

RE: PETITION FOR SPECIAL EXCEPTION
for a Convalescent Home
SE 1/4 of Charles Street Avenue east
of Ruxton Ridge Road,
9th District
Leonard and Helen Stulman,
Petitioners

BEFORE #67-217-X
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-217-X

OPINION

The petitioner seeks a special exception to permit the construction of a convalescent home on a 4.85 acre parcel of land located on the east side of Charles Street north of Greenwood Road in the Ninth Election District of Baltimore County. The subject parcel is a rather narrow triangular tract of ground. The base of the triangle is very long and lies on the east side of Charles Street with the southernmost point of the triangle being more or less at Charles and Greenwood Road. The parcel has no frontage on Greenwood Road. Apparently, however, it does have a thirty foot right of way to Greenwood Road. The subject property is unimproved and generally lies below the grade of Charles Street.

The petitioner proposes to construct a two hundred bed convalescent home in two stages. Testimony indicated the first stage will be a one hundred bed convalescent home, and the second stage will be the addition of wings to make the ultimate facility a two hundred bed convalescent home.

The petitioner produced testimony that there is a need for such a facility in the area to serve patients from the new hospitals that have been constructed in the general Towson area. The petitioner's witnesses testified that this development cost for individual R-20 lots on the subject parcel would be excessive and thereby rendered it economically unfeasible to develop this parcel into lots when the Ruxton Ridge development on the west side of Charles Street was laid out. The subject tract is part of a larger parcel of ground purchased by the petitioner which was left undeveloped due to the excessive costs involved on this parcel. The subject property lies within a larger triangular piece of land formed by Charles Street on the west, Joppa Road on the north, and Chestnut Avenue on the east. An inspection of the zoning map shows that the majority of the property within this triangle is already devoted to institutional uses.

Starting at the intersection of Charles Street and Chestnut Avenue a large tract of land is owned and occupied by the Loyola High School. Immediately to the north of the Loyola property is another large tract of land, formerly the Lutheran Deaconess' Mother House, which was recently acquired by the Baltimore County Board of Education. This tract of ground is twenty-six acres and is now being developed by the School Board as their administrative headquarters. Mr. Harvey W. Krenzburg, of the

MCA
MAYZ CHILD & ASSOCIATES, INC.
CONSULTING ENGINEERS
10400 Corner Bridge Rd., Baltimore, MD 21204 Tel. 381-0203/0204

DESCRIPTION

4.8503 ACRES LOCATED ON THE SOUTHEAST SIDE OF CHARLES STREET
EAST OF RUXTON RIDGE ROAD, NINTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Present Zoning R-20

Proposed Zoning R-20 With Special Exception

Beginning for the same at the intersection of the center line of Ruxton Ridge Road 80 feet wide extended and the southeast side of Charles Street, thence binding on said southeast side of Charles Street northeasterly by a curve to the left with a radius of 7739.44 feet for a distance of 320 feet, more or less, thence leaving said southeast side of Charles Street for the seven following courses and distances: (1) S 02°56'17"E - 309.47 feet, (2) S 02°44'17"E - 442.00 feet, (3) S 02°28'26"W - 171.58 feet, (4) S 39°46'26"W - 554.58 feet, (5) S 16°46'34"E - 10.30 feet, (6) S 20°58'34"E - 24.52 feet and (7) S 78°40'09"W - 65.60 feet to intersect the southeast side of Charles Street, thence binding on said southeast side of Charles Street for the eight following courses and distances: (1) northeasterly by a curve to the right with a radius of 791.73 feet for a distance of 202.38 feet, (2) N 18°02'40"E - 245.66 feet, (3) N 04°00'30"E - 103.08 feet, (4) N 18°02'40"E - 200.00 feet, (5) N 30°22'05"E - 117.13 feet, (6) northeasterly by a curve to left with a radius

Water Supply ■ Sewerage & Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Leonard Stulman - No. 67-217-X

Board of Education, testified that the property was purchased by the School Board one year ago and they are presently remodeling the main house on the property for use as offices. They have already graded the tract of land on Greenwood Road for a two hundred car parking lot, and are getting ready to construct a 4,000 square foot office building on the property. He testified that the School Board's plans encompass three phases, and that ultimately with phase three there will be constructed an additional multi-story, 100,000 square foot office building, and that there will be 300 people employed on the property.

The majority of the Joppa Road frontage and a large portion of the Chestnut Avenue frontage is occupied by a large tract of ground owned by the Mission Helpers, a Catholic religious institution. Across Charles Street from the triangle is the Ruxton Ridge Elementary School opposite the southern portion of the subject parcel. On the east side of Chestnut Avenue, opposite that portion of the triangle which is developed in individual homes, is a large convalescent home known as the Pickersgill Home, which has been in existence for many years.

The petitioner produced sufficient testimony, without going into detail as to the testimony of each witness, that the granting of the special exception would in no way violate Section 502.1 of the Baltimore County Zoning Regulations. A convalescent home is a permitted use by special exception in every residential zone, and as such is permissible in any residential zone provided it does not violate any of the requirements of Section 502.1 of the Zoning Regulations. The petitioner for a special exception is not required to show that the denial of the petition would result in practical difficulty or extreme hardship, nor is he required to show a change in the character of the neighborhood. He must show only that the special exception would be in harmony with the general zoning plan, and not be detrimental to the general welfare of the neighborhood.

We find that the requested special exception is in harmony with the general zoning plan, particularly in view of the other institutional and nonresidential uses existing in close proximity to the subject property, and that it is a permitted use in all residential zones by special exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 6th day of February, 1965 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

Leonard Stulman - No. 67-217-X

1. That there shall be no vehicular access to Greenwood Road.
2. Subject to site plan approval of the Office of Planning and Zoning.
3. That the service area shall be screened with a ten (10) foot compact evergreen screening.
4. No deliveries or trash or garbage pickup shall be made before 7 a.m. or after 6:30 p.m., Mondays through Saturdays; and no deliveries or garbage or trash pickup shall be permitted on Sundays.

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

Willam S. Baldwin, Chairman

Walter A. Reiter, Jr.

John A. Miller

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, we, Leonard & Helen R. Stulman, Regd. owner of the property situated 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 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, 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 _____
Address _____

Plaintiff's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of May, 1965, at 2:00 o'clock.

By _____
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD, 21204

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

Subject: Special Exception, Convalescent Home for Leonard Stulman, located SE 1/4 Charles Street Avenue E/W Ruxton Ridge Road - 9th District (Item 1, March 28, 1967)

April 11, 1967

Dear Sir:

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

BUREAU OF ENGINEERING - Existing 8" sanitary sewer along Charles Street as indicated on the submitted site plan. Open cutting of Charles Street will not be permitted by the State Roads Commission. The sewer, & utilities crossing this road will be bored and jacked under the paving. Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU - Shall be required to meet all fire department regulations in regards to convalescent homes. For any additional info. contact this writer.

HEALTH DEPARTMENT - Proposed water and sewer extensions to the site should be shown on the plans. Prior to approval of a building application, complete plans and specifications of the entire project must be submitted to the State Department of Health for approval.

