

Re: Petition for Special Exception for Convalescent Home - Beg. 150' N. Orbital and Upton Roads, 11th District - Bertha B. Holzemer and Mabel C. Rogers, Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 68-299-X

The petitioners requested a special exception for a Convalescent Home in an R-6 Zone on the north side of Upton Road 140 feet north of Orbital Road, in the Eleventh District of Baltimore County.

Mr. George E. Gavrelis, Director of the Office of Planning made the following comments:

The subject property is located in an eddy of local circulation. Access to it is by means of a relatively devious combination of relatively - local, residential streets.

Subdivision processing by the County some years ago left street stubs abutting this tract for Second Avenue and Upton Road. If granted, the granting should be conditioned upon a requirement that a public street be required to be extended to link Second Avenue and Upton Road. Overall site plan approval by the appropriate County agencies also should be required.

From the testimony at two separate hearings and in consideration of the comments of Mr. Gavrelis, it is the conclusion that the granting of a special exception for a Convalescent Home on the subject property would be detrimental to the welfare of the community adjacent thereto.

For the above reasons the special exception should not be granted.

It is this 24th day of September, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for the Convalescent Home be and the same is hereby denied.

Zoning Commissioner of Baltimore County

TELEPHONE 323-3000 EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 54389
DATE May 24, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

To: Charles W. Held, Jr., Esq.,
Loyola Federal Building
22 W. Pennsylvania Ave.,
Towson, Md. 21284

QUANTITY TOTAL AMOUNT
SUBJECT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE \$50.00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Petition for Special Exception for Mabel C. Rogers, et al 50.00
#68-299-X

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

COURT HOUSE
TOWSON, MARYLAND 21284

To: Charles W. Held, Jr., Esq.,
Loyola Federal Building
22 W. Pennsylvania Ave.,
Towson, Md. 21284

QUANTITY TOTAL AMOUNT
SUBJECT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE \$63.75
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Advertising and posting of property for Bertha B. Holzemer, et al 63.75
#68-299-X

TELEPHONE 323-3000 EXT. 367

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mabel C. Rogers, Bertha B. Holzemer, et al, 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 above described property be reclassified from R-6 Zone to R-6 Zone and (2) that the zoning status of the above described property be reclassified from R-6 Zone to R-6 Zone.

See Below

See attached description

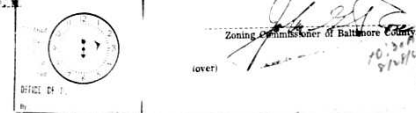
Section (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Convalescent Home, in an R-6 Zone.

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.

The Gospel Tabernacle of Baltimore, Maryland, Inc., Bertha B. Holzemer, Mabel C. Rogers, et al, 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 above described property be reclassified from R-6 Zone to R-6 Zone and (2) that the zoning status of the above described property be reclassified from R-6 Zone to R-6 Zone.

Address: 3100 Chesapeake Ave., Towson, Md., 21284
Petitioner's Attorney: Charles W. Held, Jr.

Address: Loyola Federal Building, 22 W. Pennsylvania Ave., Towson, Md., 21284
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1968, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June, 1968, at 1:00 o'clock.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 16, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #68-299-X. Special Exception for a Convalescent Home. Beginning 150 feet north of the intersection of Orbital and Upton Roads. Bertha B. Holzemer, et al, petitioners.

11th District
HEARING: Wednesday, August 26, 1968 (10:30 A.M.)

We have been informed by the Zoning Administration Division that there has been no change in the subject petition. Therefore, our earlier comments remain applicable.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 8/21/68
Posted for: George E. Gavrelis, Director of Planning
Petitioner: Bertha B. Holzemer, et al
Location of property: 3100 Chesapeake Ave., Towson, Md.
Location of Sign: 3100 Chesapeake Ave., Towson, Md.
Remarks: Mabel C. Rogers, et al
Posted by: Mabel C. Rogers, et al Date of return: 8/21/68

EVANS, HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS
4200 ELKROD AVENUE BALTIMORE, MD. 21214 (301) 426-2144

March 1 1968

DESCRIPTION OF THE PROPERTY OF THE GOSPEL TABERNAKLE OF BALTIMORE, MD., FORMERLY THE PROPERTY OF BERtha B. HOLZEMER FOR FILING WITH PETITION FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME.
11th ELECTION DISTRICT, BALTIMORE COUNTY, MD.

