

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW side of Glen Arm Road; 1000 feet		
SW of the c/l of Notchcliff Lane	*	DEPUTY ZONING
11 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(11630 Glen Arm Road, et al.)		
	*	FOR BALTIMORE COUNTY
Glen Meadows Retirement Community		
<i>Petitioner</i>	*	CASE NO. 2009-0264-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Jeffrey J. Davis, Sr., Vice President and Chief Financial Officer for Presbyterian Homes, Inc. ("PHI"), owner and operator of the life care/continuing care facility ("the Facility"), on behalf of the legal property owner, Glen Meadows Retirement Community. Special Hearing relief is requested in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To approve the assignment of acreage to the existing tenant houses for the purpose of selling the houses on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under Section 1A04.4 of the B.C.Z.R. (1984); and
- Pursuant to Sections 32-4-107(a) and 32-4-409(c) of the Baltimore County Code ("B.C.C.") for a waiver to allow two lots (11760 and 11762 Glen Arm Road) with access to the public street through a proposed right-of-way for access rather than an in-fee strip; and
- To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations or regulations pertaining to accessory structures; and
- To amend all prior approved plans.

The subject property and requested relief are more fully described on the two-page site plan which was marked and accepted into evidence as Petitioner's Exhibits 2A and 2B.

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Appearing at the requisite public hearing in support of the requested special hearing was Jeffrey J. Davis, Sr., Vice President and Chief Financial Officer, and John Fagnoli, Member of the Board of Directors, of PHI, on behalf Petitioner Glen Meadows Retirement Community, as did Tom Connors, Director of Operations for the Facility. Robert Hoffman, Esquire and Patricia Malone, Esquire appeared as attorneys on behalf of Petitioner. Also appearing in support of the requested relief was Mitch Kellman, land planner and zoning expert with Daft-McCune-Walker, Inc., the firm responsible for preparation of the site plan filed in this case. Appearing on behalf of the Baltimore County Department of Environmental Protection and Resource Management ("DEPRM") was David Lykens, Development Coordinator.

Also in attendance were two area residents, Alan Bock and Robert Streib, who appeared to testify in favor of the requested relief. There were no Protestants or other interested persons in attendance at the hearing, although this Office received correspondence dated June 15, 2009 from Peter Max Zimmerman, People's Counsel for Baltimore County, stating certain objections to the relief being requested by Petitioner. Mr. Zimmerman restated these objections in a letter dated October 7, 2009 and received after the hearing was concluded. In this letter, Mr. Zimmerman complained that he had not received notification of the September 29, 2009 hearing date, which had been rescheduled from the original date of June 17, 2009. Mr. Zimmerman did not request that any action be taken in response to his letter. I have reviewed both of his letters and have considered his comments in deciding this matter.

Testimony and evidence in the case proceeded by way of a proffer and revealed that the subject property is very large and irregular-shaped, and encompasses approximately 483.41 acres located on both the east and west sides of Glen Arm Road at Notchcliff Lane in the Glen Arm area of Baltimore County. The property is split-zoned R.C.5 (162.1± acres) and R.C.2 (321.31± acres). The relief sought in this matter is related to six existing tenant houses on the campus of

the Facility. Mr. Hoffman provided a history of the Glen Meadows property. As Mr. Hoffman explained, the regulations governing the R.C.5 Zone were changed in 1984 to permit by right "life care or continuing care facilities – subject to the provisions of [BCZR] Subsection 1A04.4." See, Section 1A04.2.12 of the B.C.Z.R. (reference Bill No. 6, 1984). Section 1A04.4 of the B.C.Z.R., which contained special provisions for life care or continuing care facilities in the R.C.5 Zone, was also added to the R.C.5 regulations at that time. Section 1A04.4 allowed life care or continuing care facilities as a "by right" permitted use in the R.C.5 Zone, but only under very specific conditions. For example, a life care or continuing care facility site was required to have a minimum of 450 acres; however, R.C.2 zoned land could be combined with R.C.5 zoned land to meet this acreage requirement. As Mr. Hoffman also explained, Section 1A04.4 was drafted with the Glen Meadows property in mind, and there have been no other facilities developed in the County under this provision.

On July 12, 1984, the Notchcliff Life Care Center (now Glen Meadows Retirement Community) was approved by way of a County Review Group ("CRG") Plan, which was marked and accepted into evidence as Petitioner's Exhibit 1. This plan reflected a $483.41 \pm$ acre site, with a $60.426 \pm$ acre building envelope site as defined in Section 1A04.4, and approved a maximum density of 332.34 dwelling units. The plan also referred to existing tenant houses located on the subject property that were to remain and further indicated that the 332.34 dwelling units approved for the plan was "exclusive of" these existing tenant houses. In other words, the Facility could utilize all 332.34 dwelling units, without regard to the tenant houses.

In the years since the Facility was approved and constructed, it has been expanded with a nursing wing, and the unit mix has changed slightly over the years. These changes have been effected through a series of amendments or "refinements" to the CRG Plan, the most recent of

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which (4th Amended CRG Plan) was approved in March, 2009. At the present time, the Facility has utilized 211 of the permitted 332.34 dwelling units.

Outside of the building envelope site, the remainder of the Glen Meadows property consists of wooded areas and agricultural fields, with various barns and other outbuildings. Much of the property continues to be farmed, as was confirmed by Mr. Streib, a farmer who leases land from Glen Meadows for farming. Additionally, Glen Meadows continues to lease the six individual "tenant" houses outside the building envelope to persons who have no connection to the Facility. Two of the tenant houses are located in the R.C.5 Zone and four are in the R.C.2 Zone. Photographs of each of the tenant houses were shown on a photographic exhibit that was marked and accepted into evidence as Petitioner's Exhibit 3. Petitioner also submitted a topographic map from 1974, which was marked and accepted into evidence as Petitioner's Exhibit 4, demonstrating definitively that each tenant house was in existence at the time the Facility was originally approved.

At this juncture, Glen Meadows is seeking to create separate, in-fee lots around the six tenant houses and to convey them out of Glen Meadows' ownership. As Mr. Davis explained, from Glen Meadows' perspective, these tenant houses have become a drain on the Facility in terms of maintenance costs and upkeep. Potential lots for these tenant houses were shown on the original site plan filed with the Petition for Special Hearing. As was explained during the hearing, it is important to note that the creation of these lots would have no effect on Glen Meadows classification as a life care/continuing care facility under Section 1A04.4 of the B.C.Z.R. Moreover, with the requested assignment of acreage to the tenant houses, Glen Meadows would still retain more than the 450 acres required by that section of the B.C.Z.R.

After Glen Meadows filed its Petition, several issues arose, including a question as to whether the repeal by the Baltimore County Council of Section 1A04.4 of the B.C.Z.R. in 2005

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had any impact on the Facility and/or on any future expansion thereof. On this point, Mr. Hoffman provided some background. Through the passage of Bill No. 55-04, the Baltimore County Council did, in fact, repeal Section 1A04.4 and, therefore, removed the only provisions relating to life care and continuing care facilities in the R.C.5 Zone. However, Mr. Hoffman also referenced Bill No. 58-09, passed earlier this year, which provides that a "non-residential plan," defined to include a plan of development for a life care or continuing care facility such as Glen Meadows, becomes "vested" or "protected" when substantial construction occurs with respect to any portion of the plan. *See*, BCC Sections 32-4-101(CCC), (DDD) and 32-4-264(B)(1). Bill No. 58-09 further provides that "a vested development plan shall proceed in accordance with the approved plans and the laws in effect at the time plan approval is obtained." *See*, BCC Section 32-4-101(CCC). As Mr. Hoffman explained, substantial construction clearly has occurred on the Facility. Consequently, the Glen Meadows facility is vested under the laws in effect at the time the original CRG Plan was approved in 1984, and the repeal of Section 1A04.4 in 2005 has no impact on Glen Meadows. Hence, Glen Meadows may continue to rely on the CRG Plan and the laws in effect in 1984.

A second issue arose regarding the Facility's compliance with the requirements for the protection of prime and productive soils. In reviewing the plan for DEPRM's Agricultural Preservation section, Wallace Lippincott raised a concern about the size of two of the proposed lots in relation to the application of BCC Section 32-4-415 and the policies related to the preservation of prime and productive soils. After consultation with DEPRM representatives, Glen Meadows reduced the size and/or reconfigured several of the proposed lots. The redlined site plan reflects the revised lot layout. The largest of the lots proposed on the original plan was reduced in size from 10.89 acres to 2.37 acres, and the total area proposed to be conveyed for all six lots was reduced from a total of 31.7± acres to 19± acres. Under this redlined proposal, the

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facility would retain $464.41 \pm$ acres, which far exceeds the 450 acres required by Section 1A04.4 of the B.C.Z.R. At the hearing, David Lykens confirmed that DEPRM is generally agreeable with the redlined lots; however, as indicated on the plan, he pointed out that the final lots may change based on the results of further engineering studies. If the lot sizes/configuration are to change significantly, Mr. Lykens requested that Glen Meadows be required to appear again before the Zoning Commissioner to seek additional approval of the revised lots.

The last issue that arose related to density allocation for the proposed lots. As mentioned, the 1984 CRG Plan clearly reflects an understanding that the tenant houses were in existence prior to creation of the life care/continuing care facility, were rented out at that time, and were proposed to remain. These circumstances lead one to conclude that the assignment of density to these houses was considered as part of the CRG approval. As Mr. Hoffman explained, the County's development file shows that a Zoning Associate made a comment to the CRG in July of 1984, suggesting that, if the single-family tenant dwellings were to remain on the subject property, they should be included in the density calculations. This suggestion was, evidently, considered by the CRG, but not followed because the density calculation note on the plan approved indicates that the number of dwelling units allowed was "exclusive of" tenant houses. Based on this procedural history, Mr. Hoffman argued that these six houses were, essentially, approved as separate uses from the Facility, and, as such, the density for the Facility (332.34 dwelling units) was approved separate and distinct from the tenant houses, which were permitted to remain and be used as separate residences.

However, recognizing the potential for controversy, Mr. Hoffman suggested a less objectionable position on this issue, which would be to require Glen Meadows to utilize six of the dwelling units from the Facility to create lots for the tenant houses, reducing the available density from 121.34 dwelling units ($332.34 - 211 = 121.34$) to a total of 115.34 dwelling units.

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As Mr. Hoffman argued, had the CRG required Glen Meadows to assign density to the tenant houses in 1984, this is the calculation that would have resulted. Mr. Davis confirmed that Glen Meadows would not object to allocating density in this manner.

With regard to the issue of creating lots around the six houses, two area residents offered their support for granting this relief, including Mr. Bock, an adjacent property owner who testified at the hearing that he believes individual ownership of these houses would be good for the neighborhood rather than having the houses continue to be rented to tenants.

Moving on from the concept of the assignment of acreage and the creation of the lots, Mr. Hoffman next described the other elements of relief being requested. Petitioner Glen Meadows also has requested an approval that would allow existing conditions to remain on the proposed tenant house lots without regard the applicable height and area regulations or regulations pertaining to accessory structures. According to Mr. Kellman, this relief relates to several existing accessory structures located on the property (for instance, 11660 Glen Arm Road), which, when the lots are created, may not meet the technical requirements of the underlying zoning classification for accessory structures. For any potential purchasers of such lots, Petitioner desires for them to have the option of retaining the existing structures and conditions without the need to seek additional zoning relief.

Petitioner also requests a waiver to allow two lots (11760 and 11762 Glen Arm Road) with access to the public street through a proposed right-of-way, rather than an in-fee strip, pursuant to Sections 32-4-107(a) and 32-4-409(c) of the BCC.¹ As shown clearly on the redlined site plan, the houses located at 11760 and 11762 Glen Arm Road are positioned approximately 1,000 feet off of Glen Arm Road with a single driveway providing access to the houses. Mr.

¹ As Mr. Hoffman explained, even though there were no panhandle provisions in the Code in 1984, Glen Meadows decided to file this request to avoid any contention that it failed to seek a necessary approval for the driveway.

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Kellman testified that the proposed access easement would provide a sufficient connection between the proposed lots and Glen Arm Road without the need for an in-fee strip normally required under BCC Section 32-4-409. Further, the request would allow the farm fields to remain in undivided ownership, allowing easier access for farm vehicles.

The final element of relief is the request to amend prior approved zoning plans, a typical request to ensure, where there has been prior zoning relief on a property, that all zoning plans are up to date and consistent.

After due consideration of the testimony and evidence presented, I am persuaded that the requested relief should be granted. Although requests for the division of property into separate lots for non-conforming dwellings have been granted in the past, I find the situation presented here to be unique. Based on the evidence presented, the Glen Meadows facility appears to be the only one of its kind approved under the former Section 1A04.4 of the B.C.Z.R. From the background provided by Mr. Hoffman, and upon review of Bill No. 58-09, I am convinced that Glen Meadows should be permitted to proceed in accordance with the CRG Plan approved in 1984 and the rules, including the Zoning Regulations, in effect at the time of that approval. In considering that approval, the CRG clearly took into consideration the existence and continued use of these single-family dwellings on the property as separate uses. Thus, I find Glen Meadows' proposal to create separate lots for these houses, particularly with the reduced acreage shown on the redlined site plan to be reasonable. I will approve the assignment of acreage as requested and also confirm that the creation of the lots will not impact the Facility's approval. With regard to density, however, although I understand Mr. Hoffman's primary argument, I will require Glen Meadows to utilize six dwelling units from the existing Facility's density allowance and, accordingly, reduce the number of available dwelling units from 121.34 to 115.34.

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In allowing for the creation of these lots, I have also considered the request to allow certain existing conditions to remain on the proposed tenant house lots that otherwise do not meet the applicable height, area, or accessory structure regulations. Based on the information presented by Glen Meadows, I find there to be sufficient justification for permitting these conditions to remain, and I will approve this request as well.²

Petitioner also has demonstrated that its request meets the standards for granting a waiver under BCC Sections 32-4-107(a) and 32-4-409(c) to allow lots 11760 and 11762 Glen Arm Road to access the public street through a proposed right-of-way for access, rather than an in-fee strip. I find that the proposed access easement provides a sufficient connection between the proposed lots and Glen Arm Road. Also, the waiver allows the size of these two lots to be kept to a minimum number of acres and provides further protection for the agricultural uses on the property.

Lastly, I will grant Glen Meadows' request to amend all prior zoning plans to be consistent with the relief granted herein.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 29th day of October, 2009 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

² Obviously, this decision would not affect future accessory structures or additions to the dwellings, which would need to comply with the applicable height, area, or accessory structure regulations, or seek zoning relief for these future structures.

- To approve the assignment of acreage to the existing tenant houses for the purpose of selling the houses on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under Section 1A04.4 of the B.C.Z.R. (1984); and
- Pursuant to Sections 32-4-107(a) and 32-4-409(c) of the Baltimore County Code (B.C.C.) for a waiver to allow two lots (11760 and 11762 Glen Arm Road) with access to the public street through a proposed right-of-way for access rather than an in-fee strip; and
- To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations or regulations pertaining to accessory structures; and
- To amend all prior approved plans,

be and are hereby GRANTED, subject to the following:

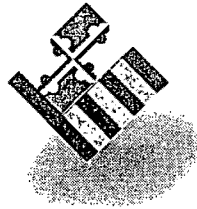
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. At the time a revised CRG Plan is submitted to Baltimore County for review, Petitioner shall amend the plan to reduce the number of available dwelling units by 6 ($121.34 - 6 = 115.34$) to account for the proposed 6 lots.

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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 10-29-09

BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 29, 2009

ROBERT A. HOFFMAN, ESQUIRE
PATRICIA A. MALONE, ESQUIRE
VENABLE, LLP
210 WEST PENNSYLVANIA AVENUE, SUITE 500
TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 2009-0264-SPH
Property: 11630 Glen Arm Road, et al.

Dear Mr. Hoffman and Ms. Malone:

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,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jeffrey J. Davis, Sr., Vice President and Chief Financial Officer, PHI, One Trinity Drive East, Suite 201, Dillsburg PA 17019
Mitchell Kellman, DMW-Draft McCune Walker Inc., 200 East Pennsylvania Avenue, Towson MD 21286
Tom Connors, 11630 Glen Arm Road, Glen Arm MD 21057
Steve Smith, PO Box 400, Phoenix MD 21121
John Fagnoli, 31 Fenview Road, Gillette NJ 07933
Alan Bock, 11506 Notchcliff Road, Glen Arm MD 21057
Robert Streib, 12615 Dulaney Valley, Phoenix 21131
David Lykens, Baltimore County Dept. of Environmental Protection and Resource Management



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11630, 11639, 11660, 11710, 11734, 11760, 11762 Glen Arm Rd.
which is presently zoned RC 2/RC 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)

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 bound 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:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Avenue

410-494-6262

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6262

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2009-0264-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

POWER RECEIVED FOR FILING

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**Petition for Special Hearing for
11630, 11639, 11660, 11710, 11734, 11760, 11762 Glen Arm Road
(Glen Meadows Retirement Community)**

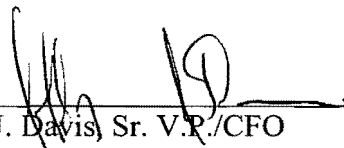
- (1) Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations, to approve the assignment of acreage to the existing tenant houses for the purpose of selling the houses on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under Section 1A04.4 of the Baltimore County Zoning Regulations (1984).
- (2) Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations and Sections 32-4-107(a) and 32-4-409(c) of the Baltimore County Code, for a waiver to allow two lots (11760 and 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip.
- (3) Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations, to allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations or regulations pertaining to accessory structures.
- (4) Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations, to amend all prior approved plans.

