

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Children's Rehabilitation Institute, Inc.
1. 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 for a Special
Hearing under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve the continuation of the presently
existing non-conforming use of the subject property as a hospital
and rehabilitation facility.

See attached description

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

1. Or we, agree to pay expenses of above Special Hearing 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: 919 N. Howard St., Baltimore, Md. 21201
Children's Rehabilitation Institute, Inc.
Legal Owner
Address: Reisterstown, Maryland
Caryle Barton, Jr.
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 21st
day of November, 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 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 24th day of January, 1968, at
10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 20, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-137-SPH, Southwest side of Westminster Road 3225 feet Northwest
of Reisterstown Road. Petition for Special Hearing for continuation of the presently
existing non-conforming use of the subject property as a hospital and rehabilitation
facility.
Children's Rehabilitation Institute, Inc. - Petitioner

4th District

HEARING: Wednesday, January 3, 1968 - (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment
on the subject petition.

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 51715
DATE: Jan. 15, 1968

TO: Messrs. Niles, Barton & Wilson
229 N. Howard St.
Baltimore, Md. 21201
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of property for Children's Rehabilitation
Institute, Inc.
68-137-SPH
TOTAL AMOUNT
\$ 67.92
67.92

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

Re: Petition for Special Hearing
S/W Side Westminster Road
3225 N.W. Reisterstown Road,
4th Dist., Children's Rehabil-
itation Institute, Inc.,
Petitioner No. 68-137-SPH

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
his petition and the matter is dismissed without prejudice.

Date: Jan 23/1968

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Date of Posting: 12/21/67
Property: 3225 N.W. Westminster Road, Reisterstown, Md.
Petitioner: Children's Rehabilitation Institute, Inc.
Location of property: 3225 N.W. Westminster Rd., Reisterstown, Md.
Location of Sign: 3225 N.W. Westminster Rd., Reisterstown, Md.
Remarks: 12/21/67
Post. by: [Signature]
Date of return: 12/21/67

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1100 101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8820
DESCRIPTION FOR ZONING PETITION, MARYLAND ROUTE NO. 140, FOURTH
DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same in or near the center of the Reisterstown - Westminster
Turnpike Road (U.S. Route #140) at the beginning of that tract of land, which by deed
dated September 29, 1959 and recorded among the Land Records of Baltimore County
in Liber WJR No. 3606, folio 148, etc., was conveyed by Associated Jewish Charities
of Baltimore to Children's Rehabilitation Institute, Inc., said point being distant
5225 feet, more or less, measured Northwestly along the center of said Turnpike
Road from the center of Reisterstown Road, and running thence from said beginning
and binding on the center of said Turnpike Road and on the first line of said deed
South 60 Degrees 13 Minutes 00 Seconds East 855.00 feet, thence leaving the center
of said Turnpike Road and binding on the second, third and fourth lines of said deed
the three following courses and distances: South 39 Degrees 00 Minutes 00 Seconds
West 1240.00 feet, North 81 Degrees 51 Minutes 51 Seconds West 867.96 feet, and
North 35 Degrees 21 Minutes 00 Seconds East 1550.00 feet to the place of beginning.
Containing 25.742 acres of land, more or less.

Being all of that tract of land which by deed dated September 29, 1959 and recorded
among the Land Records of Baltimore County in Liber WJR No. 3606, folio 148, etc.,
was conveyed by Associated Jewish Charities of Baltimore to Children's Rehabilitation
Institute, Inc.

11-9-1967.



Arch. Spelman

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19... 19...
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 one time... before the...
day of... 19... the first publication
appearing on the... day of...
19...
THE JEFFERSONIAN
[Signature]
Cost of Advertisement, \$...

