

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Franklin Square Hospital
I, or we, of Baltimore City, Inc. 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 the Zoning Commission of Baltimore County for a Special Exception for a Convalescent Home should be GRANTED.

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 convalescent home

Property is to be posted and advertised as prescribed by Zoning Regulation: For 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.

Baltimore Conference Nursing Home of The Methodist Church, Inc. Contract purchaser
The Franklin Square Hospital of Baltimore City, Inc. Legal Owner
Address 275 W. Camden St., Balto. 1, MD. Address 110 N. Calhoun St., Balto. 1, MD.
Austin W. Brizendine President of Board of Trustees

Attorney's Attorney
Address: 22 W. Pennsylvania Ave., Tow. 4, Md.
Protestant's Attorney

ORDERED: By the Zoning Commissioner of Baltimore County, this 5th day of September 1966 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 100, County Office Building in Towson, Baltimore County, on the 11th day of October, 1966, at 10:30 o'clock A. M.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 40647
DATE 9/19/66
Hessers, Brizendine and Murray
2022 W. Penna. Ave.
Towson, Md. 21204
Billed Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$50.00
Petition for Special Exception for The Franklin Square Hospital of Balto. 66-83-c		50.00
		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MD. 21204
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 142
Date of Posting 9-22-66
Posted for Henry Tuss, Oct. 11, 66
Petitioner The Franklin Square Hospital of Baltimore City
Location of property N.W. 1st Phila. Rd. 790 S. of Race Rd.
Location of Sign 21 1/2 years 15' from Rd. that leads to old house
Remarked by Robert J. Bull Jr.
Date of return 9-22-66

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petition, having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a Convalescent Home should be GRANTED.

the above reclassification should be GRANTED and it further appearing that by reason of the petition, having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a Convalescent Home should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of October 1966, that the above described property or area should be and is hereby reclassified from Zone R-6 to Zone R-6A and a Special Exception for a Convalescent Home should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Department of Public Services 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 petition, having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the Special Exception for a Convalescent Home should be GRANTED.

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain in Zone R-6 and or the Special Exception for a Convalescent Home should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

September 9, 1966
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Austin W. Brizendine, Requirer
22 W. Pennsylvania Avenue
Towson, Maryland 21204
SUBJECT: Special Exception - Convalescent Home for Franklin Square Hospital of Baltimore City, Inc. located 790 S. Phila. Rd. 790 S. of Race Road, 11th District (Item 7, September 6, 1966)

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

BUREAU OF ENGINEERING:
Water - Existing 10" water in Philadelphia Road.
Sewer - Existing 24" sanitary sewer as indicated on the submitted plan.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - The proposed Roseville Boulevard is indicated correctly on the submitted plan.

STATE ROADS COMMISSION: The point of access from Philadelphia Road as indicated on the site plan can only be used temporary. Alternate access must be from the proposed road to the south.

BUREAU OF TRAFFIC ENGINEERING: This office is in complete agreement with the State Roads Commission.

PROJECT PLANNING DIVISION: This office will review the subject petition and make any necessary comments at a later date.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

- Fire Bureau
- Health Department
- Industrial Development Commission
- Board of Education
- Buildings Department

Very truly yours,
James S. Murray
James S. Murray, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
John Myers-State Roads Commission
C. Richard Moore-Bureau of Traffic Engineering
Albert V. Quinby-Project Planning Division

Registration No. 1577
William M. Magnadier
County Surveyor
Professional Engineer and Land Surveyor
Court House
Towson, Md. 21204

For Purpose of Zoning Only - Re-Classification R-6 or R-6A with Special Exception for Convalescent Home.

