#3969XA BEFORE

COUNTY BOARD OF APPEALS OF APP OF BALTIMORE COUNTY SEC.3-C No. 3969-1

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#3969-X

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"x" 10/25/56

Contract

BEFORE THE

PALTINGRE COUNTY

....... 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 hones 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:

- a. Be detrimental to the health, safety or general
- b. Tend to create congestion in roads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or other dangers;
- d. Tend to overcrowd land and cause under concentration of population;
- Interfere with adequate provisions for schools, parks, water, severage, transportation or other public improvements, conveniences or improvements;
- f. Interfere with adequate light and air.

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

PETITION FOR SPECIAL EXCEPTION

hereby petition for a Special Exception, under the Zoning Regulations

and Restrictions passed by the County Commissioners of Raltimore

Assembly of Maryland of 1943, for a certain permit and use, as

A Special Exception to use the land (and improvements now

All that parcel of land in the Minth District of Baltimore County on the South Adds of Stevenson Name, beginning 155 feet Last of the omter line of Outrow Deady lance Bastery and binding on the South idea of Stevenson Lane 155 deepers 04 minutes West 155,55 feet; the name of the Stevenson Lane 155 deepers 04 minutes West 155,55 feet; the Earth 7 deepers 05 minutes Mart 157,77 feets to be place of beginning themes Barth 7 deepers 05 minutes Mart 157,55 feet; the Name 155 deepers 05 minutes Mart 157,77 feets to the place of beginning themes Barth 7 deepers 05 minutes Mart 157,77 feets to the place of beginning themes Mart 157,77 feets to minutes Mart 157,77 feets to minute Mart 157,77 feets

County, agreeable to Chapter 877 of the Acts of the General

provided under said Regulations and Act, as follows:

or be crected thereon) hereinafter described for\_

IN THE MATTER OF

FANNY F. DECKER

For a Special Exception

Panny F. Decker, Widow

Lewis P. J. Stanf

Convalescent Home

To The Zoning Commissioner of Baltimore County

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  $\rho$ 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 SEL.3 -C 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 16 th day of October , 1958, by the County Board of Appeals of Baltimore County, CRDENED that the order of the Zoning Commissioner be and the same is hereby affirmed, subject to compliance with the following provisions:

- 1. 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 surses domitories.
- That the plan filed herewith entitled "Holly Hill Hanor Proposed Parking Area and Zastern Border Fence" become a part of this order and must be aminined as shown thereon.
- i. That there shall be erected and maintained along the eastern boundary a solid type half round wood stockade fence not less than rix feet six inches high for a distance of 200 feet from Stevenson Lune, and a rustic picket fence now less than four feet high for 101.3% feet.
- 5. There shall be no addition or addition to the existing structure, nor shall there be any outside alterations thereto which would change their appearance, except life escapes as required; this, however, is not to prevent enclosing existing porches on the main dealing house on the manufacture.

COUNTY HOARD OF APPEALS OF HALTIMORE COUNTY



PETITION FOR A SPECIAL EXCEPTION FOR CONVALESCENT HOME - S. S. NSON LANE 158 feet E. C OXFORD ROAD, 9TH DIST., FANNY I DECKER, PETITIONER - LEWIS F. J. STAPF, CONTRACT PURCHASER

REFORE THE ZONTING CONSTITUTIONS OF BALTIMORE COUNTY

Mr. Comissioners

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

Joshua W. Rows and Mancy B. Rows, his wife 607 Stevenson Lane

and

Robert J. Reilly and Martha B. Reilly, his wife 7203 Oxford Road

Johnson Bowle

6 56 AM -H C

TTORNEY AT LAN

November 19, 1956

3969 X

REESIVED of Johnson Borie, Attorney for Joshua W. Howe and Ambert J. Milly, protestants, the sum of Thirty (\$30.00) Bollare, being cost of appeal to the Bond of Zoning Appeals from the decision of the Deputy foring Commissioner granting a special exception for Convaluecont Home, south side of Stevenson Lune, 158 fort east of Oxford Boad, 7th District.

Zening Consissioner

01.623 Zoning Service Charge

1500 1 9 1950 COUNTY OF EM

\*3969 XA

CREERED FF the Zoning Commissioner of Baltimore County this \_lat day of \_October \_\_ 19 56 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 31st day of \_\_October \_\_\_ 19 56\_ at 2:00 o'clock

#3969×A

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April 22, 1957

RECEIVED of Johnson Bowie, Attorney for protestants, the sum of Nime (49.00) Dollars, being cost of certified copies of petition and other paprpers filed in the matter of a special Sxception for Convalescent Home - south side of Stevenson Lane, 9th Metrict, Fanny looker, petitioner.

Zonine Completioner

01.622

APR 2 2 1957 COMPTER S CITIE \$35.00

RECEIVED of Louis T. J. Stapf, for petitioner Fanny F. Decker, the sum of Thirty-five (\$35.00) dollars, being cost of potition for Special Exception, advertising and posting property on the South side of Stevenson Lane, beginning 158 feet East of the center line of Oxford Road, Ninth District of Baltirore County.

