



May 12, 2016

Mr. Arnold Jablon, Director
 Baltimore County Permits, Approvals and Inspections (PAI)
 C/O The Zoning Review Office
 111 West Chesapeake Avenue, Room 111
 Towson, MD 21204

Re: Zoning Spirit and Intent Request - Charlestown Retirement Community
 PAI Number 01-225
 715 Maiden Choice Lane, Catonsville, MD
 Election District 1, Councilman District 1
 Project No. 82028.RP

Dear Mr. Jablon:

Daft-McCune-Walker, Inc. (DMW) represents the owners of the above, referenced property and we are responsible for the development-processing, engineering, and planning of their project.

DMW, on behalf on the Charlestown Retirement Community, is requesting a "spirit and intent" letter to allow for an adjustment of the approved beds to the assisted living and nursing components. Specifically, we are asking that the adjustment of assisted beds from 100 to 116 and nursing beds from 221 to 207 is within the scope of Zoning Case 2014-0250-SPH. We have enclosed a copy of the Zoning Order for your information. This modification is a 2-bed addition which equals .50 of a density unit increase. The changes are internal to the building only and the .50 density increase is below the approved allowable density (1,436 density units are allowed and 1,378.75 density units are proposed). This modification is also still below the proposed 1,397 density units which accompanied the site plan approved in Zoning Case 2011-0255-SPH.

We feel that this slight modification is within the scope of the last approved zoning case, and we hope that you consider the same. If you concur with our opinion, please sign in the allotted space below.

Thank you for your attention to this matter.

Very truly yours,

Daft-McCune-Walker, Inc.


 Mitchell J. Kellman
 Director of Zoning Services


 W. Carl Richards, Zoning Supervisor

5/25/16

Date

I agree that the slight density change as described in this request is within the spirit and intent of Zoning Case 2014-0250-SPH, PROVIDED THAT HEARING PLAN & CAG PLANS ARE REFINED

IN RE: PETITION FOR SPECIAL HEARING *
(715 Maiden Choice Lane)
1st Election District *
1st Councilmanic District *
Md. Health & Higher Educational *
Facilities Authority, (*Property Owner*) *
Charlestown Community, Inc. *
(*Facility Owner*) *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0250-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Md. Health & Higher Educational Facilities Authority, *Property Owner*, and Charlestown Community, Inc. *Facility Owner* ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve proposed campus improvements, including the demolition of four existing buildings, the construction of two new buildings, and associated site work, as an amendment to the prior approved special exception and related plans, most recently amended in Case No. 2011-0255-SPH; and to approve the 2nd Material Amendment to the Consolidated CRG Plan.

Appearing at the public hearing in support of the requests was Jared Barnhart, Mitch Kellman, Tim Barnhill, Clara Parker and Dawn Yeager. Patricia A. Malone, Esquire and Justin Williams, Esquire with Venable, LLP represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Environmental Protection and Sustainability (DEPS) dated June 24, 2014, noting Petitioners will

ORDER RECEIVED FOR FILING
Date 8/26/14
By Ben

need to comply with the environmental regulations concerning the protection of water quality, streams, wetlands and floodplains.

The subject property is 107 acres and is split-zoned DR 5.5, 10.5, DR 16 & OR-2. The property is improved with the Charlestown Retirement Community campus, a well-known facility constructed over 20 years ago in southwest Baltimore County. The facility has had improvements and construction projects through the years, and sheet 1 of the plan (Exhibit 1A) details this extensive zoning and development history. At present, the Petitioners propose to raze four (4) buildings used for assisted living and nursing care. In their place, Petitioners would construct two (2) new buildings for continuing care and assisted living patients. Mr. Barnhill, an architect who was accepted as an expert, presented a twenty-five page booklet (Exhibit 7) with details and renderings of the proposed new buildings. He explained that the existing buildings have become operationally deficient, and that the new construction will take advantage of advancements in the design and function of assisted living and nursing facilities. The Petitioners presented a density chart (Exhibit 6) which shows that the total density units for the facility will in fact decrease from 1,397 (at present) to 1,298. The maximum permitted density for the site is 1,436 units, as set forth at note 3 on the Plan. (Exhibit 1A).

Petitioners' engineer (Jared Barnhart, P.E., who was also accepted as an expert) testified via proffer that B.C.Z.R. §502.1 (containing the standards for special exception relief) was satisfied, and that the project would not have an increase in the number of residents, and would not increase the demand upon public infrastructure or services.

THEREFORE, IT IS ORDERED this 26th day of August 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve proposed campus improvements, including the

ORDER RECEIVED FOR FILING

Date

8/26/14

By

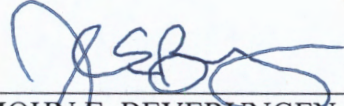
Sen

demolition of four existing buildings, the construction of two new buildings, and associated site work, as an amendment to the prior approved special exception and related plans, most recently amended in Case No. 2011-0255-SPH; and to approve the 2nd Material Amendment to the Consolidated CRG Plan, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must, prior to obtaining building permits, comply with the environmental regulations set forth in Article 33, Title 3 of the Baltimore County Code (B.C.C.).

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date

8/26/14

By

sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 26, 2014

Patricia Malone, Esquire
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Special Hearing
Property: 715 Maiden Choice Lane
Case No.: 2014-0250-SPH

Dear Mrs. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 715 Maiden Choice Lane which is presently zoned DR 5.5, 10.5, DR 16, OR-2

Deed Reference 12614/00001 10 Digit Tax Account # 1900008869 / 1600005052

Property Owner(s) Printed Name(s) Maryland Health and High Educational Facilities Authority

CASE NUMBER 2014-0250 SPH Filing Date 5/22/2014 Estimated Posting Date / / Reviewer BPR

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached.

2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

To be presented at the hearing.

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

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

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Towson MD

Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

Legal Owners:

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Patricia A. Malone

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Towson MD

Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 8/26/14

By den

**Attachment for
Petition for Special Hearing
(Page 1 of 3)**

**Charlestown Retirement Community
Maiden Choice Lane**

Special Hearing to approve proposed campus improvements, including the demolition of four existing buildings, the construction of two new buildings, and associated site work, as an amendment to the prior approved special exception and related plans, most recently amended in Case No. 2011-0255-SPH, and to approve the 2nd Material Amendment to the Consolidated CRG Plan.

**Attachment for
Petition for Special Hearing
(Page 2 of 3)**

Charlestown Retirement Community
Maiden Choice Lane

Property Owner:

Maryland Health and Higher Educational
Facilities Authority
401 E. Pratt Street
Suite 1224
Baltimore, Maryland 21202
410.837.6220

By: Sheila K. Riggs
Sheila K. Riggs, Chairman

By: Annette Anselmi
Annette Anselmi, Executive Director

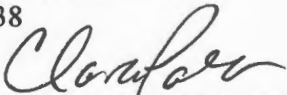
**Attachment for
Petition for Special Hearing
(Page 3 of 3)**

**Charlestown Retirement Community
Maiden Choice Lane**

Facility Owner:

Charlestown Community, Inc.
719 Maiden Choice Lane
Baltimore, Maryland 21228
410.737.8838

By:



Clara Parker, Executive Director



Description
To Accompany Petition
For a Special Exception, Special Hearing and/or Variance
Charlestown Retirement Community
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Wilkens Avenue with the centerline of Maiden Choice Lane, northwesterly with the centerline of said Maiden Choice Lane 770 feet, more or less, thence northeasterly 34.66 feet to the point of beginning; thence leaving said point of beginning and running (1) North 46 degrees 55 minutes 37 seconds West 296.89 feet, thence (2) northwesterly by a line curving to the left having a radius of 12035.00 feet, for a distance of 271.31 feet, (the arc of said curve being subtended by a chord bearing North 47 degrees 34 minutes 22 seconds West 271.31 feet), thence (3) North 48 degrees 13 minutes 07 seconds West 1045.13 feet; thence (4) North 39 degrees 52 minutes 44 seconds East 464.71 feet; thence (5) South 50 degrees 07 minutes 16 seconds East 250.00 feet; thence (6) North 39 degrees 52 minutes 44 seconds East 300.00 feet; thence (7) North 50 degrees 07 minutes 16 seconds West 86.30 feet; thence (8) North 39 degrees 52 minutes 44 seconds East 30.00 feet; (9) thence North 50 degrees 07 minutes 16 seconds West 82.20 feet; (10) thence South 39 degrees 52 minutes 44 seconds West 30.00 feet; (11) thence North 50 degrees 07 minutes 16 seconds West 81.50 feet; (12) thence North 39 degrees 52 minutes 44 seconds East 712.79 feet; (13)

thence North 73 degrees 02 minutes 44 seconds East 313.67 feet; (14) thence North 49 degrees 08 minutes 16 seconds West 73.75 feet; (15) thence North 78 degrees 58 minutes 12 seconds East 47.64 feet; thence (16) North 80 degrees 45 minutes 02 seconds East 17.15 feet; thence (17) North 80 degrees 39 minutes 45 seconds East 96.20 feet; thence (18) North 81 degrees 37 minutes 15 seconds East 51.76 feet; thence (19) North 73 degrees 46 minutes 46 seconds East 25.66 feet; (20) thence North 75 degrees 26 minutes 46 seconds East 25.66 feet; thence (21) North 64 degrees 52 minutes 10 seconds East 53.02 feet; thence (22) North 57 degrees 25 minutes 54 seconds East 56.66 feet; thence (23) North 64 degrees 57 minutes 21 seconds East 17.59 feet; thence (24) South 79 degrees 13 minutes 11 seconds East 91.74 feet; thence (25) South 86 degrees 53 minutes 24 seconds East 103.66 feet; thence (26) North 87 degrees 47 minutes 14 seconds East 103.24 feet; thence (27) South 83 degrees 10 minutes 44 seconds East 14.60 feet to intersect the common jurisdictional boundary line between Baltimore County and Baltimore City, thence binding on a portion of said jurisdictional boundary line, (28) South 60 degrees 53 minutes 49 seconds East 984.80 feet; thence leaving the aforementioned jurisdictional line between Baltimore County and Baltimore City, (29) South 16 degrees 06 minutes 13 seconds East 1064.54 feet; thence (30) South 66 degrees 37 minutes 54 seconds West 772.11 feet; thence (31) South 23 degrees 22 minutes 06 seconds East 661.40 feet; thence (32) South 88 degrees 05 minutes 11 seconds West 213.64 feet; thence (33) South 22 degrees 41 minutes 16 seconds West 69.62 feet; thence (34) southwesterly by a line curving to the left having a radius of 170.00 feet, for a distance of 49.94 feet, (the arc of said curve being subtended by a chord bearing South 14 degrees 16 minutes 22 seconds West, 49.76 feet); thence (35) North 23 degrees 47 minutes 24 seconds West 515.35 feet; thence (36) South 67 degrees 38 minutes 00 seconds West 1001.49 feet; to the point of beginning containing 4,673,858 square feet or 107.30 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in February 2011.

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

May 20, 2014

Project No. 82028 (L82028)



Michael Martin
5/20/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2014 - 0250 - SPH

Petitioner: Charlestown Retirement Community

Address or Location: 715 Maiden Choice Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP

210 W. Pennsylvania Ave., Ste. 500

TOWSON, MD 21204

Telephone Number: (410) 494-6200

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

No. **112206**

Date: **5/22/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DR
 5/22/2014 5/22/2014 10:30:38

REG NS02 WALKIN JEWELL JEE
 >>RECEIPT # 890272 5/22/2014 OFL

Dest 5 528 ZONING VERIFICATION
 CR NO. 112206

Recpt Tot \$500.00
 \$500.00 CR \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Total: **\$ 500.00**

Rec From: **Variable ELP**

For: **Special Hearing**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

2014 - 0250 - SPH

CERTIFICATE OF POSTING

RE: Case No.

2014-0250-SHP

Petitioner/Developer

Maryland Health and Higher
Education Facilities Authority

Date of Meeting

Zoning Hearing Date Change
Thurs., Aug. 25, 2014

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

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by
law were posted conspicuously for the property known as

Charlestown Retirement Community

(Date change on previously posted sign)

The sign(s) were posted on

8/4/2014

(Month, Day, Year)

Sincerely,



(Signature of Sign Poster and Date)

Daniel Cockerham

Printed Name

Daft- McCune- Walker, Inc.

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)



KEVIN KAMENETZ
County Executive

July 15, 2014

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

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0250-SPH

715 Maiden Choice Lane

E/s Maiden Choice Lane, 770 ft. Lane North of centerline of Wilkens Avenue

1st Election District - 1st Councilmanic District

Property Owners: Maryland Health and Higher Educational Facilities Authority

Facility Owners: Charlestown Community, Inc.

Special Hearing to approve proposed campus improvements, including the demolition of four existing buildings, the construction of two new buildings, and associated site work, as an amendment to the prior approved special exception and related plans, most recently amended in Case No. 2011-0255-SPH, and to approve the 2nd Material Amendment to the Consolidated CRG Plan.

Hearing: Thursday, August 25, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:td

C. Patricia Malone, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Clara Parker, 719 Maiden Choice Lane, Baltimore 21228

MD Health & Higher Educational Facilities, 401 E. Pratt St, Ste. 1224, Baltimore 21202

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 5, 2014
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Zoning Review / County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3868
www.baltimorecountymd.gov



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 7, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 5, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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Hearing: Monday, August 25, 2014, at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/657 August 5

989602



KEVIN KAMENETZ
County Executive

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

July 15, 2014

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Clara Parker, 719 Maiden Choice Lane, Baltimore 21228
MD Health & Higher Educational Facilities, 401 E. Pratt St, Ste. 1224, Baltimore 21202

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 25, 2014**
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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 24, 2014 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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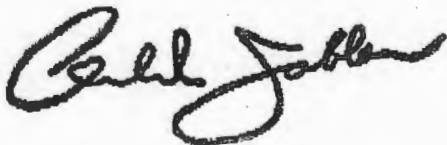
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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KEVIN KAMENETZ
County Executive

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

June 16, 2014

NOTICE OF ZONING HEARING

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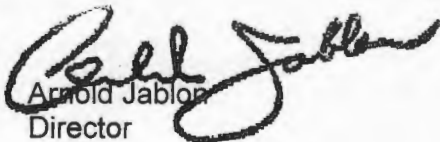
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Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Clara Parker, 719 Maiden Choice Lane, Baltimore 21228
MD Health & Higher Educational Facilities, 401 E. Pratt St, Ste. 1224, Baltimore 21202

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: September 26, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0250-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ☒ Case File
Office of Administrative Hearings

CASE NO. 2014- 0250-SPH

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/3/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

6/24/14

DEPS
(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

6/9/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/5/14

SIGN POSTING Date: 8/4/14

by Cockertam

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
715 Maiden Choice Lane; E/S Maiden Choice	*	OF ADMINSTRATIVE
Lane, 770' N c/line of Wilkens Avenue	*	HEARINGS FOR
1 st Election & 1 st Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): MD Health & Higher	*	2014-250-SPH
Education & Charlestown Community Inc		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

JUN 04 2014

.....

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 4th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PHASE TWO TRANSMITTAL

Jmt

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

410-887-3335

DATE: ~~7/28/14~~ 8/15/14

TO: ☒ DPR
☐ REC & PARKS
☐ PO
☐ DEPS
☐ OTHER

Jean Tansey

RECEIVED

AUG 05 2014

Development Plans Review
Department of Permits, Approvals
and Inspections

FROM: LT

RE: Project Name: Charlestown Retirement Community

Project Manager: J Cook

PAI Number: 01-225

DRC Number

TYPE & NO. OF PHASE II PLAN(S):

+FDP FLOODPLAIN PLAT
+WATER SEWER ROADS DRAINS GRADING SC
+SWM FB/FC EA LANDSCAPE x
+PWA UA/RA OTHER Schematic Landscape Plan, Comments

Engineering Firm/Consulting Firm: DMW

Phone Number: 410 296 3333

Engineer Contact: Jared L Barnhart

DATE COMMENTS DUE TO PAI: September 15, 2014

Comments should be sent to PAI via email when possible.

ACTION TAKEN BY REVIEWER:

☒ APPROVED

// DISAPPROVED

☒ RETURNED FOR REVISIONS: RETURN MARK UP W/ RE-SUBMISSION

// COMMENTS:

DPR

Agency

JEAN TANSEY

Reviewer's Name

8-11-14

Date

PLEASE RETURN ALL PHASE TWO PLANS, ALONG WITH THIS FORM, TO ROOM 123,
COUNTY OFFICE BUILDING.

PAI DM 81

(Revised by CK 3/20/14)

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 6

BILL NO. 36-88

MS. BARBARA F. BACHUR, COUNCILWOMAN

BY THE COUNTY COUNCIL, MARCH 21, 1988

A BILL ENTITLED

AN ACT concerning

Elderly Housing Facilities

FOR the purpose of amending the Baltimore County Zoning Regulations in order to define certain types of facilities for the housing of the elderly; permitting these facilities in certain residential zones of the County, either by right or by special exception; providing for such facilities established in connection with a hospital; permitting certain of these facilities to be developed under certain conditions on a property which contains institutional or historic buildings; authorizing the modification or waiver of certain of the Zoning Regulations when applied to such facilities; providing for parking requirements; and generally relating to elderly housing facilities in Baltimore County.

BY repealing

Section 101 - Definitions, the definition of Housing for the Elderly and Life Care Facility or Continuing Care Facility, Baltimore County Zoning Regulations, as amended.

BY repealing and re-enacting, with amendments,

Section 101-Definitions, by adding the definitions of Assisted Living Facility, Continuing Care Facility, Housing for the Elderly, and Elderly Housing Facility, Baltimore County Zoning Regulations, as amended

BY adding

Section 432
Baltimore County Zoning Regulations, as amended

BY repealing, and re-enacting, with amendments

Sections 1A04.4, 1B01.1.A.1, 1B01.1.C., 1B01.2.C.1., 1B02.2.A.,

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.

Corrected 5/1

*Effective Date
6/13/1988*

200.2.A., 201.2.A., 232A.1., 232B.1., 235A.1., 235B.1.,

238A.1., 238B.1., ~~232A.5., 232B.6., 235A.5., 235B.6.,~~

~~238A.5., 238B.6., 409.2.c.,~~

409.6.A., "Housing for the Elderly, as added by Bill No. 26-88

430.2.D., 430.3.D.1., and 430.4.D.1.

Baltimore County Zoning Regulations, as amended

WHEREAS, the Baltimore County Council has received a final report from the Planning Board concerning the subject legislation and has held a public hearing thereon, now, therefore

1. SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2. COUNTY, MARYLAND, that Section 101-Definitions, the definitions of
3. Housing for the Elderly and Life Care or Continuing Care Facility, be
4. and they are hereby repealed.

5. SECTION 2. AND BE IT FURTHER ENACTED, that Section 101 -
6. Definitions, of the Baltimore County Zoning Regulations, as amended, be
7. and it is hereby repealed and re-enacted, with amendments, by adding,
8. alphabetically, the definitions of Assisted Living Facility, Continuing
9. Care Facility, Housing for the Elderly, and Elderly Housing Facility,
10. to read as follows:

11. Section 101 - Definitions

12. ASSISTED LIVING FACILITY:

13. A BUILDING OR SECTION OF A BUILDING THAT PROVIDES A RESIDENTIAL
14. LIVING ENVIRONMENT ASSISTED BY CONGREGATE MEALS, HOUSEKEEPING, AND
15. PERSONAL SERVICES, FOR PERSONS 62 YEARS OF AGE OR OLDER, WHO HAVE
16. TEMPORARY OR PERIODIC DIFFICULTIES WITH ONE OR MORE ESSENTIAL
17. ACTIVITIES OF DAILY LIVING, SUCH AS FEEDING, BATHING, DRESSING OR
18. MOBILITY, AND FOR ANY PERSON, REGARDLESS OF AGE, WHO HAS A PHYSICAL OR
19. DEVELOPMENTAL DISABILITY. DENSITY FOR SUCH FACILITIES SHALL BE
20. CALCULATED AT .25 FOR EACH BED.

21. ANY SUCH FACILITY WHICH IS NOT COVERED BY ANOTHER CHAPTER OF THE
22. NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE, 1985 EDITION,
23. SHALL COMPLY WITH CHAPTER 21 OF SAID CODE, ENTITLED RESIDENTIAL BOARD

1. AND CARE OCCUPANCIES. HOWEVER, A FACILITY WITH LESS THAN FOUR PERSONS
2. WHO ARE CAPABLE OF SELF-PRESERVATION AND PROMPT EVACUATION IS EXEMPT.

3. CONTINUING CARE FACILITY:

4. A BUILDING OR GROUP OF BUILDINGS THAT CONTAINS DWELLINGS
5. FACILITIES FOR ASSISTED LIVING, AND FACILITIES FOR CONVALESCENT OR
6. NURSING CARE ON THE SAME SITE, WHERE OCCUPANCY OF THE FACILITY IS
7. RESTRICTED TO PERSONS 60 YEARS OF AGE OR OLDER OR COUPLES WHERE EITHER
8. THE HUSBAND OR WIFE IS 60 YEARS OF AGE OR OLDER.

9. HOUSING FOR THE ELDERLY:

10. CLASS A: A BUILDING, A SECTION OF A BUILDING, OR A GROUP OF
11. BUILDINGS THAT CONTAINS DWELLINGS WHERE THE OCCUPANCY OF THE DWELLINGS
12. IS RESTRICTED TO PERSONS 60 YEARS OF AGE OR OLDER OR TO COUPLES WHERE
13. EITHER THE HUSBAND OR WIFE IS 60 YEARS OF AGE OR OLDER, AND TO ANY
14. PERSON, REGARDLESS OF AGE, WHO HAS A PHYSICAL OR DEVELOPMENTAL
15. DISABILITY. CLASS A HOUSING FOR THE ELDERLY IS CONSTRUCTED UNDER THE
16. APPLICABLE PROVISIONS OF A FEDERAL OR STATE HOUSING OR TAX ACT.

