

RE: PETITION FOR SPECIAL
EXCEPTION FOR Convalescent Home
S/S Walker Avenue 659' NE of
Reisterstown Road
3rd District
Cornelius Clark Devese,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-253-X

ORDER OF DISMISSAL

Petition of Cornelius Clark Devese for special exception for a
convalescent home on property located on the south side of Walker Avenue 659'
northeast of Reisterstown Road, in the 3rd District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of
Dismissal of Appeal filed January 15, 1968 from the attorney representing the
petitioner in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant
requests that the appeal filed on behalf of said petitioner be dismissed and with-
drawn as of January 15, 1968.

It is hereby ORDERED this 18th day of January, 1968
that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Cornelius Clark Devese, 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 existing 10' water in Walker Avenue
zone to an existing 10' water in Walker Avenue zone; for the following reasons:

attached Description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for Convalescent Home

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification 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.

Contact purchaser
Address 7608 Carla Road
Baltimore, Maryland 21208

Cornelius Clark Devese Legal Owner
Address 1904 Jefferson Road
Dundalk, Maryland 21222

Petitioner's Attorney

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day

of May, 1967, 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 106 County Office Building in Towson, Baltimore
County, on the 19th day of June, 1967, at 11:00 o'clock

A.M. 11:00 A.M.
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 8, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition # 67-253-X, South side of Walker Avenue 659 feet Northeast of Reisterstown Road
Petition for Special Exception for a Convalescent Home.
Cornelius C. Devese - Petitioner.

3rd District.

HEARING: Monday, June 19, 1967. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offer the following comments:

From a planning viewpoint, the subject property is not in an improper
location for a convalescent home. The specific site plan submitted,
however, is unsatisfactory; the plan shows a definite overcrowding of
land, a very poor circulation pattern, a clear lack of amenities, and
a general incompatibility with surrounding development. If it should
be decided to grant the subject petition, we request that the grant be
conditioned upon our approval of the site plan in order that proper
revision may be assured.

April 10, 1967

DESCRIPTION TO ACCOMPANY
APPLICATION FOR SPECIAL USE EXCEPTION
FOR
MARLAN DOPKIN
NOS. 23 & 25 WALKER AVENUE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

No. 940 at Folio 84 which was conveyed by Joseph O.C. McCusker and Mary E. McCusker,
his wife, to John K. Clark and Lola Clark, his wife.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of failure to meet the requirements of Section 502.1
of the Baltimore County Zoning Regulations

the above mentioned property should be and is hereby reclassified

a Special Exception for a CONValescent HOME should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of June, 1967, that the above reclassification be and the same is hereby DENIED

and for a Special Exception for a CONValescent HOME should be and the same is
granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of failure to meet the requirements of Section 502.1
of the Baltimore County Zoning Regulations

the above reclassification should be and is hereby DENIED the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day
of June, 1967, that the above reclassification be and the same is hereby DENIED
and that the above mentioned property be and is hereby reclassified
and for a Special Exception for a CONValescent HOME should be and the same is hereby DENIED

MICROFILMED

DEPUTY Zoning Commissioner of Baltimore County

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

Mr. Cornelius Clark Devese
1904 Jefferson Road
Dundalk, Maryland 21222

SUBJECT: Special Exception - Convalescent Home
located 8 1/2 Side Walker Avenue,
1/2 of Reisterstown Road

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 10' water in Walker Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 10' sanitary sewer in Walker Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Walker Avenue is to be developed as a minimum 10' road on a 50' 1/4.

FIRE BUREAU: It shall be required to meet all fire department regulations pertaining
to convalescent homes.

HEALTH DEPARTMENT: Before approval of a building application - complete plans and
specifications must be submitted to the State Health Department.

PROJECT PLANNING DIVISION: The plan does not indicate where and how patients will
be admitted, and it should be noted that an entrance in the front would be awkward
and congested for this purpose. Dimensionally the lot is curvilinear. There is not
sufficient room to provide adequate storage for vehicles both entering and leaving
the property, making the turning movements severe.

BUREAU OF TRAFFIC ENGINEERING: The plan must be revised to provide for a 5' widening
strip to provide a 50' 1/4 on Walker Avenue. The proposed entrance is not satisfactory
since it does not provide for ample turning radius for service and passenger vehicles.

SANITARY ADMINISTRATION DIVISION: The petitioner's engineer should contact the
Bureau of Traffic Engineering for details concerning the entrance revision and the 5'
widening. Revised plans must be submitted to this office prior to the 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 plan.