TRAFFIC ENGINEERING - Since the median on Charles Street has left turn storage lanes provided, no protection is given to crossing vehicles in the middle of the road, therefore there appears to be a sight distance problem with the south bound traffic north of the site. Due to conditions of Greenwood Road there should be no access from this site to Greenwood Road.

STATE ROADS COMMISSION - The frontage must be curbed with concrete for a distance of 100' on both sides of the entrance. The road side face of curb to be 12' from and parallel to the edge of paving of Charles Street Avenue. Stopping sight distance on Charles Street Avenue is poor to the north. This added to the steep grade at Charles Street Avenue could constitute a traffic hazard.

ZONING ADMINISTRATION DIVISION - In view of the comments by the Bureau of Traffic Engineering and the State Roads Commission regarding poor sight distance at the entrance it is suggested that the petitioner's engineer contact these departments prior to the hearing and attempt to rectify this problem.

In any case, the petitioner's engineer should be prepared to prove that Section b and c will not be violated.

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 Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

W. Lee Harrison, Esquire
607 Loyola Federal Building
Page 2

April 11, 1967 (Item 1, March 28, 1967)

The following members had no comment to offer: Prof. Planning, Building Engineer, Board of Education, Industrial Development

Very truly yours,

James E. Dyer
Principal Zoning Technician

JEL/jdr

cc: Carlyle Brown, Engineering; Lt. Morris, Fire; Mr. Greenwalt, Health; Mr. Moore, Traffic; John Meyers, SRC.

Five

For any additional information contact: this writer.

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

We note that questions as to safety with regard to the petitioner's plan have been raised by the Bureau of Traffic Engineering and State Roads Commission. Will the proposed use conflict with Paragraphs a and c of Subsection 502.1 of the Zoning Regulations?

No. 67-217-X

The petitioners have requested a special exception for a Convalescent Home on the southeast side of Charles Street Avenue east of Ruxton Ridge Road, in the Ninth District of Baltimore County.

Certain types of ~~uses were~~ required to secure a special exception to allow them to be placed in one or more zones in which their uncontrolled occurrence might cause unsatisfactory results of one kind or another, and therefore, must be located with discrimination in relation to their surroundings.

The petitioners are requesting a special exception for a Convalescent Home. The property is a part of a tract separated by Charles Street Avenue and consists of 4.8505 acres. The land is zoned R-20 and is vacant.

Although no access is planned to Greenwood Road, the locality to which the subject property belongs is really the Greenwood Road area. Greenwood Road is not much more than a paved driveway and serves homes on lots ranging from one to six acres plus one with fifteen acres.

A nursing home in such a compact neighborhood is absolutely out of place. In addition the proposed use is a speculative one. The petitioner is a home builder with no experience in maintaining and operating a nursing home.

This is not a rezoning request but a request for a special exception and it is not possible to assess the possibilities of the proposed use simply from the plat submitted and the testimony of the engineer.

For the above reasons the special exception should
NOT BE GRANTED.

BY Je Harnue Clerk

BY J. Harris Clerk

TELEPHONE 823-3003 EXT. 197		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 49255 DATE 3/21/66	
To: W. Barton Guy 31 E. Chase Street Baltimore, Md. 21202		BILL TO County Board of Appeals <i>(Pending)</i>			
REPORT TO ACCOUNT NO. 01.712		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$1.50	
QUANTITY		COMET		1.50	
Cost of copy of Minute 1/4 of Clerk's Report Ave. E. of Barton Ridge Road 4th District Leonard and Helen Stelman					
150					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

PETITION FOR SPECIAL EXCEPTION IN DISTRICT ZONING. Petition for Special Exception for a Covenant Home. LOCATION: Southeast side of Charles Street Avenue East of Barton Ridge Road. DATE & TIME HEARING: MAY 10, 1967 at 2:00 P.M. PUBLIC HEARING: Room 104, County Office Building, Ill W. Chesapeake Avenue, Towson, Maryland. The Zoning Commission of Baltimore County, by au- thority of the Zoning Act and Regulations of Baltimore County will hold a public hearing Petition for Special Exception for a Convenient Home. All that parcel of land in the North District of Baltimore County, containing for the same at the intersection of the center line of Barton Ridge Road 80 feet wide extended and the southeast side of Charles Street, thence bounding on said southeast side of Charles Street northerly by a distance to the left with a radius of 778.64 ft to a distance of 320 feet, more or less; thence leaving said southeast side of Charles Street for the seven following courses and distances: G 0.92 degrees 56' 47" E - 260.17 feet, G D 0.63 degrees 44' 47" E - 442.00 feet,	OFFICE OF THE BALTIMORE COUNTY THE COMMUNITY NEWS Riverton, Md. No. 1 Newburg Avenue	<u>CITIZEN</u> BALTIMORE THE HERALD - ARGUS Ft. Detonville, Md. CATONSVILLE, MD.
		April 24, 1967

PHOTOCOPY 1000 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 4551 DATE 5/19/87	
TO: W. Lee Harrison, Esq., Loyola Federal Building Towson, Maryland 21204		BILL TO: Office of Planning & Zoning 119 County Office Bldg. Towson, Maryland 21204			
REPORT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Cost of appeal - property of Leonard Sly Stelman No. 67-217-X		posting		\$70.00 <u>5.00</u> \$75.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

[illegible]

W. Lee Harrison, Esquire
607 Loyola Federal Building
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

28th day of March, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Leonard Stulman

Petitioner's Attorney: W. Lee Harrison

Reviewed by

James E. Blum
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer

Date: March 29, 1967

FROM: Mr. William Greenwalt

SUBJECT: Zoning Advisory Committee Meeting 3/28/67

Subject #1 - Property owner: Leonard Stulman
Location: SE/4 Charles Street Avenue
E/S Ruxton Ridge Road
District: 9th
Present Zoning: R-20
Proposed Zoning: Special Exception - Convalescent Home

Proposed water and sewer extensions to the site should be shown on the plans. Prior to approval of a building application, complete plans and specifications of the entire project must be submitted to the State Department of Health for approval.

William Greenwalt

WHS/cw

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: June 15, 1967
Posted for: Special
Petitioner: Leonard Stulman
Location of property: SE/4 Charles St. Ave. E/S Ruxton Ridge Rd.
Location of Signs: SE/4 Charles St. Ave. opposite east end of Ruxton Ridge Rd. (E/S Charles St. Ave. 100' N. of Greenwald Rd.)
Remarks:
Posted by: [Signature] Date of return: June 15, 1967
Signature: 2 signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: April 21, 1967
Posted for: Special Exception - Convalescent Home
Petitioner: Leonard Stulman
Location of property: SE/4 Charles St. Ave. east of Ruxton Ridge Rd.
Location of Signs: SE/4 Charles St. Ave. opposite east end of Ruxton Ridge Rd. (E/S Charles St. Ave. 100' N. of Greenwald Rd.)
Remarks: On E/S Greenwald Rd. (E/S Charles St. Ave. 100' N. of Greenwald Rd.)
Posted by: [Signature] Date of return: April 21, 1967
Signature: 3 signs

TELEPHONE
823-3000
EXT. 527

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44389

DATE: April 17, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Balto. Co.

