



KEVIN KAMENETZ
County Executive

May 25, 2012

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
Attention: Richard E. Matz, P.E.
Vice President

Re: Spirit and Intent Letter
Forest Haven Nursing Home
701 Edmondson Avenue
CMR Project No. 204-224
Case #1963-0111-X and 2007-0125-SPHA
9th Election District

To Whom It May Concern:

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following applies:

1. It has been determined that the proposed changes outlined in your letter and shown on your accompanied red lined site plan do meet the spirit and intent of the Baltimore County Zoning Regulations and the orders in Zoning Cases 2007-0125-SPHA and 1963-0111-X.
2. The porch enclosure to be used as a dayroom does not increase the footprint of the facility and it will not add to the number of approved nursing home beds.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,
ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI

Leonard Wasilewski
Planner II
Zoning Review

12-250/lw
2007-0125-SPHA
1963-0111-X

RE: PETITION FOR SPECIAL EXCEPTION
for a Convalescent and Nursing Home,
and VARIANCE from Section 208.3
of the Zoning Regulations
SW corner Edmondson Avenue &
Ingleside Avenue
1st District
Forest Haven, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-111-X

OPINION

This is a petition for a special exception for a Convalescent and Nursing Home on property located on the southwest corner of Edmondson Avenue and Ingleside Avenue in the First Election District of Baltimore County, and for a variance to Section 208.3 of the Zoning Regulations which states in part:

"... that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street."

The property is presently zoned R-6.

Testimony presented by the petitioners showed that, directly across from the subject property, on the northwest corner of Edmondson and Ingleside Avenues the property is zoned R-C and is occupied by group homes. The northeast and southeast corners of the aforesaid intersection are both zoned R-L and are both occupied by gasoline service stations.

The subject property consists of 1.82 acres and has been occupied by a nursing home (as a non-conforming use) for more than twenty years. Testimony offered by John W. Hoggerty, a Vice-President of the petitioning corporation and the Director of the nursing home, and by Captain Paul H. Reincke of the Baltimore County Fire Bureau proved, to the satisfaction of this Board, that Section 502.1 of the Zoning Regulations of Baltimore County would in no way be violated by the granting of a special exception for the operation of the convalescent-nursing home as requested. We are, therefore, unanimous in our opinion that the special exception petitioned for be granted.

As to the portion of the petition requesting a variance to Section 208.3, we feel that the petitioners did not prove to the satisfaction of this Board that either practical difficulties or unreasonable hardships exist so as to justify our granting said variance.

It might be well to note that no protests appeared before the Board and no testimony was offered in opposition to the special exception or variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 30th day of March, 1965 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby granted, and that the variance petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

LAW OFFICE WEINBERG AND GREEN

THIRTIETH FLOOR
40 LIGHT STREET
BALTIMORE 2, MD.

November 13, 1963

Hon. John G. Rose, Zoning Commissioner
Baltimore County Office of Planning and
Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
for Convalescent and Nursing
Home and Variance to Section
208.3 of Zoning Regulations -
NW corner of Edmondson and
Ingleside Avenues 1st District -
Forest Haven, Inc., Petitioners
Case No. 63-111-XV

Dear Mr. Rose:

Please note the appeal of Forest Haven, Inc., to the County Board of Appeals, from the Order of Edward D. Hardesty, Deputy Zoning Commissioner, dated November 1, 1963, in the above-captioned matter.

We enclose our check payable to the order of Baltimore County in the amount of \$70.00.