The above comments are not intended to intimidate 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. 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:

State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Davis
JAMES E. DAVIS, Principal
Zoning Technician

cc: Carlyle Brown-Sir, of Eng'g.
Mr. Charles Morris-Fire Bureau, Mr. Greenfield-Health Dept.
G. Richard Moore-Traffic Eng'g., Albert V. Quinby-Project Planning Division

DESCRIPTION
DESCRIPTION TO ACCOMPANY
APPLICATION FOR SPECIAL USE EXCEPTION
FOR
MARLAN DOPKIN
NOS. 23 & 25 WALKER AVENUE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southeast line of Walker Avenue,
40 feet wide, distant 655 feet more or less northeasterly from the corner formed
by the intersection of the southeast line of Walker Avenue and the northeast line
of Reisterstown Road, said point being the beginning of that parcel of land secondly
described in a deed dated September 21, 1934, recorded among the Land Records of
Baltimore County, Maryland in Liber C.W.B. Jr. No. 940 at Folio 84 which was con-
veyed by Joseph O.C. McCusker and Mary E. McCusker, his wife, to John K. Clark and
Lola Clark, his wife, and running thence binding along the First Line of that
parcel of land secondly described in the above mentioned deed, as now surveyed, South
27° 32' 30" East 209.00 feet to the end thereof, thence binding for a part along the
Second Line of that parcel of land secondly described in the above mentioned deed
and for a part along the Second Line of that parcel of land firstly described in the
above mentioned deed North 63° 48' 30" East 104.25 feet to the end thereof, thence
binding along the Third Line of that parcel of land firstly described in the above
mentioned deed North 27° 32' 30" East 209.00 feet to the end thereof and to a point
on the aforesaid southeast line of Walker Avenue, 40 feet wide, thence binding along
said southeast line of Walker Avenue and for a part along the Last Line of that
parcel of land firstly described in the above mentioned deed and for a part along
the Last Line of that parcel of land secondly described in the above mentioned deed
South 63° 48' 30" West 104.25 feet to the place of beginning, containing 21,786
square feet of land more or less.

BEING those parcels of land firstly and secondly described in a deed dated
September 21, 1934 recorded among the a. resaid Land Records in Liber C.W.B. Jr.

PULFORD AND JESCHKE, ENGINEERS

3rd

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: June 3, 1967
Posted for: Special Exception - Convalescent Home
Petitioner: Cornelius C. Devese
Location of property: S/S Walker Ave. 659' NE of Reisterstown Rd.

Location of Signs: S/S Walker Ave. 659' NE of Reisterstown Rd.
Remarks: J.S. Rose
Posted by: J.S. Rose Signature Date of return: June 8, 1967

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: July 20, 1967
Posted for: Appeal
Petitioner: Cornelius Clark Devese
Location of property: S/S Walker Ave. 659' NE of Reisterstown Rd.

Location of Signs: S/S Walker Ave. 700' NE of Reisterstown Rd.
Remarks: J.S. Rose
Posted by: J.S. Rose Signature Date of return: July 20, 1967

Mr. Cornelius Clark Devese
1904 Jefferson Road
Dundalk, Maryland 21222

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

1/24 day of May, 1967.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: Cornelius Clark Devese

Petitioner's Attorney: James S. Rose
Reviewed by: Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44218

DATE: June 22, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

FILED

Dating Dept. of Balto. Co.

To: Marion Construction Company
1560 Carle Road
Baltimore, Md. 21205

REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertisement and posting of property for Cornelius C. Devese 657-253-X	62.35
1	Cost of appeal - Property of Cornelius C. Devese No. 657-253-X	750.00
1	Posting - 1 sign	5.00
1		755.00

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44237

DATE: June 30, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

FILED

Dating Dept. of Balto. Co.

To: W. Lee Harrison, Esq.
Loyola Federal Building
Towson, Maryland 21204

REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Cost of appeal - Property of Cornelius C. Devese No. 657-253-X	750.00
1	Posting - 1 sign	5.00
1		755.00

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 45572

DATE: May 29, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

FILED

Dating Dept. of Balto. Co.

To: Marion Construction Co.
1560 Carle Road
Baltimore, Md. 21205

REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Special Exception for Cornelius C. Devese 657-253-X	50.00

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

PETITION FOR SPECIAL
EXCEPTION
ZONING: Petition for Special
Exception for a Conventional
Dwelling

LOCATION: South side of
Walker Avenue 62 feet North-
east of Intersecting Road.
DATE & TIME: MONDAY,
JUNE 19, 1967 at 11:00 A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning and
Regulations of Baltimore
County, will hold a public
hearing.

Petition for Special Excep-
tion for a Conventional Home
in the Third District of Bal-
timore County.

All that parcel of land in
more County.