17. CLASS B: A BUILDING, A SECTION OF A BUILDING, OR A GROUP OF
18. BUILDINGS THAT CONTAINS DWELLINGS WHERE THE OCCUPANCY OF THE DWELLINGS
19. IS RESTRICTED TO PERSONS 60 YEARS OF AGE OR OLDER OR TO COUPLES WHERE
20. EITHER THE HUSBAND OR WIFE IS 60 YEARS OF AGE OR OLDER AND TO ANY
21. PERSON, REGARDLESS OF AGE, WHO HAS A PHYSICAL OR DEVELOPMENTAL
22. DISABILITY. CLASS B HOUSING FOR THE ELDERLY IS NOT CONSTRUCTED UNDER
23. THE PROVISIONS OF A FEDERAL OR STATE HOUSING OR TAX ACT.

24. ELDERLY HOUSING FACILITY:

25. THE TERM ELDERLY HOUSING FACILITY INCLUDES AN ASSISTED LIVING
26. FACILITY, A CONTINUING CARE FACILITY, OR A CLASS A OR CLASS B HOUSING
27. FOR THE ELDERLY FACILITY.

28. SECTION 3. AND BE IT FURTHER ENACTED, that Section 432 be and
29. it is hereby added to the Baltimore County Zoning Regulations, as
30. amended, to read as follows:

1. Section 432 - Elderly Housing Facilities in D.R. Zones.

2. A. ELDERLY HOUSING FACILITIES ARE PERMITTED IN ALL D.R.
3. ZONES UNDER THE CONDITIONS SET FORTH BELOW. SUCH USES SHALL ALSO
4. COMPLY WITH THE REQUIREMENTS OF THE ZONES IN WHICH THEY ARE LOCATED AND
5. WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING REGULATIONS, EXCEPT
6. AS HEREIN MODIFIED.

7. B. DEVELOPMENT OF ELDERLY HOUSING FACILITIES IS ESPECIALLY
8. ENCOURAGED ON PROPERTY CONTAINING EXISTING INSTITUTIONAL USES TO
9. PROMOTE SUCH FACILITIES ON THESE PROPERTIES, MAXIMUM RESIDENTIAL
10. DENSITY, MAXIMUM BUILDING HEIGHT STANDARDS, AND RESIDENTIAL TRANSITION
11. AREA RESTRICTIONS MAY BE ALTERED, AS SET FORTH BELOW. FOR THE PURPOSES
12. OF THIS SECTION, INSTITUTIONAL USES SHALL BE CONVENTS, ORPHANAGES,
13. SCHOOLS, SEMINARIES, OFFICIALLY DESIGNATED HISTORIC BUILDINGS, HOSPITAL
14. CAMPUSES, AND CHURCHES ON SITES CONTAINING AT LEAST 10 ACRES.

15. SECTION 432.1 - IN GENERAL

16. THE FOLLOWING PROVISIONS SHALL APPLY TO ASSISTED LIVING
17. FACILITIES, CONTINUING CARE FACILITIES, AND HOUSING FOR THE ELDERLY
18. (COLLECTIVELY REFERRED TO AS ELDERLY HOUSING FACILITIES) IN D.R. ZONES,
19. UNLESS OTHERWISE INDICATED.

20. A. 1. HOUSING FOR THE ELDERLY AND ASSISTED LIVING
21. FACILITIES OF THREE OR FEWER SHALL BE PERMITTED BY RIGHT.

22. 2. CONTINUING CARE FACILITIES SHALL BE PERMITTED BY
23. SPECIAL EXCEPTION. ASSISTED LIVING FACILITIES OF FOUR OR MORE AND
24. ASSISTED LIVING FACILITIES DEVELOPED IN CONJUNCTION WITH A NURSING HOME
25. SHALL BE PERMITTED BY SPECIAL EXCEPTION.

26. 3. ELDERLY HOUSING FACILITIES ARE NOT PERMITTED IN ANY
27. BALTIMORE COUNTY HISTORIC DISTRICT.

1. 3. 4. AN APPLICANT FOR A SPECIAL EXCEPTION TO
2. DEVELOP AN ELDERLY HOUSING FACILITY MAY COMBINE IN THE SAME SPECIAL
3. EXCEPTION PETITION A REQUEST FOR MODIFICATION OR WAIVER OF THE MAXIMUM
4. RESIDENTIAL DENSITY STANDARD OR BUILDING HEIGHT STANDARD AS SET FORTH
5. IN SECTION 432.2 OR A REQUEST FOR MODIFICATION OR WAIVER OF RESIDENTIAL
6. TRANSITION AREA RESTRICTIONS, OR ALL AS SET FORTH IN SECTION 432.2,
7. 432.3, AND 432.4.

8. B. THE FOLLOWING USES SHALL BE PERMITTED AS ACCESSORY USES:

9. 1. ACCESSORY USES WHICH ARE NORMALLY AND CUSTOMARILY
10. ASSOCIATED WITH MULTIPLE FAMILY DWELLING DEVELOPMENTS IN D.R. AND
11. R.A.E. ZONES.

12. 2. COMMON DINING FACILITIES.

13. 3. ACCESSORY USES WHICH ARE CUSTOMARILY ASSOCIATED WITH
14. ELDERLY HOUSING FACILITIES AND ASSISTED LIVING FACILITIES OF FOUR OR
15. MORE (EXCEPT ASSISTED LIVING FACILITIES DEVELOPED IN CONJUNCTION WITH A
16. NURSING HOME), SUCH AS PERSONAL AND RECREATIONAL SERVICES, SMALL GIFT
17. OR NECESSITIES SHOPS AND A SMALL BANK BRANCH OR AUTOMATED BANK TELLER
18. MACHINES, PROVIDED THAT THE ACCESSORY USE IS FOR THE SOLE USE OF THE
19. ELDERLY HOUSING COMMUNITY, AND PROVIDED THAT THERE IS NO EXTERIOR
20. ANNOUNCEMENT OR OTHER EXTERIOR EVIDENCE OF THE ACCESSORY USE.

21. 4. GUEST ROOMS FOR RESIDENTS, FAMILY MEMBERS AND GUESTS
22. OF RESIDENTS AND POTENTIAL RESIDENTS. GUEST ROOMS MAY NOT EXCEED TWO
23. (2) FOR EACH ONE HUNDRED (100) DWELLING UNITS PROVIDED.

24. 5. ANY USES NOT LISTED ABOVE WHICH, IN THE JUDGMENT OF
25. THE ZONING COMMISSIONER AFTER A PUBLIC HEARING, WOULD BE IN ACCORDANCE
26. WITH THE DEFINITION OF ACCESSORY USE OR STRUCTURE CONTAINED IN SECTION
27. 101 AND WOULD NOT BE DETRIMENTAL TO THE LOCALITY INVOLVED.

28. C. 1. NOTWITHSTANDING THE PROVISIONS OF PARAGRAPH
29. 1B01.2.B.1., AND FOR THE SOLE PURPOSE OF DETERMINING THE WIDTH OF ANY

1. ELEVATION OF A DETACHED BUILDING, ANY BUILDINGS WITHIN THE DEVELOPMENT
2. THAT ARE CONNECTED BY EXTERIOR PASSAGeways SHALL BE CONSIDERED AS
3. DETACHED BUILDINGS. SUCH PASSAGeway, WHETHER OR NOT COMPLETELY
4. ENCLOSED, SHALL NOT BE INCLUDED WHEN DETERMINING THE WIDTH OF ANY
5. ELEVATION OF A DETACHED BUILDING.
6. 2. THE DEVELOPMENT SHALL NOT BE SUBJECT TO THE
7. RESTRICTION CONTAINED IN PARAGRAPH 1B01.1.B.1.b.2. CONCERNING THE
8. MAXIMUM WIDTH OR LENGTH OF ANY ELEVATION OF A DETACHED BUILDING OR
9. GROUP OF ATTACHED BUILDINGS WHEN LOCATED IN A RESIDENTIAL TRANSITION
10. AREA.
11. D. NOTWITHSTANDING THE PROVISIONS OF SUBPARAGRAPH
12. 1B01.2.C.2.b., THE MINIMUM DISTANCE BETWEEN CENTERS OF FACING WINDOWS
13. OF DIFFERENT DWELLING UNITS ON THE SAME SUBDIVISION TRACT SHALL BE 20
14. FEET FOR ELDERLY HOUSING FACILITIES.
15. 432.2 PROVISIONS FOR APPROVING AN INCREASE IN RESIDENTIAL
16. DENSITY OR BUILDING HEIGHT FOR ELDERLY HOUSING FACILITIES ON HOSPITAL
17. CAMPUSES.
18. IF AN ELDERLY HOUSING FACILITY IS ESTABLISHED IN CONNECTION WITH
19. A HOSPITAL AND IS LOCATED ON A HOSPITAL CAMPUS, THE ZONING
20. COMMISSIONER, BY SPECIAL EXCEPTION, MAY APPROVE AN INCREASE IN
21. RESIDENTIAL DENSITY OR BUILDING HEIGHT ABOVE THE MAXIMUM RESIDENTIAL
22. DENSITY OR MAXIMUM BUILDING HEIGHT SPECIFIED FOR THE ZONE IN WHICH THE
23. FACILITY IS LOCATED IF:
24. A. THE HEIGHT OF ANY NEW BUILDING DOES NOT EXCEED THE
25. HEIGHT OF THE EXISTING HOSPITAL BUILDINGS; AND
26. B. THE DENSITY APPROVED IS SPECIFIED AND DOES NOT EXCEED
27. THE MAXIMUM GROSS RESIDENTIAL DENSITY PERMITTED IN THE R.A.E.1 ZONE (40
28. DENSITY UNITS PER ACRE).

1. 432.3 PROVISIONS FOR MODIFYING OR WAIVING MAXIMUM RESIDENTIAL
2. DENSITY STANDARDS FOR ELDERLY HOUSING FACILITIES ON PROPERTY CONTAINING
3. INSTITUTIONAL OR HISTORIC BUILDINGS.

4. IF A PERSON SEEKS TO DEVELOP AN ELDERLY HOUSING FACILITY ON A
5. PROPERTY THAT CONTAINS ONE OR MORE EXISTING INSTITUTIONAL OR HISTORIC
6. BUILDINGS, THE ZONING COMMISSIONER MAY, BY SPECIAL EXCEPTION, MODIFY OR
7. WAIVE THE MAXIMUM RESIDENTIAL DENSITY STANDARD SPECIFIED FOR THE ZONE
8. IN WHICH THE DEVELOPMENT IS LOCATED, BUT ONLY IN ACCORDANCE WITH THE
9. CONDITIONS SET FORTH BELOW.

10. A. BEFORE GRANTING A DENSITY INCREASE HEREUNDER, THE ZONING
11. COMMISSIONER SHALL DETERMINE THAT THE PROPOSED DEVELOPMENT FALLS INTO
12. ONE OF THE FOLLOWING CATEGORIES:

13. 1. THE DEVELOPMENT INVOLVES AN INSTITUTIONAL SITE, WHERE
14. THE EXISTING INSTITUTIONAL USE WILL BE CONTINUED ON A PORTION OF THE
15. SITE AND AN ELDERLY HOUSING FACILITY WILL BE DEVELOPED ON THE
16. REMAINDER. IF THE DEVELOPMENT FALLS INTO THIS CATEGORY, THE ZONING
17. COMMISSIONER MAY GRANT A DENSITY INCREASE THAT TAKES INTO ACCOUNT THE
18. DENSITY AND USE BY THE EXISTING INSTITUTION.

19. 2. THE DEVELOPMENT INVOLVES PROPERTY WHERE NO EXISTING
20. INSTITUTIONAL USE WILL BE CONTINUED. IF THE DEVELOPMENT FALLS INTO
21. THIS CATEGORY, ADAPTIVE REUSE OF EXISTING INSTITUTIONAL OR HISTORIC
22. BUILDINGS IS ENCOURAGED. THE ZONING COMMISSIONER MAY GRANT A DENSITY
23. INCREASE ONLY IF EXISTING INSTITUTIONAL OR HISTORIC BUILDINGS ARE
24. INCORPORATED IN THE PLAT ACCOMPANYING THE PETITION OR UNLESS, FOR ANY
25. SUCH EXISTING BUILDINGS THAT ARE NOT INCORPORATED IN THE PLAT, THE
26. PETITIONER ESTABLISHES THAT THE BUILDINGS ARE UNSUITABLE FOR ADAPTIVE
27. REUSE.

28. IN DETERMINING WHETHER A PETITIONER HAS ESTABLISHED THAT
29. EXISTING BUILDINGS ARE UNSUITABLE FOR ADAPTIVE REUSE, THE ZONING
30. COMMISSIONER SHALL CONSIDER, HISTORICAL, ARCHITECTURAL, STRUCTURAL,
31. FUNCTIONAL, ECONOMIC AND OTHER PERTINENT FACTORS. THE ZONING

1. COMMISSIONER SHALL ALSO CONSIDER WHETHER THE EXISTING BUILDINGS MAY BE
2. ADAPTED FOR USE, ARCHITECTURALLY, FROM INSTITUTIONAL TO RESIDENTIAL USE.

3. UNLESS THERE ARE ENGINEERING, TOPOGRAPHICAL, OR PRACTICAL
4. LIMITATIONS, NEW BUILDINGS SHALL CONFORM, AS CLOSELY AS POSSIBLE, TO
5. THE LOCATIONS OF ANY BUILDINGS WHICH WILL BE REPLACED. ANY SUCH
6. LIMITATIONS MUST BE DOCUMENTED AT THE TIME OF APPLICATION.

7. B. AS A CONDITION OF GRANTING A DENSITY INCREASE FOR
8. PROPOSED DEVELOPMENT THAT FALLS INTO THE CATEGORY DESCRIBED IN
9. SUBPARAGRAPH 432.3.A.2., THE ZONING COMMISSIONER SHALL COMPLY WITH THE
10. REQUIREMENTS HEREIN WITH RESPECT TO EACH EXISTING INSTITUTIONAL OR
11. HISTORIC BUILDING THAT IS SUITABLE FOR ADAPTIVE REUSE.

12. 1. IF THE BUILDING IS NOT ON THE FINAL HISTORIC
13. LANDMARKS LIST OF THE LANDMARKS PRESERVATION COMMISSION BUT THE ZONING
14. COMMISSIONER DETERMINES THAT THE BUILDING HAS HISTORIC OR ARCHITECTURAL
15. SIGNIFICANCE, THE COMMISSIONER SHALL FIND THAT ADEQUATE GUARANTEES HAVE
16. BEEN MADE FOR THE EXTERIOR PRESERVATION OR RESTORATION OF THE BUILDING,
17. OR THAT ANY EXTERIOR ALTERATIONS OR REPAIRS AND ANY NEW EXTERIOR
18. CONSTRUCTION WILL BE ARCHITECTURALLY COMPATIBLE WITH THE ORIGINAL
19. BUILDING.

20. 2. IF THE BUILDING IS ON THE FINAL HISTORIC LANDMARKS
21. LIST OF THE LANDMARKS PRESERVATION COMMISSION, THE ZONING COMMISSIONER
22. SHALL INCORPORATE ALL PERTINENT REQUIREMENTS OF THE COMMISSION AS
23. CONDITIONS OF THE SPECIAL EXCEPTION.

24. C. BEFORE GRANTING ANY DENSITY INCREASE UNDER THIS
25. SUBSECTION 432.3, THE ZONING COMMISSIONER SHALL DETERMINE THAT:

26. 1. THE SUBJECT PROPERTY IS SUITABLE FOR THE TYPE OF
27. DEVELOPMENT PROPOSED;

1. 2. THE BALANCE OF THE TRACT OUTSIDE OF THE BUILDING
2. ENVELOPE WILL BE USED ONLY FOR SUCH OPEN SPACE AND RECREATIONAL USES AS
3. ARE PERMITTED BY RIGHT OR BY SPECIAL EXCEPTION IN D.R. ZONES;

4. 3. THE DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE USE,
5. PEACEFUL ENJOYMENT, ECONOMIC VALUE OR DEVELOPMENT OF SURROUNDING
6. PROPERTIES AND THE GENERAL NEIGHBORHOOD; AND

7. 4. THE DENSITY INCREASE WILL SATISFY ALL OTHER CRITERIA
8. STATED IN SECTION 502.1 OF THESE REGULATIONS.

9. D. UPON ESTABLISHING A HEARING DATE FOR ANY PETITION FOR A
10. SPECIAL EXCEPTION HEREUNDER, THE ZONING COMMISSIONER SHALL PROMPTLY
11. FORWARD A COPY OF THE PETITION TO THE COUNTY LANDMARKS PRESERVATION
12. COMMISSION FOR REVIEW AND COMMENT WITH REGARD TO HISTORIC PRESERVATION
13. FACTORS. AT THE HEARING, THE ZONING COMMISSIONER SHALL CONSIDER IN
14. EVIDENCE WITHOUT TESTIMONY THEREOF, ABSENT OBJECTION BY ANY PARTY TO
15. THE CASE, ANY COMMENTS FROM THE DIRECTOR OF PLANNING AND ZONING OR THE
16. COUNTY LANDMARKS PRESERVATION COMMISSION OR ANY DULY SUBMITTED RELEVANT
17. REPORT OR COMMENTS FROM ANY OTHER COUNTY DEPARTMENT OR AGENCY. IF AN
18. OBJECTION IS MADE BY ANY PARTY, THE ITEM SHALL BE ENTERED BY TESTIMONY
19. OF A PROPER WITNESS, WHO SHALL BE NOTIFIED BY THE ZONING COMMISSIONER.

20. E. IN APPROVING A DENSITY INCREASE HEREUNDER, THE ZONING
21. COMMISSIONER SHALL SPECIFY THE DENSITY APPROVED, WHICH MAY NOT EXCEED
22. THE MAXIMUM GROSS RESIDENTIAL DENSITY PERMITTED IN THE D.R. 16 ZONE.

23. F. THE ZONING COMMISSIONER SHALL REQUIRE AN ELDERLY HOUSING
24. FACILITY WHICH HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF
25. THIS SUBSECTION TO ATTEMPT TO PROVIDE FOR A SYSTEM OF COMMUNITY
26. PARTICIPATION IN THE FOLLOWING MANNER: THE PETITION FOR SPECIAL
27. EXCEPTION SHALL INCLUDE A STATEMENT THAT A BOARD OF ADVISORS TO THE
28. FACILITY HAS BEEN ESTABLISHED COMPOSED OF MEMBERS SELECTED BY THE
29. BOARDS OF DIRECTORS OF THE COMMUNITIES SURROUNDING THE FACILITY. IF AT
30. THE TIME OF THE FILING OF THE PETITION FOR SPECIAL EXCEPTION, NO SUCH
31. BOARD EXISTS, THE DEVELOPER SHALL SEEK TO ESTABLISH SUCH A BOARD BY

1. SOLICITING MEMBERSHIP BY MEANS OF ADVERTISEMENT. SUCH ADVERTISEMENT
2. SHALL BE PLACED IN A WEEKLY NEWSPAPER SERVING THE COMMUNITY AND SHALL
3. BE AT LEAST 1 1/2 INCHES IN WIDTH AND 2 INCHES IN LENGTH. SUCH
4. ADVISORY BOARD SHALL CONSIST OF AT LEAST 5 MEMBERS SELECTED IN THE
5. MANNER PROVIDED HEREIN AND SHALL BE CONVENED AT LEAST FOUR TIMES PER
6. YEAR. THE FAILURE OF THE ELDERLY HOUSING FACILITY TO SUCCESSFULLY
7. ESTABLISH THE BOARD OF ADVISORS SHALL NOT INVALIDATE THE GRANTING OF
8. THE SPECIAL EXCEPTION OR PREVENT THE GRANTING OF THE SPECIAL EXCEPTION,
9. IF SUCH FAILURE RESULTS FROM THE REFUSAL OF THE COMMUNITY MEMBERS TO
10. PARTICIPATE.

11. G. IF A PETITIONER HAS BEEN GRANTED AN INCREASE IN DENSITY FOR
12. A PROPERTY UNDER THE PROVISIONS OF THIS SUBSECTION, AND IF A FINANCIAL
13. FAILURE OF THE ELDERLY HOUSING FACILITY SUBSEQUENTLY OCCURS, IN ORDER
14. TO DETERMINE AN APPROPRIATE REUSE THE OWNER OF THE PROPERTY SHALL FILE
15. A PETITION FOR SPECIAL HEARING, PURSUANT TO SECTION 500.7. IF THE
16. PROPOSED USE REQUIRES A SPECIAL EXCEPTION FROM THE DENSITY ALLOWED BY
17. THE BASE ZONE DESIGNATION, A PETITION FOR SPECIAL EXCEPTION MAY BE
18. FILED AND HEARD SIMULTANEOUSLY WITH THE PETITION FOR SPECIAL HEARING.
19. THE FINANCIAL RECORDS OF THE FAILED FACILITY SHALL ACCOMPANY THE
20. PETITION.

21. H. NEITHER THE USE OF THE PROPERTY FOR AN ELDERLY HOUSING
22. FACILITY NOR THE INCREASED DENSITY GRANTED UNDER THIS SUBSECTION MAY BE
23. CONSIDERED AS EVIDENCE OF "SUBSTANTIAL CHANGE IN THE CHARACTER OF THE
24. NEIGHBORHOOD" FOR THE PURPOSE OF INTERIM REZONING CLASSIFICATIONS OF
25. OTHER PROPERTY IN THE NEIGHBORHOOD.