Item # 0264

**Petition for Special Hearing for
11630, 11639, 11660, 11710, 11734, 11760, 11762 Glen Arm Road
(Glen Meadows Retirement Community)**

Legal Owner:

Glen Meadows Retirement Community



Jeffrey J. Davis, Sr. V.P./CFO
PHI

One Trinity Drive East Suite 201
Dillsburg, PA 17019
(717) 502-8922

Item # 0264

February 6, 2008

**METES AND BOUND DESCRIPTION
PROPERTY OF GLEN MEADOWS RETIREMENT
COMMUNITY, INC.
11630 GLEN ARM ROAD
BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the northwesterly side of Glen Arm Road which is 30 feet wide at a distance of 1,000 feet southwest of the centerline of Notchcliff Lane which is 20 feet wide, thence the following courses:

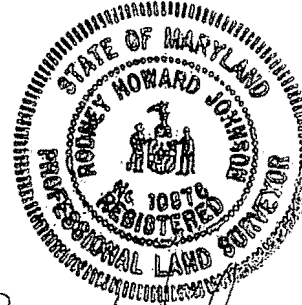
1. South 46° 22' 51" East, 385.43 feet
2. South 33° 39' 17" East, 139.77 feet
3. South 41° 41' 55" East, 848.25 feet
4. North 54° 06' 36" East, 1,640.51 feet
5. North 07° 48' 24" West, 146.10 feet
6. North 39° 06' 24" West, 320.00 feet
7. North 08° 11' 36" East, 270.48 feet
8. North 43° 11' 24" West, 216.55 feet
9. North 58° 13' 36" East, 312.13 feet
10. North 41° 22' 41" West, 91.19 feet
11. North 63° 26' 19" East, 291.75 feet
12. South 40° 01' 05" West, 67.96 feet
13. North 62° 52' 00" East, 350.00 feet
14. North 52° 22' 24" East, 142.79 feet
15. North 31° 01' 37" East, 144.07 feet
16. North 17° 45' 10" East, 81.69 feet
17. North 31° 49' 11" East, 155.40 feet
18. North 44° 19' 56" West, 15.00 feet
19. North 45° 40' 04" East, 2,090.47 feet
20. North 40° 30' 23" West, 611.19 feet
21. North 45° 53' 37" East, 648.36 feet
22. North 40° 56' 42" West, 2,419.77 feet
23. South 48° 27' 40" West, 2,558.42 feet
24. South 48° 08' 54" West, 156.20 feet
25. North 16° 36' 06" West, 427.35 feet
26. South 47° 58' 54" West, 802.14 feet
27. South 40° 50' 18" East, 71.00 feet
28. South 61° 41' 22" West, 498.84 feet
29. South 63° 13' 22" West, 160.94 feet
30. South 75° 23' 31" West, 120.30 feet
31. South 55° 22' 28" West, 152.50 feet

Item #0264

32. South 68° 28' 28" West, 131.58 feet
33. South 69° 52' 28" West, 196.84 feet
34. South 71° 06' 05" West, 20.40 feet
35. South 33° 22' 23" East, 394.71 feet
36. North 55° 46' 01" East, 206.27 feet
37. South 40° 30' 44" East, 352.97 feet
38. South 49° 00' 16" West, 252.34 feet
39. North 33° 22' 23" West, 114.05 feet
40. South 48° 31' 52" West, 1,614.39 feet
41. South 46° 05' 15" East, 2,457.17 feet
42. South 46° 05' 15" East, 22.08 feet to the point of beginning as recorded in liber
13870, Folio 348.

Containing 483.41 acres of land more or less.

11th Election District
3rd Councilmanic District



Rodney H. Johnson
2-7-08

Item #0264

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

No. **37888**

Date: **4/7/09**

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	300	0000		6150				5225

Total: **5225**

Rec
From

For: **Zoning Hearing - case # 2009-0264-SPH**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/07/2009 4/07/2009 14:20:43 2
 0000 MAIL JENA JEE
 RECEIPT # 630447 4/07/2009 0511
 Dept: S 520 ZONING NOTIFICATION
 007006

Receipt Int \$525.00
 \$325.00 CR \$200.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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: #2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road

N/west side of Glen Arm Road, 1000' feet s/west of centerline of Notchcliff Lane

11th Election District — 3rd Councilmanic District

Legal Owner(s): Glen Meadows Retirement Community

Special Hearing: to approve the assignment of acreage to the existing tenant house for the purpose of selling the house on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under section 1A04.4 of the BCZR. For a waiver to allow two lots (11760 & 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations pertaining to accessory structures. To amend all prior approved plans.

Hearing: Wednesday, June 17, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 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 6/10 June 2 202554

CERTIFICATE OF PUBLICATION

6/4/2009

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 6/2/2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0264-SPH

Petitioner/Developer: _____

Glen Meadows Retirement Community

Date of Hearing/closing June 17, 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, 11630, 11639, 11660, 11710, 11760, & 11762 Glan Arm Road N/West side of Glen Arm Road, 1,000 feet S/West of centerline of Nothcliff Lane

The sign(s) were posted on June 2, 2009
(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

June 3 2009
(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 # 2009-0264SPH

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

ROOM 104 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON 21204

PLACE:

DATE AND TIME WEDNESDAY, JUNE 17, 2009 AT 9:00 A.M.

**REQUEST SPECIAL HEARING TO APPROVE THE ASSIGNMENT
OF ACREAGE TO THE EXISTING TENANT HOUSE FOR THE PURPOSE
OF SELLING THE HOUSE ON SEPARATE LOTS AND TO CONFIRM THAT
THIS ASSIGNMENT OF ACREAGE WILL NOT IMPACT THE FACILITY'S
ORIGINAL APPROVAL UNDER SECTION 1804.4 OF THE BC2R.**

FOR A WINNER TO ALLOW TWO LOTS (11760 & 11762 GLENVIEW)
WITH ACCESS TO THE PUBLIC STREET THROUGH A PROPOSED RIGHT-OF-WAY
FOR ACCESS RATHER THAN PAY IN-FEE STRIP. TO ALLOW ANY EXISTING
CONDITIONS TO REMAIN ON THE PROPOSED TENANT HOUSE LOTS REGARD-
LESS OF THE APPLICABLE HEIGHT AND AREA REGULATIONS PERT-
AINING TO RESIDENTIAL STRUCTURES. TO AMEND ALL PREVIOUSLY
APPROVED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 86-3391

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

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: # 2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road N/west side of Glen Arm Road, 1000 feet s/west of centerline of Notchcliff Lane

11th Election District — 3rd Councilmanic District

Legal Owner(s): Glen Meadows Retirement Community

Special Hearing: to approve the assignment of acreage to the existing tenant house for the purpose of selling the house on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under section 1A04.4 of the BCZR. For a waiver to allow two lots (11760 & 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations pertaining to accessory structures. To amend all prior approved plans.

Hearing: Tuesday, September 29, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 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 9/754 Sept. 15

213633

CERTIFICATE OF PUBLICATION

9/15, 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 9/15, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0264-SPH

Petitioner/Developer:

Glen Meadows Retirement Community

Date of Hearing/closing: September 29 2009

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

Attn: Ktistin 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, 11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road

The sign(s) were posted on Sept. 14 2009
(Month, Day, Year)

Sincerely,

Sept 17, 2009

(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 # 2009-0264-SPT

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

PLACE: Room 104 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON 21204

DATE AND TIME: TUESDAY, SEPTEMBER 29, 2009 AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE THE ASSIGNMENT
OF ACREAGE TO THE EXISTING TENANT HOUSE FOR THE PURPOSE
OF SELLING THE HOUSE ON SEPARATE LOTS AND TO CONFIRM THAT
THIS ASSIGNMENT OF ACREAGE WILL NOT IMPACT THE FACILITY'S
ORIGINAL APPROVAL UNDER SECTION 1A04.4 OF THE BC2R.

FOR A WAIVER TO ALLOW TWO LOTS (11760 & 11762 GLEN ARM)
WITH ACCESS TO THE PUBLIC STREET THROUGH A PROPOSED RIGHT-OF-WAY
FOR ACCESS RATHER THAN PAY IN-FEE STRIP. TO ALLOW ANY EXISTING
CONDITIONS TO REMAIN ON THE PROPOSED TENANT HOUSE LOTS REGARD-
LESS OF THE APPLICABLE HEIGHT AND AREA REGULATIONS PERT-
AINING TO ACCESSORY STRUCTURES. TO AMEND ALL PRIOR APPROVED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 888-3391

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

**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: 2009-0264-SPH
Petitioner: GLEN MEADOWS RETIREMENT COMMUNITY
Address or Location: 11630, 11639, 11660, 11710, 11724, 11760, 11762
GLEN ARM ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEDRICK WHITMORE
Address: 210 ALLEGHENY AVE.
TOWSON, MD 21204
Telephone Number: 410-494-6200

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 2, 2009 Issue - Jeffersonian

Please forward billing to:
Kedrick Whitmore
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road
N/west side of Glen Arm Road, 1000 feet s/west of centerline of Notchcliff Lane
11th Election District – 3rd Councilmanic District
Legal Owners: Glen Meadows Retirement Community

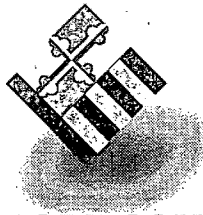
Special Hearing to approve the assignment of acreage to the existing tenant house for the purpose of selling the house on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under section 1A04.4 of the BCZR. For a waiver to allow two lots (11760 & 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations pertaining to accessory structures. To amend all prior approved plans.

Hearing: Wednesday, June 17, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 1, 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: 2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road
N/west side of Glen Arm Road, 1000 feet s/west of centerline of Notchcliff Lane
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Legal Owners: Glen Meadows Retirement Community

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Hearing: Wednesday, June 17, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Jeffrey Davis, PHI, One Trinity Drive East, Ste, 201, Dillsburg, PA 17019

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 2, 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, September 15, 2009 Issue - Jeffersonian

Please forward billing to:
Kedrick Whitmore
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

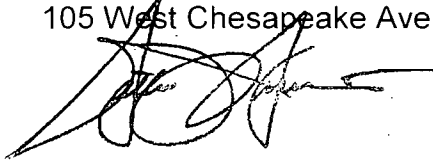
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road
N/west side of Glen Arm Road, 1000 feet s/west of centerline of Notchcliff Lane
11th Election District – 3rd Councilmanic District
Legal Owners: Glen Meadows Retirement Community

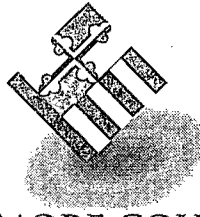
Special Hearing to approve the assignment of acreage to the existing tenant house for the purpose of selling the house on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under section 1A04.4 of the BCZR. For a waiver to allow two lots (11760 & 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations pertaining to accessory structures. To amend all prior approved plans.

Hearing: Tuesday, September 29, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 27, 2009

NEW 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: 2009-0264-SPH

11630, 11639, 11660, 11710, 11760 & 11762 Glen Arm Road
N/west side of Glen Arm Road, 1000 feet s/west of centerline of Notchcliff Lane
11th Election District – 3rd Councilmanic District
Legal Owners: Glen Meadows Retirement Community

Special Hearing to approve the assignment of acreage to the existing tenant house for the purpose of selling the house on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under section 1A04.4 of the BCZR. For a waiver to allow two lots (11760 & 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. To allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations pertaining to accessory structures. To amend all prior approved plans.

Hearing: Tuesday, September 29, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

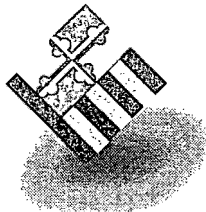
A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Jeffrey Davis, PHI, One Trinity Drive East, Ste, 201, Dillsburg, PA 17019

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 14, 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.



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
June 10, 2009

Robert A. Hoffman
Venable, LLP
210 Allegheny Ave.
Towson, MD 21204

Dear: Robert A. Hoffman

RE: Case Number 2009-0264-SPH, 11630; 11639; 11660; 11710; 11734; 11760; 11762 Glen Arm Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 7, 2009. 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
Jeffrey J. Davis: PHI; One Trinity Drive East Ste. 201; Dillsburg, PA 17019

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Kristen Matthews, DPDM
File

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: Petition for Special Hearing
NW/S Glen Arm Road, 1,000' SW Notchcliff Lane
(11630, 11639, 11660, 11710, 11734 Glen Arm Road)
Glen Meadows Retirement Community - Petitioners
Case No. 2009-0264-SPH

DATE: June 17, 2009

This above-referenced matter was scheduled for a public hearing before me on June 17, 2009 at 9:00 AM. Glen Meadows Retirement Community, through Ms. Patricia A. Malone, Esquire of Venable, LLP, via correspondence dated June 16, 2009, requested a postponement of the case. Apparently, Venable, LLP received revised comments from the Department of Environmental Protection and Resource Management (DEPRM) relating to the tenant lots and needed additional time in which to resolve outstanding issues. Therefore, good and sufficient reasons exist to postpone the case, and the file is now being returned to your office.

Following the re-posting and re-advertising of the property, this case can be rescheduled before either Tom or myself.

WJW:dlw

Qaw.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For April 20, 2009
Item No. 2009-0264-SPH

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The developer is advised that creation of six lots will subject the entire property to the development regulations. We have no objection to granting the requested waiver.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 2009-0264-SPH-04202009



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: April 14, 2009

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

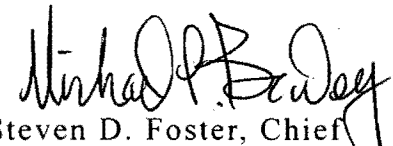
RE: Baltimore County
Item No 2009-0264-SPH
11630, 11639, 11660, 11710, 11734
GLEN ARM ROAD
GLEN MEADOWS RETIREMENT
COMMUNITY
SPECIAL HEARING

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. 2009-0264-SPH.

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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



Patricia Zook - ZONING PETITION - revised 09-264-SPH Glen Meadows

BW

6-17-09

From: Jeffrey Livingston
To: Wiley, Debra; Zook, Patricia
Date: 6/4/2009 9:11 AM
Subject: ZONING PETITION - revised 09-264-SPH Glen Meadows

Here is a comment that has been revised by DEPRM's Agricultural Preservation section. All other sections' comments have remained the same. I believe the hearing for this one is on June 17.

Please let me know if you have any questions concerning this revision,
Jeff

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 2, 2009

SUBJECT: Zoning Item # 09-0264-SPH (Revised)
Address 11630, 11639, 11660, 11710, 11734, 11760, 11762 Glen
Arm Road
(Glen Meadows Retirement Community)

Zoning Advisory Committee Meeting of April 20, 2009

_____ 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).

 X Additional Comments:

Environmental Impact Review (EIR)

1) It appears this will be a major subdivision. Forest conservation and forest buffer regulations will apply. – *Regina Esslinger*

DATE: June 2, 2009

SUBJECT: Zoning Item # 09-0264-SPH - Revised

X Additional Comments (cont.):

Groundwater Management (GWM)

1) Prior to subdivision approval of the lots, soil evaluations must be conducted to determine a 10,000 square foot septic reserve area for each lot. A water supply must be provided for each lot. – *S. Farinetti; Groundwater Management*

Agricultural Preservation (AP) - Revised

(1) The petition requests that the subdivision of the tenant houses be permitted without impact to the facility's original approval. The proposed subdivision of tenant houses raises a density issue. Three of the units are located in RC 5 and three in the RC 2 portion of the property. The tenant houses are noted in the approval of assisted living unit as not being part of the density consideration. They are noted as being "Exclusive" of the density consideration. A dictionary definition of exclusive is "independent." The logical interpretation of this is that the tenant houses existed as accessory units and that there was probably no intent at the time to subdivide these buildings. The property, however, is currently zoned RC 2 and RC 5. Tenant houses in the RC 2 are permitted as accessory uses (BCZR 1A01.2.B.9.i). The subdivision of a tenant house from a RC 2 utilizes a density right. In conclusion, any plan approval should note that for any further subdivision of the 321.31 acres of RC 2 it should be noted that three of the development rights have been utilized.

(2) Subdivision of proposed lot 11762 does not comply with Section 32-4-415 of County Code (Prime and Productive Soil Protection). It is recommended, that the lot be reduced in size to 60,000 square feet. – *W. Lippincott, Jr.*

BW 6/17
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED

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

DATE: June 8, 2009

JUN 10 2009

ZONING COMMISSIONER

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

SUBJECT: 11630, 11639, 11660, 11710, 11734, 11760 and 11762 Glen Arm Road

Item Number: 9-264

Petitioner: Glen Meadows Retirement Community

Zoning: RC 2 and RC 5

Requested Action: Special Hearing

The petitioner requests a special hearing pursuant to Section 500.7 of the BCZR, to approve the assignment of acreage to the existing tenant houses for the purpose of selling the houses on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under Section 1A04.4 of the BCZR (1984). Also pursuant to Section 500.7 of the BCZR and Sections 32-4-107(a) and 32-4-409(c) of the BCC, for a waiver to allow two lots (11760 and 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. Also pursuant to Section 500.7 of the BCZR, to allow any existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations or regulations pertaining to accessory structures. And pursuant to Section 500.7 of the BCZR, to amend all prior approved plans.

SUMMARY OF RECOMMENDATIONS:

The original approved CRG for Notchcliff Life Care Facility allowed a maximum number of dwelling units, 332.34 (D.U.), exclusive of 5 existing tenant houses. To date, 211 D.U. have been utilized and 31 nursing beds for which no density (D.U.) has been assigned.

The applicant has shown through photographic documentation of each address that in fact, 6 tenant houses exist. The Office of Planning has no objection to the 6 lots provided that each lot contains independent well and septic systems. This Office supports the special hearing for existing conditions to remain on the proposed tenant house lots regardless of the applicable height and area regulations or regulations pertaining to accessory structures. The assignment of acreage for the individual lots should be approved by Department of Environmental Protection and Resource Management and should be limited to the acreage necessary to support the existing house, accessory structures and well and septic for each lot, approximately 1.5 acres in the RC 5 zone and approximately 1 acres in the RC 2 zone. The Office of Planning supports the waiver to allow two lots (11760 and 11762 Glen Arm) with access to the public street through a proposed right-of-way for access rather than an in-fee strip. Said access shall be protected by a permanent use-in-common/maintenance agreement that shall run in perpetuity.

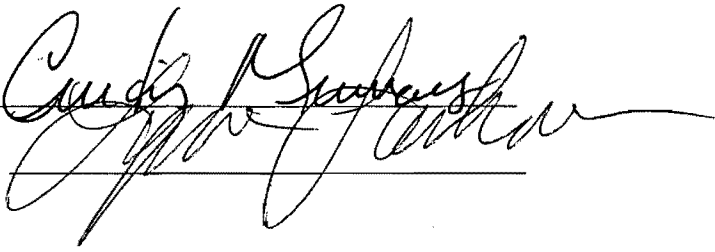
The applicant should proceed to the Development Review Committee for determination of processing.

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

Prepared by:

Division Chief:

AFK/LL: CM



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
11630,11639,11660,11710,11734 Glen Arm Rd;
NW/S Glen Arm Rd, 1000' SW Notchcliff Ln* ZONING COMMISSIONER
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Glen Meadows Retirement * FOR
Community
Petitioner(s) * BALTIMORE COUNTY
* 09-264-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

APR 20 2009

.....

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

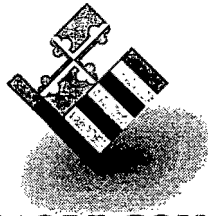
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 2009, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 6/17
9 AM



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JONAS A. JACOBSON, *Director*
Department of Environmental Protection
and Resource Management

June 12, 2009

Ms. Patricia Malone
Venable, LLP
210 Pennsylvania Avenue, Suite 500
Towson, MD 21204

RECEIVED

JUN 15 2009

ZONING COMMISSIONER

Re : Glen Meadows Proposed Subdivision – Zoning Case 09-264

Dear Ms. Malone:

I am in receipt of your letter of June 5, 2009 that you sent as a follow-up to our meeting on May 27, 2009. This letter is to clarify what I indicated at that meeting.

During the meeting we discussed the locations of the existing tenant houses and whether they would meet the Department's Prime and Productive soil regulations. I indicated that with the exception of the two lots in the middle of the RC 2 field – designated as 11762 and 11760 Glen Arm Road, the other potential lots would meet the standards because they were located near Glen Arm Road or clustered.

I also indicated very clearly, however, that it was premature to make a determination about the lot sizes and lot approvals. A request for an exception to the Prime and Productive Soils will be considered during the subdivision process after other analysis is done on issues such as well and septic and environmental requirements.

