

RE: PETITION FOR SPECIAL EXCEPTION
for a Convalescent Home and Variance
to the Zoning Regulations
58 corner of Regester Avenue and
Sherwood Road - 9th District
Marie Andrews-Petitioner
N. 65-85-XA

OFFICE OF SPECIAL
EXCEPTIONS

The petitioner in the foregoing case has withdrawn
its petition and the matter is dismissed without prejudice.

David D. Harding
DAVID D. HARDING
Deputy Zoning Commissioner of
Baltimore County

Date: 9/1/64

ROBERT E. CARNEY, JR.
ATTORNEY AT LAW
REPRESENTING BALTIMORE
COUNTY
TOWSON, MARYLAND
NBA CODE 304
302-2000

September 21, 1964

Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Marie C. Andrews
#65-85-XA

Dear Sir:

Please be advised that Marie C. Andrews desires to withdraw her petition for special exception and variance in respect to her property at the corner of Sherwood Road and Regester Avenue.

Very truly yours,

R. E. Carney, Jr.
Robert E. Carney, Jr.

REC/SM



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **MARIE C. ANDREWS**, 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: Variances requested:

- Section 211.2, front yard - requests 22 feet from front lot line instead of the required 40 feet, and requests 52 feet from the center line of street instead of the required 65 feet.
- Section 211.3, side yard - requests 24 feet instead of the required 35 feet, and also requests 49 feet from the center line of street instead of the required 60 feet.

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 a convalescent 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, 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
Per: *Robert E. Carney, Jr.*
Robert E. Carney, Jr., Legal Owner
Address: *1511 W. 11th St., Balto., Md.*
Michael F. DeLong, Jr.
1511 W. 11th St., Balto., Md.
Robert E. Carney, Jr.
408 Jefferson Bldg., Towson 4, Md.
Petitioner's Attorney
Protestant's Attorney

ORDERED: By The Zoning Commissioner of Baltimore County, this... day of... 1964, 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... day of... 1964, at 10:00 o'clock A. M.



Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9th*
Date of Posting: *9-1-64*
Posted for: *Marie C. Andrews*
Petitioner: *Marie C. Andrews*
Location of property: *58 corner of Regester Avenue and Sherwood Road*
Location of Signs: *On front lawn of property on Regester Ave. and on front lawn of property on Sherwood Rd.*
Remarks: *Copy of petition and description of property attached.*
Posted by: *Robert E. Carney, Jr.*
Signature: *Robert E. Carney, Jr.*
Date of return: *9-1-64*

(3 of these signs on the old paper com.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: September 10, 1964
FROM: George R. Gavrellis, Director

SUBJECT: #65-85-XA. Special Exception for a Convalescent Home and Variance to permit front yard of 22 feet from front lot line instead of the required 40 feet; to permit 52 feet from center line of street instead of the required 65 feet; to permit a side yard of 24 feet instead of the required 35 feet and 49 feet from the center line of street instead of the required 60 feet. Southeast corner of Regester Avenue and Sherwood Road, being property of Marie C. Andrews.

9th District

HEARING: Monday, September 21, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a convalescent home. Plans and other data accompanying the petition do not show or indicate whether or not the Special Exception being sought applies to the existing structure or to possible additional construction. The number of beds proposed also is not indicated. No information is given with respect to the size of the staff. It, therefore, is difficult for the planning staff to react to the proposal. At the hearing the petitioner should be in a position to clearly identify the exact nature and extent of the proposed convalescent home as a prerequisite to making the necessary proof for Special Exception as required by Section 502.1 of the Zoning Regulations.

GRC:bms

OFFICE OF THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Baltimore, Md. THE HERALD - ARGUS Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 9, 1964.

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

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week commencing Monday before the 8th day of September, 1964. That it to say the same was inserted in the issues of

Saturday 4, 1964.

THE BALTIMORE COUNTEAN

By: *Paul J. Morgan*
Editor and Manager

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

To: Robert E. Carney, Jr.
Jefferson Building
Towson, Md. 21204

By: Zoning Department of Balto. Co.

EXEMPT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of property for Marie C. Andrews
#65-85-XA
\$50.00
\$50.00

PAID - Baltimore County, Md. - Check #155

11884 5311 : 4323 OF : 8000

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.

NO. 5-4017

William G. Ulrich, Jr.

Registered Land Surveyor
18 FULLERTON HEIGHTS AVE. BALTIMORE 6, MD.

