

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE TO ZONING REGU-
LATIONS - S. W. Side Smithwood
Ave., 65' from Summit Ave., 1st
Dist., Lawrence J. Repetti,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5727-XV

A hearing was held on November 11, 1962 to consider a
petition for a special exception for a Convalescent Home and also a
variance from the Baltimore County Zoning Regulations. Since that time
various revised plans have been submitted and finally on January
15, 1963 a site plan was submitted and forwarded to the Office of
Planning and Zoning for approval or disapproval.

On January 22, 1963 the Office of Planning and Zoning
approved the subject plat which is attached to and made a part
hereof. The plat shows an entrance near the corner of Smithwood
and Summit Avenues. This entrance is to be barricaded and is not
to be used except in case of an emergency which would affect the
safety of the occupants of the Convalescent Home.

Another entrance is shown on Smithwood Avenue
which will be the main entrance. A future entrance is shown on
what is now the street car tracks of the Baltimore Transit Com-
pany. Road widening must be provided from the beginning of the
petitioner's property at Smithwood and Summit Avenues to Freder-
ick Road.

The use of the property will not be permitted until
the Bureau of Public Services of Baltimore County has given its ap-
proval. This property may not be used until it has sufficient water
for the property itself and also it may not be used until a fire
hydrant is located in the vicinity with sufficient water pressure
to protect the building in case of fire.

Construction of the building may then only
proceed as the Rules and Regulations of the Baltimore County Health
Department are met. The approved plan has relocated the building
so that there is not any necessity for the granting of a variance
to the Baltimore County Zoning Regulations.

For the above reasons and because all requirements
of Section 502.1 of the Baltimore County Zoning Regulations will have
been met before the Convalescent Home shall be constructed, the
special exception should be granted.

It is this 23rd day of January, 1963, by the Zoning
Commissioner of Baltimore County, ORDERED that a special exception
for a Convalescent Home should be and the same is granted, from and
after the date of this Order. It is further ORDERED that the variance
requested is denied.

Zoning Commissioner of
Baltimore County

It is this 23rd day of December, 1964, by the Zoning
Commissioner of Baltimore County, ORDERED that the special exception for
a Convalescent Home granted on January 23, 1963 is hereby extended for
a period of one (1) year beginning January 23, 1965 and ending January
23, 1966.

Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LAWRENCE J. REPETTI, 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 an _____ zone to an _____
zone; for the following reasons:

Variance to Section 211.3-208.3 to permit a sideyard on a side street of 30 feet
from property line and 58 feet from center line of street instead of the
required 35 feet from property line and 60 feet from center line of street.

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 CONVALESCENT 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.

Address _____ Contract purchaser _____
Address _____ Legal Owner _____

Address _____ Protester's Attorney _____
Address _____ Protester's Attorney _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day
of _____, 1962, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1962, at 10:00 o'clock
A.M.



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George A. Reiser
To: James Dyer
Subject: Summit Nursing Home, Inc.
Special Exception for Convalescent Home
District 1

A preliminary review has been completed for the subject
site and our comments are as follows:

Highway Comments:
The existing railroad right of way is being considered for a 70' right of way to accommodate a paved road adjacent to the subject site. At this particular time there are no plans or studies completed for that project. Following along Smithwood Avenue, as outlined on the attached plat, will be required, and entrance not less than 20' wide will be subject to location relative to neighboring roads.

Water Comments:
There are several existing mains in the vicinity of the captioned site comprising of 12-inch and 16-inch diameters. This system has existed for many years and there is present evidence of serious lack of supply and fire protection.

It will be necessary to make a more positive study for the re-inforcement and possible replacement of these lines existing.

Sanitary Sewer Comments:

There is an existing 8-inch sanitary sewer in Smith Avenue near Summit Avenue which by gravity flows to the Frederick Road pumping station. This particular station is under moratorium and it is questionable as to the support this main may serve for the captioned site.

