

MARSHALL CRAFT ASSOCIATES, INC.

October 1, 1996

Baltimore County Government
Department of Permits and Development Management
Zoning Review Section
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Attention: Mr. John Lewis

RE: Old Court Nursing Home Addition
5412 Old Court Road, Randallstown
DBR Number: 04156H, District 2C2
MCA Project No. 95139

Dear Mr. Lewis:

On May 6, 1996, you requested the zoning case number from the hearing held prior to construction of the existing building. The case has notified us that the original case number was 69-273-X, in which a special exception for a nursing home was granted by the Board of Appeals.

We have not been able to obtain a copy of the original approved site plan. We are enclosing three (3) copies of site plan drawing 2D, dated June 14, 1996, for your review. Note that the tabulation indicates that the building area is being increased by 1,378 gross square feet. Because the proposed addition is over the top of an existing one-story area, the overall building footprint will remain unchanged.

We hope this information will assist you in determining that the proposed addition is within the spirit and intent of the original special exception.

Please contact this office should you have questions or comments with regard to this matter.

Sincerely,

MARSHALL CRAFT ASSOCIATES, INC.

[Signature]
Stephen A. Bates, AIA

cc: Mr. T. Scott Pogach, OCM Limited Partnership
Richard S. Albott, AIA, Marshall Craft Associates, Inc.
File

ARCHITECT & INTERIOR DESIGN / PLANNING
4312 YORK ROAD, BALTIMORE, MARYLAND 21222-2671
410-532-3331 FAX 410-532-9206

October 6, 1996

2nd Election District

Dear Mrs. Bates:

The proposed 1,378-square foot first and second floor addition to the convalescent building, as shown on the approved site plan in case 69-273-X, is approved as being within the spirit and intent of the above referenced order and plan subject to the following condition:

Be aware of the restrictions in the zoning case and document all zoning history (including this letter response) on all future site plans. Two copies of the zoning case site plan (available on microfilm at this office) must be copied to scale and red-lined with all changes for inclusion in two zoning case and letter file in this office.

Very truly yours,

[Signature]
John L. Lewis
Planner II, Zoning Review

JLL:lrw

cc: zoning case #60-713X

MARSHALL CRAFT ASSOCIATES, INC.

October 1, 1996

Baltimore County Government
Department of Permits and Development Management
Zoning Review Section
111 West Chesapeake Avenue, Room 111
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Richard S. Albott, AIA, Marshall Craft Associates, Inc.
File

ARCHITECT & INTERIOR DESIGN / PLANNING
4312 YORK ROAD, BALTIMORE, MARYLAND 21222-2671
410-532-3331 FAX 410-532-9206

96-5344

2100 114
FISCAL YEAR 1996
RECEIVED
10/1/96
MCA

69-273-X

ORDER RECEIVED FOR FILING

DATE: 10/2/96

BY: [Signature]

FILE NO: 69-273-X

FILED IN: 69-273-X

FILED IN: 69-273-X

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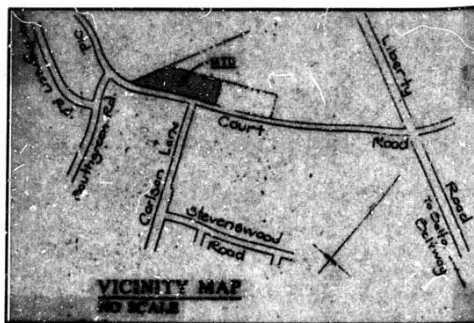
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OLD COURT NURSING HOME

5412 OLD COURT ROAD RANDALLSTOWN, MD. 21123

ELECTION DISTRICT : 2ND DISTRICT

NOMINAL BUILDING HEIGHT

(EXISTING & PROPOSED): 30 FT±

BUILDING AREA: EXISTING- 38,018 G.S.F.

PROPOSED ADD.- 1,378 G.S.F.

TOTAL 39,396 GROSS SQUARE FEET

USE(NEW ADDITION): IN-PATIENT REHABILITATION THERAPY
AND RESIDENT LOUNGE

NO INCREASE IN PARKING LOAD IS ANTICIPATED.

[illegible]

CONSULTANTS

**Mincin Patel Milano,
INC.**
Structural Engineers

SEAN

OLD COURT NURSING HOME
REHABILITATION THERAPY
DINING AND DAY ROOM
ADDITION

MCA
MARSHALL CRAFT ASSOCIATES, INC.

