

JUL 23 '63

LAW OFFICES
JOHN WARFIELD ARMIGER
COURT HOUSE SQUARE
TOWSON 4, MARYLAND
JEFFERSON BUILDING

July 22, 1963

TELEPHONE
AREA CODE 410
241-1666

Hon. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Re: Petition of J. E. Steigewald -
No. 5445 - XV

Dear Mr. Rose:

The above styled Special Exception originally scheduled to expire January 4, 1962, was extended by your verbal order of January 18, 1963, to September 30, 1963, as a result of my advising you that my clients intended commencing construction sometime in the summer of 1963.

At this time I am advised by my clients that they will require a further extension of the aforesaid Special Exception and the purpose of this letter is to request an extension of the Special Exception to the date of September 30, 1964.

Will you please be good enough to write me advising that this extension is granted.

Very truly yours,
John Warfield Armiger

JWA:nic
CC: Dr. Joseph Francus

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

No. 10237
DATE 1/1/62

TO: Messrs. Armiger, Agnew & Hennegan
406 The Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILED DESCRIPTION	TOTAL AMOUNT	COST
1	Advertising and posting of property for J. Edgar Steigewald, Jr.	30.00	
1-362 9337		0.00	
1-362 9337		0.00	

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.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES TO SECTIONS 217.3 AND 208.3 of the Zoning Regulations - S. S. Joppa Road 500' West of Providence Road, 9th Dist., J. Edgar Steigewald, Jr., Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5445-V

It is this 31st day of July, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted in the above matter on January 4, 1963, is hereby extended for a period of two (2) years beginning September 30, 1963 and ending September 30, 1965.

Upon hearing on the above petition (1) for a special exception for a Convalescent Home and (2) for a variance to Section 217.3 to permit a side yard of 15 feet instead of the required 25 feet in an "R-A" Zone and Section 208.3 to permit a side yard of 15 feet instead of the required 20 feet in an "R-6" Zone, and it appearing that to deny the special exception for a convalescent home would result in practical difficulty and unnecessary hardship upon the petitioner and the granting of same would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved, the special exception should be granted.

As to the variance to Section 208.3 to permit a side yard in an "R-6" Zone of 15 feet instead of the required 20 feet should be denied.

An to the variance to Section 217.3 to permit a side yard of 20 feet in an "R-A" Zone, instead of the required 25 feet should be and the same is hereby granted, subject, however, to approval of the plan by the Office of Planning & Zoning.

The variance to Section 208.3 is hereby denied.

Date: August 4, 1962

OVER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 21, 1963

FROM: Mr. George M. Garvella, Deputy Director

SUBJECT: 5445-V. Special Exception for Convalescent Home

In an R-A and R-6 Zone and a Variance to permit, in an R-A Zone, 15 foot sideyard instead of required 25 feet and in an R-6 Zone 15 foot sideyard instead of required 20 feet. Southside of Joppa Road 500 feet West of Providence Road. Being property of Edgar Steigewald, Jr.

5th District

REMARKS: Wednesday, January 3, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

- Among other factors, Special Exceptions are judged on the basis of whether or not they cause undue concentration of population or tend to overcrowd land. The very fact that a variance for a lesser side-yard is being sought here indicates that the petition as presented will tend to overcrowd the land and cause undue concentration of population. Very little greenery or open space is proposed around the 100 bed Nursing Home.
- If granted, it is suggested that the granting be conditioned upon the side-yards as required by the Zoning Regulations, together with a reduction of the total number of beds allowed. Site plan approval by this office including the details of width and location of the access to Joppa Road also should be a condition of possible granting.

GDJ:ms

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 11, 1963

THIS IS TO CERTIFY That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 10 successive weeks before the 3 day of JANUARY 1964 the first publication appearing on the 11th day of December 61.

The COUNTY Paper, Inc.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Edgar Steigewald, Jr., legal owner of the property situate in Baltimore County and which is described in the description and plat 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 R-6 zone to an R-A zone for the following reasons:

R-A 217.3 - 25' side yard - Requesting 15' -
R-6 - 208.3 - 20' side yard - Requesting 15'

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 convalescent home in an R-A zone.

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.

Contract purchaser: J. Edgar Steigewald, Jr., Legal Owner
Address: 5515 Belair Road, Baltimore 6, Maryland

Address: 406 Jefferson Building, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of November, 1963, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of January 1964 at 1:00 o'clock P.M.

John Warfield Armiger, Jr., Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 12-13-63

Posted for: Special Exception for Convalescent Home for J. Edgar Steigewald, Jr.

Petitioner: J. Edgar Steigewald, Jr.

Location of property: S. S. Joppa Rd. 500' West of Providence Rd.

Location of Signs: Both signs posted on property known as 509 East Joppa Road.

Remarks: Signed by George M. Garvella

Date of return: 12-14-63

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

No. 10238
DATE 1/1/62

TO: Messrs. Armiger, Agnew & Hennegan
406 The Jefferson Building
Towson 4, Md.

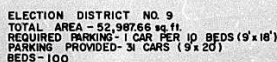
BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILED DESCRIPTION	TOTAL AMOUNT	COST
1	Petition for Reclassification for Steigewald's property on Joppa Rd.	50.00	
1-362 9337		0.00	

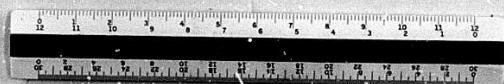
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

509 EAST JOPPA ROAD, BALTIMORE COUNTY, MARYLAND

509 EAST JOPPA ROAD, BALTIMORE COUNTY, MARYLAND



S 63° 16' E



SCALE: 1" = 20'

DATE: 10-23-61

BACHARACH & BACHARACH
ARCHITECTS & ENGINEERS
BALTIMORE MARYLAND