RE: PETITION FOR SPECIAL EXCEPTION : for a Cc., valescent Home SE/S Sudbrook Lune 238' West of Keisterstown Road 3rd District Milton Wolf, at al, Petition ars

BEFORE

244-X

HILTON WOLF, ET AL SE/S Sudbrook Lane Reisterstown Rd.

COUNTY BOARD OF APPEALS OF

> BALTIMORE COUNTY No. 67-244-X

OPINION

The petitioners in this case request a special exception for a convalescent home on a tract of ground, approximately one and one half acres in size, on the south side of Sudbrook Lane 238 feet west of the Reisterstown Road in the Third Election District of The contract rurchaser proposes to tear down the existing residences and erect a two story modern fireproof convalescent home on the subject tract.

Joseph Francus, Ph.D., a psychologist and one of the contract purchasers of the property, testified that he owns, in connection with others, some fourteen nursing homes in a two state area; that he believes the subject parcel of ground is an excellent location for a nursing home in that it is only two hurdred feet off the Reisterstown Road which is a main arterial highway with public transportation; that it is across the street from a public health center; and that there is more than adequate parking available. He further produced as patitioners' exhibit #2 a Certificate of Need from the State Health Department. The petitioners propose to erect a modern two story masonry convalescent home with provisions for one hundred and fifty beds, and attendant facilities to serve them. He testified that in his experience the granting of the special exception would in no way violate Section 502.1 of the Baltimore County Zoning Regulations.

Mr. Joseph D. Thompson, a registered engineer testifying on behalf of the petitioners, stated that there was adequate public water and sewer available at the property, and that the proposed use would in no way create congestion in the roads, streets or

An expert realtor appearing on behalf of the petitioners, Frederick P. Klaus, testified that the granting of the special exception would in no way violate Section 502.1 of the Zoning Regulations. He further stated that, in his opinion, the erection of a nursing home here would not have any depreciating or detrimental effect on nearby residential property.

No one appeared at the hearing in opposition to the requested special exception to refute the testimony of the petitioners' witnesses.

#67-244 X Milliam Al. Magmabie County Surveyor MAP Towson, Md. 21204 #3 SE1.2-

Beginning for the same on 'he southeast side of Sudbrook Lane and at the beginning joint of the low of ground conveyed by Louis G. Hecht and wife to Hilton Wolf and wife by a deed dated June 29, 1959 and recorded among the land records of Baltimore County in Liber W.J.R. No. 3556 folio 221. etc., said beginning point also being distant 235.00 feet more or less measured southwesterly along the southeast side of S xibrook Lane from the corner formed by the intersection of said side of said lane with the southwest side of Reisterstown Road running thence and binding on the southeast side of Sudbrook Lane south 62 degrees 32 minutes west 296.00 feet to the end of the first line of the lot of ground conveyed by Daniel E. Still and wife to Thomas A. Kanning, by a deed dated July 23, 1965 and recorded among said land records in Liber 3.P.G. No. 4492 folio 510 etc. thence leaving the road and biniing on the second, third and fourth lines in said deed the following three courses and distances viz: south 25 degrees 59 minutes east 168.00 feet and south 62 degrees lik minutes west 21.27 feet and south 26 degrees 13 minutes east 46.85 feet to the end of said fourth line thence north 62 degrees 29 minutes east 321.40 feet to intersect the last line in the first herein

Milton Wolf, et al - No. 67-244-X

ORDER

For the reasons set forth in the averegoing Opinion, it is this 20th day of November, 1967 by the County Board of Appeals, OR DERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to approval of the site plan by the Bureau of Public Services, Baltimore County Fire Prevention Bureau, Baltimore County Health Department, and Office of Planning and Zoning.

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

#67-244 X

mentioned deed from Louis J. Hecht and wife to Milton Wolf and wife thence binding on said last line north 27 degrees 15 minutes west 214.50 feet to the place of beginning.