It will be necessary to obtain the demand and the number of fixtures prior to determining the possibilities of utilizing the Frederick Road station.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 21, 1962

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #5727-XV. Special Exception for Convalescent Home and a Variance to permit a side yard on a side street of 30 feet from property line and 58 feet from center line of street instead of the required 35 feet from property line and 60 feet from center line of street. Southwest side of Smithwood Avenue 65 feet South of Summit Avenue. Being property of Lawrence Repetti.

1st District
HEARING: Friday, January 4, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Convalescent Home together with variances to the side yard setback requirements. The staff has no adverse comment to make with respect to either.

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
FIRE BUREAU
Towson 4, Maryland

TO: Mr. John G. Rose, Office of Planning and Zoning
FROM: W. H. Wineholt, Chief, Fire Bureau
SUBJECT: Flow Test on Hydrant

We have made a flow test on the hydrant which would supply water for the proposed convalescent home on Smithwood Avenue, Catonsville, and find the hydrant will only supply 240 gals. of water per minute.

This is not an adequate supply of water, as recommended by the National Board of Fire Underwriters, in any area. Please advise if you wish to pass this information on to Mr. Albert Kaltenbach, or if you would like for us to make direct contact with him.

Description of a part of the property
of Lawrence J. Repetti & Wife

November 19, 1962

Beginning for the same at a point distant 167 feet ± measured Southeastly along the Northeast right-of-way line of the Maryland Traction Company said distance being also measured reversely along the last line of that parcel of land which by deed dated November 18, 1937, and recorded among the Land Records of Baltimore County in Liber W.J.N. 3272, folio 318, was conveyed by Michael W. Wayne to Lawrence J. Repetti and wife, from a large red oak tree being at the beginning of the land conveyed by John C. Holland to William Gambrell which by deed dated July 1, 1868, and recorded among the Land Records of Baltimore County in Liber E.M.A. 58, folio 540 and running thence parallel to the Southeast outline of said Gambrell land North 60° 27' East 412 feet ± to intersect the second line of the hereinbefore mentioned parcel of land conveyed by Michael W. Wayne to Lawrence J. Repetti and wife and running thence and binding on a part of the second line of said deed and on the Southwest side of Smithwood Avenue 30 feet wide South 27° 55' East 172 feet ± to the West side of a 30 foot Avenue, said point being 65 feet South of the South side of Summit Avenue extended, thence running with and binding on the West side of said 30 foot Avenue South 7° 28' East 432 feet ± thence leaving said Avenue South 70° 41' West 5.0 feet to the Northeast Right-of-Way Line of the Maryland Traction Company thence running with and binding on the said Northeast right-of-way line of the Maryland Traction Company as described in the deed from John Hubner dated November 6, 1898, and recorded among the Land Records of Baltimore County in Liber N.B.M. 235, folio 343, 622 feet ± to the place of beginning. Containing 2.71 acres of land more or less.

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

TO: Summit Nursing Home
96 Smithwood Ave.
Catonsville 20, Md.
DATE: 11/21/62
No. 15332

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL DEDUCTION
01622		Petition for Special Exception for Convalescent Home	50.00 -
			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.

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

TO: Summit Nursing Home
96 Smithwood Ave.
Catonsville 20, Md.
DATE: 1/4/63
No. 15416

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL DEDUCTION
01622		Advertising and posting of property	75.50
			75.50

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 ZONING
SPECIAL EXEMPTION
AND A VARIANCE

1st District

ZONING: Petition for special
Exemption for Conventional
House, Petition for a Variance
to the Zoning Regulations of
Baltimore County. The property
is a 1/2 acre in 4, side street
and 50 feet from property line
and 50 feet from center line
of street. The lot is 1/2 acre
and 50 feet from property
line and 50 feet from the
center line of street.

LOCATION: Southwest side
of Belmont Avenue 65 feet
from the South side of Sun-
set Avenue.

DATE & TIME: FRIDAY,
JANUARY 4, 1962 at 10:00
A.M.