BEARING: For the same at
a point on the southeast line
of Walker Avenue, 40 feet
wide, distant 630 feet more or
less northwesterly from the
intersection of the southeast line
of Walker Avenue and the north-
east line of Intersecting Road,
said point being the be-
ginning of that parcel of land
described in a deed recorded
September 21, 1954, re-
corded among the Land Rec-
ords of Baltimore County,
Maryland in Liber C.A.H. Jr.
No. 940 - Folio 41 which was
conveyed by Joseph O. C.
McCluskey and Mary E. Mc-
Cluskey, his wife, to John R.
Clark and Leah Clark, his wife,
and running thence along
the Third Line of that
parcel of land secondly de-
scribed in the above men-
tioned deed, as now surveyed,
South 27 degrees 20' 30" East
200.00 feet to the end thereof,
thence blinding for a part
along the Second Line of that
parcel of land secondly de-
scribed in the above men-
tioned deed and for a part
along the Second Line of that
parcel of land first de-
scribed in the above men-
tioned deed North 101.2
degrees 48' 30" East 101.2
feet to the end thereof,
thence blinding along the Third
Line of that parcel of land
firstly described in the above
mentioned deed North 77
degrees 32' 30" West 200.00 feet
to the end thereof and to a point
on the southeast line of
Walker Avenue, 40 feet
wide, thence blinding along
said southeast line of Walker Ave-
nue and for a part along the
Last Line of that parcel of land
firstly described in the above
mentioned deed and for a part
along the Last Line of that
parcel of land secondly de-
scribed in the above men-
tioned deed South 63 degrees 48' 30" West
101.2 feet to the place of be-
ginning, containing 2,788
square feet of land more or
less.

BEING: these parcels of land
firstly and secondly de-
scribed in a deed dated Sepem-
ber 21, 1954 recorded among
the Land Records of Bal-
timore County, Maryland in
Liber C.A.H. Jr. No. 940 at
Folio 41 which was conveyed
by Joseph O. C. McCluskey and
Mary E. McCluskey, his wife,
to John R. Clark and Leah
Clark, his wife.

Being the property of Cor-
nelius Clark Devese, as shown
on plat plan filed with the Zon-
ing Department.

Hearing Date: Monday, June
19, 1967 at 11:00 A.M.
Public Hearing Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

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

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 5, 1967

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

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for June 1967, that is to say
the 5th day of June, 1967, that is to say
the same was inserted in the issue of
June 1, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 1967

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 1 1/2 weeks before the 19th
day of June, 1967, the first publication
appearing on the 1st day of June
1967.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EX-
CEPTION

ZONING: Petition for Special Excep-
tion for a Conventional Home

LOCATION: South side of Walker
Avenue 62 feet North-east of Intersecting Road.

DATE & TIME: Monday, June 19,
1967 at 11:00 A.M.

PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exception for
a Conventional Home

All that parcel of land in the Third
District of Baltimore County, more
or less, bounded by the southeast line
of Walker Avenue, 40 feet wide, distant
630 feet more or less northwesterly
from the intersection of the southeast
line of Walker Avenue and the north-
east line of Intersecting Road, said
point being the beginning of that
parcel of land secondly described in
a deed recorded September 21, 1954,
recorded among the Land Records of
Baltimore County, Maryland in Liber
C.A.H. Jr. No. 940 at Folio 41 which
was conveyed by Joseph O. C. McCluskey
and Mary E. McCluskey, his wife, to
John R. Clark and Leah Clark, his wife,
and running thence along the Third
Line of that parcel of land secondly
described in the above mentioned deed,
as now surveyed, South 27 degrees 20'
30" East 200.00 feet to the end thereof,
thence blinding for a part along the
Second Line of that parcel of land
secondly described in the above men-
tioned deed and for a part along the
Second Line of that parcel of land
firstly described in the above men-
tioned deed North 101.2 degrees 48'
30" East 101.2 feet to the end thereof,
thence blinding along the Third Line
of that parcel of land firstly described
in the above mentioned deed North 77
degrees 32' 30" West 200.00 feet to the
end thereof and to a point on the
southeast line of Walker Avenue, 40
feet wide, thence blinding along said
southeast line of Walker Avenue and
for a part along the Last Line of that
parcel of land firstly described in the
above mentioned deed and for a part
along the Last Line of that parcel
of land secondly described in the above
mentioned deed South 63 degrees 48'
30" West 101.2 feet to the place of be-
ginning, containing 2,788 square feet
of land more or less.

