

GEORGE WILLIAM STEPHENS, IR. AND ASSOCIATES, INC. CONSULTING ENGINEERS GROWLE TRULKS STOP WAS IN

(1888-1983)

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JOHN & MORKE PE

PREDERICK N CHARSEL IN PE

TOWSON

SENIOR ASSOCIATES ROBERT & BARASTI NICHOLAS I BRADER III FE PANOLALE R CLARLO WALTER F EINNER PLA ROBERT PHENEN DEA DAVID L MARTIN LA ELIZABETH VENTMILLER

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Mr. Amoid Jablon Director Department of Permits and Development Management County Office Building 111 W. Chesapeake Avenue Towson, Marvland 21204

Mariner Health Care - Catonsville 98 Smithwood Avenue DRC Number 081171, Dist 2C1

Mr. Jablon:

Please find enclosed one copy of the Zoning Order in each of the following Zoning Cases:

- 1. Case 1597-S, Special Exception for a convalescent home in a residential zone. Withdrawn without prejudice by petitioner, December, 1949.
- 2. Case 1661, Hearing to permit conversion of an existing dwelling to apartments. Granted March 2, 1950.
- 3. Case 5727-XA, Special Exception for a convalescent home in a residential zone. Granted January 23. 1963
- 4. Case 67-64-ASPH, Special Hearing to permit a side yard of 2.95 feet in lieu of the 12 feet minimum, and to permit side yards of 12 feet and 7.45 feet in lieu of the required 8 feet. Granted September 26, 1966.

The property has remained virtually unchanged since the late 1960's. The owner now proposes to make a number of interior improvements and to build some new parking and a circular driveway with a porte-cochere to better accommodate the elderly patients. No exterior changes to the building will take place in any areas which currently have variances. The site has sufficient parking in accordance with the Baltimore County Zoning Code. No change in use will take place.

We also enclose one copy of the site plan, which was submitted to the DRC. The DRC granted an A-7 exemption to this project, on August 22, 1997, on condition that we submit this letter to you.

SENIOR ASSOCIATES FAYNE E MAISENHOLDER PL RICHARD L UMBARGER PE JOHN M. CONWELL JR., PE. ROWAN G GUIDDEN LA MERALD P. MARAGOS PE & PL . September 16, 1997 Muter 1/18

BEL AIR

FLAN REVD 973

Mr. Amold Jablon, Director Mariner Health Care - Catonsville September 16, 1997 Page 2

No significant changes from any of the approved Zoning Cases are proposed. We hereby request that you confirm that these changes are consistent with the approved Zoning Order and are within the spirit and intent of that order.

Thank you for your attention to this issue. We have enclosed one extra copy of this letter and a check for \$40.00 in accordance with your policy.

Sincerely.

Thomas N. Woolfolk, L.A. Project Manager

Enclosure

cc: Pat Carey (Atelier Architects)

8581.DOC

September 24, 1997

2nd Election District

Dear Mr. Woolfolk:

The staff has determined that the proposed changes consisting ϵ^{f} interior alterations, new parking, and a new driveway configuration, is within the spirit and intent of zoning case 67-64-SPHA and you may go forward without any zoning public hearings.

Sincerely,

John L. Lewis Planner II Zoning Review

JLL:rve

c: zoning case 67-64-SPHA

TOWSON: 658 KENILWORTH DRIVE • SLITE 100 • TOWSON, MARYLAND • 2125 • • (+10) 825-8120 • FAX (+10) 585-0288 BEL AIR: 203 EAST BROADWAY • BEL AIR MARYLAND • 21014 • (+19) 870(1500) • (+10) 838(4800) • FAX (+10) 893-0425

I, or we, HOME, INC. I, or we. HOME, INC. legal owner of the property situate in Laltimornty and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 211, 3, permitting 2,95 feet 4 3,05 feet side yard instead of the required 12 feet, on the southeast side; and 7.45 feet and 7.55 feet

instead of the required 8 feet on the northwest side of frame dwelling.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

2. Practical difficulty.

Special Mearing to remove a frame Meelling from area shown on approved plan which is part of the Zoning Commissioner's Order.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

Low, agree to pay expenses of above Variance advectising, posting, etc., upon filing of this perition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

SUMMIT NURSING HOME, INC. By: Laurence & Month (Sunder)
Laurence J. Reputt, Legal Owner President Address Baltimore National Pike Cooksville, Maryland

n Hennegan Pr Petitioner's Attorney Address 406 Jefferson Bldg. - 21204 VAlley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 16th

of Augus 5.

136. 5 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two nexappers of reneral circulation throughout Baltimore county, that properly be posted, and that the public hearing be had before the Zoning Commissioner as Baltimore Could's in-groom 106, County Office Building in Tosson, Baltimore 21st day of September

OFFICE OF PLANNING .

