TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we NOLA H. ZAISER legal owner of the property situate in dalptimore mer County and which is described in the description and plat attached hereto and made a part hereof, # 9 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant zone to an to the Zoning Law of Baltimore County, from an NW-12-1zone; for the following reasons

See attached description

and 2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for a convalescent home

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

The results of the 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 constitutions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

MEDISERVICE OF AMERICA, INC. By: Cole & yell Ore.

Address 530 St. Paul Place

Baltimore, Maryland 21202 The Hunder

WEINBERG AND GREEN

Address 10 Light Street, 20th F1. Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day, 196. A, 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 __Sepsenter] ______ 196 8 at 11:00.0'clock



John IX Fre Zoning Commissioner of Baltimore County

Nota 34 Basser
NOLA H. ZAISER Legal Owner

Address 119 West Ridgeley Road

P.O. Box 148 Lutherville, Maryland 21093

Protestant's Attorney

11:00 11 9/19/68

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

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

Mr. John G. Gingher, Jr., c/o Weinberg and Green 10 Light Street, 20th Fl., Baltimore, Maryland 21202

SUBJECT: Special Exception for a convalescent home for Noia H. Zaiser, located 5/5 Ridgely Ruad, 338' W. of Kurtz Avenue 8th District (Item 31, August 6, 1968)

NOLA H. ZAISER S/S of Ridgely Kurtz Ave.

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338

169-

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

BUREAU OF ENGINEERING
Water - Existing 12 water in Ridgely Rd.

Semer - Existing 12 water in Ridgely Rd.

Semer - Existing 80 sanitary semer adjacent to the West side of Pennsylvania Railroad
Adaquacy of acting utilities to be determined by daveloper or his angineer.

Road - The tental grown of the proposed the Pennsylvania Railroad
render this site was possible to develop. However, construction of this road
is not covered in the present? year Capital Budget and it is doubtful when
construction will be programmed.

FIRE SUREAU: The pailtioner will be required to meet all requirements set forth by the Beltimore County Fire Sureau, as to convalescent homes.

BUILDING ENGINEER'S OFFICE; Patitioner will be required to meet all requirements set forth by the Saltimore County

TRANSIT FLANSING DIVISION: (See Page #2)

TRANSIT DIPAPPROVIDING unter and sever to the site should be indicated on the revised plans that for properties and sever to the site should be indicated on the revised plans that the properties of the building and the type of the building and the type of the building and the type of the properties of the building and the type of the properties o

<u>LOWING ADMINISTRATION DIVISIONS</u>
The existing houses along Kurtz Avenue and any adjoining dwellings to the subject site should be indicated on revised plans prior to the hearing.

This petition is being accepted for filing with the understanding that the petitioner's property will be affected in the fautre by proposed Cherlas Streat extended. There appears to be no way of determining the property that will be required by this extension at this time. It is entirely only the that the amount of taking will be such that the property will not be able to be deeped, or that an additional hearing for variances will be required before the property could be

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

The above comments are not intended to indicate the appropriateness of the zening action requested, but to assure that all parties are made aware of the plans or problems that not plans about the above about 10 miles to the plans of the Office of the Off

STATE OF MARYLAND

STATE ROADS COMMISSION

300 WEST PRESTON STREET

BALTIMORE, MD. 21201

This office has reviewed the subject plot plan and the following comments are with respect thereto:

ine site will be affected by the State Moads Commission present ter tive proposed preliminary highway laprovement plans. The proposed improve-ment is in the current 20-Year Highway Needs Study which was adopted in July of 1968. The site will be affected by the State Moads Commission present tenta-

A study is being tade to determine the effects to the site and it is requested that any chan, in coning of the site be held in abeyonce until such time as the study is completed. It is anticipated that the study will be complete within two weeks of the date of this letter. A plat indicating effects to the property will be sent to you soon thereafter.

Thank you for your cooperation.

CL . FHILL

August 28, 1968

Mr. John G. Rose, Zoning Commissioner County Office Building Towson, Maryland 21204

AUG 24 '68 14 ---

Re: Baltimore County Route 139 - Charles St. extended Zoning Adv. Committe

Very trul, yours,

Charles Lee, Chief Development Engineering Section

by John E. Meyers Ass. Development Engineer

St. extended Zoning Adv. Committee Meeting 8/6/68 Item: 31 - Property Owner Nois N. Zaiser, Location: 5/8 Ridgely Mead, 338 west of Hurtz Ave., 8th Pistrict Present Zoning: R-10 Proposed Joning: R-10 Proposed Joning: R-10 Exception for adonvaluatent Home

A CONTRACTOR OF THE PROPERTY O

THE E MICERL

Mr. John G. Gingher, Jr., c/o Weinberg and Green RE: Nois H. Zaiser

The following members hed no comment to offers

- 2 -

Sureou of Traffic Engineering

State Roads Commission Board of Education Industrial Development

Very truly yours,

JOHN G. POSE, ALL Zoning Commissioner

JGR: JD

cc: Carlyle Brown-Bur. of Engineering Inspector Themas Kelly-Fire Bureau Elmar C. Mappert-Building Engineer's Office Albert V. Quidaly-Project Planning Division William Greenwalt-Meelth Department

Phone Stimont Suppose

RUSSELL M. HERRERT 3005 N. Calvert St.