Milliam Al. Magnadier

County Surveyor Professional Engineer and Kand Surveyor



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Coteson, Md. 21204

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PETITION FOR ZONING RE-CLASSIFICATION#67-244X

Comment of the second	
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a Special Exception for a	Convalescent Home should be granted.
day of June	Zoning Commissioner of Baltimore County this 7/10
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the above re-classification shou	old NOT BE HAD, and/or the Special Exception should NOT BE
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	be and the same is hereby DENIED.
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ZONING: Petition for Special Ex- Lion for a Corvalenceal Home- Resident Home- Resident Home- Resident Home- Resident Home- Lion Home-	
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ing three courses and distances vir- scoth 23 degrees 59 minutes east 18.46 feet and south 62 degrees 44 minutes west 21.27 feet and south 25 degrees 4	Manager. Cost of Advertisement, \$.
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Containing 1.69 acres of land more or less. Being the property of Million Wood, et al as shown on plat place 174d with the Zonier Department.	
1967 at 1:00 P.M. Public Hearing Room 108, County Office Building, 111 W. Chempeals	
JOHN G. NOSE,	67-244-X
May 11. Baltimore County CENTER	

NG DEPARTMENT OF BALTIMORE COUNTY

		Toman, Maryland		
District Posted for:	Secund Exception Multon Word 54/2 of Sudhin	- Camala	Date of Porting Mary	18,1967
Petitioner:	mula well.	etal	uni fromt. O	
Location of proper	ry sels of Stutten	the Lone 238	"w of Rustrot	TON RC
Location of Signs	SE/s of Suchon	h Lane 250	wy Lustin	tom Rec
Kemarks:	011		/	
Posted by	Strane.	Date o	L return May ?5	1967
6	Strature		V	

	Towson, Maryland	
and		Postias July 6, 1967
District 3rd	Date of	
Posted for Children wolf	which Same 238' W. J	
Petitioner: Matter SE/5	ulbert Lane 238 W. 1	Risterstown Rol
Location of property		A
Location of Sizns: SE/S Just	brock Line 240' wi of 1	Custinstown I
	<i>I</i>	
Remarks:		10.61947
Posted by Signature	Date. of retur	m July 6, 1967
0	1 sign	
	17-1	

BALT TORE COUNTY, MARTAND

	Diction of Collection and Recipis COURT HOUSE TOWSON, MARYLAND 712M Theorytic Bresing Stops. of Bull	ma 7, 156; ta. Ca.
	All Mann Mil Bood Balthore, Md. 21205	
DEPOSIT 1	ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTAN	\$58.25
LONG AND	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECONS	COST
4	Advertising and pasting of property for nilton thif, et al #27-24-2. Pi P	38,25
	#-16 11-11 + 40510 pp-	59.27
	The sale of the sale	200
	4 11 10 12 5 4 5 1 1 1 1 1 1 1 1 1	14

Fred E. Waldrop, Esq. Masonic Building Towson, Maryland 2120h

BALTIMORE COUNTY OFFICE OF PLANNING AND ZOHING

County Office Building 111 W. Chasapeake Avenu Towson, Maryland 2123h

Your petition has been received and accepted for filing this

day of April

Petitioner Milton Wolf

Petitioner's Attorney Fred K. Weldrop

BALTIM RE COUNTY, MARYLOID OFFICE OF FINANCE

Court House Towson, Maryland 21204

	ACCOUNT NO 01-622	SSO. CO
CHITY	DETACH ALONG PERFORATY, N AND KEEP TAY PORTION FOR YOUR RECORDS	COST
	Patition for Special Euroption for Hittor, unif, et al	99,00
	Ph see and the see	***
	2-15-0 CC CC 100-	5000
	\$500 co 1,000 to 100	1
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	1 a	

HEPRTANT, MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND /

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Hr. James Dyer Date April 25, 1967 FROM . William Greenwalt Department of Health SURJECT. Zoning Advisory Committee Meeting 4/25/67

Subject \$2 - Property Owner: Milton Wolf
Location: \$3/5 Sudbrook Lane 235' W of Reisterstown Rd.
District: 3rd
Fresent Zoning: Ra
Requested Zoning: Special Exception - Convelescent Home
No. Acres.
Property Control of Acres.
Prior to approval of a building
permit could be abuilding specifications of the
building must be submitted to the State Department
of Health for approval.

Guardo Jellian.

WMG/ca



John C. Rese, Zening Commissioner 119 County Office Hldg. Towson L, Maryland

Dear Mr. Rese.

I hereby appeal the Zening Commission's approval of Petition #67-219 X (Petition for Special Exception for Convalencent Home South East side Sudbrook Lane, 238 feet West Relaterstown Rd, Granted June 7, 1967)

Enclosed please find check for \$75.00 to file appeal.

Since yely yours farrel face MD

July 5, 1967

HAROLD ROLL, M. D. 1401 REISTERSTOWN RD. BALITIMORE, MD. 21200



-- .91. -7 '87 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James E. Dyer, Chairman TO Zoning Advisory Committee Date. April 18, 1967 FROM Fire Bureau . Morris, Sr.