PUBLIC HEARING: Room
104, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Regulations as
they appear are as follows:
Section 211.3 - Side Yard -
Set back for other prin-
cipal buildings, same as in
Section 206.3 - 35 feet.
Section 206.3 - 60 feet from
the center line of the street.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing

Concerning all that parcel of
land in the First District of
Baltimore County

Beginning for the same at
a point distant 167 feet more
or less measured Southeast-
only along the Northeast
right-of-way line of the Mary-
land Traction Company said
distance being also measured
reversely along the last line
of the parcel of land which
by deed dated November 18,
1937, and recorded among the
Land Records of Baltimore
County in Liber W.J.B. 3273,
folio 318, was conveyed by
Michael W. Wayne to Law-
rence J. Reppelt and wife
from a large red oak tree
lying at the beginning of the
land conveyed by John G.
Haltner to William Gambrell
which by deed dated July 1,
1895, and recorded among the
Land Records of Baltimore
County in Liber F.H.A. 58,
folio 540 and running thence
South to the Southwest out-
line of said Gambrell land
North 60 degrees 27' East
412 feet more or less to inter-
sect the second line of the
herebefore mentioned parcel
of land conveyed by Michael
W. Wayne to Lawrence J.
Reppelt and wife and running
of the second line of said
parcel and on the Southwest
side of Summit Avenue 35
feet South of the South side
of Sunset Avenue extended,
thence running with said line
on the West side of said
30 foot Avenue South 7 de-
grees 28' East 432 feet more
or less thence leaving said
Avenue South 79 degrees 41'
West 5.0 feet to the Northeast
Right-of-Way Line of the
Maryland Traction Company
thence running with and bind-
ing on the said Northeast
right-of-way line of the Mary-
land Traction Company as
described in the deed from
John Haltner dated November
6, 1895, and recorded among
the Land Records of Bal-
timore County in Liber N.B.M.
235, folio 343, 622 feet more
or less to the place of begin-
ning.

Containing 271 acres of
land more or less.
Being the property of Law-
rence Reppelt, as shown on
plat plan filed with the Zon-
ing Department.
By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 14 19 62.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County Md. once in each of one
successive weeks before the 4th
day of January 1962, the first publication
appearing on the 13th day of December
19 62.

THE TIMES.

John W. Martin

Cost of Advertisement \$32.00
Purchase Order 32173
Requisition No. M5174

PETITION FOR ZONING
SPECIAL EXEMPTION
AND A VARIANCE

1st District

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Exemption for Conventional
House, Petition for a Variance
to the Zoning Regulations of
Baltimore County. The property
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and 50 feet from property line
and 50 feet from center line
of street. The lot is 1/2 acre
and 50 feet from property
line and 50 feet from the
center line of street.

LOCATION: Southwest side
of Belmont Avenue 65 feet
from the South side of Sun-
set Avenue.

DATE & TIME: FRIDAY,
JANUARY 4, 1962 at 10:00
A.M.

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Section 206.3 - 60 feet from
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West 5.0 feet to the Northeast
Right-of-Way Line of the
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thence running with and bind-
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Containing 271 acres of
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Being the property of Law-
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plat plan filed with the Zon-
ing Department.
By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County
Dec. 14

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roldersdown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

Dec. 17, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~successive weeks~~ before
the 17th day of December, 1962, that is to say
the same was inserted in the issues of
December 14, 1962.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *1st* Date of Posting: *12-12-62*
Posted for: *John G. Rose, Zoning Commissioner of Baltimore County*
Petitioner: *Lawrence J. Reppelt*
Location of property: *W. J. B. 3273, folio 318, W. J. B. 3273, folio 318*
Location of Sign: *at the intersection of Belmont Avenue and Sunset Avenue*
Remarks: *See plat plan filed with the Zoning Department*
Posted by: *John G. Rose* Date of return: *12-13-62*

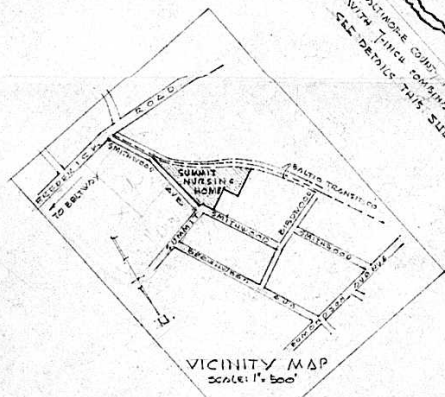
FREDERICK ROAD
BALTIMORE CO. HIGHWAY 990. ROAD-20' WIDE
WITHOUT COMBINATION CURB & CUTTER.