For the purpose of zoning only

Beginning for the same at the intersection of the East right of way line of Sherwood Road with the South right of way line of Regester Avenue as shown on the Baltimore County Night of Way Plat entitled BHM 60-04-11 said plat recorded in a deed dated July 21, 1961 Helen H. Gilbert to Baltimore County Maryland and recorded among the land records of Baltimore County in Liber W.J.L. 3961 folio 105 etc. running thence and binding on the south side of Regester Avenue South 72 degrees 10 minutes East 105.72 feet to the westernmost outline of the lot of ground conveyed by Helen H. Gilbert, widow to John A. Cowan and Rachel P. Cowan his wife by a deed dated July 28, 1950 and recorded among the aforesaid land records in Liber G.L.B. 390 folio 92 etc. running thence and bearing Regester Avenue and binding on said line South 08 degrees 08 minutes 16 seconds East 74.70 feet to intersect the second line in a deed dated November 15, 1963 that was conveyed by Margaret Barall and Ada L. Gilbert to Marie C. Andrews and recorded among the aforesaid land records in Liber W.J.L. 4231 folio 332 etc. running thence and binding reversely for a part on said line South 89 degrees 37 minutes West 145.63 feet to the East right of way line of Sherwood Road as shown on the aforesaid Baltimore County Plat BHM 60-04-11 running thence and binding on the East right of way line the two following courses and distances viz: by a line curving toward the right having a radius of 1025.60 feet a distance of 87.80 feet and a line curving toward the right having a radius of 25 feet a distance of 39 feet more or less to the place of beginning.

Subject to a slope assessment area as shown on the aforesaid Baltimore County Plat BHM 60-04-11

Containing 0.31 of an acre more or less

Witness My Hand and Seal



CERTIFICATE OF PUBLICATION

TOWSON, MD., September 8, 1964.

THIS IS TO CERTIFY, that the annexed advertisement is published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on... day of... 1964, and once a week before the... day of... 1964, the 19th day of... 1964, the last publication appearing on the... day of... 1964.

THE JEFFERSONIAN.

St. Louis, Missouri
Manager.

Cost of Advertisement...

August 6, 1964 #65-85XA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Robert E. Carney, Jr., Esq.
108 Jefferson Bldg.
Baltimore, Maryland
21204

Mrs. Marie C. Andrews
3/4 cor. of Register Ave. &
SUBJECT: Sherwood Road, Sect. 9, Bk. 1
for Convalescent Home and
Variance

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

WATER available SEWER available

FIRE BUREAU

Will submit comments at a later date.

HEALTH DEPARTMENT

Subject to State and County Health Department Regulations.

OFFICE OF PLANNING & ZONING

The plan should be revised to indicate the following:

1. Any proposed additions to the existing building.
2. The number of beds.

The following members had no comment to make:

Redevelopment & Rehabilitation Commission
State Roads Commission
Bureau of Traffic Engineering
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Engineering

Yours very truly,

James E. Dyer
James E. Dyer
Chief of Permit and
Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reincke
Fire Bureau
SUBJECT: Marie C. Andrews
Sherwood Road
District 9 July 31, 1964

Date: August 6, 1964

1. Existing building to be used for a convalescent home will be subject to the fire prevention regulations relative to proper exits, fire protection equipment, (fire alarm system and automatic sprinkler system) emergency lighting etc.

Contact Capt. Paul H. Reincke at Valley 5-7310 for information concerning above comments.

PHR/bbr

#65-85XA

MAP
#9
SEC. 3-C
XA
9/2/64

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 25268

DATE: 8/27/64

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Robert E. Carney, Jr., Esq.
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT \$50.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Special Exception & Variances for Marie C. Andrews	50.00
	PAID - Baltimore County, Md. - Office of Finance	
	8-1864 6265 • 25268 TTP--	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.

