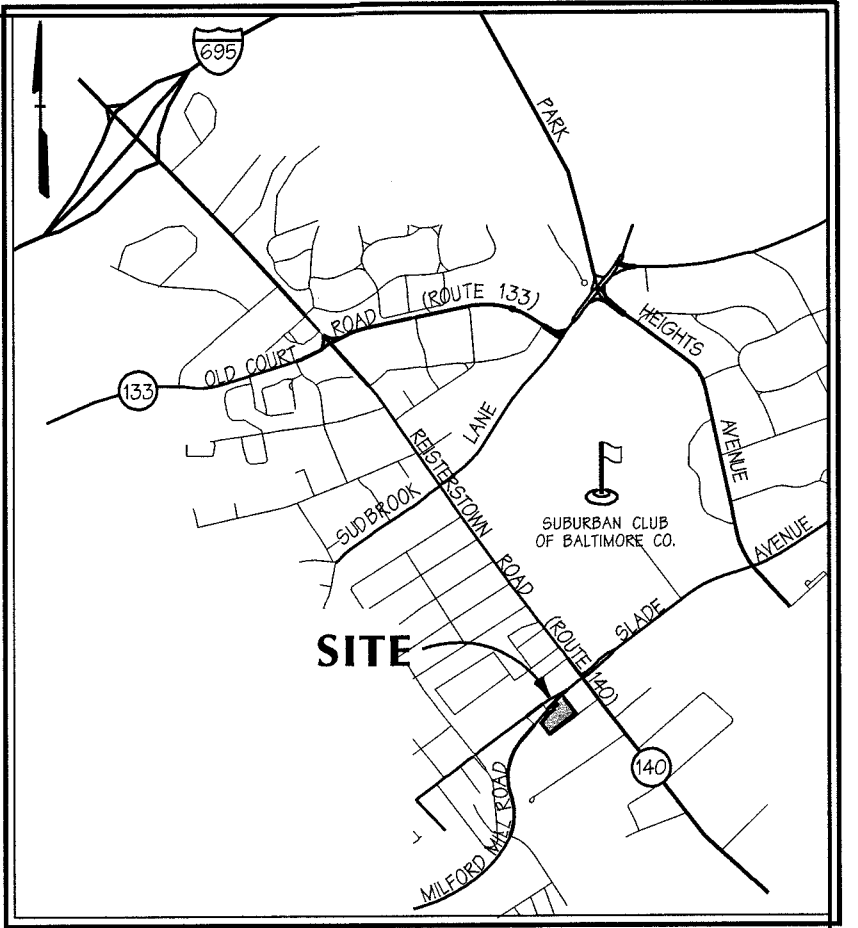
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ZONING HISTORY

1. Zoning Case No. 04-320-X

GENERAL NOTES

- Total Area of Property = ±1537 Acres (66,952 SF)
Highway Widening = ±0.127 Acres
- Current zoning on property is R.O. A special exception was granted for a Community Care Center in an R.O. zone. Zoning Map # 078B2
- Per letter from John Lewis dated 4/16/03, "The type of structure will be a non-residential principal building with setbacks as permitted in the DR 5.5 zone (by Special Exception) but it is not subject to R.T.A. setback or buffer standards."
- Height & amenity open space as limited in DR 5.5:
 - Height is 50' maximum
 - Amenity open space is not required
 - FAR does not apply
- The site is served by public water and sewer.
- The DRC number for this site is 122903B. A limited exemption was granted under section 26-171(A)(2)
- Signs conform to Baltimore County requirements
- Landscaping and lighting is provided in accordance with the Baltimore County Landscape Manual, including trees and hedge screening of parking, as required, and cut-off fixtures for lighting.
- Existing parking complies with A.D.A. regulations and with parking shown on the Parking Plan filed with the Director of P.D.M.
 - Maximum Number of Employees 56
 - Maximum Number of Guests 5
 - Number of Spaces Required 61
 - Number of Spaces Provided 73



VICINITY MAP

SCALE: 1" = 2000'

GRANTED BUILDING PERMITS:
B589259 - GRADE 68,730 SF. FOR COMMUNITY CARE CENTER
B589261 - STORM WATER MANAGEMENT PERMIT
B586353 - COMMUNITY CARE CENTER PERMIT

ZONING RELIEF REQUESTED

A SPECIAL EXCEPTION TO PERMIT THE RENEWAL OF A PREVIOUSLY GRANTED SPECIAL EXCEPTION FOR A COMMUNITY CARE CENTER IN THE R.O. ZONE PER SECTION 204.3B1 AND THE PREVIOUSLY APPROVED MODIFIED PARKING PLAN.