Very truly yours,

John G. Rose
WEINBERG AND GREEN

31/vlg
Enclosure



Description of Property known as
9515 Ingleside Avenue

Beginning for the same at a point on the West Side of Ingleside Avenue, 50 feet wide, as laid out on the Baltimore County High-
way 2nd-Highways Liber No. 15D, Folio 936, and extending
at the end of a 311.15 feet long, with a radius of
15 feet, which connects the South Side of Edmondson Avenue with
the West Side of said Ingleside Avenue 50 feet wide, and running
thence binding on West Side of Ingleside Avenue 50 feet wide, and running
201.15 feet to intersect the second line, 9.79 feet from the
beginning thereof, of a parcel of ground which by deed dated
September 1, 1957 was conveyed by John J. Hardesty and wife to
Forest Haven, Inc. and recorded in the Land Records of Baltimore
County in Liber 228 2nd, Folio 201, and the West Side of said
more County in Liber 228 2nd, Folio 201, and the West Side of said
binding on said second line which is also known as the North
Side of a lane leading to "Viewwood" Plant recorded in Baltimore
County Liber 228 2nd, Folio 201, and the West Side of said
to the beginning of the third line of the above-mentioned parcel
of land, thence running and binding thereon 243.15 feet to
feet to a point 9.53 feet from the line and the West Side of
the intersection of said third line and the West Side of said
Edmondson Avenue as shown on the Baltimore County High-
ways Liber No. 15D, Folio 936, and the West Side of said
thence running and binding on said second line of said
as shown, the following courses and distances:
1. -38.42 feet, (1) by a line running to the West with a
radius of 746.20' a distance of 20 feet, and 101 by a radius
feet a distance of 19.12 feet to the West Side of Ingleside Avenue
and the place of beginning.

CONTAINING 1.82 Acres of Land, more or less

Geeky W. Taw
Registered Land Surveyor No. 1135
State of Maryland

3/20/63
RDC:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 18, 1963

FROM: Mr. George E. Garretts, Deputy Director

SUBJECT: FOREST HAVEN, INC. Special Exception for a Convalescent and
Nursing Home and Variance to permit side yard setback
of 20 feet instead of required 35 feet, and to permit
35 feet instead of required 60 feet from center line
of street, Southwest corner of Edmondson Avenue and
Ingleside Avenue. Being property of Forest Haven, Inc.

1st District

HEARING: Monday, October 28, 1963 (1:00 P.M.)

The Planning staff will offer no comment with respect to the
subject petition.

TELEPHONE VALLEY 3-3000

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

To: Messrs. Weinberg & Green,
30 Light Street,
Baltimore 2, Md.
Attn: Geo. E. Garretts, Sec.

BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson 14, Maryland

REPORT TO ACCOUNT NO. 01622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	Cost of appeal - No. 63-111-XV -	\$70.00
		70.00

DATE 11/25/63

NO. 19986

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

To: Messrs. Weinberg & Green,
30 Light Street,
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	Advertising and posting of property for Forest Haven, Inc. 63-111-XV	67.50
		67.50

DATE 10/22/63

NO. 20211

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 RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

For we, FOREST HAVEN, INC., 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... to an...
Also Variance - 206.3 side yard to permit setback of 20 ft. instead of required 35 ft. for side yard. Also, 35 ft. instead of required 60 ft. from Center Line of street.

See Attached Description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a Convalescent and Nursing Home.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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.

FOREST HAVEN, INC.
None
By: *John G. Rose*
Contract purchaser
None
Address: 215 Ingleside Avenue
Baltimore, Maryland
Protestant's Attorney
None
By: *John G. Rose*
Address: 29th Floor, 10 Light Street
Baltimore 2, Maryland
ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of September, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 104, County Office Building in Towson, Baltimore County, on the 13th day of October, 1963, at 1:00 o'clock.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above Reclassification should be had; and it further appearing that by reason of:

a Special Exception for a... should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1963, that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of... the above reclassification should be and the same is hereby confirmed as and... and... of the land,

the above Variance should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of November, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property be and the same is hereby confirmed as and... and/or the Special Exception for... be and the same is hereby DENIED.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

MICROFILMED

THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.THE HERALD-ABC'S
Catonville, Md.

CATONVILLE, MD.

No. 1 Newburg Avenue

October 14, 1963

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore Countywas inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week successive weeks before
the 14th day of October, 1963, that is to say
the same was inserted in the issues of

October 11, 1963.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and ManagerPETITION FOR
SPECIAL EXCEPTION