Zoning Commissioner of Baltimore County

October 10, 1956

HEARING: Wednesday, October 31, 1956 at 2:00 P. M.

Room 106, County Office Building 111 W. Chesapeake Aven Tempon, Maryland

01.623-110.00 0163343500

C. H. KAHL

10/31/54

Zoning Commissioner

E: PETITION FOR A SPECIAL EXCEPTION :
FOR CONVALESCENT HOME = S. S.
Stevensen Lane, 155 feet R. Oxford :
Road, 9th Dist., Panny F. Dacker,
Petitioner, Lawis J. Stapf, Com- :

COUNTY BOARD ~ APPEALS
OF BALTIMORE COUNTY
No. 3969-X

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## OPINION

The subject property is located on the south side of Stewmeon Lane, east of Chirof Roos, in the Minth Klastica Ristrict of Baltimore County. It consists of 2.20 across of Land improved with a two-stery, nine room, stoe chilling and a detached manuary garage. The grounds are basutifully landscaped with magnificent trees and shrubbery and when the trees and shrubbery are in full follings the property is quite seclused and protected from public

The testimony showed that there is a great need for convalescent homes in Balianore County and this Board finis 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 reads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or other dangers;
- d. Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewrage, transportation or other public improvements, conveniences or improvements;
- f. Interfere with adequate light and air.

It is, therefore, this 9 day of November, 1956, by the Deputy Zoning Commissioner of Baltimore County, COMMUNION that the aforesaid patition for a special exception, be and the same is hereby granted, subject to compliance with the following repressions:

- That the screening as it exists shall be kept in its present state.
- That there shall be no outside alterations to change the appearance of the existing structure.
- That the plan submitted by the petitioner showing off-street parking and ingress and egress shall become part of this Order, and
- In that since there is a fence around the property with the exception of along the eastern boundary line, the said eastern boundary line shall be enclosed in like

Garles L. Theatrick

For the bove reasons the aforesaid petition should be and the same is hereby granted.

It is, therefore, this <u>22.04</u> day of Normaber, 1957, by the County Sound of Appeals of Baltilance County, GERERO that the Order of the Zening Commissioner be and the same is broby affirmed, subject to commissione with the following correlators:

- 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 dorattories."
- That the plan submitted by the petitioner showing offstreet parking and ingress and egress shall become a part of this Order.
- h. That since there is a fence around the property with the exception of along the eastern boundary line, the said eastern boundary line shall be enclosed in like manner, and
- 5. There shall be no addition or additions to the existing atructures, nor shall there be any outsite alterations there to which would though their appearance, except prevent acclesing existing porches on the main dwelling house on the preduces.

COUNTY BOIRD OF APPEALS
OF BALTIMORS COUNTY

This Order anends the Order of the 28th day of January, 1957 of the eld Board of Zoning Appeals of Baltimore County pursuant to the direction of the Circuit Court of Baltimore County of November 7, 1957.

Witte

FE: PETITION FOR SPECIAL EXCEPTION FOR CONVAINSCENT HOME - S.S. Stavenson Lane 158 fost East of Oxford Road - 9th District - Fanny F. Dockor, Petitioner - Lowis F. J. Stapf,

Pursuant to advertisement, posting of property and public hearing on the above potition to use the property described therein for a Gonzalessent lose, after having inspected the property and given the matter therough consideration, it is the opinion of the Deputy Toning Commissioner that because of the existing screening on the northern, western and southern boundaries of the subject property, no shiftional walls or screening shall be deemed necessary along and boundaries as the adjacent properties are adequately protected.

The petition was reviewed by the Zoning Mvisory Group who were unanimus in the opinion that the proposed use of this property is proper.

The Zoning Regulations prescribe that before any special exception shall be granted it must appear that the use for which the Special Exception is requested shall not:

- a. 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;
- e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or
- Interfere with adequate light and air.
   For the above reasons the aforesaid petition should be granted.

RE: PETITION FOR A SPECIAL EXCEPTION : FOR CONVAINSCENT HOME - S. S. Stownson Lane 156 feet E. Oxford : Road, 9th Dist., Farmy F. Decker, Petitioner, Lewis J. Stapf, Contract Purchaser.

BEFORE
BOARD OF ZONING APPEALS
OF BALTINGRE COUNTY
NO.3969-X A

MAP

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OPINION

The subject property is located on the south side of Stewmenn Lame, out of Oxford Rood, in the Minth Lacetion Ristrict of Baltimore County. It consists of 2.00 acres of land improved with a two-story, into room, stone deelling and a detached tascory garage. The grounds are beautifully landscaped with magnificent trees and shrubbary and when the trees and shrubbary are in full foliage the property is quite scaluded and protected from public

The testimony showed that there is a great need for convoluceent homes in Baltimore County and this Board finds from the evidence that the granting of a special exception permitting the subject worserty to be used for this curvoes 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;
- d. Tendito overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or &r improvements;

f. Interfere with adequate light and air.

