

RE: PETITION FOR A SPECIAL EXCEPTION
FOR CONVALESCENT HOME - S. S.
Stevenson Lane, 150 feet S. of
Oxford Road, 9th Dist., Fanny F. Decker,
Petitioner, Lewis J. Stapp,
Contract Purchaser

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 3969-X

MAP
#9
SEC-3-C
XA

The subject property is located on the south side of Stevenson Lane, east of Oxford Road, in the Ninth Election District of Baltimore County. It consists of 2.20 acres of land improved with a two-story, nine room, stone dwelling and a detached masonry garage. The grounds are beautifully landscaped with magnificent trees and shrubbery and when the trees and shrubbery are in full foliage the property is quite secluded and protected from public gaze.

The testimony showed that there is a great need for convalescent homes in Baltimore County and this Board finds from the evidence that the granting of a special exception permitting the subject property to be used for this purpose will not:

- be detrimental to the health, safety or general welfare of the locality involved;
- tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public improvements, convenience or improvements;
- Interfere with adequate light and air.

That the case was reviewed by the Circuit Court for Baltimore County and remanded to said Board of Appeals by said Court on November 7, 1957, with instructions.

That said order in restriction No. 3 called for the plan as submitted by the Petitioner, showing off-street parking and ingress and egress, shall become a part of the order, and restriction No. 4, that a fence was to be constructed along the eastern boundary line in like manner as the other boundaries, although there are three different types of fence.

That the Petitioner's successor in title, namely, Mrs. Elva C. Miller, who has been licensed by the State Department of Health to conduct a nursing home on said property, appeared before the Board of Appeals represented by an attorney, and that the Protestants, by a representative and their attorney, also appeared before the Board of Appeals on May 1, 1958, and that the respective attorneys and parties have come to an agreement in regard to the parking and the enclosure of the eastern boundary.

For the above reason the aforesaid petition should be and the same is hereby granted with the following amendments to the original order dated January 28, 1957, by the Board of Zoning Appeals of Baltimore County, and the order of November 22, 1957 of the Board of Appeals of Baltimore County.

It is therefore this 16th day of October, 1958, by the County Board of Appeals of Baltimore County, ORDERED that the order of the Zoning Commissioner be and the same is hereby affirmed, subject to compliance with the following provisions:

- That the screening as it exists shall be kept in its present state.
- There shall be no additional buildings for convalescent purposes including patients' or nurses' dormitories.
- That the plan filed herewith entitled "Holly Hill Manor Proposes Parking Area and Eastern Border Fence" become a part of this order and must be maintained as shown thereon.
- That there shall be erected and maintained along the eastern boundary a solid type half round wood stockade fence not less than six feet six inches high for a distance of 200 feet from Stevenson Lane, and a rustic picket fence not less than four feet high for 101.30 feet.
- There shall be no addition or additions to the existing structure, nor shall there be any outside alterations thereto which would change their appearance, except fire escapes as required; this, however, is not to prevent enclosing existing porches on the main dwelling house on the premises.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

PETITION FOR A SPECIAL EXCEPTION
FOR CONVALESCENT HOME - S. S.
Stevenson Lane 150 feet S. of
Oxford Road, 9th Dist., Fanny F.
Decker, Petitioner - Lewis J. J.
Stapp, Contract Purchaser

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. Commissioners

Please enter an appeal to the Board of Zoning Appeals of Baltimore County on behalf of the following protestants:

Joshua W. Rowe and
Nancy B. Rowe, his wife
607 Stevenson Lane

and

Robert J. Kelly and
Martha B. Kelly, his wife
783 Oxford Road

John Rowe
John Rowe
Attorney for Protestants



JOHNSON ROWIE
ATTORNEY AT LAW
TOWSON, M.D.

November 19, 1956

RECEIVED

RECEIVED of Johnson Rowe, Attorney for Joshua W. Rowe and Robert J. Kelly, protestants, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals from the decision of the Zoning Commission granting a special exception for Convalescent Home, south side of Stevenson Lane, 150 feet east of Oxford Road, 9th District.

Zoning Commissioner

01.62 Zoning Service Charge

RECEIVED
NOV 19 1956
COMMISSIONER'S OFFICE
990

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
FANNY F. DECKER

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

Fanny F. Decker, Widow Legal Owner
Lewis J. J. Stapp Contract Purchaser

herby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or to be erected thereon) hereinafter described for:
Convalescent Home

All that parcel of land in the Ninth District of Baltimore County on the South side of Stevenson Lane, beginning 150 feet East of the center line of Oxford Road; thence Easterly and binding on the South side of Stevenson Lane 290.72 feet; thence South 5 degrees 40 minutes East 301.30 feet; thence South 86 degrees 04 minutes West 355.25 feet; thence North 7 degrees 00 minutes East 297.78 feet to the place of beginning.

Lewis J. J. Stapp
Lewis J. J. Stapp
Contract Purchaser

Fanny F. Decker
Fanny F. Decker
Legal Owner

ORDERED BY the Zoning Commissioner of Baltimore County this 1st day of October, 1958, 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 11th day of October, 1958, at 2:00 o'clock P. M.

Zoning Commissioner
of Baltimore County

April 22, 1957

\$9.00

RECEIVED of Johnson Rowe, Attorney for protestants, the sum of Nine (\$9.00) Dollars, being cost of certified copies of petition and other papers filed in the matter of a special exception for Convalescent Home - south side of Stevenson Lane, 9th District, Fanny Decker, petitioner.

Zoning Commissioner

01.62

RECEIVED
APR 22 1957
COMMISSIONER'S OFFICE
990

October 10, 1956

\$35.00

RECEIVED of Louis T. J. Stapp, for petitioner Fanny F. Decker, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the South side of Stevenson Lane, beginning 150 feet East of the center line of Oxford Road, Ninth District of Baltimore County.

Zoning Commissioner
of Baltimore County

RECEIVED:
Wednesday, October 31, 1956
at 2:00 P. M.
Room 100,
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
OCT 31 1956
COMMISSIONER'S OFFICE
990

01.623-110.00
01.623-110.00

Notary
C. H. KAHN
221 Park Rd

10/31/54
10/31/54

No. 3969-I

100-4-3
Docket *Page 6* *185* *278*
Dear Sir: *Turson, Md.* *Ang* *10-56?*
The Record in the case of
James H. Brown, et al. vs. Board of Young Men's
Ang *2/13/2. Order of Board, official*
is sent to be transcribed into Court
of _____ for trial.
Call at the office and examine same within 10 days from this
date, otherwise Transcript will be sent
Yours, *Wm L. Beale*, Clerk

