

65-1

| BY                                             | DATE   |
|------------------------------------------------|--------|
| JR                                             | 1/3/67 |
| LETTER SENT TO OWNER OF RECORD                 |        |
| LETTER ACKNOWLEDGED                            |        |
| MEETING SET FOR                                |        |
| UPDATED OR REVISED PLANS RECEIVED FOR APPROVAL |        |
| PLANS APPROVED                                 |        |
| INSPECTION DATE ASSIGNED TO INSPECTOR          |        |
| INSPECTOR'S REPORT                             |        |
| LETTER SENT APPROVING SITE PLAN COMPLIANCE     |        |
| CASE CLOSED                                    |        |
| CASE REFERRED TO HOUSING COURT                 |        |

1-3-68 6 High chain link fence  
 Surrounds property. Building here  
 has not been allowed as of yet. Date  
 1/3/68

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

County Office Building  
 110 W. Commerce Ave.  
 Towson, Md. 21204  
 Tel. 286-1100

James C. Crockett  
 3483 Maryland Avenue  
 Baltimore, Maryland 21218

Mr. Mitchell Gould  
 Old Court and Greenwood Roads  
 Baltimore, Maryland 21208

Dear Mr. Gould:

On July 2, 1966, an Order was passed by the  
 Zoning Commissioner for Case No. 45-1-A.

You have not complied with this Order until you have  
 presented, received and complied with a plan approved by the  
 Office of Planning and Zoning.

You are hereby directed to set up an appointment  
 with Mr. James Dyer of this Office so that an inspector can meet  
 you or your representative on the property to check for compliance  
 with the ZONING COMMISSIONER'S ORDER.

A copy of the ORDER is enclosed.

Failure to comply will mean that you do not have  
 the right to use your property in accordance with this Order.  
 Action will then be taken by the ZONING COMMISSIONER.

Very truly yours,

*John G. Rose*  
 JOHN G. ROSE  
 Zoning Commissioner

JGR/jdr

Enclosure

## GREENWOOD AND OLD COURT ROADS

cont'd

Intersect the beforementioned northwest right of way line of Old Court Road  
 Relocated; thence running with and binding along said northwest right of way  
 line of Old Court Road Relocated, as now surveyed, South 41 degrees 39 minutes 57  
 seconds West 460.59 feet to the point of beginning; containing 2.03 acres more  
 or less.

BEING part of land which by the beforementioned Deed dated January 22, 1959 and  
 recorded among the Land Records of Baltimore County in Liber W.J.H. No. 3661  
 page 145 was conveyed by Bonfield Holding Company, Inc., to Mitchell Gould.

Subject to an Easement Area as shown on the beforementioned State Roads Commission  
 of Maryland Plat No. 23614.

Subject also to a right of way agreement between Mitchell Gould, et al, and  
 Baltimore County recorded among the Land Records of Baltimore County in Liber  
 W.J.H. No. 4081 pages 319-330.

ATW:ld  
 5-15-64  
 562-5

PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mitchell Gould, 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 for a Variance from Section 202.2 Requiring side yard of 55 feet from  
 the side lot line to permit side yard of 35 feet from side lot line.

And section 202.4 Requiring rear yard of 50 feet to permit rear yard of 30 feet.

Section 202.3 - To permit a setback from centerline of the side street to the building  
 line of 10 feet and to permit a Variance from the Zoning Law of Baltimore County for the  
 following reasons (Indicate hardship or practical difficulty)

1. Aspects permitted only from Greenwood Road
2. 20 parking spaces required, none of which will be south of  
 convenient home.
3. Property between home and Old Court Road shall be in lawn and landscaped  
 and maintained so as to provide a pleasant view from home to the south  
 of the new Old Court Road.
4. Property on north side of Greenwood Road immediately opposite to  
 proposed nursing home facility has been granted a side yard variance  
 moving a proposed warehouse building closer to the road and hence  
 closer to the proposed nursing home facility. This will detract  
 from the proposed nursing home facility hence creating a hardship  
 upon same.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
 I, or we, agree to pay expenses of above Variance 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 Mitchell Gould Legal Owner  
 Address Old Court & Greenwood Roads  
 Baltimore 21208, Maryland

John H. Dyer Petitioner's Attorney  
 Address 711 Munster Building  
 Baltimore 21202, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of May 1967, 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 106, County Office Building in Towson, Baltimore  
 County, on the 19th day of July, 1967, at 10:00 o'clock.