OWNER / DEVELOPER

Prologue Inc.
3 Milford Mill Road
Baltimore, Maryland 21208
Site Address:
3 Milford Mill Road Baltimore, MD 21208

PROPERTY TAX ACCOUNT NUMBERS TAX MAP 78

PARCEL	TAX ACCOUNT	FORMER ADDRESS
721	0323051050	14 LINDEN TERRACE
692	1600001672	12 LINDEN TERRACE
720	0319071725	10 LINDEN TERRACE
718	0302070560	8 LINDEN TERRACE
244	0303052470	6 LINDEN TERRACE
491	0316000450	4 LINDEN TERRACE
334	031067505	113 SLADE AVENUE
334	031067504	113 SLADE AVENUE
334	031067502	113 SLADE AVENUE

DATA SOURCES:

- FIELD SURVEY BY DMW, OCT. 2003
- ZONING SPECIAL EXCEPTION PLAN BY DMW, 12/29/03
- ZONING HEARING CASE NO. 04-320-X

DMW
Daft-McCune-Walker, Inc.

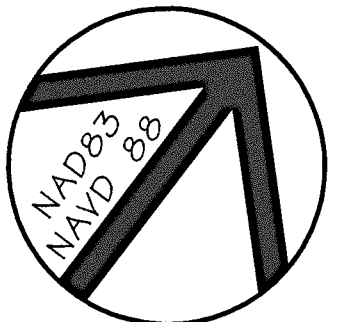
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