Lastly, I find it important to reiterate the comment made for the Zoning Hearing that the subdivision of the tenant houses must conform to the RC 2 or RC 5 Zoning Regulations in particular the Height and Area Regulations (BCZR 1A01.3 and BCZR 1A04.3).

If you wish to contact me about this information, I can be reached at 410-887-3776.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Lippincott, Jr.", written over a horizontal line.

Wallace S. Lippincott, Jr.
Program Administrator

c. Jonas Jacobson, Director
Bill Wiseman, Zoning Commissioner



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

June 15, 2009

RECEIVED

JUN 15 2009

ZONING COMMISSIONER

HAND-DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING
Glen Meadows Retirement Community - Petitioners
11630, 11639, 11660, 11710, 11734 Glen Arm Road
Case No: 09-264-SPH

Dear Mr. Wiseman:

The petition for special hearing requests a determination that the "assignment of acreage" to six tenant houses "for the purpose of selling the houses on separate lots and to confirm that this assignment of acreage will not impact the facility's original approval under Section 1A04.4 of the Baltimore County Zoning Regulations (1984). This would be a new subdivision.

We have embarked on a sort of archeological expedition to analyze the zoning use status and density. All of this has entailed a good bit of detective work. Here is what we found:

(1) The property is 483 acres in size and is split-zoned R.C. 2 and R.C. 5. The R.C. 5 Zone currently occupies 162 acres, and the R.C. 2 Zone 321 acres.

(2) In 1984, the County Council enacted Bill 6, allowing life care or continuing care facilities in the R.C. 5 Zone. The Bill provided a definition for life care or continuing care facilities, which eventually was replaced in Bill 36, 1998, by the currently applicable definition for continuing care facility. Bill 6, 1984, allowed such facilities by right. BCZR § 1A04.2.A.12. They were subject to the provisions of BCZR § 1A04.4, discussed next.

(3) BCZR § 1A04.4 was an unusual special regulation for life care or continuing care facilities in the R.C. 5 Zone. It applied notwithstanding any other regulations to the contrary. BCZR §§ 1A04.4.A.1 and 2 required a minimum 450-acre site, but allowed the R.C. 2 to be included in that calculation. It then provided for a building envelope of 12.5% of the site, only

within the R.C. 5 portion, with a maximum of density of 5.5 units per acre. BCZR § 1A04.4.A.4 also provided, however, that the balance of the tract could be used only for open space, agriculture, and recreational uses permitted by special exception in the respective R.C. 2 and R.C. 5 zones. BCZR § 1A04.4.A.5.

(4) In 1986, the County Review Group approved a life care or continuing care facility for the Glen Meadows Retirement Community on this site. The CRG plan also calls it Notchcliff Life Care Center. It includes a proposed "Housing Mix" with 332 density units and a nursing facility on the 483-acre property then zoned entirely R.C. 5. Based on the allowed 12.5% of the site, the 60.426-acre building envelope located in the R.C. 5 Zone, the proposed maximum density was 332 (60.5 x 5.5). The CRG plan identified two phases.

(5) There has been built a phase constituting 221 existing density units, leaving 111 undeveloped, perhaps with another nursing phase also undeveloped.

(6) In 2004, the Council enacted Bill 55-04, repealing in Section 1 the aforesaid permitted R.C. 5 Zone use for a life care or continuing care facility, and also the special regulation.

(7) In 2005, the Council enacted Bill 128-05, 2005 reducing the BCZR 1A04.3.B.1.a maximum density in the R.C. 5 Zone from .667 dwelling per acre to .5 dwelling per acre.

(8) The BCZR 1A01 R.C. 2 use and density provisions remain materially unchanged as applied to this property. There is no permitted use for a life care or continuing care facility. The strict density controls of BCZR § 1A01.3.B.1 remains in place.

(9) Ordinarily, a split-zoned R.C. Zone tract is considered as if there are two separate parcels. BCZR § 1A00.5. However, BZCR § 1A04.4 carved an exception to this rule.

This history presents a number of serious questions involving the permitted uses and density in the R.C. 5 and R.C. 2 Zones. Now that the Council has repealed the provisions which permit a life care facility, what is the status of the Glen Meadows (Notchcliff) retirement community? Is it still reviewable within the framework of the repealed law, or is it a nonconforming use? Either way, there does not appear to be any basis for approval of additional dwelling units on the site. If the 1984 law applies, then the repealed BCZR § 1A04.4 simply precludes any additional dwellings on the entire site. On the other hand, if, as normally would be expected, the repeal leaves the facility as a nonconforming R.C. 5 use, then any expansion plainly is precluded.

Let us examine further the impact of Bill 55-04. When it repealed the BCZR § 1A04.1.A.12 allowance for a life care facility, it included a transitional provision. Section 4 of the Bill states that it does not apply to concept plans, limited exemptions or waivers accepted for filing prior to June 7, 2004. This addressed pending filings under the hearing officer development process, which provides specifically for concept plans, limited exemptions, and waivers. It did not exempt or grandfather life care facilities approved under the earlier CRG process. There is no mention of CRG plans in this law. The CRG law did not include or mention

William J. Wiseman, III, Zoning Commissioner

June 15, 2009

Page 3

any "concept plans." See Bill 56-82, codified in Baltimore County Code §§ 22-53, et seq. (1978, 1988-89 Cum. Supp.).

It thus appears that the life care facility is a nonconforming use. It cannot be expanded. Moreover, because the CRG plan included phases, it appears that the unbuilt R.C. 5 expansion phase may not be viable. Also, because the R.C. 2 area was integral to the density calculations in the 1986 approval of the life care facility (even the existing 221 units), no further residential use can be made of the R.C. 2 area without changing the nonconforming use.

The Maryland law on nonconforming uses calls for strict limitation and interpretation, with the purpose of gradual elimination. County Council for Prince George's County v. E.L. Gardner 293 Md. 259 (1982). This disallows change or expansion. The Baltimore County Zoning Regulations follow this path. BCZR § 104.1.

Correspondingly, the law on vested rights indicates that where there are separate and discrete phases or uses in a development, a developer may not be entitled to vested rights for the undeveloped phase or part of the development. The relevant case law includes Prince George's County v. Sunrise Dev. LP 330 Md. 297 (1993); Prince George's County v. Equitable Trust Co 44 Md. App. 272 (1979), Sterling Homes v. Arundel County 116 Md. App. 206 (2007). The Baltimore County Code has also historically taken a sectional approach to vested rights. Under the CRG law, it was included in Code § 22-68(c) (1978, 1988-89 Cum. Supp.). In the current law, it is found in Code § 32-4-273(d).

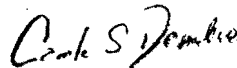
Under these circumstances, the proposal to sell new separate dwelling lots is not legally sustainable. Furthermore, if Bill 55-04 left the life care facility as a nonconforming use, then it extinguished the right to the undeveloped units, which had not been built by that time. This would appear to be the case based on our reading of the legislation.

Thank you for your consideration.

Very truly yours,



Peter Max Zimmerman
People's Counsel for Baltimore County



Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Robert A Hoffman, Esquire via first class mail and fax



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

October 7, 2009

RECEIVED

OCT 07 2009

ZONING COMMISSIONER

HAND-DELIVERED

Thomas H. Bostwick, Deputy Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING
Glen Meadows Retirement Community - Petitioners
11630, 11639, 11660, 11710, 11734 Glen Arm Road
Case No: 09-264-SPH

Dear Mr. Bostwick:

On June 15, 2009, our office submitted a letter to Zoning Commissioner William Wiseman, III, describing our office's reasons for concluding that the petition for special hearing to sell new separate dwelling lots is not legally sustainable. I was planning to attend the hearing, then scheduled for June 17, 2009.

The next day, June 16, 2009, we received a copy of a letter from Patricia Malone, of Venable LLP, attorneys for Petitioner, requesting a postponement of the hearing. The Zoning Commissioner immediately granted the postponement request. We were so notified by his office.

As a particularly interested party, we expected to receive notice of any rescheduling of the hearing, but did not receive any such notice. Purely by chance, today, October 7, 2009, I happened to encounter a county staff member with whom we interact occasionally on zoning cases. In the course of conversation, he mentioned that there had been another hearing on the "Glen Arm" case. I was surprised.

I checked the file in the Zoning Commissioner's office, and found that there had indeed been a rescheduling of this case for September 29, 2009. The property was apparently re-posted. There was another newspaper notice. The hearing took place. However, as an interested party, our office was entitled to direct notice by mail. We did not receive any notice, written or verbal.

Thomas H. Bostwick, Deputy Zoning Commissioner

October 7, 2009

Page 2

Had we been notified, I would have attended this hearing. It is irregular for the zoning office to reschedule a postponed hearing without notice to interested parties of record. There is an apparent gap in the bureaucratic notice process for continued cases. It seems that there should be some reasonable level of coordination with parties who already registered an interest. Your office may have assumed that we had been notified, and that we just did not care to appear.

It is noteworthy that one of the attorneys for petitioner had sent us a copy of the June 16, 2009 postponement request. Yet there was no similar direct notice to us of the rescheduling of the case for September 29, 2009.

For the sake of completeness, I add that Arnold Jablon, also of Venable, contacted me in early September, and we met to discuss the matter informally and in good faith. But there was no comment that the case had been rescheduled. Based on that conversation, and a follow-up conversation with Mr. Jablon today, I gather that he was not aware of the new date either.

At that time, I assumed the case had not yet been rescheduled, and that I would receive notice in due course of further progress and/or rescheduling of the case. I do not believe any interested party of record in a pending postponed case has the obligation to check the docket every week to discover if there is a new date. Following my conversation today with Mr. Jablon, I received a telephone call from Robert Hoffman, lead counsel. He apologized for what amounted to an oversight, and I believe he agrees we should have been notified.

Suffice it to say that we still object to the substance of the proposed request, and see no reason to alter the conclusion stated in our June 15, 2009 letter. I have also reviewed Bill 58-09, the recently enacted zoning legislation. In my opinion, it does not legitimize the petition, or effectuate legitimacy. The request is still not legally sustainable, whether considered under Bill 6, 1984 or under the current law. The lack of proper notice just adds a jurisdictional, procedural, and/or due process of law problem on top of the substantive law problem.

Thank you for your consideration.

Very truly yours,



Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/CSD/rmw

cc: Robert A Hoffman, Esquire
Patricia Malone, Esquire

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 12

Bill No. 58-09

Councilmembers Kamenetz, Gardina, McIntire, Oliver & Olszewski

By the County Council, July 6, 2009

A BILL
ENTITLED

AN ACT concerning

Development

FOR the purpose of requiring adherence to all current laws and zoning classifications for certain residential development plans; providing for the expiration of development plan approval; providing for the manner and time of the vesting of development plans; defining terms; providing limits on the vesting of certain development plans; providing for the application of the Act; and generally relating to the development process and the expiration and vesting of development plans.

BY adding

Section 32-4-101(ccc) and (ddd)

Article 32 - Planning, Zoning and Subdivision Control

Title 4 - Development

Baltimore County Code 2003

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter stricken from existing law.

~~Strike out~~ indicates matter stricken from bill.

Underlining indicates amendments to bill.

BY repealing and re-enacting, with amendments

Sections 32-4-261 and 32-4-262

Article 32 - Planning, Zoning and Subdivision Control

Title 4 - Development

Baltimore County Code 2003

BY adding

Section 32-4-264

Article 32 - Planning, Zoning and Subdivision Control

Title 4 - Development

Baltimore County Code 2003

BY repealing

Section 32-4-273 and Subsections 32-4-106(a)(1)(i)(2) and 32-4-271(f)(2)

Article 32 - Planning, Zoning and Subdivision Control

Title 4 - Development

Baltimore County Code 2003

BY repealing and re-enacting, with amendments

Sections 32-4-274

Article 32 - Planning, Zoning and Subdivision Control

Title 4 - Development

Baltimore County Code 2003

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 32-4-101(ccc) and (ddd) be and ~~it is~~ they are hereby added
3 to Article 32 - Planning, Zoning and Subdivision Control, Title 4 - Development, of the Baltimore
4 County Code 2003, to read as follows:

5 32-4-101. Definitions.

6 (CCC) VESTED. THE TERM "VESTED" OR "VESTING" IS A PROTECTED STATUS
7 CONFERRED ON A DEVELOPMENT PLAN. A VESTED DEVELOPMENT PLAN SHALL
8 PROCEED IN ACCORDANCE WITH THE APPROVED PLAN AND THE LAWS IN EFFECT
9 AT THE TIME PLAN APPROVAL IS OBTAINED. A PROPERTY OWNER, DEVELOPER OR
10 APPLICANT OBTAINS VESTED RIGHTS FOR A DEVELOPMENT PLAN IN ACCORDANCE
11 WITH SECTION 32-4-264 OF THIS TITLE.

12 (DDD) "NON-RESIDENTIAL PLAN" MEANS A PLAN OF DEVELOPMENT IN WHICH THE
13 DOMINANT ELEMENT OF THE PLAN IS (1) A COMMERCIAL DEVELOPMENT, (2) AN

1 INDUSTRIAL DEVELOPMENT, OR (3) A SENIOR HOUSING, ASSISTED LIVING, LIFE
2 CARE, CONTINUING CARE OR ELDERLY HOUSING FACILITY, CHURCH, SCHOOL, OR
3 OTHER INSTITUTIONAL USE.

4 SECTION 2. AND BE IT FURTHER ENACTED, that Sections 32-4-261 and 32-4-262 of
5 Article 32 - Planning, Zoning and Subdivision Control, Title 4 - Development, of the Baltimore
6 County Code 2003, be and it is hereby repealed and re-enacted, with amendments, to read as
7 follows:

8 **§ 32-4-261. EXPIRATION OF DEVELOPMENT PLAN APPROVAL.**

9 (a) *In general.* [Unless extended under subsection (b) or under §32-4-274(a) of this subtitle,]
10 Development Plan approval shall expire 4 years after the date a final, non-appealable approval was
11 granted, UNLESS THE PLAN WAS VESTED PURSUANT TO SECTION 32-4-264. AN
12 APPROVED DEVELOPMENT PLAN MAY BE EXTENDED UNDER SUBSECTION (B) OR
13 UNDER §32-4-274(A).

14 (b) *Request for extension.*

15 (1) An applicant may make a written request to the Hearing Officer for a one year extension of the
16 4 year Development Plan approval period provided under subsection (a) of this section upon a
17 showing that a county agency failed to properly process an essential request necessary to achieve
18 vesting in a timely fashion, causing a delay beyond the initial four years after the final, non-
19 appealable approval was granted.

20 (2) The request for extension shall be filed prior to the expiration of four years from the date of
21 approval of the Development Plan.

22 (3) The Hearing Officer shall act within 60 days of the filing of the request and may grant, in
23 writing, the request for an extension.

24 (4) The Hearing Officer may not act upon the request for an extension until comments from the
25 applicable agencies are received.

1 (5) Any appeal of the extension granted under subsection (b) shall be on the record. The standard
2 of review shall be based upon an abuse of discretion.

3 (c) *Expiration of reclamation plan.* Approval by the Hearing Officer of a Development Plan for
4 which there is an approved reclamation plan shall expire 15 years from approval of the reclamation
5 plan by the Planning Board under Subtitle 5 of this title, UNLESS THE PLAN WAS VESTED
6 PURSUANT TO SECTION 32-4-264.

7 **§32-4-262. AMENDMENTS TO DEVELOPMENT PLANS.**

8 (1) Any material amendment to an approved non-residential [Development Plan] PLAN;
9 ~~INCLUDING A LIFE CARE OR CONTINUING CARE FACILITY PLAN;~~ shall be reviewed and
10 approved in the same manner as the original plan.

11 (2) Any material amendment to [than] AN approved residential Development Plan or plat
12 shall be reviewed in accordance with this title, and with respect to that portion of the original plan
13 or plat to which the amendment pertains, the amendment shall be reviewed for compliance with all
14 current law [and regulations, including the development regulations and the zoning regulations].
15 For purposes of this paragraph, any amendment to a plan or plat that results in an increase in density
16 or increase in the number of buildable lots is a material amendment.

17 SECTION 3. AND BE IT FURTHER ENACTED, that Section 32-4-264 be and it is hereby
18 added to Article 32-Planning, Zoning and Subdivision Control. Title 4 - Development, of the
19 Baltimore County Code 2003, to read as follows:

20 **§32-4-264. VESTING OF DEVELOPMENT PLANS.**

21 (A) IN GENERAL. A DEVELOPMENT PLAN VESTS IN ACCORDANCE WITH THE
22 PROVISIONS OF THIS SECTION.

23 (B) NON-RESIDENTIAL PLAN.

24 (1) A NON-RESIDENTIAL PLAN; ~~INCLUDING A LIFE CARE OR CONTINUING CARE~~
25 ~~FACILITY PLAN;~~ FOR WHICH A PLAT IS NOT RECORDED VESTS WHEN SUBSTANTIAL
26 CONSTRUCTION OCCURS WITH RESPECT TO ANY PORTION OF THE PLAN.

27 (2) A NON-RESIDENTIAL PLAN; ~~INCLUDING A LIFE CARE OR CONTINUING CARE~~
28 ~~FACILITY PLAN;~~ FOR WHICH A PLAT IS RECORDED VESTS WHEN PLAT
29 RECORDATION OCCURS FOR ANY PORTION OF THE PLAN.

1 (C) RESIDENTIAL DEVELOPMENT PLAN.

2 (1) A RESIDENTIAL DEVELOPMENT PLAN FOR WHICH A PLAT IS NOT RECORDED
3 VESTS WHEN SUBSTANTIAL CONSTRUCTION OCCURS WITH RESPECT TO ANY
4 PORTION OF THE PLAN.

5 (2) A RESIDENTIAL DEVELOPMENT PLAN FOR WHICH A PLAT IS RECORDED VESTS
6 WHEN PLAT RECORDATION OCCURS FOR ANY LOT, TRACT, SECTION OR PARCEL
7 THEREOF.

8 (D) LIMITATION ON VESTING. UNLESS AN EXTENSION HAS BEEN GRANTED UNDER
9 §32-4-274, CONSTRUCTION RELATING TO A VESTED RESIDENTIAL DEVELOPMENT
10 PLAN THAT OCCURS MORE THAN 9 YEARS AFTER THE PLAN WAS GRANTED FINAL,
11 NON-APPEALABLE APPROVAL SHALL COMPLY WITH ALL LAWS IN EFFECT AT THE
12 TIME PERMITS ARE ISSUED.

13 (E) RECLAMATION PLAN. AN APPROVED RECLAMATION PLAN VESTS WHEN
14 SUBSTANTIAL CONSTRUCTION OCCURS WITH RESPECT TO ANY PORTION OF THE
15 PLAN.

16 SECTION 4. AND BE IT FURTHER ENACTED, that Section 32-4-273 and Subsections
17 32-4-106(a)(1)(i)(2) and 32-4-271(f)(2) of Article 32-Planning, Zoning and Subdivision Control,
18 Title 4 - Development, of the Baltimore County Code 2003, be and ~~it is~~ they are hereby repealed.