1st District

BONING: Petition for Special
Exception for a Conven-
ient and Home Home
Petition for Variance to permit
side yard setback of 20 feet
instead of required 30 feet and to
permit 35 feet instead of required
60 feet from corner line of street.LOCATION: Southeast corner
of Edmondson Avenue
and Ingleside AvenueDATE & TIME: MONDAY,
OCTOBER 20, 1963 at 1:00
P.M.PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.The Zoning Regulations to
be excepted are as follows:
Section 208.3 - 25 feet from
the side lot line and not
less than 60 feet from the
center line of the street.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 First District
of Baltimore Countybeginning for the same at
a point on the West Side of
Ingleside Avenue, 50 feet
wide, as held out on the
Baltimore County Right-of-
Way Plat Highways Liber
No. 150, Folio 438, saidpoint being at the end of
filler curve 25.71 feet
long, with a radius of 15
feet, which connects the
South Side of Edmondson
Avenue with the West Side
of said Ingleside Avenue,50 feet wide, and running
thence bearing on West Side
of Ingleside Avenue S 14
degrees 14' 45" E 281.33 feet
to intersect the second
line, 5.78 feet from the
beginning thereof, of a parcelof ground which, by deed
dated September 1, 1957
was conveyed by John F. Rein-
hard and Wife to Forest
Haven, Inc. and Recorded
in 17 Land records of Baltimore
County in Liber CLO 3281,
Folio 402, thence running
and bearing on said second
line which is also known as
the North Side of "Hem-
wood" (Plat recorded in
Baltimore County Liber CPC
No. 8, Folio 26) S 34 de-
grees 30' 45" E 346.71 feet
to the beginning of the third
line of the above-mentioned
parcel of land, thence run-
ning and bearing thereon N 13
degrees 31' 45" E 190.43
feet to a point 8.55 feet
from the end thereof, which
point is the intersection of
said third line and the South
Side of Edmondson Avenue
as shown on the Baltimore
County Right-of-Way High-
ways Liber No. 150, Folio
438, hereinafter referred to
thence running and bearing
on said South Side of Ed-
mondson Avenue, as with-
out, the following courses
and distances: (1) N 72 de-
grees 29' 45" E 384.62 feet
(2) by a line curving to the
left with a radius of 746.30
feet, a distance of 64.50 feet,
and (3) by a fillet curve, above-
mentioned, curving to the
right with a radius of 13.6
feet a distance of 25.71 feet
to the West Side of Ingle-
side Avenue and the place
of beginning.CONTAINING 1.82 Acres of
Land, more or lessBeing the property of Forest
Haven, Inc., as shown on
plat filed with the Zoning
Department.By Order of
John G. Rose
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Oct. 10, 19 63

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 20th
day of October, 1963, the first publication
appearing on the 10th day of October

19 63.

THE TIMES.

John M. Martin
ManagerCost of Advertisement, \$0.50
Purchase Order No. 2 1859
Requisition No. 11037CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting, October 14, 1963.

Petition for Special Exception for a Conveyance and Home
Home, Petition for Variance to permit side yard setback of 20
feet instead of required 30 feet and to permit 35 feet instead of required
60 feet from corner line of street.

Location of property: SW corner of Edmondson & Ingleside Aves.

Location of Sign: (2) on SW corner Edmondson & Ingleside Aves.
(2) on S side of Edmondson Ave. on N side of Ingleside Ave.Remarks: J. L. Rose
Signed
Date of return, October 17, 1963.TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 19285

DATE 9/4/63

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLANDTO: Messrs. Weinberg & Co.,
20 High Street
Baltimore 2, Md.BILLED BY: Office of Planning & Zoning
139 County Office Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 01-602

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT

Cost of petition for special exception for Commissioned Home
315 Ingleside Ave.