BEGINNING for the same at the southeast corner of Flat No. 3 Thorswood Park recorded among the Land Records of Baltimore County in Flat Book G.L.R. No. 24 folio 80 said point also being at the end of the 2nd line of the last recorded among the Land Records of Baltimore County in Liber G.L.R. No. 3902 folio 182 was acquired by Bertha B. Holzemer, thence leaving said place of beginning and binding reversely on said 2nd line and also on the easternmost outline of Flat No. 3 Thorswood Park North 01 degree East 624.00 feet to the end of the 1st line of said deed, thence binding reversely on said 1st line North 82 degrees 45 minutes East 210.00 feet to the beginning of said deed, thence running and binding reversely on the 5th or last line of said deed and crossing the southern end of a 12 foot right of way known as Fuller Avenue leading to Joppa Road, North 88 degree East 167.5 feet to the end of the 4th line of said deed, thence running and binding reversely on said 4th line South 01 degree West 619.00 feet to the end of the 3rd line of said deed, thence running and binding reversely on said 3rd line and in part on the northernmost outline of the Flat of Section No. 3 Glenade Park recorded among the Land Records of Baltimore County in Flat Book G.L.R. No. 22 folio 121 South 84 degrees West 373.5 feet to the place of beginning.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 7, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #68-299-X. Special Exception for a Convalescent Home. Beginning 150 feet North of the intersection of Orbital and Upton Roads. Bertha B. Holzemer, et al.

11th District
HEARING: Wednesday, June 19, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a convalescent home and has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is located in an eddy of local circulation. Access to it is by means of a relatively devious combination of relatively - local, residential streets.
- Subdivision processing by the County some years ago left street stubs abutting this tract for Second Avenue and Upton Road. If granted, the granting should be conditioned upon a requirement that a public street be required to be extended to link Second Avenue and Upton Road. Overall site plan approval by the appropriate County agencies also should be required.

PETITION FOR SPECIAL EXCEPTION - 11th DISTRICT

ZONING: Petition for Special Exception for a Convalescent Home. LOCATION: Beginning 150 feet North of the intersection of Orbital and Upton Roads. DATE & TIME: Wednesday, August 26, 1968 at 10:30 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 Law and Regulations of Baltimore County, will hold a public hearing.

All that have of and in the Eleventh District of Baltimore County.

BEGGINNING for the same at the southeast corner of Flat No. 3 Thorswood Park recorded among the Land Records of Baltimore County in Flat Book G.L.R. No. 24 folio 80 said point also being at the end of the 2nd line of the last recorded among the Land Records of Baltimore County in Liber G.L.R. No. 3902 folio 182 was acquired by Bertha B. Holzemer, thence leaving said place of beginning and binding reversely on said 2nd line and also on the easternmost outline of Flat No. 3 Thorswood Park North 01 degree East 624.00 feet to the end of the 1st line of said deed, thence binding reversely on said 1st line North 82 degrees 45 minutes East 210.00 feet to the beginning of said deed, thence running and binding reversely on the 5th or last line of said deed and crossing the southern end of a 12 foot right of way known as Fuller Avenue leading to Joppa Road, North 88 degree East 167.5 feet to the end of the 4th line of said deed, thence running and binding reversely on said 4th line South 01 degree West 619.00 feet to the end of the 3rd line of said deed, thence running and binding reversely on said 3rd line and in part on the northernmost outline of the Flat of Section No. 3 Glenade Park recorded among the Land Records of Baltimore County in Flat Book G.L.R. No. 22 folio 121 South 84 degrees West 373.5 feet to the place of beginning.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

By order of: JOHN A. BOB, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 16, 1968

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 the following weeks before the 25th day of August, 1968, the first publication appearing on the 8th day of August, 1968.

THE JEFFERSONIAN,

L. Frank Struthers, Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Subject: Re-classification for a Special Exception for a Convalescent Home in an R-6 Zone for Bertha B. Holzemer, et al, 11th District (Case 18), May 15, 1968

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

Water - Existing on water in both Upton Rd. and 2nd Avenue. Sewer - Existing on sewer in Upton Road. Adequacy of existing utilities to be determined by developer or his engineer.

HEALTH DEPARTMENT: Prior to the approval of the building application, complete plans and specifications must be submitted to the State Health Department for review and approval. The plans must include a complete kitchen layout and the type of equipment to be used.