19 SECTION 5. AND BE IT FURTHER ENACTED, that Section 32-4-274(a) of Article 32-
20 Planning, Zoning and Subdivision Control. Title 4 - Development, of the Baltimore County Code
21 2003, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

22 **§ 32-4-274. EXTENSION OF TIME LIMIT FOR VALIDITY OF SUBDIVISION [PLATS**
23 **AND APPROVED] PLANS.**

24 (a) *In general.* The Department of Permits and Development Management shall extend [a
25 subdivision plat for an entire subdivision or any section or parcel of the subdivision or] an approved
26 Development Plan that would otherwise [lapse] EXPIRE and become invalid under the provisions
27 of § 32-4-261 [or § 32-4-273] of this subtitle if a deficiency in basic services for water, sewer, or
28 transportation[:

29 (1) Prevented the applicant from recording the plat ; or

30 (2) Prevented development] PREVENTED THE VESTING OF THE PLAN , in accordance with
31 § [32-4-273(d)] 32-4-264 of this subtitle[, of the recorded subdivision plat, the entire subdivision,
32 or a section or parcel of the subdivision].

1 (b) *Length of extension - Approved plans.* With respect to an approved Development Plan, the length
2 of time of any extension shall be equivalent to the lesser of:

3 (1) The period of time that the deficiency prevents a plat from being recorded; or

4 (2) The period of time remaining for plan validity at the time of the deficiency determination.

5 [(c) *Same - Recorded subdivision plat.*

6 (1) With respect to a recorded subdivision plat, the length of time of an extension shall be equivalent
7 to the lesser of:

8 (i) The period of time that the deficiency prohibits or prohibited development of the entire
9 subdivision or any section or parcel of the subdivision; or

10 (ii) The period of time remaining for plat validity at the time of deficiency.

11 (2) In the event a deficiency occurs in the last 18 months of the life of a plat, the length of time of
12 the extension allowed shall be 18 months.]

13 [(d)] (C) *Determination of deficiency.* For the purpose of determining the extension of the time
14 limit of the validity of a [plat or] Development Plan, the Department of Permits and Development
15 Management shall consider property that is the subject of the plan [or plat] to have a deficiency if:

16 (1) Subsequent to plan approval or plat recordation the property is shown to be or to have been
17 within a deficient service area on a basic service map adopted by the County Council; or

18 (2) The issuance of building permits or the construction of public improvements or private
19 improvements is or was prohibited by order of the state or county.

20 SECTION 6. AND BE IT FURTHER ENACTED, that this Act shall apply to any
21 development, subdivision, parcel of land, or plat which received any form of approval from
22 Baltimore County prior to the effective date of this Act as follows:

23 (A) An unexpired residential development plan that was approved prior to the effective date of this
24 Act, but not yet vested in accordance with the law in effect prior to the effective date of this Act,

1 may acquire vested status in accordance with the provisions of this Act. If the plan vests within four
2 years from the effective date of this Act, the vested status shall date from the effective date of this
3 Act for a period of nine years.

4 (B) A residential development plan for which ~~a plat was recorded and an unexpired plat was~~
5 recorded or vested prior to the effective date of this Act, ~~but not yet expired~~, shall be vested for a
6 period of nine years dating from the effective date of this Act.

7 (C) Any amendment to a residential plan, or any application for further development of an unexpired
8 residential development plan or plat that was approved prior to the effective date of this Act, or any
9 part thereof, whether vested or not, shall be processed by the County in accordance with the
10 provisions of Article 32, Title 4, ~~Subtitle 2~~ of the County Code. Any prior process for residential
11 development approval that was utilized under prior enactments of the development regulations or
12 the zoning regulations, or any administrative interpretation(s) thereof, including any written County
13 authorizations expressing such interpretations, is no longer valid. This subsection does not apply
14 to an amendment accepted for filing prior to July 6, 2009 or to an amendment to a planned unit
15 development if the development was approved prior to 1990.

16 SECTION 7. AND BE IT FURTHER ENACTED, that this Act is adopted independently
17 of Section 103 of the Baltimore County Zoning Regulations so that it supersedes and abrogates the
18 rights to the vesting or processing of a development that would otherwise accrue from any provision
19 of the zoning or development regulations or any other County laws or administrative interpretations
20 thereof.

21 SECTION 8. AND BE IT FURTHER ENACTED, that this Act, having been approved by
22 the affirmative vote of five members of the County Council, shall take effect on August 17, 2009.

Patricia A. Malone
Of Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

June 16, 2009

HAND-DELIVERED

William J. Wiseman, III
Zoning Commissioner for Baltimore County
The Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Glen Meadows Retirement Community
Case No.: 09-264-SPH

Dear Mr. Wiseman:

On behalf of Petitioner Glen Meadows Retirement Community, I am writing to request that you postpone the Petition for Special Hearing currently scheduled for Wednesday, June 17, 2009, at 9:00 am, in the above-referenced matter. We have just received revised comments from the Department of Environmental Protection and Resource Management, including a letter from Wallace Lippincott, relating to the tenant lots, and we would appreciate additional time in which to resolve certain outstanding issues.

Very truly yours,



Patricia A. Malone

cc: Peter M. Zimmerman, Esq.

PAM/bl

TODocs/274358 v1

*Case postponed -
No. 3 sufficient reasons
exist pursuant to Rule 46.
June 16, 2009.*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 Account Number - 1900012441

Owner Information

Owner Name:	GLEN MEADOWS RETIREMENT COMMUNITY	Use:	COMMERCIAL
Mailing Address:	ATTN ACCOUNTS PAYABLE 11630 GLEN ARM ROAD GLEN ARM MD 21057-9403	Principal Residence:	NO
		Deed Reference:	1) /13870/ 348 2)

Location & Structure Information

Premises Address	Legal Description
11630 GLEN ARM RD	483.41 AC GLEN ARM R
GLEN ARM MD 21057-9403	PAR EX
	NOTCHCLIFF RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
62	4	162						1	Plat Ref:

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	238,422 SF	483.41 AC	06

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value	Phase-in Assessments			
		As Of	As Of	As Of		
		01/01/2007	07/01/2008	07/01/2009		PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	5,359,000	6,792,200				
Improvements:	15,306,200	18,030,900				
Total:	20,665,200	24,823,100	23,437,132	24,823,100		
Preferential Land:	116,700	116,700	116,700	116,700		

Transfer Information

Seller: PRESBYTERIAN SENIOR SERVICES INC	Date: 06/29/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13870/ 348	Deed2:
Seller: C B PROPERTIES INC	Date: 01/07/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9541/ 477	Deed2:
Seller: NOTCH CLIFF ASSO CIATES	Date: 02/08/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8711/ 126	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	780	6,349,433	6,706,600
State	780	6,349,433	6,706,600
Municipal	000	0	0

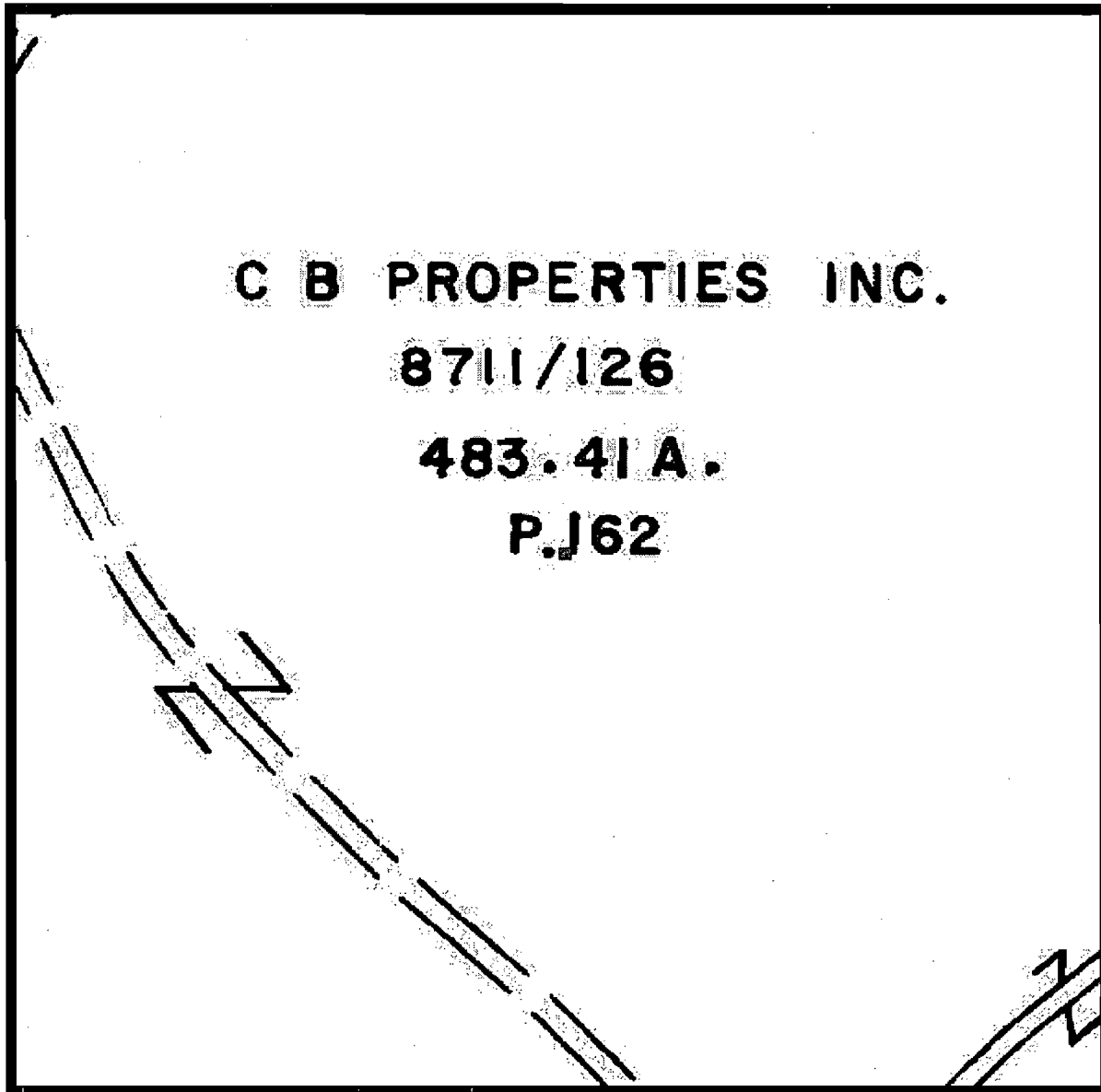
Tax Exempt:	PARTIAL COUNTY AND STATE	Special Tax Recapture:
Exempt Class:	CHURCH-AGED & REHAB. HOMES	AGRICULTURAL TRANSFER TAX



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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[View Map](#)
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[Search](#)

District - 11 Account Number - 1900012441



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html

JES
3/15
22

IN RE:	PETITION FOR ZONING	*	BEFORE THE
	VARIANCE		
	W/S Glen Arm Road, 4485'	*	DEPUTY ZONING COMMISSIONER
	N of c/l Manor Road	*	
	(11630 Glen Arm Road)	*	OF
	11th Election District	*	BALTIMORE COUNTY
	6th Councilmanic District	*	CASE NO. 94-310-A
	Presbyterian Senior	*	
	Services,	*	
	Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the property located at 11630 Glen Arm Road in Glen Arm, Maryland. The Petitioner, Presbyterian Senior Services, requests relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a side yard building-to-building setback of 68 ft. in lieu of the required 100 ft. setback, as shown more particularly on the Plat to Accompany Variance Request which was submitted at the hearing as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was J. Joseph Credit, Secretary of Presbyterian Senior Services and Frederick R. Chadsey, a professional engineer with G.W. Stephens & Associates. Mr. Chadsey prepared the Plat to Accompany Variance Request. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no protestants present.

Testimony and evidence indicated that the subject site is an existing lifecare center known as Glen Meadows (formerly known as Notchcliff). Glen Meadows comprises approximately 500 acres, 60 of

which contain the lifecare facility, and is split-zoned RC 2 and RC 5. The Petitioner is proposing a 30-bed nursing wing as an addition to the existing facility as shown on Exhibit No. 1. In conjunction with this addition, the existing nursing wing, which comprises 16 beds, would be converted to "assisted living" beds. The setback deficiency involves the building-to-building distance between the proposed nursing wing and an existing office and maintenance building which is situated on the other side of the facility's internal driveway. Thus, the requested setback variance is from an existing building located on the Petitioner's own property, as opposed to another landowner's building.

Proffered testimony stated that the proposed nursing wing was necessary to provide services to the growing population at Glen Meadows. Due to the configuration and dimensions of the existing facility and the uses contained therein, the area available at Glen Meadows for the proposed nursing wing is limited. In fact, proffered testimony indicated that the location chosen for the proposed nursing wing was clearly optimal -- from both an architectural/engineering viewpoint and from a use standpoint since this area of the facility was already used for the present 16-bed nursing wing. Proffered testimony further indicated that without the requested side yard setback variance, the Petitioner would be unable to construct the proposed addition.

An area variance may be granted where strict application of the Zoning Regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must demonstrate the following:

- 1) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) Whether the grant would do substantial injustice to applicant as well as other property owners in the surrounding locale, or whether a lesser relaxation than that applied for would give substantial relief; and,
- 3) Whether relief could be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

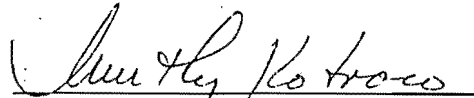
Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that special circumstances or constraints exist that are peculiar to the property such that, if the requested variance is not granted, the Petitioner would be unduly restricted from an appropriate use of the property due to these special conditions and constraints. Due to the configuration of the existing facility and the uses contained therein, I find that the Petitioner has met the above-referenced burden of proof regarding practical difficulty. Moreover, I find that the requested variance will not result in any injury to the public health, safety and general welfare. Further, I find that the granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of April, 1994 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a side yard setback of 68 ft. in lieu of the required 100 ft., be and is hereby GRANTED, subject however, to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDR0130.GPW

3. Assure that encroachments onto productive or critical natural resource areas will be minimized. [Bill No. 98, 1975.]
4. Provide a minimum lot size which is sufficient to provide adequate area for the proper functioning of on-lot sewer and water systems. [Bill No. 98, 1975.]

1A04.2--Use regulations [Bill No. 98, 1975.]

A. Uses permitted as of right. The following uses, only, are permitted as of right in R.C. 5 zones: [Bill No. 98, 1975.]

1. Churches or other buildings for religious worship including church schools. [Bill No. 98, 1975.]
2. Dwellings, one-family detached. [Bill No. 98, 1975.]
3. Farms and limited-acreage wholesale flower farms. [Bills No. 98, 1975; No. 51, 1993.]
- {4. "Farmettes." added by Bill No. 98, 1975; deleted by Bill No. 110, 1993.}
- {5. "Hospitals." added by Bill No. 98, 1975; deleted by Bill No. 37, 1988.}
5. *Assisted Living Facilities, Class A (188-93)*
6. Open space, common. [Bill No. 98, 1975.]
7. Schools, including but not limited to private preparatory schools, colleges, conservatories or other fine arts schools. [Bills No. 98, 1975; No. 63, 1980; No. 47, 1982; No. 47, 1985.]
8. Streets or ways. [Bill No. 98, 1975.]
9. Telephone, telegraph, electrical-power, or other similar lines or cables--all underground; underground gas, water, or sewer mains or storm drains; other underground conduits except underground interstate and intercontinental pipe lines. [Bill No. 98, 1975.]
10. Trailers, provided that any trailer allowed under this provision must be used or stored in accordance with the provisions of Paragraphs B, C, E, or F of Subsection 415.1 and Subsection 415.2A.1 as applicable. [Bill No. 98, 1975.]

- 10a. Antennas used by CATV systems operated by companies franchised under Title 2, Article VI, Division 2 of the Baltimore County Code 1978, if situated on property owned by the county, State, or Federal government or by a governmental agency. [Bill No. 220, 1981.]
11. Accessory uses or structures, including, but not limited to, the following: [Bill No. 98, 1975.]
- a. Excavations, uncontrolled. [Bill No. 98, 1975.]
 - b. Farmer's roadside stand and produce stand, subject to the provisions of Section 404.4. [Bill No. 98, 1975; Bill No. 41, 1992.]
 - c. Home occupations. [Bill No. 98, 1975.]
 - d. Offices or studios....: Repealed by Bill No. 124, 1982.]
 - e. Parking spaces including recreational vehicles (subject to the provisions of Section 415A). [Bill No. 98, 1975.]
 - f. Piers, wharves, docks, and bulkheads (subject to the provisions of Section 417). [Bill No. 98, 1975.]
 - g. Swimming pools, tennis courts, garages, utility sheds, satellite receiving dishes (subject to Section 429), or other accessory structures or uses (subject to the height and area provisions for buildings as set forth in Section 400). [Bill No. 98, 1975; Bill No. 71, 1987.]
12. Life care or continuing care facilities--subject to the provisions of Subsection 1A04.4. [Bill No. 6, 1984.]
13. Commercial film production, subject to Section 435. [Bill No. 57, 1990.]
14. Transit facilities. [Bill No. 91, 1990]
- B. Uses permitted by special exception. The following uses, only, are permitted by special exception in R.C.5 zones. [Bill No. 98, 1975.]
- 1. Antique shops (subject to the provisions of Section 402B). [Bill No. 98, 1975.]
 - 2. Boat yards (see Section 417 & 101). [Bill No. 98, 1975.]

1. Lot area; density control. A lot having an area of less than 1 acre may not be created in an R.C. 5 zone. The maximum gross residential density of a lot of record is 0.667 dwellings per acre. [Bill No. 98, 1975; No. 178, 1979.]

[2. Minimum diametral dimension. Deleted by Bill No. 178, 1979.]

3. Building setbacks. Any principal building hereafter constructed in an R.C.5 zone shall be situated at least 75 feet from the centerline of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1985.]

4. Coverage. No more than 15 per cent of any lot in an R.C. 5 zone may be covered by buildings, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1975.]

5. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the Land Records of Baltimore County with the approval of the Baltimore County Office of Planning and Zoning on or before the effective date of these zoning regulations and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone may be approved for residential development in accordance with the standards prescribed in force at the time of the lot recordation. [Bill No. 98, 1975.]

6. Dwellings per lot. No more than one dwelling is permitted on any lot in an R.C.5 zone. But not excluding additional dwellings for bona fide tenant farmers. [Bill No. 98, 1975.]

~~1A04.4--Life care or continuing care facilities--special provisions.~~ [Bill No. 6, 1984.]