TO: W. Lee Harrison, Esq.
Loyola Federal Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

TOTAL AMOUNT
\$50.00

Petition for Special Exception for Leonard Stulman
A97-217-2

CLIP

50.00

Paid

4-17-67

4-17-67

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

EWELL, BONHABERT & ASSOCIATES
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

PROJECT: TRAFFIC ANALYSIS

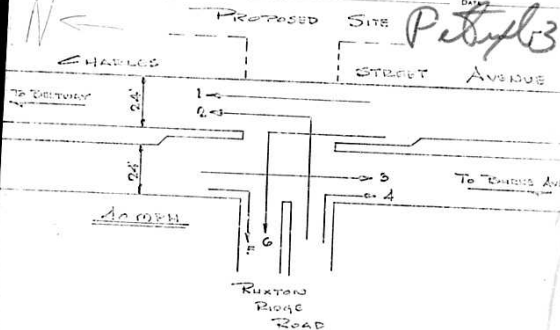
SUBJECT: CHARLES ST. AVE.

BY: [Signature]

JOB NO.

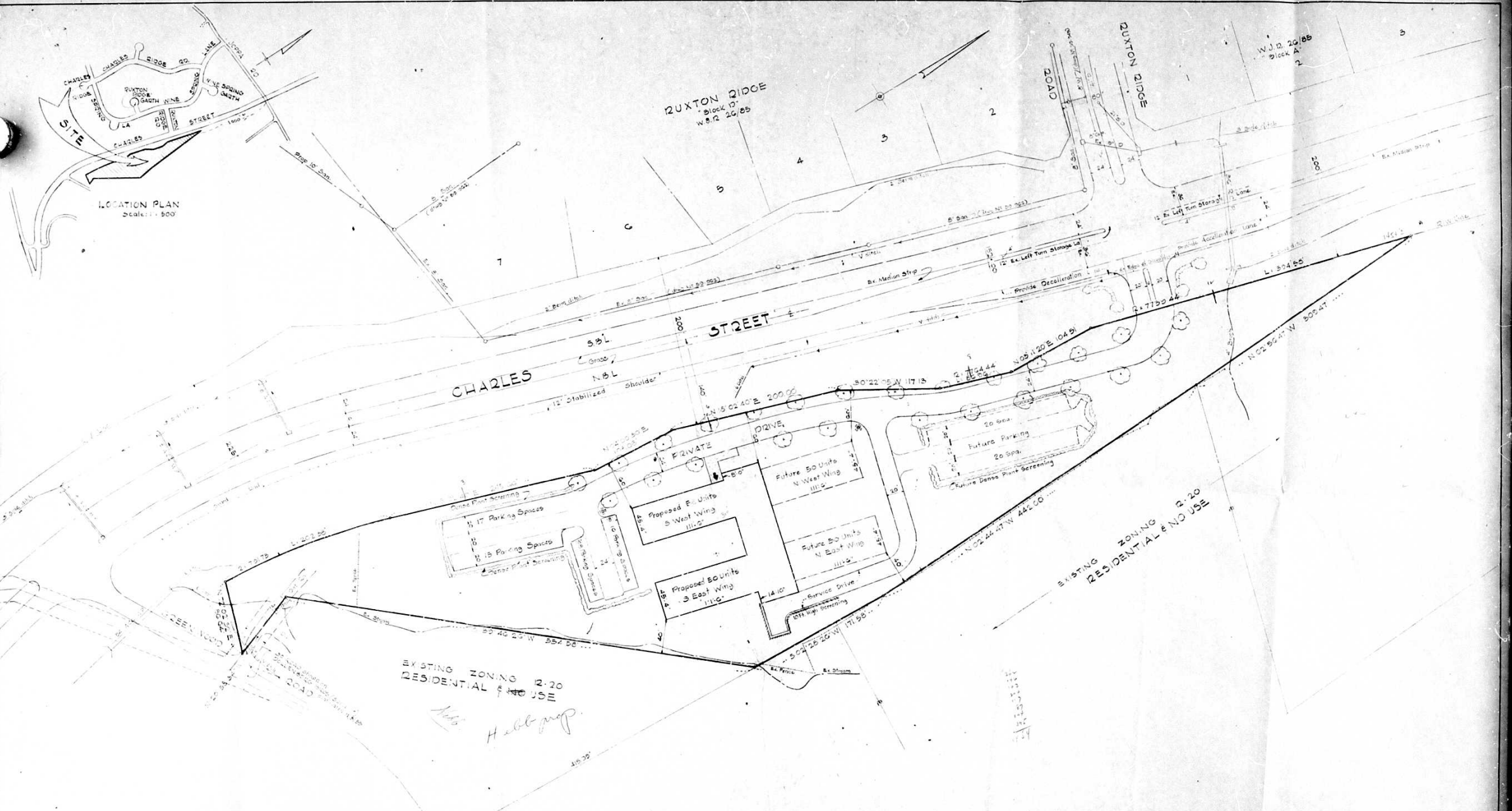
SHEET NO. OF

DATE



DATE	TIME TAKEN	DISCUSSIONS
Monday Apr 22, 1967	7:30 AM - 3:30 PM 4:30 PM - 5:30 PM	212 12 23 50 0 0
Monday May 20, 1967	7:30 AM - 3:30 PM 4:30 PM - 5:30 PM	1032 10 227 27 11 57
		1066 19 710 03 14 40

1060 - 17,075	Tue Nov 21, 1967	10 OUT
1061 - 12,125	7:30 AM - 5:30 PM	15 - 1
1062 - 12,000	4:30 PM - 5:30 PM	8 - 17
1063 - 11,250	Fri Jan 14, 1966	
1064 - 11,000	7:00 PM - 8:00 PM	0 - 5
1065 - 11,200	8:00 PM - 9:00 PM	3 - 5
1066 - 11,000	Sat Jan 14, 1966	
	2:00 PM - 3:00 PM	20 - 15
	2:00 PM - 3:00 PM	17 - 15