NUMBECT Property Owner: Milton Wolf Location: 5/3 Sudbrook Lane, 238' W. of Reisterstown Rd. Matrict: 1rd Present Zoning: A-8 Proposed Zoning: Special Exception - Convalencent Home

Shall be required to meet all fire department regulations of construction of this type of building.

TO THE FEDERAL HOUSING COMMISSIONER: Pursuant to the provisions of Section 232 of the National Housing Act, as amended this squery Maryland itato Dept. of Health , designated in accordance [Near // fersty] with Section 612(a)(1) of the Public Health Service Act, certifies as follows: 5 Sudbrook Lane, Pikenville, Maryland, 21208 (2) There are in force in the State (or other political subdivision of the State in which the proposed Nursing Hone will be located) reasonable minimum standards of licensers and nethods of opera-tion for Nursing Hones. (3) The preactibed standards of licensure and operation will be applied and enfo. "ed with respect to the applicant Nursing Home. (3) The prescribed standards of licensure and operation will be applicant Nursing Home.

(be applicant Nursing Home.

(c) Amount of failt-Surton grant or Loady 15 any 7 \$ none for the standard of the standa Date Issued: June 6, 1967 Termination Date: Valid until June 6, 1968 Assistant Chief Division of Medical Facilities Development Bureau of Special Health Services The certification of need set forth in (1) at twe is based on one or more of the following considerations: (a) Area population less number of acceptable heds. (b) Present average occupancy of "Skilled Nursing Homes" in area. (c) Population tread in area (increase | decrease |) (d) Other. (Expinia) Unmet need under Public Law 88-443 Name of Sporagr: Dr. Joseph Francis Co. Solton Hill Europe Lafayette & John Treeste Baitimore, Maryland, 21217

CERTIFICATE OF NEED FOR HUSSING HOME

AND ASSURANCE OF ENFORCEMENT OF STATE STANDARDS

FHA FORM NO. 2576



Er. Jon G. Rone Zoning Commissioner Gounty Of ice Building 111 W. Cheshieuze Aven Towson, Ed. 21204

We wish to take an appeal from your decision granting,

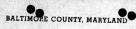
Re: Fettion for Special Exception for Schwelsensch Homy-5/8 wite Subtrack Lone 258 1. of Heltorick Lone 258 1. of Heltorick Lone 258 1. of Heltorick Lone 258 1. off, Thes Yanning Kiterine Lonein, Jos. Jewel und Ann Javel, Fettiners - 5. 67-244-X

ed have a closed a casek for seventy-five dullars for the ap sal fee.

Sincerely,

Malin ~ anterfed Martin Truleried 4507 Dresden Road Pikesvills, Md. 21208 Danul Barter Daniel Bartell 714 Kahn Drive Pikesville, Md. 21208

MT/bgo



INTER-OFFICE CORRESPONDENCE

#67-244X

FHA FORM NO. 2574

TO ___Mr. Inin G. Rose, Zoning Commissioner Date May 26, 1967

FROM George E. Gavrells, Director

SUBJECT. Pathton "62-24-X. Special Exception for a Convalescent Home.
Southwast tide of Sudbrook Lane 2:8 feet West of Relaterators
Road. Being the property of Allton Wolf, et al.

3rd District

HEARING: Wednesday, June 7, 1967 (1:00 P.M.)

The shaff of the Office of Planning and Zoning has reviewed the subject petitic for Special Exception for a convalencent home. It has the following advisory comment to make with respect to pertinent planning factors:

Convalencent Homes are required to secure a Special Exception. Section 502.1 of the Zoning Regulations establishes at: what's by which the appropriatence of the request area. The measured. We note a session high degree of building coverage here. Will this request tend to over-cover fand and course undec concentration of population?

Fred E. Waldrop, Esq. Masonic Building Towson, Md. 21204

NOTICE OF HEARING

Res Petition for Special Exception for Milton Wolf, et al #67-244-X

TIME	1100 P	aHa -					
DATE:_	Wednesdy	y, d	me 7, 1967				
PLACE	ROOM	106	COUNTY OF	FICE	BUILDING,	111 W.	Chesapeake
	TOWE	200	MARVIAND		_		

ZONING COMMISSIONER OF BALTIMORE COUNTY

± 67-244 X



PETITION FOR
SPECIAL EXCEPTION
3rd DISTRICT
ZONING: Petition for Speal Exception for a Convales-

ment of 1818 mentury nomen-tation of Suddenoi Line from the corner formed by the la-ter of Suddenoi Line from the corner formed by the la-less with the conducted side of Insiderations insert names of Lines with the conducted side of Insiderations insert names of Insideration of Insideration Lane south \$2.5 green 3.2 min-tane control of the Insideration of Insideration of ground conveyed by Dasied of the Insideration of Insideration Insideration of Inside

MA.

