

RE: PETITION FOR SPECIAL EXCEPTION
for a Nursing Home,
SE/5 Cromary Road and
NW/5 Garmouth Road
1st District
Roger H. Cissel,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-10-X

OPINION

This is a petition for a special exception for a nursing home on the southeast side of Cromary Road and the northwest side of Garmouth Road in the First District of Baltimore County.

The Board of Appeals is unanimous in its decision that the petitioner failed to show that the granting of this special exception would not be detrimental to the health, safety, or general welfare of the locality involved; that it would not tend to create congestion in roads, streets or alleys therein; would not create a potential hazard from fire, panic or other dangers; would not tend to overcrowd the land.

For the above reasons the special exception is denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 5th day of March, 1964 by the County Board of Appeals, ORDERED that the special exception 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

CHAIRMAN

ROGER H. CISSSEL, 5893-10-X
BALTIMORE COUNTY, A & M/2
KROVINGER, JR. 1st

RE: PETITION FOR SPECIAL EXCEPTION
FOR CONVALESCENT HOME - 5 1/2 Bldg
Cromary Road and NW/5 Side Gar-
mouth Road, 1st District -
Roger H. Cissel, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5893-X

The petitioner in the above matter seeks a special exception for a Convalescent Home on property located on the southeast side of Cromary Road and the northwest side of Garmouth Road, in the First District of Baltimore County.

Testimony presented at the hearing on July 10, 1963, indicated that the petitioner did not prove beyond a reasonable doubt that the granting of the special exception would not:

1. Be detrimental to the health, safety or general welfare of the locality involved;
2. Tend to create congestion in roads, streets or alleys therein;
3. Create a potential hazard from fire, panic or other dangers; and
4. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements.

For the above reasons the special exception should be denied.

It is this 12th day of July, 1963, by the Zoning Commissioner of Baltimore County, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception should be and the same is hereby denied.

JOHN G. ROSE
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION 5893-X AND/OR SPECIAL EXCEPTION 63-10-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Roger Cissel, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ 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 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.

Signature of Roger H. Cissel
Contract purchaser
Address: 701 Walnut Ave., Baltimore 29, Md.
Petitioner's Attorney
Address: Richard P. Smith, Towson 4, Maryland
Legal Owner
Address: 701 Walnut Ave., Baltimore 29, Md.
Pastor's Attorney
Address: 600 Cherry Ave., Baltimore 29, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of July, 1963, at 10:00 o'clock A. M.



(OFFICE)

JOHN G. ROSE
Zoning Commissioner of Baltimore County

Beginning for the same at a point made by the intersection of the southeast side of Cromary Road, 40 feet wide, and the northwest side of Garmouth Road, 40 feet wide; running thence along the southeast side of Garmouth Road South 23 degrees West 239.2 feet to the division line between Lot #11 and Lots Nos. 12, 13, 14 and 15, Section 3, as shown on the plat of "Heweside", Plat No. 2, recorded among the land records of Baltimore County in Plat Book No. 9, folio 53; thence along said division line North 67 degrees West 190.4 feet to the southeast side of Cromary Road; thence binding on the southeast side of Cromary Road North 61 degrees 30 minutes 08 seconds East 305.5 feet to the point of beginning.

Being all of Lot #11, Section 3, "Heweside", Plat No. 2, recorded among the land records of Baltimore County in Plat Book No. 9, folio 53.

PETITION FOR SPECIAL EXCEPTION 5893

ZONING: Petition for Special Exception for a Nursing Home.
LOCATION: Southeast side of Cromary Road and the Northwest side of Garmouth Road.
DATE & TIME: WEDNESDAY, JULY 10, 1963 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by an order of the Zoning Act and Regulations of Baltimore County, will hold a public hearing, at that place and time, on the petition of Roger H. Cissel, for a special exception of land in the First District of Baltimore County.
Beginning for the same at a point made by the intersection of the southeast side of Cromary Road, 40 feet wide, and the northwest side of Garmouth Road, 40 feet wide; running thence along the southeast side of Garmouth Road South 23 degrees West 239.2 feet to the division line between Lot #11 and Lots Nos. 12, 13, 14 and 15, Section 3, as shown on the plat of "Heweside", Plat No. 2, recorded among the land records of Baltimore County in Plat Book No. 9, folio 53; thence along said division line North 67 degrees West 190.4 feet to the southeast side of Cromary Road; thence binding on the southeast side of Cromary Road North 61 degrees 30 minutes 08 seconds East 305.5 feet to the point of beginning.
Being: all of Lot #11, Section 3, "Heweside", Plat No. 2, recorded among the land records of Baltimore County in Plat Book No. 9, folio 53.
Being the property of Roger H. Cissel, as shown on the plat filed with the Zoning Department.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 20, 1963

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 successive weeks before the 19th day of July, 1963, the first publication appearing on the 19th day of July.

