

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date July 7, 1961

To: John G. Rose, Zoning Commissioner
From: George A. Gavelis, Deputy Director

Subject: #5320-x. Special Exception for Convalescent Home.
Southwest side of Liberty Road 100 feet South of Abble Place. Being property of Michael and Lucille Seth.
2nd District

Hearing: 7/19/61 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed this petition for a Convalescent Home and is in accord with the proposal. The subject tract has dimensions which preclude its economic development within the housing potentials of R-6 zoning. Without such a use as is now proposed, the tract would in effect become a "no mans land".

If granted, it is requested that the following conditions specifically be placed in the order:

- Exclusion of that portion of the property westerly from Subet Road from the special exception. This parcel can in effect, be used for housing.
- The requirement of approval of site plans by this office.
- Provisions of side yards of at least 20 feet as is required by the Zoning Regulations or wider side yards are requested for circulation and screening thereof, as it may extend alongside the building.
- Mandatory provision of access to the nursing home via a drive from Liberty Road.
- Mandatory provision for extending Subet Road through the property.

GB:ad

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 7462
DATE 6/22/61

To: John J. Gavelis, Esq.,
103 West Chesapeake Avenue,
Towson 4, Maryland

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Cost of appeal to County Board of Appeals	370.00	80.00
	Posting	10.00	10.00
	No. 5320 - Seth		

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 11687
DATE 5/24/62

To: Callanan and Pitcher
Attorneys
626 Munsey Building
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Certified documents for Gomeriger's property		10.00

3

2-2462 4514 • • • TEL - 10.00
MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4839
DATE 6/2/61

To: Comfort Homes, Inc.
3926 Park Heights Ave.
Balto. 15, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Petition for Special Exception for Michael Seth	50.00	50.00

3

6-261 456 • • • TEL - 50.00
6-261 456 • • • TEL - 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for
Convalescent Home
LOCATION: Southwest side of Liberty
Road 100 feet South of Abble Place
DATE & TIME: Wednesday, July 19, 1961
at 9:30 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland

THE Zoning Commissioner of Baltimore
County, by authority of the Zoning Act
and Regulations of Baltimore County, will
hold a public hearing:

Concerning all that parcel of land in the
Second District of Baltimore County
hereinafter for the same on the South-
west side of Liberty Road at the distance
of 120 feet Northerly from the point
where it is intersected by the
third line of the thirty described parcel
of land in the deed from the Royal Realty
Corporation to John B. Galtier and wife,
dated February 13, 1934, and recorded
in Liber C. W. B. Jr. No. 321 falls
151 etc., and running thence South 24 de-
grees 28 minutes West at right angles to
said road 142 and 1/10 feet, thence South
35 degrees 20 minutes East parallel with
said road 75 feet to the aforesaid third
line of said third parcel, thence binding
on the outlines of said third described
parcel the two following courses and dis-
tances viz: South 52 degrees 07 minutes
West 2170 and 4/10 feet and North 39 de-
grees 40 minutes West 178 and 1/10 feet,
thence leaving said outlines and running
parallel with said third line, North 52 de-
grees 07 minutes East 2114 and 4/10 feet
143 and 1/10 feet Southwesterly at right
angles from the Southwest side of Liberty
Road, thence binding on said line South
45 degrees 20 minutes East 26 5/10 feet,
thence North 24 degrees 28 minutes East
143 and 1/10 feet to the Southwest side of
Liberty Road and thence South 55 degrees
09 minutes East 100 feet to the place of be-
ginning.

CONTAINING 10 acres of land more or
less.

