No. PAITING FOR A SPECIAL FEMILE FOR A
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AND THE SERVING FOR SER

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The property which is the subject of this petition consists of tiree (3) parcels of land, parcel #1 being located on the north side of Seminary Avenue, between Francke and Front Avenues, parcel #2 being located at the southwest corner of Seminary and Francke Avenues, and parcel #1 being located at the southeast corner of Southeast and Franche Avermes, Lutherville, Eighth District of Baltimore County. It is the ention of the petitioner, if this special permit is granted, to operate a hospital or sanitarium to supply board, nursing care and treatment to persons, except those with alcoholic, mental or contagious

The property on the north side of Seminary Avenue between Francke and Front Avenues has been used approximately one hundred years for the operation of a girls' college. This property is improved with a large masonry building and four smaller buildings. The easternmost portion of the tract is now used as a lawn, as is the westermost portion.

The property at the southwest corner of Seminary and Francke ses is improved with a large frame dwelling. This property has been used for many years is conjunction with the operation of the college as a library, infirmary and living quarters for the faculty. The property at the southeast corner of Francke and Seminary Avenues is improved with a large three story frame dwelling. The building has been used for many years for dormitory purposes in connection with the operation of the

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2. Any new building which may hereafter be erected to be used 550. B for or in connection with said hospital or sanitarium shall have a setback go from the property line of at least fifty (50) feet where said property line abuts a public street, and a setback of not less than seventy-five (75) feet where said property line abuts an adjoining tract. This restriction shall apply to the first and third lines of parcel #1. as bed herein, the same being the Southernmost and Morthernmost outlines of said parcel; the first, second and fourth lines of parcel #2, as described herein, the same being the Northernmost, Westernmost and Easternmost outlines of said narcels and the first and fourth lines of parcel #3, as described herein, the same being the Northermont and Westernmost outlines of said parcel.

3. That pursuant to the provisions of Section XIII. Sub-Section I of the Zoning Regulations and Restrictions of Baltimore County the petitioner is hereby required to enter into an agreement in writing with the Zoning Commissioner of Baltimore County and the County Commissioners of Baltimore County stipulating the conditions, restrictions and regulations governing this Special Permit, the same to be recorded among the Land Records of Baltimore County, a copy of said Agreement being filed herewith as a part of this Order.

2242-5 IN THE MATTER OF

MARYLAND COLLEGE CORPORATION

For A Special Permit To The Loning Consissioner of "altimore County.

MARYLAND COLLEGE CORPORATION

horeby political for a Special Permit, under the Sening Augulations and Rustrictions passed by the County Consissioners of Bultimore County, agreeable to Chapter 877 of the Acts of the General Asserbly of arryland of 1943, for a cort in permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or be erected therea.) hereinafter described for Convalencent Home, Hospital or Sanitarium to supply, board, nursery care, and treatment of persons. No persons with alcoholic, mental or tagious diseases to be admitted.

Fared No. 1: N. V. Gr. Seniory and France Aver., these venterly on it merit the of lentony Ave., 155 feet to the east righter rights of the control of th

Farcel No. 2: S. W. Corr. Sendancy and Frenche Area., thouse wonterly, such side of Contary Are., 275 Feet, theme southerly to the month after of Innois Are., thence caterily, or to the test file of France.

The petitioner contends that the operation of these properties for college purposes is no longer profitable and that it is required to seek some other use for its valuable holdings at this location.

It is clear that these large buildings cannot be used for residential purposes and the owner is entitled to use them for some reasonable purcose which will not be detrimental to the health, mfoto and general welfare of the community. It appears that the use of this property for the operation of a convalescent home or homoital subject conditions, restrictions and regulations which this order will impose upon its use and to which the petitioner has agreed to bind itself by an agreement to be entered into with the Zoning Commissioner of Baltimor County and the County Commissioners of Baltimore County, as well as by a deed, will not be detrimental to the safety , health, morals and general welfare of the Lutherville community.

The purpose of these conditions, restrictions and regulations is first to make it certain that the property will never be used for the treatment of patients suffering from the effects of excessive use of alcohol, patients suffering from mental diseases, patients suffering from addiction to narcotics, or patients suffering from contagious diseases, and second, to prevent the enlargement of the operation greatly beyond its present scope so that the character and atmospher of the neighborhood will not be materially changed.

