

#4286-X
MAP #3
SEC. #1
2-C
X

RE: PETITION FOR VARIANCE AND
SPECIAL HEARING - 5/8 of
Slade Avenue, 1156' W of
Reisterstown Road-3rd Dist.
Samuel and Beatrice Fried
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-57-MSH

The petitioners seek Variance to permit a side yard of 10 feet instead of the required 20 feet, a rear yard of 10 feet instead of the required 30 feet and have also requested a Special Hearing to delete, amend, and void Section 3 of the restrictions imposed on the Special Exception in File No. 10568 which was granted on January 31, 1958.

From the evidence produced at the hearing, it is the opinion of the Deputy Zoning Commissioner that the Variance should be granted because of practical difficulty and that Section 3 of the aforementioned Order dated January 31, 1958 is unreasonable so far as it applies to the petitioners' property and it should be amended.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of August, 1960, that the herein Petition for Variance to permit a side yard of 10 feet instead of the required 20 feet and a rear yard of 10 feet instead of the required 30 feet should be and the same is granted from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning. It is further ORDERED that Section 3 of the Special Exception in File No. 10568 should be and the same is deleted, amended and voided.

Edward D. Harding
Edward D. Harding
Deputy Zoning Commissioner

RE: PETITION FOR SPECIAL EXCEPTION
CONVALESCENT HOME - S. S. Slade
Ave., 1156' W. Reisterstown Road,
1st Dist., Jason A. Parker and
Laura E. Parker, Petitioners -
Samuel and Beatrice Fried,
Cont. Purchasers

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
#4286-X
No. 10568

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a Convalescent Home, from the evidence produced at the hearing and from an inspection of the property it is the opinion of the Zoning Commissioner that the granting of the special exception will not be detrimental to the health, safety and the general welfare of the community, therefore the special exception should be granted.

It is this 21st day of January, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception for a Convalescent Home, be and the same is hereby granted, subject, however, to compliance with the following provisions:

1. That there shall be no exterior alterations to the existing dwelling except the erection of a fire escape as required by the Baltimore County Fire Department.
2. That there shall be no alcoholic, mental or maternity patients treated at said Home, and
3. That the number of patients to be treated shall be as permitted by the State Health Department.

William H. Adams
William H. Adams
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

FROM: William H. Adams, Zoning Commissioner Date: August 24, 1960
TO: George Lewis
SUBJECT: #35-60 133 Slade Ave. O.P. File #4286-X

The above building permit has been disapproved because of the decision of the Zoning Commission, dated January 31, 1958 which states:

* That there shall be no exterior alterations to the existing dwelling except the erection of a fire escape as required by the Baltimore County Fire Department.

William H. Adams
Zoning Commissioner

AAL:be

October 28, 1957

\$35.00
RECEIVED of Jason A. Parker, petitioner, the sum of three-fifty (\$35.00) dollars, being cost of petition, advertising and posting of property situated - South side of Slade Avenue, beginning 1156' west of West of Reisterstown Road - 3rd District of Baltimore County.
Thank you!

RECEIVED
Monday, November 18, 1957
at 2:00 p.m.
Room 108
County Office Building
111 W. Chase Avenue
Towson, Maryland
By *[Signature]*

01-622-435.00

PETITION FOR SPECIAL EXCEPTION
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County

Jason A. and Laura E. Parker Legal Owner X
Samuel and Beatrice Fried Contract Purchaser

hereby 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 be erected thereon) hereinafter described for _____

Convalescent Home
All that parcel of land in the 1st. Dist. of Balto. County on the South side of Slade Ave; beginning 1156 feet west of Reisterstown Road; thence westerly and binding on the South side of Slade Avenue 104.33 feet; thence south 29 degrees 55 minutes east 282.75 feet; thence North 48 degrees 00 minutes east 150 feet; thence north 29 degrees 55 minutes west 247.6 feet to the place of beginning.

Samuel and Beatrice Fried
Contract Purchaser
Jason A. Parker
Legal Owner
Laura E. Parker
133 Slade Ave
Baltimore 8 MD.