TREE REMOVAL SCHEDULE

No.	DIA. IN.	SPEECH	No.	DIA. IN.	SPEECH	No.	DIA. IN.	SPEECH
1	24"	50'	10	18"	30'	19	24"	30'
2	30"	50'	11	BUSH	5'	20	24"	15'
3	40"	50'	12	BUSH	5'	21	18"	30'
4	10"	20'	13	BUSH	5'	22	8"	30'
5	30"	20'	14	BUSH	5'	23	14"	30'
6	8"	20'	15	10"-7"	30'-16'	24	4"	24'
7	12"	24'	16	8"	16'	25	3/4"	24'
8	BUSH	9'	17	BUSH	5'	26	2"	12'
9	BUSH	10'	18	BUSH	12'	27	3"	6"

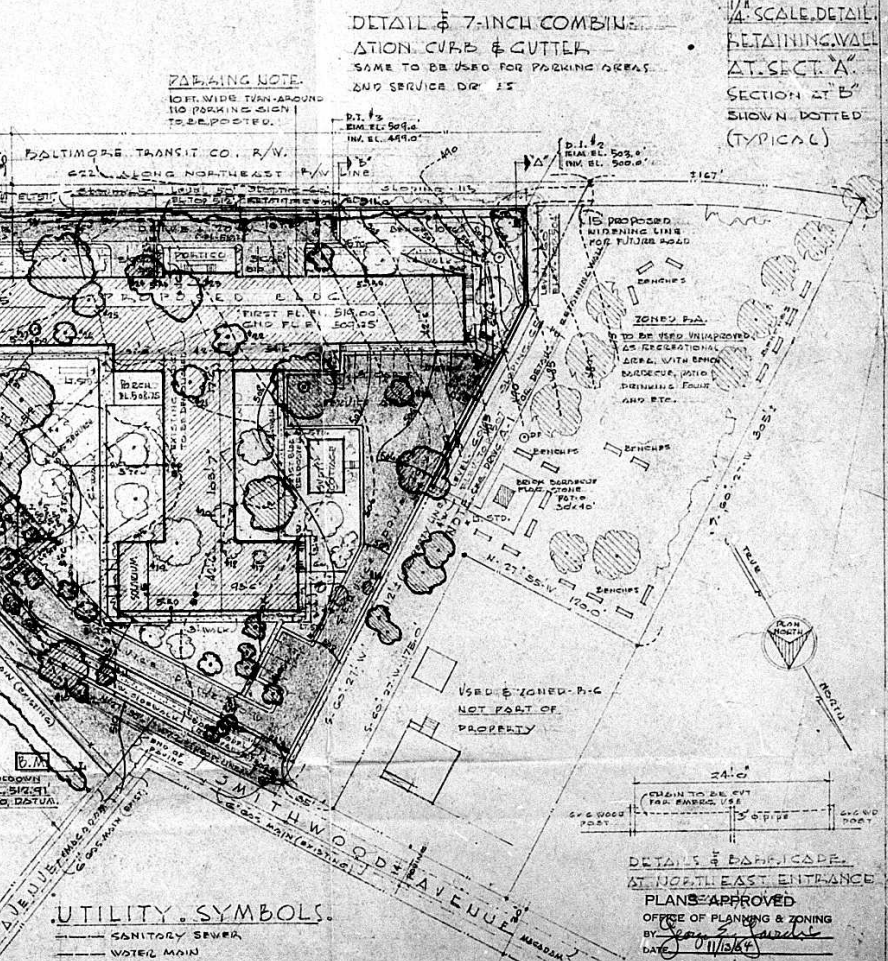
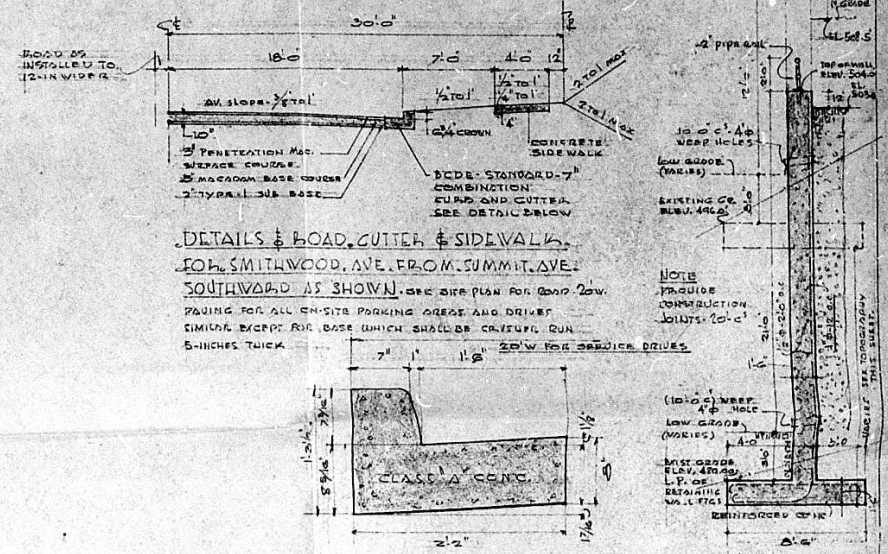
1 DENOTES THIN TREES.