BY ORDER OF
JOHN G. ROSE,
ZUNING COMMISSIO. "R
OF BALTIMORE COUNTY.
May 13.

OFFICE OF

THE BALTIMORE CONTIAN

THE HERALD - ARGUS

No. I Newburg Amenue

CATONSVILLE, MD.

19 17

ORIGINAL

May 22,

THIS IS TO CERTIFY, that the annexed advertisement of John G. Ruse, Zening Commissioner of Bultimore County

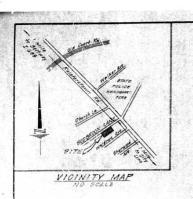
was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Boltimore County, Maryland, once a week for Oze successive weeks before the 22nd day of May, 1967, that is to say the same was inserted in the irsues of

May 18, 1967.

THE BALTIMORE COUNTIAN

By Pul J. Morgan and Manager & m.

20- Covers



R-6

SUDBROOK

LANE

NWCT8. RESTAURANT EISTER = F. | E1:505.25 29F * NOTE See machinical plane for stilly details. 8-4

> PLAN SSA1 1" - 30.

LEGEND

BUILDING

Portion of Bld. terminating above 1st. Floor Roof.

MAGAGAM PAYING

CONCRETE "

EXISTING CONTOURS

PROPOSED .

PROPERTY LINE

GENERAL NOTES

2. Area of Property. 65, 029 S.F. or 1.438 Acres.

4. Existing Tuning of property: R.S. with Openal Exception for Convalences Home

5. Maximum Height of Building , 20.14

G. PARKING DATA! I Speed for each 10 bein, 177 beds in building , Porking Required 18, Sound Authority

7. General wilding one struction to be fire recistive.

FINGLASS CONSTRUCTION CO. INC. GENERAL CONTRACTORS

BALTIMORE MD. 2:215 PLAN

PIKESVILLE NURSING & CONVALESCENT CENTER PLOT

PLANS APPROVED
OFFICEOF PLANNING & ZONIN

ZONING FILE 67-244X

SILBERMANU & ASSOCIA SOZ WEST SOTH STREET

This is do do, thy that the structural portion of this work complex with the requirements of the Submove White and Code and that I hereby assume the responsibility for the design and the supervision of its construction.

TO BE BUILT AT

5,9, 11 SUBBROOK LANE

Fred & Waldrop



May 13, 1970

Mr. Edward D. Hardesty Zonina Commissioner County Office Building Towson, Maryland 21204

> RE: Special Exception for Nursing Home SE/S Sudbrook Lane, 238' W of Reisterstown Rd. No. 67-244-X

Dear Mr. Hardesty:

A special exception was granted by the Board of Appeals in the above entitled matter on the 20th day of November, 1967. On July 21, 1969 a building permit was obtained by the State Wrecking Company of Maryland for the purpose of rasing the buildings on this site. These permit numbers were 10466, 10467 and 10468. Immediately thereafter test borings were made by the Dundalk Holding Co. for the purposes of determining foundation depths. Subsequent thereto architectural plans were developed by John Hilliard who had numerous and frequent consultations with Mr. Braughton of the State Health Department, Division of Hospital Services, whose Department has authority to approve plans for nursing home construction. At the same time, engineering drawings were being prepared. Modification of these plans were required, however, because of the cost factor. We are now ready to start construction of the project.

Since this work was initiated prior to November, 1969 and has been a continuous project, I did not feel it was necessary to file for an extension of said special exception but in order to protect my clients, I am bringing this to your attention.

FEW:sp

Fred E. Waldrop, Esquire

Masonic Temple Building Towson, Maryland 21204

> RE: Petition for Special Exception SE/S of Sudbrook Lane, 238' W of Reisterstown Road - 3rd Disrict

May 15, 1970

Milton Wolf, et al - Petitioners

NO. 67-244-X

Dear Mr. Waldrop:

I have noted the contents of your letter dated May 13. 1970, in cornection with the above captioned matter.

Based on the information supplied, it is my opinion that your client has already begun to utilize the Special Exception granted on November 20, 1967, and it will not be necessary for you to obtain an extension of the said Special Exception.

Very truly yours.

Zoning Commissioner

EDH/erl