26. 432.4 PROVISIONS FOR MODIFYING OR WAIVING THE
27. RESIDENTIAL TRANSITION AREA RESTRICTIONS FOR ELDERLY HOUSING FACILITY
28. DEVELOPMENTS.

29. THE ZONING COMMISSIONER MAY, BY SPECIAL EXCEPTION,
30. NOTWITHSTANDING SUBPARAGRAPH 1B01.1.B.1.b.7., MODIFY OR WAIVE THE

1. RESIDENTIAL TRANSITION AREA RESTRICTIONS IN CASES WHERE AN ELDERLY
2. HOUSING FACILITY DEVELOPMENT WOULD BE SEVERELY OR ADVERSELY AFFECTED BY
3. THE RESTRICTIONS SET FORTH IN PARAGRAPH 1B01.1.B.1.b. IF THE ZONING
4. COMMISSIONER DETERMINES THAT:

5. A. COMPLIANCE WITH ALL OR PART OF THE RESIDENTIAL
6. TRANSITION AREA RESTRICTIONS WILL CAUSE UNREASONABLE HARDSHIP ON THE
7. DEVELOPMENT;

8. B. THE QUALITY OF THE SITE DESIGN AND AMENITIES PROVIDED
9. WOULD JUSTIFY A MODIFICATION OR WAIVER OF THE RESIDENTIAL TRANSITION
10. AREA RESTRICTIONS; AND

11. C. THE DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE USE,
12. PEACEFUL ENJOYMENT, ECONOMIC VALUE OR DEVELOPMENT OF SURROUNDING
13. PROPERTIES AND THE GENERAL NEIGHBORHOOD.

14. SECTION 4. AND BE IT FURTHER ENACTED, that Sections 1A04.4,
15. 1B01.1.A.1, 1B01.1.C., 1B01.2.C.1., 1B02.2.A., 200.2.A., 201.2.A.,
16. 232A.1., 232B.1., 235A.1., 235B.1., 238A.1., 238B.1., ~~232A.5.,~~
17. ~~232B.5., 235A.5., 235B.6., 238A.5., 238B.6., 409.2.e.,~~
18. 409.6.A., "Housing for the Elderly, as added by Bill No. 26-88
19. 430.2.D., 430.3.D.1, and 430.4.D.1, of the Baltimore County Zoning
20. Regulations, as amended, be and they are hereby repealed and
21. re-enacted, with amendments, to read as follows:

22. 1A04.4 R.C. 5 ZONE Continuing care
23. facilities--special provisions.

24. A. Notwithstanding contrary provisions contained in these
25. regulations, continuing care facilities are subject to the following
26. provisions:

27. 1. May only be located on a site containing a minimum of
28. 450 acres. To obtain the required acreage, property zoned R.C. 2 may
29. be combined with property zoned R.C. 5. The entire building envelope

1. of the facility must be located in the R.C. 5 portion of the tract and
2. the building envelope is limited to a maximum of 12.5% of the gross
3. acreage (Building Envelope Site)

4. 2. Density Control. A maximum of 5.5 dwelling units per
5. acre of building envelope site is permitted.

6. {3. Parking. At least one (1) usable offstreet parking
7. space must be provided for each 2 dwelling units.}

8. {4}3. No part of any building shall be closer than 500
9. feet to the nearest public road.

10. {5}4. The balance of the tract outside of the building
11. envelope may only be used for open space, [agriculture] and
12. recreational uses permitted by special exception in the respective R.C.
13. 2 and R.C. 5 zones. Provided that no recreational use which is
14. permitted by special exception may be allowed within 200 feet of any
15. public road.

16. {6}5. Neither the use of the site for a life care or
17. continuing care facility nor any increased density of the site allowed
18. by legislative act may be considered as evidence of "substantial change
19. in the character of the neighborhood" for the purpose of interim
20. rezoning classifications of other property in the neighborhood.

21. 6. THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES
22. EXCEPT FOR THOSE BUILDINGS EXISTING PRIOR TO JANUARY 1, 1984. THE
23. MAXIMUM BUILDING HEIGHT MAY BE WAIVED BY SPECIAL HEARING FOR BUILDINGS
24. ON RC 5 LANDS WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

25. 7. ANCILLARY FACILITIES SUCH AS DINING ROOMS,
26. RECREATIONAL FACILITIES, AND RETAIL SHOPS, THAT SERVE RESIDENTS AND
27. GUESTS OF RESIDENTS MAY BE INCLUDED IF THERE IS NO EXTERIOR
28. ANNOUNCEMENT OR OTHER ADVERTISEMENT OF RETAIL FACILITIES.

1. Section 1B01 - D.R. Zones

2. 1B01.1.A. Uses Permitted As of Right.

3. 1. Dwellings, including, but not limited to, one-family
4. detached houses, one-family semi-detached houses, one-family group
5. houses, patio houses, side-and-back-attached houses, two-family houses,
6. town-house apartment buildings (including group-house apartment
7. buildings), garden apartment buildings, and other apartment buildings.

8. IN THE CASE OF HOUSING FOR THE ELDERLY AND ASSISTED LIVING
9. FACILITIES OF FEWER THAN FOUR, SEE SECTION 432. 1B01.1.C. Uses
10. Permitted by Special Exception.

11. 21. CONTINUING CARE FACILITIES (SEE SECTION 432)

12. 22. ASSISTED LIVING FACILITIES OF FOUR OR MORE (SEE
13. SECTION 432)

14. 23. ASSISTED LIVING FACILITIES DEVELOPED IN CONJUNCTION
15. WITH A NURSING HOME (SEE SECTION 432).

16. 24. HOUSING FOR THE ELDERLY IF THE USE INVOLVES A
17. MODIFICATION OR WAIVER UNDER SUBSECTION 432.2, 432.3 OR 432.4.

18. 1B01.2

19. C. Open-Space, Building-Separation, and Other Area
20. Standards.

21. 1. Distances Between Separate Buildings. Except as
22. otherwise may be provided under standards adopted pursuant to Section
23. 504, the minimum horizontal distance from any point on a building in a
24. D.R. zone to the vertical projection of any point on another building
25. not mutually attached shall be as set forth below:

	Above-Grade Elevation of Higher Point	Minimum Horizontal Distance to Vertical Projection of Point on Building Not Mutually Attached
1.	20 feet or less	16 feet
2.	More than 20 feet but not more than 25 feet	25 feet
3.	More than 25 feet but not more than 30 feet	30 feet
4.	More than 30 feet but not more than 40 feet	40 feet
5.	More than 40 feet but not more than 50 feet	60 feet
6.	MORE THAN 50 FEET	75 feet

14. 1B02.2—Regulations, Standards, and Controls for Density, Bulk,
15. Open Space, and Parking.

16. A. Dwellings. EXCEPT AS PROVIDED IN SUBSECTIONS 432.2 AND
17. 432.3, the maximum gross residential densities and height of
18. dwellings and the minimum number of offstreet parking spaces
19. required with respect to residential development in D.R. zones shall
20. be as prescribed in the table below; provided, however, that higher or
21. additional standards for the provision of other amenity open space,
22. standards and methods for the inclusion and equitable apportionment of
23. public amenity open space within the calculations of gross areas of
24. tracts abutting the open space, and standards providing for greater
25. heights of buildings in appropriate circumstances, all as more
26. particularly set forth in Section 504, shall control when adopted
27. pursuant to the authority of said section.

28.	29.	30.	31.	32.	33.	34.
Zoning	EXCEPT FOR ELDERLY		Max. Hgt.	Min. Number of		Maximum Gross
Class.	HOUSING FACILITIES,		of Bldgs.	Offstreet		Residential Density
	Max. Gross Residential		in Feet	Parking Spaces per		for ELDERLY HOUSING
	Density, in Dwelling or			Dwelling or Density		FACILITIES In
	Density Units Per Acre			Unit, Except for		Density Units Per Acre
				(Housing for the Elderly)		
				HOUSING FACILITIES		
35.	D.R. 1	1.0 dwelling units/acre	50	2.0 per dwelling unit		1.0 density units/acre
36.	D.R. 2	2.0 " " "	50	2.0 " " " "		2.0 " " " "
37.	D.R. 3.5	3.5 " " "	50	2.0 " " " "		3.5 " " " "
38.	D.R. 5.5	5.5 " " "	50	1.75 " " " "		5.5 " " " "
39.	D.R. 10.5	10.5 " " "	50	1.75 " " " "		10.5 " " " "
40.	D.R. 16	16.0 density " " "	60	1.53 per density unit		16.0 " " " "
41.				but not less than		
42.				1.0 per dwelling		
43.				unit		

1. Section 200 - R.A.E. 1 Zone
2. 200.2.A. Use Regulations
3. 4B. ELDERLY HOUSING FACILITIES.
4. Section 201 - R.A.E. 2 Zones.
5. 201.2.A. Use Regulations
6. 4B. ELDERLY HOUSING FACILITIES.
7. Section 232A - B.L. Zone - Special Regulations for C.C.C.
8. Districts
9. 232A.1 - Apartments shall be permitted but only above the first
10. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
11. ANY STORY OF A BUILDING.
12. Section 232B - B.L. Zone - Special Regulations for C.T.
13. Districts
14. 232B.1 - Apartments shall be permitted, but only above the first
15. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
16. ANY STORY OF A BUILDING.
17. 235A - B.M. Zone - Special Regulations for C.C.C. Districts
18. 235A.1 - Apartments shall be permitted, but only above the first
19. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
20. ANY STORY OF A BUILDING.
21. 235B - B.M. Zone - Special Regulations for C.T. Districts

1. 235B.1 - Apartments shall be permitted, but only above the first
2. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
3. ANY STORY OF A BUILDING.

4. Section 238A - B. R. Zone - Special Regulations for C.C.C.
5. Districts

6. 238A.1 - Apartments shall be permitted, but only above the first
7. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
8. ANY STORY OF A BUILDING.

9. SECTION 238B - B.R. Zone - Special Regulations for C.T.
10. Districts

11. 238B.1 - Apartments shall be permitted, but only above the first
12. story of a building. ELDERLY HOUSING FACILITIES SHALL BE PERMITTED IN
13. ANY STORY OF A BUILDING.

14. ~~Section 232A - B.L. Zone - Special Regulations for C.C.C.~~
15. ~~Districts~~

16. ~~232A.5 - For all buildings containing apartments, EXCEPT ELDERLY~~
17. ~~HOUSING FACILITIES, there shall be provided at least 1.25 parking~~
18. ~~spaces for each dwelling unit. Up to 50 percent of such spaces on any~~
19. ~~lot shall be counted in determining the number of spaces provided for~~
20. ~~commercial and office uses on the same lot. (See also Paragraph~~
21. ~~409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY~~
22. ~~TO ELDERLY HOUSING FACILITIES.~~

23. ~~Section 232B - B.L. Zone - Special Regulations for C.T.~~
24. ~~Districts~~

25. ~~232B.6 - For all buildings containing apartments, EXCEPT ELDERLY~~
26. ~~HOUSING FACILITIES, there shall be provided at least 1.25 parking~~
27. ~~spaces for each dwelling unit. Up to 50 percent of such spaces on any~~
28. ~~lot shall be counted in determining the number of spaces provided for~~

1. commercial and office uses on the same lot. (See also Paragraph
2. 409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY
3. TO ELDERLY HOUSING FACILITIES.

4. SECTION 235A — B.M. Bone — Special Regulations for C.C.C.
5. Districts

6. 235A.5 For all buildings containing apartments, EXCEPT ELDERLY
7. HOUSING FACILITIES, there shall be provided at least 1.25 parking
8. spaces for each dwelling unit. Up to 50 percent of such spaces on any
9. lot shall be counted in determining the number of spaces provided for
10. commercial and office uses on the same lot. (See also Paragraph
11. 409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY
12. TO ELDERLY HOUSING FACILITIES.

13. SECTION 235B — B.M. Bone — Special Regulations for C.P.
14. Districts

15. 235B.6 For all buildings containing apartments, EXCEPT ELDERLY
16. HOUSING FACILITIES, there shall be provided at least 1.25 parking
17. spaces for each dwelling unit. Up to 50 percent of such spaces on any
18. lot shall be counted in determining the number of spaces provided for
19. commercial and office uses on the same lot. (See also Paragraph
20. 409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY
21. TO ELDERLY HOUSING FACILITIES.

22. SECTION 238A — B.R. Bone — Special Regulations for C.C.C.
23. Districts

24. 238A.5 For all buildings containing apartments, EXCEPT ELDERLY
25. HOUSING FACILITIES, there shall be provided at least 1.25 parking
26. spaces for each dwelling unit. Up to 50 percent of such spaces on any
27. lot shall be counted in determining the number of spaces provided for
28. commercial and office uses on the same lot. (See also Paragraph

1. ~~409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY~~
2. ~~TO ELDERLY HOUSING FACILITIES.~~

3. ~~SECTION 238B—D.R. Bone—Special Regulations for C.T. Districts~~

4. ~~238B.6—For all buildings containing apartments, EXCEPT ELDERLY~~
5. ~~HOUSING FACILITIES, there shall be provided at least 1.25 parking~~
6. ~~spaces for each dwelling unit. Up to 50 percent of such spaces on any~~
7. ~~lot shall be counted in determining the number of spaces provided for~~
8. ~~commercial and office uses on the same lot. (See also Paragraph~~
9. ~~409.2.d.) THE PARKING STANDARDS CONTAINED IN SUBSECTION 409.2.c. APPLY~~
10. ~~TO ELDERLY HOUSING FACILITIES.~~

11. ~~Section 409—Offstreet Parking and Loading~~

12. ~~409.2~~

13. ~~—(c. Parking Requirements for Housing for the Elderly—For~~
14. ~~housing for the elderly, at least 1 usable offstreet parking space must~~
15. ~~be provided for each 2 1/2 dwelling units in a town center or for each~~
16. ~~2 dwelling units elsewhere. In either case, the Zoning Commissioner~~
17. ~~may allow the provision of fewer parking spaces, after a public hearing~~
18. ~~at which evidence has been given regarding the availability of~~
19. ~~developer-sponsored van service or other ride-sharing for the~~
20. ~~prospective residents of the housing and the Director of Planning and~~
21. ~~Zoning has furnished information regarding the availability and~~
22. ~~accessibility to the elderly of public mass transportation to the~~
23. ~~site. In no case, however, may the petitioner be allowed to provide~~
24. ~~less than 1 parking space for each 10 dwelling units.)~~

25. ~~B. PARKING REQUIREMENTS FOR ELDERLY HOUSING FACILITIES.~~

1. ~~1. FOR HOUSING FOR THE ELDERLY, CLASS A, AT LEAST 1 USABLE~~
2. ~~OFFSTREET PARKING SPACE SHALL BE PROVIDED FOR EACH 2 1/2 DWELLING UNITS~~
3. ~~IN A TOWN CENTER OR FOR EACH 2 DWELLING UNITS ELSEWHERE.~~

4. ~~2. FOR HOUSING FOR THE ELDERLY, CLASS B, AT LEAST 1 USABLE~~
5. ~~OFFSTREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT.~~
6. ~~HOWEVER, IF THE DEVELOPMENT IS SUPPORTED SUBSTANTIALLY OR IN PART BY~~
7. ~~ANY TYPE OF RENT SUBSIDY, THE DEVELOPER MAY PETITION FOR A HEARING~~
8. ~~BEFORE THE ZONING COMMISSIONER FOR A DECREASE IN THE NUMBER OF SPACES~~
9. ~~TO BE PROVIDED.~~

10. ~~3. FOR CONTINUING CARE FACILITIES, AT LEAST ONE USABLE~~
11. ~~OFF STREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AND~~
12. ~~AT LEAST ONE USABLE OFF STREET PARKING SPACE SHALL BE PROVIDED FOR EACH~~
13. ~~2 ASSISTED LIVING BEDS AND FOR EACH 3 CONVALESCENT OR NURSING BEDS.~~

14. ~~4. FOR ASSISTED LIVING FACILITIES, AT LEAST 1 USABLE~~
15. ~~OFFSTREET PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS.~~

16. ~~---~~
17. ~~5. IN RAE 1 AND RAE 2 ZONES AND IN ALL BUSINESS AND~~
18. ~~INDUSTRIAL ZONES, ALL PARKING REQUIREMENTS OF THE UNDERLYING ZONE MUST~~
19. ~~BE MET FOR ANY COMMERCIAL OR OFFICE USE WHICH IS CONTAINED WITHIN THE~~
20. ~~ELDERLY HOUSING FACILITY.~~

21. ~~IN THE CASE OF ANY TYPE OF ELDERLY HOUSING FACILITY, THE ZONING~~
22. ~~COMMISSIONER MAY ALLOW THE PROVISION OF FEWER PARKING SPACES, AFTER A~~
23. ~~PUBLIC HEARING AT WHICH EVIDENCE HAS BEEN GIVEN REGARDING USE OF RENT~~
24. ~~VOUCHERS, CERTIFICATES, OR OTHER SUBSIDIES OR THE AVAILABILITY OF~~
25. ~~DEVELOPER SPONSORED VAN SERVICE OR OTHER RIDE SHARING FOR THE~~
26. ~~PROSPECTIVE RESIDENTS OF THE HOUSING, AND AFTER THE DIRECTOR OF~~
27. ~~PLANNING AND ZONING HAS FURNISHED INFORMATION REGARDING THE~~
28. ~~AVAILABILITY AND ACCESSIBILITY TO THE ELDERLY OF PUBLIC MASS~~
29. ~~TRANSPORTATION TO THE SITE. IN NO CASE, HOWEVER, MAY THE PETITIONER BE~~

1. ~~ALLOWED TO PROVIDE LESS THAN 1 PARKING SPACE FOR EACH 3 DWELLING~~
2. ~~UNITS.~~

3. Section 409 - Off-street Parking and Loading

4. Sec. 409.6 Required number of parking spaces

5. A. General requirements - The standards set forth below
6. shall apply in all zones unless otherwise noted. Where the required
7. number of off-street parking spaces is not set forth for a particular
8. type of use, the Zoning Commissioner shall determine the basis of the
9. number of spaces to be provided. When the number of spaces calculated
10. in accordance with this subsection results in a number containing a
11. fraction, the required number of spaces shall be the next highest whole
12. number.

13. 1. Residential and Lodging Uses

14.	<u>Type of Use</u>	<u>Minimum Number of Required</u>
15.		<u>Off-street Parking Spaces</u>
16.	<u>{Housing for the Elderly</u>	<u>1 per 2 dwelling units in a</u>
17.		<u>town center, and 1 per dwelling</u>
18.		<u>unit elsewhere]</u>
19.	<u>ELDERLY HOUSING FACILITIES</u>	<u>FOR HOUSING FOR THE ELDERLY,</u>
20.		<u>CLASS A, AT LEAST 1 USABLE</u>
21.		<u>OFFSTREET PARKING SPACE SHALL BE</u>
22.		<u>PROVIDED FOR EACH 2 DWELLING</u>
23.		<u>UNITS IN A TOWN CENTER OR FOR</u>
24.		<u>EACH 1 1/2 DWELLING UNITS</u>
25.		<u>ELSEWHERE.</u>
26.		<u>FOR HOUSING FOR THE ELDERLY,</u>
27.		<u>CLASS B, AT LEAST 1 USABLE</u>
28.		<u>OFFSTREET PARKING SPACE SHALL</u>
29.		<u>BE PROVIDED FOR EACH DWELLING</u>
30.		<u>UNIT. HOWEVER, IF THE DEVELOP-</u>
31.		<u>MENT IS SUPPORTED SUBSTANTIALLY</u>
32.		<u>OR IN PART BY ANY TYPE OF RENT</u>
33.		<u>SUBSIDY, THE DEVELOPER MAY</u>
34.		<u>PETITION FOR A HEARING BEFORE</u>
35.		<u>THE ZONING COMMISSIONER FOR A</u>
36.		<u>DECREASE IN THE NUMBER OF</u>
37.		<u>SPACES TO BE PROVIDED.</u>
38.		<u>FOR CONTINUING CARE FACILITIES,</u>
39.		<u>AT LEAST ONE USABLE OFF-STREET</u>
40.		<u>PARKING SPACE SHALL BE PROVIDED</u>
41.		<u>FOR EACH DWELLING UNIT AND AT</u>
42.		<u>LEAST ONE USABLE OFF-STREET</u>
43.		<u>PARKING SPACE SHALL BE PROVIDED</u>

1. FOR EACH 2 ASSISTED LIVING BEDS
2. AND FOR EACH 3 CONVALESCENT OR
3. NURSING BEDS.
4. FOR ASSISTED LIVING FACILI-
5. TIES, AT LEAST 1 USABLE OFF-
6. STREET PARKING SPACE SHALL BE
7. PROVIDED FOR EACH TWO BEDS.
8. IN RAE 1 AND RAE 2 ZONES AND IN
9. ALL BUSINESS AND INDUSTRIAL
10. ZONES, ALL PARKING REQUIREMENTS
11. OF THE UNDERLYING ZONE MUST BE
12. MET FOR ANY COMMERCIAL OR
13. OFFICE USE WHICH IS CONTAINED
14. WITHIN THE ELERLY HOUSING
15. FACILITY.
16. IN THE CASE OF ANY TYPE OF
17. ELDERLY HOUSING FACILITY, THE
18. ZONING COMMISSIONER MAY ALLOW
19. THE PROVISION OF FEWER PARKING
20. SPACES, AFTER A PUBLIC HEARING
21. AT WHICH EVIDENCE HAS BEEN
22. GIVEN REGARDING USE OF RENT
23. VOUCHERS, CERTIFICATES, OR
24. OTHER SUBSIDIES OR THE AVAIL-
25. ABILITY OF DEVELOPER-SPONSORED
26. VAN SERVICE OR OTHER RIDESHARING
27. FOR THE PROSPECTIVE RESIDENTS OF
28. THE HOUSING, AND AFTER THE
29. DIRECTOR OF PALNNING AND ZONING
30. HAS FURNISHED INFORMATION
31. REGARDING THE AVAILABILITY AND
32. ACCESSIBILITY TO THE ELDERLY
33. OF PUBLIC MASS TRANSPORTATION
34. TO THE SITE. IN NO CASE,
35. HOWEVER, MAY THE FACILITY
36. PROVIDE LESS THAN 1 PARKING
37. SPACE FOR EACH 3 DWELLING
38. UNITS.