Zoning Commissioner of Baltimore County

(over)

June 5, 1964

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

John H. Dyer, Esq.  
 711 Munster Building  
 Baltimore, Md. 21202

Dear Sirs:

Petition for Variance  
 for Mitchell Gould  
 45-156-A

The Zoning Advisory Committee has reviewed the subject petition and  
 makes the following comments:

BUREAU OF ENGINEERING: The 10' Pineville Valley Highway Lane Interceptor  
 sewer will serve this property when it is completed.

HEALTH DEPARTMENT: Any zoning of the subject property, should restrict the  
 opening of the Nursing Home until such time as the above mentioned interceptor  
 sewer has been completed.

THE DEPARTMENT: Will not submit comments at a later date.

No comments from the following departments: Office of Planning & Zoning, State  
 Roads Commission, R & E Commission, Industrial Development, Buildings Department  
 and the Board of Education.

cc: George Heier-Bureau of Engineering  
 Thomas Devlin-Health Department

Yours very truly,

*James C. Dyer*  
 James C. Dyer  
 Chief of Permit and Petition  
 Processing

Pursuant to the advertisement, posting of property, and public hearing on the above petition  
 and it appearing that by reason of the following finding of facts, that the granting of the  
 Variance would grant relief to the petitioner without substantial injury to the  
 health, safety and general welfare of the location involved,

the above Variance should be had; and it is hereby ordered that the Variance be granted.

to permit side yard of 35' from the side lot line instead of the  
 a Variance required 55' and to permit a setback from centerline of should be granted  
 the side street to the building line of 70' instead of the required 90'  
 IT IS ORDERED that the Variance be granted on the 19th day of July, 1967, at 10:00 o'clock.

day of May 1967, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit side yard of 35' from the  
 side lot line instead of the required 55 feet; and to permit a setback from centerline  
 of the side street to the building line of 70 feet instead of the required 90 feet; and  
 to permit a rear yard of 30 feet instead of the required 50 feet; subject to approval  
 of the site plan by the Bureau of Public-Health and the Office of Planning and Zoning.

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

the above Variance should NOT be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day

of May 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

NOT RECORDED

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
 Zoning Advisory Committee  
 FROM: Capt. Paul H. Rehnke  
 Fire Bureau  
 SUBJECT: Pikeville Nursing & Convalescent Home  
 N/W corner Greenwood Road & Heloe, Old Court Road  
 District 3 5/7/64

Install a hydrant near entrance to nursing home on Green-  
 wood Road conforming to the Baltimore County Standard Design  
 Manual. Spacing of hydrants 1500 feet apart as measured  
 along an improved road and a hydrant shall be within 300 feet  
 from any dwelling. Under zoning regulations a nursing home is  
 permitted in a R-6 zone with a special exception.

Contact Capt. Paul H. Rehnke at Valley 5-7310 for additional  
 information.