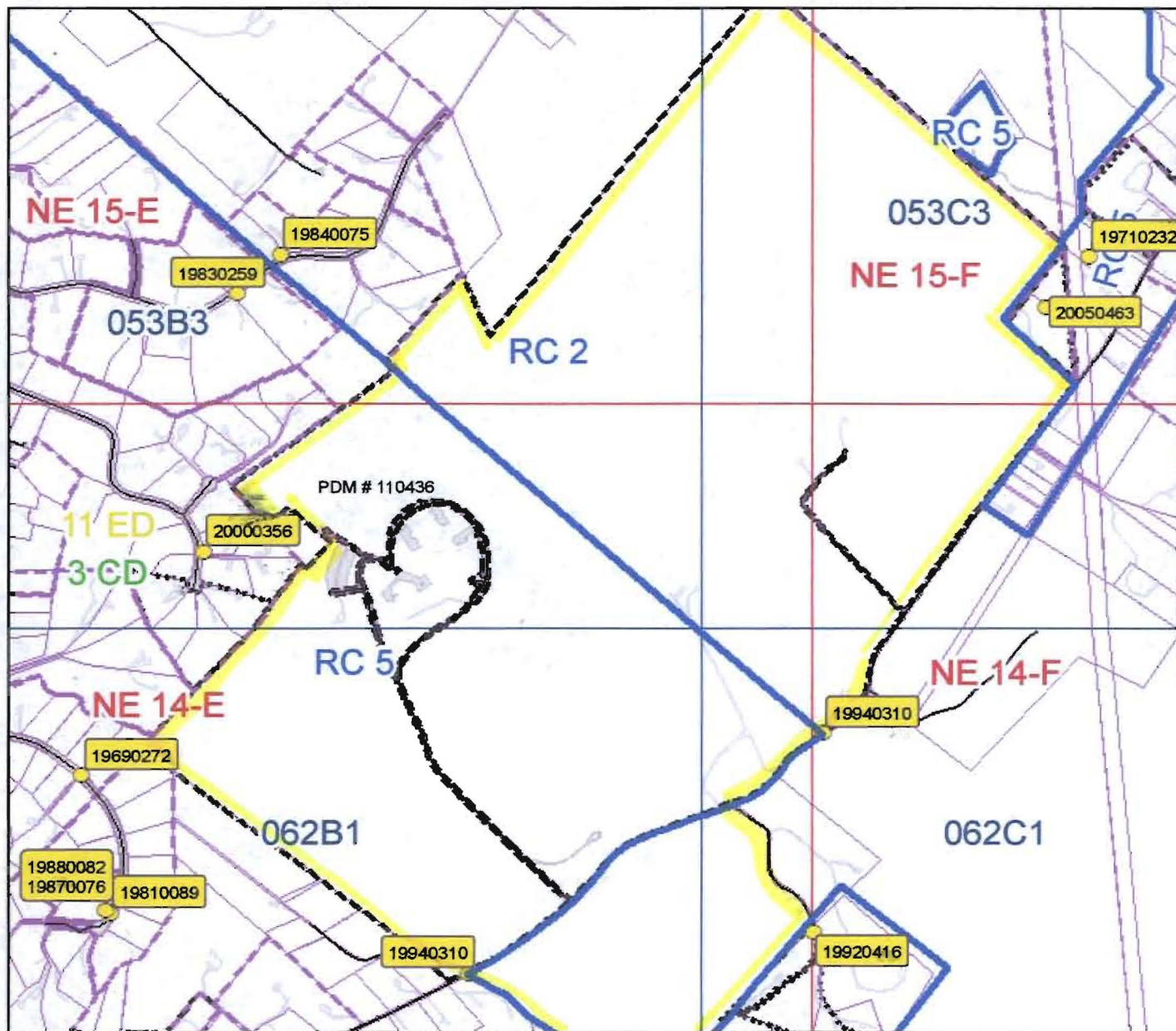
A. Notwithstanding contrary provisions contained in these regulations, life care or continuing care facilities are subject to the following provisions: [Bill No. 6, 1984.]

1. May only be located on a site containing a minimum of 450 acres. To obtain the required acreage, property zoned R.C.2 may be combined with property zoned R.C.5. The entire building envelope of the facility must be located in the R.C.5 portion of the tract and the building envelope is

limited to a maximum of 12.5% of the gross acreage (Building Envelope Site). [Bill No. 6, 1984.]

2. Density Control. A maximum of 5.5 dwelling units per acre of building envelope site is permitted. [Bill No. 6, 1984.]
3. No part of any building shall be closer than 500 feet to the nearest public road. [Bills No. 6, 1984; No. 36, 1988.]
4. The balance of the tract outside of the building envelope may only be used for open space, and recreational uses permitted by special exception in the respective R.C.2 and R.C.5 zones. Provided that no recreational use which is permitted by special exception may be allowed within 200 feet of any public road. [Bills No. 6, 1984; 36, 1988.]
5. Neither the use of the site for a life care or continuing care facility nor any increased density of the site allowed by legislative act may be considered as evidence of "substantial change in the character of the neighborhood" for the purpose of interim rezoning classifications of other property in the neighborhood. [Bills No. 6, 1984; No. 36, 1988.]
6. The maximum building height shall be three stories except for those buildings existing prior to January 1, 1984. The maximum building height may be waived by special hearing for buildings on R.C.5 lands within the Chesapeake Bay Critical Area. [Bill No. 36, 1988.]
7. Ancillary facilities such as dining rooms, recreational facilities, and retail shops, that serve residents and guests of residents may be included if there is no exterior announcement or other advertisement of retail facilities. [Bill No. 36, 1988.]

Glen Meadows Retirement Community



DQ Map Notes



Publication Date: April 07, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1,000 0 1,000
 Feet
 1 inch equals 1,000 feet

CASE NAME

CASE NUMBER 2009-0764-SPH

DATE 9-29-09

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER 2009-0764-SPT
DATE 9-29-09

[illegible]

CASE NAME _____
CASE NUMBER 209-0764-SPH
DATE 9-29-09

[illegible]

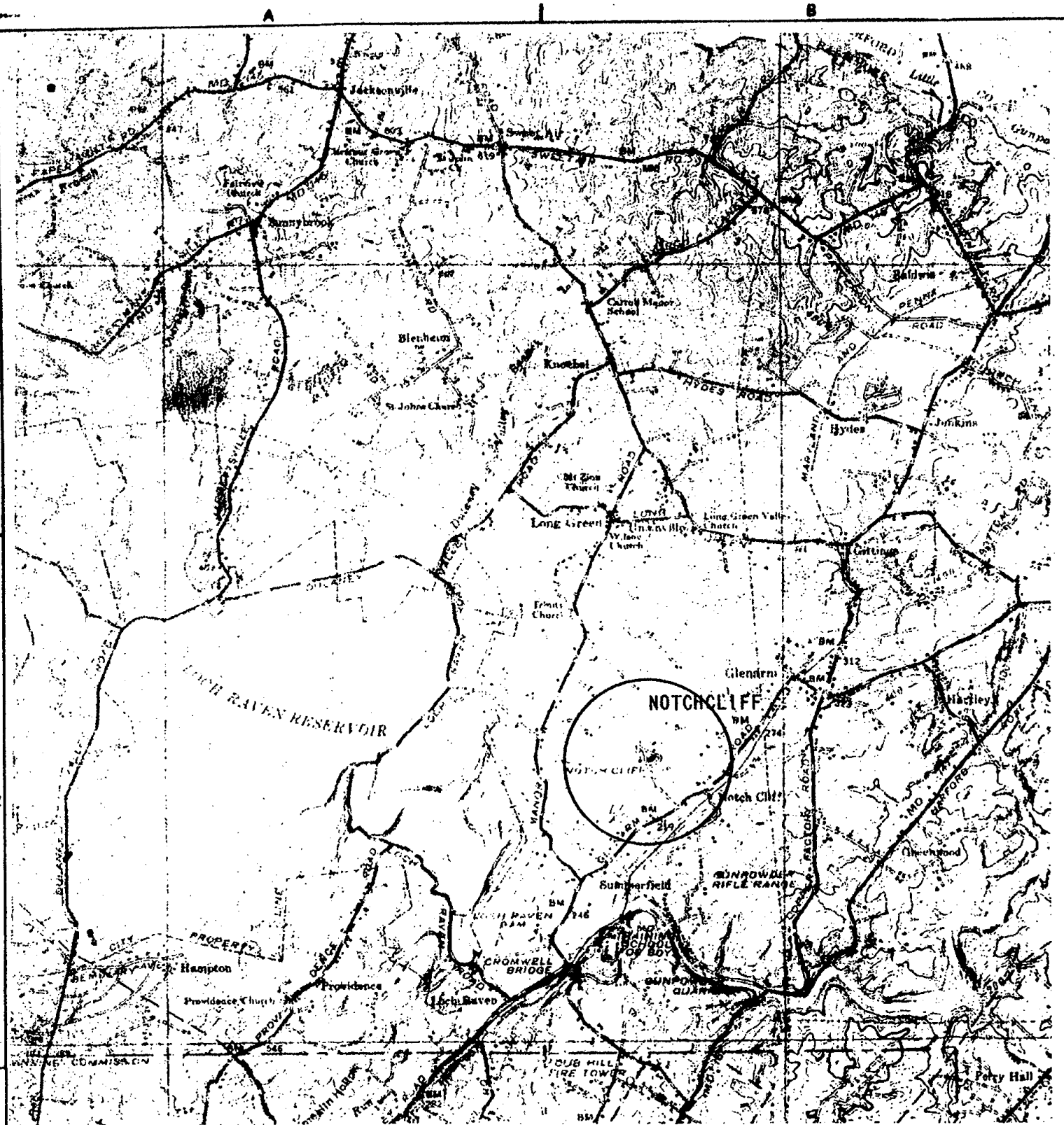
Case No.: 2009-0264-SPH

Exhibit Sheet

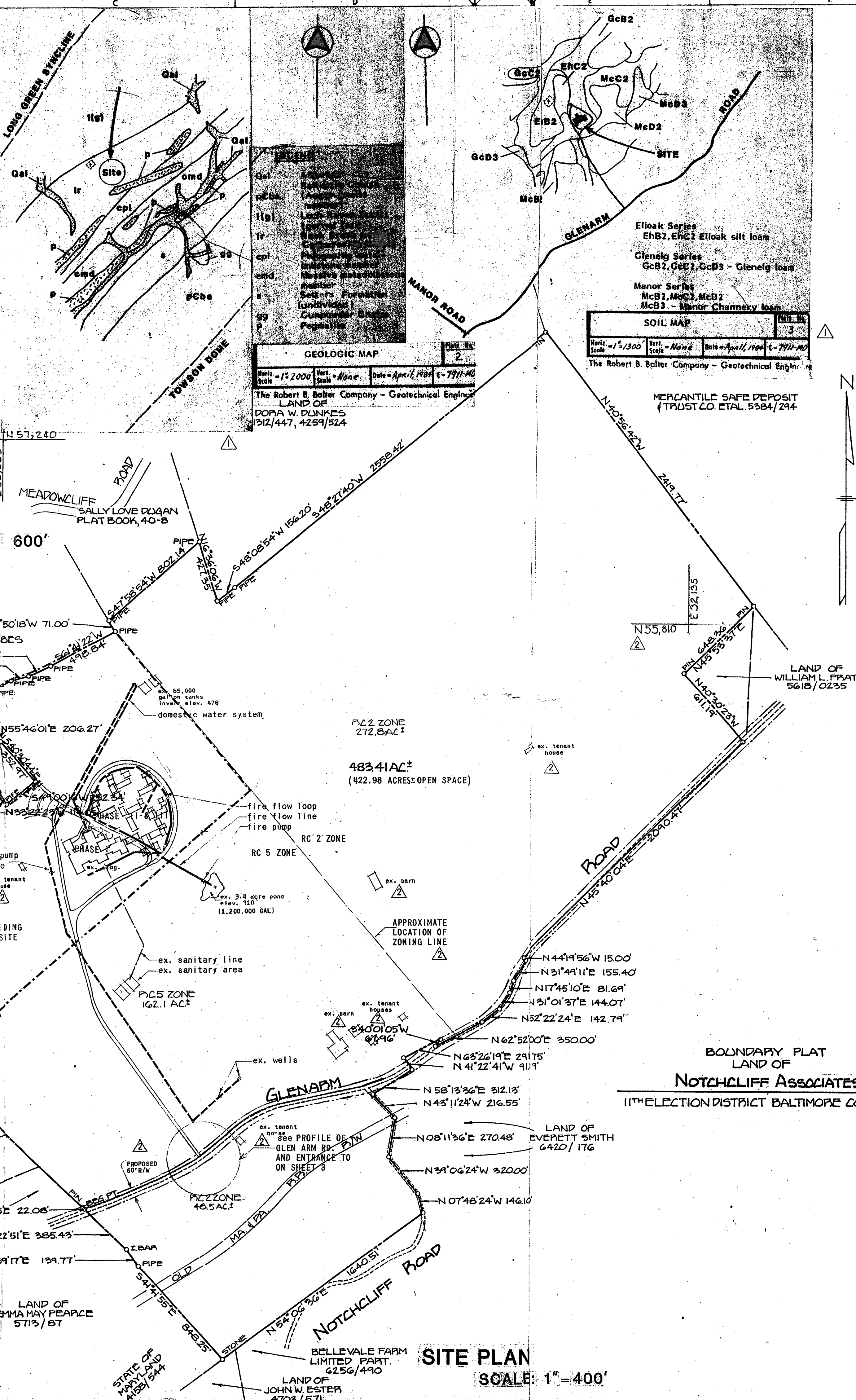
Petitioner/Developer

Protestant

No. 1	1984- CRG Plan	
No. 2 A+B	redlined site plan	
No. 3	photos of tenant houses	
No. 4	1974 topography map showing the tenant houses	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



VINICITY MAP
SCALE: 1" = 600'



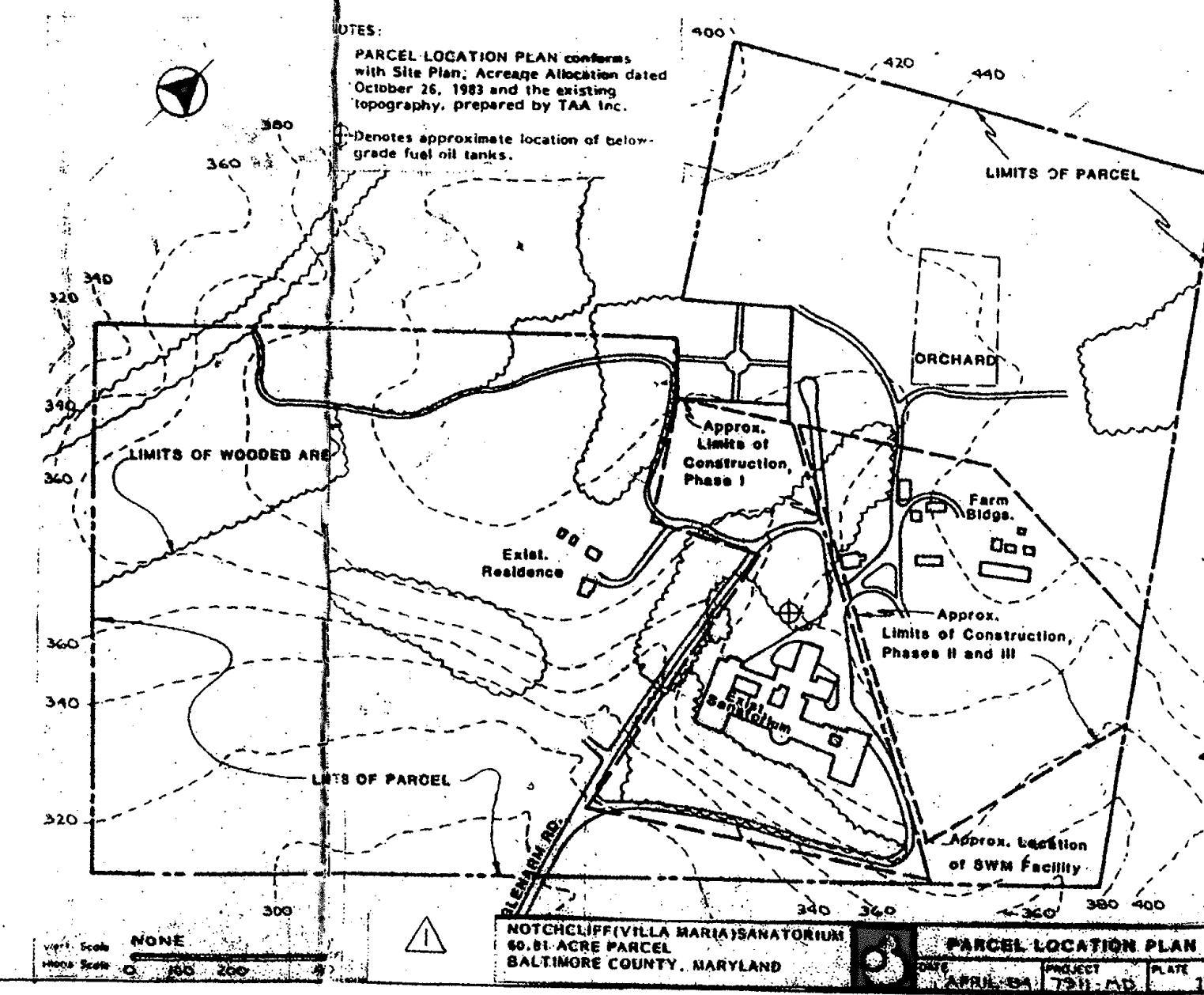
SITE PLAN
SCALE: 1" = 400'

CRG INFORMATION (AS PER BALTIMORE COUNTY CHECK LIST)