It is, therefore, this 7th day of May, 1952, OHDERED by the Zoning Commissioner of Baltimore County that a Special Permit is hereby granted to use the following described tracts of land for a hospital and/or sanitarium subject to the conditions, restrictions and regulations hereinafter set forth;

Retirming 150 feet West of the center line of Fra a Aramsa and Francisg those Nesterly Minding on the North side of Semina Aramsa 600 feet, those Service and the Control of the Service Service and Service S

HOUDHDO at the Southeast Corner of Seninary and Francis Avenues, themse Nesterly on the South ride of Seninary Asses above Sening Control of the Seninary Assess and Seninary Assess are also feet, themse Ratterly Parallal to Cominary Assess 200 feet, more asset to be West Edie of Prenack Avenue, themse Northorty along the West mide of Francis Avenue 300 feet to the phone of beginning.

BECOMMOD at the Scuthmast corner of Seninary and Franche Avenues, hence Easterly on the Scuth aids of Seninary Avenue 310 feet, thence Scuthmity parallel to Prenche Avenue 500 feet, thence Med with the Seninary Avenue 310 feet, thence Med with the Seninary Avenue 310 feet, and the Seninary Avenue 310 feet to the piece of Seninary on the Seninary avenue 310 feet to the piece of Seninary Avenue 310 feet to the Seninary Avenue 310 feet to the piece of Seninary Avenue 310 feet to the piece 310 feet to t

The following conditions, restrictions and regulations are hereby imposed on the use of the herein described property pursuant to Section XIII, Sub-Section I of the Zoning Regulations and Pestrictions of Baltimore County which the Zoning Commissioner hereby determines to be necessary and advisable for the protection of surrounding and neighboring properties:

1. Any hospital or sanitarium which shall be conducted on the said property pursuant to this Special Permit shall not accept, keep or treat patients suffering from mental diseases, patients suffering from the effects of excessive use of alcohol, patients suffering from addictions to narcotics or patients suffering from contagious diseases. The definition or classification of persons coming within these categories shall be as prescribed by the Haryland State Foard of Health.

HILD YER IN IN THE MATTER OF MARYLAND COLLEGE CORPORATION #8 SEC. B For A Special Paralt To The Zening Counissioner of "altimore County. MARYLAND COLLEGE CORPORATION horeby potition for a Special Porult, under on Jani---



The outlines of the land and approximate locations of improvements on the Maryland College property in Lutherville, Baltimore County, are located in the Borth side of Besinary are a language of the Areaus, on the East, and Northern Central Hallway, on the Rest, Areaus and Exportent are located on the South side of Seminary Areaus and Language are located on the South side of Seminary areaus and Language are located on the South side of Seminary Areaus and Language are located on the South side of Seminary Areaus and the East side of Francia areaus.

ORNERED by the Zoning Consissioner of Bultimore

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SEC. B

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County this 15th day of April 1952

a payanager of general circulation throughout Baltimore

that the subject natter of this petition be advertised in

County and that the property be posted, as required by the

Zoning Regulations and Act of Assoubly aforesaid, and that

a nublic hearing thereon be had in the office of the Zoning

Commissioner of Baltimore County, Maryland, on the 7th

day of May 1952 . at 100 o'clock

PAL

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY District.

Posted for Special Symmet for Generalizant Home of Passing 4-13-52

Posted for Special Symmet for Generalizant Home

Posted for Special Symmet College

Decades of proportificate presell James 1 of great yn N Or demanificant translate

Brokenia SW Or adjunction from the Standard S. E. Generalizant Translate

Brokenia of Sign for Special Swarp Special Standard James Standard Standard Swarp

Location of Sign for Special Swarp Special Swarp Special Standard Swarp Standard Swarp

Bosted by Helengy & Alexandra Posted Special Swarp Special # 2242 Towson, Maryland Union News Romarks: Glory R Herring CERTIFICATE OF PUBLICATION FILED APR 25 1952 CERTIFICATE OF PUBLICATION TOWSON, MD., Jer 25 195 2 THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of Legal successive weeks before the ______ appearing on the _____day of ____day of ____ The UNION NEWS Manager. 3

April 25, 1952

\$1,0.00

HEURIVED Elmer R. Haile, Attorney for Arryland College Corporation, potitioner, the sum of Forty (\$40,00) Dollars being cost of potition for a special possits a dvertising and possing property, Saminary and Francis Avenues, 5th Cistrict of Chitimore County.

Zoning Count sloner

Hearings