39. Section 430 - Unit Developments

40. 430.2.D. Neighborhood Developments - Uses Permitted

41. 12. CONTINUING CARE FACILITIES, AND ASSISTED LIVING
42. FACILITIES DEVELOPED IN CONJUNCTION WITH A NURSING HOME.

43. 430.3.D. Community Developments - Uses Permitted

44. D.1. The following residential uses:

45. 3. CONTINUING CARE FACILITIES, AND ASSISTED LIVING
46. FACILITIES DEVELOPED IN CONJUNCTION WITH A NURSING HOME.

1. 430.4.D - Town developments - Uses Permitted

2. D.1. The following residential uses:

3. 3. CONTINUING CARE FACILITIES, AND ASSISTED LIVING
4. FACILITIES DEVELOPED IN CONJUNCTION WITH A NURSING HOME.

5. SECTION 5. And be it further enacted, that this Act shall take
6. effect forty-five days after its enactment.



KEVIN KAMENETZ
County Executive

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

August 20, 2014

Maryland Health & Higher
Educational Facilities
Sheila Riggs, Chairman
Annette Anselmi, Executive Director
401 E Pratt Street, Suite 1224
Baltimore MD 21202

RE: Case Number: 2014-0250 SPH, Address: 715 Maiden Choice Lane

Dear Ms. Riggs & Ms. Anselmi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 16, 2014. 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: jaf

Enclosures

c: People's Counsel
Patricia A. Malone, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204



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

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Maryland Department of Transportation

Date: 6/9/14

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

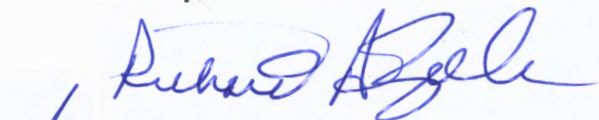
RE: Baltimore County
Item No 2014-0250-SPH
Special Hearing
MD Health & Higher Education
Sherla Riggs, Annette Anselmi
Charleston Community
Clara Parkers
715 Maiden Choice Lane

Dear Ms. Lewis:

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. 2014-0250-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

8/14/14 WR
Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com



August 1, 2014

Arnold Jablon, Deputy County
Administrative Officer
Director, Baltimore County Department
of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Charlestown Retirement Community - 715 Maiden Choice Lane
PAI No. 01-225/Case No: 2014-0250-SPH
1st Councilman District, 1st Election District

Dear Mr. Jablon:

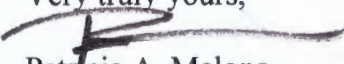
I learned earlier this week that the *Jeffersonian* failed to run the public notice for Charlestown Retirement Community's scheduled zoning hearing as required by the Baltimore County Zoning Regulations. The zoning hearing in Case No. 2014-0250-SPH, which is scheduled for August 14, 2014, was scheduled to be heard in conjunction with the CRG Meeting on the "material amendment" on the CRG Plan.

Rather than take a chance on a possible postponement at the August 14th hearing for lack of public notice, I have already asked for another date and time for the zoning hearing portion of the case and will re-post and advertise the new hearing date, which is August 25, 2014. The *Jeffersonian* is supposed to run the notice in the August 5th edition of the paper in compliance with the notice requirements.

Because the Pre-CRG Meeting and CRG Meeting do not require newspaper advertisement, they will proceed as scheduled on August 6th and August 14th.

I just wanted to make sure you were aware of this change.

Very truly yours,


Patricia A. Malone

PAM/bl
Enclosure

cc: The Honorable John E. Beverungen

8351959v1

Patricia Malone
Counsel

June 30, 2014

T 410.494.6206
F 410.821.0147
pamalone@venable.com

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, MD 21204

Re: Charlestown Retirement Community
715 Maiden Choice Lane
PAI No. 01-225
Case No. 2014-0250-SPH

Dear Mr. Jablon:

By way of this letter, our client Charlestown Community, Inc., owner of the facility located at the above-referenced property, is requesting that the public hearing in Case No. 2014-0250-SPH scheduled for July 24, 2014, be postponed.

As we have indicated in prior correspondence, Charlestown intended to process proposed improvements to its campus as a material amendment to the latest County Review Group (CRG) Plan. With the Administrative Law Judge (ALJ) designated to act as the CRG on behalf of the Department of Planning and the Department of Public Works, we intended to combine the CRG hearing before the ALJ with the hearing on the Petition for Special Hearing. Because Development Management has not yet accepted the CRG plan for filing, it does not appear that it will be processed and reviewed by the necessary County agencies in advance of the intended combined hearing date on July 24. Therefore, I am respectfully requesting that the Department of Permits, Approvals, and Inspections postpone the zoning hearing pending acceptance of the CRG plan and scheduling of the CRG meeting.

I appreciate your consideration of this request.

Very truly yours,



Patricia A. Malone

PAM/jaw

cc: Kristen Lewis

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

February 26, 2014

Arnold Jablon, Director
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Charlestown Retirement Community
PAI No. 01-225
1st Councilman District, 1st Election District

Dear Mr. Jablon:

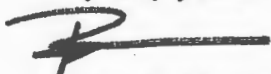
I am writing on behalf of Charlestown Retirement Community regarding proposed improvements to its campus on Maiden Choice Lane. Charlestown is proposing to raze four existing structures and to replace them with two new buildings, resulting in a 7,000± square foot increase to the overall building footprint area on Charlestown's campus. Charlestown originally filed a request with the Development Review Committee for these changes to be considered a "refinement," but it has now withdrawn that request.

When new plans are filed, Charlestown asks that Baltimore County process the proposed changes as a "material amendment" to the latest approved County Review Group (CRG) Plan (1st Refined Consolidated CRG Plan). The process would be the same one Charlestown followed in 2011, which involved filing a Petition for Special Hearing (to amend the prior approved special exception) and submission and review of an amended plan by the CRG.

As you will recall, in 2011, the Administrative Law Judge (ALJ) was designated to act as the CRG on behalf of the Office of Planning and the Department of Public Works. As we did before, we will ask that the CRG hearing before the ALJ, acting as CRG, be combined with the hearing on the Petition for Special Hearing.

I will include a copy of this letter with the associated filings.

Very truly yours



Patricia A. Malone



Little Sisters of the Poor

Caring for the Elderly Poor throughout the World
www.littlesistersofthepoorBaltimore.org

St. Martin's Home
601 Maiden Choice Lane
Baltimore, Maryland 21228-3698
Phone: 410/744-9367
Fax: 410/747-0835

August 30, 2014

The Honorable Lawrence M Stahl
Managing Administrative Law Judge
Baltimore County Office of Administrative Hearings
The Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204



RE: Case No. 2011-0255-SPH

Dear Judge Stahl,

Once again, I am writing on behalf of the Little Sisters of the Poor who operate St. Martin's Home for the Aged, a long term care Home located directly adjacent to the Charlestown Retirement Community in Catonsville. Charlestown is seeking to expand some of its buildings and has submitted its request to a public hearing which will be conducted by your office.

As one of that Facility's closest neighbors, I would like to express our support for Charlestown's efforts to improve and enhance its campus. Charlestown has been and continues to be a stable force in our neighborhood. The Charlestown campus is an asset to the area; all of Charlestown's neighbors benefit from this beautifully maintained campus. I urge you to allow this facility to make necessary upgrades so that it remains competitive in today's market, which is of critical importance, not only for Charlestown, but our entire community.

Thank you and God bless you.

Sincerely

Sister Joseph, lsp

Sister Joseph Grenon, lsp
Assistant Administrator
Little Sisters of the Poor

7-24
10:00

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 24, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0250-SPH
Address 715 Maiden Choice Lane
(Charlestown Retirement Community)

Zoning Advisory Committee Meeting of June 2, 2014.

X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

Show and label the minimum 25 foot building setback from the Forest Buffer Easements on all plans. If the minimum setback cannot be obtained a variance of Article 33 Title 3 Protection of Water Quality, Streams, Wetlands, and Floodplains must be submitted to this office and approved.

Reviewer: J. Russo – Environmental Impact Review (EIR)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For June 9, 2014
Item No. 2014-0250

DATE: June 3, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

We have no comments on Special hearing request #1. Separate CRG comments will be submitted under the CRG process for Special Hearing request #2.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 14-0250-06092014.doc

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 1900008869			
Owner Information					
Owner Name:	MARYLAND HEALTH AND HIGHER EDUCATIONAL FACILITIES AUTHORITY		Use: Principal Residence:	COMMERCIAL NO	
Mailing Address:	C/O CCI FINANCE DEPT 719 MAIDEN CHOICE LANE BALTIMORE MD 21228-6138		Deed Reference:	/12614/ 00001	
Location & Structure Information					
Premises Address:	717 MAIDEN CHOICE LN BALTIMORE MD 21228-0000		Legal Description:	95.520 AC PAR EX 717 MAIDEN CHOICE LA ES 700FT NW OF WILKENS AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0011	2050		0000	2015
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1993	1993153			95.5200 AC	06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		APARTMENT			
Value Information					
	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	26,052,000	26,052,000			
Improvements	163,560,700	163,560,700			
Total:	189,612,700	189,612,700	189,612,700		
Preferential Land:	0				
Transfer Information					
Seller: ST CHARLES ASSOCIATES LTD		Date: 01/16/1998	Price: \$64,000,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /12614/ 00001	Deed2:		
Seller: ST CHARLES COLLEGE		Date: 06/15/1983	Price: \$2,049,000		
Type: ARMS LENGTH IMPROVED		Deed1: /06540/ 00001	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	840	50,059,846.00			
State:	840	50,059,846.00			
Municipal:	840	0.00	0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **01** Account Number: **1900008869**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

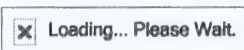
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)



Loading... Please Wait.

→

CASE NAME 2014-0256-A
CASE NUMBER _____
DATE 8/25/14
FET _____

[illegible]

Case No.: 2014-250-SPH

Exhibit Sheet

Petitioner/Developer

10/20/14

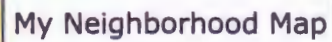
Protestants

8/26/14
Pen

No. 1	Plan	
No. 2	My Neighborhood Aerial Zoning	
No. 3	Kellman C.V.	
No. 4	Barnhart C.V.	
No. 5	Barnhill C.V.	
No. 6	Density Chart	
No. 7	Continuing Care Repositioning booklet	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EXHIBIT NO. 1

2



Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 8/13/2014

DMW

DAFT MCCUNE WALKER INC

MITCHELL J. KELLMAN DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulation for the public sector; 9 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings.

Partial List of Projects

Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Waterview, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Permits and Development Management - Development Control,
1988-2000



JARED L. BARNHART, P.E., LEED AP
PROJECT MANAGER

Education

Kansas State University, BS, Civil Engineering, 2003

Licensure and Accreditation

Maryland Professional Engineer, No. 36725

LEED® Accredited Professional

Professional Summary

Jared Barnhart oversees the design and processing of grading, sediment and erosion control, stormwater management, road, storm drain, and water and sewer for land development projects. Jared will oversee the design and production and process projects through the Baltimore County Development and Zoning process through approval. Projects include small commercial renovations, as well as extensive commercial shopping centers and corporate office parks.

Partial List of Projects

Palisades of Towson

1209 York Road, Baltimore County, MD
Baltimore Crossroads @ 95, Baltimore County, MD
Camden Auto Body and Fender, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Sparks Corporate Center, Sparks, Baltimore County, MD
Towson Town Center Mall Expansion, Baltimore County, MD
Devonport Community, Baltimore County, MD
Global View, Baltimore County, MD

Memberships and Awards

Chi Epsilon
American Society of Civil Engineers (ASCE)
Engineers Without Borders

Professional Experience

Daft-McCune-Walker, Inc., Towson, Maryland, 2004 - Present
Kirkham Michael Consulting Engineers, Omaha, NE, Summer 2001

hord | coplan | macht

CHARLESTOWN CONTINUING CARE REPOSITIONING



PETITIONER'S

EXHIBIT NO. _____

7

PRIORITIES

- Repositioning for the future
- Provide - Person Centered Care
 - Neighborhood model of care
 - Localized Dining
 - Minimizing travel distances
 - Specialized memory care households
 - Staffing Efficiencies
- Renovation vs New
 - Renovation would be the same cost
 - More disruptive to residents
 - Outcome would not be the best product

TIMOTHY BARNHILL

AIA, EDAC, LEED AP



Mr. Tim Barnhill has over 15 years of architectural experience. He has studied internationally and worked various places within the US. Mr. Barnhill's recent experience includes master planning and the design of complex healthcare and corporate facilities.

Mr. Barnhill has spent a large portion of his career focusing on project development and assisting healthcare and corporate clients with space planning and design. Mr. Barnhill uses his strong project management skills to consistently deliver successful projects within stringent time and budgetary constraints. Commitment to his clients is an essential element of Mr. Barnhill's work, and he demonstrates flexibility in accommodating every rising challenge to meet and exceed every project goal. By working with clients to capture their original thoughts and goals, Mr. Barnhill is able to develop spaces and buildings that achieve the highest levels of form and function.

In 2012, Mr. Barnhill was named a VIP winner by the *Maryland Daily Record*, recognizing top area leaders under the age of 40.

TITLE

Principal, Vice President

EDUCATION

Master of Architecture, University of Pennsylvania, 2000

Bachelor of Science in Design, Architecture, Arizona State University, 1996

PROFESSIONAL LICENSES

Registered Architect: Maryland, New Jersey

Registered EDAC (Evidence-Based Design Accreditation and Certification) Professional

LEED Accredited Professional

PROFESSIONAL ACTIVITIES

Member, American Institute of Architecture

Member, Urban Land Institute

CIVIC ACTIVITIES

Advisor, Past Mentor and Vice President of Ace Baltimore, ACE Mentorship Program

Graduate, Greater Baltimore Committee Leadership Program

SPEECHES

Healthcare Facilities Symposium and Expo, Title: Urban, Multi-Story Triumphs for Small House Culture Change

AIAANY Design for Aging, Small House Concepts for Nursing Homes

PROJECT EXPERIENCE

Healthcare

University of Maryland Medical Center, The R. Adams Cowley Shock Trauma Center Baltimore, Maryland

- Infrastructure upgrades
- L3 8 Bed ICU
- L4/L5/L6 - 60 Bed ICU / IMC
- P1-G Executive Office Suite
- STC Research Labs
- STC - Weinberg Connector

University of Maryland Medical Center Baltimore, Maryland

- Anesthesiology Faculty Office - 11,400 sf interior renovation and expansion.

University of Maryland Medical System, Queen Anne's Emergency Center Queen Anne's County, Maryland

- A free standing emergency center

Mercy Medical Center Baltimore, Maryland

- Upper extremity Clinic
- QJR Clinic

Kernan Rehabilitation Hospital Baltimore, Maryland

- Master Plan
- Pain Center Clinic Renovation
- Lobby renovation
- Rehab Gym, Concepts

Sinai Hospital of Baltimore Baltimore, Maryland

- Master Plan
- Ambulatory Care Building Planning
- Cancer Center Expansion
- Administrative Offices
- Admitting Offices
- Bare Hills Corporate Offices

Shady Grove Adventist Hospital Rockville, Maryland

- Pathology Lab
- Infusion-Pharmacy-Would Care

University of Maryland Medical Center Midtown Campus Baltimore, Maryland

- Master Planning
- Central Care Vertical Expansion - 18 Bed ICU; 10 Operating room suite; Laboratory/Pharmacy
- Nuclear Medicine Suite
- 4 North/ 4 South Patient Unit
- OB Outpatient Suite
- Outpatient Student Health Services / Family Health Clinic
- ENT Outpatient Suite
- Training Center
- Ambulatory Clinics

Baltimore Washington Medical Center Glen Burnie, Maryland

- 2BC Patient Unit Renovations

Western Maryland Regional Medical Center Cumberland, Maryland

- Planning and schematic design for \$268 million, 275-bed replacement hospital.

Medical Office Buildings

Michael Mirowski Office Building Baltimore, Maryland

- Medical Office Building

Sailwinds Medical Office Building Cambridge, Maryland

- Medical Office Building

Meadowridge Professional Center Baltimore, Maryland

- Medical Office Building

Holy Cross Hospital Germantown, Maryland

- Medical Office Building

St. Agnes Hospital Baltimore, Maryland

- Medical Office Building

TIMOTHY BARNHILL

AIA, EDAC, LEED AP

Senior Living

Levindale Geriatric Hospital Baltimore, Maryland

- Master Planning - 250 - 300 beds
- Owings Mills Nursing Facility
- The Households at Levindale - Addition of two new buildings, housing a total of 172 resident rooms grouped into households of 14 private rooms each
- Meisel Unit renovation

The Households at Levindale Baltimore, Maryland

- As part of the strategic plan to improve skilled nursing and accommodate growth at Levindale Hospital, Hord Coplan Macht was hired to develop a master plan to revitalize the existing nursing home campus. The major program element of the master plan was the addition of two new buildings, housing a total of 172 resident rooms grouped into households of 14 private rooms each.

Erickson Living at Charlestown Catonsville, Maryland

- Renovation of long term care, short term rehabilitation, and assisted living and memory care, totaling 330 units.

Erickson Living at Riderwood Silver Spring, Maryland

- Campus Repositioning

Erickson Living at Oak Crest Parkville, Maryland

- Campus Repositioning

Corporate & Office

UMMS Administration Support Building Anne Arundel County, Maryland

Chaney Enterprises Headquarters Waldorf, Maryland

- Corporate Headquarters master plan

Tessco Technologies Various Locations

- Master Planning and corporate standards creation
- Reno, Nevada office and distribution facility
- Baltimore, Maryland Corporate Headquarters
- Disaster recovery Redesign included new offices, cafeteria, data center and network operations control room

Accellera Romar Baltimore, Maryland

- Programming, design, finish selections, construction administration and furniture coordination of the new office space.

Remedi Various Locations

- HCM developed a prototype for their pharmacy distribution and office facilities. Currently two facilities are in construction and an additional three sites in design. Each site is approximately 30,000 sf

Colliers Pinkard, Baltimore Headquarters Renovation Baltimore, Maryland

- Renovation of 12,500 sf of existing offices to provide updated reception, conference and work spaces. The offices were continuously occupied during this multi-phase construction project

Colliers Pinkard, Beltway Think Tank Baltimore, Maryland

- Extensive renovation of 6,500 sf of existing office space to provide an innovative Think Tank facility, including a 50-person training room, collaborative brainstorming lounge spaces, and flexible "hoteling" workspaces

National Aquarium in Baltimore Baltimore, Maryland

- Master planing involving the coordination of several divisions within the National Aquarium

Baltimore Ravens, Executive Offices* Baltimore, Maryland

- Design of office space, conference rooms, and workstations.
- The conference rooms feature custom designed display panels and moveable furniture that allow for a conference room set up or for game day viewing

iProcess Online* Baltimore, Maryland

- Design of private office space, conference rooms, and workstations

Sierra Military Health Services* Baltimore, Maryland

- Programming and design of new corporate headquarters

Interior Renovation Projects Baltimore, Maryland

Plano Coudon Corporate Offices Baltimore, Maryland

Specialty Projects

West Shore Park Modular Kiosk Baltimore, Maryland

Rusty Scupper Restaurant Baltimore, Maryland

Babalu Grill Atlantic City, New Jersey

Café Asia Baltimore, Maryland

Coudon Residence Baltimore, Maryland

Columbus Center Expansion Baltimore, Maryland

Parking Solutions

Sinai Hospital of Baltimore, Hoffenberger Garage Baltimore, Maryland

- 362 spaces / 6 levels
- H-lot Parking Garage 592 / 6 levels

Northwest Hospital Center Baltimore, Maryland

- Visitor Parking Lot
- Staff Parking Lot

Levindale Garage Concept Baltimore, Maryland

St. Agnes Hospital Baltimore, Maryland

- Visitor Garage

Morgan State University, CBEIS Parking Garage Baltimore, Maryland

- Student Garage

TIMOTHY BARNHILL

AIA, EDAC, LEED AP

Education

Calhoon MEBA Engineering School

Easton, Maryland

- Auditorium
- Training Simulator
- Student Lounge
- Cafe

Zoning / Regulatory

Sinai Hospital PUD, Major amendment, 60 Acres

Northwest Hospital, CRG Amendment

Queen Anne's Emergency ED, Critical Area & Community Development Plan

Levindale Nursing Home, Certificate of Need, UDARP approval.

Maryland General Hospital, Certificate of Need, UDARP approval

Morgan State University, CBEIS Parking Garage, ARB review

Charlestown Retirement Community

EXISTING DENSITY UNITS CHART

	STUDIO	1BDRM	1BDRM WIDEN	2BDRM	2BDRM WIDEN	3BDRM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0	0	34
BLDG 2	14	11	0	21	2	0	0	48
BLDG 3 (EW)	0	6	11	38	0	0	0	55
BLDG 4	0	0	0	0	2	0	0	2
BLDG 5	0	3	0	1	1	1	0	6
BLDG 7	5	39	2	11	1	0	0*	58
BLDG 8	15	22	3	25	0	0	0	65
BLDG 9	16	22	2	33	1	0	0	74
BLDG 10 (CC)	11	90	9	24	0	0	0	134
BLDG 11 (CR)	5	57	5	21	1	0	0	89
BLDG 12 (PY)	16	64	10	29	3	0	0	122
BLDG 13 (HY)	16	56	11	28	5	0	0	116
BLDG 14 (ST)	0	13	29	116	0	0	0	158
BLDG 15 (BR)	9	125	26	93	8	0	0	261
BLDG 16 (HR)	27	124	27	101	9	0	0	288
NURSING BEDS							255	255
ASSISTED LIVING BEDS							120	120
TOTAL UNITS	136	646	135	558	34	1	395	1805
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	
TOTAL DENSITY UNITS (RES. SUBTOTAL)	68	484.5	135	558	51	1.5	99	1387

* NURSING BEDS

PROPOSED DENSITY UNITS CHART

	STUDIO	1BDRM	1BDRM WIDEN	2BDRM	2BDRM WIDEN	3BDRM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0		34
BLDG 2	14	11	0	21	2	0		48
BLDG 3 (EW)	0	6	11	38	0	0		55
BLDG 4	0	0	0	0	2	0		2
BLDG 5	0	3	0	1	1	1		6
BLDG 7	5	39	2	11	1	0		58
BLDG 8	15	22	3	25	0	0		65
BLDG 9	16	22	2	33	1	0		74
BLDG 10 (CC)	11	90	9	24	0	0		134
BLDG 11 (CR)	5	57	5	21	1	0		89
BLDG 12 (PY)	16	64	10	29	3	0		122
BLDG 13 (HY)	16	56	11	28	5	0		116
BLDG 14 (ST)	0	13	29	116	0	0		158
BLDG 15 (BR)	9	125	26	93	8	0		261
BLDG 16 (HR)	27	124	27	101	9	0		288
NURSING BEDS							221	221
ASSISTED LIVING BEDS							100	100
TOTAL UNITS	136	646	135	558	34	1	321	1831
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	
TOTAL DENSITY UNITS (RES. SUBTOTAL)	68	484.5	135	558	51	1.5	80.25	1236

PETITIONER'S

EXHIBIT NO. 6

CHARLESTOWN STACKING MODEL

UNIT COUNT EXISTING

- 195 SNF RESIDENT ROOMS (206) CAPACITY
- 125 ASSISTED LIVING ROOMS (164 CAPACITY)
- **TOTAL ROOMS= 320 (331 CAPACITY)**

BOARD APPROVED UNIT COUNT GOALS

- 84-96 SHORT TERM REHAB / LONG TERM CARE UNITS
- 96-112 ASSISTED LIVING PLUS (MEMORY CARE) UNITS
- 96-112 ASSISTED LIVING UNITS
- **TOTAL UNITS= 276-320**

PLANNING RATIOS 'DEVELOPED WITH ERICKSON'

- AL & STR-LTC - 12 UNIT PODS
- MEMORY CARE - 10 UNIT PODS.

PROPOSED

- 87 SHORT TERM REHAB / LONG TERM CARE UNITS
- 114 ASSISTED LIVING PLUS (MEMORY CARE) UNITS
- 96 ASSISTED LIVING UNITS
- **TOTAL UNITS = 297**
- **TOTAL RESIDENTS = 321**

STACKING MODEL

RESIDENTS | UNITS

42 | 38

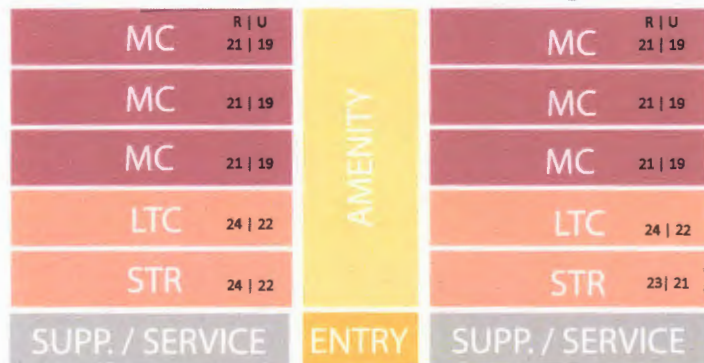
42 | 38

42 | 38

48 | 44

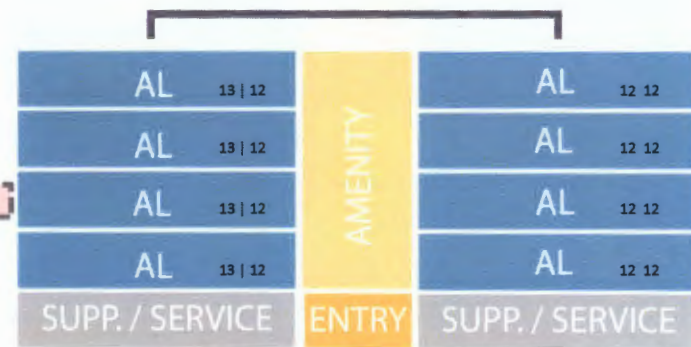
47 | 43

221 | 201



B

B



RESIDENTS | UNITS

25 | 24

25 | 24

25 | 24

25 | 24

100 | 96

UNIT MATRIX

CHARLESTOWN MODEL								
ASSISTED LIVING (1:6) 12 UNIT PODS	UNIT TYPE	STUDIO	COMPANION	1 BEDROOM	1 BED DELUXE	2 BEDROOM	TOTAL UNITS	RESIDENTS
	AVERAGE SF	375	0	500	600	770		
	AL NEIGHBORHOOD 1-A	2	0	6	3	1	12	13
	AL NEIGHBORHOOD 1-B	2	0	7	3	0	12	12
	AL NEIGHBORHOOD 2-A	2	0	6	3	1	12	13
	AL NEIGHBORHOOD 2-B	3	0	7	2	0	12	12
	AL NEIGHBORHOOD 3-A	2	0	6	3	1	12	13
	AL NEIGHBORHOOD 3-B	3	0	7	2	0	12	12
	AL NEIGHBORHOOD 4-A	2	0	6	3	1	12	13
	AL NEIGHBORHOOD 4-B	2	0	7	3	0	12	12
	TOTALS	18	0	52	22	4	96	100

BRIDGE

STR / LTC (1:6) 12 UNIT PODS	UNIT TYPE	STUDIO	COMPANION	1 BEDROOM	1 BED DELUXE	2 BEDROOM	TOTAL UNITS	RESIDENTS
	AVERAGE SF	311	665	0	0	0		
	SN NEIGHBORHOOD 1-A	19	2	0	0	0	21	23
	SN NEIGHBORHOOD 1-B	20	2	0	0	0	22	24
	SN NEIGHBORHOOD 2-A	20	2	0	0	0	22	24
	SN NEIGHBORHOOD 2-B	20	2	0	0	0	22	24
	TOTALS	79	8	0	0	0	87	95

BRIDGE

MEMORY CARE (1:5) 10 UNIT PODS	UNIT TYPE	STUDIO	COMPANION	1 BEDROOM	1 BED DELUXE	2 BEDROOM	TOTAL UNITS	RESIDENTS
	AVERAGE SF	314	686	0	0	0		
	MC NEIGHBORHOOD 3-A	17	2	0	0	0	19	21
	MC NEIGHBORHOOD 3-B	17	2	0	0	0	19	21
	MC NEIGHBORHOOD 4-A	17	2	0	0	0	19	21
	MC NEIGHBORHOOD 4-B	17	2	0	0	0	19	21
	MC NEIGHBORHOOD 5-A	17	2	0	0	0	19	21
	MC NEIGHBORHOOD 5-B	17	2	0	0	0	19	21
	TOTALS	102	12	0	0	0	114	126

	PROJECT TOTALS	199	20	52	22	4	297	321
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EXISTING SITE



PROPOSED SITE



EXISTING SITE

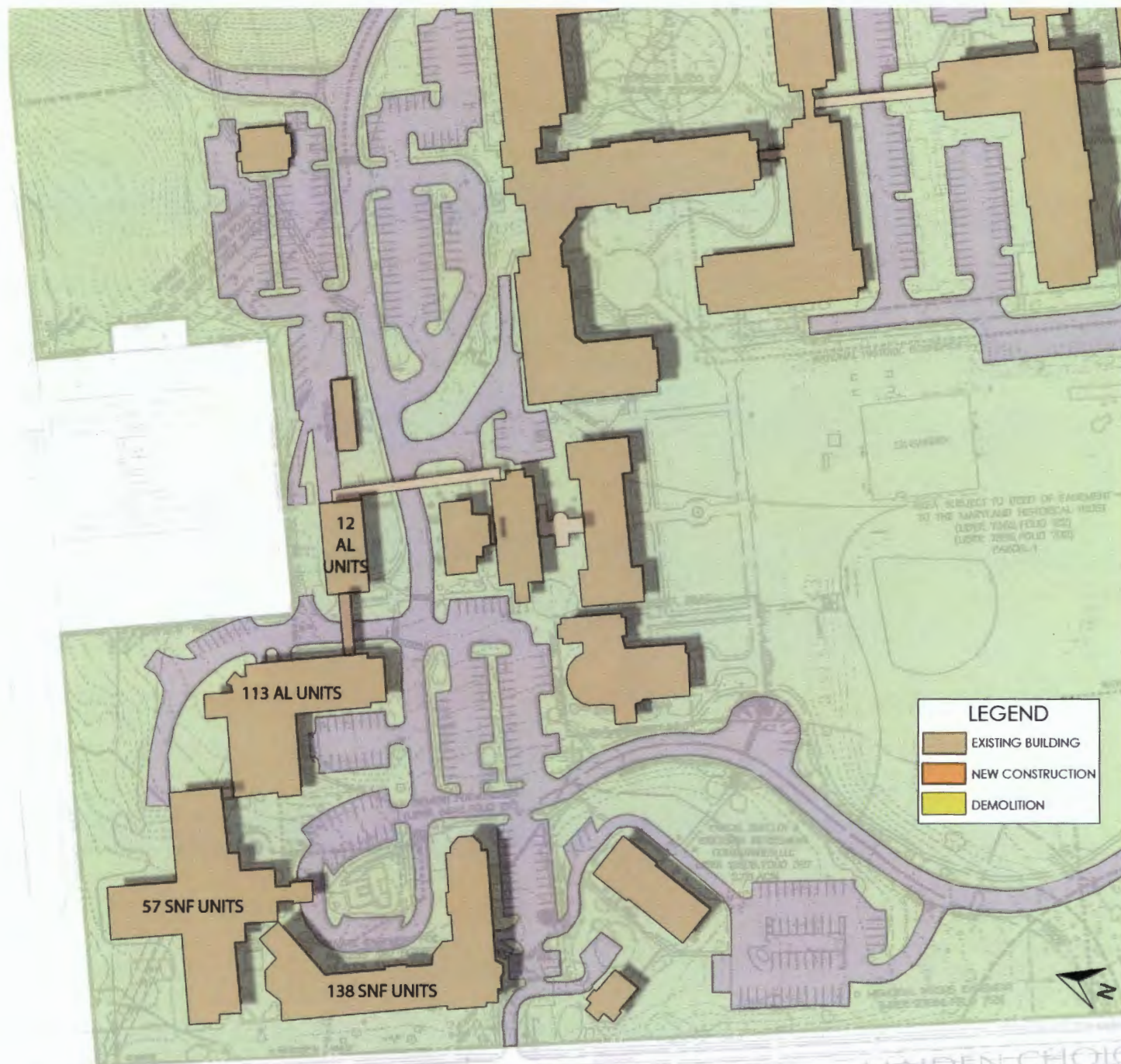


PROPOSED SITE



TOTAL UNITS
320 UNITS

EXISTING CONDITIONS



1

DEMOLISH HEALTH CLINIC AND
MAINTENANCE BUILDING.

DURATION
+/- 12 WKS



TOTAL UNITS
320 UNITS

DURATION
+/- 60 WKS

2

BUILDING 1A

ASSISTED LIVING

5 STORIES

ENTRY LEVEL / PARKING

96 UNITS /

100 RESIDENTS



TOTAL UNITS
291 UNITS (295 RESIDENTS)

DURATION
+/- 12 WKS

3

MOVE AL RESIDENTS TO
BUILDING 1.

DEMOLISH
TERRACE BUILDING.

RENOVATE
BUILDING 6



TOTAL UNITS
291 UNITS (295 RESIDENTS)

DURATION
+/- 60 WKS

4

BUILDING 2A

STR / LTC / MC

6 STORIES

ENTRY LEVEL / SERVICE

100 UNITS

110 RESIDENTS



LEGEND	
	EXISTING BUILDING
	NEW CONSTRUCTION
	DEMOLITION

TOTAL UNITS IN PLACE
251 UNITS (265 RESIDENTS)

DURATION
+/- 12 WKS

MOVE RESIDENTS TO
BUILDING 2A.

5

DEMO RG SOUTH BUILDING.



TOTAL UNITS
292 UNITS (316 RESIDENTS)

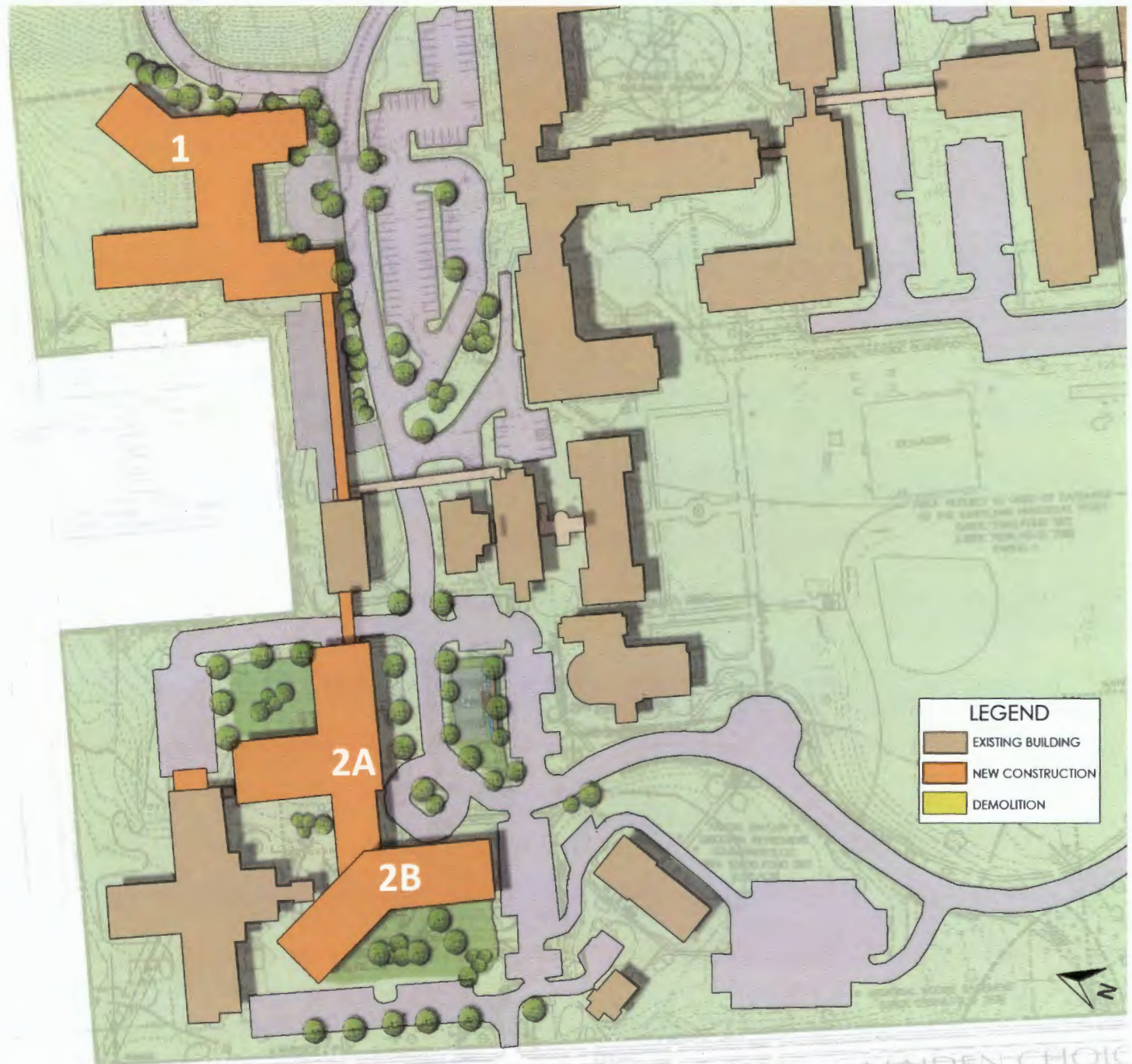
DURATION
+/- 60 WKS

6

BUILDING 2B

STR / LTC / MC
5 STORIES

101 UNITS
111 RESIDENTS



MAIDEN CHOICE
LIBER 2151 / FOLIO 1
REV. 05-33
UNIT 1000 OF BUILDING

TOTAL UNITS IN PLACE
292 UNITS (316 RESIDENTS)

DURATION
+/- 12 WKS

7

MOVE RESIDENTS TO BUILDING 2B.

DEMOLISH RG NORTH BUILDING.



TOTAL UNITS IN PLACE
292 UNITS (316 RESIDENTS)

DURATION
+/- 16 WKS



8 COMPLETE PARKING
& SITE WORK.

TOTAL UNITS IN PLACE
297 UNITS
321 RESIDENTS

- 1 ASSISTED LIVING
- 2A MEMORY CARE + STR/LTC
- 2B MEMORY CARE + STR/LTC
- 3 ADMIN BUILDING



PROPOSED CAMPUS

AL PARKING COUNT:

• EXISTING :	72
• PROPOSED:	36

SN PARKING COUNT:

• EXISTING :	129
• PROPOSED:	260

TOTAL EXISTING:	201
TOTAL PROPOSED:	296
NET INCREASE:	95

DOES NOT INCLUDE LOOP ROAD MODIFICATIONS



PROPOSED ASSISTED LIVING BUILDING



PROPOSED ASSISTED LIVING BUILDING



PROPOSED ASSISTED LIVING BUILDING



hord | coplan | macht

PROPOSED ASSISTED LIVING BUILDING



PROPOSED ASSISTED LIVING BUILDING



PROJECT SCHEDULE

- START CONSTRUCTION NOVEMBER 2014
- ASSISTED LIVING BUILDING COMPLETION – MAY 2016
- STC / LTC / MC – P1 COMPLETION – SEPTEMBER 2017
- STC / LTC / MC – P2 COMPLETION – FEBRUARY 2019
- FINAL SITE WORK COMPLETION – JULY 2019

BALTIMORE CITY



SITE DATA/DENSITY

1. SITE DATA:

TOTAL SITE ACREAGE = 107.61 AC.
AREA IN BALTIMORE CITY = 0.91 AC.
NET AREA IN O-2 ZONE = 177.45 AC. (BALTIMORE COUNTY)
NET AREA IN RES. ZONE = 88.99 AC. (BALTIMORE COUNTY)
GROSS AREA IN O-2 ZONE = 180.6 AC. (BALTIMORE COUNTY)
GROSS AREA IN RES. ZONE = 89.75 AC. (BALTIMORE COUNTY)

* TOTAL SITE ACREAGE DOES NOT INCLUDE CHAPEL AND CEMETERY PARCELS. GROSS AREA CALCULATIONS INCLUDE 30 FEET OF R/W WIDTH OF STREET FRONTAGE. (THE O-2 ZONING WAS IN PLACE AT THE TIME OF CRG APPROVAL. THE O-2 ZONING HAS BEEN REFLECTED WITH THE O-2 ZONING CLASSIFICATION WHICH IS NOW SHOWN ON THIS PLAN.)

2. CALCULATION OF LIVING UNITS PERMITTED UNDER PREVIOUS STANDARD ZONING:

ZONING	ACREAGE	ALLOWABLE UNITS PER ACRE	MAXIMUM PERMITTED UNITS
OR 5.5	60.78 AC.	5.5 DU	334.23 DU
OR 10.5	3.79 AC.	10.5 DU	39.80 DU
OR 16	23.04 AC.	16 DU	402.24 DU
TOTAL PERMITTED UNITS = 374.29 DU (DWELLING UNITS)			402.29 DU (DENSITY UNITS)

3. CALCULATION OF LIVING UNITS PERMITTED FOR ELDERLY HOUSING FACILITIES ON A PROPERTY CONTAINING INSTITUTIONAL OR HISTORIC BUILDINGS:

MAXIMUM PERMITTED UNITS = GROSS AREA IN RES. ZONE (89.75 AC.) X 16 DENSITY UNITS (DU)	
	= 1436.00 DU

4. TABULATION OF EXISTING LIVING UNITS:

CASE NO. 91-351-SPHX APPROVED A MAXIMUM RESIDENTIAL DENSITY OF 1436 DENSITY UNITS FOR THE SITE. (THE ZONING COMMISSIONER'S ORDER APPROVED 1437 DENSITY UNITS, ALTHOUGH THE APPROVED SITE PLAN REFLECTED 1436 DENSITY UNITS.)

SUMMARY OF RESIDENTIAL DENSITY FOR CHARLESTOWN RETIREMENT COMMUNITY:

RESIDENTIAL DENSITY CALCULATIONS PER CASE NO. 2011-259-SPH

151 INDEPENDENT LIVING UNITS
206 ASSISTED NURSING BEDS
164 ASSISTED LIVING BEDS
164 TOTAL UNITS

1436 DENSITY UNITS ** MAXIMUM DENSITY ALLOWED
1000.75 DENSITY UNITS UTILIZED
66.25 DENSITY UNITS AVAILABLE

* SEE CHARTS, THIS SHEET, FOR DETAIL.

** DENSITY UNIT CALCULATION:

0.25 PER ASSISTED/NURSING BED

0.50 PER STUDIO

0.75 PER 1 BEDROOM

1.00 PER 1 BEDROOM W/IDEAL 2 BEDROOM

1.50 PER 2 BEDROOM W/IDEAL 3 BEDROOM

PROPOSED RESIDENTIAL DENSITY CALCULATIONS BASED ON:

150 INDEPENDENT LIVING UNITS
220 ASSISTED NURSING BEDS
100 ASSISTED LIVING BEDS
100 TOTAL UNITS

4A. EXISTING CHARLESTOWN COMMUNITY FOOTPRINT AREA: 430,000 SF
PROPOSED ADDITIONAL SQUARE FOOT AREA WITH THIS REQUEST: 10,000 SF

5. TABULATION OF OFFICE SPACE:

GROSS FLOOR AREA OF OFFICE SPACE = 60,000 SF
ADJUSTED GROSS FLOOR AREA INCLUDING STORAGE AND MECHANICAL SPACE = 80,000 SF
F.A.S. (80,000 SF DIVIDED BY 160) = 0.50

6. PARKING TABULATION (OVERALL)

EXISTING PARKING SPACES = 1471
CHARLESTOWN RETIREMENT COMMUNITY = 1294 SPACES
ERICKSON (OFFICE) = 177 SPACES

PROPOSED PARKING SPACES = 211 (INCREASE OVER EXISTING)

REQUIRED PARKING SPACES:
220 BED NURSING HOME REQUIREMENT (1 PER 3 BEDS) = 74
100 BED ASSISTED LIVING REQUIREMENT (1 PER 2 BEDS) = 50
150 UNITS OF CLASS A HOUSING FOR THE ELDERLY (1.5 PER 2 UNITS) = 103
CHARLESTOWN RETIREMENT COMMUNITY = 1294
O-2 ZONE REQUIREMENT (60,000 X 3.33 / 1,000) = 198
AND ACCESSORY COMMERCIAL USES

* INCLUDES 6 HANDICAP SPACES

* 60,000 SF OFFICE SPACE DOES NOT INCLUDE BASEMENT STORAGE AREAS OR MECHANICAL ROOMS

CHARLESTOWN SURPLUS OF PARKING, 21 SPACES USED BY ERICKSON

TOTAL REQUIRED PARKING = 1927

TOTAL PROVIDED PARKING = 1692

7. OPEN SPACE

OPEN SPACE REQUIRED IS BASED UPON THE TOTAL NUMBER OF LIVING UNITS, EXCLUDING NURSING AND ASSISTED LIVING UNITS AND IS TO BE PROVIDED AT 600 SF PER UNIT

TOTAL LIVING UNITS = 1510
OPEN SPACE REQUIRED = 1510 X 650 SF = 981,500 SF OR 22.53 AC.
OPEN SPACE WILL RUN CONTIGUOUS WITH THE FOREST BUFFER.
OPEN SPACE PROVIDED = 2817 AC.

* ADDITIONAL DENSITY UNITS ARE AVAILABLE ON-SITE (LIVING UNITS DEFEND ON THE TYPE UNITS UTILIZED) AND OPEN SPACE REQUIRED WILL BE ADJUSTED AS FURTHER DENSITY IS UTILIZED

8. PROPOSED AVERAGE DAILY TRIPS

1631 PROPOSED TOTAL UNITS X 3.55 ADJUSTMENT = 6409 ADT

VARIANCE NOTE

A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND RECREATION ON FEBRUARY 3, 2003. THIS VARIANCE RECOGNIZES PAST ERRORS IN THE LIMITS OF THE FOREST BUFFER AND ADDRESSES MINOR ENCROACHMENTS INTO THE FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THE APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING EXPANSION OF THE FOREST BUFFER EASEMENT AND ITS PERMANENT DELINEATION WITH SIGNS AND MONUMENTS.

ALTERNATIVES ANALYSIS NOTE

AN ALTERNATIVES ANALYSIS WAS APPROVED ON 02/28/00 TO ALLOW A VEHICULAR ACCESS ROAD TO IMPACT THE FOREST BUFFER AS SHOWN ON AN EXHIBIT FILED WITH DEPRM. MITIGATION MEASURES FOR IMPACTS INCLUDE RECORDING ADDITIONAL AREA TO THE FOREST BUFFER EASEMENT.

Charlestown Retirement Community

Zoning History:

Case No. 83-SH-A

Petition for Variance to permit a maximum building width of 842 ft. in lieu of the permitted width of 300 ft. to permit a minimum parkingway width of 0 ft. and 7.4 ft. in lieu of the permitted minimum of 10 ft. to permit a maximum building height of 72 ft. in lieu of the permitted maximum of 50 ft.

Petition was granted by the Deputy Zoning Commissioner on October 18, 1992.

Case No. 85-69-A

Petition for Variance to permit a building width of 852 ft. in lieu of the maximum permitted 300 ft.

Petition was granted by the Deputy Zoning Commissioner on October 22, 1994.

Case No. 85-152-X

Petition for Special Exception for a 30-unit assisted living facility, a 120-bed nursing home and a 20-unit domiciliary care facility.

Petition was granted by the Deputy Zoning Commissioner on January 24, 1995.

People's Counsel appealed the ruling, only to submit a Voluntary Dismissal of the appeal to the Board of Appeals on March 19, 1995. The Board issued an Order of Dismissal on March 23, 1995.

Case No. 86-120-SPHX

Petition for Special Hearing for an amendment to the previously approved Site Plans. Petition for Special Exception for an assisted care facility, reflecting aspects of the site and building area from that previously approved in Case No. 85-152-X. Petition for Variance to permit a maximum building width and length of 1500 ft. and 1450 ft., respectively, in lieu of the previously granted 852 ft., in lieu of the permitted 300 ft. building length.

Petitions were granted by the Deputy Zoning Commissioner on May 4, 1996, with the following condition:

- The petitioner shall screen and landscape the property, as set forth in the Landscape Plan prepared by Daft-McCune-Walker, Inc., revised April 13, 1996. Any landscaping and/or screening of the adjacent property shall take place only if the petitioner obtains written permission from the Little Sisters of the Poor. If the petitioner does not obtain authorization from them, the petitioner shall not proceed with the property. All screening and landscaping shall be in accordance with the Baltimore County Landscaping Manual and approved by the Office of Current Planning and Development and shall be maintained as required.

Case No. 91-351-SPHX

Petition for Special Hearing to amend the previously approved Site Plans. Petition for Variance to permit a maximum building width and length of 1525 ft. and 1600 ft., respectively, in lieu of the previously granted 1500 ft. and 1450 ft. in Case No. 86-120-SPHX. In lieu of the maximum permitted 300 ft. building length, to permit a maximum building height of 72 ft. in lieu of 65 ft. and to permit a clocktower of 65 ft.

Petition was granted by the Deputy Zoning Commissioner on November 1, 1990.

Case No. 91-351-SPHX

Petition for Special Hearing for an amendment to the Site Plan previously approved in Case No. 91-351-SPHX.

Petition for Special Exception for a Class A or Class B elderly housing facility and to permit an increase of residential density to 1,437 total density units, including a proposed 140-unit assisted living facility.

Petitions for Variance to permit a maximum height of 80 ft. in a six-story building in lieu of the permitted 50 ft. and to permit a maximum building width and length of 1,525 ft. and 2,200 ft. in lieu of the 1,525 ft. and 1,600 ft. granted in Case No. 91-351-SPHX.

Petition was granted by the Deputy Zoning Commissioner on November 1, 1990.

An appeal was filed by The Little Sisters of the Poor, as well as by Julius Lichter on behalf of The Cato and Loudon Railway Company, to the current zoning case and the CRG approval. Erickson then filed a counter-appeal on behalf of Retirement & Health Services Corporation in July of 1991.

A Consent Order was submitted to the Board of Appeals between Retirement & Health Services Corporation and The Little Sisters of the Poor on November 30, 1992, which the Board members never executed. The appeal filed by Mr. Lichter were not addressed in the Consent Order.

After little contact from the Attorneys involved, the Board of Appeals sent a letter out dated March 28, 1995, advising that if the Board did not receive a response within 30 days, that all appeals pending would be dismissed. Since no response was received to the Board's letter, an Order of Dismissal was issued on May 22, 1995.

Case No. 95-459-SPH

Petition for Special Hearing to interpret that Building Permit No. 021917 for a maintenance facility/garage is not in accordance with the Zoning Commission Order in Case No. 91-351-SPHX.

A letter dated April 19, 1996, from Arnold Jablon, Director of PDM to the attorney for the petitioners, indicates that the case remained late for some time and that if a response is not received, that the case will be closed.

Case No. 98-71-SPHX

Petition for Special Hearing to approve an amendment to the Special Exception granted in Case No. 91-351-SPHX, removing 316 AC, being Lot 2 as shown on the plan, from the Special Exception area.

Petition for Special Exception, as in Case No. 91-351-SPHX, for the addition of new 3.2 AC to the Special Exception area, same net Special Exception area.

Petition for Variance to permit the reduction of the Administration Building setback from the required 80 ft. from residential zone, 30 ft. from western lot line, and 62 ft. from northern lot line.

Petitions were granted by the Deputy Zoning Commissioner on October 6, 1997.

Case No. 05-620-SPHX

Petition for Special Hearing to approve the 9th Amended Final Development Plan as a modification to the previously approved 7th and 8th Amended Final Development Plans, an amendment of previous Special Exception approvals in Zoning Cases 90-71-SPHX, 91-351-SPHX, 91-95-SPHX, and 98-120-SPHX to confirm application of Special Exception standards for waiver of Residential Transition Area restrictions through BIL No. 36-85, in effect at the time of approval of Case No. 98-120-SPHX; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petition for Special Exception to grant a waiver of Residential Transition Area restrictions previously codified in BCZR Section 1801B, permitting relief from Section 1801B(3)(a) for a building length of 240 ft. in lieu of the maximum permitted 150 ft. and 75 ft., respectively; and, for such further and other zoning relief as the Zoning Commissioner may determine.

A Memo to the Case file from Bill Wiseman, Zoning Commissioner, dated September 26, 2005, states that the record of the case was left open at the conclusion of the hearing to allow the Petitioners to resolve issues with DEPRM concerning the proposal to construct the Data Center Building in a forest easement area. Counsel for the Petitioners also submitted a letter requesting additional time to work out concerns raised by the adjacent neighborhood. The Zoning Commissioner agreed to hold the record open for 6 months or until he was advised by Counsel that the issues had been resolved.

A letter, dated July 13, 2006, from Bill Wiseman to Larry Schmidt, Counsel for the Petitioners, advised that he had been informed by DEPRM that the subject Data Center Building had been removed from the Site Plan. In his opinion, the removal of the building left no basis for him to render a decision and the matter had become dormant. He also advised that he would like to dismiss the matter without prejudice, but in order to do so, he must receive a request for withdrawal from the Petitioners. No response was ever received from Mr. Schmidt; so, by a memo dated September 26, 2006, the Zoning Commissioner returned the case file to PDM for "safekeeping."

A letter, dated April 19, 1996, from Arnold Jablon, Director of PDM to the attorney for the petitioners, indicates that the case remained late for some time and that if a response is not received, that the case will be closed.

Petition for Special Hearing to approve the 9th Amended Final Development Plan as a modification to the previously approved 7th and 8th Amended Final Development Plans, an amendment of previous Special Exception approvals in Zoning Cases 90-71-SPHX, 91-351-SPHX, 91-95-SPHX, and 98-120-SPHX to confirm application of Special Exception standards for waiver of Residential Transition Area restrictions through BIL No. 36-85, in effect at the time of approval of Case No. 98-120-SPHX; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petition for Special Exception to grant a waiver of Residential Transition Area restrictions previously codified in BCZR Section 1801B, permitting relief from Section 1801B(3)(a) for a building length of 240 ft. in lieu of the maximum permitted 150 ft. and 75 ft., respectively; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petitions were granted by the Deputy Zoning Commissioner on October 6, 1997.

A letter, dated April 19, 1996, from Arnold Jablon, Director of PDM to the attorney for the petitioners, indicates that the case remained late for some time and that if a response is not received, that the case will be closed.

Petition for Special Hearing to approve the 9th Amended Final Development Plan as a modification to the previously approved 7th and 8th Amended Final Development Plans, an amendment of previous Special Exception approvals in Zoning Cases 90-71-SPHX, 91-351-SPHX, 91-95-SPHX, and 98-120-SPHX to confirm application of Special Exception standards for waiver of Residential Transition Area restrictions through BIL No. 36-85, in effect at the time of approval of Case No. 98-120-SPHX; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petition for Special Exception to grant a waiver of Residential Transition Area restrictions previously codified in BCZR Section 1801B, permitting relief from Section 1801B(3)(a) for a building length of 240 ft. in lieu of the maximum permitted 150 ft. and 75 ft., respectively; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petitions were granted by the Deputy Zoning Commissioner on October 6, 1997.

A letter, dated April 19, 1996, from Arnold Jablon, Director of PDM to the attorney for the petitioners, indicates that the case remained late for some time and that if a response is not received, that the case will be closed.

Petition for Special Hearing to approve the 9th Amended Final Development Plan as a modification to the previously approved 7th and 8th Amended Final Development Plans, an amendment of previous Special Exception approvals in Zoning Cases 90-71-SPHX, 91-351-SPHX, 91-95-SPHX, and 98-120-SPHX to confirm application of Special Exception standards for waiver of Residential Transition Area restrictions through BIL No. 36-85, in effect at the time of approval of Case No. 98-120-SPHX; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petition for Special Exception to grant a waiver of Residential Transition Area restrictions previously codified in BCZR Section 1801B, permitting relief from Section 1801B(3)(a) for a building length of 240 ft. in lieu of the maximum permitted 150 ft. and 75 ft., respectively; and, for such further and other zoning relief as the Zoning Commissioner may determine.

Petitions were granted by the Deputy Zoning Commissioner on October 6, 1997.

A letter, dated April 19, 1996, from Arnold Jablon, Director of PDM to the attorney for the petitioners, indicates that the case remained late for some time and that if a response is not received, that the case will be closed.

The Board of Appeals issued an Opinion on April 6, 2007, which addressed two separate appeals filed by the Office of People's Counsel. The first appeal dealt with the approval by the CRG (No. 081508) of a refinement to the CRG Plan for Charlestown Retirement Community. The second appeal related to the current zoning case. The Board found that the proposed refinement to the CRG Plan did not qualify as a refinement and denied the request, thereby reversing the decision of the Director of Permits and Development Management.

The Board also denied the requested variances.

Case No. 2011-0265-SPH (see sheet 3 of 3 for order)

Development History

July 29, 1992 - CRG Plan approved for Charlestown - Phase 1

December 14, 1993 - CRG Plan approved for Charlestown - Phase II

May 24, 1994 - CRG Plan approved for Phases IA, II, III and IV

June 17, 1997 - CRG Plan approved for Charlestown II - Phase 3

April 28, 1998 - 1st Refined CRG Plan approved for Charlestown II - Phase 3

October 17, 1991 - CRG Plan approved for Cross Creek at Charlestown - Appeals were filed to the approval by Julius Lichter and The Little Sisters of the Poor. This went to the Board of Appeals and was heard in conjunction with the appeal to Zoning Case No. 91-351-SPHX.

February 24, 1993 - 1st Amended CRG approved for Cross Creek at Charlestown.

December 14, 1993 - 2nd Amended CRG approved for Cross Creek at Charlestown (CRG No. 5033E).

October 4, 1993 - CRG 10042K - requested refinement to 2nd Amended CRG for Cross Creek at Charlestown to build a three-story office building at the main entrance and Malden Choice Lane.

October 13, 1995 - CRG 10050 - request was to create a parcel of approximately 2 acres around the existing office building, separate from the residential portion.

November 4, 1996 - CRG 1046A - request was to separate on-site administrative uses contained in the carriage house offices from residential uses on rest of campus by way of amending the CRG and a record plan.

July 24, 2003 - 2nd Refined CRG approved for Charlestown II - Phase 3 (CRG No. 070703A).

September 28, 2005 - CRG Approval Letter 081505B - requested refinement for addition of accessory use, data center and the expansion of Lot 2.

January, 2007 - CRG 012807A - requested refinement to illustrate smaller expansion of the current office complex on Lot 2.

September 15, 2008 - CRG 0820280 Approval Letter - Requested 3rd Amended CRG Plan

April 29, 2011 - Case No. 2011-0255-SPH See sheet 3 of 4 for ALJ order

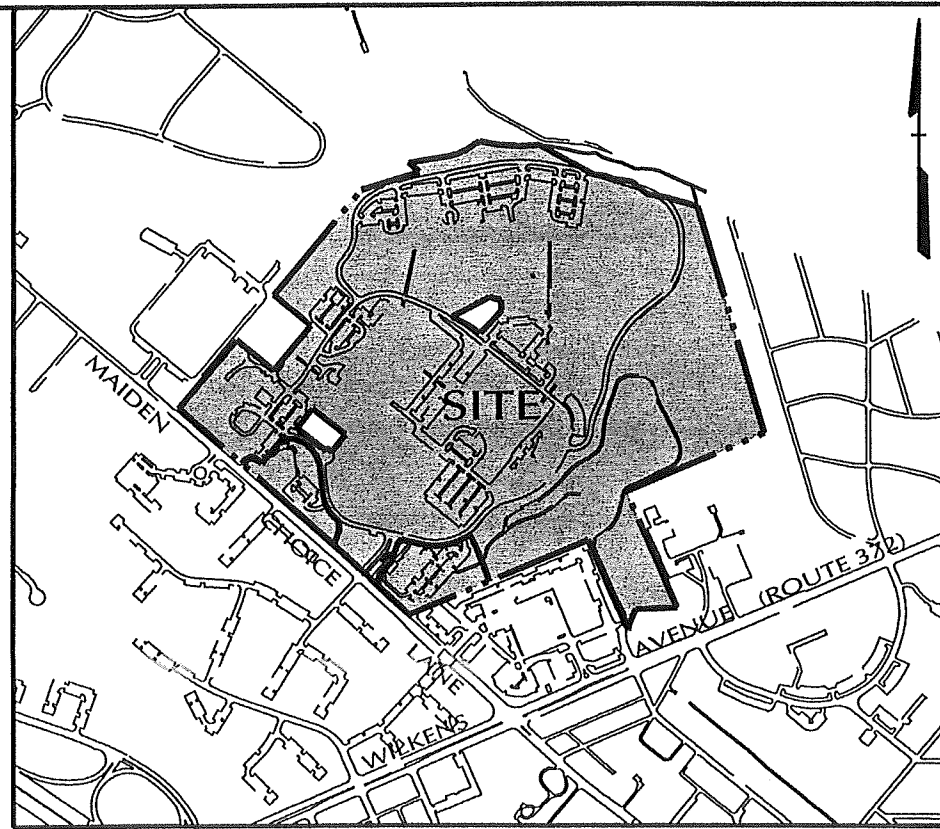
September 5, 2012 - CRG 072412A 1st CRG Consolidated Refinement to add a 1,300 SF dining terrace addition and repair exterior walls and add outdoor seating areas.

CHARLESTOWN RETIREMENT COMMUNITY



LOCATION MAP

1"=200'



VICINITY MAP

SCALE: 1"=1000'

EXISTING DENSITY UNITS CHART

	STUDIO	1BRDM	1BRDM WIDEN	2BRDM	2BRDM WIDEN	3BRDM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0	0	34
BLDG 2	14	11	0	21	2	0	0	48
BLDG 3 (EW)	0	6	11	30	0	0	0	55
BLDG 4	0	0	0	0	2	1	0	3
BLDG 5	0	0	0	0	1	1	0	2
BLDG 7	5	39	2	11	1	0	0*	58
BLDG 8	15	22	3	25	0	0	0	65
BLDG 9	16	22	2	33	1	0	0	74
BLDG 10 (CC)	11	90	9	24	0	0	0	134
BLDG 11 (G)	5	67	15	21	1	0	0	89
BLDG 12 (PV)	16	64	10	29	3	0	0	122
BLDG 13 (H)	16	56	11	29	3	0	0	116
BLDG 14 (G)	0	13	29	106	0	0	0	158
BLDG 15 (R)	9	125	26	93	8	0	0	261
BLDG 16 (H)	27	124	27	101	8	0	0	287
NURSING BEDS							255	255
ASSISTED LIVING BEDS							120	120
TOTAL UNITS	136	646	135	558	34	1	395	1865
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	
TOTAL DENSITY UNITS (RES. SUBTOTAL)	68	484.5	135	558	51	1.5	89	1397

* NURSING BEDS

PROPOSED DENSITY UNITS CHART

	STUDIO	1BRDM	1BRDM WIDEN	2BRDM	2BRDM WIDEN	3BRDM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0	0	34
BLDG 2	14	11	0	21	2	0	0	48
BLDG 3 (EW)	0	6	11	30	0	0	0	55
BLDG 4	0	0	0	0	2	1	0	3
BLDG 5	0	3	0	1	1	1	0	6
BLDG 7	5	39	2	0	0	0	0	46
BLDG 8	15	22	3	25	0	0	0	65
BLDG 9	16	22	2	33	1	0	0	74
BLDG 10 (CC)	11	80	3	34	0	0	0	134
BLDG 11 (CR)	5	57	5	21	1	0	0	89
BLDG 12 (PV)	16	66	10	29	3	0	0	124
BLDG 13 (H)	11	56	11	29	5	0	0	116
BLDG 14 (OT)	0	13	29	16	0	0	0	58
BLDG 15 (H)	5	69	26	63	8	0	0	261
BLDG 16 (HR)	27	124	27	101	9	0	0	288
NURSING BLDG							221	221
ASSISTED LIVING BLDG							100	100
TOTAL UNITS	136	646	130	558	34	1	321	1531
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	
TOTAL DENSITY UNITS (RES. SURF/TA)	68	494.5	130	558	51	1.5	80.25	1230

THEREFORE, IT IS ORDERED this 29th day of April, 2011 by this Administrative Law Judge that Petitioner's Special Hearing request to approve proposed campus improvements including an expansion of Building 3 and Charlestown Square and elevator additions to Buildings 8/9, Brookside, Herbert's Run and Park View Terrace, as an amendment to the Special Exception and site plans approved in Case Nos. 91-351-SPHXA (amending prior relief granted Case Nos. 85-152X, 88-120-SPHXA, and 91-85-SPHA) and the site plan subsequently approved in Case 98-71-SPHEX be and is hereby GRANTED.