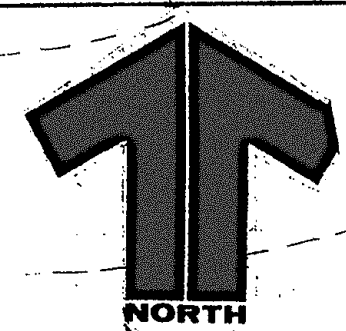
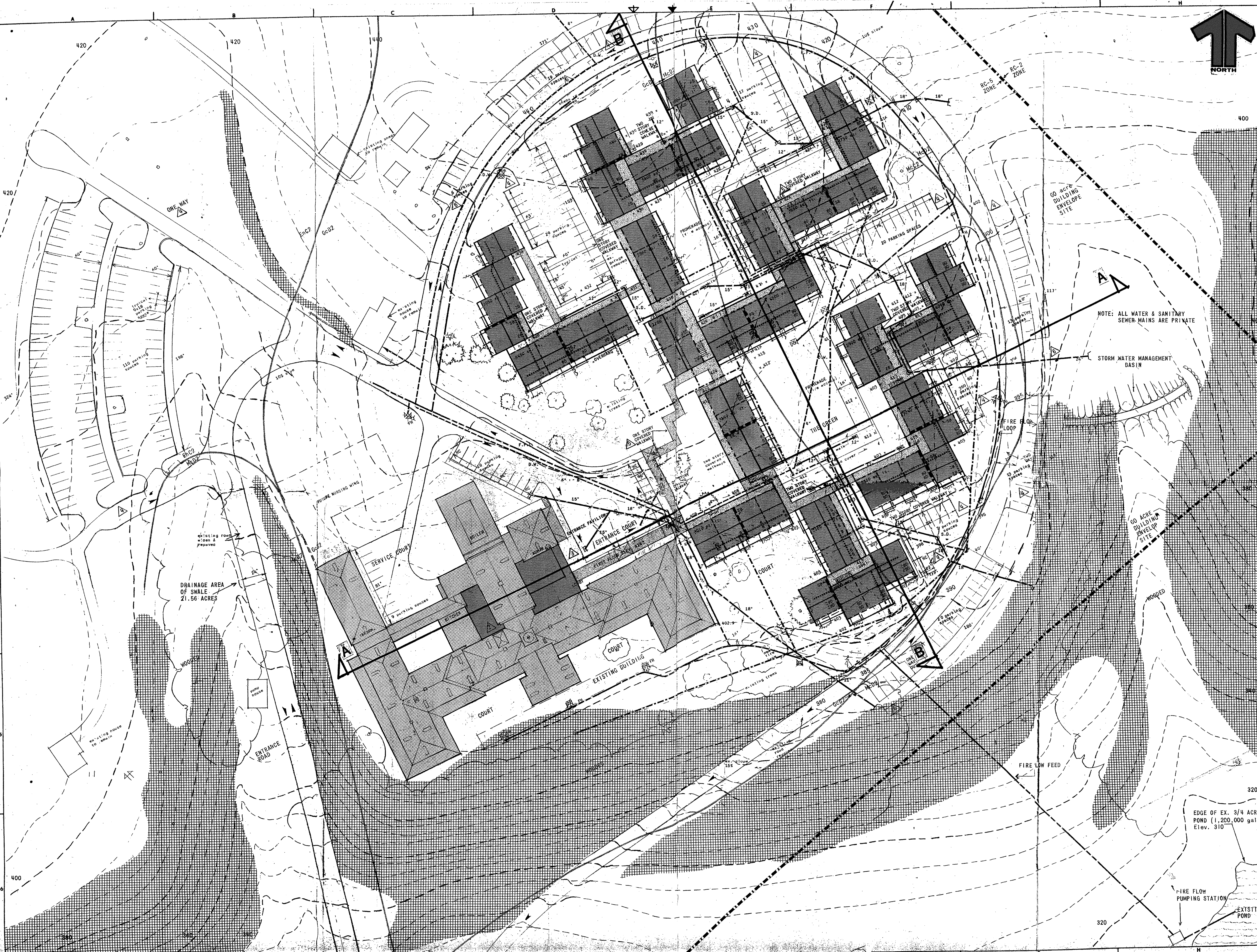
1. a. Development name: Notchcliff Life Care Center
b. Applicant's name: Notchcliff Associates
(Owner's name): 11630 Glen Arm Road
Glen Arm, MD 21057
c. Preparer's name: TAA INC.
Peter G. Christie, President
102 W. Pennsylvania Avenue
Towson, MD 21204
Phone No. 301-592-5310
Tax No.: 52-13N0162
DEED REF. NOT AVAILABLE
Phone No. 301-823-7862
d. Map scale: See Drawing
e. Date: 11-6/84
2. Election District: 11th.
3. Councilmanic District: 6th.
4. Census Tract: 412.02
5. Watershed: 4
Subwatershed: "0"
6. a. Site Acreage: Gross Area Calculation: 483.41 acres
Net Area Calculation: Net - not applicable
Building Envelope Site @ 12.5%: 60.426 acres
Developed Site Area: 16.5 acres
b. Common Open Space: To be owned & maintained
(farm, woods, etc.) by Notchcliff Associates 422.98 acres
c. Parking: Required 12 D.U.; 116 Parking Spaces
Proposed: 283 Parking Spaces
d. Density:
Max. No. Dwelling Units allowed 332.34 D.U. (EXCLUSIVE OF 5 EXISTING
(5.5 x 12.5% of gross site) TENANT HOUSE)
Proposed Dwelling Units
Phase I; 101 D.U. 16 Nursing Unit Deds
Phase II; 60 D.U. 34
Phase III; 54 D.U. 27
215 D.U. 16 Nursing Unit Deds
231 Total
Housing Mix (Retail)
Efficiency Phase I Phase II Phase III Total
Studio 6 - - 6
Studio/Alcove 34 - - 34
One Bedroom 55 25 - 80
One Bedroom & Den 1 25 27 53
Two Bedroom - - 22 22
Two Bedroom & Den - 5 5 10
Nursing Unit Deds 16 - - 16
Total 116 60 54 230
7. Estimated Average Daily Trips (ADT.):
215 D.U. @ 3.7 709.5
16 N.U. Deds 2.7/ 43.2
752.7 ADT.
8. Landscape: As per Landscape Manual see VI A. the quantity of landscape
material will be as required by the manual. There will be
trees added less a credit of 165 trees existing within the
Building Envelope Site. (Of the new trees 50% will be
deciduous and 50% evergreen.) "Screening" of property from
off site is not germane. On site landscaping will occur as
deemed necessary.

PETITIONER'S
EXHIBIT NO. 1

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
7/12/87 With The Following Action Taken
PLAN APPROVED
Plan Approved By: [Signature]
Plan Approved On: 7/12/87
Approval Expiration Date: 7/12/87
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan Bd.



2 12-7/84 ASPER CRG MTG
1 14-6/84 Added CRG Data
NO DATE ITEM
R E V I S I O N S
FIRM
TAA INC
PRINCIPAL
PGC
PROJ. MGR.
THS
DESIGNED
PGC
DRAWN
DLP
APPROVED
PGC
CONSULTANTS
MECHANICAL-ELECTRICAL ENGINEERING
HENRY ADAMS, INC.
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6500
SITE ENGINEERING
DAVID L. GREGORY
8641 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
TELEPHONE (301) 661-2888
LANDSCAPE ARCHITECTS
URBAN & GRAHAM
419 FOURTH STREET
ANNAPOLIS, MARYLAND 21403
TELEPHONE (301) 269-5886
TAA Inc.
The Architectural Affiliation
Baltimore 301-823-7862
102 W. Pennsylvania Ave.
Towson, Maryland 21204
ALTERATIONS
& ADDITIONS
NOTCHCLIFF
LIFE CARE CENTER
X1-436
11630 GLEN ARM ROAD
GLEN ARM, MD. 21057
FOR NOTCHCLIFF ASSOC.
VINICITY MAP
SITE PLAN
CRG. INFORMATION
PROJ. NO. 8215
SCALE as noted
DATE 8-6/84
1
LAST REV 12-7/84



APARTMENT KEY

		AREA (Sq. Ft.)
D	ONE BEDROOM	720
	(24 x 30)	
BD	BEDROOM & DEN	850
	(24 x 36)	
2B	TWO BEDROOM	950
	(28 x 34)	
2BD	TWO BEDROOM & 1100 DEN	
	(32 x 34)	

- one story bldg.
- two story bldg.
- Const. 4A Wood Frame Protected
- SD Smoke Barriers
- FI Fire Hydrant

- WATER LINE KEY
- D.W. DOMESTIC WATER
 - F.F.L. FIRE FLOW LINE
 - S. SANITARY LINE
 - S.D. STORM DRAIN

REVISIONS

NO.	DATE	ITEM
6	12-7/84	AS PER CRG MTG.
5	5-7/84	COVERED WALK NOTED
4	5-7/84	REVISED PARKING
3	3-7/84	REDUCED LOBBY
2	3-7/84	ENCLOSED COURT
1	11-6/84	Added CRG-Data

CONSULTANTS

MECHANICAL-ELECTRICAL ENGINEERING	HENRY ADAMS, INC.
401 WASHINGTON AVENUE	TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6500	
SITE ENGINEERING	DAVID L. GREGORY
8841 LOCH HAVEN BOULEVARD	TOWSON, MARYLAND 21204
TELEPHONE (301) 661-7868	
LANDSCAPE ARCHITECTS	URBAN & GRAHAM
419 FOURTH STREET	ANNAPOLIS, MARYLAND 21403
TELEPHONE (301) 269-5886	

TAA Inc.

The Architectural Affiliation

Baltimore: 301-823-7862
102 W. Pennsylvania Ave.
Towson, Maryland 21204

ALTERATIONS & ADDITIONS

NOTCHCLIFF
LIFE CARE CENTER

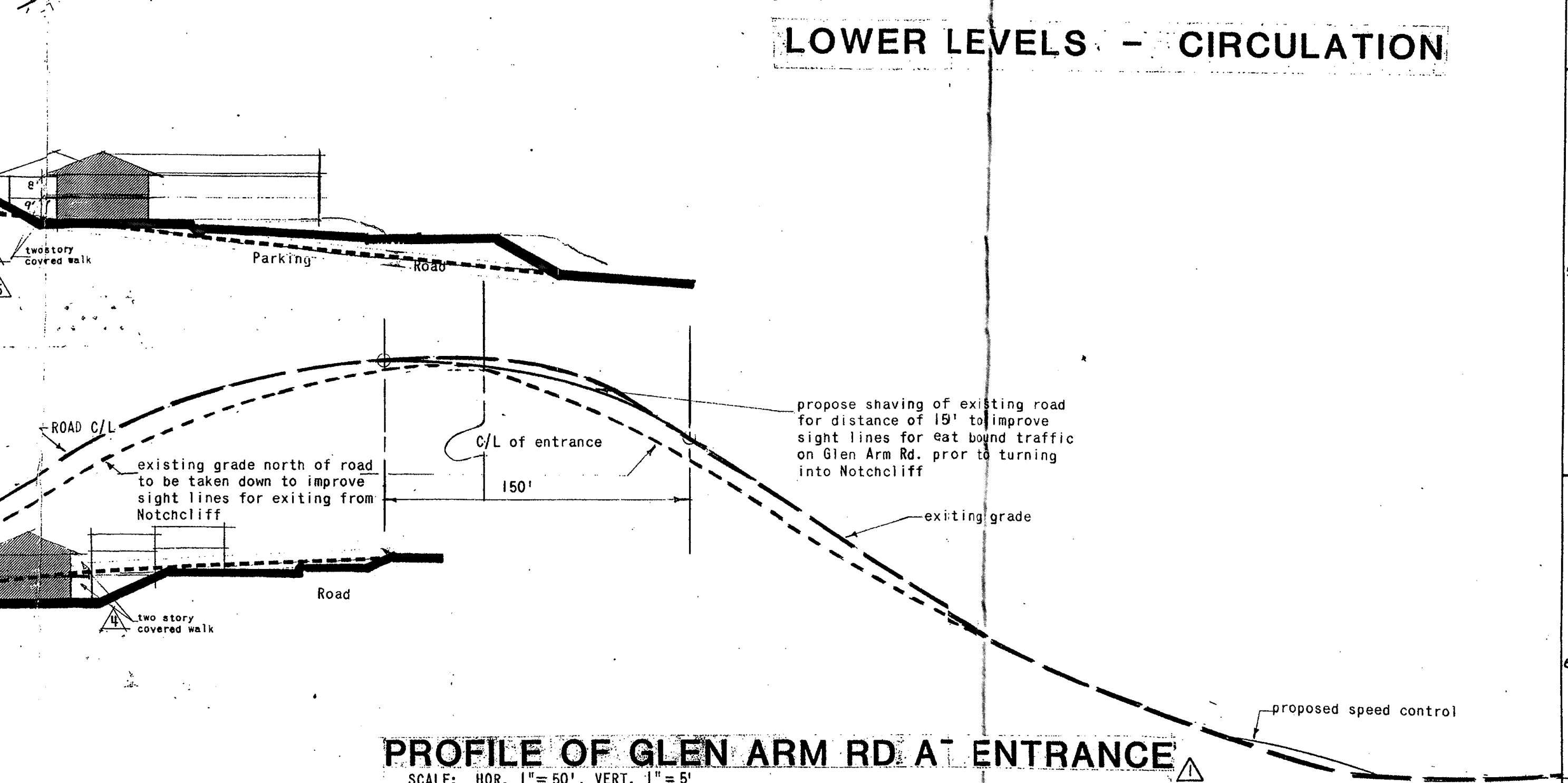
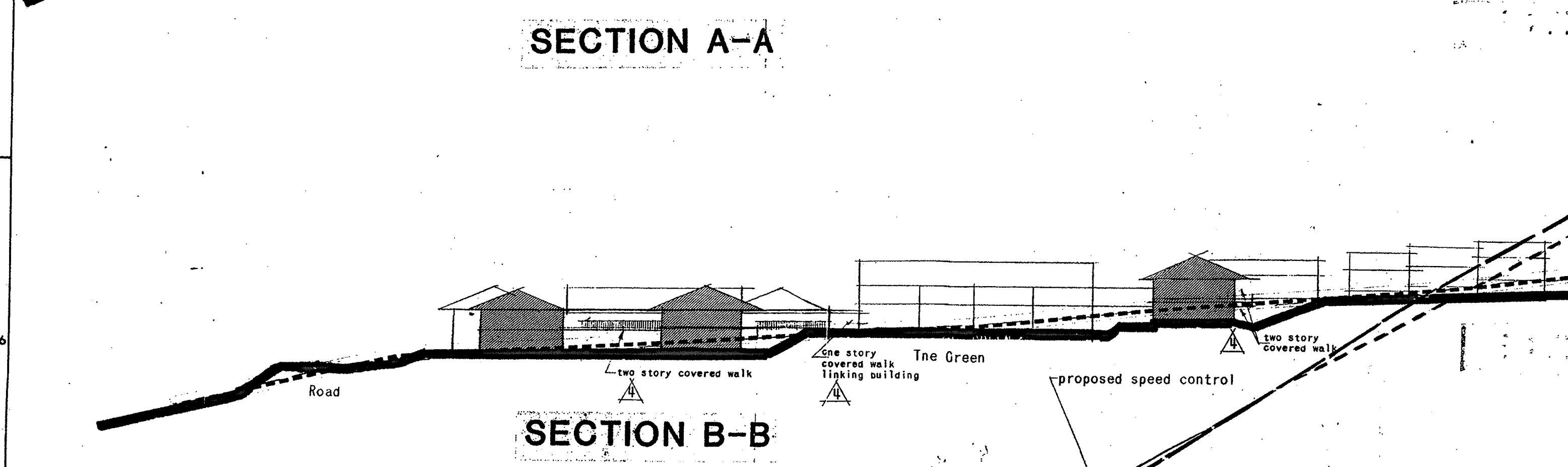
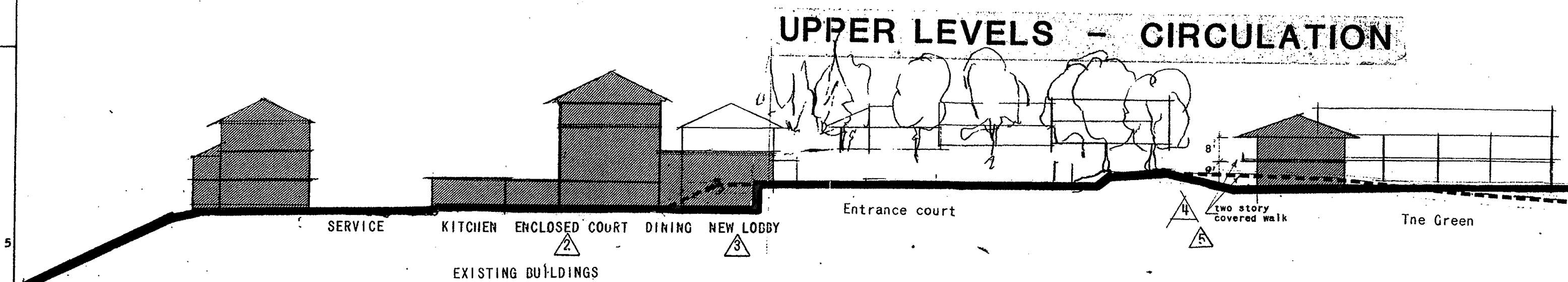
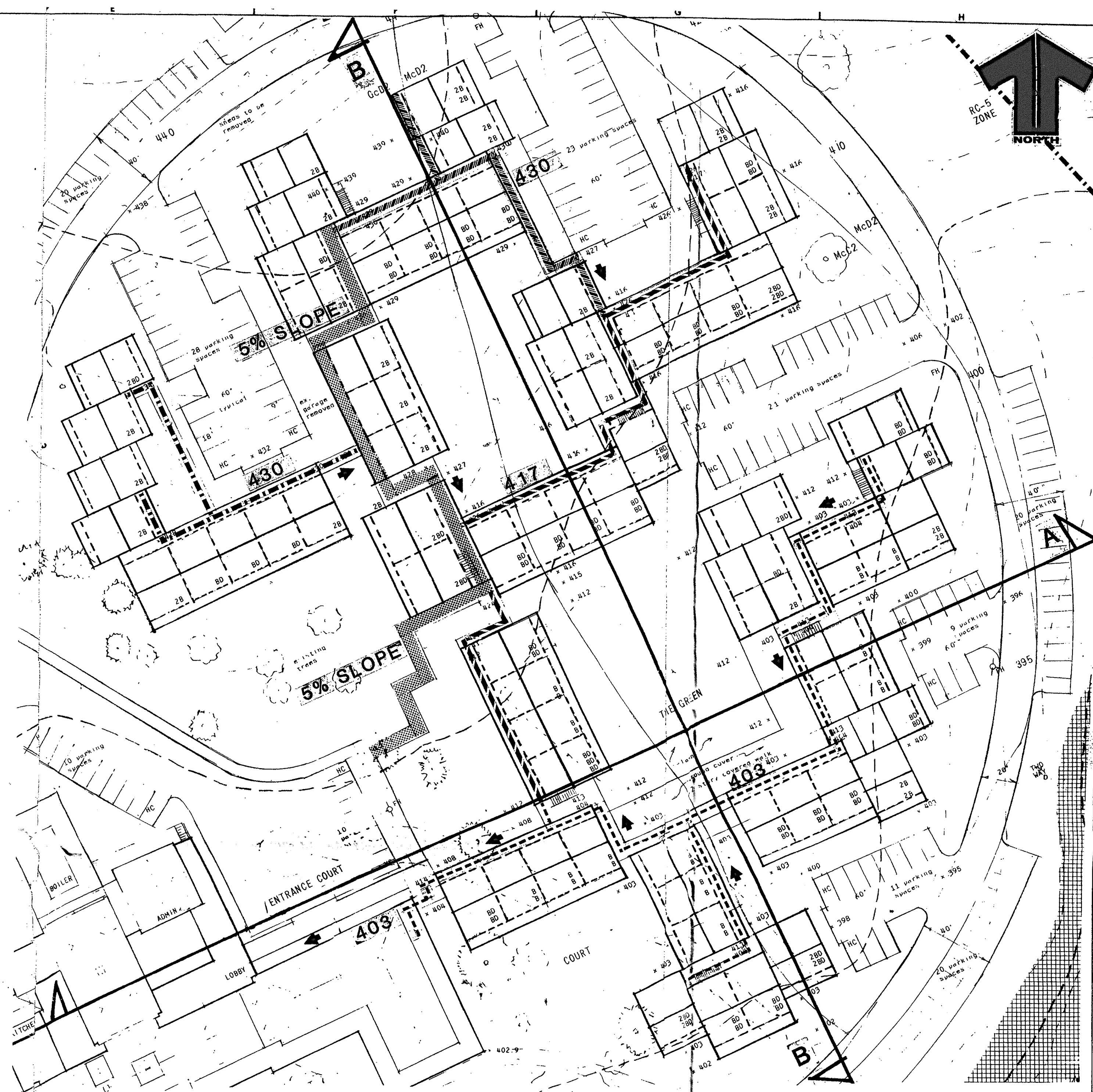
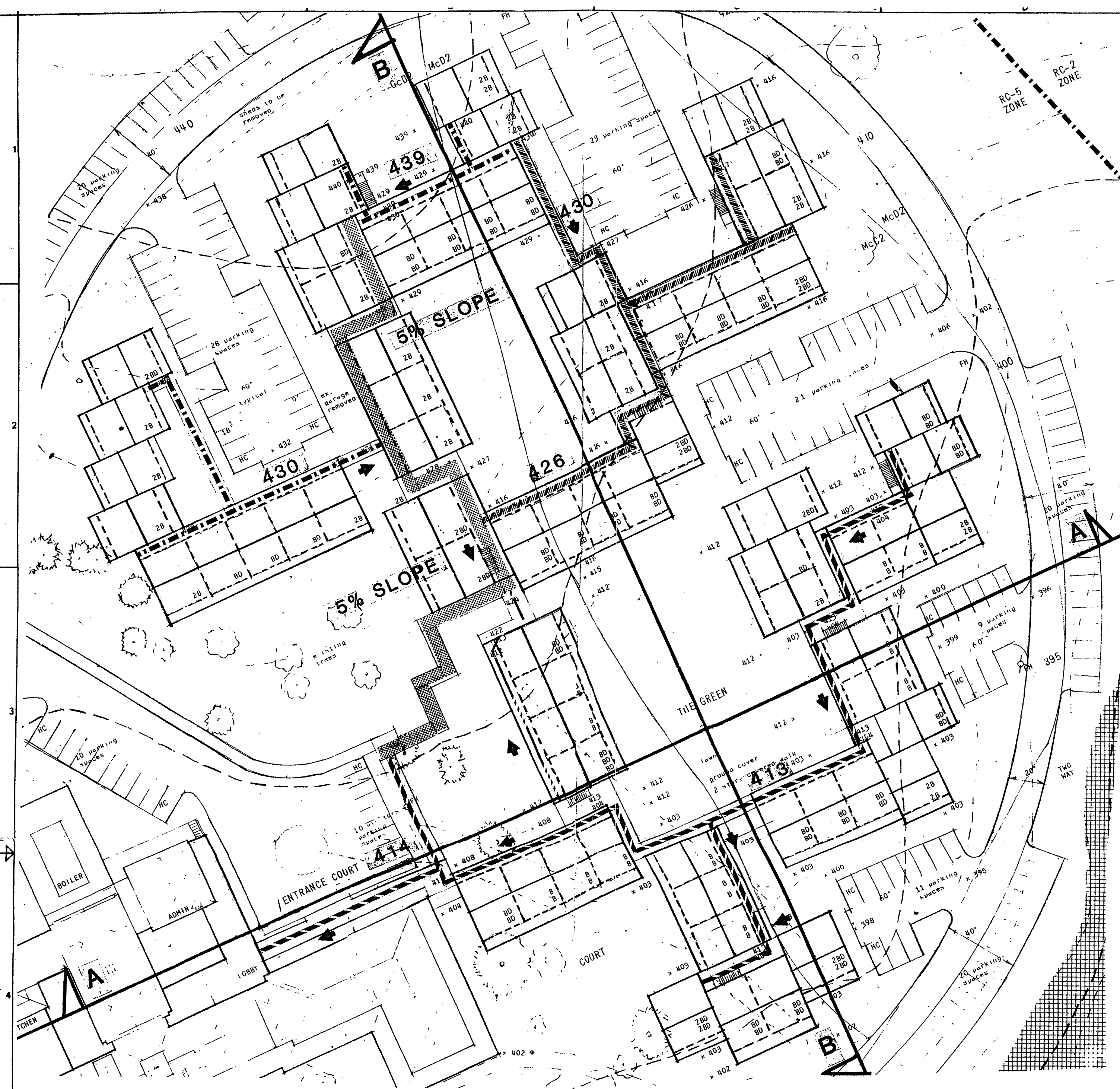
11630 GLEN AVE ROAD
WILM AVE, MD. 21057