EXISTING ZONING 2-20
RESIDENTIAL & NO USE

GENERAL NOTES

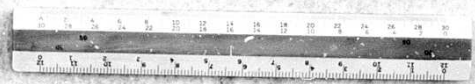
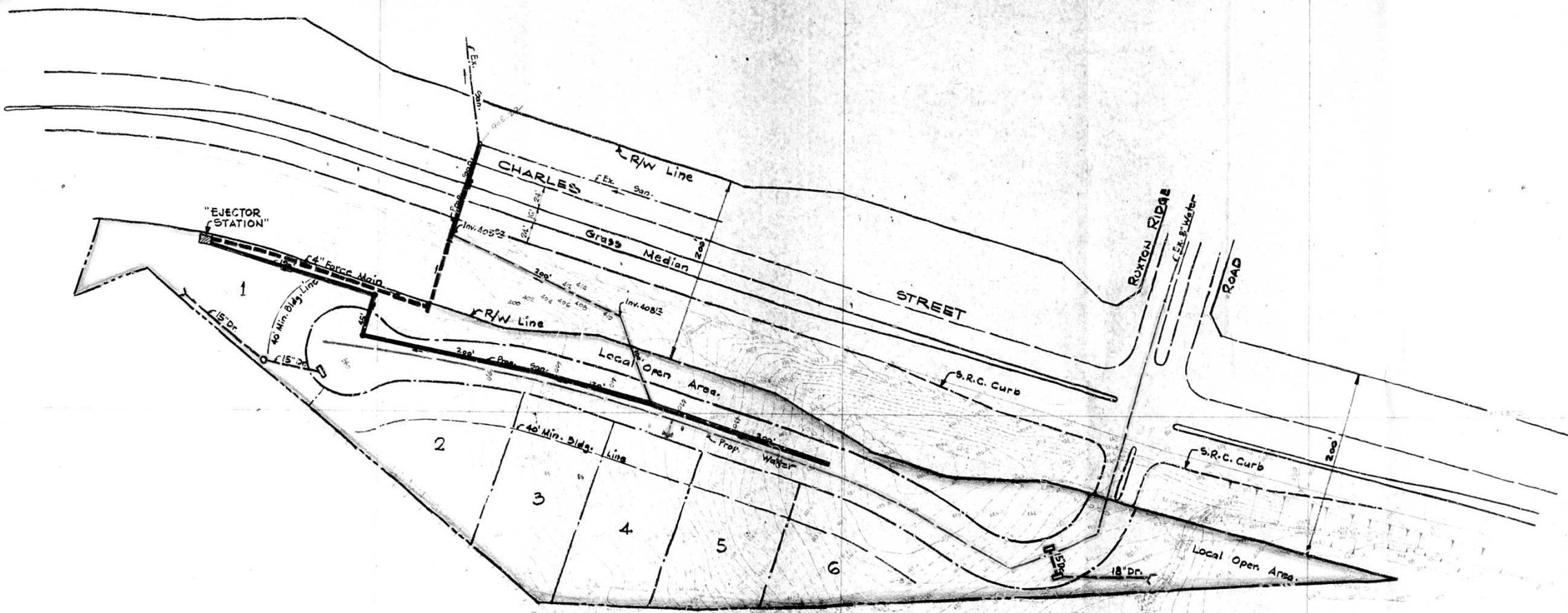
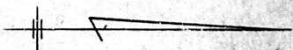
- | | |
|--|--|
| 1. AREA OF PARCEL REQUESTING RECLASSIFICATION EQUALS | 4.8505 Ac. |
| 2. EXISTING ZONING OF PARCEL | 2-20 |
| 3. EXISTING USE OF PARCEL | NO USE |
| 4. PROPOSED ZONING OF PARCEL | 2-20/Special Exception |
| 5. PROPOSED USE OF PARCEL | NURSING HOME |
| 6. REQUIRED OFF-STREET PARKING | 20 |
| 7. PROPOSED | 90 |
| 8. NUMBER OF BEDS | 200 Ultimate |
| 9. AREA OF BLDG. | 1st Fl. 17,686 sq. ft. |
| | 2nd Fl. 17,686 sq. ft. |
| | 3rd Fl. 7,535 sq. ft. |
| | 42,907 sq. ft. Present total Bldg. Area |
| | 1st Fl. 27,777 sq. ft. |
| | 2nd Fl. 27,777 sq. ft. |
| | 3rd Fl. 7,535 sq. ft. |
| | 63,140 sq. ft. Ultimate total Bldg. Area |

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR NURSING HOME
VICINITY OF
CHARLES STREET & GREENWOOD RD.

ELECTION DISTRICT 9
SCALE 1" = 50'
BALTIMORE CO. MD.
OCTOBER 24, 1966
Rev. Jan. 19, 1967
Rev. Nov. 14, 1967



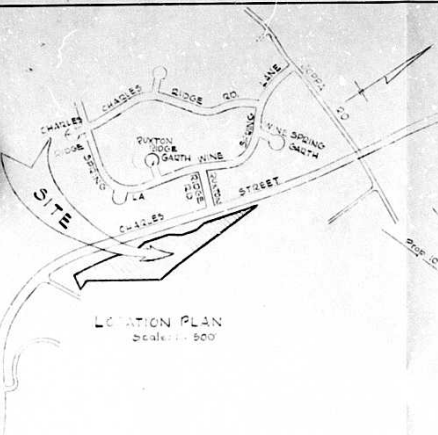
2-01



Ref. Ex #2

MATZ CHILDS & ASSOCIATES, INC.
1020 CROWWELL BRIDGE RD.
BALTIMORE, MD 21204
W 4000

Scale: 1" = 50'



RUXTON RIDGE
Block 12
W.J. 20/85

W.J. 20/85
Block A
2

CHARLES STREET

CHARLES STREET

RUXTON RIDGE

EXISTING ZONING 12-20
RESIDENTIAL & NO USE

EXISTING ZONING 12-20
RESIDENTIAL & NO USE

GENERAL NOTES

1. AREA OF PARCEL REQUESTING RECLASSIFICATION EQUALS
2. EXISTING ZONING OF PARCEL
3. EXISTING USE OF PARCEL
4. PROPOSED ZONING OF PARCEL
5. PROPOSED USE OF PARCEL
6. PROPOSED OFF-STREET PARKING
7. PROPOSED
8. NUMBER OF BEDS

AREA OF BLDG. 1st Fl. 17,680 sq. ft. 2nd Fl. 17,680 sq. ft. 3rd Fl. 7,536 sq. ft. 42,967 sq. ft. Present total Bldg. Area