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

PROLOGUE PROPERTY

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMATIC DISTRICT



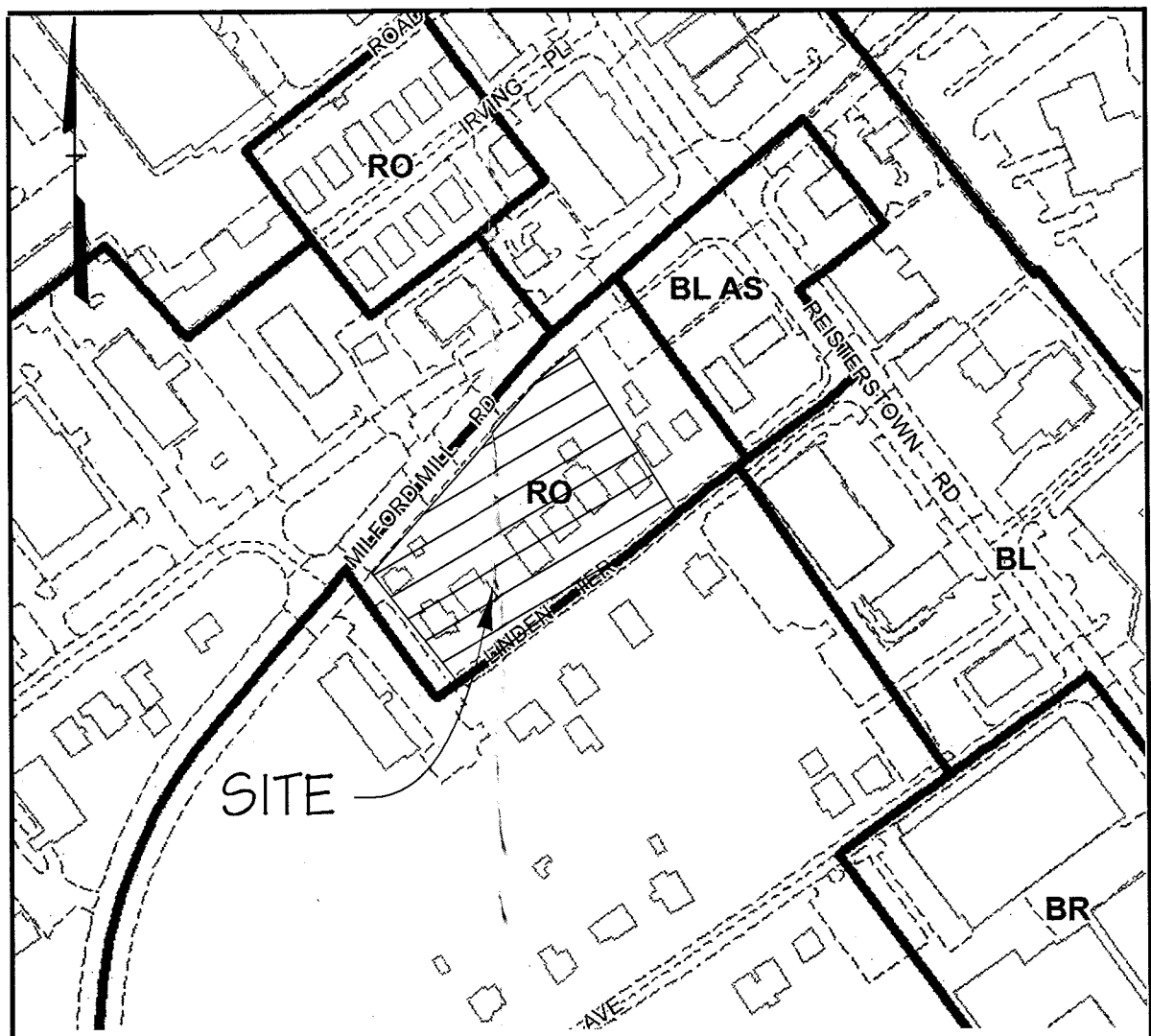