THE TIMES

Dr. J. J. Lewis
Monopson

Cost of Advertisement \$ 36.00
Publication order No. 33777
Registration No. 102296

PETITION FOR SPECIAL EXCEPTION 5893

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By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Bridgetown, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

June 24, 1963.

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, Maryland, once a week for One Week before the 24th day of June, 1963, that is to say the same was inserted in the issue of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

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

No. 19902

DATE 8/23/63

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01621			
		Cost of appeal in matter of special exception for Convalescent Home No. 5893-X	270.00
			70.00
			70.00

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.

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

No. 19205

DATE 7/12/63

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Advertising and posting of property for Roger Cissel	36.00
			78.00

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.

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

No. 17737

DATE 4/29/63

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01522			
		Petition for Special Exception for Roger H. Cissel	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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 27, 1963FROM Mr. George E. Gavre'is, Deputy DirectorSUBJECT #5893-X. Special Exception for a Nursing Home.
Southeast side of Cromarty Rd. and Northwest side
of Garmouth Road. Being property of Roger H. Cissel.1st District

HEARING: Wednesday, July 10, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Nursing Home and has the following advisory comment to make with respect to pertinent planning factors:

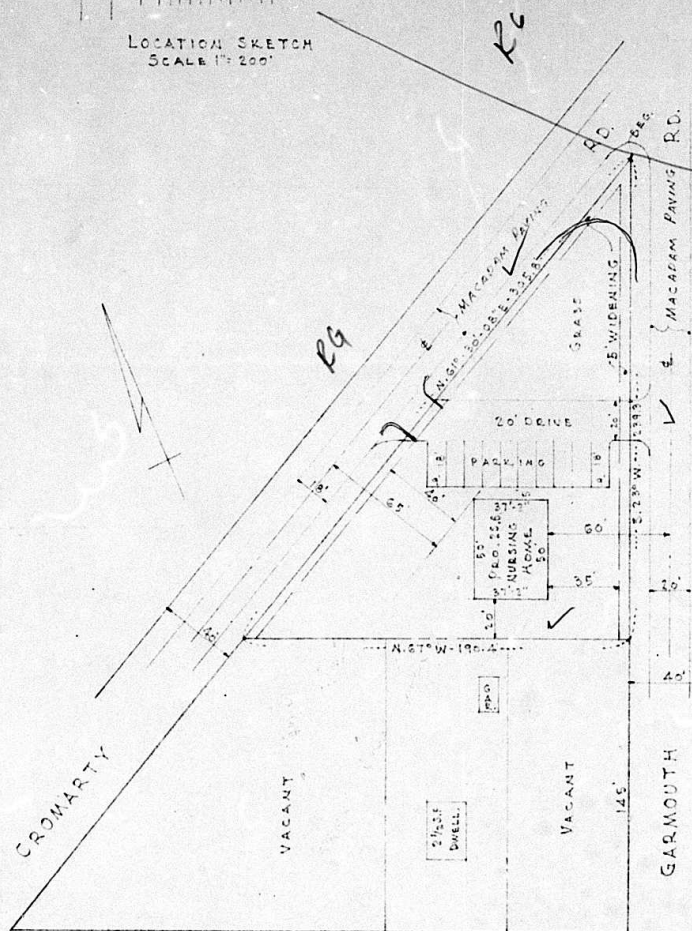
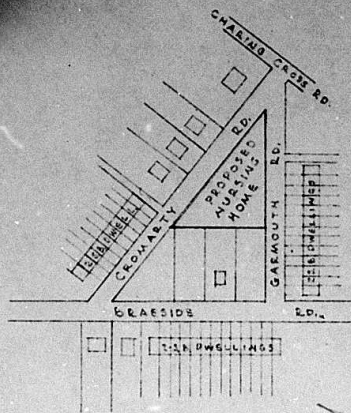
1. The Planning staff will offer no comment, pro or con, on the concept of a Nursing Home on the subject property. It questions, however, the ability of Cromarty and Garmouth Roads to handle traffic in their present form. If granted, the granting should be conditioned upon final approval of site plans by the appropriate County agencies.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5893-X

District 1st Date of Posting June 21, 1963
Posted for: Petition for a Special Exception for Nursing Home
Petitioner: Roger H. Cissel
Location of property: SE/S Cromarty Rd. & NW/S Garmouth Rd.
Location of Signs: intersection of Cromarty & Garmouth Rd. 20' x 4'
west of intersecting roads
Remarks: See Notes
Posted by J. J. [Signature] Date of return: June 21, 1963
Signature

GEG:bms



LOT 11 SECTION 3
BRAESIDE PLAT #2
AREA LOT - 22781.38 sq. ft.
AREA BLDG. 1860 sq. ft.
PARKING SPACES REQD - 3
PARKING SPACES - 10
24 BDOT

#5893-X
63-10-X
MAP
#1
SEC. 2-A

ZONED - RGG
1ST ELECTION DIST.

SCALE 1"=50' MAR. 20, 1963
WESLEY W. YARD, SURVEYOR

