

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, RUTH B. ROSENBERG, 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 law of Baltimore County be amended to reclassify the property as a Residential zone and (2) that a special exception be granted for the use of the property as a Boarding House.

See Attached Description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a boarding house for the aged.

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 do to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BAPTIST HOME OF MARYLAND, INC.

By Ruth B. Rosenberg, Legal Owner
Address 1119 N. 1st St., Baltimore, Md.

Kenneth C. Proctor, Attorney
Address 1119 N. 1st St., Baltimore, Md.

ORDERED: By the Zoning Commissioner of Baltimore County, this 10th day of October, 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 the 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 24th day of November, 1963, at 10:00 o'clock.

At a public hearing held before the Zoning Commissioner of Baltimore County, on the 24th day of November, 1963, at 10:00 o'clock, the following was heard:



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy W. Jurgens, Date: September 10, 1963
FROM: Walter J. Hargens
SUBJECT: Rainbow Hill - 1/2 S Park Heights Avenue approx. 1 mi. S. Valley Rd. (District 1) - Proposed home for the Baptist Church

The Rainbow House will house a total of 40 people with a staff of 10 persons.

The existing system consists of (2) 2000 gallon septic tanks in series and a tile field. We propose as follows:

- 1. Raffles on inlet and outlet sides of both tanks.
- 2. Remove sludge from both tanks and piping outflow adequately.
- 3. Install water distribution box to feed (2) groups of leaching walls.

Enclosed, herewith, is a sketch showing a tentative layout. The size of the leaching system and the number of seepage pits to be installed will be determined by percolation tests to be conducted. We recommend that the leaching system be designed to handle a load of 5000 gallons a day.

Should you concur, please direct your comments to Mr. Stephen G. Weaver, 2505 Alapah Street, Baltimore 15, Maryland.

Very truly yours,

WALTER J. HARGENS, Director
Department of Permits & Licenses

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter J. Hargens, Date: SEPTEMBER 10, 1963
Attention: Public Works
FROM: THOMAS A. DEVLIN
SUBJECT: RAINBOW HILL - East Side Park Heights Avenue, approximately one mile North of Valley Road - Proposed home for the Baptist Church

Reference is made to your memorandum under date of September 6, 1963 concerning property East side Park Heights Avenue, approximately one mile North of Valley Road, located in the Third Election District.

The size of the leaching system and the number of seepage pits to be installed will be determined by percolation tests to be conducted. We recommend that the leaching system be designed to handle a load of 5000 gallons a day.

Very truly yours,

Thomas A. Devlin

Thomas A. Devlin, Chief
Division of Engineering & Urban Development
Section of Environmental Health

cc - Mr. Stephen G. Weaver - with copy of tentative layout sketch
2505 Alapah Street
Baltimore 15, Maryland

JOSEPH D. THOMPSON, P.E., L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VALLEY 3-8820

-2-

BEING part of the first parcel of land which by deed dated September 19, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3758 folio 29 etc. was conveyed by Ruth Rosenberg, widow of Walter J. Hill Corporation.



JOSEPH D. THOMPSON, P.E. & L.S. NO. 110

9-20-63

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, Date: November 15, 1963
FROM: Mr. Stephen G. Weaver, Deputy Director

SUBJECT: #63-152-X, Special Exception for a Boarding House for the Aged (10 Units), East Side of Park Heights Avenue 2300 Feet North of Green Spring Valley Road, Being property of Ruth Rosenberg.

2nd District

HEARING: Tuesday, November 26, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Boarding House for the Aged. It is the understanding of the Planning staff that this activity will be carried on by an institutional group. If granted, the granting should be conditioned upon an absolute limit of 10 patients and upon prior approval of the interior building arrangement for patients by the necessary State and County agencies.

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BALTIMORE COUNTY FIRE PREVENTION

INSPECTION REPORT	DISTRICT
LOCATION <u>Park Heights Ave. & Valley Rd.</u>	
MAILING ADDRESS <u>Baltimore, Md.</u>	ZONE #
OWNER <u>Baptist Home of Md.</u>	ZONE #
ADDRESS	PHONE
OCCUPANT	ZONE #
FROM NAME <u>Baptist Hill Baptist Home of Md.</u>	TYPE <u>Board House</u>
STORIES <u>3</u>	FLOOR
STAIRWELL <u>4 - 2, let to 2nd fl, 2d to attic 1, 1st to basement</u>	CONSTRUCTION <u>Stone/Masonry</u>
DIST. FROM FIRE DEPT. <u>3 mi.</u>	CEILING <u>12,000 gal. tanks</u>
ROAD UP <u>HEAT</u>	PIPE <u>200'</u>
PIPE EXTINGUISHER	PIPE <u>200'</u>
Use 3/4" standpipe each floor	

NO. PERSONS IN BLDG. DATE INSPECTION 7/15/63 TIME 7:00 P.M.