FIRE DEPARTMENT: Fire Bureau will submit comments at a later date.

PLANNING AND ZONING DIVISION: No parking area must be screened adjacent to the residential properties.

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 with 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:
Bureau of Traffic Engineering
State Health Commission
Public Health Engineer
Board of Education
School Development

Very truly yours,

John G. Rose, Zoning Supervisor

Director of Engrs: Albert V. Quimby-Project Planning Division; William Harris-Fire Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAMES E. DYER
TO: Zoning Supervisor Date: May 17, 1968
ALBERT V. QUIMBY, Chief
FROM: Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #183

When the adjacent properties were developed with single family homes, both Second Avenue and Upton Road were dead ended at the petitioner's property lines with the intention that they be connected when this property developed. Access to the petitioner's property will be improved with this connection and, if the special exception is granted, the order should include this connection as a requisite.

THE TOWSON TIMES

TOWSON, MD. 21204 August 11, 1968

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE WEEK

beginning on the 11th day of August, 1968 and ending on the same day on the 17th day of August, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

ORIGINAL

THE TOWSON TIMES

TOWSON, MD. 21204 June 3, 1968.

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 5th day of June, 1968, that is to say, the same was inserted in the issue of May 30, 1968.

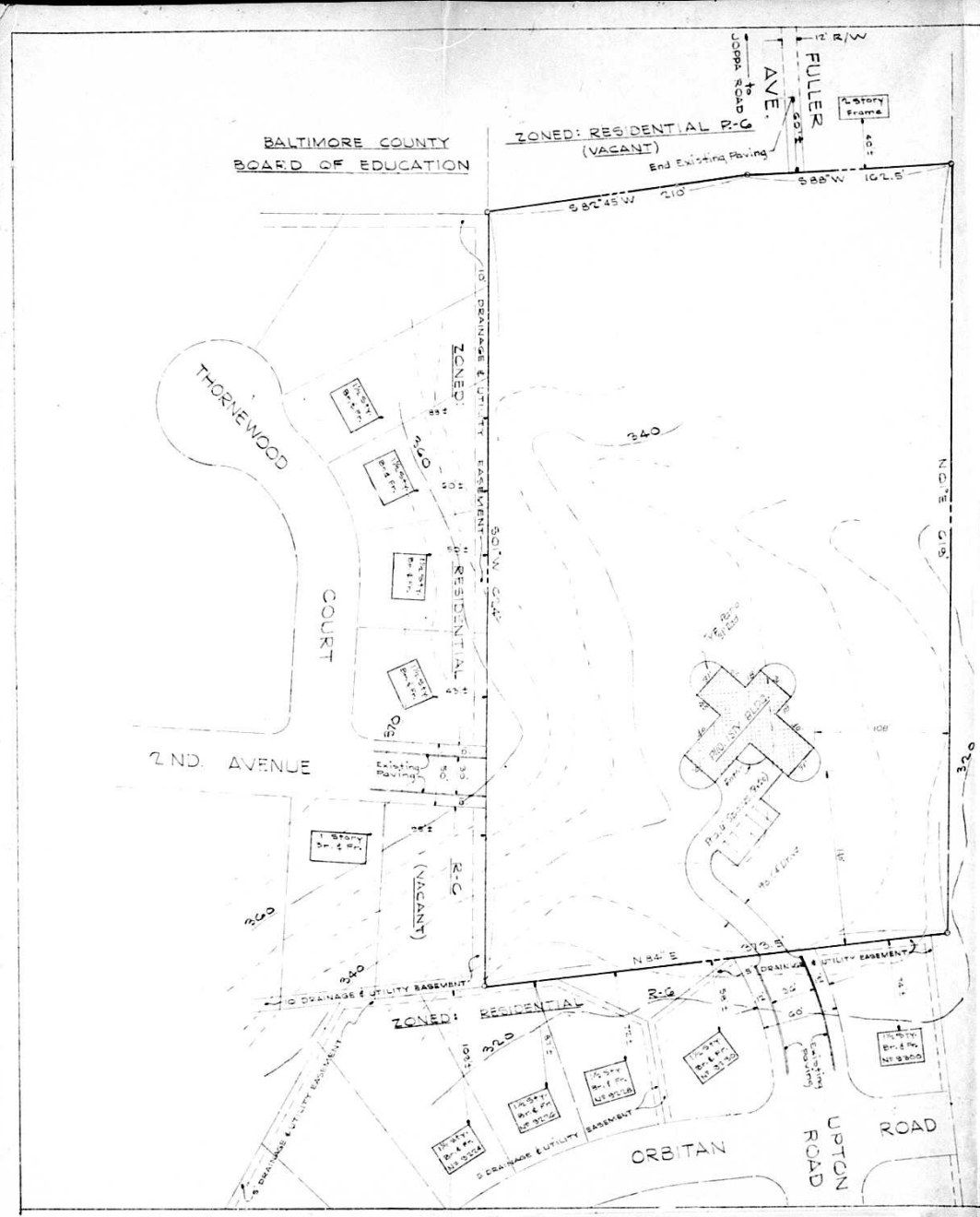
STROMBERG PUBLICATIONS, Inc.