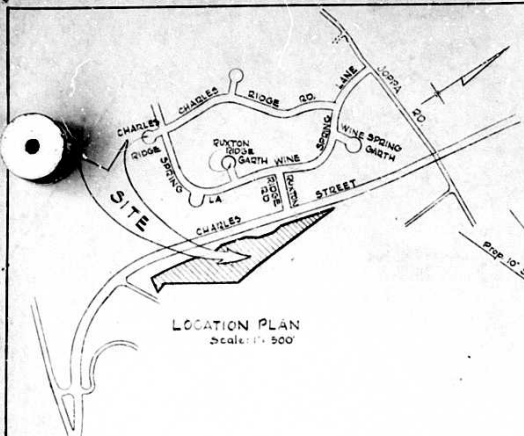
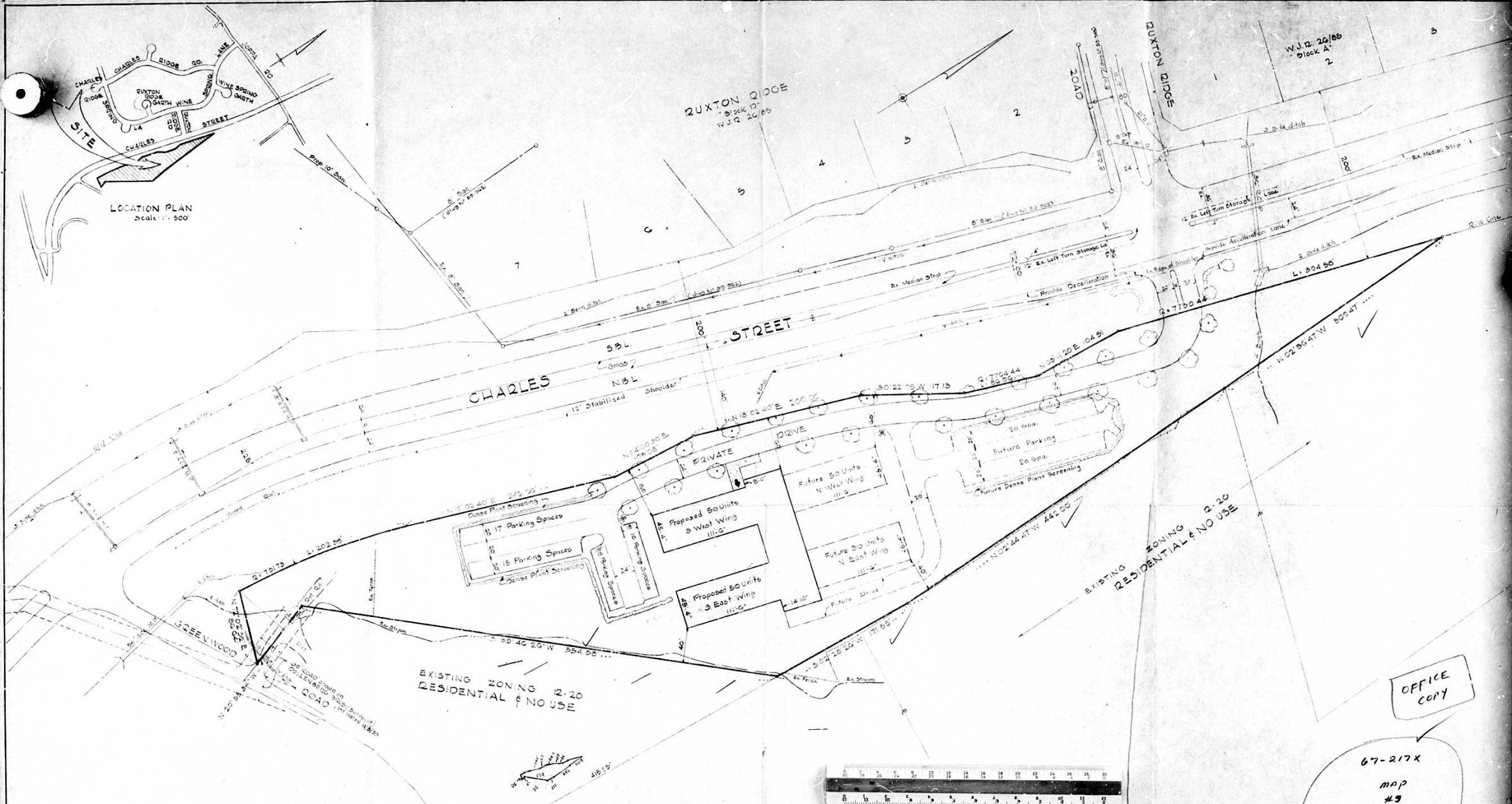
4,580 sq. ft. 2nd Fl. 27,777 sq. ft. 3rd Fl. 27,777 sq. ft. 7,536 sq. ft. 65,145 sq. ft. Ultimate total Bldg. Area



PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR NURSING HOME
VICINITY OF
CHARLES STREET & GREENWOOD RD.

ELECTION DISTRICT 9
SCALE 1" = 50'
BALTIMORE CO. MD.
OCTOBER 24, 1966
Rev. Jan 10, 1967
Rev. Nov 14, 1967

Pet. 34 #1



EXISTING ZONING R-20
RESIDENTIAL & NO USE

EXISTING ZONING R-20
RESIDENTIAL & NO USE

GENERAL NOTES

1. AREA OF PARCEL REQUESTING RECLASSIFICATION EQUALS
2. EXISTING ZONING OF PARCEL
3. EXISTING USE OF PARCEL
4. PROPOSED ZONING OF PARCEL
5. PROPOSED USE OF PARCEL
6. REQUIRED OFF-STREET PARKING
7. PROPOSED
8. NUMBER OF BEDS

4. 8,305 Ac.
2. R-20
3. NO USE
4. R-20, Special Exception
5. NURSING HOME
6. 20
7. 90
8. 200 Ultimate

9. AREA OF BLDG. 1st Fl. 17,686 + 1st 27,777 +
2nd Fl. 17,686 + 2nd 27,777 +
3rd Fl. 7,555 + 3rd 7,555 +
42,927 + Present total Bldg. Area 63,149 + Ultimate total Bldg. Area



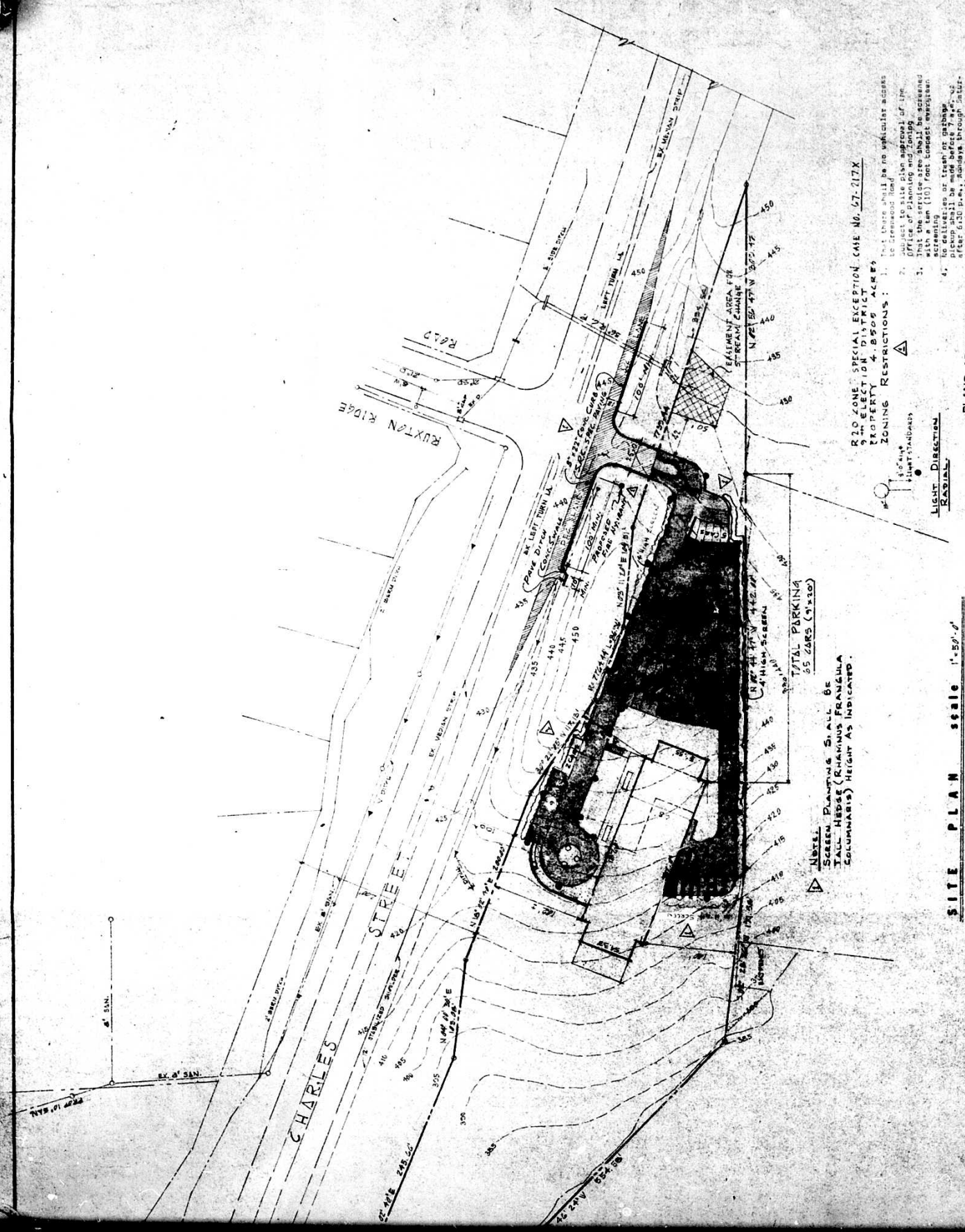
OFFICE COPY

67-217X
MAP #3
SER. 3-C
NW-10-A
NW-11-A
"X"

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR NURSING HOME
VICINITY OF
CHARLES STREET & GREENWOOD RD.

ELECTION DISTRICT 8 BALTIMORE CO. MD.
SCALE 1" = 50' OCTOBER 24, 1966
REV JAN 19, 1967





SITE PLAN scale 1"=50' 0"

R20 ZONE SPECIAL EXCEPTION CASE NO. 67-217X
9th ELECTION DISTRICT
PROPERTY 4.8509 ACRES

- ZONING RESTRICTIONS:**
1. No use shall be made of the property for any purpose not permitted by the zoning ordinance.
 2. The use of the property shall be in accordance with the zoning ordinance.
 3. That the use of the property shall be in accordance with the zoning ordinance.
 4. That the use of the property shall be in accordance with the zoning ordinance.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 10/19/69

206 BEDS

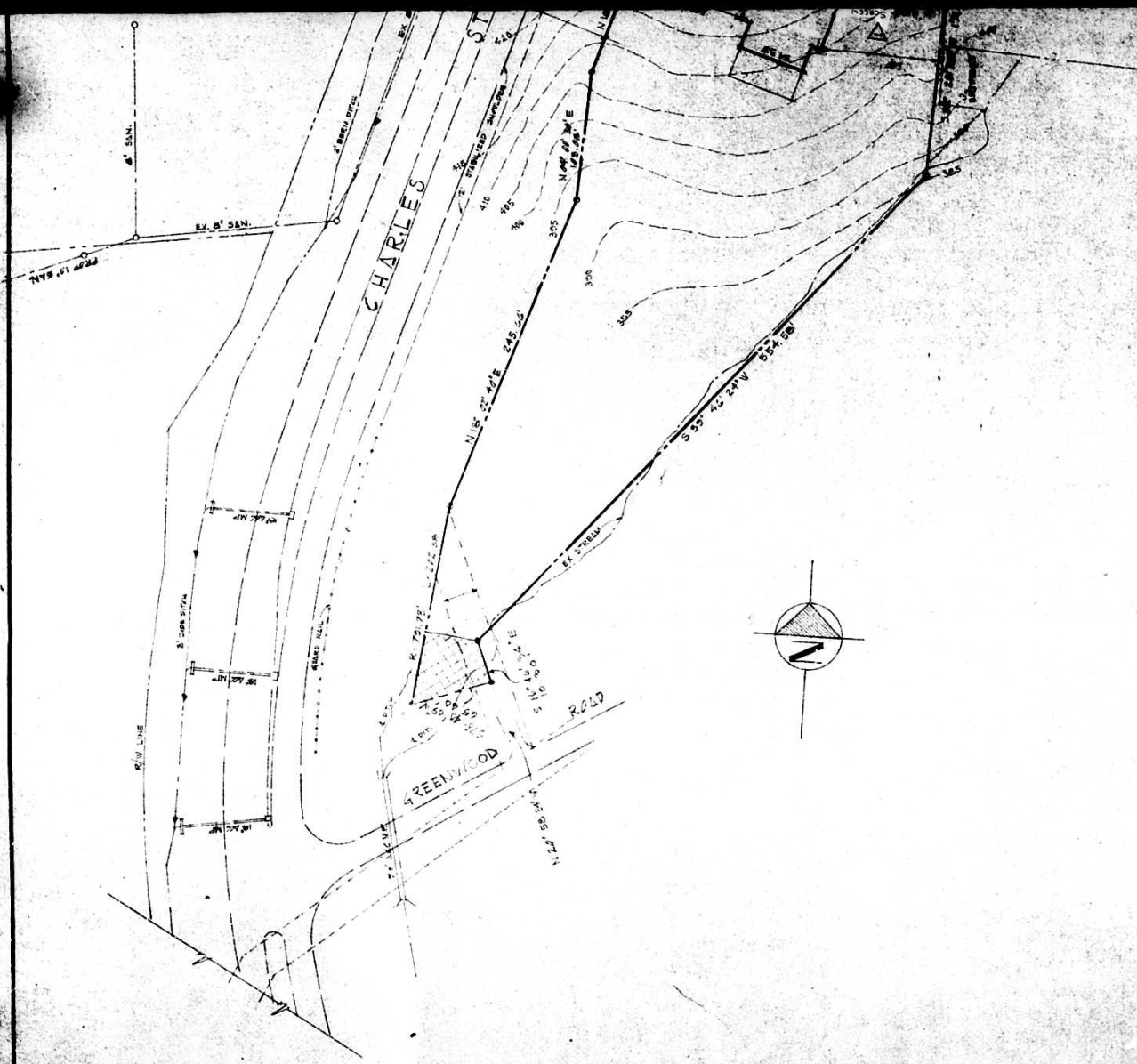
NORMANDIN CARROLL & ASSOCIATES
4925 FAIRMONT AVE.
BALTIMORE, MD. 21201
684 6933

N. CHARLES ST. NURSING HOME
MANOR CARE INC. 11315 LOCKWOOD DR., SILVER SPRING, MD.
H.V.A.C. FREIDIN AREY & ASSOCIATES
PLUMBING 1923 M ST. N.W. WASHINGTON D.C.
ELECTRICAL

PROJECT
LOCATION
OWNER
CONSULTANT

Revised Plot Plan 4-15-69
260-69
6622
MICROFILMED

D E X	
MECHANICAL M-1 Basement & 1st flr Mech. Plan M-2 2nd & 3rd flr Mech. Plans M-3 Equipment Room & Roof Plan M-4 Details M-5 Equipment Schedule	ELECTRICAL E-1 Electrical Site Plan E-2 Bsm't. & 1st flr Lighting Plans E-3 2nd & 3rd flr Light & Power Plans E-4 1st & 2nd (3rd) flr Signal Plans E-5 Core Area Power Signal & Ltg. Plan E-6 Kitchen, Mech. Equip. rm. & Roof, Power Plans E-7 Schedules & Details E-8 Power Riser E-9 Fire Alarm, TV, Phone & Misc. Risers E-10
PLUMBING P-1 Basement & 1st flr Pl. Plans P-2 2nd & 3rd flr Pl. Plans P-3 Riser Diagrams P-4 Kitchen & Riser	



REVISIONS
 ▲ SURFACE IMPROVEMENTS,
 FENCING, PLANTING,
 ZONING RESTRICTIONS,
 HYDRAULIC 5/6/62



LEGEND

	BRICK
	CONCRETE
	GRAVEL
	FINISH WOOD
	ROUGH LUMBER
	BATH
	INSULATION (Not at scale)
	SLAB
	PLASTER WALL
	DRYWALL
	BLOWN-IN INSULATION
	METAL

SYMBOLS

	EBM OR ADA NOTICE
	SEE ELEVATION & DATE NO. (SEE SCHEDULE)
	WINDOW TYPE
	DOOR FRAME TYPE
	SEE SECTION OR A-7
	KITCHEN EQUIP. NOTICE

ARCHITECTURAL

- A-1 Cover Sheet & Site Plan
- A-2 Grading & Landscape Plan
- A-3 Basement & 1st Floor Plan
- A-4 2nd & 3rd Floor Plan
- A-5 Elevations
- A-6 Wall Sections
- A-7 Stair & Elevator Details
- A-8 Core Plan & Interior Details
- A-9 Kitchen Plan & Door Schedule

STRUCTURAL

- S-1 Foundation & Basement Framing Plan
- S-2 1st Floor Framing Plan & Sections
- S-3 2nd & 3rd Floor Framing Plans
- S-4 Roof Framing Plan & Sections

MECHANICAL

- M-1 Basement & 1st flr Mech. Plan
- M-2 2nd & 3rd flr Mech. Plans
- M-3 Equipment Room & Roof Plan
- M-4 Details
- M-5 Equipment Schedule