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same in or near the center of Philadelphia Road and at the beginning point of the land conveyed by George Eckhardt, Jr., et al, Trustees, to Franklin Square Hospital of Baltimore City by a deed dated February 13th 1958 and recorded among the land records of Baltimore County in Liber G.L.E. No. 3310 folio 465 etc., said beginning point also being distant 790.00 feet more or less measured south 59 degrees 14 minutes west on or near the centerline of Philadelphia Road from a point where said centerline intersects the prolongation of the centerline of Race Road running thence and binding on or near the centerline of Philadelphia Road and on the first line in the aforesaid deed north 59 degrees 14 minutes east 689.93 feet to the end of said first line thence leaving the road and binding on the second, third, fourth, fifth, sixth, seventh, eighth, ninth and tenth lines in said deed the following nine courses and distances: viz north 30 degrees 46 minutes west 129.48 feet and north 59 degrees 14 minutes east 129.41 feet and south 19 degrees 15 minutes east 22.13 feet and north 59 degrees 14 minutes east 105.00 feet and north 19 degrees 16 minutes west 22.00 feet and north 37 degrees 31 minutes west 264.00 feet and north 47 degrees 46 minutes west 198.00 feet and north 30 degrees 03 minutes 30 seconds west 166.83 feet and north 63 degrees 22 minutes 20 seconds west 164.06 feet to the end of said tenth line thence binding on a part of the eleventh line therein north 78 degrees 42 minutes 20 seconds west 161.58 feet thence leaving the outline for a line of zoning division now made south 40 degrees 08 minutes west 911.49 feet to intersect the last line in said deed at the distance of 735.00 feet from the end of said line thence binding on a part of said last line and in the center of a right of way

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 30, 1966
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-83-X, Northwest side of Philadelphia Road 790 feet South of Race Road. Petition for Special Exception for Convalescent Home. The Franklin Square Hospital of Baltimore City - Petitioners.
14th District
HEARING: Tuesday, October 11, 1966. (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Convalescent Home. The Planning Staff feels that this request is a component part of the emerging educational - hospital - health complex stemming from the Essex Community College and the Franklin Square Hospital. The staff endorses the petition and requests that granting be made subject to overall approval of development plans for the Convalescent Home facility.

GEG:bms

twenty feet wide leading northwesterly from the Philadelphia Road (said right of way now widened an additional 25.00 feet northwesterly and adjacent to the northeast side thereof for the entire length of the herein described property with the use thereof in common with others entitled thereto) south 50 degrees 15 minutes east 735.00 feet to the place of beginning.

Containing 19.29 acres of land more or less.



Austin W. Brizendine, Requirer
22 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6 day of Sept, 1965.

Petitioner Franklin Square Hospital of Balto City Inc.
Petitioner's Attorney Austin W. Brizendine reviewed by James S. Murray
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 40691
DATE 9/11/66
TO: Hessers, Brizendine and Murray
22 W. Penna. Ave.
Towson, Md. 21204
Billed Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$61.00
Advertising and posting of property for The Franklin Square Hospital of Baltimore City, Inc. 66-83-c		61.00
		61.00

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.

FOR SPECIAL EXCEPTION 16th DISTRICT

LOCATION: Northwest side of Philadelphia Road 790 feet, more or less south of Race Road.
DATE & TIME: TUESDAY, OCTOBER 11, 1966 at 10:30 A.M.
PUBLIC HEARING: Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Public for Special Exception for a Con. secret Home.

All that parcel of land in the Fourteenth District of Baltimore County.

Beginning for the same in or near the center of Philadelphia Road and at the beginning point of the land conveyed by George Eckhardt, Jr., et al, Trustees, to Franklin Square Hospital of Baltimore City by a deed dated February 12th 1958 and recorded among the land records of Baltimore County in Liber G.L.H. No. 2210 folio 465, etc., said beginning point also being distant 790.00 feet more or less measured south 59 degrees 14 minutes west on or near the centerline of Philadelphia Road from a point where said centerline intersects the prolongation of the centerline of Race Road running thence and ending on or near the centerline of Philadelphia Road and on the first line in the above said deed north 59 degrees 14 minutes east 129.33 feet to the end of said first line thence leaving the road and ending on the second, third, fourth, fifth, sixth, seventh, eighth, ninth and tenth lines in said deed the following also courses and distances viz: north 30 degrees 45 minutes west 129.48 feet and north 59 degrees 14 minutes east 129.41 feet and south 19 degrees 14 minutes east 12.11 feet and north 59 degrees 14 minutes east 129.43 feet and north 19 degrees 14 minutes west 12.00 feet and north 27 degrees 31 minutes west 294.00 feet and north 47 degrees 48 minutes west 198.00 feet and north 22 degrees 52 minutes west 164.83 feet and north 63 degrees 22 minutes west 161.00 feet to the end of said tenth line thence building on a part of the eleventh line thence north 78 degrees 42 minutes 20 seconds west 161.22 feet thence leaving the outline for a line of zoning division now made south 69 degrees 08 minutes west 311.49 feet to intersect the last line in said deed at the distance of 725.00 feet from the end of said line thence building on a part of said last line and in the center of a right way twenty feet wide leading northwesterly from the Philadelphia Road (old right of way now withdrawn an additional 25.00 feet northwesterly and adjacent to the northeast side thereof for the entire length of the herein described property with the use thereof in common with others entitled thereto) north 59 degrees 14 minutes east 725.00 feet to the place of beginning.