May 24,1968

Description of Property on Bidgely Read - Special Exception

Description of Property on Ridgely Real - Special Exception

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#69-70X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. September 6, 1968

FROM Leslie H. Graef, Deputy Director of Planning

Petition #69-70x, South side of Ridgely Road 338 feet West of Kurtz Avenue. Petition for Special Exception for a Convalescent Home. Nola H. Zaiser - Petitioner

HEARING: Thursday, September 19, 1968 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

At the present time, serious consideration is being given to two public procesals that would substantially affect the subject property. Both a proposed alignment for the extension of New Charles Street Avenue and the proposed alignment of the northern leg of the rail rapid transit system would pass through the site. In the normer leg of the roll ropid transit system would pass through the site, view of this, it appears that construction of the proposed convalescent home-could well "interfere with adequate provisions for ... transportation or other public requirements, conveniences, or improvements."



CLIJENIBA

SED -0.188 x11 -

Sth District
Present Zoning:R-10
Proposed Zoning: Special
Exception for Convalescent Home Enclosed please find two (2) cupies of a plat of the subject site. Indicated thereon is the effects by the State Moads Sommission's present tentative preliminary highwa (emproyement plans, the proposed Improvement is in the corrent 20-fear Highway Needs Study Which was adopted in July, 1968.

Mr. John G. Rose, Zoning Commissioner
County Office Building
Towson, Maryland 21209

Towson, Maryland 21209

Rose Route 139

Zoning Advisory, Comm.
Neeting 3/6/88 - litem 31
Property owners Nola H. Zaiser
Southide Ridgely Road, 3381
Maryland Cartie Nee

STATE ROADS COMMISSION

300 WEST PRESTON S-T

The proposed extension of Sharles St. originated as a Baltimore County proposal and the County Office of Planning and Sureau of Traffic Engineering is still very much interested in the project.

It is requested that the petitioner revise his plans to reserve the area needed for the proposed improvement.

Thank you for your cooperation.

90

LIER E. MODDFORD, JR.

Charles Lee, Chief Revelopment Engineering Section

by: John E. Mayers

cci (r. Albert Quinty County Office of Planning Hr. Calchard Moore Bureau of Fraffic Engineering Jefterson Blog. Towson, Nd. 21204

Your Petition has been received and accepted for filing this

Advisory Committee

John & Mingher, dr. Reviewed by Chairman of

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and
appearing that by reason of the requirements of Section 502, 1 of the Baltimore
County Zoning Regulations having been met
County Sound Controls
he above Beckestiketicaeshoukh ke izadvand industries appearing that by represented:
Special Exception for a Convalescent Home should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
tay of October 196.8 xhotsshirshorizoxileoxided-perspecty-conserva schumbb heccond
tay of
MODEL REGION ASPECIAL Exception for a Convalescent Home should be and the same is
granted, from and after the date of this order, subject to approval of the site plan by the
State Roads Commission, the Bureau of Public Services, the Office of Plan- ing and Zoning, the Baltimore DEPUTY Zoning Commissioner of Baltimore County County Health Department and the Baltimore County Fire Bureau. Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of.
and a appearing time of
A Design And A NOT BE
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
DENIED and that the above described property or area be and the same is hereby continued as and
to remain azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimore Counts

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

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

No. 56301

SSE. 00

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LOCAT	ON South Mescent He	4
Road	338.0 feet west of K	ű
DATE A	TIME Thursday Sent	į
PUBLI	965 at 11:00 A.M.	
5 0	fice Building, 111 W. Ch.	•
	or Time: Thursday, Septem vos al 11:00 A.M. REARING: Room 108, Co fice Suilding, 111 W. Ch Avenue, Towson, Maryle	i
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Zoning	Act and Regulations of	Ľ
hearing	County, will beld a pul	ij
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Hearing 1	Date: Thursday, Septem-	
Public He	ering: Room 108, County	
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Zor	ing Commissioner of	
Aug. 29.	Til 2 degrees 20 minutes Til 10 to place of the to the place of the present of Nois II there is no present to place the present to place the present to place the present to place the place	

CERTIFICATE OF PUBLICATION appearing on the 29th day of August

ORIGINAL

TOWSON I MIES

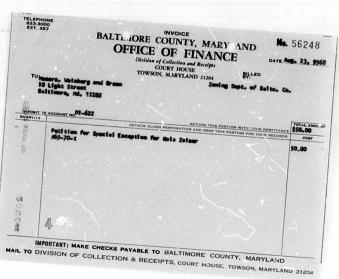
TOWSON, MD. 21204

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 xxxxxxxx weeks/before the 5th day of Sept., 1968, that is to say, the same was inserted in the issues/of August 29, 1968.

STROMBERG PUBLICATIONS, Inc.

By Buth Mergan



CENTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

69-70-X

