



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

July 30, 2025

Patricia A. Malone
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Zoning Spirit and Intent Confirmation, Blakehurst Retirement Community, 1055 West Joppa Road,
6th Council District, 9th Election District

Dear Ms. Malone:

I am in receipt of your July 25, 2025 letter to the Zoning Review Office, in which you request written spirit and intent confirmation for the Blakehurst Retirement Community, 1055 West Joppa Road. Based on the information provided with your letter and a review of the available zoning records, the following has been determined:

Use of the property for purposes of the continuing care facility is governed by the zoning relief granted in Case # 1989-1989-XA. In that case, a special exception and other zoning relief was granted under former BCZR Section 432. That relief was amended in Case # 2015-0126-SPH. The facility is currently approved for 280 independent living units and 79 health center (assisted living and nursing home) related beds with a maximum of 457 total residents permitted to occupy the Blakehurst property.

As was explained in your letter, the health center portion of Blakehurst is licensed for 35 assisted living beds and 44 nursing home beds (for a total of 79 beds) and all of these 79 beds are currently located in single-occupancy rooms. Your letter also explained that Blakehurst is seeking to increase the total number of beds in the health center portion by an additional 7 beds, resulting in a new total of 86 beds in the health center portion of Blakehurst (37 assisted living beds and 49 nursing home beds).

Your letter also stated that Blakehurst is not requesting an increase in the total number of residents beyond the maximum 457 residents. Your letter also stated that there would be no additional construction or physical changes made to the property or facility and stated that the facility has more than enough parking spaces to accommodate the extra beds per the required calculation in Section 409, BCZR.

As proposed, the requested increase in the number of beds within the health center by 7 beds would be considered as being in the Spirit and Intent of the BCZR and the prior granted zoning relief. However, the Blakehurst Retirement Community will be required to Administratively update the plan notes and calculations in a Second Amended Final Development Plan (1st Amended FDP is the latest on file) to reflect the relevant changes, and that updated Second Amended Final Development Plan must include a verbatim copy of this response letter on the plan. In addition, a copy of your request letter, this response and the Amended FDP will be made a permanent part of the two zoning case files referenced above.

This letter is strictly limited to the application of the Baltimore County Zoning Regulations and Baltimore County Code and as applied to the inquiries presented in your letter, and does not represent confirmation for any other Local or State regulations that may apply to this property.

I trust that the information outlined in this response letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please feel free to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Perlow".

Jeffrey Perlow, Zoning Supervisor
Zoning Review Office, PAI

Disclaimer: THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IT IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF

Patricia A. Malone
Counsel

t 410.494.6206
pamalone@venable.com

370
91
461

July 25, 2025

Jeffrey Perlow, Supervisor
Office of Zoning Review
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

Re: **Request for Zoning "Spirit and Intent" Confirmation**
Blakehurst – 1055 West Joppa Road
6th Councilmanic District, 9th Election District

Dear Mr. Perlow:

I am writing on behalf of Chestnut Real Estate Partnership ("Chestnut"). Chestnut owns property located at 1055 West Joppa Road ("the Property"), which is home to Blakehurst Life Care Community ("Blakehurst"). Blakehurst is a continuing care (life care) facility that offers independent living, assisted living, and nursing care.

Use of the Property for purposes of the continuing care facility is governed by relief granted in Case No. 89-89-XA (special exception granted under former Baltimore County Zoning Regulation ("BCZR") Section 432). As reflected in the Consent Order issued by the Board of Appeals in 1988, the Board approved the "use of the property...for a continuing care facility having a density as agreed upon by the parties in the Restrictive Covenant Agreement." (The Consent Order incorporated a Restrictive Covenant Agreement, amended eight times between 1989 and 2014, which has since expired.)

Through execution of the Eight Addendum to Restrictive Covenant Agreement and relief granted in Case No. 2015-126-SPH (amending the prior zoning relief), the facility is currently approved for 280 independent living units and 79 health center beds (assisted living and nursing beds) with a maximum of 457 residents.

Jeffrey Perlow
July 25, 2025
Page 2

Within the Health Center, Blakehurst is currently licensed for 35 assisted living beds and 44 nursing home beds with one bed in each room (all single occupancy). Occasionally, Blakehurst has a resident in need of assisted living or nursing home level of care, but all existing Health Center rooms are full. In this situation, even if the resident would prefer to receive care at Blakehurst in a shared room, Blakehurst has had to arrange for services at another assisted living facility or nursing home. Blakehurst also occasionally has a couple who wants to occupy the same room but is not able to do so.

To reduce the need for outside placement (and to allow for the occasional couple to room together), Blakehurst is seeking to increase the total number of beds by an additional 7 beds for a total of 86 beds. Blakehurst has identified 2 assisted living rooms and 5 nursing home rooms that would meet the licensing requirements for double occupancy rooms. As proposed, these rooms would continue to be set up and used as single rooms until there is a need to use the room as a double occupancy room at which point a second bed would be brought in with the consent of both residents.

Blakehurst is not requesting an increase in the total number of residents beyond the maximum approved 457 residents. There would be no additional construction or physical changes made to the property or facility, and the facility currently has more than enough extra parking spaces to accommodate the extra beds per the required calculation in the BCZR. This request would have no impact on residents of the facility or the surrounding community.

Even though the Restrictive Covenant Agreement has expired, the facility continues to be governed by former Section 432 of the Baltimore County Zoning Regulations, which requires consultation with the Advisory Board established in accordance with Section 432.3.F. Blakehurst has shared this proposal with the Advisory Board. As indicated in the attached letter from William Meyers, the Advisory Board supports the proposal.

At this time, I am writing to seek written confirmation from you that the proposed increase in the number of beds within the Health Center is within the spirit and intent of the prior granted zoning relief and would not require any additional zoning relief. Based on our conversation, I understand that Blakehurst will be required to administratively update the zoning Final Development Plan to reflect this change.

Jeffrey Perlow
July 25, 2025
Page 3

With this letter, I have enclosed a check in the amount of \$200.00 made payable to Baltimore County, Maryland to cover the administrative expense associated with this request. If you need any additional information in order to complete your review, please feel free to give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to be 'P. Malone', with a horizontal line extending to the right.

Patricia A. Malone

WILLIAM K. MEYER
ATTORNEY-AT-LAW

*Admitted in Maryland
state and federal courts*

July 14, 2025

BY EMAIL WITH LETTER TO FOLLOW

Patricia A. Malone, Esq.
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

Dear Patsy: I am writing as the attorney for the Section 432.3.F Advisory Board (established in conjunction with Zoning Case No. 1989-89-XA and CRG #8814IX-522) ("the Board"). The Board – and the immediate neighbors to Blakehurst – have reviewed your proposal as described below. In addition, Herb O'Connor and I toured the facility on July 10 and saw first-hand what you plan to do. After consultation, I can confirm that both the Board and the immediate neighbors support your proposal.

As you have explained, Blakehurst is currently licensed for 35 assisted living beds and 44 nursing home beds with one bed in each room (all single occupancy). Blakehurst is seeking the ability to have 37 assisted living beds and 49 nursing home beds.

This increase in the number of residents would be accomplished by allowing 7 rooms (2 assisted living beds and 5 nursing beds) to have two beds (double occupancy). The selected rooms meet the licensing requirements for double occupancy rooms.

As proposed, these rooms would continue to be set up and used as single rooms until there is a need to use the room as a double occupancy room at which point a second bed would be brought in with the consent of both residents. No additional construction or physical changes would be made to the property or facility to accommodate this change.

We understand that some amount of review of your proposal may be required by Baltimore County. In connection with any such process, you may use this letter as proof of support from the Board and the immediate neighbors for the proposal.

Page 2

If it is necessary or helpful for me to attend any meetings with Baltimore County in order to confirm our support, please let me know. We appreciate the continued good relations with Blakehurst. Thank you

Sincerely,

A handwritten signature in dark ink, appearing to read "William K. Meyer", with a long horizontal flourish extending to the right.

William K. Meyer

cc: Herbert R. O'Connor

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(1055 W. Joppa Road)		
9 th Election District	*	OFFICE OF
5 th Council District		
Chestnut Real Estate Partnership,	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Petitioner	*	FOR BALTIMORE COUNTY
	*	Case No. 2015-0126-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 the Chestnut Real Estate Partnership ("Petitioner"), which owns and operates the Blakehurst Life Care Community facility at 1055 W. Joppa Road, Towson, Maryland, 21204. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Development Management Policy Manual Policy No. 1.e, and seeks the following relief:

- To amend the prior approved special exception and related zoning plan in Case No. 89-89-XA; and to amend the most recently approved Final Development Plan (FDP); and
- To approve a "material amendment" to the most recently approved Amended CRG Plan.

Appearing at the public hearing in support of the requests were Robert Perry, Roberta McMenomin, Glen Tipton, Curt Wagner, J. Ross Nichols, and Michael Pieranunizi, with Century Engineering, the firm that prepared the plan. Patricia A. Malone, Esquire, with Venable, LLP, appeared and represented the Petitioner. Several members of the community were in attendance at the hearing to obtain additional information concerning the project. The Petition was advertised

ORDER RECEIVED FOR FILING

Date 4-29-15

By 

and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the County reviewing agencies.

The Blakehurst Life Care Community was first approved by Baltimore County on September 8, 1988. Since that time, there have been various additions and improvements to the facility, and the site plans have been amended on several occasions in the ensuing years.

In this case, Blakehurst does not actually seek any substantive zoning relief. In other words, the Petitioner is not seeking a variance or special exception, as is usually the case in a zoning hearing. Instead, the relief sought in the present case is in the nature of a "housekeeping" measure. That is, Blakehurst merely seeks to amend the special exception and zoning plan approved in 1989 in Case No. 89-89-XA, and to amend the most recently approved Final Development Plan (FDP).

In terms of substantive relief, Blakehurst filed simultaneously with this zoning petition a request to amend the County Review Group (CRG) Plan for the retirement community, which would involve the construction of a building addition to provide (among other things) an additional eight (8) patient beds for memory care treatment. That request was approved by separate Order in PAI Case No. 09-0522.

THEREFORE, IT IS ORDERED this 29th day of April, 2015, 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) seeking the following relief:

- To amend the prior approved special exception and related zoning plan in Case No. 89-89-XA, in accordance with the terms of the Order and 6th Amended CRG Plan approved in PAI Case NO. 09-0522, dated April 29,

2015; and

ORDER RECEIVED FOR FILING

Date 4-29-15

2

By [signature]

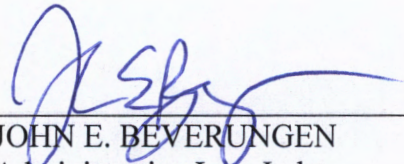
- To amend the most recently approved Final Development Plan (FDP), in accordance with the terms of the Order and 6th Amended CRG Plan approved in PAI Case No. 09-0522, dated April 29, 2015,

be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R), to approve a "material amendment" to the most recently approved Amended CRG Plan, be and is hereby DISMISSED WITHOUT PREJUDICE. The 6th Amended CRG Plan for the Blakehurst Life Care Community was approved by separate Order in PAI Case No. 09-0522, dated April 29, 2015.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must provide notice to both the West Towson Community Association and those community members in attendance at the hearing (a list of the citizens' names and addresses will be provided to Petitioner's counsel) in the same fashion and at the same time as the notice provided to those parties identified in the Eighth Addendum to Restrictive Covenant Agreement, Petitioner's Exhibit 3, at pp. 2-3.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 4-29-15
By [Signature] 3



KEVIN KAMENETZ
County Executive

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

April 29, 2015

Patricia A. Malone, Esquire
Venable, LLP
210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204

RE: ORDERS (2) - CRG Plan and Petition for Special Hearing
Blakehurst Life Care Community (1055 W. Joppa Rd.)
CRG Case No. 09-0522 and Zoning Case No. 2015-0126-SPH

Dear Ms. Malone:

Enclosed please find a copy of the decisions 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jessica Paffenbarger, 606 Chestnut Avenue, Towson, MD 21204
Betsy Sexton, 600 Chestnut Avenue, Towson, MD 21204
Patricia E. Dove, 1100 W. Joppa Rd., Towson, MD 21204
Ralph Ferrell, 522 Greenwood Rd., Towson, MD 21204
Kimberly Warren, 605 Meadowridge Rd., Towson, MD 21204
Karl Diehn, 512 Greenwood Road, Towson, MD 21204



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 1055 W. Joppa Road which is presently zoned DR2

Deed Reference 09109/00054 10 Digit Tax Account # 2200006803

Property Owner(s) Printed Name(s) The Chestnut Real Estate Partnership

CASE NUMBER 2015-0126-SPH Filing Date 12/9/14 Estimated Posting Date 12/21/14 Reviewer JS

(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) 450 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)

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, Suite 500 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, Suite 500 Towson, MD
Mailing Address City State

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

ORDER RECEIVED FOR FILING

Date 1-29-15

REV. 2/23/11
8536723v1

By [Signature]

**Attachment for
Petition for Special Hearing**

Revised Language

Blakehurst Senior Living Community
1055 W. Joppa Road

Petitioner proposes to expand the existing continuing care facility, reconfigure the unit mix, add parking, and add 8 residents and convalescent/nursing beds to the facility. Petitioner requests:

Petition for Special Hearing, pursuant to BCZR Section 500.7, to: (1) amend the prior approved special exception and related zoning plan in Case No. 89-89-XA; and; (2) amend the most recently approved Final Development Plan;

and

Petition for Special Hearing, pursuant to BCZR Section 500.7 and Development Management Policy Manual Policy No. 1.e, to approve a "material amendment" to the most recently approved Amended CRG Plan.

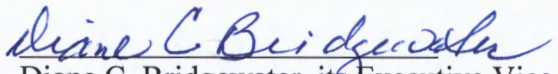
2015 -0126 -SPH

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

Blakehurst Senior Living Community
1055 W. Joppa Road

THE CHESTNUT REAL ESTATE PARTNERSHIP

By: CHESTNUT VILLAGE LLC
an Iowa limited liability company,
General Partner of The Chestnut Real Estate Partnership

By: 
Diane C. Bridgewater, its Executive Vice
President & Treasurer

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

Blakehurst Senior Living Community
1055 W. Joppa Road

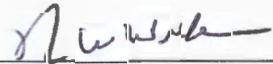
THE CHESTNUT REAL ESTATE PARTNERSHIP

By: CHESTNUT VILLAGE LLC
an Iowa limited liability company,
General Partner of The Chestnut Real Estate Partnership

By: _____
Diane C. Bridgewater, its Executive Vice
President & Treasurer

By: WEST JOPPA ROAD LIMITED PARTNERSHIP
a Maryland limited partnership,
General Partner of The Chestnut Real Estate Partnership

By: ROSEDALE CARE, INC.
a Maryland corporation,
General Partner of West Joppa Road
Limited Partnership

By: 
Norman W. Wilder, its President

**BLAKEHURST
ZONING DESCRIPTION**

Beginning for the same at a point located South 38° 32' 17" East 467.68 feet from the approximate intersection of the centerline of Joppa Road and the centerline of Greenwood Road. Thence running from said point of beginning.

- 1) South 69° 08' 32" East 383.00 feet to a point, thence
- 2) South 20° 51' 28" West 195.00 feet to a point, thence
- 3) North 69° 08' 32" West 383.00 feet to a point, thence
- 4) South 20° 51' 28" East 195.00 feet to the place of beginning.

Containing 74, 685 square feet or 1.715 acres of land, more or less.

Being a portion of that parcel of land identified as Lot Two as shown on the plat entitled "Amended Subdivision Plat of Blakehurst Life Care Community" which is recorded among the Land Records of Baltimore County in Plat Book 64 Folio 34.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.



2015-0126-SPH

No. 119644

Date: 12/9/14

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
2/10/2014 12/09/2014 11:13:26

RTS NS03 WALKIN ROOM LRD
RECEIPT # 773508 12/09/2014 GFLN
Type 5 528 ZONING VERIFICATION
CR NO. 119644

Recpt Tot 4500.00
4500.00 CK 0.00
Baltimore County, Maryland

[illegible]

Total: \$ 500.00

Rec From: THE CHESTNUT REAL ESTATE PARTNERSHIP A

For: 2015-036-SPH

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/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 legal owner/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:

Case Number: 2015-0126-SPH

Property Address: 1055 W. Joppe Road

Property Description: _____

Legal Owners (Petitioners): The Chestnut Real Estate Partnership

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia A. Malone

Company/Firm (if applicable): Verable LLP

Address: 210 W. Pennsylvania Avenue

Suite 500

Towson MD 21204

Telephone Number: 410-494-6200

CERTIFICATE OF POSTING

2015-0126-SPH

RE: Case No.: _____

Petitioner/Developer: _____

The Chestnut Real Estate Partnership

April 23, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

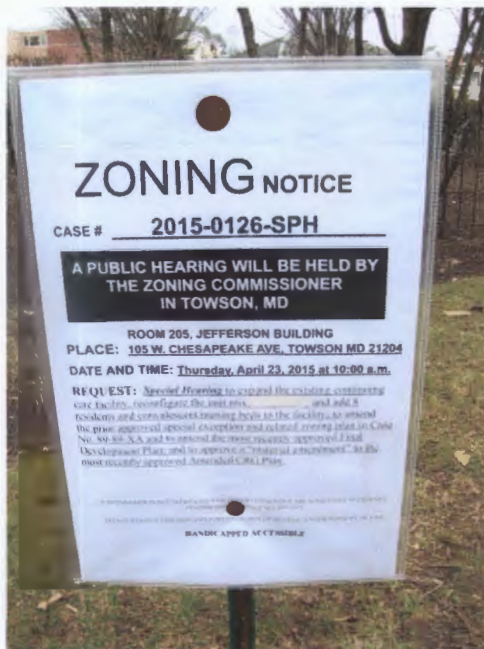
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1055 W. Joppa Rd

April 3, 2015

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

 _____ April 3, 2015

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

CASE NO: 2015-0126-SPH

PETITIONER/DEVELOPER
CENTURY ENGINEERING INC

DATE OF HEARING/CLOSING:

APRIL 23, 2015

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

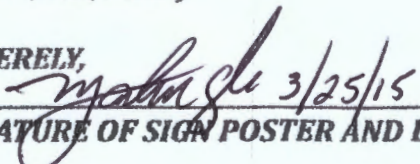
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT**

1055 W. TOPPA RD

THIS SIGN(S) WERE POSTED ON
(MONTH, DAY, YEAR)

March 25, 2015

SINCERELY,

 3/25/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



myer 3/15/15



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3169911

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 02, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2015-0126-SPH

1055 W. Joppa Road
SE corner of Intersection of W. Joppa Road and
Greenwood Road
9th Election District - 5th Councilmanic District

Legal Owner(s) The Chestnut Real Estate Partnership
Special Hearing to expand the existing continuing care facility, reconfigure the unit mix and add 8 residents, and convalescent/nursing beds to the facility; to amend the prior approved special exception and related zoning plan in Case No. 89-89-XA and to amend the most recently approved Final Development Plan; and to approve a "material amendment" to the most recently approved Amended CRG Plan.

Hearing: Thursday, April 23, 2015 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.

4/018 April 2

3169911

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 2, 2015 Issue - Jeffersonian

Please forward billing to:

Patricia Malone
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6206

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0126-SPH

1055 W. Joppa Road

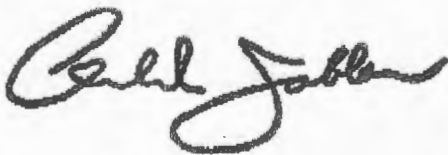
SE corner of intersection of W. Joppa Road and Greenwood Road

9th Election District – 5th Councilmanic District

Legal Owners: The Chestnut Real Estate Partnership

Special Hearing to expand the existing continuing care facility, reconfigure the unit mix, add parking and add 8 residents and convalescent/nursing beds to the facility; to amend the prior approved special exception and related zoning plan in Case No. 89-89-XA and to amend the most recently approved Final Development Plan; and to approve a "material amendment" to the most recently approved Amended CRG Plan.

Hearing: Thursday, April 23, 2015 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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

March 2, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0126-SPH

1055 W. Joppa Road

SE corner of intersection of W. Joppa Road and Greenwood Road

9th Election District – 5th Councilmanic District

Legal Owners: The Chestnut Real Estate Partnership

Special Hearing to expand the existing continuing care facility, reconfigure the unit mix, add parking and add 8 residents and convalescent/nursing beds to the facility; to amend the prior approved special exception and related zoning plan in Case No. 89-89-XA and to amend the most recently approved Final Development Plan; and to approve a "material amendment" to the most recently approved Amended CRG Plan.

Hearing: Thursday, April 23, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

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

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 3, 2015.**
- (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.



KEVIN KAMENETZ
County Executive

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

April 15, 2015

The Chestnut Real Estate Partnership
West Joppa Road Limited Partnership
Blakehurst Senior Living Community
1055 W Joppa Road
Towson MD 21204
Attn: Norman W Wilder, President

RE: Case Number: 2015-0126 SPH, Address: 1055 W Joppa Road

Dear Mr. Wilder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 9, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

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

Date: 12/15/14

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

RE: Baltimore County

Item No. 2015-0126-BPH

Special Hearing

Norman W. Wilder, President

Diane C. Bridgewater,
Executive V.P.

1055 Joppa Road W.

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. 2015-0126-BPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2014
Item No. 2015-0126

DATE: December 19, 2014

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

The requested material amendment must be processed through the development regulations and should most likely be separate from this process.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0126-12192014.doc

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
1055 W. Joppa Road; SW corner of W. Joppa		
Road and Greenwood Road	*	OF ADMINISTRATIVE
9 th Election & 5 th Councilmanic Districts		
Legal Owner(s): The Chestnut Real Estate	*	HEARINGS FOR
Partnership by Chestnut Village LLC and		
West Joppa Road Limited Partnership	*	BALTIMORE COUNTY
Petitioner(s)	*	2015-126-SPH

* * * * *

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

DEC 16 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 16th day of December, 2014, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 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

MEMORANDUM

DATE: June 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0126-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 2015. 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

ZAC AGENDA

Case Number: 2015-0126-SPH

Primary Use: Residential

Reviewer: JS

Type: SPECIAL HEARING

Legal Owner: Norman W. Wilder, President, Diane C. Bridgewater, Execu. VP

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 9th **Councilmanic Dist:** 5th

Property Address: 1055 Joppa Rd W

Location: SE corner of intersection of W. Joppa Road and Greenwood Road

Existing Zoning: DR 2

Area: 1.715 Acres

Proposed Zoning: SPECIAL HEARING Zoning:

1. To amend the prior approved special exception and related zoning plan in Case No. 89-89-XA; and
2. To amend the most recently approved Zoning Final Development Plan; and Development:
To approve the 6th Amended CRG Plan as a Material Amendment to the Blakehurst (formerly Towson Life Care Community) CRG Plan. The proposed amendment includes expanding the existing continuing care facility, reconfiguring the unit mix, adding parking and adding 8 residents and convalescent/nursing beds to the facility.

✓
2 hrs

Attorney: Patricia A. Malone, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

Prior Zoning Cases: 1989-0089, 2000-0347

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



NOTE TO THE ADMINISTRATIVE LAW JUDGE:

This is the recommended wording of the Zoning Office



CASE NAME BLAKE HURST LIFE CARE COMM

CASE NUMBER 09-0522

DATE April 23, 2015

2015-0126 - SPH

PETITIONER'S SIGN-IN SHEET

[illegible]

① JESSICA.PAFFENBARGER@VERIZON.NET

CASE NAME BLACK WRESTLE LIKE CARD COMM.
CASE NUMBER 09-0522
DATE APRIL 23, 2015
2015-0126-SPH

[illegible]

CASE NAME BLACKHURST LIFE CARE COMMUNITY
CASE NUMBER 09-0522
DATE APRIL 23, 2015
2015-0126-SPH

2015-0126-SPH

E - MAIL

[illegible]

Prior Order
Jmk
5/25/00

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/S West Joppa Road, *
Corner E/S Greenwood Road * DEPUTY ZONING COMMISSIONER
9th Election District *
4th Councilmanic District * OF BALTIMORE COUNTY
(1055 West Joppa Road)
(Blakehurst Life Care Community) *
The Chestnut Real Estate Partnership * CASE NO. 00-347-A
Petitioner *

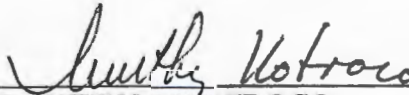
* * * * *

ORDER OF DISMISSAL

The Petitioner herein filed Petitions for Variance for the property located at 1055 West Joppa Road in the Towson area of Baltimore County. Two variances were requested: (1) a variance from Sections 450.4.12 and 450.7.D of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a double-faced construction sign of approximately 130 sq. ft. (each face) with a height of 15 ft. in lieu of the maximum permitted 8 sq. ft. sign with a height of 8 ft., if necessary; and (2) a variance from Section 1B01.1.B.1 of the B.C.Z.R., if necessary, to allow a construction sign in the 75 ft. buffer of the residential transition area; and,

WHEREAS, a letter dated May 18, 2000 was received from the Petitioner's attorney, Robert A. Hoffman, Esquire, requesting that this matter be dismissed.

IT IS THEREFORE, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of May, 2000, that the hereinabove Petitions for Variance, be and are hereby DISMISSED, without prejudice.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



TMK:raj

RECEIVED
Date 5/25/00
By R. Jameson

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

5/19/00
TOSS
OK
Sub
Withdraw

May 18, 2000

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development
Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 00-347-A
1055 W. Joppa Road

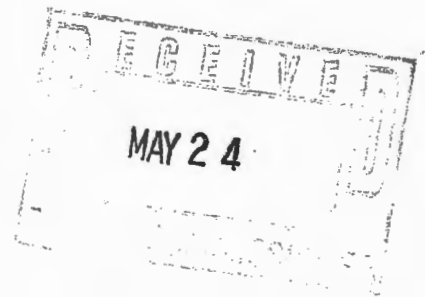
Dear Mr. Jablon:

On behalf of our client, The Chestnut Real Estate Partnership, I am writing to withdraw the Petition for Variance filed in the above-referenced case. Our client has decided to remove the sign. Consequently, there will be no need for the hearing currently scheduled for May 26, 2000, at 9:00 a.m.

Very truly yours,



Robert A. Hoffman



RAH/pam

cc: Mr. Leonard Wasilewski
Mr. Thomas F. Mullan, III
Peter Max Zimmerman, Esquire
Mr. Donald R. Wright
Mr. William Ruppersberger

TO1DOCS1/PAM01/#99983 v1

00-1397

Case No.:

2015-0126-SPH

Copy of
this sheet
(only)
in CRG
file.

Exhibit Sheet

 Petitioner/Developer
6-2-15

 Protestant
4-29-15

No. 1	1A-1D Redline CRG plan	
No. 2	BOA order Case # 89-89	
No. 3	8th Addendum to Restrictive Covenant Agt.	
No. 4	Aerial photo	
No. 5	Elevation drawings	
No. 6	"Turney" agreement	
No. 7	FDP (5 pages)	
No. 8	8A-8B Floor plans	
No. 9	Pieranunzi CV	
No. 10	Tipton CV	
No. 11		
No. 12		

- 1A Redlined CRG Plan 1 of 3
- 1B Redlined CRG Plan 2 of 3
- 1C Redlined CRG Plan 3 of 3
- 1D Redlined CRG Plan 1 of 3 with revised unit mix

2 Consolidated Order (BOA)

Case No. 89-89-XA, CRG# BB141X-522

3 8th Addendum to ReA

4 Aerial

5 Elevation - Architectural Rendering

6 Tunney / Tutrone / O'Donovan Agreement

7 5 pg. FDP

8A-8B Floor Plans

9 Pierantonzi CV

10 Tipton CV

IN THE MATTER OF THE
APPLICATIONS OF THE
INSTITUTE OF MISSION HELPERS
OF BALTIMORE CITY, INC.,
et al., FOR SPECIAL
EXCEPTION AND VARIANCE

Property located on South
side of West Joppa Road,
between Greenwood Road and
Chestnut Avenue-9th
Election District
(Zoning Commissioner Case
No. 89-89-XA)

and

IN THE MATTER OF APPEAL
FROM CRG - TOWSON LIFE CARE
COMMUNITY PLAN
(CRG #8814IX-522)

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No.:

EXH. D
as signed by
Bd. of Appeals

* * * * *

CASES CONSOLIDATED

CONSENT ORDER

An appeal was filed with this Board on October 11, 1988,
by the Chestnut Partnership ("Chestnut"), Petitioners, after
the Zoning Commissioner of Baltimore County denied Chestnut's
applications for certain special exceptions and variances by
order dated September 13, 1988. The Petition for Special
Exception sought permission to utilize a portion of the Mission
Helpers' convent site for a continuing care (life care)
facility (the "Community"), pursuant to Section 432.3 of the
Baltimore County Zoning Regulations (BCZR) and approval of a
density of 8.98 density units per acre. The Petition for
Zoning Variance sought approval for a maximum height of sixty
(60) feet in lieu of the permitted fifty (50) feet and for a
distance of from twenty (20) to fifty (50) feet between certain

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE - SE/Corner * ZONING COMMISSIONER
 Greenwood Avenue & Joppa Road *
 9th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District *
 The Institute of Mission * Case No. 89-89-XA
 Partners of Baltimore City, Inc. *
 Petitioner *

original
 zoning
 order

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to use a portion of the herein described property, specifically, Tract B, containing 40.92 acres, for a continuing care (life care) facility, and to permit a residential density of 367.5 total units (8.98 density units per acre) in lieu of the maximum 654 total density units (16 density units per acre) permitted under Section 432.3 of the Baltimore County Zoning Regulations (B.C.Z.R.); and additionally, variances to permit a maximum height of 60 feet in lieu of the permitted 50 feet, and a distance between the construction of garages from 20 to 50 feet in lieu of the required 75 feet from certain 60-foot high residential buildings, all as more particularly described in Petitioner's Exhibits 2 and 3.

The Petitioner, by John B. Howard, Esquire, and Judith A. Arnold, Esquire, appeared and testified. Thomas F. Mullan, III, General Partner with The Chestnut Partnership, the Contract Purchaser of the subject property, also appeared and testified on behalf of the Petition and was represented by Mr. Howard and Ms. Arnold as well. The following individuals also appeared and testified in support of the Petition: George E. Gavrelis, Land Planner with Daft-McCune-Walker, Inc.; Glenn Cook, Traffic Planner with The Traffic Group, Inc.; George Frizzell, Land Appraiser with Lipman Frizzell & Mitchell; William T. Brown with Life Care Services Corpo-

ORDER RECEIVED FOR FILING

Date

9/13/88
 by Betty J. Schuman

original
RCA

LIBER 9109 PAGE 077

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (the "Agreement") is entered into as of the 13th day of October, 1988, by and between THE CHESTNUT PARTNERSHIP ("Chestnut"), party of the First Part, and the RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC. (the "Association"); the ADVISORY BOARD established in accordance with Section 432.3.F of the Baltimore County Zoning Regulations (the "Advisory Board"); and the members of the Advisory Board whose names are subscribed hereto as individual property owners (the "Neighbors"), parties of the Second Part.

RECITALS:

A. The Institute of Mission Helpers of Baltimore City, Inc. (the "Mission Helpers") is a non-profit religious Order and the legal owner of a tract of land (the "Land"), containing approximately 45.71 acres, located on the south side of West Joppa Road, between Greenwood Road and Chestnut Avenue, in the Fourth Councilmanic District of Baltimore County, Maryland, which tract is more particularly described in a deed recorded among the Land Records of Baltimore County in Liber 5060, folio 0334. The Land is currently improved, consisting of the convent and associated facilities of the Mission Helpers.

B. The Land is currently zoned DR 2

entirety.

LAW OFFICES
HOLZER, MAHER
& DEMILIO
200 W. CHESAPEAKE AVENUE
SUITE 100
TOWSON, MARYLAND
21204
(410) 836-0900

D RC/F 139.00
DC IMP 2.00
ACRNT 0.1
161.00
#95274 C002 R02 T14:2
03/24/92

TRANSFER TAX IS REQUIRED
DATE 3-24-92

Jay Bungeo
Data 3-24-92 Sec. 33-154 AGR

Zoning History:

1. The property is subject to an approved CRG Plan (PAI No. IX-522). The CRG Plan for Blakehurst Life Care Community (formerly Towson Life Care Community) was approved on September 8, 1988. The 5th Amended CRG Plan was approved on December 16, 2014 (DRC No. 11011C).
2. **Case No. 89-89-XA**: In an Order dated October 25, 1988, the County Board of Appeals approved the CRG Plan and a special exception (pursuant to former BCZR Section 432) for use of the property as a continuing care facility with a maximum residential density of 280 density units (6.85± DU/acre) and a maximum of 449 residents of Lot Two.

The Consolidated Consent Order issued incorporated by reference a Restrictive Covenant Agreement, which was recently amended (8th Addendum to Restrictive Covenant Agreement, dated November 3, 2014) to accommodate the changes shown on this 6th Amended CRG Plan/Plan to Accompany Petition for Special Hearing. This plan is consistent with the 8th Addendum to Restrictive Covenant Agreement.

3. The property is subject to the Amended Final Development Plan for Blakehurst, approved June 24, 1996
4. **Case No. 00-347-A**: Petitioner requested variances related to construction signage. At Petitioner's request, an Order of Dismissal was issued on May 25, 2000.

Reason for ^{6th} Amended CRG Plan/Petition for Special Hearing:

1. A Petition for Special Hearing has been filed, requesting the Administrative Law Judge to: (1) amend the prior approved special exception and related zoning plan in Case No. 89-89-XA; (2) approve the 1st Amended Final Development Plan; and (3) approve the 6th Amended CRG Plan as a Material Amendment to the prior approved CRG Plans.
2. Petitioner asks that the CRG Meeting before the Administrative Law Judge, acting as the CRG, be combined with the hearing on Petition for Special Hearing.
3. This Plan and the Petition for Special Hearing pertain only to Lot Two. No changes are proposed to be made on Lot One. For additional information on Lot One, see 5th Amended CRG Plan.

Reason for Material Amendment:

1. Petitioner is proposing to expand the existing continuing care facility, to reconfigure the unit mix, ~~to add parking~~, and to add 8 residents and ~~convalescent/nursing beds~~ to the facility as shown on this plan. The proposed changes shown on this plan constitute a "material amendment" to the ^{6th} 5th Amended CRG Plan.

2. Address: 1055 Joppa Road
3. Acreage: Net Area: 39.919 acres
Gross Area: 40.882 acres
4. Zoning: DR 2
5. Use: Existing: Continuing care facility
Proposed: Continuing care facility
6. Election District: 9th
7. Councilmanic District: 5th
8. Census tract: 4907.01
9. Watershed: 23
10. Subwatershed: 56
11. Tax Account Number: 2200006803
- 12a. Existing/Approved Density 280 ILU at 1 dwelling unit per ILU: 280 Dwelling Units
71 ALB/SNB (no density attributed to ALB/SNB)

Existing Unit Breakdown

One bedroom ILU (all types):	91
Two bedroom ILU (all types):	185
Total ALU:	276

Existing Bed Breakdown:

ALB:	24
SNB:	44
Total ALB/SNB:	68

12b. Proposed Density:

280 ILU at 1 dwelling unit per ILU: 280 Dwelling Units
79 ALB/SNB (no density attributed to ALB/SNB)

Proposed Unit Breakdown:

One bedroom ILU (all types):	91
Two bedroom ILU (all types):	185
Total ALU:	276

Proposed Bed Breakdown:

ALB:	20 35
SNB:	54 44
Total ALB/SNB:	74 79

13a. Parking Required for Existing Continuing Care Facility:

276 ILU at 1 parking space per unit:	276 parking spaces
24 ALB at 1 parking space per 2 beds:	12 parking spaces
44 SNB at 1 parking space per 3 beds:	15 parking spaces
Total Parking Required:	303 parking spaces

13b. Parking Required for Proposed Continuing Care Facility:

280 ILU at 1 parking space per unit:	280 parking spaces
35 20 ALB at 1 parking space per 2 beds:	10 parking spaces 18
44 54 SNB at 1 parking space per 3 beds:	20 parking spaces 15
Total Parking Required:	310 parking spaces 313

13c. Existing Parking Spaces: 354 parking spaces

- 1) Standard Parking: 213 spaces
- 2) Handicap Parking: 41 spaces
- 3) Visitor Parking: 8 spaces
- 4) Garage Parking: 92 spaces

14. Landscaping:

Landscape planting for the expansion on Lot Two will be installed per the

EIGHTH ADDENDUM TO RESTRICTIVE COVENANT AGREEMENT

This EIGHTH ADDENDUM is meant to modify the RESTRICTIVE COVENANT AGREEMENT, dated October 13, 1988, between the parties or their predecessors and recorded among the Land Records of Baltimore County in Liber 9109, folio 77, as modified and clarified by multiple addenda with the most recent being the SEVENTH ADDENDUM TO RESTRICTIVE COVENANT AGREEMENT, dated November 28, 2011, recorded among the Land Records of Baltimore County in Liber 31447, folio 159 (collectively, the "Agreement"); and, for that purpose, THE CHESTNUT REAL ESTATE PARTNERSHIP ("Chestnut"), party of the First Part, and the RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC. (the "Association"); the ADVISORY BOARD established in accordance with former Section 432.3.F of the Baltimore County Zoning Regulations (the "Advisory Board"); and the members of the Advisory Board whose names are subscribed hereto as individual property owners (the "Neighbors") and who constitute at least $\frac{3}{4}$ of the Advisory Board, parties of the Second Part, enter into these presents as of this 3rd day of November, 2014.

Recitals

For over twenty years, Blakehurst Senior Living Community (the "Community") has provided first-rate care and accommodations to its residents. In order to continue providing the highest level of care, the facility must be adapted to meet the changing needs and expectations in the industry. In the foreseeable future, Chestnut intends to focus resources in certain areas of the facility to improve resident care, including: (1) expanding the health care center to create a specialized memory care nursing unit with rooms for fifteen (15) memory care nursing beds, separate living and dining areas, and a memory care garden; (2) upgrading the remaining forty-four

PETITIONER'S

EXHIBIT NO.

3

PETITIONER'S

EXHIBIT NO. 4



547 Feet



My Neighborhood Map

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 4/23/2015

AGREEMENT

THIS AGREEMENT is entered into, as of the 7th day of ~~September~~ ^{November}, 2014 by and between THE CHESTNUT REAL ESTATE PARTNERSHIP ("Chestnut"), the legal owner of Blakehurst Senior Living Community and LESLIE B. TUNNEY and JOHN B. TUNNEY of 606 Greenwood Road, LISSEN T. TUTRONE and RONALD F. TUTRONE of 616 Greenwood Road, and CHARLES O'DONOVAN, 5TH and MOLLESON W. O'DONOVAN of 600 Greenwood Road (collectively referred to as the "Neighbors.")

1. Chestnut intends perform the following improvements to the Blakehurst campus, including: (1) expanding the health care center to create a specialized memory care nursing unit with rooms for fifteen (15) memory care nursing beds, separate living and dining areas, and a memory care garden; (2) upgrading the remaining forty-four (44) nursing beds from double-occupancy rooms to single-occupancy rooms; (3) constructing a new assisted living wing to create new rooms for twenty (20) assisted living beds; and (4) creating a state-of-the-art resident healthy living addition. With this addition, Chestnut Partnership would expand the footprint of the existing Community, increase the total number of beds in the health care center, and increase the total number of residents permitted at Blakehurst.

2. The Neighbors live adjacent to Blakehurst (the "Land") and are concerned about how the proposed improvements might impact their properties. Chestnut has made certain commitments to the Neighbors in an effort to address their concerns, which commitments are outlined below:

a. **Landscaping:**

1. In addition to any Baltimore County-required landscaping associated with the improvements, Chestnut will install screen plantings in the quantity and location indicated on the attached Proposed Screen Planting plan, dated August 19, 2014, and attached to this Agreement as Exhibit 1. The materials used will be: Red Maples and Weeping Willows (3" caliper/14-15' height); River Birch (10-12' height); and Spruce (10-12' height).

2. Chestnut will engage a reputable landscaping company to install and maintain the plantings. Chestnut agrees to replace promptly any landscaping material installed in accordance with Exhibit 1 that dies within a twenty-year period of its initial installation. Any such replacement materials shall be consistent with the type and size indicated in the preceding paragraph and the quantity and location indicated on Exhibit 1.

3. The plantings will be installed no later than December 31, 2014, subject to scheduling limitations dictated by the weather as determined in the

PETITIONER'S

EXHIBIT NO.

6

Michael J. Pieranunzi, RLA
Landscape Architect

BEGAN WITH CENTURY: 2006, October

YEARS WITH CENTURY: 7

YEARS WITH OTHER FIRMS: 27

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp 2014)

2009 March LEED Accredited Professional (LEED AP)



WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 - present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 - 2006

Clark, Finefrock &

Sackett, Inc.

Columbia, Maryland

1987 - 1997

ASSOCIATIONS

American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

Howard County Homebuilders Association

Howard County Chamber of Commerce

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

PETITIONER' S

EXHIBIT NO. 9

GLEN A. TIPTON
FAIA, NCARB

PETITIONER'S

EXHIBIT NO. 10



Mr. Glen Tipton is a leader in Hord Coplan Macht's Senior Living practice which covers independent living through skilled nursing and memory care. His depth of experience, combined with the firm's healthcare, multifamily, education and mixed-use design expertise yields an exciting new approach to the rapidly growing older adult marketplace.

Mr. Tipton chaired the National American Institute of Architects Design for Aging Knowledge Community for four years and in 2004, he was elevated into the elite AIA College of Fellows in recognition of his unique contributions to architecture for seniors. He is a nationally recognized speaker at a variety of conventions and seminars on the subject of design and innovative approaches to senior living.

TITLE

Principal

EDUCATION

George Washington University,
Graduate Business Courses, 1970

University of Virginia,
Bachelor of Architecture, 1969

PROFESSIONAL LICENSES

Registered Architect: Connecticut, District of Columbia, Florida, Georgia, Iowa, Louisiana, Maryland, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, West Virginia

Fellow, American Institute of Architects

CCAC Evaluator, Continuing Care Accreditation Committee

NCARB Certificate

SPEECHES/PRESENTATIONS

Interview for Leading Age E-Magazine
"Community Integrated Senior Living, 2013"

Leading Age 2013 Annual Meeting "The Urban Integration of Senior Living"

Leading Age 2012 Annual Meeting
"Community Integrated, University Affiliated CCRC's"

Aging Society of America Conference
2011 "Co-Housing and other Senior Living options, including Lifelong Communities"

China Life International Planning
Competition 2011 "Eco City: Landmark Solution for Intergenerational Living"

Leading Age 2011 Annual Meeting
"Optimizing Affordable Senior Living & Service Options" "Lifelong Communities: An Alternative to future CCRC's"

Congress of New Urbanism Annual
Meeting 2010 "Harness the Market to create Lifelong Neighborhoods"

Leading Age 2010 Annual Meeting Half-Day Pre-Conference Intensive Session:
"Redefining Retirement: Alternatives to the Traditional CCRC"

Ziegler Senior Living Financing + Strategy
Conference: Closing General Session
Co-Speaker: "Smart Design for Future Challenges" 2008

Leading Age 2008 Annual Meeting Half-Day Pre-Conference Intensive Session:
"Community Integrated CCRC's: Senior Living Baby Boomers will embrace"

Lifespan Annual Conference 2008, Ocean City, MD; "Community Building:

Reinvention of Two CCRCs Thru New Urbanist Additions"

IAHSA Conference 2007, St. Juliens, Malta; "Around the World in 120 Minutes" – Moderator

AAHSA Conference 2006, San Francisco, CA; "Reinvention of Two CCRC's through New Urbanist Additions"

PANPHA Conference 2006, Hershey, PA; "Community Integrated Retirement Communities"

AAHSA Conference 2005, San Antonio, TX; "Put a Capital C in your CCRC"

IAHSA 2005, Trondheim, Norway; "Creating A Learning, Serving & Connecting Community"

Asbury Place Board Retreat, September 2004, Kingsport, TN; "Adapting the Senior Living Design to Changing Market Demands"

AAHSA Conference on Organizational Excellence, June 2004, Boston, MA; "The Evolution of the Senior Care Product"

AIA National Convention, June 2004, Chicago, IL; Design for Aging Review: Overview and Trends

CRSA Annual Retirement Living Conference, May 2004, Point Clear, AL; Residents' Forum

Broadmead, 2004, Cockeysville, MD; Food Service Task Force Education Session

Resthaven, 2004, Holland, MI; Two Resident Forums

Alexian Village, 2004, Milwaukee, WI; Strategic Planning Overview

LifeSpan/PANPHA Annual Conference, May 2003, Baltimore, MD; "Back to the Future: Active Adult and Traditional Neighborhood Retirement Villages"

International Association of Homes and Services for the Aging International Conference, June 2003, Sydney, Australia; Symposium: "Advances in Design and Programming for Aged Care Environments"

Bishop Gadsden Episcopal Retirement

Community, 2003, Charleston, SC; "State of the Art in Assisted Living"

United Methodist Retirement Communities Board Retreat, 2003, Chelsea, MI; "CCRCs in the New Millennium"

The Summit, 2003 Lynchburg, VA; Two Resident Forums

PAHPHA 2004 Annual Conference, Hershey, PA - "The New Generation of CCRCs as a Catalyst or Rebuilding America's Cities and Towns"

AAHSA Fall Conference, 2003, Denver, CO "Development 201," "Oshkosh B'Gosh," "Labor Hogs"

AIA Architecture for Health Care Conference, Phoenix, AZ, March 2003 "Design for Aging 2002 Review"

AAHSA Fall Conference, 2002, Baltimore MD "Reinvention Roundtable," "Development 101," "Design for Aging Forum," "Back to the Future," "United We Stand," "Design for Aging Workshop"

United Methodist Retirement Communities of Michigan Board Retreat, "Back to the Future", board retreats, September 2002 Broadmead Annual Meeting, "Broadmead-A Life Changing Experience," October 2002

Wesley Retirement Services Board Retreat, June 2002, "The Changing Face of CCRC's in the New Millennium – The Architect's Perspective"

AAHSA Finance and Development Conference June 2002, Chicago, IL, Key Note Address

Bishop Gadsden Board Retreat "Trends in Assisted Living and Special Care", April 2002

AAHSA Spring Conference, 2002, Washington, DC, "It Takes A Village – Neo-traditional Planning for Retirement Communities;" Mr. Tipton also served as moderator for two sessions at this conference.

AAHSA Fall Conference, 2001, San Diego, CA, "CCRC's in the New Millennium – an Architect's Perspective," "Been There, Done That, Need to do Something Else? – Revitalize Your Community with a Holistic Wellness Strategy"

Carroll Lutheran Village/Roland Park Place Joint Board Meeting, "CCRC's in the New



BLAKEHURST PHASE II EXPANSION

PETITIONER'S

EXHIBIT NO.

5

VIEW OF PROPOSED ADDITION

hord | coplan | macht

2014.04.29



LEGEND

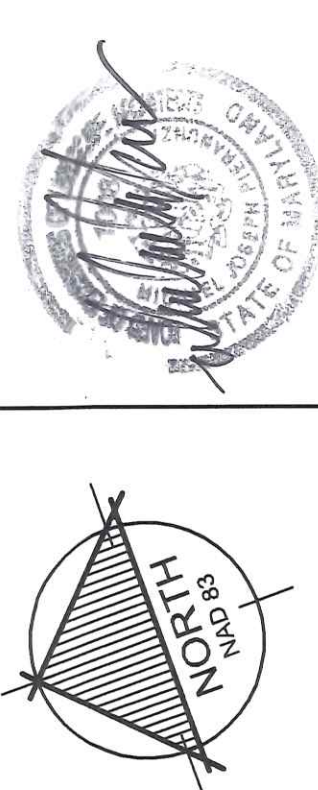
- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & gutter
- Limit of Disturbance
- Metadlands
- Metadlands Limit
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer Easement
- Forest Conservation Easement/Forest Buffer Easement
- Proposed Trees

DATA SOURCES:
Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, dated 06/01/11 and 06/02/11. All other information shown hereon is from Century Engineering, Inc. dated November, 2011.
Property boundary shown hereon is from an Amended CRG Plan prepared by S. J. Marten & Company, Inc. recorded March 23, 1992, (83M 64/034)

DATE	BY	REVISIONS

TM CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10000 W. JONES FERRY RD.
BALTIMORE, MD 21204
Phone: 410.589.2400 Fax: 410.589.2401
www.centuryeng.com

6th Amended CRG Plan
Plan to Accompany Petition for Special Hearing
Blakehurst
Life Care Community
9th Election District
5th Councilmanic District
Baltimore County, Maryland



BASE: M.S.S.	ISSUE DATES	PROJECT NO.: 10124501
DRAWN: M.S.S./K.R.H.	REVIEW: 12/9/14	
DESIGNED: M.J.P.	BID:	
CHECKED BY: ---	PERMIT:	
DATE CHECKED: ---	CONSTRUCTION:	
DRAWING:	SCALE: 1"=50'	

PLAN
SCALE: 1"=50'



KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AR	1	Acer rubrum	Red Maple	9" cal., 14'-15" ht.	B 4 B, specimen
SB	1	Salix babingtonia	Weeping Willow	9" cal., 14'-15" ht.	B 4 B, specimen
BN	9	Betula nigra	River Birch	10'-12" ht.	B 4 B, specimen
PA	12	Picea abies	Norway Spruce	10'-12" ht.	B 4 B, specimen

NOTE: The proposed addition shown as part of the 6th Amended CRG Plan does not incur any Baltimore County landscape requirements. Storm water management plantings will be provided with the Phase 2 SWM Plans.

This is a detailed black and white map of the New York City area, showing the Hudson River, the city grid, and surrounding regions like Westchester and Dutchess counties. The map includes major highways, parks, and various landmarks. A compass rose is visible in the bottom right corner.

VICINITY MAP
SCALE: 1"=2000'

[illegible]

Dedication Table		to which conv.
Type of Conveyance	No.	total area (sq. ft.)
Stormwater Management Easement	4	0.89 ac.
Highway Right-of-Way	1	0.22 ac.

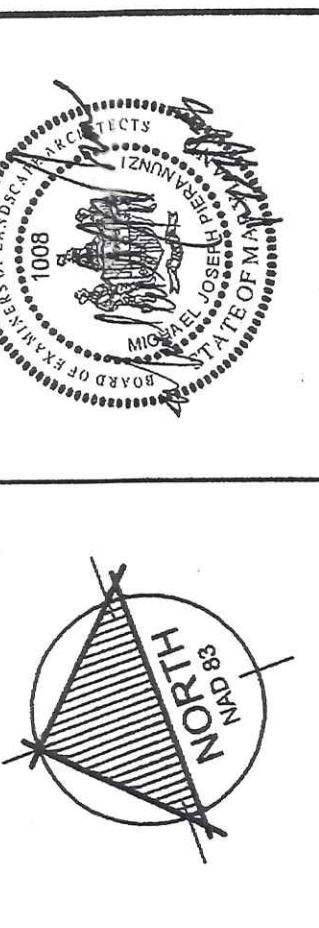
DATA SOURCES:
Topographic information shown hereon is from the Baltimore County Office of Technology - 615 Lido Panels Q1-C12, Q16-W22. Also from the information provided by Century Engineering, Inc. dated November, 2011.
Property boundary shown hereon is from an Amended subdivision Plat of Blackstone Life Care Community prepared by S. J. Martens & Company, Inc. recorded March 25, 1992, (S.M. 64/054).

DATE	BY	REVISIONS

mm CENTURY
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CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

**Material Amendment of the 6th Refined CRG Plan
and
Plan to Accompany Petition for Special Hearing**

**Blakehurst
Life Care Community**
9th Election District 5th Councilmanic District
Baltimore County, Maryland PAI # 09-05222



ISSUE DATES	
REVIEW:	12/1/14
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	M.S.S.
DRAWN:	M.S.S.
DESIGNED:	M.J.P.
CHECKED BY:	---
DATE CHECKED:	---
DRAWING:	1"=100'

PAI No. 09 - 0522

Owner/Petitioner:	Address:	Acres:	Zoning:	Use:	Existing:	Proposed:	Containing care facility	Containing care facility
The Chestnut Real Estate Partnership 2000 Holmes, Unit 50304 (955) 265-1736	1015 N. Joppa Road Net Area: 91.41 acres Gross Area: 40,852 acres		DR 2	Existing:			Containing care facility	Containing care facility
				Proposed:				
				1st	9th			
				2nd	10th			
				3rd	11th			
				4th	12th			
				5th	13th			
				6th	14th			
				7th	15th			
				8th	16th			
				9th	17th			
				10th	18th			
				11th	19th			
				12th	20th			
				13th	21st			
				14th	22nd			
				15th	23rd			
				16th	24th			
				17th	25th			
				18th	26th			
				19th	27th			
				20th	28th			
				21st	29th			
				22nd	30th			
				23rd	31st			
				24th	32nd			
				25th	33rd			
				26th	34th			
				27th	35th			
				28th	36th			
				29th	37th			
				30th	38th			
				31st	39th			
				32nd	40th			
				33rd	41st			
				34th	42nd			
				35th	43rd			
				36th	44th			
				37th	45th			
				38th	46th			
				39th	47th			
				40th	48th			
				41st	49th			
				42nd	50th			
				43rd	51st			
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				64th	72nd			
				65th	73rd			
				66th	74th			
				67th	75th			
				68th	76th			
				69th	77th			
				70th	78th			
				71st	79th			
				72nd	80th			
				73rd	81st			
				74th	82nd			
				75th	83rd			
				76th	84th			
				77th	85th			

PETITIONER'S
EXHIBIT NO. 1A
S'S NOTE

DELINQUENT ACCOUNT'S NOTE.

1. Rosey Wheeler, owner of the subject property, certify under oath, that to the best of my knowledge, 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 service of behalf of the proposed development.

W. H. [Signature] account book 11/23/19
Owner's signature Date

29. The platting, recorded Forest Butten easement must be conveyed to Bait. Co. & its Declaration of Protective Easements, recorded prior to issuance of any bldg. permit.

30. A blanket snow easement for access shall

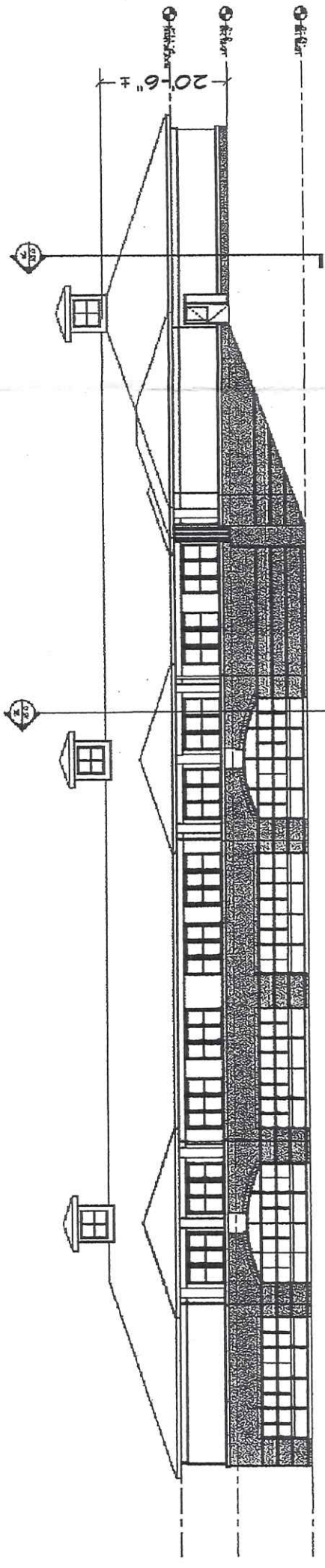
1. James Nielsen
be rewarded with East. Co.
2. Proposed expansion water & sewer will be served by existing utilities within the health etc.

Owner's Signature _____



ZALD

SCALE: 1" = 100'



PROPOSED BUILDING ELEVATION

NOT TO SCALE

Coning History:

- [illegible]

Reason for 3rd Amended CRG Plan/Petition for Special Hearing:

- A Petitioner for Special Hearing has been filed, requesting the Administrative Law Judge to:
- 1) suspend the prior approved special hearing and related zoning plan in Case No. 89-58-01;
 - 2) suspend the prior approved special hearing and related zoning plan in Case No. 89-58-02;
 - 3) suspend the prior approved special hearing and related zoning plan in Case No. 89-58-03;
 - 4) suspend the prior approved special hearing and related zoning plan in Case No. 89-58-04;
 - 5) approve the use of Automated X-ray; (2) approve the 1st Amended Final Development Plan; (3) approve the use of Automated X-ray; (4) approve the use of Automated X-ray; (5) approve the use of Automated X-ray;
- CRG Plan is a Material Amendment to the prior approved CRG Plan.
- Petitioner asks that the CRG Meeting before the Administrative Law Judge, seting as the CRG, be combined with the hearing on Petition for Special Hearing.
- This Plan and the Petition for Special Hearing pertain only to Lot Two. No changes are proposed to be made on Lot One. For additional information on Lot One, see 5th Amended CRG Plan.

Reason for Material Amendment:

- Petitioner is proposing to expand the existing continuing care facility, to accommodate the mix, ~~and~~ to add 8 residents and convalescent/nursing beds to the facility as shown on this plan. The proposed changes shown on this plan constitute a "material amendment" to the 5th Amended CRP Plan.



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|-----|----------------------|-----|---------------------------------|
| --- | 616 | --- | Existing Minor Contour |
| --- | 610 | --- | Existing Major Contour |
| --- | --- | --- | Existing Edge of Road |
| --- | AV | --- | Soil Line |
| --- | EX 15' D | --- | Existing Storm Drain and Inlet |
| --- | EX 12' N | --- | Existing Water and Fire Hydrant |
| --- | EX 5' | --- | Existing Sewer |
| --- | --- | --- | Existing Curb and Gutter |
| --- | --- | --- | Existing Tree Line |
| --- | --- | --- | Existing Drive |
| --- | --- | --- | Tract Boundary |
| --- | --- | --- | Utility Easement Line |
| --- | --- | --- | Existing Building |
| --- | --- | --- | Proposed Building |
| --- | 660 | --- | Proposed Grades |
| --- | PROPOSED 5' | --- | Proposed Sewer |
| --- | PROPOSED 8' N | --- | Proposed Water and Fire Hydrant |
| --- | PROPOSED 15' D | --- | Proposed Storm Drain and Inlet |
| --- | PROPOSED 15' D | --- | Proposed Curb & Gutter |
| --- | PROPOSED 15' D | --- | Limit of Disturbance |
| --- | --- | --- | Metlands |
| --- | --- | --- | Metlands Limit |
| --- | 100 Year Flood Plain | --- | Forest Conservation Easement |
| --- | FCE | --- | Forest Buffer Easement |
| --- | FBE | --- | Forest Conservation Easement |
| --- | FCE/FBE | --- | Forest Buffer Easement |

DATA SOURCES: Topographic information shown here is from the Baltimore County Office of Technology - GIS Lab, panels 064c.1 and 064c.2. Also from a field-run survey performed by Century Engineering Inc. dated November, 2011.

Property boundary shown here is from an Amended Survey plat filed with the Baltimore City & County Office of the Recorder of Deeds, recorded March 23, 1992, (53A, 64/034).

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS
------	----	-----------

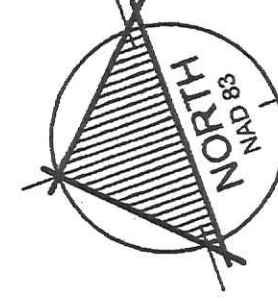
m CENTURY
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CONSULTING ENGINEERS - PLANNERS

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Phone: 443.689.2400 Fax: 443.689.2401
www.centuryeng.com

**Material Amendment of the 6th Refined CRG Plan
and
Plan to Accompany Petition for Special Hearing**

**Blakehurst
Life Care Community**

9th Election District 5th Councilmanic District
Baltimore County, Maryland
PAI # 09-052



ISSUE DATES			
REVIEW:	12/4/14	BASE:	M.S.S.
BID:		DRAWN:	M.S.S.
PERMIT:		DESIGNED:	M.J.P.
CONSTRUCTION:		CHECKED BY:	----
		DATE CHECKED:	----
SCALE:	1" = 1'	DRAWING:	

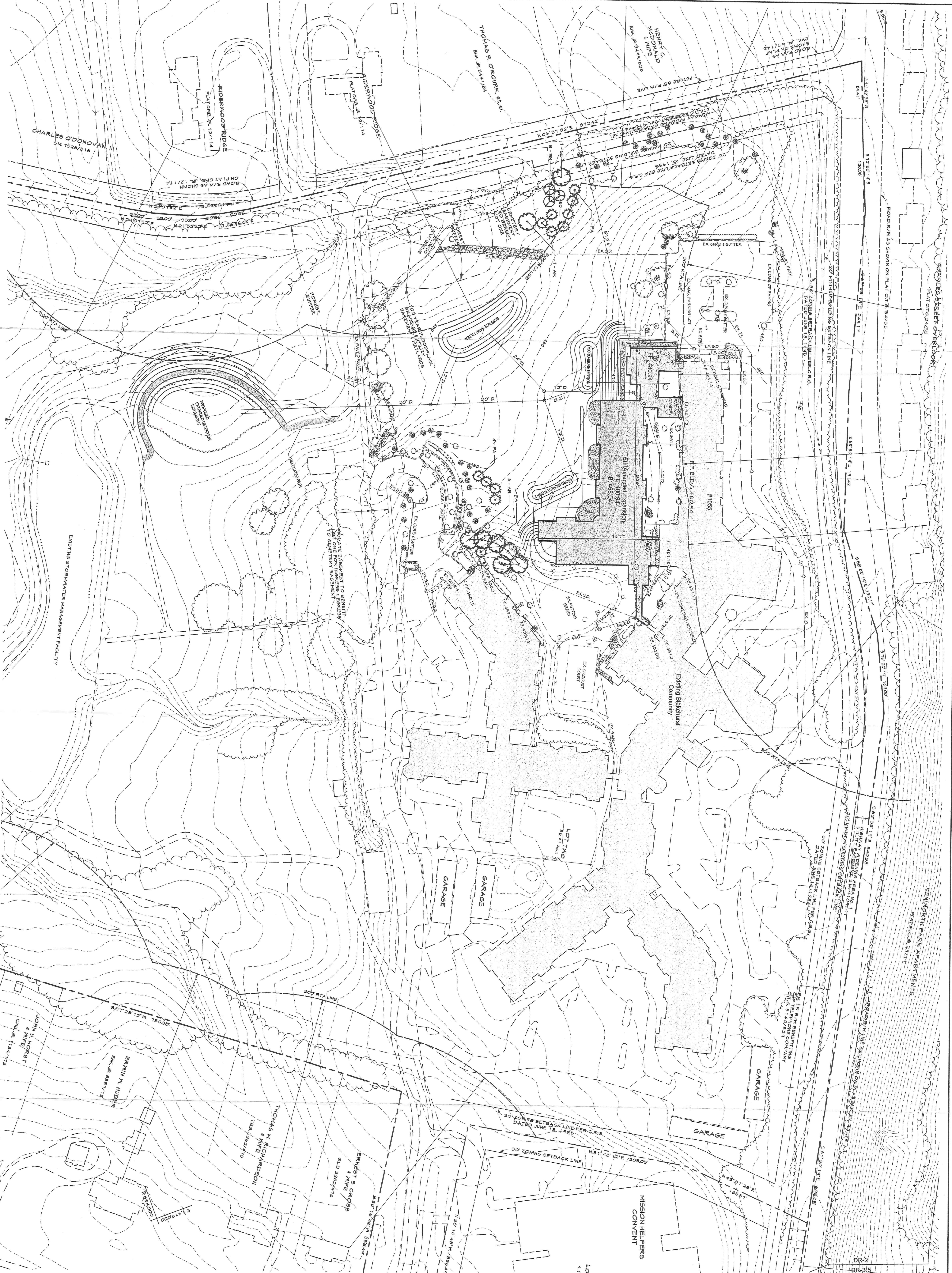
PETITIONER'S
EXHIBIT NO. 1

PAI No. 09 - 0522

ZAL

SCALE: 1"=50'





LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- AV
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Truck Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & Gutter
- Limit of Disturbance
- Wetlands
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer Easement
- Forest Conservation Easement/Forest Buffer Easement
- Proposed Trees

DATA SOURCES:

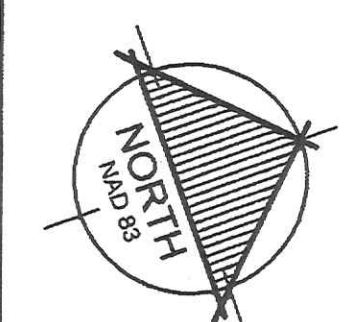
Topographic information shown hereon is from the Baltimore County Office of Technology - Geo Lab, geospatial data and information provided by the County of Baltimore, dated November, 2011. Property boundary shown hereon is from an Amended Subdivision Map of Blakehurst Life Care Community prepared by S. J. Kretzschmar & Company, Inc. recorded March 23, 1992. (SM 64/034)

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

TM CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.583.2400 Fax: 443.583.2401
www.centuryeng.com

Life Care Community
Material Amendment of the 6th Refined CR6 Plan
Plan to Accompany Petition for Special Hearing
9th Election District, 5th Councilmanic District
Baltimore County, Maryland
PA # 09-0522



ISSUE DATES	BASE
REVIEW: 12/4/14	M/S/S
DESIGNER: T.M./P.	DESIGNER: T.M./P.
CHECKED BY: T.M./P.	CHECKED BY: T.M./P.
DATE CHECKED: 12/4/14	DATE CHECKED: 12/4/14
DRAWING: 3 of 3	DRAWING: 3 of 3

PLAN

SCALE: 1"=50'

0 50' 100'

PETITIONER'S
EXHIBIT NO. 1C

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
AR	7	Acer rubrum	Red Maple	3" cal., 14'-15' ht.	B & B specimen
SB	1	Salix babingtoniae	Weeping Willow	3" cal., 14'-15' ht.	B & B specimen
BN	3	Betula nigra	River Birch	10'-12' ht.	B & B specimen
PA	12	Picea abies	Norway Spruce	10'-12' ht.	B & B specimen

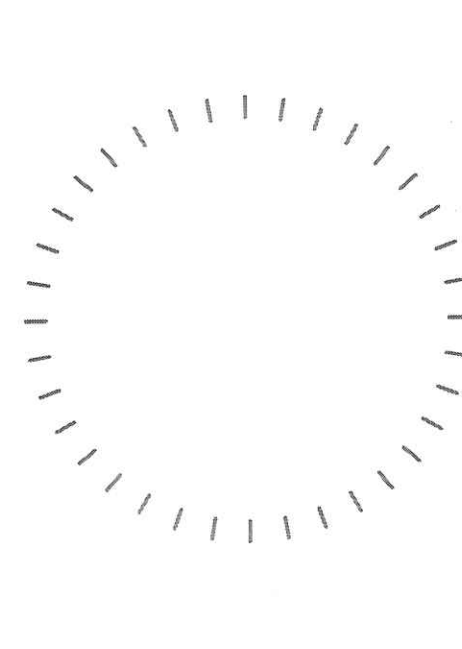
NOTE: The proposed addition shown as part of the 6th Amended CR6 Plan does not incur any Baltimore County landscape requirements. Storm water management plantings will be provided with the Phase 2 SWM Plans.

BLAKEHURST
PHASE II

1055 W Joppa Rd.
Towson, MD 21204

hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

[illegible]

BLAKEHURST PHASE II
Project Number
213209.00

Date 02.27.2015

Scale
As indicated
Drawing

LEVEL 200 FLOOR PLAN

A2.2

NOT FOR CONSTRUCTION
PERMIT SET

© Hord Coplan Macht, Inc.

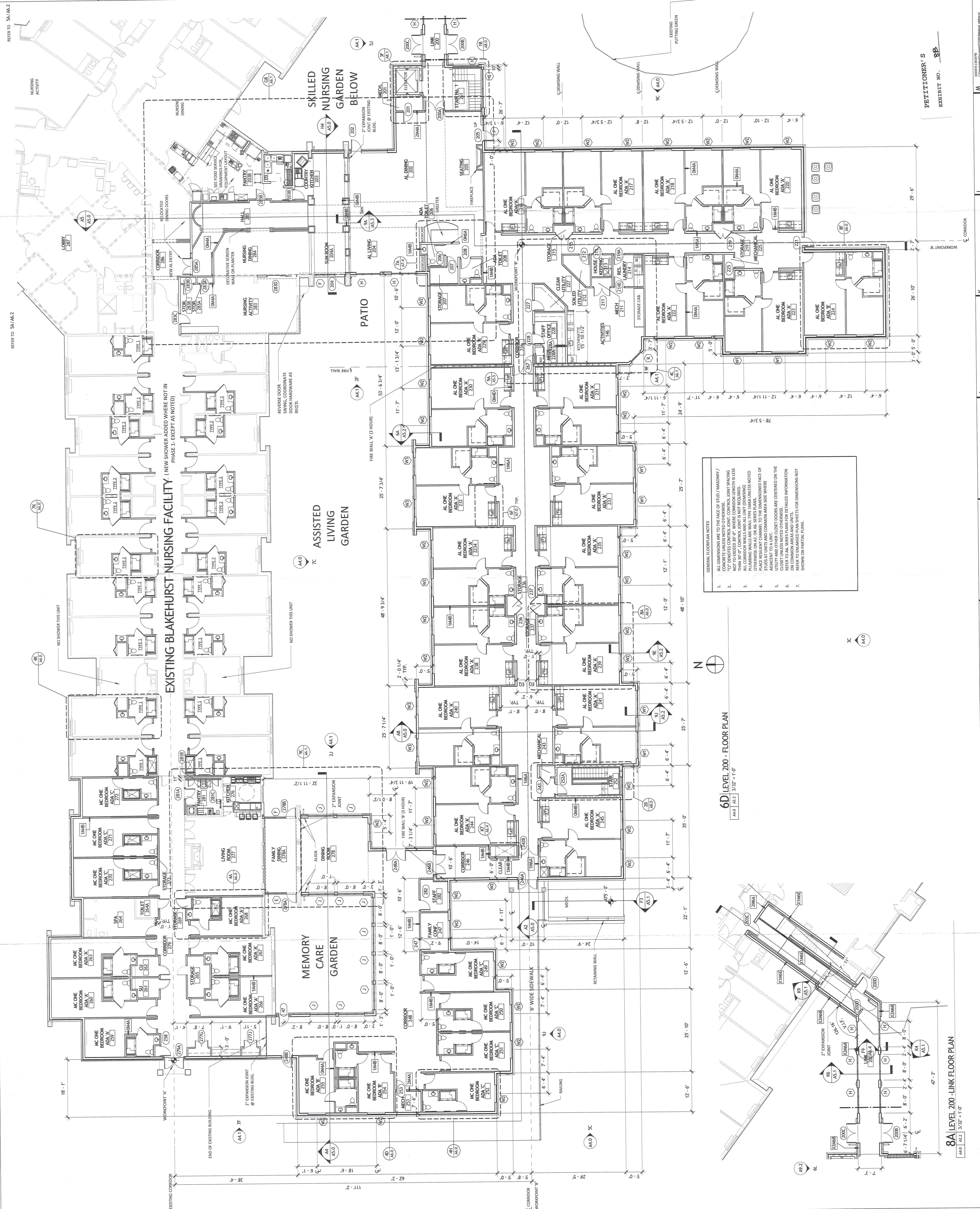


EXHIBIT NO. 88

8A	LEVEL 200 - LINK FLOOR PLAN	
A4.0	A2.2	3/32" = 1'-0"



LEGEND

- PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING ASPHALT DRIVE
- EXISTING DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE

LIGHTING LEGEND

- TYPE A 200 W CUT OFF FLOOD
- TYPE B 100 W CUT OFF FLOOD
- TYPE C 100 W CUT OFF FLOOD

Meyers & D'Alao
ARCHITECTURE • PLANNING
INTERIOR & GRAPHIC DESIGN
1000 S. Capitol Street
Baltimore, Maryland 21201
301.557.7416



BLACKHURST

Developed by
THE CHESTNUT PARTNERSHIP
800 SECOND AVENUE
DES MOINES, IOWA

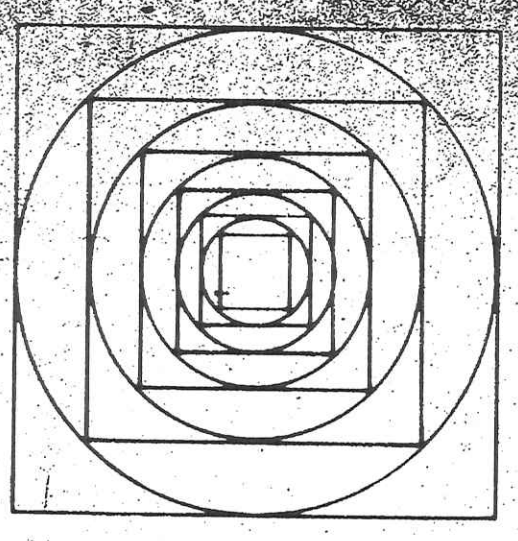
**FINAL DEVELOPMENT PLAN
PARTIAL
SITE PLAN**

FDP-2
1ST AMENDED 6/20/00

Director of Planning
Date
Reviewed by
Date
Checked by
Date
Approved by
Date

1st AMENDED 6/20/00
19 ADDITIONAL
UNDERGROUND
PARKING SPACES

FARRAND & ENGLISH
ARCHITECTURAL & ENGINEERING
140 LYNN AVENUE, BALTIMORE, MD 21212
301-433-4800



Meyers & D'Alto
ARCHITECTURE PLANNING
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1106 S. Charles Street
Baltimore, Maryland 21201-5500
410-733-7828



BLAKEBURN
Developed by
THE CHESTNUT PARTNERSHIP
800 SECOND AVENUE
DES MOINES, IOWA

FINAL DEVELOPMENT PLAN
**PARTIAL
SITE PLAN**

FDP-3
1st AMENDED 6/20/00

OFFICE OF PLANNING AND ZONING
Approved by: _____
Director of Planning
Date: 6/20/00
Project: _____
Scale: 1" = 32'
Sheet No.: 7/16/00

MICROFILMED

MATCH LINE SEE SHIT FDP-5

19 ADDITIONAL UNDERGROUND
PARKING SPACES

JOPPA ROAD

EXISTING PROPERTY LINE



LOT ONE
MISSION HEIGHTS
RELOCATED CULVERT
PLANNING PERMIT # B-000150 (C-100-78)

CHESTNUT AVENUE

Residential A

Residential B

Residential C

Residential D

Residential E

CLUB HOUSE

POOL

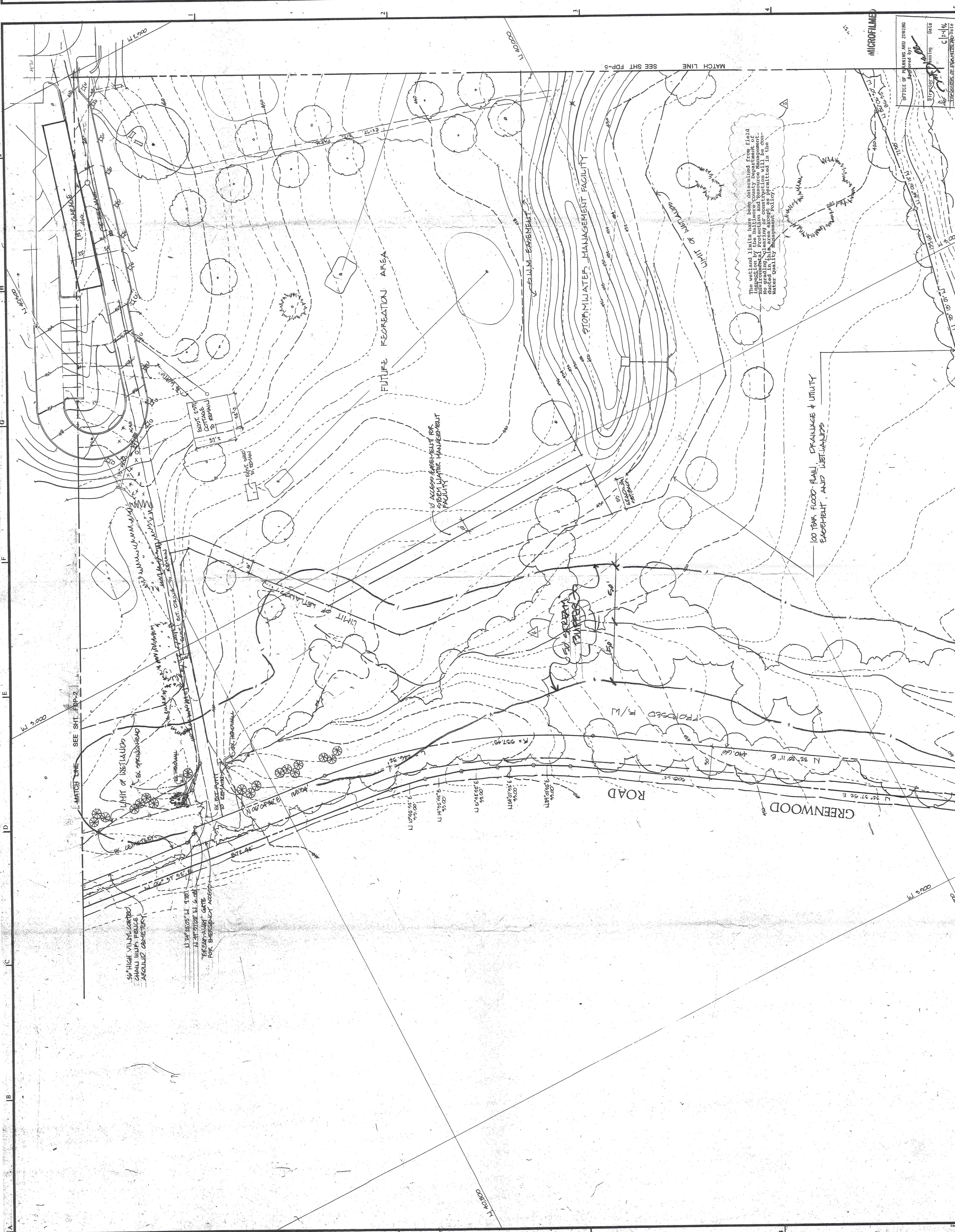
PHASE I

PHASE II

PHASE III

PHASE IV

PHASE V



OFFICE OF PLANNING AND ZONING
Approved by: [Signature]
Date: 12/1/91
Project: FDP-4
Scale: 1" = 50'
Last Rec: 7/10/91

MICROFILMED

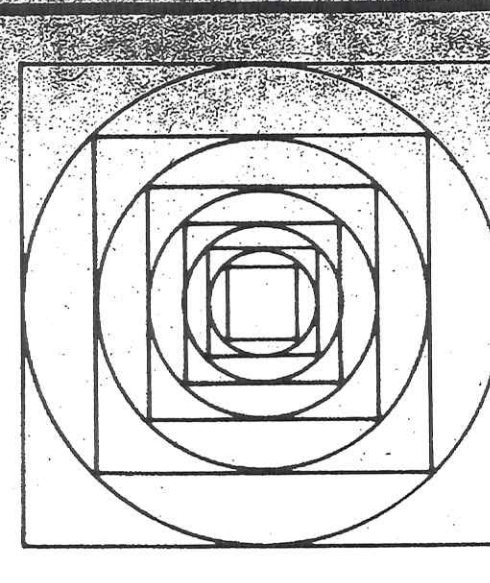
FINAL DEVELOPMENT PLAN
**PARTIAL
SITE PLAN**

Developed by
THE GIBSON PARTNERSHIP
805 SECOND AVENUE
DES MOINES IOWA

BLACKHURST



Meyers & Daleo
ARCHITECTURE • PLANNING
INTERIOR & GRAPHIC DESIGN
1106 N. Charles Street
Baltimore, Maryland 21201-5506
301 752-7666



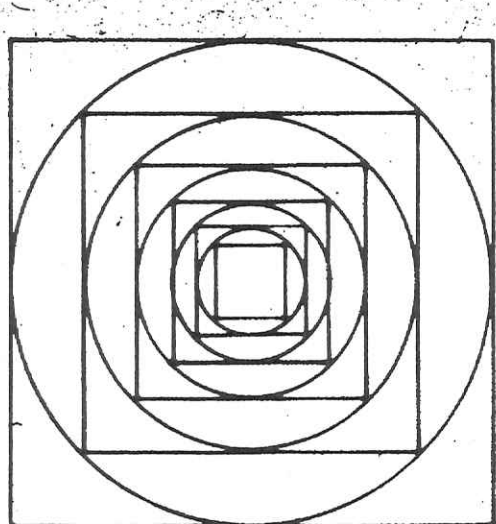
FARRAND & ENGLISH
110 LYMAN AVENUE BALTIMORE MD 21212
CONVERTING SITE PLANS
LANDSCAPE ARCHITECTURE
301 455-9400

△ OPEN CONING
12/1/91

⚠ OFFICE OF ZONING COMMENTS
 10/21/40

⚠ DPEM COMMENTS
 1/3/41

FARRAND & ENGLISH
416 LYMAN AVENUE BALTIMORE MD 21212
301-435-3400
COMPREHENSIVE SITE ENGINEERING
LANDSCAPE ARCHITECTURE



Meyers & D'Aleo
ARCHITECTURE • PLANNING
INTERIOR & GRAPHIC DESIGN

106 N. Charles Street
Baltimore, Maryland 21201-5506
301 752-7848



BLAKE HURST

Developed by
THE CHESTNUT PARTNERSHIP
800 SECOND AVENUE
DES MOINES IOWA

FINAL DEVELOPMENT PLAN PARTIAL SITE PLAN

Project		Date	5/28/90
Scale	1" = 30'	Last Rev.	4/16/90
			1/3/91

FDP-5
1st-AMENDED 6/20/96