GENERAL NOTES:
OUTLINE COMPILED FROM DEEDS AND PLATS BY GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
PARKING DATA ONE PARKING SPACE REQUIRED FOR EACH BEDS. TOTAL NUMBER OF BEDS 153 REQUIRING 35 SPACES. 35 VISITOR PARKING SPACES (9x19') HAVE BEEN PROVIDED ALONG WITH 5 SPACES FOR SERVICE. DIMENSIONS SHOWN ARE APPROXIMATE AND HAVE BEEN TAKEN FROM BENCHMARK AS SHOWN.
THIS DRAWING SUPERSEDES DRAWING NO. 2, GAS, SAN., SEWER AND WATER MAIN EXTENSION ARE SHOWN ON THIS SET.
THIS DRAWING SUPERSEDES DQ-SK-3, FOR TOPOGRAPHICAL SURVEY AND GRADING STUDY, SHOWING EXISTING & FIN. GRADES. PROPERTY CONSISTS OF 2.71 ACRES - ZONED - R-2, LOCATED IN 1ST ELECTION DISTRICT, 21ST PRECT.



SITE PLAN
SCALE: 1" = 40'

- KEY TO PLANTING**
- INDICATES LOW PLANTING (TO BE PLANTED)
 - INDICATES TREES TO BE PLANTED
 - INDICATES EXIST. TREES (TO REMAIN)
 - INDICATES EXIST. TREES (TO BE REMOVED) (SEE SCHEDULE THIS SHEET FOR SIZE & SPEECH)
 - INDICATES DRINKING FOUNTAIN
 - INDICATES WOOD BENCH
 - INDICATES LIGHT STANDARD-10 FT. HIGH
 - EXISTING CONTOUR
 - FINISHED CONTOUR
 - MACADAM PAVING



SITE PLAN & MISC. DET.

JOHN CARROLL DUNN, ARCHITECT
BALTIMORE, MARYLAND
DATE: 01/13/64
SCALE: 1" = 40'

Approval is subject to the compliance of Lawrence J. Repetti and Philomena Repetti to all additional terms set forth in their letter to the Director of the Office of Planning and Zoning dated November 14, 1964, a copy of which has been made a part of this file. Furthermore, approval is based upon the northwestern-most limit of the improvement of Smithwood Avenue as defined in said as the approved plan.

[Signature]