...... 1966 , at 9130 releck Edward D. Hardes to DEPUTY Zoning Commissioner of Baltimore County. 9/2/166

Frotestant's Attorney

CATONSVILLE, MD.

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being subtreaded by a chord beau OFFICE OF OFFICE OF OFFICE OF OFFICE OFFICE

L.c. of 152,55 feet 2.id curve being subtended by a chord bear-ing North 47 degrees 69° 20° west 151,07 feet, running thence North 61 degrees 69° 25° 40° 533,55 feet, running thence North 56 degrees 29° 43° East 209,46 feet, running thence South 33 degrees 27° 35° East 129,46 feet running thence North 56 degrees 20° 43° East 175,00 feet to the before metal-conde westermost West side of Smithwood Avenue 36 feet west of Summit Avenue, DATE 4 TIMF: WEDNESDAY, SEPTEMBER 21, 1966 at 9:30 A,M, PUBLIC HEARDAY

Secretal Hearts
Secretal Heart

September 5. 1965. De 13° Table 1000 weeks one bestermood the season of the s Department Hearting Date: We observer, September 21, 1966 at 8.50 Auf. for One urccessions weeky orders tember 21, 1966 at 8.50 Auf. for One One urccessions weeky orders tember 20, 1966, that is to say Change Officer and Change Officer and Change of One of One

By Paul J Morgan

Editor and Manager P. Y.

and it appearing that by reason of the following finding of facts that strict compliance with the Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the requested variances would great relief without substantial injury to the nublic health, safety or general walfare of the locality involved, a variance to parmit a side yard of 2,9% on the southeast side instead of the rent21 and a side yard of 7,1% on the northwest side instead of the rent21 and a side yard of 7,1% on the northwest side instead of the required 8°, the warfances should be cranted.

The request to remove the Yrame dwelling from the area shown on approved plan is also granted.

Variances

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same is Evanted, from and after the date of this order, which permits a side year of 2.951 on the SYK side instead of the required 1.11 and a side year-of 7.451 on the NVW side instead of the from the SYK side instead of the from the SYK side instead of the from the SYK side in the SYK

nt to the advertisement, posting of property and public hearing on the above petiti

IT IS ORDERED by the Zoning Commissioner of Baltir ore County, this

, 196___, that the above Variance be and the same is hereby DENIED.

MICROFIL MED

BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

Your petition has been received and accepted for filling this

16 day of august

Petitioner Summit Nursing Home, Inc.

Petitioner's Attorney & Ocean Terrangem Reviewed by Chairman of Advisory Congistee

67-64 ASPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Sept 1 1966 Posted for Warner special Glassing. Protect for Surviva.

Petitioner Survivat. This stong Horner, Ind.

Location of property W/s. Smith stork Art. It's of Survenet are. Surrament are (westland and Summet are) Strange Date of return Sept 8, 1966

2 signs

FROM THE OFFICE OF OCORGE WILLIAM STEPHENS, JH. & AS ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MASS

Description to accompany Application for Zoning Variance Summit Nursing Home

July 29, 1966

30 feet wide sain point being distant 90 feet + southerly stong said ide from the centerline of Summit Averue, running thence from said

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Deputy Zoning Commissioner

Date. September 9, 1966

George E. Gavrelis, Director of Planning

Potition 667-64-ASPH. West side of Smithwood Avenue 90 feet West of Summit Avenue. Polition for Variance to permit a side yard of 2.95 feet on the southeest side insteed in the required 12 feet; and to permit a side yard of 7.45 feet on the northwest side insteed of the required 3 feet. Petition for Special Hearing to remove a fame dwelling iron area shown on approved plan which is part of the 7 oning Commissioner's Order. Summit Nutraing Home, Inc. - Petitioners:

1st District

HEARING: Wednesday, September 21, 1966, (9:30 A.M.)

The planning staff of the Office of Planning and Zoning will offer no

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wood Avenue 50 Res.
Summit Avenue.
DATE & TIME: Wodnesday, Sep
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DATE & TIME: Wodnesday, Sep Order West side of Smithwhich harder.

Votation Find the County of the County Republic of Smilling County to premit a side year of the County to premit a side year of the County of

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 1 19-66. THIS IS TO CERTIFY that the annexed advertisement was and published in Towson, Baltimore County, Md., once in each day of _September ______, 19.66_, the first publication appearing on the latt day of sentember

> THE JEFFERSONIAN, B. Leank Streetin

The above commute are not intended to initiate the appropriations action impossible, but to assure that all parties are note source of possible to the appropriate that are the infrastor and/or the Deput of the are in infrastor and/or the Deput of Plannine and Canine will substit recommendations on the arm requested south of Days before the Coline Count.inner's laneing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

DETACH ALONE PERFORATION " A KEP THIS PORTION FOR YOUR B

IMPO ANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND SION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYL

BALTINDRE COUNTY, MARY AND OFFICE OF FINANCE

8-2665 7919 # 39197 TIP-

INPORTARTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