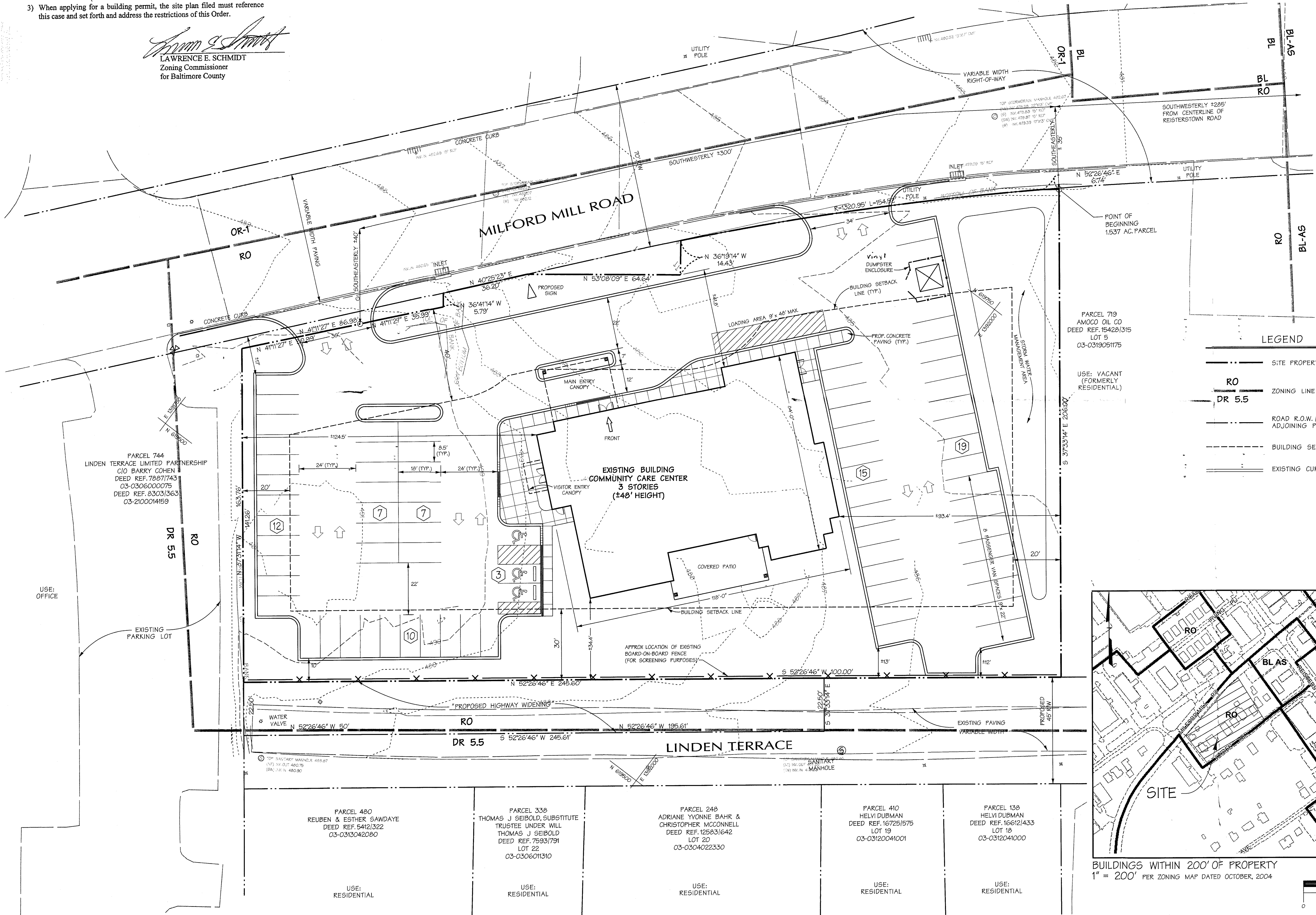
DATE	BY	REVISIONS
1-5-04	BSM	PARKING SPACES & RELATED DIMENSIONS
11-24-08	MJK	NEW SPECIAL EXCEPTION PLAN
2-11-09	MJK	REVISED PARKING PLAN