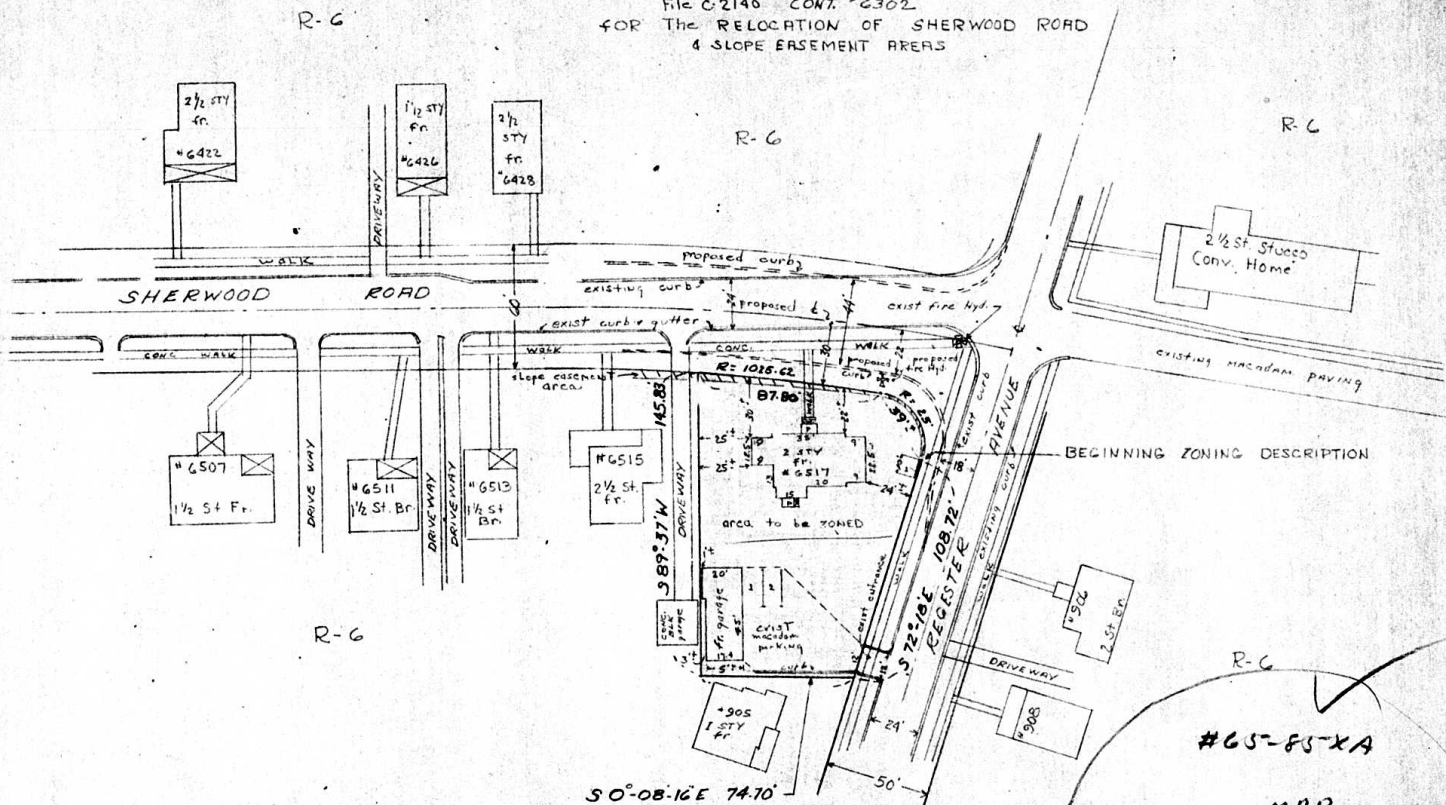
NOTE: SEE BALTIMORE COUNTY H.R.W. 60-044-11

W.J.R. #3981 folio 14S etc. also

BALTIMORE COUNTY CONSTRUCTION PLAN SHERWOOD ROAD (CITY LINE TO REGISTER AVE.)

File C-2140 CONT. #6302

FOR THE RELOCATION OF SHERWOOD ROAD
4 SLOPE EASEMENT AREAS



NOTE: FOR THE PURPOSE OF ZONING ONLY

9TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.

PRESENT ZONING R-6

PROPOSED ZONING SPECIAL EXCEPTION BOARDING HOUSE & CONVALESCENT HOME

AREA 0.31 OF AN ACRE ±

PARKING SPACES REQUIRED - 2

PARKING SPACE SHOWN - 2

CITY WATER & SEWER IN STREETS

#65-FS-XA

MAP

#9

SEC. 3-C



William G. Ulrich Jr.

WILLIAM G. ULRICH JR.
REGISTERED LAND SURVEYOR
18 FULLERTON HIGTS. AVENUE BALTO. 36, MD.
SCALE 1" = 50' JULY 25 1964