Being the property of Michael and Lu-
cille Seth, as shown on plat plan filed with
the Zoning Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

June 30,

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 30, 1961

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the
11th day of June, 1961, before the 19th
day of July, 1961, the next publication
appearing on the 30th day of June
1961.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5320

District: 2nd Date of Posting: 2-21-62

Posted for: Appeal Hearing

Petitioner: Michael & Lucille Seth

Location of property: S.W. S. of Liberty Road 100 ft. South of
Abble Place, etc. See Map

Location of Signs: On the East side of Liberty Road 150 ft. South
of Abble Place

Remarks:

Posted by: [Signature] Date of return: 2-23-62

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5320

District: 2nd Date of Posting: 6-28-61

Posted for: Special Exception for Convalescent Home

Petitioner: Michael & Lucille Seth

Location of property: S.W. S. of Liberty Road 100 ft. South of Abble
Place, etc. See Map

Location of Signs: On the East side of Liberty Road 150 ft. South of Abble Place on the S.W. S. of
Liberty Road and the East side of Liberty Road 150 ft. South of Abble Place on the
S.W. S. of Liberty Road

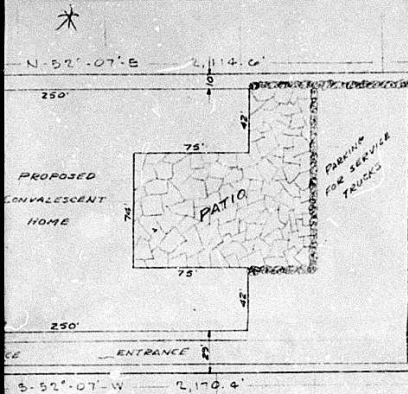
Remarks:

Posted by: [Signature] Date of return: 6-28-61

MICROFILMED

PLACE

ZONED RESIDENTIAL R-6
USE - RESIDENTIAL



ZONED RESIDENTIAL R-6
USE - RESIDENTIAL

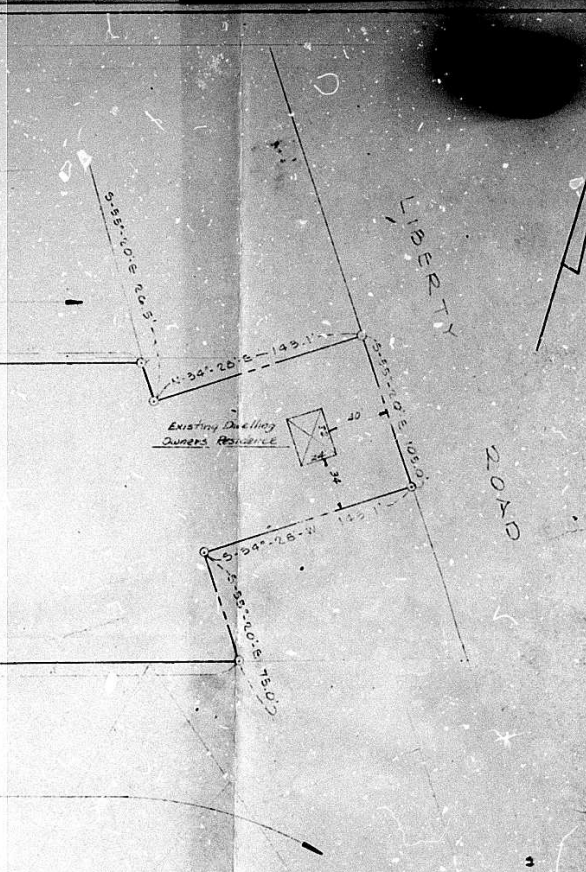
LIAVEN

ROAD

MILBURY
ROAD

BROOKHAVEN
ROAD

Notes:
Election District No. 2
Containing 10 Acres ±
Existing Use of property - Horse Paddock
Proposed Use of property - Convalescent Home
Present Zoning of property - Residential R-6
Proposed Re-zoning of property - Special Exception



APPROVED FOR FILING
Reviewed By *[Signature]*
Date *6/1/64*

L. ALAN EVANS
SURVEYOR & CIVIL ENGINEER
4200 ELSBROOK AVE. HQ-6-210A
BALTIMORE 14, MARYLAND
SCALE: 1" = 50' APRIL 11, 1964