FOR NOTCHCLIFF ASSOC

SITE PLAN
PHASES I, II & III

PROJ. NO.	8215
SCALE	1" = 40'
DATE	8-7/84
LAST REV	12-7/84

2



NO	DATE	ITEM
5	12-7/84	AS PER CRG MTG.
4	10-7/84	COVERED WALK MTD.
3	3-7/84	REDUCED LOBBY
2	3-7/84	ENCLOSED COURT
1	4-6/84	Added CRG Data

FIRM	INC
PRINCIPAL	PBC
PRINCIPAL	PBC
DESIGNED	PBC
DRAWN	DLP
APPROVED	PBC

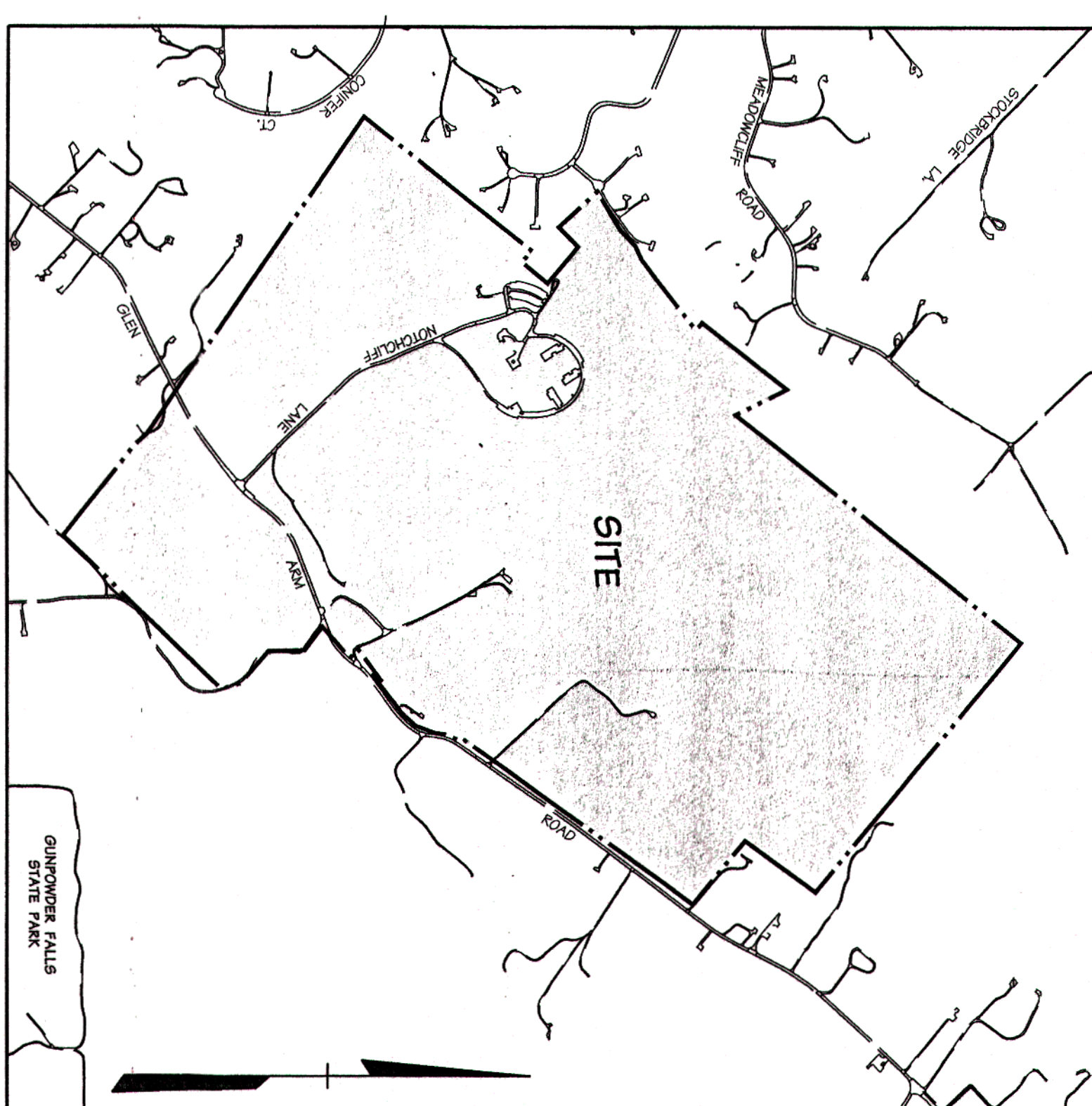
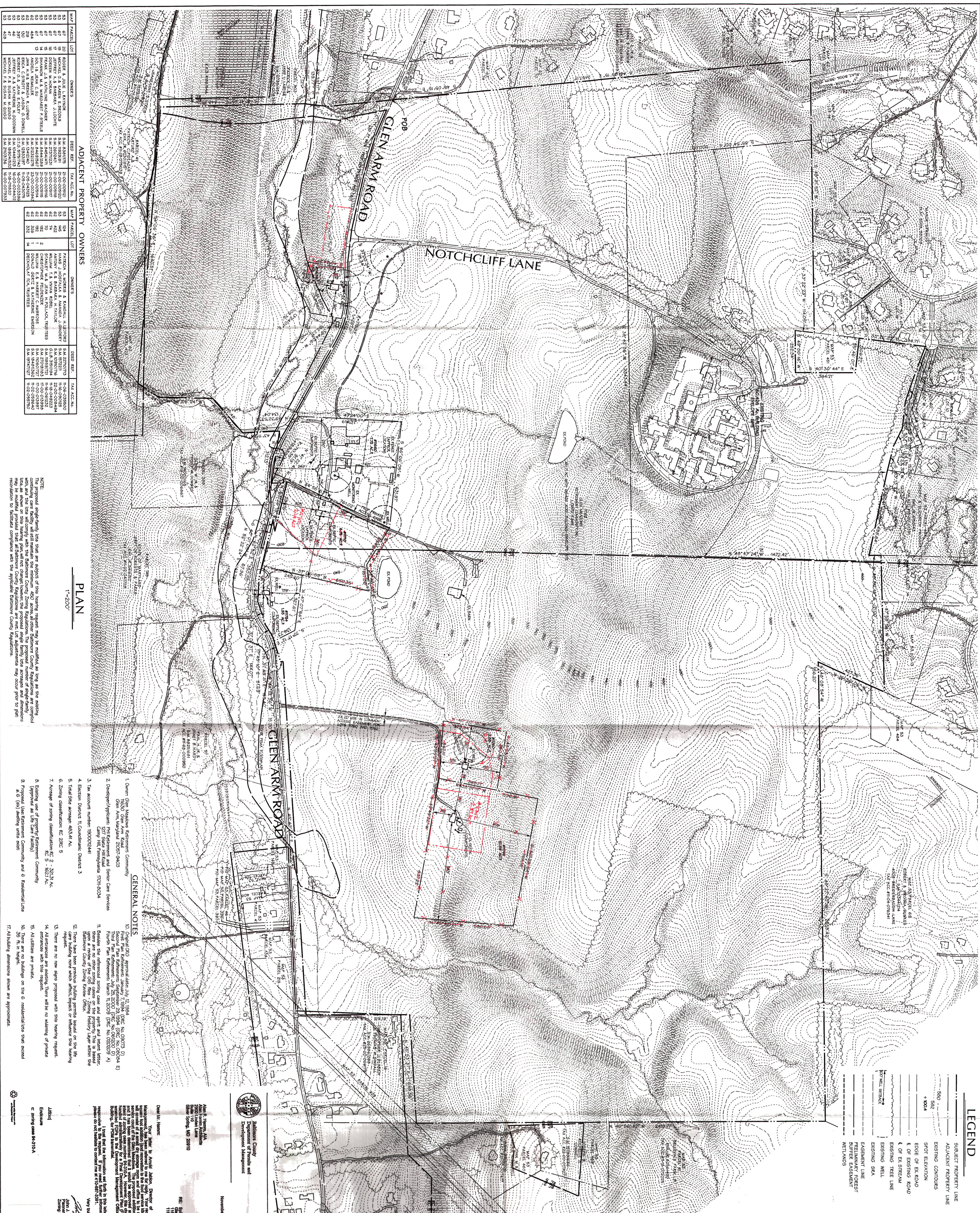
CONSULTANTS
MECHANICAL-ELECTRICAL ENGINEERING HENRY ADAMS, INC. 403 WASHINGTON AVENUE TOWSON, MARYLAND 21204 TELEPHONE (301) 298-6500
SITE ENGINEERING DAVID L. GREGORY 8641 LOCH RAVEN BOULEVARD TOWSON, MARYLAND 21204 TELEPHONE (301) 661-2888
LANDSCAPE ARCHITECTS URBAN & GRAHAM 419 FOURTH STREET ANNAPOLIS, MARYLAND 21403 TELEPHONE (301) 269-5886

TAA Inc.
The Architectural Affiliation
Baltimore 301-821-7800
102 W. Pennsylvania Ave.
Towson, Maryland 21204

ALTERATIONS & ADDITIONS
NOTCHCLIFF
LIFE CARE CENTER
11630 GLEN ARM ROAD
GLEN ARM, MD. 21057
FOR NOTCHCLIFF ASSOC.

SECTION A - A
B - B
UPPER & LOWER
CIRCULATION LEVELS

PROJ. NO.	8215
SCALE	1/8" = 1'-0"
DATE	8-6/84
DATE	8-7/84



Scale: 1"=100'

PERMIT HISTORY FOR TENTANT DWELLINGS

PROJECT NO.	ISSUED	RECEIVED	DATE	STATUS	REMARKS
1	10/15/00	10/15/00	10/15/00	ISSUED	
2	10/15/00	10/15/00	10/15/00	ISSUED	
3	10/15/00	10/15/00	10/15/00	ISSUED	
4	10/15/00	10/15/00	10/15/00	ISSUED	
5	10/15/00	10/15/00	10/15/00	ISSUED	
6	10/15/00	10/15/00	10/15/00	ISSUED	
7	10/15/00	10/15/00	10/15/00	ISSUED	
8	10/15/00	10/15/00	10/15/00	ISSUED	
9	10/15/00	10/15/00	10/15/00	ISSUED	
10	10/15/00	10/15/00	10/15/00	ISSUED	
11	10/15/00	10/15/00	10/15/00	ISSUED	
12	10/15/00	10/15/00	10/15/00	ISSUED	
13	10/15/00	10/15/00	10/15/00	ISSUED	
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16	10/15/00	10/15/00	10/15/00	ISSUED	
17	10/15/00	10/15/00	10/15/00	ISSUED	
18	10/15/00	10/15/00	10/15/00	ISSUED	
19	10/15/00	10/15/00	10/15/00	ISSUED	
20	10/15/00	10/15/00	10/15/00	ISSUED	
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22	10/15/00	10/15/00	10/15/00	ISSUED	
23	10/15/00	10/15/00	10/15/00	ISSUED	
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26	10/15/00	10/15/00	10/15/00	ISSUED	
27	10/15/00	10/15/00	10/15/00	ISSUED	
28	10/15/00	10/15/00	10/15/00	ISSUED	
29	10/15/00	10/15/00	10/15/00	ISSUED	
30	10/15/00	10/15/00	10/15/00	ISSUED	
31	10/15/00	10/15/00	10/15/00	ISSUED	
32	10/15/00	10/15/00	10/15/00	ISSUED	
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DENSITY NOTES

1. Allowed Densities: proposed density is 10 units per acre.

2. Allowed Densities: proposed density is 10 units per acre.

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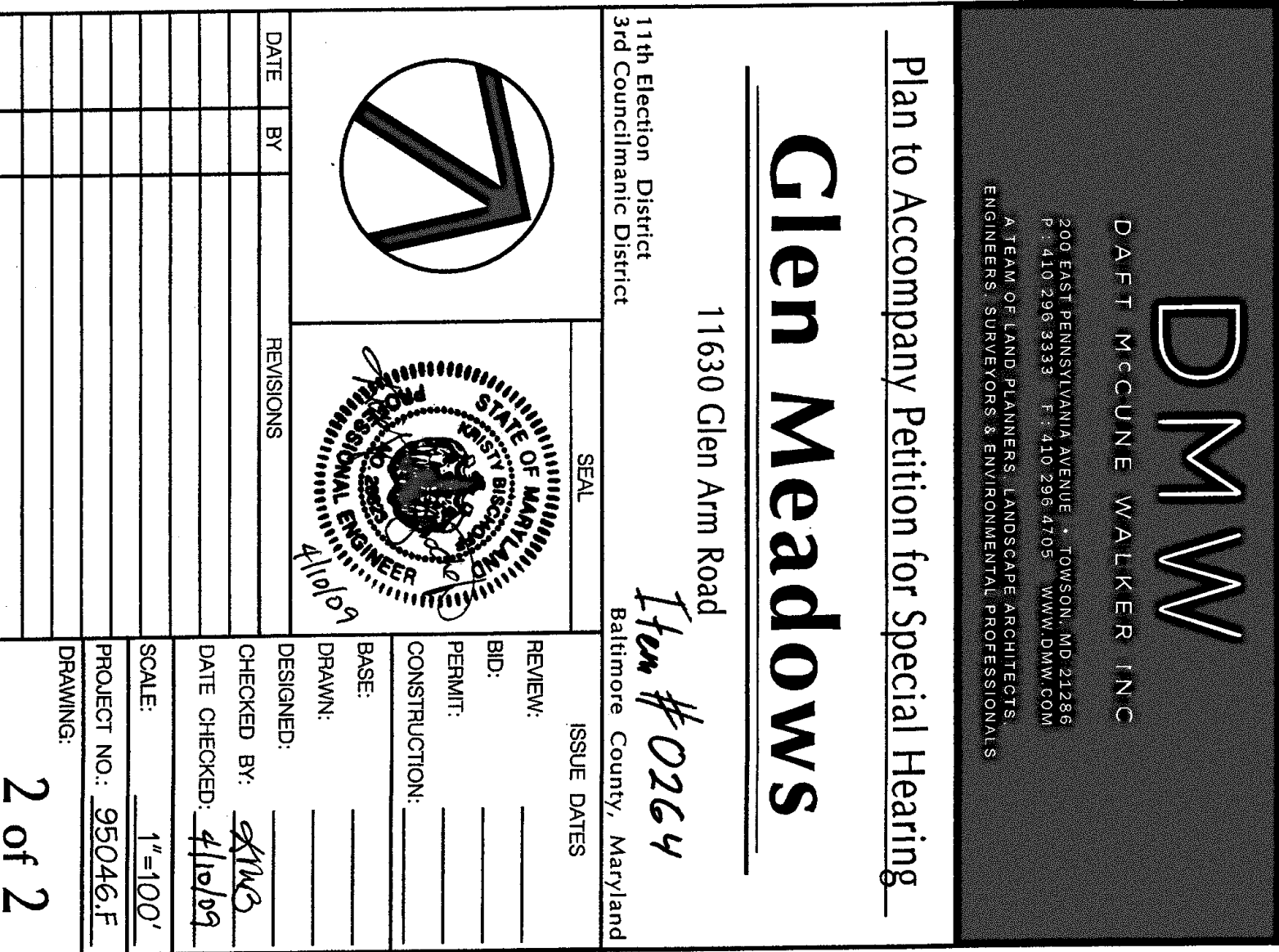
114. Allowed Densities: proposed density is 10 units per acre.