By: *Boyd Morgan*

PETITION FOR SPECIAL EXCEPTION 11th DISTRICT
ZONING DEPARTMENT for Special Exception for a Convalescent Home
LOCATION: Beginning 150 Feet East of the Intersection of Old Orchard and Union Roads, District 11, Towson, Maryland.
DATE: JUNE 19, 1968
1:00 P.M.
PUBLIC HEARING: 1:00 P.M., June 20, 1968, at the County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, under the provisions of the Land Use and Zoning Act, and the Charter of Baltimore County, will hold a public hearing on the above-named petition for a Special Exception for a Convalescent Home in the Eleventh District of Baltimore County.
REGISTRATION for the name of the Convalescent Home and the location of the same among the Land Records of Baltimore County in the name of the Zoning Commissioner of Baltimore County, and the name of the petitioner, shall be made on or before the 15th day of July, 1968, in accordance with the provisions of the Land Use and Zoning Act, and the Charter of Baltimore County.
The Zoning Commissioner of Baltimore County, under the provisions of the Land Use and Zoning Act, and the Charter of Baltimore County, will hold a public hearing on the above-named petition for a Special Exception for a Convalescent Home in the Eleventh District of Baltimore County.
REGISTRATION for the name of the Convalescent Home and the location of the same among the Land Records of Baltimore County in the name of the Zoning Commissioner of Baltimore County, and the name of the petitioner, shall be made on or before the 15th day of July, 1968, in accordance with the provisions of the Land Use and Zoning Act, and the Charter of Baltimore County.
BY: JOHN G. ROSE, Zoning Commissioner of Baltimore County
DATE: MAY 30, 1968

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: *11th* Date of Posting: *May 29, 68*
Posted for: *Henry W. Jones, Jr., 19th St. Baltimore, Md.*
Petitioner: *Bertha B. Holzner*
Location of property: *150' E. of Old Orchard and Union Roads*
Location of signs: *at 150' E. of Old Orchard and Union Roads*
Remarks: *None*
Posted by: *Michael H. Nease* Date of return: *June 6, 1968*

TELEPHONE 823-3000 EXT. 287 INVOICE No. 56254 DATE August 28, 1968
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21204
TO: *Alan Ridge Civic Association, Inc. 5045 Harford Way Drive Baltimore, Md. 21204*
REMITTANCE TO ACCOUNT NO. 91-422 RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 4
Description and posting of property for *Bertha B. Holzner, et al* 68.25
688-999-X
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



Notes:
Location--11th Election District - Balto. Co., Md.
Area--- 5.25 Acres ±
Present Zoning-- Residential R-2
Present Use--- Vacant
Proposed Zoning-- R-2 with Special Exception for Convalescent Home (21 Patients)
Proposed Use-- Convalescent Home (21 Patients)
Nº of Parking Spaces Required = (1 Per 10 Patients) 3
Proposed Nº of Parking Spaces = 3

Maps
Northeastern Area
Sec. 9C
NE 9E

EVANS, HAGAN & HOLDEFER
SURVEYORS AND CIVIL ENGINEERS
4200 ELSBODE AVENUE / BALTIMORE, MD. 21214 (301) 426-2144
339 FOLAR STREET / CAMBRIAGE, MD. 21033 / (301) 238-5200
113 E. ALLEN STREET / WESTMINSTER, MD. 21157 / (301) 686-9700
13 S. WASHINGTON STREET / EASTON, MD. 21001 / (301) 822-8400
DATE: 2 Feb 1968 SCALE: 1" = 50'
Drwg. No.: