

FILED JUN 18 1951

THE OFFICE
JOHN E. HAINE, JR.
MAYOR
TOWSON 4, MARYLAND

July 16, 1951.

Zoning Board,
County Office Building,
Towson 4, Maryland.

Attention: Mrs. Harris

Re: Petition of Charles
Spielman and Jean Rippon
for special permit at SE
cor. Pennsylvania & New-
ley Aves., 9th District

Gentlemen:
Please return to me the appeal heretofore filed in the above
zoning case. The appeal is being withdrawn or abandoned.

Very truly yours,
John E. Haine, Jr.
John E. Haine, Jr.

JER:7/s

1996-5
OFFICE OF THE REGISTER
OF DEEDS
BALTIMORE COUNTY

FILED JUN 29 1951

IN THE MATTER OF PETITION FOR A
SPECIAL PERMIT FOR A CONVALESCENT
HOME - S. E. COR. ALLEGHANY & BO-
LEY AVENUES, CHARLES J. SPIELMAN,
PETITIONER, JEAN RIPPO, CONTRACT
PURCHASER

BEFORE AUGUSTINE J. MULLER
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal from your decision in the above entitled
case to the Board of Zoning Appeals.

John E. Haine, Jr.
Thomas Reiser
270 Whittable Building
Baltimore 2, Maryland

The distance from the Codd home to the westernmost property line
is 15 feet and the distance to the closest house is 47 feet. In
addition there is a spacious rear yard and considerable shrubbery
to set this building apart from adjoining properties. It is the
opinion of the Zoning Commissioner that these two cases are not
parallel and even though the Codd Home has not proven to be
obnoxious or detrimental to the welfare of the surrounding properties,
it is felt that the property in question is so small and the area so
congested that the use of this property for anything but a private
residence would be detrimental to the welfare of the neighborhood.

It is this 19th day of June, 1951, ORDERED by the
Zoning Commissioner of Baltimore County, that the aforesaid
petition for a special permit be and the same is hereby denied.

Augustine J. Muller
Zoning Commissioner
of Baltimore County

RE: PETITION FOR A SPECIAL PERMIT FOR CONVALESCENT
HOME - S. E. COR. ALLEGHANY AND BOLEY AVES.,
CHAR. J. SPIELMAN, PETITIONER,
JEAN RIPPO, CONTRACT PURCHASER

The property for which a special permit is sought for
corner of Alleghany and Boley Avenues, Towson, the lot having a
frontage of 75 feet on Alleghany Avenue with a depth of 150 feet
lying on Boley Avenue, is improved by a large frame dwelling,
setting back 44 feet from Alleghany Avenue, 17 feet from Boley
Avenue, 12 feet from the east property line and 75 feet from the
rear property line.

The contract purchaser, Mrs. Jean Rippon, stated that
she is her intention, if this special permit is granted, to care for
nine patients at this location. In addition to the nine patients
Mrs. Rippon also stated that the type of patients entered to will
be the aged and infirm and that no alcoholic or psychopathic
patients will be admitted.

It was also pointed out by the petitioner that the
interior of the house was well adapted for use as a nursing home,
in the house and that the nursing home would be installed
in a manner as not to be obnoxious to the community. Counsel for the
petitioner stated that he is quite familiar with the operation
of the Codd Nursing Home, located at the southeast corner of
Chesapeake and Boley Avenues, that he had lived next to this
residence of the neighborhood.

The owner of the property on the north side of
Alleghany Avenue, directly opposite the property in question,
stated that he had bought his home only one year and a half ago
knowing its neighborhood to be of a residential nature and that
he had a very substantial sum in his property.

The owner of the property at 212 Pennsylvania Avenue,
immediately to the rear of the property in question, stated that
he had in his property a considerable sum and that he is of the
opinion that such use as a Convalescent Home would materially
affect the value of his property. This same type of testimony
was introduced by other residents of the 300 and 300 blocks of
Alleghany Avenue, that the granting of this permit would materially
affect the value of their properties and would make them less
desirable for private residences.

It is the opinion of the Zoning Commissioner that the
lot, on which the house is located, is too small for the Convalescent
Home, is too small for the proper operation of such a home. It is
too close to adjoining properties and cannot be but objectionable
to the occupants of the private residences in this area. This
property is not comparable to the Codd property, in that the Codd
property is located on a much larger lot of dimensions of 170 feet
front by 205 feet deep; also the Codd house sets back a distance
of 87 feet from Chesapeake Avenue and 30.6 feet from Boley Avenue.

FILED MAY 15 1951

1996

#1996-5

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Charles J. Spielman,
owner
and
Jean Rippon,
Contract Purchaser

FOR A Special Permit
To The Zoning Commissioner of Baltimore

CHARLES J. SPIELMAN Legal owner
JEAN RIPPO Contract
Purchaser

hereby petition for a Special Permit, under the Zoning Regulation
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland in 1942, for a certain permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or to be erected thereon) hereinafter described for CONVALESCENT

Nursing Home
Lot 75 x 150, S.E. Cor. Boley Ave +
Alleghany Ave, 9th Elec District, known as
254 Alleghany Ave. Towson. 75' fronting on
Alleghany Ave.

John Rippon - *Charles Spielman*
Contract Purchaser - Legal Owner
219 Hawthorne Ave. 28 Coppertown Rd.
Baltimore, Md. Charmville 28 md

ORDERED by the Zoning Commissioner of Baltimore
County this 18th day of May, 1951,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 4th
day of June, 1951, at 11:00 o'clock
A.M.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1996-5

District: 9 Date of Posting: May 25/51
Posted for: Convalescent Home
Petitioner: Charles J. Spielman
Location of property: S. E. Cor. of Alleghany & Boley
Location of Signs: S. E. Cor. of Alleghany & Boley Ave
Remarks: _____
Posted by: Henry S. Ganticle Date of return: May 25/51

May 17, 1951

\$20.00
RECEIVED of John E. Haine, Attorney for
Charles J. Spielman, Petitioner, the sum of
Twenty (\$20.00) Dollars, being cost of petition
for special permit, advertising and posting property,
Southeast corner of Alleghany & Boley Avenues,
Towson.

Zoning Commissioner

Hearing:
Monday, June 4, 1951
at 11:00 a.m.

PAID
MAY 17 1951
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

FILED MAY 28 1951

1996-5

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 25, 1951
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~xxxxxxx~~
x 2 times ~~xxxxxxx~~ before the 4th
day of June, 1951, the first publication
appearing on the 18th day of May,
1951.

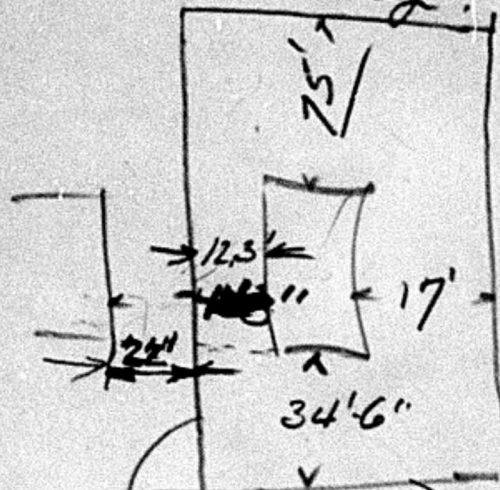
NOTICE TO ADVERTISERS
The following information is given for the information of
advertisers who are desirous of advertising in this
newspaper. It is the policy of this newspaper to
publish all advertisements in accordance with the
terms of the contract entered into between the
advertiser and the publisher. It is the policy of
this newspaper to publish all advertisements in
accordance with the terms of the contract entered
into between the advertiser and the publisher. It
is the policy of this newspaper to publish all
advertisements in accordance with the terms of
the contract entered into between the advertiser
and the publisher. It is the policy of this
newspaper to publish all advertisements in
accordance with the terms of the contract entered
into between the advertiser and the publisher.

THE JEFFERSONIAN,
H. B. Smith
Manager

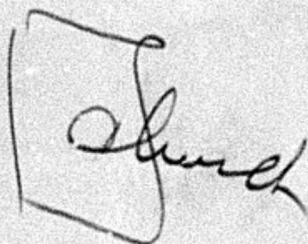
Cost of Advertisement, \$

Stabbins

alley



Boundary



HEDGE



Boundary

30'8'

Cook

18'6"

47.4'

87'

Cherryfield