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

Caryle Barton, Jr., Esq.,
929 N. Howard Street
Baltimore, Maryland 21201

SUBJECT: Special Hearing to continue
existing non-conforming use
of the subject property as a
hospital and rehabilitation
facility, located SW/S of
Westminster Pike, West of
Reisterstown Road
District 4
(Item 31, November 21, 1967)

Dear Sirs:

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

STATE BOARD COMMISSION:

The entrance must be widened to a minimum width of 20' and channelized with
6" x 22" concrete curb. There is poor stooping sight distance at the location
of the entrance due to a combination vertical and horizontal curve to the east.
It is, therefore, recommended that the entrance be relocated to a point where
better stooping sight distance is provided.

HEALTH DEPARTMENT:

This office will review and make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION:

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 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 Commissioner's
hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Principal Zoning Technician

PETITION FOR SPECIAL HEARING

NO. 68-137-SPH

ZONING: Petition for Special
Hearing for Existing Non-Con-

FORMING USE.

LOCATION: Southwest side of
Westminster Road 3225 feet
Northwest of Reisterstown
Road.

DATE & TIME: WEDNES-

DAY, JANUARY 3, 1968 at 10:00
A.M.

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

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-

tions of Baltimore County, will
hold a public hearing.

Petition for Special Hearing
under Section 500.7 of the
Zoning Regulations of Bal-

timore County, to determine
whether or not the Zoning
Commissioner and/or Deputy

Zoning Commissioner should
approve the continuation
of the presently exist-

ing non-conforming use of
the subject property as a hos-

pital and rehabilitation fa-

cility.

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

Beginning for the same in or
near the center of the Reis-

terstown - Westminster Turn-

pike Road (U.S. Route #140)

at the beginning of that tract of

land, which by deed dated

September 29, 1959 and record-

ed among the Land Records of

Baltimore County in Liber WJR

No. 3606, folio 148, etc., was

conveyed by Associated Jewish

Charities of Baltimore to Chil-

dren's Rehabilitation Institute,

Inc., said point being distant

5225 feet, more or less, meas-

ured Northwestly along the

center of said Turnpike Road

from the center of Reisterstown

Road, and running thence from

said beginning and binding on

the center of said Turnpike

Road and binding on the

first line of said deed

South 60 Degrees 13 Minutes

00 Seconds East 855.00 feet,

thence leaving the center of

said Turnpike Road and on

the first line of said deed

South 39 Degrees 00 Minutes

00 Seconds West 1240.00 feet,

North 81 Degrees 51 Minutes

51 Seconds West 867.96 feet,

and North 35 Degrees 21

Minutes 00 Seconds East

1550.00 feet to the place of

beginning.

Containing 25.742 acres of

land, more or less.

Being all of that tract of land

which by deed dated September

29, 1959 and recorded among

the Land Records of Baltimore

County in Liber WJR No. 3606,

folio 148, etc., was conveyed

by Associated Jewish Charities

of Baltimore to Children's

Rehabilitation Institute, Inc.

Inc., the property of Chil-

dren's Rehabilitation Insti-

tute, Inc., is shown on plat

attached hereto and made a

part hereof, hereby petition

for a Special Hearing under

Section 500.7 of the Zoning

Regulations of Baltimore

County, to determine whether

or not the Zoning Commis-

sioner and/or Deputy Zoning

Commissioner should approve

the continuation of the pre-

sently existing non-conform-

ing use of the subject prop-

erty as a hospital and rehab-

ilitation facility.

Children's Rehabilitation In-

stitute, Inc., Petitioner

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dec. 26,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 17, 1967