115. Allowed Densities: proposed density is 10 units per acre.

116. Allowed Densities: proposed density is 10 units per acre.

117. Allowed Densities: proposed density is 10 units per acre.

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Scale: 1"=1000'

#1639	#1660	#1770	#1734	#1760	#1762
B243980 GRC	E 251532	E 427A72	E 240579	E 251015	P 216330
E 251013	E 507719				

GRC = Grading Permit E = Electrical Permit P = Plumbing Permit
(Permit History based upon GIS layer in Balto. Co. Zoning Office and
Archive Records in Balto. Co. Building Inspection Office.)

Building Envelope Site @ 12
60.426 acres x 5.5 = 332
tenant houses).

2. Required/Proposed Parking
169 Required Parking Spaces
243 Parking Spaces Proposed
(See Density Note 9)
3. F.A.R.: N/A
4. Amenity Open Space: N/A
5. Number of Lots Proposed: 7

1. Existing Site Area:
Total Site Area: 483.4

- 11630 Glen Arm Road:
(with 60 acre building
(Existing Glen Meadow
- 11639 Glen Arm Road:
11660 Glen Arm Road:
11710 Glen Arm Road:
11734 Glen Arm Road:
11760 Glen Arm Road:
11762 Glen Arm Road:
- Total 483.41 Acres

5. Number of Lots Proposed: 7

6. The site is not subject to

... it is ORDERED by the Deputy Zoning Commission, this 5th day of April, 1994 that a var-

allow a side yard setback of 66 ft. in lieu of the required 100 ft. setback. The Board of Supervisors of the San Mateo County Planning Agency is hereby GRANTED, subject however, to the following restriction:

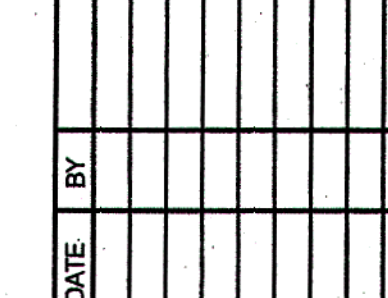
- 2) The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

1. Boundary information prepared by TAA, Inc. d/b/a Topography.
2. Topography is based on

3. Adjacent property information dated March 24, 1986.
4. Density and notes based on the above.
5. Historic Information from the above.

Glen Meadows

1630 Glen Arm Road

11th Election District
3rd Councilmanic District[illegible]

1 of 2

1'-200'

1'-200'

10. Original
First
Second
Third

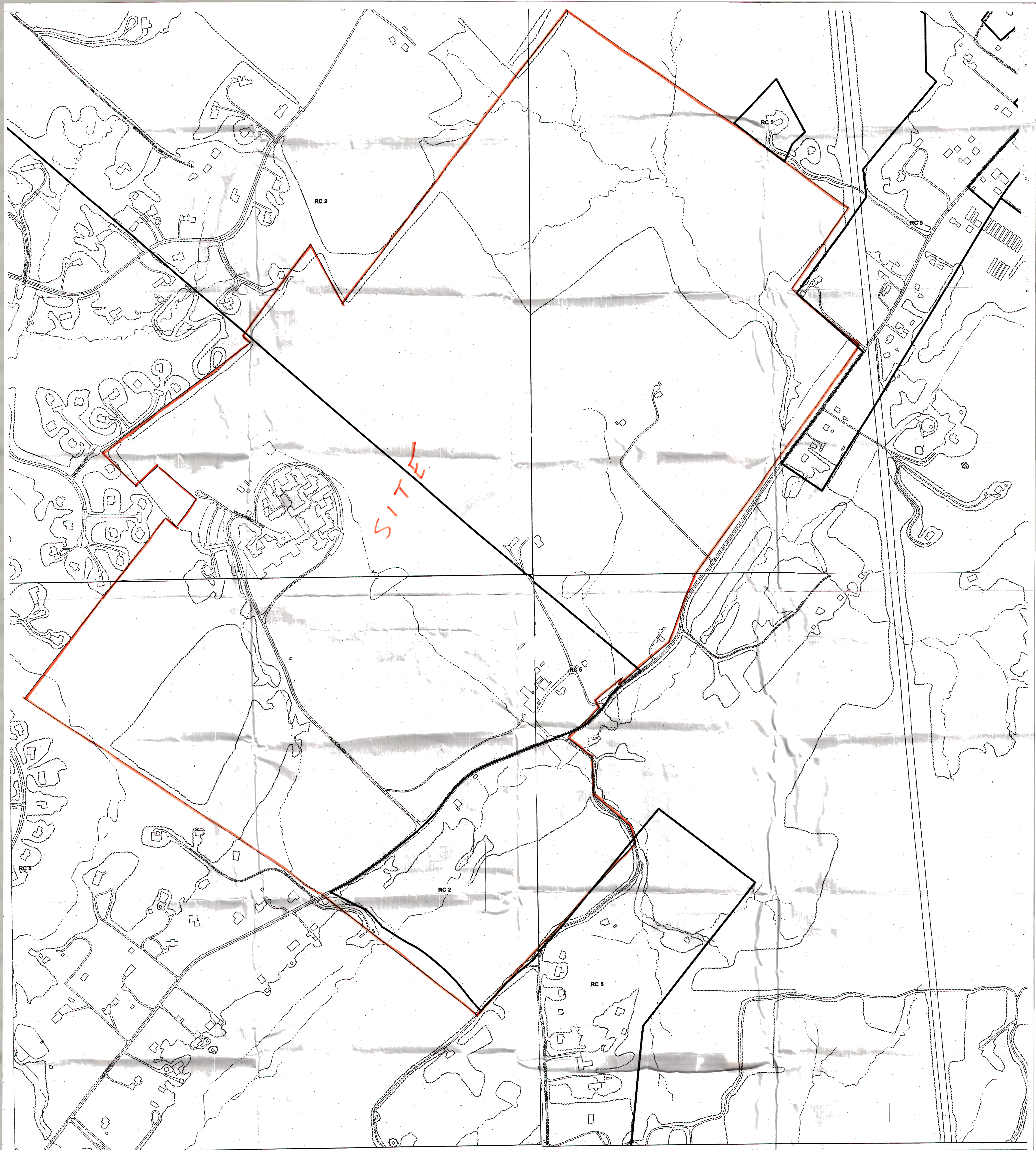
1. Federal Bureau of Investigation
2. Developer/Applicant: Life Care Retirement and Senior-Care Services
Camp Hill, Pennsylvania 17011-9034
3. Tax account numbers: 19D00192441
4. Election District 11, Councilman: Dietrich 3
5. Total Site acreage: 463.41 Ac.
6. Zoning classification: RC 2BRC 5
7. Acreage of zoning classification RC 2 - 320.31 Ac.
RC B - 142.1 Ac.
8. Existing uses of Property: Retirement Community
(approved as Life Care facility)
9. Proposed Use: Retirement Community and 6 Residential Lots
at 6 (no) existing units sold

12, 1984
1994 (DRC No. 09073 D)
ber 29, 1994 (DRC No. 08084 E)
000 (DRC No. 061200 D)

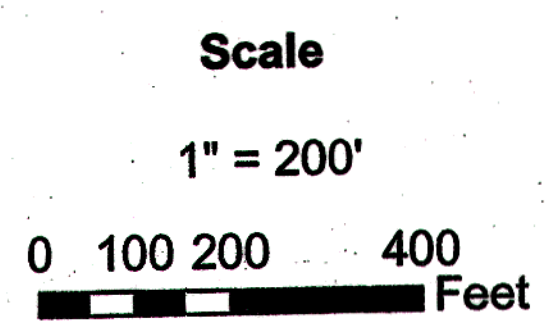
11. Besides the referenced zoning code and signs and notices, there are no other zoning rules on the property. This is based on the fact that the property is in the zoning layer within the referenced County Zoning Review Office.
12. There are no previous building permits issued on the life care building that might affect, impact or influence the building request.
13. There are no new signs proposed with this hearing request.
14. All entrances are existing. There will be no widening of private entrances with this request.
15. All utilities are private.
16. There are no buildings on the 6 residential lots that exceed 35 ft in height.
17. All building dimensions shown are approximate.

LOT	OWNER'S	DEED REC.	TAX AC. IN.	MAP	PARCEL LOT	OWNER'S	DEED REC.	TAX AC. IN.
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	134	PATRICIA KILGORE & RANDALL LIEPHEED	24-00-0050	24-00-0050
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	135	ANTHONY A. BARNETT & TAYLOR	24-00-0051	24-00-0051
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	136	ANTHONY A. BARNETT & TAYLOR	24-00-0052	24-00-0052
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	137	ANTHONY A. BARNETT & TAYLOR	24-00-0053	24-00-0053
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	138	ANTHONY A. BARNETT & TAYLOR	24-00-0054	24-00-0054
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	139	ANTHONY A. BARNETT & TAYLOR	24-00-0055	24-00-0055
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	140	ANTHONY A. BARNETT & TAYLOR	24-00-0056	24-00-0056
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	141	ANTHONY A. BARNETT & TAYLOR	24-00-0057	24-00-0057
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	142	ANTHONY A. BARNETT & TAYLOR	24-00-0058	24-00-0058
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	143	ANTHONY A. BARNETT & TAYLOR	24-00-0059	24-00-0059
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	144	ANTHONY A. BARNETT & TAYLOR	24-00-0060	24-00-0060
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	145	ANTHONY A. BARNETT & TAYLOR	24-00-0061	24-00-0061
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	146	ANTHONY A. BARNETT & TAYLOR	24-00-0062	24-00-0062
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	147	ANTHONY A. BARNETT & TAYLOR	24-00-0063	24-00-0063
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	148	ANTHONY A. BARNETT & TAYLOR	24-00-0064	24-00-0064
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	149	ANTHONY A. BARNETT & TAYLOR	24-00-0065	24-00-0065
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	150	ANTHONY A. BARNETT & TAYLOR	24-00-0066	24-00-0066
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	151	ANTHONY A. BARNETT & TAYLOR	24-00-0067	24-00-0067
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	152	ANTHONY A. BARNETT & TAYLOR	24-00-0068	24-00-0068
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	153	ANTHONY A. BARNETT & TAYLOR	24-00-0069	24-00-0069
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	154	ANTHONY A. BARNETT & TAYLOR	24-00-0070	24-00-0070
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	155	ANTHONY A. BARNETT & TAYLOR	24-00-0071	24-00-0071
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	156	ANTHONY A. BARNETT & TAYLOR	24-00-0072	24-00-0072
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	157	ANTHONY A. BARNETT & TAYLOR	24-00-0073	24-00-0073
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	158	ANTHONY A. BARNETT & TAYLOR	24-00-0074	24-00-0074
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	159	ANTHONY A. BARNETT & TAYLOR	24-00-0075	24-00-0075
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	160	ANTHONY A. BARNETT & TAYLOR	24-00-0076	24-00-0076
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	161	ANTHONY A. BARNETT & TAYLOR	24-00-0077	24-00-0077
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	162	ANTHONY A. BARNETT & TAYLOR	24-00-0078	24-00-0078
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	163	ANTHONY A. BARNETT & TAYLOR	24-00-0079	24-00-0079
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	164	ANTHONY A. BARNETT & TAYLOR	24-00-0080	24-00-0080
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	165	ANTHONY A. BARNETT & TAYLOR	24-00-0081	24-00-0081
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	166	ANTHONY A. BARNETT & TAYLOR	24-00-0082	24-00-0082
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	167	ANTHONY A. BARNETT & TAYLOR	24-00-0083	24-00-0083
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	168	ANTHONY A. BARNETT & TAYLOR	24-00-0084	24-00-0084
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	169	ANTHONY A. BARNETT & TAYLOR	24-00-0085	24-00-0085
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	170	ANTHONY A. BARNETT & TAYLOR	24-00-0086	24-00-0086
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	171	ANTHONY A. BARNETT & TAYLOR	24-00-0087	24-00-0087
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	172	ANTHONY A. BARNETT & TAYLOR	24-00-0088	24-00-0088
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	173	ANTHONY A. BARNETT & TAYLOR	24-00-0089	24-00-0089
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	174	ANTHONY A. BARNETT & TAYLOR	24-00-0090	24-00-0090
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	175	ANTHONY A. BARNETT & TAYLOR	24-00-0091	24-00-0091
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	176	ANTHONY A. BARNETT & TAYLOR	24-00-0092	24-00-0092
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	177	ANTHONY A. BARNETT & TAYLOR	24-00-0093	24-00-0093
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	178	ANTHONY A. BARNETT & TAYLOR	24-00-0094	24-00-0094
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	179	ANTHONY A. BARNETT & TAYLOR	24-00-0095	24-00-0095
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	180	ANTHONY A. BARNETT & TAYLOR	24-00-0096	24-00-0096
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	181	ANTHONY A. BARNETT & TAYLOR	24-00-0097	24-00-0097
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	182	ANTHONY A. BARNETT & TAYLOR	24-00-0098	24-00-0098
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	183	ANTHONY A. BARNETT & TAYLOR	24-00-0099	24-00-0099
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	184	ANTHONY A. BARNETT & TAYLOR	24-00-0100	24-00-0100
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	185	ANTHONY A. BARNETT & TAYLOR	24-00-0101	24-00-0101
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	186	ANTHONY A. BARNETT & TAYLOR	24-00-0102	24-00-0102
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	187	ANTHONY A. BARNETT & TAYLOR	24-00-0103	24-00-0103
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	188	ANTHONY A. BARNETT & TAYLOR	24-00-0104	24-00-0104
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	189	ANTHONY A. BARNETT & TAYLOR	24-00-0105	24-00-0105
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	190	ANTHONY A. BARNETT & TAYLOR	24-00-0106	24-00-0106
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	191	ANTHONY A. BARNETT & TAYLOR	24-00-0107	24-00-0107
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	192	ANTHONY A. BARNETT & TAYLOR	24-00-0108	24-00-0108
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	193	ANTHONY A. BARNETT & TAYLOR	24-00-0109	24-00-0109
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	194	ANTHONY A. BARNETT & TAYLOR	24-00-0110	24-00-0110
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	195	ANTHONY A. BARNETT & TAYLOR	24-00-0111	24-00-0111
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	196	ANTHONY A. BARNETT & TAYLOR	24-00-0112	24-00-0112
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	197	ANTHONY A. BARNETT & TAYLOR	24-00-0113	24-00-0113
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	198	ANTHONY A. BARNETT & TAYLOR	24-00-0114	24-00-0114
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	199	ANTHONY A. BARNETT & TAYLOR	24-00-0115	24-00-0115
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	200	ANTHONY A. BARNETT & TAYLOR	24-00-0116	24-00-0116
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	201	ANTHONY A. BARNETT & TAYLOR	24-00-0117	24-00-0117
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	202	ANTHONY A. BARNETT & TAYLOR	24-00-0118	24-00-0118
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	203	ANTHONY A. BARNETT & TAYLOR	24-00-0119	24-00-0119
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	204	ANTHONY A. BARNETT & TAYLOR	24-00-0120	24-00-0120
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	205	ANTHONY A. BARNETT & TAYLOR	24-00-0121	24-00-0121
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	206	ANTHONY A. BARNETT & TAYLOR	24-00-0122	24-00-0122
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	207	ANTHONY A. BARNETT & TAYLOR	24-00-0123	24-00-0123
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	208	ANTHONY A. BARNETT & TAYLOR	24-00-0124	24-00-0124
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	209	ANTHONY A. BARNETT & TAYLOR	24-00-0125	24-00-0125
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	210	ANTHONY A. BARNETT & TAYLOR	24-00-0126	24-00-0126
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	211	ANTHONY A. BARNETT & TAYLOR	24-00-0127	24-00-0127
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	212	ANTHONY A. BARNETT & TAYLOR	24-00-0128	24-00-0128
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	213	ANTHONY A. BARNETT & TAYLOR	24-00-0129	24-00-0129
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	214	ANTHONY A. BARNETT & TAYLOR	24-00-0130	24-00-0130
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	215	ANTHONY A. BARNETT & TAYLOR	24-00-0131	24-00-0131
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	216	ANTHONY A. BARNETT & TAYLOR	24-00-0132	24-00-0132
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	217	ANTHONY A. BARNETT & TAYLOR	24-00-0133	24-00-0133
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	218	ANTHONY A. BARNETT & TAYLOR	24-00-0134	24-00-0134
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	219	ANTHONY A. BARNETT & TAYLOR	24-00-0135	24-00-0135
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	220	ANTHONY A. BARNETT & TAYLOR	24-00-0136	24-00-0136
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	221	ANTHONY A. BARNETT & TAYLOR	24-00-0137	24-00-0137
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	222	ANTHONY A. BARNETT & TAYLOR	24-00-0138	24-00-0138
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	223	ANTHONY A. BARNETT & TAYLOR	24-00-0139	24-00-0139
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	224	ANTHONY A. BARNETT & TAYLOR	24-00-0140	24-00-0140
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	225	ANTHONY A. BARNETT & TAYLOR	24-00-0141	24-00-0141
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	226	ANTHONY A. BARNETT & TAYLOR	24-00-0142	24-00-0142
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	227	ANTHONY A. BARNETT & TAYLOR	24-00-0143	24-00-0143
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	228	ANTHONY A. BARNETT & TAYLOR	24-00-0144	24-00-0144
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	229	ANTHONY A. BARNETT & TAYLOR	24-00-0145	24-00-0145
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	230	ANTHONY A. BARNETT & TAYLOR	24-00-0146	24-00-0146
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000	25	231	ANTHONY A. BARNETT & TAYLOR	24-00-0147	24-00-0147
67	DOUGLE, LYLE E. & WIFE	24-00-0337R	24-00-0000					

NOTE: The proposed single-family lots that are subject of this hearing request may be modified, as long as the existing continuing care facility will still maintain the minimum 450 acres, all other Baltimore County Regulations are complied with, and the lots will comply with the Baltimore County Zoning Regulations. The proposed number of single-family lots, as shown on this hearing plan, will not change; however, the proposed single family lots acreage and dimensions may be modified provided that all Baltimore County Regulations are met. Lot adjustments may occur prior to plat recordation to facilitate compliance with the applicable Baltimore County Regulations.



052C3	053A3	053B3	053C3	054A3
061C1	062A1	062B1	062C1	063A1
061C2	062A2	062B2	062C2	063A2



Legend	
Zoning	Streams
Buildings	Roads
	Vegetation
	Rail Lines



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
			1" = 200'	SUMMERFIELD	N.E.
			DATE OF PHOTOGRAPHY		
			APRIL 1958		

Topography Compiled by Photogrammetric Methods
MAPS, INCORPORATED - BALTIMORE 22, MARYLAND

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
			1" = 200'	WEST OF ?	N.E.
			DATE OF PHOTOGRAPHY	GREENWOOD	
			APRIL 1958		13-F

Topography Compiled by Photogrammetric Methods
MAPS, INCORPORATED - BALTIMORE 22, MARYLAND

MICROFILMED

PETITIONER'S
EXHIBIT NO. 4