ARCHITECTURE / INTERIOR DESIGN / PLANNING
6112 YORK ROAD BALTIMORE, MARYLAND 21212-2611
410 532 3131 FAX 410 532 9206

SITE PLAN

SCALE	AS NOTED
JOB NO.	95139
DATE	06-14-96

SD

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05-21-71

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

a Special Exception for a... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 196... that the herein described property or area should be and the same is hereby reclassified from a... zone to a... zone and a Special Exception for a... should be and the same is granted, from and after the date of this order.

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...

ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 196... that the herein described property or area should be and the same is hereby reclassified from a... zone to a... zone and a Special Exception for a... should be and the same is granted, from and after the date of this order.

DEPUTY Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION for a Convalescent Home NW/4 Old Court Rd., 1025' SW of Liberty Road, 2nd District Melvin Pugatch, et al, Petitioners

OPINION

The petitioner in this case requests a special exception to permit the construction of a convalescent home on the subject tract of land which is zoned R-6. Under the Baltimore County Zoning Regulations, a convalescent home is permitted use as a special exception in all residential zones, hence, this petition does not involve any request for reclassification.

The property is generally rectangular in shape; consists of three acres of land, and has considerable frontage along Old Court Road. It is rather shallow, having an average depth of approximately 152 to 160 feet, and is situated 1025 feet southwest of Liberty Road, opposite Carlson Lane and the property of the Baltimore County General Hospital.

The land to the immediate rear of the subject tract is zoned R-A, and is developed with garden apartments. There is a small triangular parcel of land northeast of the subject property, on the south side of Old Court Road, that is zoned R-6. The base of this triangular piece of land runs along the Old Court Road for about 200 feet. All of the land from that point; that is, 200 feet northeast of the subject property to the Liberty Road, is zoned B.L. or B.R. The land immediately to the southwest of the subject property is zoned R-6 and presently is undeveloped. The property across Old Court Road, southwest of Carlson Lane, is zoned R-6 and is presently not developed, while the property to the northeast of Carlson Lane is the property of the Baltimore County General Hospital. A portion of this property was granted a special exception for a convalescent home sometime ago, being case #5104 XVA.

There have been two previous zoning petitions filed on the subject property, both of these petitions were requests for reclassification from the R-6 zone to an R-A zone.

Melvin Pugatch, et al - #69-273-X

The first case, #63-85-T, was denied by the Board of Appeals in April of 1964, while the second case, #67-168-R, again a petition for reclassification from R-6 to R-A, was denied by the Deputy Zoning Commissioner in September, 1967. Since this case does not concern any request for reclassification, the Board is only concerned with whether or not the granting of the special exception would violate Section 502.1 of the Zoning Regulations.

Leonard M. Glass, an engineer specializing in sanitary engineering testifying on behalf of the petitioner, stated that all utilities are available to the subject property, and are more than adequate to serve the proposed convalescent home.

An expert traffic engineer, appearing for the petitioner, stated that he had studied the subject site as well as other convalescent homes and that in his opinion, based upon his studies, the granting of the special exception for a convalescent home will not create any traffic congestion or hazards on the roads in and around the subject site. He testified that the Old Court Road will be improved, but even in its existing condition the practical capacity of the road to carry the present traffic, and additional traffic, will not be reached. He also stated that in checking with the Baltimore County Traffic Bureau he learned that they had no factual basis for their projected traffic generation, and that his studies of other nursing homes indicate that the traffic generation would be less than half of that projected by the County. He further stated that the majority of any additional traffic added to the road by the nursing home would not be added at the normal peak traffic periods.

An expert realtor, who testified for the petitioner, stated that in his opinion the construction of a nursing home on the subject property would not in any way violate Section 502.1, and that the proposed use of the property is a reasonable and logical use for the land.

Another expert realtor, testifying on behalf of the protestants, stated that in his opinion a nursing home on the subject property would violate Section 502.1 in that it would generate traffic and might overcrowd the land. He did state, however, on cross-examination, that he did not feel a logical use for the property would be the construction of R-6 homes and that the property should be used for some use other than houses.

Melvin Pugatch, et al - #69-273-X

and that he felt that a logical use of the property would be for apartments, and that if appraising the property he would suggest apartments as the "highest and best use" for the land.

Albert H. Radtke, an expert in the field of hospital and nursing home administration, who is presently the administrator for the Dulany-Townsend Nursing Home in the Towson area, stated that the owner of the subject property also owns the Dulany-Townsend Nursing Home, and if the owner is successful in his petition he will be the administrator for the nursing home on the subject property. He testified at length as to the parking and traffic situation at the Dulany-Townsend Nursing Home and the number of employees, both at Dulany-Townsend and the projected number of employees on the subject property. He estimated that the proposed convalescent home would have a maximum of forty employees on the dayshift, and that thirty to thirty-five of these employees would be in the non-licensed category (that is, non-professional) who normally would not drive to work. He further stated that no odors would emanate from the home, and that it would not in any way violate Section 502.1.

George E. Gavrellis, Director of Planning for Baltimore County, stated that he endorsed the concept of a nursing home on the subject property, and that he feels this use has a relationship and offers services that are compatible to those of the hospital across the street. He also stated that the special exception requested provides a logical use for the subject tract, giving as his reasons the supplementation of the services provided by the Baltimore County General Hospital, and the difficulty of developing the property with R-6 housing. On cross-examination, Mr. Gavrellis flatly stated "this is a good place for a nursing home".

Two witnesses testified in opposition to the special exception. Robert Malchodi, who resides at 8522 Green Lane in the Liberty Manor subdivision, approximately a half mile southwest of the subject property. His opposition was based on the fact that he feels that the construction of a convalescent home here is not in keeping with "maintaining the residential integrity of Old Court Road". He did state, however, that the old Liberty Court Rehabilitation Center (now the Baltimore County General Hospital) had

Melvin Pugatch, et al - #69-273-X

undergone severe financial difficulties but that he now feels the hospital is an asset to the neighborhood, and at the time of the hearing, he could not determine whether the nursing home proposal on the subject property will be a benefit or a detriment to the community. The other witness testifying in opposition to the granting of the special exception was one, Elton Pickert, the Director of the Baltimore County General Hospital. He testified at length as to the number of employees, parking spaces, etc. at the hospital, and also that the hospital presently has plans for a new two hundred bed general hospital, and will convert the present hospital facility into an extended care (nursing home) facility. His objections were twofold; one, that in his opinion there are not enough parking spaces provided on the subject property to accommodate the cars of the employees and visitors. However, Richard L. Smith, an engineer who had testified earlier for the petitioner, stated that they propose forty-four parking spaces on the subject property while the Code only requires twenty, and that there is room for twenty additional parking spaces on the southwest portion of the subject property if needed. Mr. Pickert's second objection was based upon a survey made by the Maryland State Department of Health (Exhibit C), which on page 59 indicates a present excess of 586 nursing home beds in what is called the Baltimore Base Area. He did admit, however, on cross-examination, that the same report indicates there are 4,639 "conforming" beds in the Baltimore Base Area, and that the report states a need for 6,566 "conforming" beds in the area, and that the Federal Government and the State of Maryland are trying to phase-out the older converted residence type of nursing home in which a great majority of these "nonconforming" beds are presently situated. Based upon this report there is apparently a need for 2,000 additional "conforming" beds in the Baltimore Base Area.

From the testimony and exhibits introduced at the Board hearing, the Board finds as a fact that the granting of the special exception will not (a) be detrimental to the health, safety or general welfare, (b) tend to create congestion in roads, etc., (c) create any potential hazard from fire, panic, etc., (d) tend to overcrowd the land, (e) interfere with adequate provisions for schools, parks, utilities, etc., (f) interfere with adequate light and air and, therefore, should be granted. In addition, the expert realtors,

Melvin Pugatch, et al - #69-273-X

appearing for both the petitioner and the protestants, agreed that they did not think it was feasible to develop the property with R-6 homes, and the Director of Planning testified that the special exception would afford a logical use for the property.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 25th day of June, 1970 by the County Board of Appeals, ORDERED that the special exception for a convalescent home petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. That the building shall not exceed two stories
2. That construction of the building shall be substantially in accordance with the plot filed with the petition and introduced at the Board hearing as Petitioner's Exhibit #1

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

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

69185
1/15c
5/7/70

PETITION OF MELVIN PUGATCH, ET AL NW/4 Old Court Rd., 1025' SW of Liberty Road 2nd DISTRICT FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME

IN THE COUNTY BOARD OF APPEALS Case No. #69273-X

ORDER OF DISMISSAL

Mr. Clerk:

Please dismiss the Appeal of Blanche Greenfield, 8510 Greens Lane, Randallstown, Maryland 21133 in the above entitled matter.

James D. Nolan

NOLAN, PLUMHOFF & WILLIAMS 204 W. Pennsylvania Avenue Towson, Maryland 21204 Telephone: 823-7800

I HEREBY CERTIFY that on this 7 day of May, 1970, a copy of the within Order of Dismissal was served on W. Lee Harrison, Esquire, Attorney for the Petitioner, John O. Seiland, Esquire, Attorney for Baltimore County Hospital and Harry S. Swartzwelder, Jr., Esquire Attorney for Neighborhood Protestants.

James D. Nolan

LAW OFFICES W. LEE HARRISON 300 WEST JORDAN ROAD TOWSON, MARYLAND 21204

July 29, 1969

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

Re: Petition for Special Exception NW/4 of Old Court Road, 1025 feet SW of Liberty Road, 2nd District, Melvin Pugatch, et al Petitioners, No. 69 273 X (Item No. 252)

Dear Mr. Rose:

Please note an appeal from the decision and Order of the deputy Zoning Commissioner of Baltimore County dated July 21, 1969 to the Board of Appeals of Baltimore County.

I enclose my check in the amount of \$70.00 to cover the cost of said appeal.

Very truly yours,

Charles E. Brown

CEB:cc
Enclosure

cc: John O. Seiland, Esquire 202 W. Pennsylvania Ave. Towson, Maryland 21204 James D. Nolan, Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204 Harry S. Swartzwelder, Jr., Esquire 341 St. Paul Place Baltimore, Maryland 21202 Milton S. Goldbloom, Esquire 3319 Lauri Road Baltimore, Maryland 21207

05-21-71



MCA CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-933-0800

DESCRIPTION

3.0802 ACRE PARCEL, NORTHWEST SIDE OF OLD COURT ROAD, 1025 FEET, MORE OR LESS, SOUTHWEST OF LIBERTY ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

Beginning for the same at a point on the northwest side of Old Court Road at the distance of 1025 feet, more or less, as measured southwesterly along the northwest side of said Old Court Road from its intersection with the southwest side of Liberty Road, running thence binding on the northwest side of said Old Court Road, three courses: (1) S 59° 36' 30" W - 126.10 feet, (2) S 71° 31' 30" W - 330.00 feet and (3) S 61° 03' 30" W - 437.08 feet to a point in the center of Bens Run there situate, thence nine courses: (4) N 24° 13' 04" E - 312.09 feet, (5) S 39° 02' 00" E - 30.00 feet, (6) N 62° 00' 00" E - 164.90 feet, (7) N 65° 47' 30" E - 103.25 feet, (8) northeasterly, by a curve to the right with the radius of 1319.00 feet, the distance of 127.38 feet, (9) N 71° 19' 30" E - 109.42 feet, (10) northeasterly, by a curve to the left with the radius of 421.00 feet, the distance of 67.20 feet, (11) N 62° 23' 30" E - 143.94 feet and (12) S 18° 10' 30" E - 159.66 feet to the place of beginning Containing 3.0802 acres of land.

PPK:impl

J.O. #6206

March 20, 1969

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Engineering ■ Planning ■ Reports



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 29, 1969

FROM: Mr. George E. Gavett, Director of Planning
SUBJECT: Petition #69-273-X, Special Exception for a Convalescent Home - Northwest side of Old Court Road 1025 feet Southwest of Liberty Road. Melvin Pagatch, et al., Petitioners.

2nd District

HEARING: Thursday, June 12, 1969 (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.

It endorses the concept of a nursing home here but questions whether or not sufficient parking is provided to support both staff and visitors. If granted, the granting should be conditioned upon compliance with approved plans by the appropriate County and State agencies.

GEG:bm

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 62225

DATE: May 29, 1969

TO: Mr. Lee Harrison, Esq., 305 W. Japan Road, Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
69-273-X	Petition for Special Exception for Melvin Pagatch, et al.	49.10	49.10

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
17 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this day of April 1969
John G. Rose, Zoning Commissioner
Petitioner: Melvin Pagatch
Petitioner's Attorney: Mr. Lee Harrison, Esq. Reviewed by: Oliver L. Myers, Chairman of Advisory Committee

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64610

DATE: July 3, 1969

TO: Melvin Pagatch, et al., 305 W. Japan Road, Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
69-273-X	Advertising and posting of property for Melvin Pagatch, et al.	49.10	49.10

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1969

W. Lee Harrison, Esq., 305 W. Japan Road, Towson, Maryland 21204

RE: Type of Hearing: Special Exception for a convalescent home. Located NW/5 Old Court Rd., 1025' S. of Liberty Road 2nd District. Petitioners: Melvin Pagatch. Committee Meeting of April 22, 1969 Item 252

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved with the property to the east being improved with an apartment development. On the east side of Old Court Road the properties are presently unimproved. To the north of the subject property the property is presently improved as a residential use. At the present time no curb and gutter exists along Old Court Road.