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

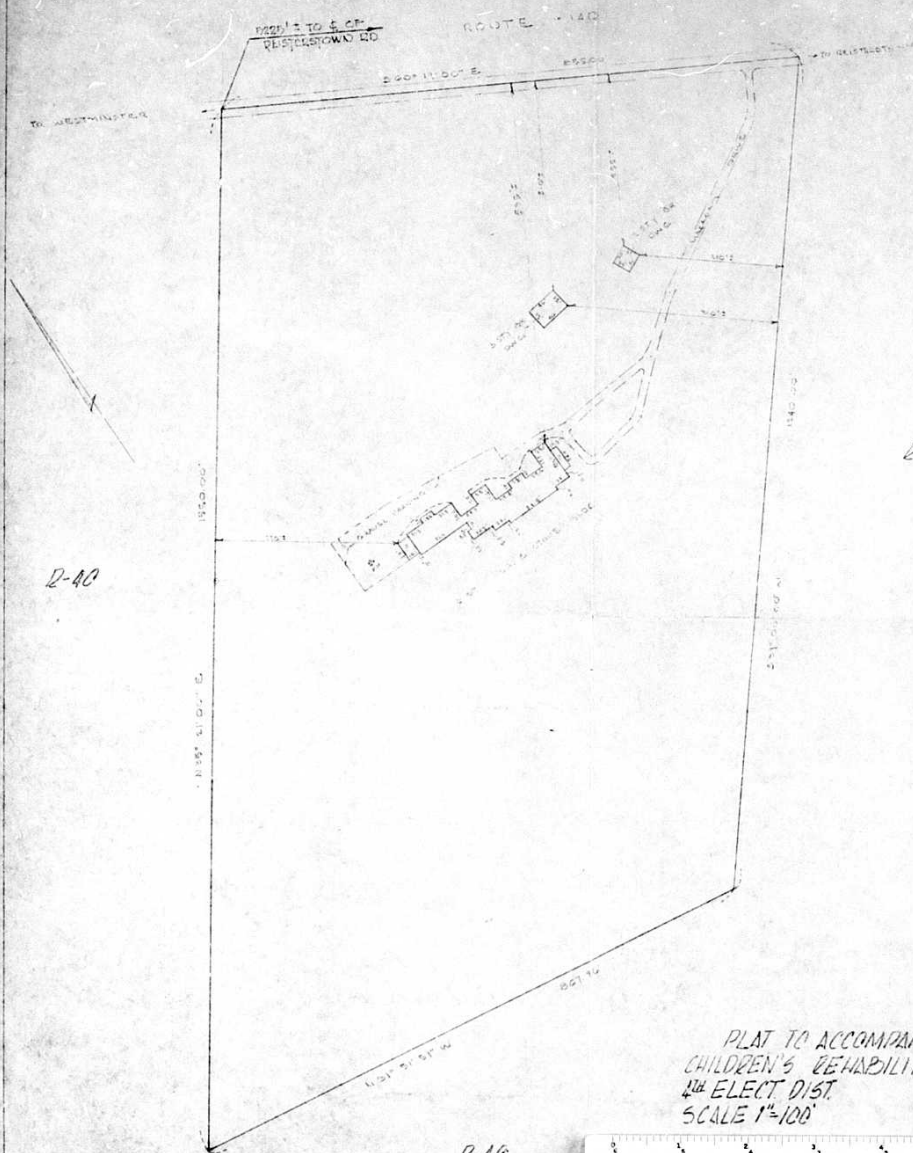
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one week before the 17th day of
December, 1967, that is to say
the same was inserted in the issues of
December 14, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor-in-Chief

GENERAL NOTES
AREA OF PARCEL - 25,742 ACRES
PROPOSED ZONING - R-40 (non-conforming use)
PROPOSED ZONING - R-40 (non-conforming use)
PROPOSED USE - CHILDREN'S REHABILITATION UNIT
PROPOSED USE - GERIATRIC CLUSTER

R-40



PLAT TO ACCOMPANY ZONING PETITION
CHILDREN'S REHABILITATION INSTITUTE-Md. ET AL
4th ELECT DIST BALTO CO. MD
SCALE 1"=100' NOV 6th 1967

NOV. 6th 1967

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NOTE: WATER SERVICE TO PROPERTY IS FROM EXISTING
MAIN IN MD. RTE #140 THROUGH ASSOCIATED
JEWISH CHARITIES INC. PROPERTY



Robert E. Spellman

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 SHELL BLDG. 100 E. JORDA RD.
TOWSON 21204 MD.