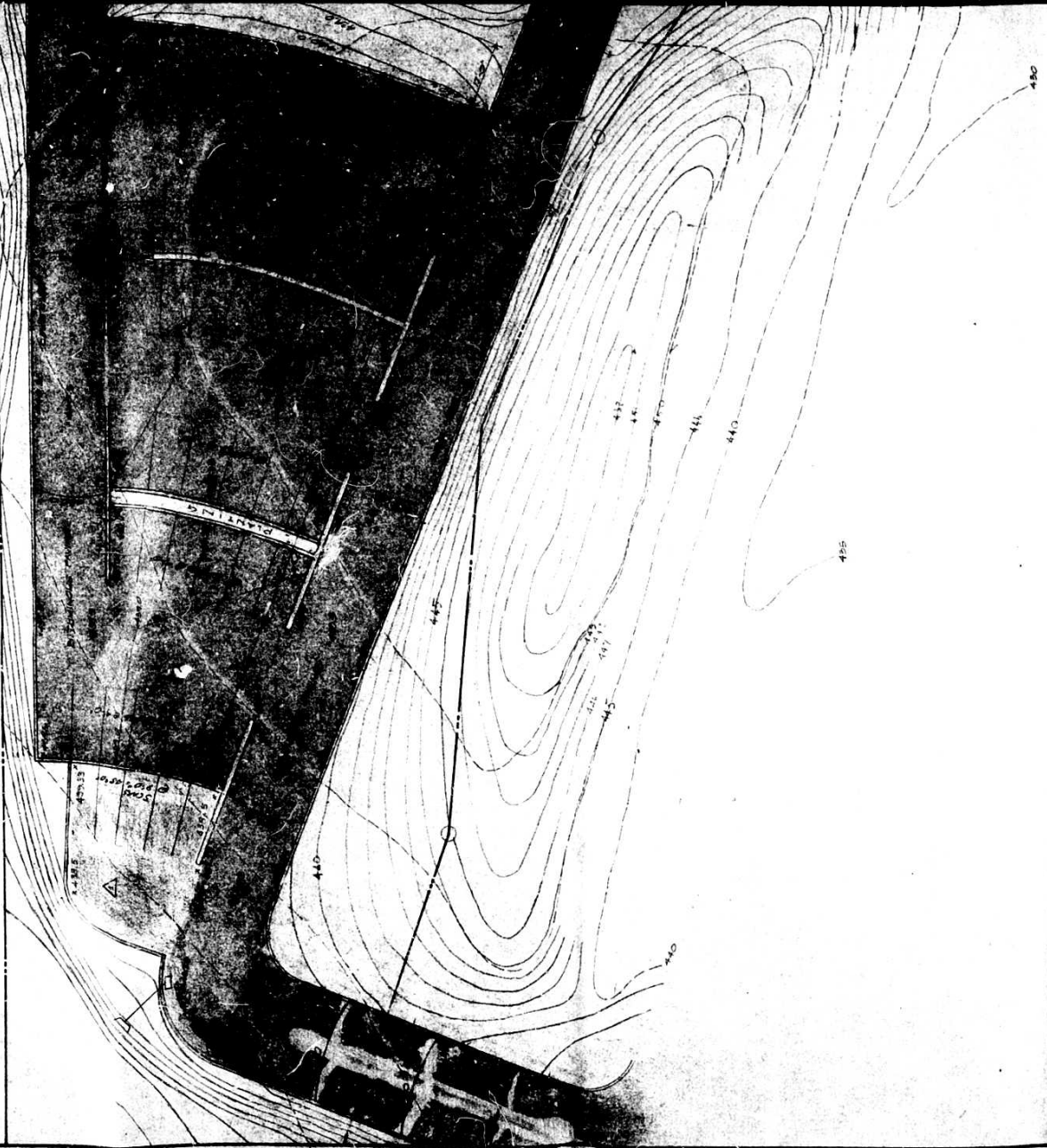
PLUMBING

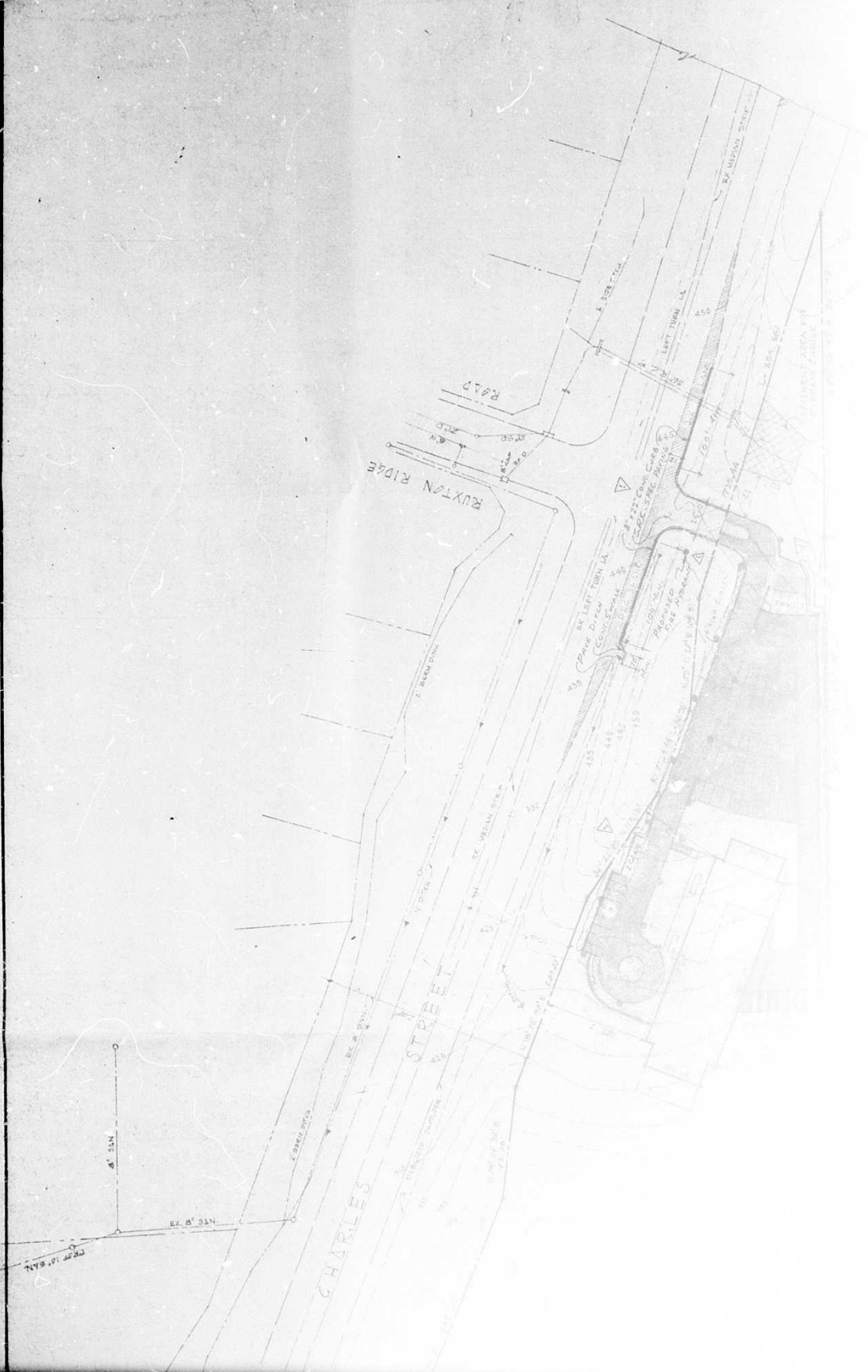
- P-1 Basement & 1st flr Plans
- P-2 2nd & 3rd flr Plans
- P-3 Riser Diagrams
- P-4 Kitchen & Riser

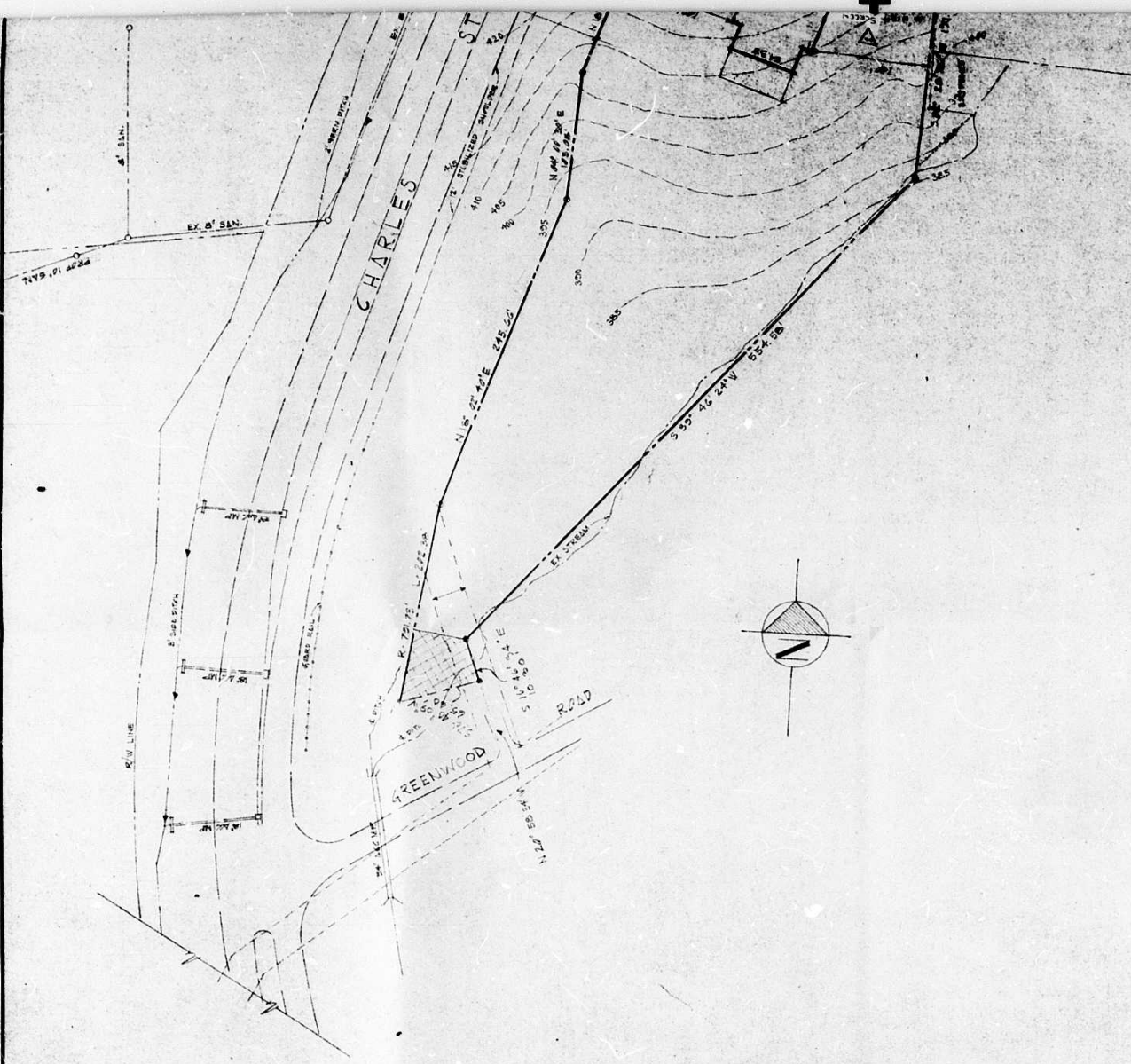
I N D E X

440

300







REVISIONS	
△	ENTRANCE IMPROVEMENTS, PARKING PLANTINGS, ZONING RESTRICTIONS, HYDRANT. 5/6/62

LEGEND	SYMBOLS		I	N	D	E	X
 BRICK	 CMU	 CONCRETE	 GRAVEL	 FINISH WOOD	 ROUGH LUMBER	 EARTH	 INSULATION (NOT AS SHOWN)
 SLATE	 PERIMETER INSUL	 DRYWALL	 ELEVATION SECTION	 METAL			