PHR/hr  
 cc: file



## JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS

3483 MARYLAND AVENUE

BALTIMORE, MARYLAND 21218

## DESCRIPTION OF PROPERTY

AT GREENWOOD AND OLD COURT ROADS

RESIDING FOR THE SAME in the East or North 31 degrees 17 minutes West 529.29-  
 foot line of the Deed dated January 22, 1959 and recorded among the Land Records  
 of Baltimore County in Liber W.J.H. No. 3661 page 145 from Bonfield Holding Company,  
 Inc. to Mitchell Gould; said point being situate, referring all courses to the  
 meridian as established by State Roads Commission of Maryland for Baltimore Railway  
 and as now surveyed, North 40 degrees 23 minutes 13 seconds West 133.78 feet  
 measured along said last line from the beginning thereof; said point also being  
 at the intersection of said line with the northwest right of way line of Old  
 Court Road as relocated and shown on the State Roads Commission of Maryland Plat  
 No. 23614; thence leaving said point of beginning and the said northwest right  
 of way line of Old Court Road Relocated and running with and binding along a part  
 of said beforementioned last line, as now surveyed, North 40 degrees 23 minutes  
 13 seconds West 242.00 feet to a point; thence leaving said last line and running  
 for the new lines of division through the land of which the prelat now being described  
 is a part, as now surveyed, the following three courses and distances, viz:

- (1) North 40 degrees 36 minutes 47 seconds East 155.00 feet;
- (2) South 40 degrees 23 minutes 13 seconds East 49.58 feet, and
- (3) North 41 degrees 39 minutes 51 seconds East 241.75 feet to intersect the south-  
 west right of way line of Greenwood Road as shown on the beforementioned Plat No.  
 23614; thence running with and binding along said southwest right of way line of  
 Greenwood Road, as now surveyed, South 53 degrees 43 minutes 30 seconds East 147.15  
 feet to a point and South 06 degrees 34 minutes 57 seconds East 24.80 feet to





EXISTING ZONING: R-40  
EXISTING USE: VACANT

EXISTING ZONING: R-40  
EXISTING DWELLING TO REMAIN

# ZONING NOTES:

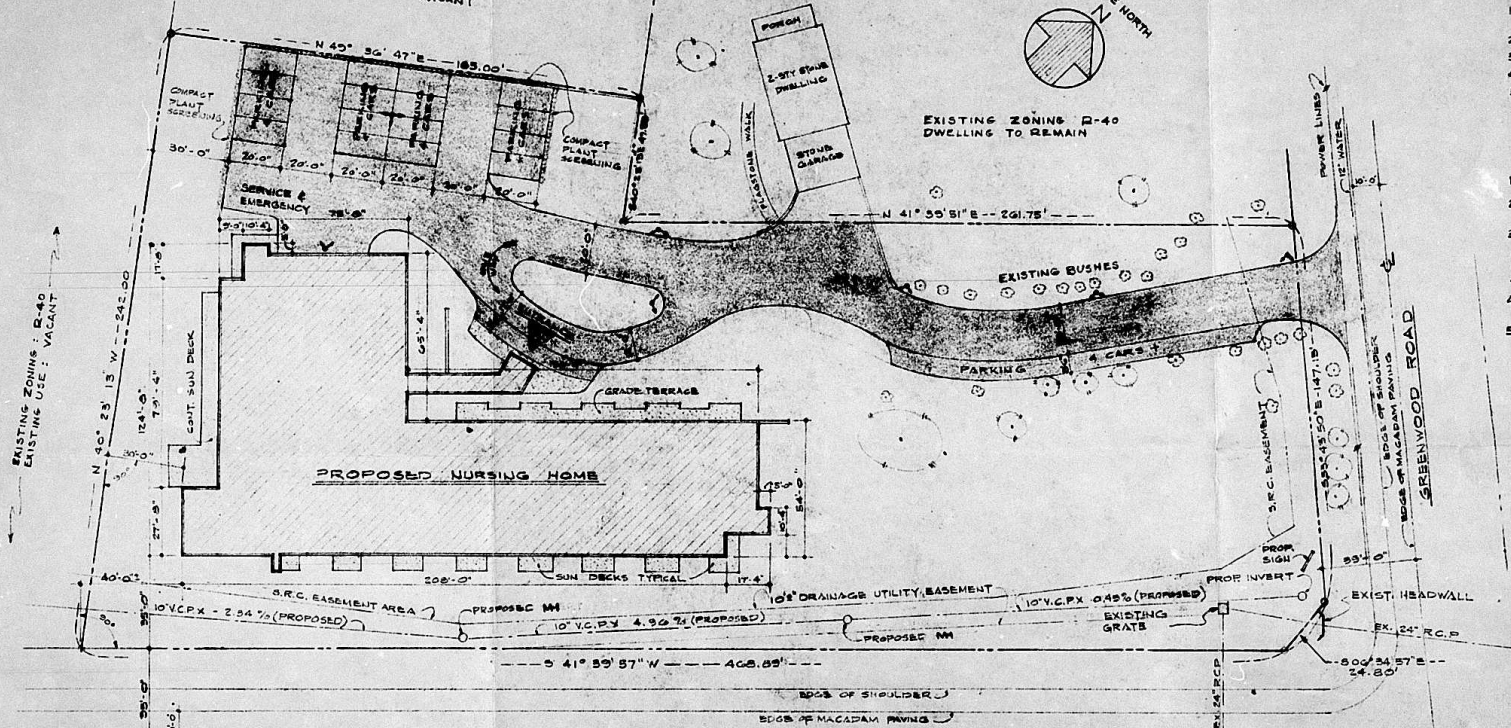
1. PROPERTY ZONED R-40 W/SPECIAL EXCEPTION
2. THIRD ELECTION DISTRICT, BALTO. COUNTY
3. TOTAL AREA OF PROPERTY: 2.03 ACRES