REMARKS: Recommended: 1. Remove electrical complete all wiring, including exit lights and fire alarm system. 2. Vent boiler room to outside air. 3. Install closer on fire door of boiler room. 4. Fire stop, 2d floor hall, each side of open stairs. 5. Fire stop in hall leading to rear stairs, 1st floor. 6. Explosive proof wiring and lights under kitchen stove hood. 7. One 15 lb. extinguisher outside boiler room door. 8. One 15 lb. CO₂ extinguisher long on kitchen wall. 9. Three 2 1/2 gal. Class A fire extinguishers, 3d floor. 10. Three 2 1/2 gal. Class A extinguishers, 2d floor. 11. Food be completed for water supply. 12. Install cover and wire glass all kitchen doors.

Advise that at a later date room leading to rear fire escape be changed to a clear way of escape.

cc - Mr. Stephen G. Weaver, 2505 Alapah St., Baltimore 15

By: [Signature], Insp.

Inspector [Signature]

F. LEE GUNTER, Deputy Chief
Baltimore County Fire Bureau

INTER-OFFICE CORRESPONDENCE

63-152X

PHR/pab

CC: Capt. Reincke
File



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting Nov. 8, 1963
 Posted for: Position for Special Exception for Vandalism House for the
Age 2 (40 Units)
 Petitioner: Edith Kossaniers
 Location of property: E/O of Park Heights Ave. 2300' N. of Green Spring Valley Rd.
 Location: " Signs: (1). 1st entrance to property N. of Valley Rd. E/O Park
 Heights Ave. (2). 2nd entrance of main E/O of property E/O Park
 Heights Ave.
 Remarks: W. H. Hase
 Posted by: W. H. Hase Date of return: Nov. 11, 1963

TELEPHONE
VALLEY 3-3000

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

No. 20174
DATE 20/8/63

To: Messrs. Proctor, Royston & Mueller
Campbell Building
Tomball, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01/22	TOTAL AMOUNT	\$50.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COUNT
Petition for Special Exception for Ruth Rosenberg		PAID	\$0.00
		— 21st Street, N.W. — Office of Franchise	
10-863 4795 • • • TIL —			\$0.00
3			
IMPORTANT: MAKE CHECKS PAYABLE TO THE ORDER OF THE FRANCHISE OFFICE			

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 PUBLICATION

TOWSON, MD.....November 8, 1963.....

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~~ on ~~1 time~~ on ~~successive weeks~~ successive weeks before the 26th day of November, 1963, the ~~first~~ publication appearing on the 2th day of November 1963.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

**PETITION FOR SPECIAL EXCEPTION
AND DISTRICT**

ZONING: Petition for Special Exception
for a Boarding House for the Aged (10
units).

LOCATION: East side of Park Heights
Avenue 2200 feet North of Green Spring
Valley Road.

DATE AND TIME: Tuesday, November 24,
1962 at 10:00 A. M.

PUBLIC HEARING: Room 109, County
Office Building, 111 W. Chesapeake Ave-
nue, Towson, Maryland.

[illegible]

Being part of the first parcel of land which by deed dated September 19, 1940 and recorded among the Land Records of Baltimore County in Liber W. J. R. No. 2714, folio 25, -4c. was conveyed by Ruth Rosenberg, widow, to Rainbow Hill Corporation.

Being the property of Ruth B. Rosenberg, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

TELEPHONE
VALLEY 3-3000

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

No. 20265
DATE 11/22/63

To: Messrs. Proctor, Rayston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEBIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$59.00
			COST
		Advertising and posting of property for Ruth Rosenberg #63-158-X	59.00
		PAID - Salinas County S.S. - Office of Recor.	
		11 2203 7085 • • • TIL -	9.00
	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.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS
Catoctin, Md.

No. 1 Newburg Avenue

November 11, 1963

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COURTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~at the rate of \$1.00 per week~~ in
the 11th day of November, 1963, that is to say
the same was inserted in the issues of
November 8, 1963.

November 8, 1963.
THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager *N*

PETITION FOR SPECIAL
EXCEPTION

3rd DISTRICT
ZONING: Petition for Special
Exception for a Boarding House
for the Aged (40 Units).
LOCATION: East side of Park
Heights Avenue 2300 feet North
of Green Spring Valley Road.
DATE & TIME: TUESDAY, NO-
VEMBER 26, 1963 at 10:00 A.M.
PUBLIC HEARINGS: Room 108,
County Office Building, 111W
Chesapeake Avenue, Towson,
Maryland.

[illegible]