The relief granted herein shall be 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. The proposed building changes and additions shall comply with the provisions of the Baltimore County Fire Prevention Code, County Bill No. 48-10 dated July 19, 2011.
3. The area encompassing the "finger road" shall be returned by Petitioner to its previous state as part of the forest buffer, so as to render it indistinguishable from any other part of the surrounding buffer. The said replanting and reforestation shall be subject to the approval of Avery Harden, Landscape Architect for Baltimore County.
4. That the forest buffers approved by Baltimore County and as set forth in the Plan to Accompany Petition for Special Hearing in this instant case shall be converted to Baltimore County by Petitioner in a timely manner with the inclusion of the area of the "finger road."

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

DATA SOURCES:

1. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON AERIAL MAPPING PERFORMED BY VIRGINIA RESOURCE MAPPING, INC. PURCELLVILLE, VA DATED DECEMBER 18, 2007.

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT McCUNE WALKER, INC. DATED JANUARY, 1996.

3. ZONING INFORMATION SHOWN HEREON PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE. SECTION 3A2-302 (D) OF THE BALTIMORE COUNTY 2003 CODE ESTABLISHES THE ZONING GEODATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 4, 2008 (BILLS 85-08, 86-08, 87-08, 88-08, 89-08, 90-08, AND 91-08) EFFECTIVE SEPTEMBER 8, 2008.

4. FLOODPLAIN SHOWN HEREON PROVIDED BY BALTIMORE COUNTY, DPW AND REFLECT FEMA FLOODPLAIN INFORMATION FROM THE SEPTEMBER 30, 2009 PRELIMINARY DEPM DATABASE

5. DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS) HORIZONTAL NAD 83/1991, VERTICAL NAVD 88.

DMW
Daft McCune Walker, Inc.

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

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

Plan To Accompany Petition For Special
Hearing & Consolidated CRG Plan
(2nd Material Amendment)

(2nd Material Amendment)

Charlestown Retirement
Community

(Including Cross Creek at Charlestown and
all Phases of Charlestown)

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

PAI #01 23E

UNIFORM CONVERGENCE AND

ISSUE DATES

REVIEW: 22MAY1964

REVIEW: 22/11/11

RID:

BID: _____
 BUREAU OF THE CITY ENGINEER
 OFFICE OF THE CITY ENGINEER
 CHIEF OF THE DEPARTMENT OF PUBLIC WORKS
 CHIEF OF THE DEPARTMENT OF STREET REPAIRS
 CHIEF OF THE DEPARTMENT OF TRAFFIC SIGNALS
 CHIEF OF THE DEPARTMENT OF WATER SUPPLY
 CHIEF OF THE DEPARTMENT OF SEWERAGE AND SANITATION
 CHIEF OF THE DEPARTMENT OF PARKS AND RECREATION
 CHIEF OF THE DEPARTMENT OF FIRE ALARMS
 CHIEF OF THE DEPARTMENT OF POLICE
 CHIEF OF THE DEPARTMENT OF HEALTH
 CHIEF OF THE DEPARTMENT OF SOCIAL WELFARE
 CHIEF OF THE DEPARTMENT OF EDUCATION
 CHIEF OF THE DEPARTMENT OF CULTURAL AFFAIRS
 CHIEF OF THE DEPARTMENT OF TOURISM
 CHIEF OF THE DEPARTMENT OF CONSUMER AFFAIRS
 CHIEF OF THE DEPARTMENT OF LABOR RELATIONS
 CHIEF OF THE DEPARTMENT OF HUMAN RESOURCES
 CHIEF OF THE DEPARTMENT OF FINANCE
 CHIEF OF THE DEPARTMENT OF ACCOUNTING
 CHIEF OF THE DEPARTMENT OF INFORMATION TECHNOLOGY
 CHIEF OF THE DEPARTMENT OF LEGAL COUNSEL
 CHIEF OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT
 CHIEF OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 CHIEF OF THE DEPARTMENT OF HISTORICAL PRESERVATION
 CHIEF OF THE DEPARTMENT OF ARCHITECTURE
 CHIEF OF THE DEPARTMENT OF PLANNING
 CHIEF OF THE DEPARTMENT OF TRANSPORTATION
 CHIEF OF THE DEPARTMENT OF AIRPORTS
 CHIEF OF THE DEPARTMENT OF MARINE SERVICES
 CHIEF OF THE DEPARTMENT OF PORTS
 CHIEF OF THE DEPARTMENT OF NAVIGATION
 CHIEF OF THE DEPARTMENT OF COAST GUARD
 CHIEF OF THE DEPARTMENT OF CUSTOMS
 CHIEF OF THE DEPARTMENT OF IMMIGRATION
 CHIEF OF THE DEPARTMENT OF BORDER SECURITY
 CHIEF OF THE DEPARTMENT OF NATIONAL DEFENSE
 CHIEF OF THE DEPARTMENT OF ARMY
 CHIEF OF THE DEPARTMENT OF NAVY
 CHIEF OF THE DEPARTMENT OF AIR FORCE
 CHIEF OF THE DEPARTMENT OF SPACE FORCE
 CHIEF OF THE DEPARTMENT OF MARINE CORPS
 CHIEF OF THE DEPARTMENT OF COAST AND GEODETIC SURVEY
 CHIEF OF THE DEPARTMENT OF FISHERIES AND WILDLIFE
 CHIEF OF THE DEPARTMENT OF AGRICULTURE
 CHIEF OF THE DEPARTMENT OF FOREST SERVICE
 CHIEF OF THE DEPARTMENT OF NATURAL RESOURCES
 CHIEF OF THE DEPARTMENT OF GEOGRAPHIC INFORMATION SYSTEMS
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 CHIEF OF THE DEPARTMENT OF PHARMACY
 CHIEF OF THE DEPARTMENT OF OPTOMETRY
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 CHIEF OF THE DEPARTMENT OF SPEECH THERAPY
 CHIEF OF THE DEPARTMENT OF OCCUPATIONAL THERAPY
 CHIEF OF THE DEPARTMENT OF PHYSIOLOGY
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 CHIEF OF THE DEPARTMENT OF HISTOLOGY
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 CHIEF OF THE DEPARTMENT OF CELL BIOLOGY
 CHIEF OF THE DEPARTMENT OF MOLECULAR BIOLOGY
 CHIEF OF THE DEPARTMENT OF GENETICS
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 CHIEF OF THE DEPARTMENT OF CONCHOLOGY
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 CHIEF OF THE DEPARTMENT OF MOLLUSCOLOGY
 CHIEF OF THE DEPARTMENT OF CRUSTACEAN
 CHIEF OF THE DEPARTMENT OF INVERTEBRATE
 CHIEF OF THE DEPARTMENT OF VERTEBRATE
 CHIEF OF THE DEPARTMENT OF PALEONTOLOGY
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 CHIEF OF THE DEPARTMENT OF WAVE POWER
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 CHIEF OF THE DEPARTMENT OF BREMS

PERMIT: _____

CONSTRUCTION: _____

BASE: _____

DRAWN: RDWDESIGNED: JLB

CHECKED BY: 3UB

DATE CHECKED: 22MAY

[illegible]

SCALE: AS SHOWN

3 of 4

ZONING IN PLACE AT TIME OF ORIGINAL APPROVAL

 $1^N=100'$

SITE DATA/DENSITY

1. SITE DATA:
TOTAL SITE AREA = 177.61 AC.
AREA IN BALTIMORE CITY = 0.51 AC.
NET AREA IN O-2 ZONE = 177.1 AC (BALTIMORE COUNTY)
NET AREA IN RES. ZONE = 88.59 AC (BALTIMORE COUNTY)
GROSS AREA IN O-2 ZONE = 180.6 AC (BALTIMORE COUNTY)
GROSS AREA IN RES. ZONE = 88.75 AC (BALTIMORE COUNTY)

* TOTAL SITE AREA DOES NOT INCLUDE CHAPEL AND CEMETERY PARCELS. GROSS AREA CALCULATIONS INCLUDE 30-FOOT OF R/W WIDTH OF STREET FRONTAGE. (THE O-2 ZONING WAS IN PLACE AT THE TIME OF CGO APPROVAL. THE O-2 ZONING HAS BEEN REPLACED WITH THE OR-2 ZONING CLASSIFICATION WHICH IS NOW SHOWN ON THIS PLAN.)

2. CALCULATION OF LIVING UNITS PERMITTED UNDER PREVIOUS STANDARD ZONINGS:

ZONING	AREA	ALLOWABLE UNITS PER ACRE	MAXIMUM PERMITTED UNITS
DR 5.5	6079 AC.	55 DU	334,29 DU
DR 10.5	3,79 AC.	105 DU	398,00 DU
DR 16	25.16 AC.	16 DU	402.85 DU
TOTAL PERMITTED UNITS = 374,09 DU (ON-LINKING UNITS)			440,285 DU (DENSITY UNITS)

3. CALCULATION OF LIVING UNITS PERMITTED FOR ELDERLY HOUSING FACILITIES ON A PROPERTY CONTAINING INSTITUTIONAL OR HISTORIC BUILDINGS:

MAXIMUM PERMITTED UNITS = GROSS AREA IN RES. ZONE (88.75 AC.) X 16 DENSITY UNITS (DNU) = 1,426.00 DNU

4. TABULATION OF EXISTING LIVING UNITS:

CASE NO. 91-351-SPH/A APPROVED A MAXIMUM RESIDENTIAL DENSITY OF 1,436 DENSITY UNITS FOR THE SITE. (THE ZONING COMMISSIONER'S ORDER APPROVED 1,437 DENSITY UNITS, ALTHOUGH THE APPROVED SITE PLAN REFLECTED 1,436 DENSITY UNITS.)

SUMMARY OF RESIDENTIAL DENSITY FOR CHARLESTOWN RETIREMENT COMMUNITY:

RESIDENTIAL DENSITY CALCULATIONS PER CASE NO. 2011-025-SPH

151 INDEPENDENT LIVING UNITS
221 SKILLED NURSING BEDS
164 ASSISTED LIVING BEDS
1891 TOTAL UNITS

1,436 DENSITY UNITS +/- MAXIMUM DENSITY ALLOWED
1,500 DENSITY UNITS UTILIZED
663 DENSITY UNITS AVAILABLE

* SEE CHART, THIS SHEET, FOR DETAIL.

** DENSITY UNIT CALCULATION:

0.25 PER ASSISTED LIVING BED
0.25 PER STUDIO
0.75 PER 1 BEDROOM
1.00 PER 1 BEDROOM W/EN 2 BEDROOM
1.50 PER 2 BEDROOM W/EN 3 BEDROOM

PROPOSED RESIDENTIAL DENSITY CALCULATIONS BASED ON:

150 INDEPENDENT LIVING UNITS
221 SKILLED NURSING BEDS
164 ASSISTED LIVING BEDS
1891 TOTAL UNITS

4a. EXISTING CHARLESTOWN COMMUNITY FOOTPRINT AREA: 450,000 SF
PROPOSED ADDITIONAL SQUARE FOOT AREA WITH THIS REQUEST: 1,000,000 SF

5. TABULATION OF OFFICE SPACE:

GROSS FLOOR AREA OF OFFICE SPACE = 60,000 SF
ADJUSTED GROSS FLOOR AREA INCLUDING STORAGE AND MECHANICAL SPACE = 60,000 SF
F.A.R. (60,000 SF DIVIDED BY 18,000) = 3.33

6. PARKING TABULATION (OVERALL):

EXISTING PARKING SPACES = 1471
CHARLESTOWN RETIREMENT COMMUNITY = 1294 SPACES
ERICKSON (OFFICE) = 177 SPACES

PROPOSED PARKING SPACES = 251 (INCREASE OVER EXISTING)

REQUIRED PARKING SPACES:
221 BED NURSING HOME REQUIREMENT (1 PER 3 BEDS) = 74
100 BED ASSISTED LIVING REQUIREMENT (1 PER 2 BEDS) = 50
150 UNITS OF CLASS A HOUSING FOR THE ELDERLY (1.5 PER 2 UNITS) = 113
CHARLESTOWN RETIREMENT COMMUNITY = 1297
O-2 ZONE REQUIREMENT (60,000 X 3.33 / 1,000) = 689
(NO ACCESSORY COMMERCIAL USES)
* INCLUDES 6 HANDICAP SPACES
60,000 SF OFFICE SPACE DOES NOT INCLUDE BASEMENT STORAGE AREAS OR MECHANICAL ROOMS

CHARLESTOWN SURPLUS OF PARKING: 21 SPACES USED BY ERICKSON

TOTAL REQUIRED PARKING = 2297

TOTAL PROPOSED PARKING = 1692

7. OPEN SPACE:

OPEN SPACE REQUIRED TO BE BASED UPON THE TOTAL NUMBER OF LIVING UNITS, EXCLUDING NURSING AND ASSISTED LIVING UNITS AND IS TO BE PROVIDED AT 600 SF PER UNIT
TOTAL LIVING UNITS = 1510
OPEN SPACE REQUIRED = 1510 X 600 SF = 906,000 SF OR 22.25 AC.
OPEN SPACE WILL RUN CONTIGUOUS WITH THE FOREST BUFFER.
OPEN SPACE PROVIDED = 23,07 AC.

* ADDITIONAL DENSITY UNITS ARE AVAILABLE ON-SITE. LIVING UNITS DEPEND ON THE TYPE UNITS UTILIZED AND OPEN SPACE REQUIRED WILL BE ADJUSTED AS FURTHER DENSITY IS UTILIZED.

8. PROPOSED AVERAGE DAILY TRIPS

1831 PROPOSED TOTAL UNITS X 3.5 ADPT/UNIT = 6,409 ADT'S

VARIANCE NOTE

A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON FEBRUARY 8, 2010. THIS VARIANCE RECOGNIZES PAST ERRORS IN THE LIMITS OF THE FOREST BUFFER AND ADDRESSED MINOR ENCROACHMENTS INTO THE FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THE APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING EXPANSION OF THE FOREST BUFFER EASEMENT AND ITS PERMANENT DELINEATION WITH SIGNS AND MONUMENTS.

ALTERNATIVES ANALYSIS NOTE

AN ALTERNATIVES ANALYSIS WAS APPROVED ON 02/08/10 TO ALLOW A VEHICULAR ACCESS ROAD TO IMPACT THE FOREST BUFFER AS SHOWN ON AN EXHIBIT FILED WITH DEPRM. MITIGATION MEASURES FOR IMPACTS INCLUDE RECORDED ADDITIONAL AREA TO THE FOREST BUFFER EASEMENT.

Charlestown Retirement Community

Zoning History:

Case No. 85-51-A

Petition for Variance to permit a maximum building width of 642 ft. in lieu of the permitted width of 300 ft.; to permit a minimum passageway width of 0 and 7.4 ft. in lieu of the permitted minimum of 10 ft.; to permit a maximum building height of 72 ft. in lieu of the permitted maximum of 50 ft.

Petition was granted by the Deputy Zoning Commissioner on October 18, 1982.

Case No. 85-69-A

Petition for Variance to permit a building width of 892 ft. in lieu of the maximum permitted 300 ft.

Petition was granted by the Deputy Zoning Commissioner on October 22, 1984.

Case No. 85-152-A

Petition for Special Exception for a 30-unit assisted living facility, a 120-bed nursing home and a 20-unit dormitory care facility.

Petition was granted by the Deputy Zoning Commissioner on January 24, 1985.

People's Counsel appealed the ruling, only to submit a Voluntary Dismissal of the appeal to the Board of Appeals on March 19, 1985. The Board issued an Order of Dismissal on March 28, 1985.

Case No. 86-120-SPH/A

Petition for Special Hearing for an amendment to the previously approved Site Plans. Petition for Special Exception for an assisted care facility reflecting expansion of the site and building area from that previously approved in Case No. 85-152-A. Petition for Variance to permit a maximum building width and length of 1500 ft. and 1450 ft., respectively, in lieu of the previously granted 652 ft. in lieu of the permitted 300 ft. building length.

Petitions were granted by the Deputy Zoning Commissioner on May 4, 1986, with the following conditions:

- The Petitioner shall screen and landscape the property, as set forth in the Landscape Plan prepared by Daft-McCune-Walker, Inc., revised April 13, 1986. Any landscaping and/or screening of the adjacent property shall take place only if the Petitioner obtains written permission from the Little Sisters of the Poor. If the Petitioner does not obtain authorization from them, the Petitioner shall landscape the property only. All screening and landscaping shall be in accordance with the Baltimore County Landscaping Manual and approved by the Office of Current Planning and Development and shall be maintained as required.

Case No. 91-351-SPH/A

Petition for Special Hearing to amend the previously approved Site Plans.
Petition for Variance to permit a maximum building width and length of 1525 ft. and 1600 ft., respectively, in lieu of the previously granted 1500 ft. and 1450 ft. in Case No. 86-120-SPH/A. In lieu of the maximum permitted 300 ft. building length; to permit a maximum building height of 72 ft. in lieu of 65 ft. and to permit a clocktower of 85 ft.

Petition was granted by the Deputy Zoning Commissioner on November 1, 1990.

Case No. 91-351-SPH/A

Petition for Special Hearing for an amendment to the Site Plan previously approved in Case No. 91-351-SPH/A.
Petition for Special Exception for a Class A or Class B elderly housing facility and to permit an increase of residential density to 1,437 total density units, including 140 units assisted living facility.
Petitions for Variance to permit a maximum height of 80 ft. in a six-story building in lieu of the permitted 50 ft. and to permit a maximum building width and length of 1525 ft. and 1600 ft. in lieu of the 1500 ft. and 1450 ft. granted in Case No. 86-120-SPH/A.

Petition was granted by the Deputy Zoning Commissioner on November 1, 1990.

An appeal was filed by The Little Sisters of the Poor, as well as by Julius Lichter on behalf of The Cato and Loudon Railway Company, to the current zoning case and the CRG approval. Erickson then filed a counter-appeal on behalf of Retirees & Health Services Corporation in July of 1991.

A Consent Order was submitted to the Board of Appeals between Retirees & Health Services Corporation and The Little Sisters of the Poor on November 30, 1992, which the Board members never executed. The appeal filed by Mr. Lichter was not addressed in the Consent Order.

After little contact from the Attorneys involved, the Board of Appeals sent a letter out dated March 28, 1995, advising that: if the Board did not receive a response within 30 days, that all appeals pending would be dismissed. Since no response was received to the Board's letter, an Order of Dismissal was issued on May 22, 1995.

Case No. 95-469-SPH

Petition for Special Hearing to interpret that Building Permit No. B239177 for a maintenance facility/garage is not in accordance with the Zoning Commission's Order in Case 91-351-SPH/A.

A letter dated April 19, 1996 from Arnold Jackson, Director of PDM to the attorney for the petitioners, indicates that the case remained idle for some time and that if a response is not received, that the case will be closed.

Case No. 98-75-SPH/A

Petition for Special Hearing to approve an amendment to the Special Exception granted in Case 91-351-SPH/A, removing 3.16 Ac. being Lot 2 as shown on the plan from the Special Exception area.
Petition for Special Exception, as in Case No. 91-351-SPH/A, for the addition of new 3.2 Ac. to the Special Exception area, same net Special Exception area.
Petition for Variance to permit the reduction of the Administration Building setback from the required 80 ft. from residential, 35 ft. from western lot line and 62 ft. from northern lot line.

Petitions were granted by the Deputy Zoning Commissioner on October 6, 1997.

Case No. 05-620-SPH/A

Petition for Special Hearing to approve the 9th Amended Final Development Plan as a modification to the previously approved 7th and 8th Amended Final Development Plans; an amendment of previous Special Exception approvals in Zoning Cases 90-75-SPH/A, 91-351-SPH/A, 91-85-SPH/A and 98-120-SPH/A to confirm application of Special Exception standards for waiver of Residential Transition Area restrictions through BIL No. 36-86; in effect at the time of approval of Case No. 86-120-SPH/A; and for such further and other zoning relief as the Zoning Commissioner may determine.
Petition for Special Exception to grant a waiver of Residential Transition Area restrictions previously codified in DCZR Section 1801D, permitting relief from Section 1801D(1)(c) for a building length of 240 ft. in lieu of the maximum permitted 150 ft. and 75 ft., respectively, and for such further and other zoning relief as the Zoning Commissioner may determine.

A Memo to the Case file from Bill Weeman, Zoning Commissioner, dated September 26, 2005, states that the record of the case was left open at the conclusion of the hearing to allow the Petitioners to resolve issues with DEPRM concerning the proposal to construct the Data Center Building in a forest easement area. Counsel for the Petitioners also submitted a letter requesting additional time to work out concerns raised by the adjacent neighborhood. The Zoning Commissioner agreed to hold the record open for 6 months or until he was advised by Counsel that the issues had been resolved.