Containing 19.29 acres of land more or less.

Being the property of The Franklin Square Hospital of Baltimore City, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 11, 1966 at 10:30 A.M.
Public Hearing: Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF:
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave.

Betho. 21, Md.

October 5 1966

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for special exception - The Franklin
Square Hospital
was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week
for one (1) successive weeks before the
11th day of October 19 66; that is to say,
the same was inserted in the issue of Sept. 21, 1966

Stromberg Publications, Inc.

Publisher.

By *John G. Rose*

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 22, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~successive~~
for one (1) time ~~successive~~ before the 11th day of October 1966, the same publication appearing on the 22nd day of September 1966.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement: \$ 1.00

NOTICE FOR SPECIAL EXCEPTION
16th DISTRICT
LOCATION: Northwest side of Philadelphia Road 790 feet, more or less south of Race Road.
DATE & TIME: TUESDAY, OCTOBER 11, 1966 at 10:30 A.M.
PUBLIC HEARING: Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

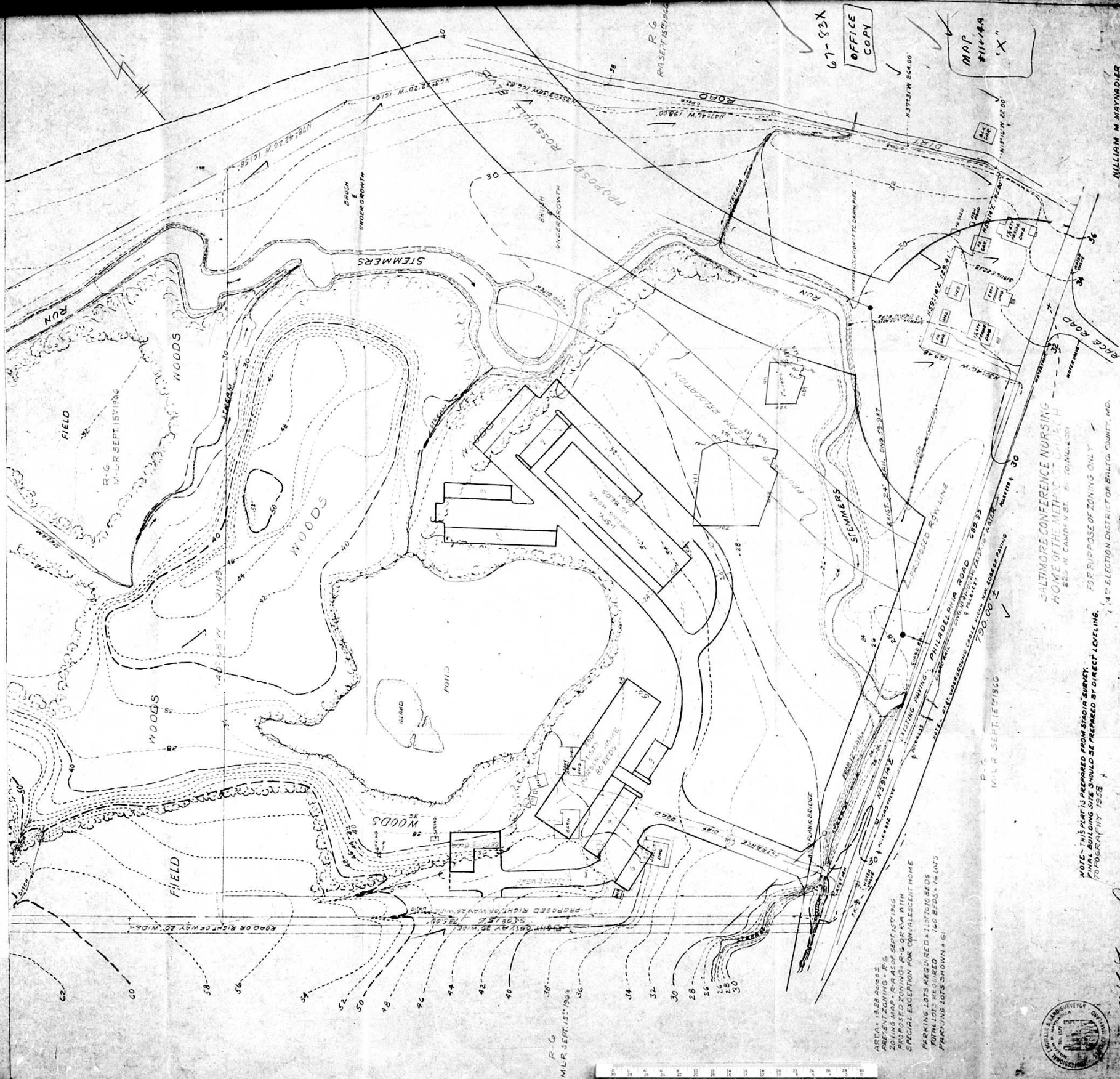
Public for Special Exception for a Con. secret Home.

All that parcel of land in the Fourteenth District of Baltimore County, as shown on plat plan filed with the Zoning Department, containing the same in or near the center of Philadelphia Road and at the beginning point of the land conveyed by George Eckhardt, Jr., et al, Trustees, to Franklin Square Hospital of Baltimore City by a deed dated February 12th 1958 and recorded among the land records of Baltimore County in Liber G.L.H. No. 2210 folio 465, etc., said beginning point also being distant 790.00 feet more or less measured south 59 degrees 14 minutes west on or near the centerline of Philadelphia Road from a point where said centerline intersects the prolongation of the centerline of Race Road running thence and ending on or near the centerline of Philadelphia Road and on the first line in the above said deed north 59 degrees 14 minutes east 129.33 feet to the end of said first line thence leaving the road and ending on the second, third, fourth, fifth, sixth, seventh, eighth, ninth and tenth lines in said deed the following also courses and distances viz: north 30 degrees 45 minutes west 129.48 feet and north 59 degrees 14 minutes east 129.41 feet and south 19 degrees 14 minutes east 12.11 feet and north 59 degrees 14 minutes east 129.43 feet and north 19 degrees 14 minutes west 12.00 feet and north 27 degrees 31 minutes west 294.00 feet and north 47 degrees 48 minutes west 198.00 feet and north 22 degrees 52 minutes west 164.83 feet and north 63 degrees 22 minutes west 161.00 feet to the end of said tenth line thence building on a part of the eleventh line thence north 78 degrees 42 minutes 20 seconds west 161.22 feet thence leaving the outline for a line of zoning division now made south 69 degrees 08 minutes west 311.49 feet to intersect the last line in said deed at the distance of 725.00 feet from the end of said line thence building on a part of said last line and in the center of a right way twenty feet wide leading northwesterly from the Philadelphia Road (old right of way now withdrawn an additional 25.00 feet northwesterly and adjacent to the northeast side thereof for the entire length of the herein described property with the use thereof in common with others entitled thereto) north 59 degrees 14 minutes east 725.00 feet to the place of beginning.

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BY ORDER OF:
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY



AREA 1.22 ACRES
 PRESENT ZONING - R-6
 ZONING MAP - R-6 AC OF SEPT. 15, 1966
 PROPOSED ZONING - R-6 AREA WITH
 SPECIAL EXCEPTION FOR CONVALESCENT HOME
 PARKING LOTS REQUIRED - 140 BEDS
 TOTAL LOTS REQUIRED - 140 BEDS + 14 LOTS
 PARKING LOTS SHOWN - 61



NOTE: THIS PLAN IS PREPARED FROM STADIOS SURVEY.
 FINAL BUILDING SITE SHOULD BE REPERMED BY DIRECT LEVELING.
 TOPOGRAPHY 1958

BALTIMORE CONFERENCE NURSING
 HOME OF THE METHODIST CHURCH
 225 N. CAMPBELL ST. BALTIMORE, MD.

FOR PURPOSE OF ZONING ONLY
 1/4" ELECTION DISTRICT OF BALTO. COUNTY, MD.

W. M. Maynard

B.M. Station # 7544 B.C.M.D. 1/25/67

WILLIAM M. MAYNARD
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 DUNCAN BLDG.
 TOWSON, MD.
 SCALE 1" = 50'

67-82X
 OFFICE COPY

MAP
 #11144A
 "X"

105