For the above reasons the aforesaid petition should

It is, threefore, this 2000 day of January, 1957, by the Board of Zening Appeals of Baltinore County, OBREDD that the Order of the Zening Commissioner be and the same is british affirmed, ambient to commissioner be following recreations:

- That the screening as it exists shall be kept in its present state.
- That there shall be no outside alterations to change the appearing of the existing structure.
- That the plan submitted by the petitioner showing off-street parking and ingress and egress shall become a part of this Order, and
- h. That since there is a fence around the property with the exception of along the eastern boundary line, the said eastern boundary line shall be enclosed in like manner.

BOARD OF ZOHING APPEALS

Mule Duling

RE: PETITION FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME - 5.3. Stevenson Lane 198 feet East of Oxford Read - 9th District - Panny F. Decker, Petitioner - Lewis F. J. Stapf, Contract Purchaser

Purposent to advertisement, posting of property and public hearing on the above potition to use the property described therein for a Convalacent Home, after having imspected the property and given the native thorough consideration, it is the opinion of the Dapaty Moning Commissioner that because of the existing screening on the northern, western and southern boundaries of the subject property, no additional walls or coreening shall be deemed necessary along said boundaries as the adjacent properties are adequately

The petition was reviewed by the Zoning Advisory Group who were unanimous in the opinion that the proposed use of this property is proper.

The Zoning Regulations prescribe that before any special exception shall be granted it must appear that the use for which the Special Exception is requested shall note

- a. Be detrimental to the health, safety or general welfare of the locality involved;
- b. Tend to create congestion in roads, streets or alleys therein:
- c. Create a potential hazard from fire, pants or other dangers;
- d. Tend to overgroud land and cause undus
- e. Interfere with adequate provisions for sencels, parks, water, sewrage, transportation or other public requirements, somenieses or tenseconstate.
- f. Interfere with adequate light and air.

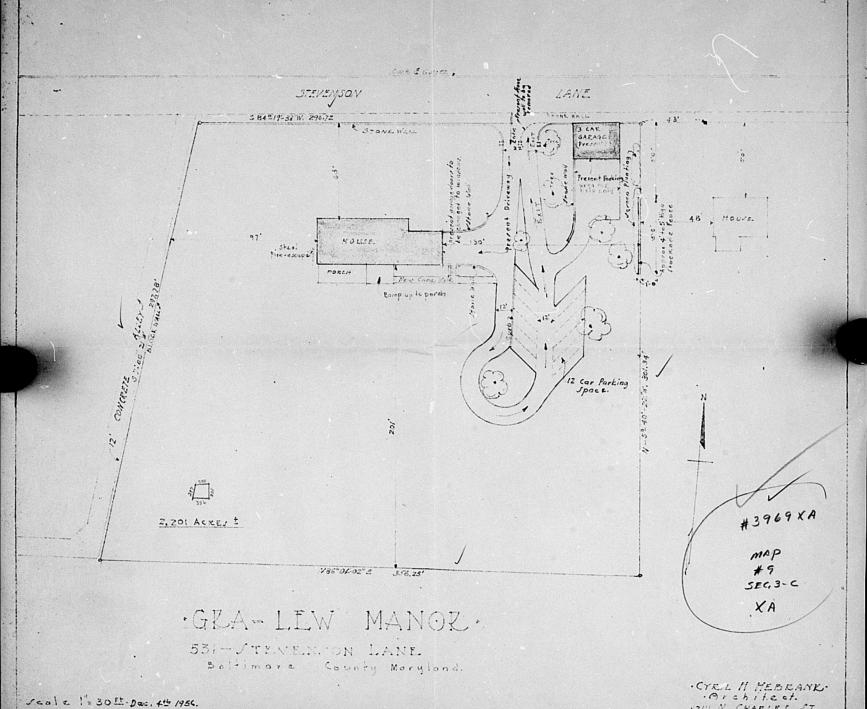
  For the above reasons the afterentia petition should be resided.

CERTIFICATE OF POSTING

ZONI	NG DEPARTMENT OF BALTIMORE	COUNTY
	Towson, Maryland	
+6.		#3869
District 9	ston for a Comelinen	Date of Posting 10-17-50
Petitioner: - January J.	Luchus	
	Stoney Sine, by 13	
Location of Signs: 1020 proper	128 ft; unther north basis	of Offord Alon the
Remarks:		
Posted by George A. H	Date of return:	10-18-56



18-4-10	
Docket Marie 6 Polio 45 278  Townen, Md. 229 19	
Dear Sir:- Towson, Md	5?
The December of	
Joshu b. Daniste w. Bof grang gy	4.
Va / / / /	-14
ang 21212 act of Board affined.	
any 2120 act of Board office a	
of for trial	
Call at the office and examine same within 10 days from t	
date, otherwise Transcript will be sent;	
" # PR. 1	



1211 N. CHARLES ST.