PETITIONER'S

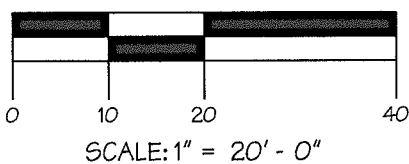
EXHIBIT NO. 3

ISSUE DATES	BASE:	EM
REVIEW: 11-24-08	DRAWN:	EM
BID:	DESIGNED:	EM/BSM
PERMIT:	CHECKED BY:	MJK
CONSTRUCTION:	DATE CHECKED:	2/11/09
SCALE: 1" = 20'	DRAWING:	
PROJECT NO.: 03103.F1		

1 of 1



BUILDINGS WITHIN 200' OF PROPERTY
1" = 200' PER ZONING MAP DATED OCTOBER, 2004



WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of April 2004 that the Petition for Special Exception to approve a community care center in an R.O. zone and a modified parking plan, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

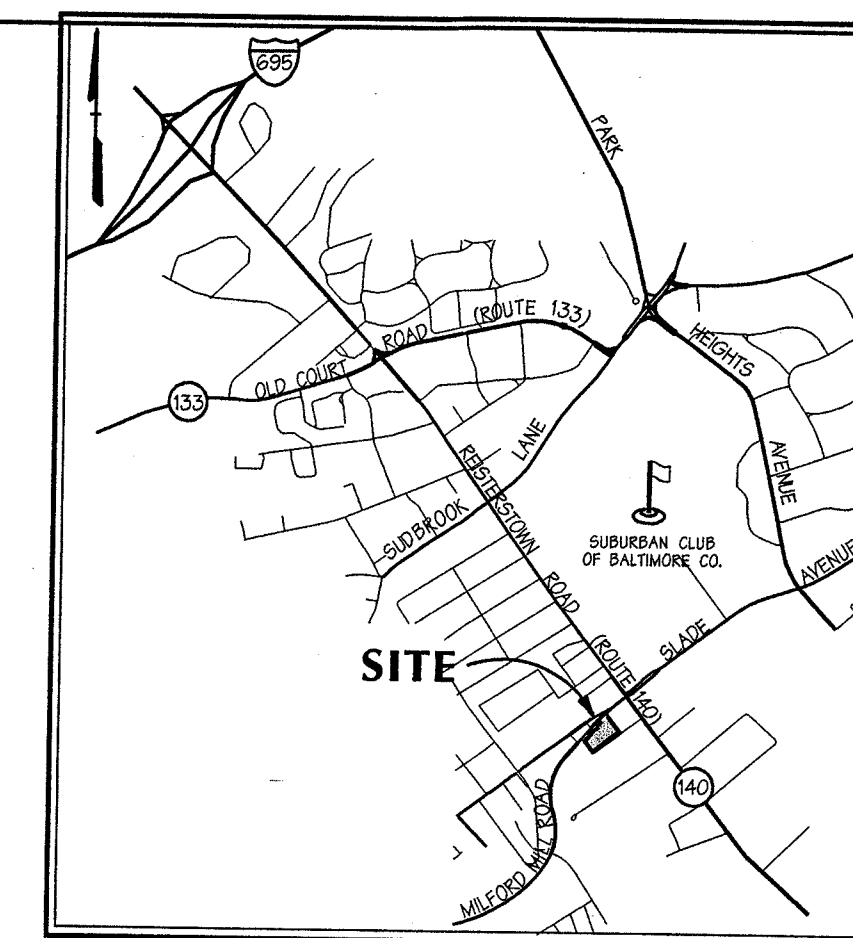
ZONING HISTORY

1. Zoning Case No. 04-320-X

GENERAL NOTES

- Total Area of Property = ±1,537 Acres (66,952 SF)
Highway Widening = ±0.127 Acres
- Current zoning on property is R.O. A special exception was granted for a Community Care Center in an R.O. zone. Zoning Map # 07882
- Per letter from John Lewis dated 4/16/03, "The type of structure will be a non-residential principal building with setbacks...as permitted in the DR 5.5 zone (by Special Exception) but it is not subject to R.T.A. setback or buffer standards."
- Height & amenity open space as limited in DR 5.5:
 - Height is 50' maximum
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- Signs will conform to Baltimore County requirements
- Landscaping and lighting is provided in accordance with the Baltimore County Landscape Manual, including trees and hedge screening of parking, as required, and cut-off fixtures for lighting.
- Proposed parking complies with A.D.A. regulations and with parking shown on the Parking Plan filed with the Director of P.D.M.
 - Maximum Number of Employees 56
 - Maximum Number of Guests 5
 - Number of Spaces Required 61
 - Number of Spaces Provided 73

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



VICINITY MAP

SCALE: 1" = 2000'

GRANTED BUILDING PERMITS:
B589259 - GRADE 68,730 SF. FOR COMMUNITY CARE CENTER
B589261 - STORM WATER MANAGEMENT PERMIT
B586353 - COMMUNITY CARE CENTER PERMIT

ZONING RELIEF REQUESTED

A SPECIAL EXCEPTION TO PERMIT THE RENEWAL OF A PREVIOUSLY GRANTED SPECIAL EXCEPTION FOR A COMMUNITY CARE CENTER IN THE R.O. ZONE PER SECTION 204-384 AND THE PREVIOUSLY APPROVED MODIFIED PARKING PLAN.

OWNER / DEVELOPER

Prologue Inc.
3 Milford Mill Road
Baltimore, Maryland 21208
Site Address:
3 Milford Mill Road Baltimore, MD 21208

PROPERTY TAX ACCOUNT NUMBERS

TAX MAP 78

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334	0311067504	113 SLADE AVENUE
334	0311067502	113 SLADE AVENUE

DATA SOURCES:

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- ZONING HEARING CASE NO. 04-320-X

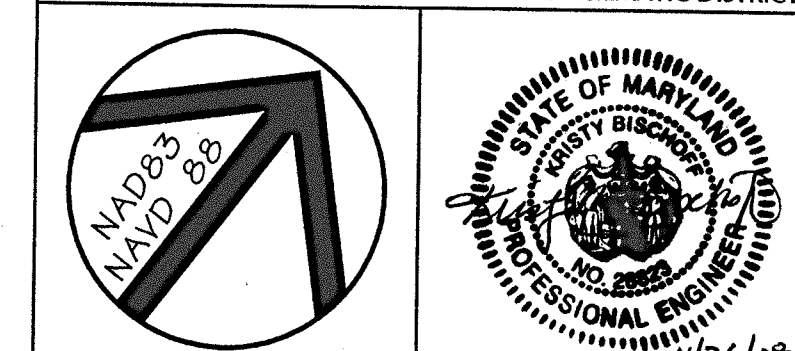
DMW
Duff-McCune-Walker, Inc.

A Team of Land Planners,
200 East Pennsylvania Avenue
Towson, Maryland 21206
Landscape Architects,
(410) 296-3333
Engineers, Surveyors &
Fox 296-4705
Environmental Professionals

PROLOGUE PROPERTY

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMATIC DISTRICT

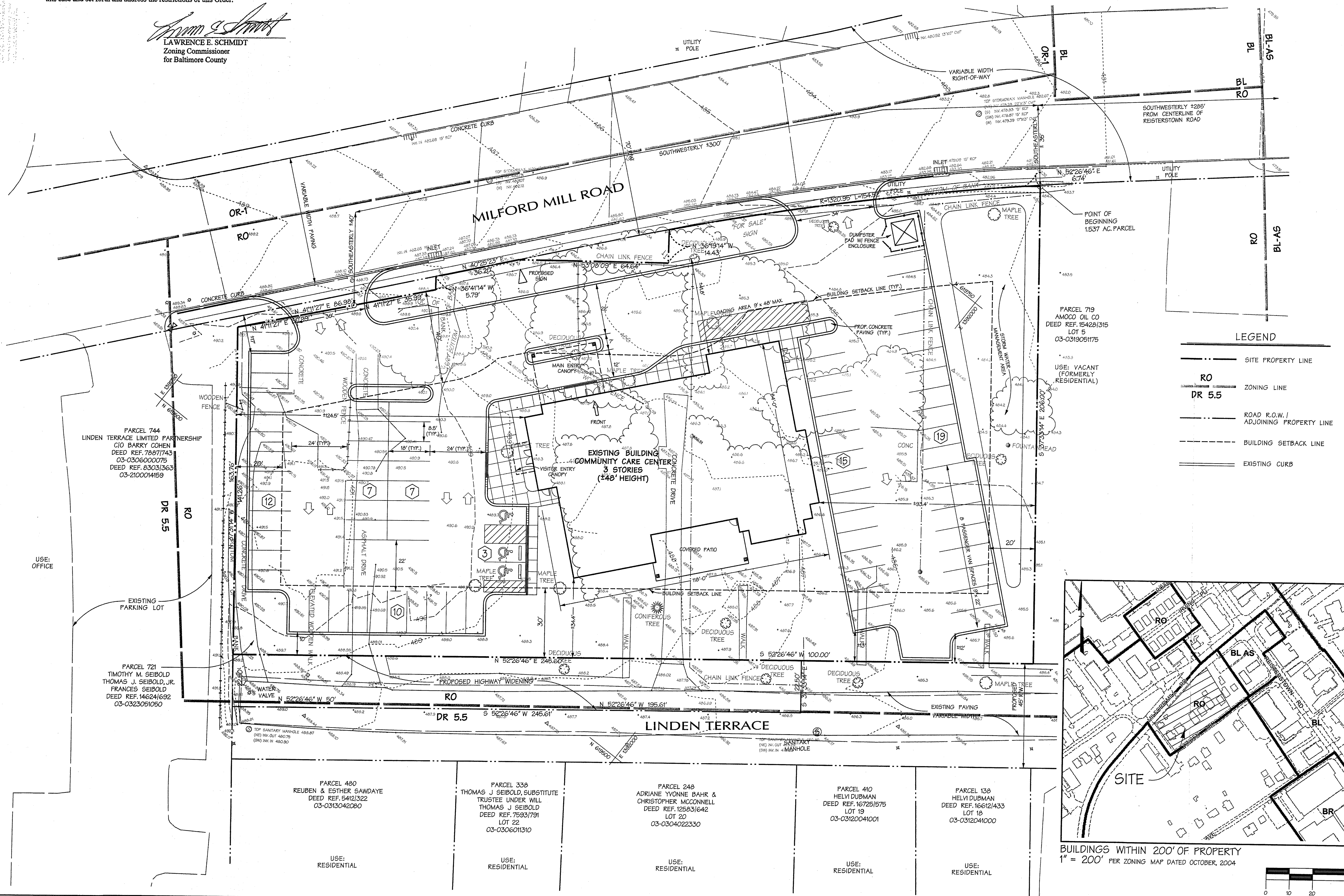


DATE	BY	REVISIONS
1-5-04	BSM	PARKING SPACES & RELATED DIMENSIONS

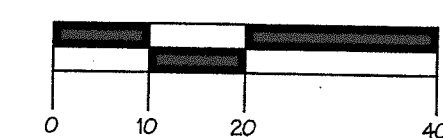
ISSUE DATES	BASE:	EM
REVIEW:	11-24-08	EM
DRAWN:		EM/BSM
DESIGNED:		EM/BSM
CHECKED BY:		EM/BSM
DATE CHECKED:	4/26/03	
DRAWING:		
PROJECT NO.:	03103.P1	

1 of 1

Tue Nov 28 03:02:42 2006 Email Info on P:\Special Exception\03103



BUILDINGS WITHIN 200' OF PROPERTY
1" = 200' PER ZONING MAP DATED OCTOBER, 2004





Plan Sheet: 078B2

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

077C1	078A1	078B1	078C1	079A1
077C2	078A2	078B2		
077C3	078A3	078B3		

Scale

1" = 200'

0 100 200 400
Feet

1

Data Sources:
Planimetric Data - Baltimore County
OT/IGIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004