11/18/57
3 P.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4286
Date of Posting 11-6-57
District 3rd
Posted for: *Special Exception for Convalescent Home*
Petitioner: *Jason A. & Laura E. Parker*
Location of property: *1156' West of Slade Ave. 133 Slade Avenue*
Location of Signs: *Posted on property known as 133 Slade Avenue*
Remarks: *By George R. Hammond*
Date of return: 11-7-57

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
3rd DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property hereinafter described for a Convalescent Home, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on them 100, County Office Building, 111 W. Chase Avenue, Towson, Maryland.
On Monday, November 18, 1957 at 2:00 P.M.
to determine whether or not the Special Exception petitioned for should be granted. The property in said petition being particularly described as follows: All that parcel of land in the Third District of Baltimore County on the South side of Slade Avenue beginning 1156 feet west of Reisterstown Road; thence westerly and binding on the South side of Slade Avenue 104.33 feet; thence South 29 degrees 55 minutes east 282.75 feet; thence North 48 degrees 00 minutes east 150 feet; thence North 29 degrees 55 minutes west 247.6 feet to the place of beginning, as shown on plat filed with the Zoning Department, being property of Jason A. & Laura E. Parker.
By Order of
Zoning Commissioner
of Baltimore County
Nov. 1 - 8

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catoctin, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

November, 1957
THIS IS TO CERTIFY, that the annexed advertisement of *William H. Adams Zoning Commissioner* was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 9th day of November 1957, that is to say the same was inserted in the issues of *November 1 and 8, 1957.*
THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

November 13, 1957

\$1.50

RECEIVED of Jason Parker, petitioner, the sum of (\$1.50) being cost of additional advertising of property situate - South side of Slade Avenue, beginning 1156 feet West of Reisterstown Road - 3rd District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
NOV 13 1957

COMPTROLLER'S OFFICE

01.622-1.50

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning November 18, 1957
To Wilsie H. Adams
Subject Zoning Petition #1286-K. Special Exception for Convalescent Home. South side of Slade Avenue, beginning 1156 feet west of Reisterstown Road. Approximately 1 acre. - 3rd District. (Hearing - Nov. 18, 1957 - 2:00 p. M.)

Advisory Data - Land Use -

Property will be affected by road realignment:

It should be noted that even though the present Slade Avenue is a minor street, it is planned that the future extension of Milford Mill Road from the southwest will be realigned to tie in with Slade Avenue just as it passes the subject property. This alignment will require a curve which will cut through the west corner of the tract, reducing the front yard to a third of its present area. In addition, while the property now fronts on Slade Avenue, a minor street, it will then front on Milford Mill extended, a major road. These changes raise some question as to the appropriateness of a Convalescent Home use on the site.

GS
imob

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From GEORGE R. LEWIS January 28, 1958
To WILSIE H. ADAMS
Subject Zoning Petition #1286-K. (Rescheduling) Special Exception for Convalescent Home 5/8 Slade Avenue, beginning 1156' W of Reisterstown Rd. District 3

Baltimore County and the State Roads Commission are considering a proposal for the realignment of Milford Mill Road in conjunction with the construction of the Northwest Expressway. One scheme for proposed realignment would materially affect this property. However, at present no decision has been made as to which alignment will be used.

It is requested, therefore, that zoning of this property be withheld until such time as the County and State can arrive at a decision on the alignment.

George R. Lewis
George J. Lewis
Chief - Permit Section
Division of Land Development

GR:ls

cc: Mr. Stirling (Planning)

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning Jan. 29, 1958
To Mr. Wilsie H. Adams, Zoning Commissioner
Subject Zoning Petition #1286-K. (Hearing Rescheduled from Nov. 18, 1957). Special Exception for Convalescent Home. South side of Slade Ave., beginning 1156 ft. West of Reisterstown Rd. Approx. 1 acre. 3rd District. (1:00 P.M.)

Correction to Memorandum of Nov. 18, 1957:

Since Nov. 18, 1957, when we submitted a memorandum and plat for the first scheduling of this Petition, the road realignment has been discussed further by the Zoning Advisory Committee.

Mr. Lewis' January 28, 1958 memorandum, covering the position of both the County and the State Roads Commission in the matter, is based on later information than our November memorandum and corrects our memorandum insofar as the two are in conflict.

GS/ih