BEING: these parcels of land firstly
and secondly described in a deed
dated September 21, 1954 recorded
among the Land Records of Bal-
timore County, Maryland in Liber
C.A.H. Jr. No. 940 at Folio 41 which
was conveyed by Joseph O. C. McCluskey
and Mary E. McCluskey, his wife,
to John R. Clark and Leah Clark, his
wife.

Being the property of Cornelius
Clark Devese, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Monday, June 19,
1967 at 11:00 A.M.

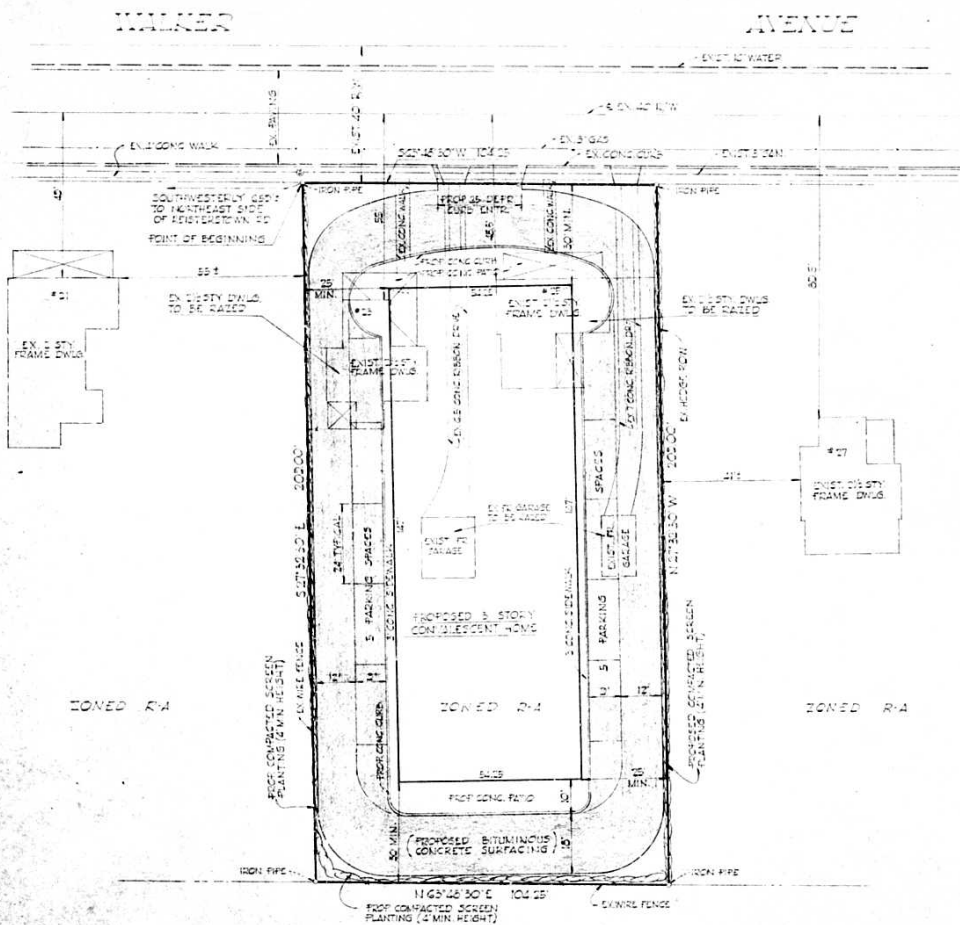
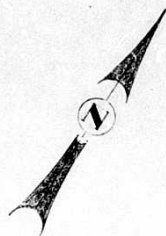
Public Hearing Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

June 1, 1967

GENERAL NOTES

1. GROSS AREA OF TRACT - 21768 SQ. FT.
2. PRESENT ZONING - R-4
3. PRESENT USE - RESIDENTIAL
4. PROPOSED ZONING - R-4 WITH SPECIAL USE EXCEPTION
5. PROPOSED USE - CONVALESCENT HOME
6. PARKING - 200
7. A USE 120 BED CONVALESCENT HOME
8. NO. OF SPACES 1500' 8" DIA. BEDS - 10
9. NO. OF SPACES PROVIDED - 10
10. FINISH - BITUMINOUS CONCRETE
11. SCREENING - COMPACTED PLANTING (4 MIN. HEIGHT)
12. LIGHTING - NONE PROPOSED



ZONED - PUBLIC
MARYLAND STATE POLICE BARRACKS
ATHLETIC FIELD

SITE PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL USE EXCEPTION
CONTRACT PURCHASER
HARLAN DOPKIN
NOS. 23 AND 25 WALKER AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
APRIL 10, 1967



PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
2015 MARYLAND AVENUE
BALTIMORE 18, MARYLAND