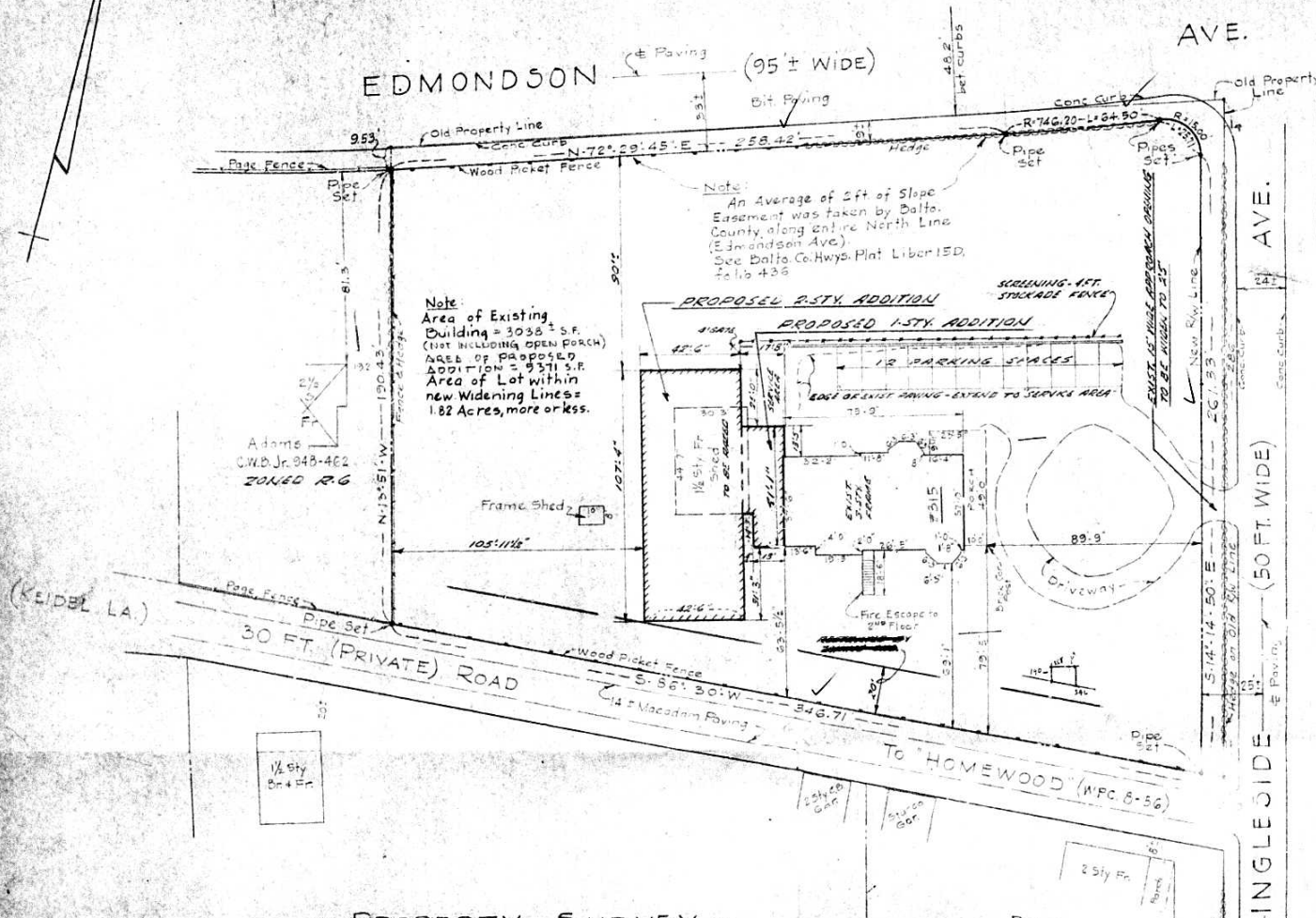
\$0.50

PAID - Baltimore County, Md. - Office of Finance

9-563 3314 • • • TIL - \$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.

References
 Deed, John F. Reinhard & Wf. to Forest Haven, Inc. - G.L.B. 3281-402
 Widening of Edmondson and Ingleside Aves - Deed Reinhard to County Commissioners - G.L.B. 2934-86, Refer to County Highways Plot file HRW 55-223, Rec. Liber No. 15-D, folio 436



~ PROPERTY SURVEY ~
 SHOWING EXISTING BUILDING AND PROPOSED
 ADDITION FOR
 #315 INGLESIDE AVENUE
 (FOREST HAVEN, INC.)

ELECTION DIST. No. 1 BALTIMORE COUNTY, MD.
 Scale: 1" = 30' March 21, 1963

PROPERTY ZONED "RESIDENTIAL R-6"

Wesley W. Torr
 Reg. Land Surv. #1135

"Mobile"
 Filling
 Station
 ZONED: BL

Improved
 Individual Frame Dwellings
 ZONED: RA

PARKING DATA
 BUILDING TOTAL OF 33 BEDS
 PARKING SPACE PER 10 BEDS
 10 PARKING SPACES REQUIRED
 12 PARKING SPACES PROVIDED
 PARKING SPACE 12' x 18'

#63-111X

MAP
 #1
 SEC. 2-A

SW-2-F