

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
ESTATE OF ANN J. H. BRUNE
FOR A Special Exception
To The Zoning Commissioner of Baltimore County

#4370-X
MAP #3
SEC. 2-C
"X"
2/28/58

Executed for ESTATE ANN J. H. BRUNE Legal Owner
FOREIGN ADDRESS HOME INC. Contract
AGENT J. B. F. CANNON 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 US AS

All that parcel of land in the 3rd District of Balto. County on the south side of Tobins Lane (said Tobins Lane being a continuation westerly of Valley Road), beginning 1620 feet west of Reisterstown Road; thence westerly and binding on the south side of Tobins Lane 612.75 feet to the east right-of-way of the Western Maryland Railroad; thence southerly and binding on said right-of-way 902 feet; thence south 88 degrees 15 minutes east 571.5 feet; thence north 1 degree 30 minutes east 985 feet to the place of beginning.

State of Ann J. H. Brune
J. B. F. Cannon
Contract Purchaser
Legal Owner
3/17/58
3:10 PM
FEB 6 REC'D

NOTIFY:
ARNOLD FLEISCHMANN
SMALKIN HESSMAN/MARTINETAYLOR
CAMMELL BLOC
TOWSON, MD.

ORDERED BY the Zoning Commissioner of Baltimore County this 6th day of February, 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 17th day of March, 1958, at 3:00 o'clock P. M.

Zoning Commissioner
of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for Nursing and Convalescent Home, it appearing that by reason of location, the operation of a Nursing and Convalescent Home would not be detrimental to the health, safety and the general welfare of the community, therefore, the special exemption should be granted.

It is this 1st day of April, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a Special Exception, should be and the same is hereby granted, subject, however, to compliance with the Regulations of the Baltimore County Health Department and the Fire Prevention Bureau of Baltimore County.

William H. Adams
Zoning Commissioner

February 24, 1958

\$40.00

RECEIVED of Joseph B. Francis for petitioner Estate of Ann J. H. Brune, the sum of Forty (\$40.00) dollars, being cost of petition, advertising and posting of property situate - South side of Tobins Lane 1620 feet west of Reisterstown Road - 3rd District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, March 17, 1958
at 3:00 p.m.

Room 108 County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
FEB 24 1958

COMPTROLLER'S OFFICE

01.622-448rd

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 8, 1958

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie L. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 8th day of March, 1958, that is to say the same was inserted in the issues of February 28 and March 7, 1958.

THE BALTIMORE COUNTIAN

By: Louis J. Morgan
Editor and Manager.

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
3rd DISTRICT
Present 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 in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, March 17, 1958, at 3:00 P. M.
to determine whether or not the Special Exception, petitioned for as aforesaid should be granted, the property is and petition 108. Particularly described as follows:
All that parcel of land in the Third District of Baltimore County on the south side of Tobins Lane (said Tobins Lane being a continuation westerly of Valley Road), beginning 1620 feet west of Reisterstown Road; thence westerly and binding on the south side of Tobins Lane 612.75 feet to the east right-of-way of the Western Maryland Railroad; thence southerly and binding on said right-of-way 902 feet; thence south 88 degrees 15 minutes east 571.5 feet; thence north 1 degree 30 minutes east 985 feet to the place of beginning, as shown on plat there filed with the Zoning Department, before property of Estate of Ann J. H. Brune.
By Order of
Wilsie L. Adams
Zoning Commissioner
of Baltimore County
Feb. 28 - March 7.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#4370
District: 3rd Date of Posting: 3-2-58
Posted for: Special Exception Convalescent Home
Petitioner: Estate of Ann J. H. Brune
Location of property: 571.5 feet south of Tobins Lane, west of Reisterstown Rd.
Location of Signs: 1 posted at the end of Tobins Lane.
Remarks:
Posted by: George R. Thomas, Jr. Date of return: 3-6-58

[illegible]

Scale 300 feet per inch.

Wm H. Shipley
Surveyor 1886.

4370-X
MAP #3
SEC. 2C

August 12, 1985

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Proposed Addition to Existing Facility
Garrison Valley Center, Inc.
Tobins Lane, W of Reisterstown Road - 3rd Election District

Dear Mr. Lichter:

I am in receipt of your letter dated August 7, 1985.

Please be advised that I agree that no petition need be filed to amend Case No. 4370-X. However, a revised site plan showing all existing improvements and proposed additions must be submitted to me for approval before a building permit may be issued.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: Case No. 4370-X

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS

305 W CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

August 7, 1985

Arnold Jablon, Esquire
Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: *Proposed Addition to Existing Facility (Case No. 4370-X)*
Garrison Valley Center, Inc.
Tobins Lane, west of Reisterstown Road
Garrison, Maryland

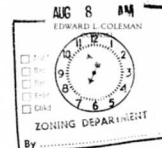
Dear Mr. Jablon:

Please be advised that I represent the Garrison Valley Center, Inc. which operates a nursing home at the above location pursuant to a Special Exception which was granted to its predecessor Foxleigh Nursing Home, Inc., by order of the Zoning Commission on April 1, 1958 in Case No. 4370-X. I enclose herewith a photo copy of the Zoning Office file which I have obtained from your office for your information and review.

My client is now making plans to construct an addition to its existing facility on the very same property which was the subject of the Special Exception Hearing in 1958. In reviewing the file, I would like to point out to you the following:

1. Petition for Special Exception related to the "Use of the Land (and improvements now or be erected thereon) hereinafter described for use as nursing and convalescent home".

2. The Order of the Zoning Commissioner reads, "It is this 1st day of April, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid Petition for a Special Exception should be and the same is hereby granted, subject however to compliance with the regulations of the Baltimore County Health Department and the Fire Prevention Bureau of Baltimore County."



Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County

Page 2
August 7, 1985

Re: Garrison Valley Center, Inc.
Tobins Lane west of Reisterstown Road
Garrison, Maryland

3. The Plat attached to the Zoning Office file merely shows the perimeter outline of the property on which the nursing home is constructed.

In view of the wording of the Order of the Zoning Commissioner dated April 1, 1958 together with the information otherwise contained in the file, I feel that the grant of the special exception having been acted upon by the then operators of the nursing home and continuing from that day forward would entitle my clients, the successors in interest to the Foxleigh Nursing Home, Inc. to be able to expand their facility without the necessity of any further amendment to the existing grant of the special exception. The special exception is an all-inclusive one applying to the entire property which was the subject of the hearing in 1958.

In addition, I have checked the files of the current Planning and Development Division to find any additional information which might be of help in this matter and do not find any reference to the property or any development thereof in their files.

I would appreciate your responding to this request to acknowledge that my client, as far as the special exception approval is concerned, will not be required to secure an amendment thereof to facilitate the construction of an addition to the existing facility. Your earliest reply would be greatly appreciated.

Very truly yours,

Julius W. Lichter

JWL:lsp

Enclosure

cc: Ms. Ida M. Campanella
Garrison Valley Center, Inc.
Reisterstown Road
Garrison, Maryland 21055

cc: Mr. Edward H. Noakes
4733 Bethesda Avenue
Suite 730
Bethesda, Maryland 20814

Mr. Joseph Larson
Spellman, Larson & Assoc.