

APPLICATION FOR ~~RECLASSIFICATION~~ **SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Caton Ridge, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from as- to an "X" A zone, for the following reasons-

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a nursing home

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Caton Ridge, Inc.

By: [Signature]

Contract purchaser

Legal Owner

Address

Address: Harlem Lane, Catonsville, Md.

Address: Campbell Bldg., Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this... 5th day of... July... 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the... 5th day of... September... 1961, at 2:30 o'clock P.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and its appearing that by reason of location, the safety, health and the general welfare of the locality involved not being substantially affected

a Special Exception for a... Nursing Home... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... 7th day of... September... 1961, that the herein described property be and should be used for the purposes of a... Nursing Home... and that a... Special Exception for a... Nursing Home... should be and the same is granted, from and after the date of this order, subject, to approval of site plan by the Bureau of Land Development and the Office of Planning & Zoning.

Zoning Commissioner of Baltimore County

It is this... 20th day of August, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception should be and the same is hereby extended for a period of one year beginning September 7, 1962 and ending September 7, 1963.

Zoning Commissioner of Baltimore County

It is this... 31st day of July, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted in the above order, should be and the same is hereby extended for a period of two (2) years beginning September 7, 1963 and ending September 7, 1965.

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING AND ZONING

Inter - Office Correspondence

#5343-X A

Date: August 23, 1961

To: John G. Rose, Zoning Commissioner

From: George E. Garveris, Deputy Director

Subject: #5343-X Special Exception for Nursing Home
W/S Harlem Lane 110' S. Old Frederick Rd.
Caton Ridge, Inc.

1st District

5/6/61

2:30 P.M.

The staff of the Office of Planning & Zoning has reviewed the subject petition covering a special exception for a Nursing Home and has the following advisory comment to make:

1. Examination of the petitioner's site plan indicates that the property presently is being used for Convalescent Home purposes—apparently on a non-conforming use basis. It appears that the 7.4 acre tract is large enough to support the proposed addition to the Nursing Home without undue effect on the adjacent area.
2. If granted, the granting should be conditioned upon compliance with the site plan as presented. Further addition to the nursing home should be precluded without an additional hearing to extend the special exception. Screening in accordance with the requirements of the Zoning Regulations should be provided along the 20 car parking area adjacent to Harlem Lane.

GE:ibo



PETITION FOR ZONING SPECIAL EXCEPTION
ZONING: Location for a Special Exception for a Nursing Home.
LOCATION: West side of Harlem Lane 110 feet South of Old Frederick Road.
DATE AND TIME: WEDNESDAY, SEPTEMBER 6, 1961 AT 2:30 P.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the subject petition covering a special exception for a Nursing Home and has the following advisory comment to make:
1. Examination of the petitioner's site plan indicates that the property presently is being used for Convalescent Home purposes—apparently on a non-conforming use basis. It appears that the 7.4 acre tract is large enough to support the proposed addition to the Nursing Home without undue effect on the adjacent area.
2. If granted, the granting should be conditioned upon compliance with the site plan as presented. Further addition to the nursing home should be precluded without an additional hearing to extend the special exception. Screening in accordance with the requirements of the Zoning Regulations should be provided along the 20 car parking area adjacent to Harlem Lane.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 18 1961.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the... 6th day of September... 1961 the first publication appearing on the 17th day of August 1961.

THE TIMES

Manager

John M. Martin

Cost of Advertisement \$ 17.50
Purchase order- Q 5377
Requisition no. L 4099

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 8084

DATE 9/13/61

TO: Proctor, Reyston and Mueller
Attorneys
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Caton Ridge	\$3.50

8

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.

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 4896

DATE 7/5/61

TO: Proctor, Reyston and Mueller
Attorneys
Campbell Building
Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Exception for Caton Ridge, Inc.	\$50.00
1	7-661 1932	\$50.00
1	7-661 1932	\$50.00

8

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st

Date of Posting: 8-16-61

Posted for: Special Exception for Nursing Home

Petitioner: Caton Ridge, Inc.

Location of property: W/S of Harlem Lane 110' S. Old Frederick Road, etc.

Location of Sign: on the 110' S. Old Frederick Road, etc.

Remarks: George E. Garveris

Posted by: George E. Garveris

Date of return: 8-17-61

NORTH

-N08°-00'E --- 669'

EXISTING THREE
STORY BLDG.
54 BEDS

EXISTING ONE STORY BLVD
12 BEDS

EXISTING
DRIVEWAY

EXISTG
BARU

PROPOSED THREE STORY WING

PROPOSED NEW

PROPOSED TWO
STORY WING

PARKING 20 CARS
1 car in hole

LANE.

Present Zoning -
Residential R-6
Existing Use -
Residential

Present Zoning -
Un-Zoned
Existing Use -
School 534

Existing trees

1. New Blog. Set-back Lines

NEW 60' RIGHT-OF-WAY
1/40' to OLD FREDERICK RD.

190' ± TO C OF NORTHDALE RD.

HARLEM

Present Zoning - R-6
Existing Use - Academy

PROPOSED NEW BUILDING
FOR THE
CATON RIDGE NURSING HOME

NOTES:

Ejection District N21
Containing 6.3 Acres?
Existing Use of Property - Convalescent Home
Proposed Use of Property - Convalescent Home
Present Zoning of Property - Residential-R6
Proposed Zoning of Property - Special Exception

OFFICE OF PLANNING & ZONING
APPROVED AS TO STIPULATIONS IN
The Zoning Commissioners Order
NO 5343 DATED 9/14/61
This is an oral Portalis To Setbacks
Parking, Screening And Other Restrictions
As Specified In The Baltimore County Zoning
Code.

Date 9/2/66 J. B. J.

WHEELER, BONN, SHOCKEY & ASSOCIATES
ARCHITECTS
200 AZAR BUILDING
100 ROESLER ROAD
GLEN BURNIE, MARYLAND

L. ALAN EVANS
SURVEYOR & CIVIL ENGINEER
4200 ELSBROD AVE. HA-62144
BALTIMORE 14, MARYLAND
REG. NO. 2827
Scale: 1" = 50' June 5, 1961

APPROVED FOR FILING
Reviewed By LEg
Date 7/5/16

MICROFILMED

6-15-61

61-067

June 5, 1961

#5343-X
MAP
#1
SEC. 2-A
"X"