## PARKING DATA:

1. AREA OF BUILDING: 10,300 ± SQ. FT.  
NUMBER OF BEDS: 100
2. BASIS FOR SPACE DETERMINED: 1.5P/10 BEDS
3. REQUIRED NO. OF PARKING SPACES: 10
4. NO. OF PARKING SPACES SHOWN: 20
5. SIZES OF PARKING SPACES: 9' x 20' FOR 50' PARKING & 8' x 28' FOR IN-LINE PARKING.

## GENERAL NOTES

1. NO PROPOSED SLOPES, NO PROPOSED STABILIZATION REQUIRED
2. REFER TO SRC PLAT NOS 23614 & 23615, CONT. B-GSS-10-420
3. THIS PLOT PLAN IS NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY. THE INFORMATION SHOWN HEREON IS BASED ON AVAILABLE EXISTING DATA SUPPLEMENTED BY FIELD TAPE SURVEY DATA.
4. AREA INDICATED THUS  SHALL BE BLACKTOP PAVING.
5. AREA FLOODLIGHTS INDICATED THUS  DIRECTION OF LIGHT INDICATED WHERE APPLICABLE, LIGHT STANDARDS 6'5" HIGH



OLD COURT ROAD - RELOCATED  
(STATE ROAD)

## PLOT PLAN

SCALE 1"=30'-0"

EXISTING ZONING: D-6  
EXISTING USE: RESIDENTIAL  
(READ OF HOUSES TO OLD COURT RD)

|                                                                                                                                                                                                  |                                                                                               |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------|
| <br>DEPARTMENT OF EXAMINERS AND REGISTRATION OF ARCHITECTS<br>STATE OF MARYLAND                              | <b>PRELIMINARY PLOT PLAN</b><br>TO ACCOMPANY REQUEST<br>FOR VARIANCE                          |                    |
|                                                                                                                                                                                                  | PIKEVILLE NURSING & CONVALESCENT HOME<br>GREENWOOD & OLD COURT ROADS<br>BALTIMORE 8, MARYLAND |                    |
| <br>JAMES CROCKETT ASSOCIATES-CONSULTING ENGINEERS & LAND SURVEYORS<br>2455 MARYLAND AVE. BALTIMORE 18, MD. | FRYER & ASSOCIATES ARCHITECTS<br>2808 MARYLAND AVE. BALTIMORE 18, MD.                         |                    |
|                                                                                                                                                                                                  | SCALE:<br>1"=30'-0"                                                                           | DATE:<br>MAY, 1964 |

PRINT DATE 5-16