A letter, dated July 13, 2006, from Bill Weeman to Larry Schmidt, Counsel for the Petitioners, advised that he had been informed by DEPRM that the subject Data Center Building had been removed from the Site Plan. In his opinion, the removal of the building left no basis for him to render a decision and the matter had become dormant. He also advised that he would like to advise the matter without prejudice, in order to do so, he must receive a request for withdrawal from the Petitioner. No response was ever received from Mr. Schmidt, so by a memo dated September 26, 2006, the Zoning Commissioner returned the case file to PDM for "redevelopment".

Case No. 05-620-A

Petition for Variance to permit a lot line setback of 39 ft., 65 ft., and 69 ft. in lieu of the minimum required 78 ft.; to permit a front yard setback of 9 ft. in lieu of the minimum required 25 ft., a side yard setback of 9 ft. in lieu of the minimum required 20 ft. and a rear yard setback of 12 ft. in lieu of the minimum required 50 ft.; to permit 155 off-street parking spaces in lieu of the required 105; and for such further and other zoning relief as the Zoning Commissioner may determine.

Petition was granted by the Zoning Commissioner on August 12, 2005, with the following conditions:

- As more fully set out in the Zoning Advisory Committee comment from the Baltimore County Office of Planning, dated July 15, 2005, the Petitioner's plans for the raising of the Frederick House structure shall be submitted to the Baltimore County Landmarks Preservation Commission for review.

- Prior to the issuance of any building permit, the Petitioner shall submit to the Office of Planning for review the following:
a) elevation drawings that show the exterior design, color and materials of the proposed parking structures and office building addition;
b) a plan that shows the location and design of any lights to be used on the top deck of the parking structures and all other outside lights to be used on the subject property; and, c) a plan showing the proposed landscape screening along Maiden Choice Lane.

People's Counsel submitted a Motion for Reconsideration on September 1, 2005, which called into question the order in which approvals were requested from the Zoning Commissioner and the LPC, due to the fact that historic structures will be impacted by the requested relief. The Petitioner sought zoning relief first, and People's Counsel felt that approval of the LPC should have been received first. It is also questioned why the petitioner was not required to file a Petition for Special Hearing to request a waiver of the requirements relating to preservation of historic structures. Clarification of Condition 3 of the Order was also requested. Condition 3 stated that elevations, drawings and other plans were required to be submitted to the Office of Planning. People's Counsel wanted clarification that the approval of the plans and elevations submitted to Planning was not a requirement and just a courtesy. Larry Schmidt, in response, sent a letter to the Zoning Commissioner explaining the issue raised by People's Counsel, and requested that People's Counsel withdraw the Motion for Reconsideration, which did not happen.

An Order on the Motion for Reconsideration was issued by the Zoning Commissioner on October 3, 2005. In the Order, it is clarified and amended to state that the Petitioner must receive approval of plans and elevations submitted to the Office of Planning, as well as file a Petition for Special Hearing seeking approval of a waiver to construct an addition to the carriage house and demolition of the "Frederick House".

People's Counsel then appealed the Order on the Motion for Reconsideration on October 17, 2005.

The Board of Appeals issued an Opinion on April 6, 2007, which addressed two separate appeals filed by the Office of People's Counsel. The first appeal dealt with the approval by the DRC (No. 080509) of a refinement to the CRG Plan for Charlestown Retirement Community. The second appeal related to the current zoning case. The Board found that the proposed refinement to the CRG Plan did not qualify as a refinement and denied the request, thereby reversing the decision of the Director of Permits and Development Management.

Development History

July 23, 1992 - CRG Plan approved for Charlestown - Phase I

December 14, 1993 - CRG Plan approved for Charlestown - Phase II

May 24, 1994 - CRG Plan approved for Phases I, II, III and IV

June 17, 1997 - CRG Plan approved for Charlestown II - Phase 3

April 23, 1998 - 1st Refined CRG Plan approved for Charlestown II - Phase 3

October 17, 1991 - CRG Plan approved for Cross Creek at Charlestown - Appeals were filed to the appeal by Julius Lichter and The Little Sisters of the Poor. This went to the Board of Appeals and was heard in conjunction with the appeal to Zoning Case No. 91-351-SPH/A.

February 24, 1993 - 1st Amended CRG approved for Cross Creek at Charlestown.

June 2, 1993 - 2nd Amended CRG approved for Cross Creek at Charlestown (DRC No. 003336).

October 4, 1993 - DRC 10043K - requested refinements to 2nd Amended CRG for Cross Creek at Charlestown to build a three-story office building at the main entrance and Maiden Choice Lane.

October 19, 1995 - DRC 10025D - request was to create a parcel of approximately 2 acres around the existing office building, separate from the residential portion.

November 4, 1996 - DRC 10046A - request was to separate on-site administrative uses contained in the carriage house offices from residential uses on rest of campus by way of amending the CRG and a record plat.

July 24, 2003 - 2nd Refined CRG approved for Charlestown II - Phase 3 (DRC No. 070703A).

September 28, 2005 - CRG Approval Letter 091050B - requested refinements for addition of accessory uses, data center and the expansion of Lot 2.

January, 2007 - DRC 012007A - requested refinements to illustrate smaller expansion of the current office complex on Lot 2.

September 15, 2008 - DRC 080208D Approval Letter - Requested 3rd Amended CRG Plan

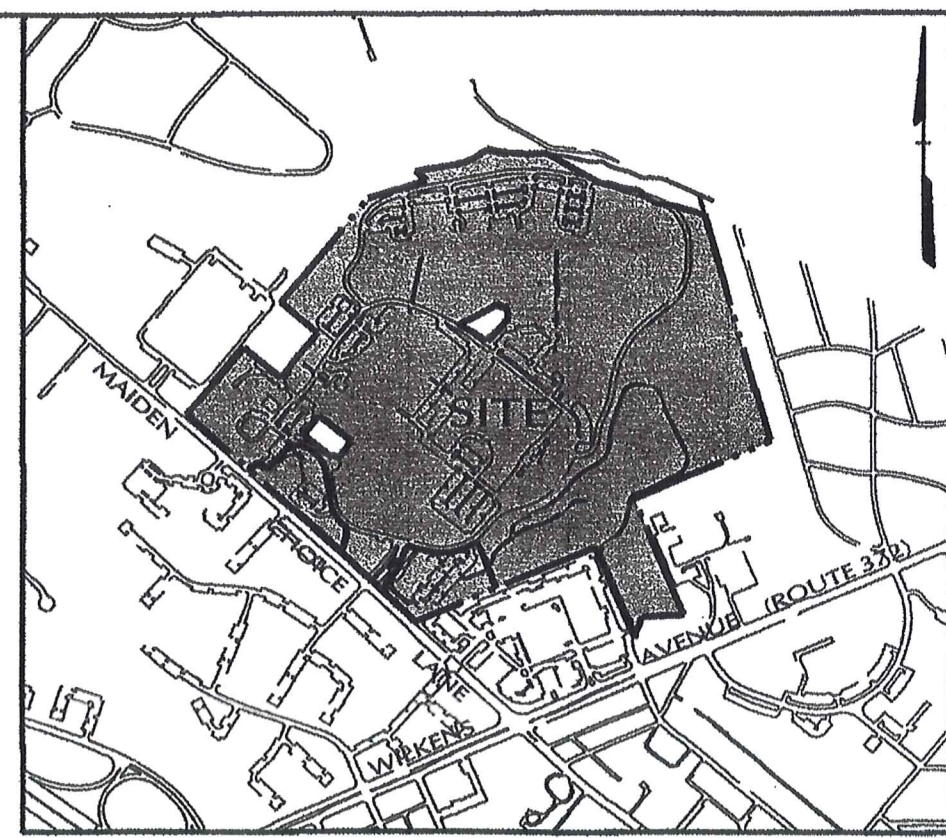
April 23, 2011 - Case No. 2011-025-SPH See sheet 3 of 4 for ALJ order

September 5, 2012 - DRC 072412A 1st CRG Consolidated Refinement to add a 1500' SF dining terrace addition and repair to walls and add outdoor seating areas.

REASON FOR 2ND MATERIAL AMENDMENT

KAZE 4 BUILDINGS AND REPLACE THEM WITH 2 BUILDINGS, AN ADDITION, AND ACCESSORY PARKING ON THE WESTERMOST PROPERTY. THE LOD IS WITHIN THE DR 5.5, DR 10.5, AND OR-2 ZONES. DENSITY UNITS ARE REDUCED FROM 1,397 TO 1,238 (99 DENSITY UNIT REDUCTION)

THIS CRG MATERIAL AMENDMENT PLAN IS SUBJECT TO ZONING CASE 2014-0250-SPH. THIS REFERENCED ZONING CASE HAS BEEN FILED CONCURRENT WITH THE CRG REQUEST.



VICINITY MAP

SCALE: 1"=1000'

EXISTING DENSITY UNITS CHART

	STUDIO	1BDRM	1BDRM W/EN	2BDRM	2BDRM W/EN	3BDRM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0	0	34
BLDG 2	14	11	0	21	2	0	0	48
BLDG 3 (RM)	0	6	11	36	0	0	0	53
BLDG 4	0	0	0	0	2	0	0	2
BLDG 5	0	3	0	1	1	1	0	6
BLDG 7	5	39	2	11	1	0	0	58
BLDG 8	15	22	3	25	0	0	0	65
BLDG 9	16	22	2	33	2	0	0	74
BLDG 10 (CC)	11	30	9	24	0	0	0	74
BLDG 11 (CC)	57	13	2	1	1	0	0	74
BLDG 12 (PV)	16	64	10	29	3	0	0	122
BLDG 13 (HV)	16	56	1	29	5	0	0	116
BLDG 14 (ST)	0	13	29	186	1	1	0	229
BLDG 15 (DR)	9	125	26	93	8	0	0	261
BLDG 16 (HV)	27	104	27	101	9	0	0	268
NURSING BEDS							295	295
ASSISTED LIVING BEDS							120	120
TOTAL UNITS	136	646	135	658	34	1	395	1805
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	6
TOTAL DENSITY UNITS (RES. SUBTOTAL)	60	404.5	135	658	51	1.5	99	1397

PROPOSED DENSITY UNITS CHART

	STUDIO	1BDRM	1BDRM W/EN	2BDRM	2BDRM W/EN	3BDRM	BEDS	TOTAL
BLDG 1	2	14	0	17	1	0	0	34
BLDG 2	14	11	0	21	2	0	0	48
BLDG 3 (RM)	0	6	11	36	0	0	0	53
BLDG 4	0	0	0	0	2	0	0	2
BLDG 5	0	3	0	1	1	1	0	6
BLDG 7	5	39	2	11	1	0	0	58
BLDG 8	15	22	3	25	0	0	0	65
BLDG 9	16	22	2	33	2	0	0	74
BLDG 10 (CC)	11	30	9	24	0	0	0	74
BLDG 11 (CC)	57	13	2	1	1	0	0	74
BLDG 12 (PV)	16	64	10	29	3	0	0	122
BLDG 13 (HV)	16	56	1	29	5	0	0	116
BLDG 14 (ST)	0	13	29	186	1	1	0	229
BLDG 15 (DR)	9	125	26	93	8	0	0	261
BLDG 16 (HV)	27	104	27	101	9	0	0	268
NURSING BEDS							221	221
ASSISTED LIVING BEDS							100	100
TOTAL UNITS	136	646	135	658	34	1	321	1831
DENSITY UNIT EQUIVALENT	0.5	0.75	1.0	1.0	1.5	1.5	0.25	6
TOTAL DENSITY UNITS (RES. SUBTOTAL)	60	404.5	135	658	51	1.5	80.25	1238

STANDARD NONDISTURBANCE NOTE

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement, Forest Conservation Easement and Forest Conservation Reservation, as permitted by Baltimore County Department of Environmental Protection and Resource Management."

PROTECTIVE COVENANTS NOTE

"Any Forest Buffer Easement, Forest Conservation Easement and Forest Conservation Reservation shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and uses of these areas."

DELINQUENT ACCOUNT CERTIFICATION

"I, the undersigned, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development."

Signature of Robert Calvert, Director of Finance

GENERAL NOTES (CONTINUED)

25. A PORTION OF THIS SITE IS SUBJECT TO A DEED OF EASEMENT TO THE MARYLAND HISTORICAL SOCIETY.

26. A PORTION OF THIS SITE IS WITHIN THE ST. CHARLES COLLEGE NATIONAL REGISTER DIST

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2147.66' MAXIMUM WIDTH OF BUILDING ELEVATION

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- EASEMENT LINE
- TREE LINE
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- ZONING LINE
- FOREST BUFFER

DATA SOURCES:

1. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON AERIAL MAPPING PERFORMED BY VIRGINIA RESOURCE MAPPING, INC. PURCELLVILLE, VA DATED DECEMBER 15, 2007.

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT MCNE WALKER, INC. DATED JANUARY, 1998.

3. ZONING INFORMATION SHOWN HEREON PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE. SECTION 32-3-202 (D) OF THE BALTIMORE COUNTY, 2003 CODE ESTABLISHES THE ZONING GEOGRAPHIC DATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 4, 2009 (BILLS 85-06, 86-06, 87-06, 88-06, 89-06, 90-06, 91-06) EFFECTIVE SEPTEMBER 8, 2009.

4. FLOODPLAIN SHOWN HEREON PROVIDED BY BALTIMORE COUNTY, DPW AND REFLECT FEMA FLOODPLAIN INFORMATION FROM THE SEPTEMBER 30, 2009 PRELIMINARY DFIRM DATABASE.

5. DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS) HORIZONTAL NAD 83/1983, VERTICAL NAVD 83.

DMW
Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4706

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

Plan To Accompany Petition For Special
Hearing & Consolidated CRG Plan
(2nd Material Amendment)

**Charlestown Retirement
Community**

(Including Cross Creek at Charlestown and
all Phases of Charlestown)

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
PAI #01-225
BALTIMORE COUNTY, MARYLAND

ISSUE DATES
REVIEW: 22MAY14
BID: _____
PERMIT: _____
CONSTRUCTION: _____
BASE: RDW
DRAWN: RDW
DESIGNED: JLB
CHECKED BY: JLB
DATE CHECKED: 22MAY14
SCALE: 1"=100'
PROJECT NO.: 82028.R1
DRAWING: _____

2 of 4

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 36725, EXPIRATION DATE: 02/26/2015

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CASE No. 2011-0255-SPH

THEREFORE, IT IS ORDERED this 29th day of April, 2011 by this Administrative Law Judge that Petitioner's Special Hearing request to approve proposed campus improvements including an expansion of Building 3 and Charlestown Square and elevator additions to Buildings 8/9, Brookside, Herbert's Run and Park View Terrace, as an amendment to the Special Exception and site plans approved in Case Nos. 91-351-SPHXA (amending prior relief granted Case Nos. 85-152X, 88-120-SPHXA, and 91-85-SPHXA) and the site plan subsequently approved in Case 98-71-SPHXA be and is hereby GRANTED.

The relief granted herein shall be 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. The proposed building changes and additions shall comply with the provisions of the Baltimore County Fire Prevention Code, County Bill No. 48-10 dated July 19, 2011.
3. The area encompassing the "finger road" shall be returned by Petitioner to its previous state as part of the forest buffer, so as to render it indistinguishable from any other part of the surrounding buffer. The said replanting and reforestation shall be subject to the approval of Avery Harden, Landscape Architect for Baltimore County.
4. That the forest buffers approved by Baltimore County and as set forth in the Plan to Accompany Petition for Special Hearing in this instant case shall be conveyed to Baltimore County by Petitioner in a timely manner with the inclusion of the area of the "finger road."

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


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

DATA SOURCES:

1. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON AERIAL MAPPING PERFORMED BY VIRGINIA RESOURCE MAPPING INC. FURZELLE, VA. DATED DECEMBER 18, 2007.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT MC CUNE WALKER INC. DATED JANUARY 1998.
3. ZONING INFORMATION SHOWN HEREON PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING & OFFICE SECTION 32-2-202 (C) OF THE BALTIMORE COUNTY, 2003 CODE ESTABLISHES THE ZONING GEODATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 4, 2008 (BILLS 25-08, 26-08, 27-08, 28-08, 29-08, 30-08, AND 31-08) EFFECTIVE SEPTEMBER 8, 2008.
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300 East Pennsylvania Avenue
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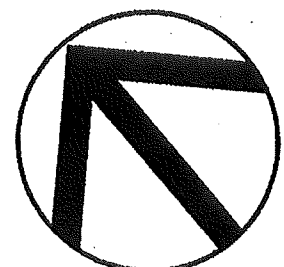
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Plan To Accompany Petition For Special
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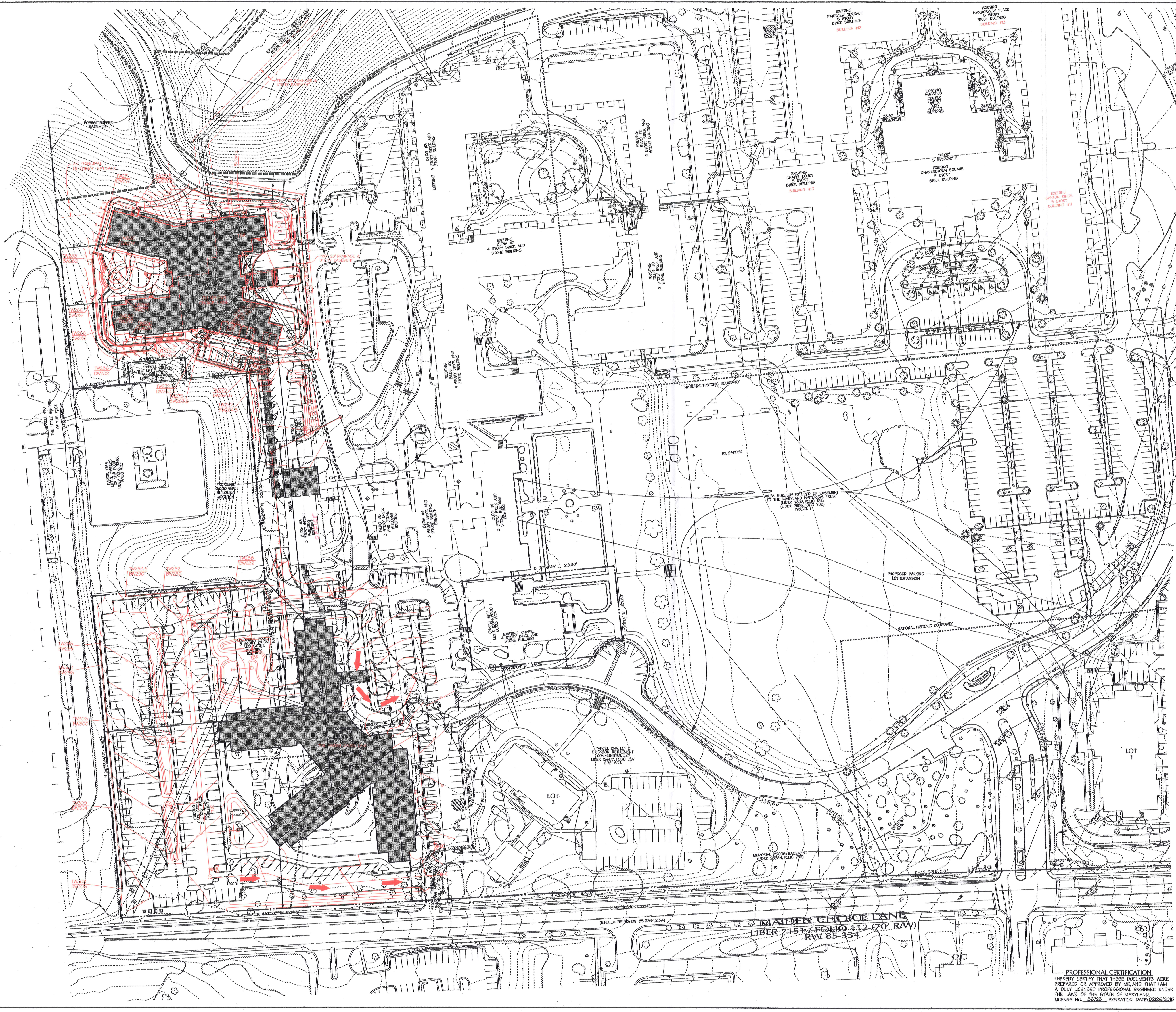
Charlestown Retirement Community

(Including Cross Creek at Charlestown and
all Phases of Charlestown)

1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT PAI #01-225 BALTIMORE COUNTY, MARYLAND



DATE		BY	REVISIONS	ISSUE DATES
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				SCALE: AS SHOWN
				PROJECT NO.: 82028.R
				DRAWING:



LEGEND

- PROPERTY BOUNDARY
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- TREE LINE
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- ZONING LINE
- FOREST BUFFER
- TO BE RAZED

DATA SOURCES:

1. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON AERIAL MAPPING PERFORMED BY VIRGINIA RESOURCE MAPPING, INC. (POTOMAC, VA) DATED DECEMBER 10, 2007.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT MCCUNE WALKER, INC. DATED JANUARY, 1998.
3. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE. SECTION 20-2-202 (D) OF THE BALTIMORE COUNTY 2003 CODE ESTABLISHES THE ZONING GEODATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 4, 2008 (BILLS 85-08, 86-08, 87-08, 88-08, 89-08, 90-08, AND 91-08) EFFECTIVE SEPTEMBER 8, 2008.
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1st COUNCILMANIC DISTRICT

PAI #01-225

BALTIMORE COUNTY, MARYLAND

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PROJECT NO: 82028.R1

DRAWING: _____

4 of 4

PROFESSIONAL CERTIFICATION
HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER
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LICENSE NO. 36722, EXPIRATION DATE: 02/26/2015