BUREAU OF ENGINEERING

General:

Substantial highway and drainage improvements to Old Court Road are to be advertised for contract in 1969 and early construction is anticipated. At this date final contract drawings are not available; however, the Applicant and/or his engineer should contact the Bureau of Engineering prior to preparing his final plans to ascertain exact grades, alignment and elevations of the proposed improvements. It should be noted that the subject site is situated along the low side of relatively higher proposed roadway grades, and although the proposed roadway alignment tends to move away from the subject site, all existing right-of-way must be retained by Baltimore County to provide protection to existing underground utilities.

- Page 2 -

W. Lee Harrison, Esq., 305 W. Japan Road, Towson, Maryland 21204 Item 252

April 30, 1969

Highways:

Access to this site shall be from Old Court Road, an existing road which is to be improved as a 48 ft. combination curb and gutter and bituminous concrete paving cross-section on a 70 ft. right-of-way.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way.

The entrance locations are subject to approval by the Traffic Division.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

The Applicant is responsible for the cost of any rechanneling required to keep 50-year storm flows within the drainage reservation or easement provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 50-year storm flows with banks stabilized with sod. Should the Applicant elect to leave the stream in its natural and original condition, he and/or his engineer is to submit adequate drainage data indicating the flood plain for a 50 year storm. Upon receipt of the preliminary plan and drainage information, Baltimore County representatives will field examine the stream and notify the Applicant of his responsibilities.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, discharging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property by connection to existing underground utilities.

- Page 3 -

W. Lee Harrison, Esq., 305 W. Japan Road, Towson, Maryland 21204 Item 252

April 30, 1969

Sanitary Sewers (Continued)

with the existing sewer traversing the subject site. Also, a sanitary sewer is proposed for construction in Old Court Road from Bens Run to Carlson Lane along with the aforementioned highway improvements; however, the invert elevation of this sewer may not be at a satisfactory location to serve this property.

The Applicant is cautioned as to the disposal of industrial wastes. Vastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This is a subdivision and the plan must be revised to show the drive from the apartments as shown on the plan approved by the Zoning Commissioner on April 23, 1969.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates a nursing home of 200 beds. A nursing home of this size could generate 1000 trips a day. The plan shows 44 proposed parking spaces.

Although this meets minimum County parking requirements, this number does not appear to be sufficient for a use of this magnitude.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements for institutions when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

- Page 4 -

W. Lee Harrison, Esq., 305 W. Japan Road, Towson, Maryland 21204 Item 252

April 30, 1969

HEALTH DEPARTMENT (Continued)

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Nursing Home Comments: Prior to approval of a building application, complete plans and specifications of the building and type of equipment to be used for the food service operation must be submitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

ZONING ADMINISTRATION DIVISION:

Due to the comments by Project Planning Division, this office cannot set the above case for a hearing until such time as revised plans are received in accordance with these comments.

Very truly yours,

OLIVER L. MYERS, Chairman

DLH:JD

Enc.

THE JEFFERSONIAN, a weekly newspaper, printed and published in Towson, Baltimore County, Md., once in each of two weeks before the 12th day of June, 1969, the first publication appearing on the 22nd day of May, 1969.

THE JEFFERSONIAN,
L. L. Lusk, Jr.,
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 22 1969

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 two weeks before the 12th day of June, 1969, the first publication appearing on the 22nd day of May, 1969.

THE JEFFERSONIAN,

L. L. Lusk, Jr.,
Manager.

Cost of Advertisement, \$.....

TELEPHONE
464-5619

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 74001

DATE 7/23/70

Room
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

TO: **Comptroller Lane Associates**
5721 Townsboro Lane
Baltimore, Maryland 21204

County Board of Appeals
(Zoning)

REPORT TO ACCOUNT NO.	01-712	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST	
4	Cost of certified documents - Case No. 69-273-X Michele Pughatch, et al 100 1/2 Old Court Road 100 1/2 SW of Liberty Road 2nd District	\$ 16.00	\$ 16.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 5-21-69
Posted for Special Exception
Petitioner M. Pughatch
Location of property NW 1/4 of Old Court Rd. 100 1/2 SW of Liberty Rd.
Location of Sign D 200 1/2 & 1550 1/2 SW of Liberty Rd on NW 1/4 of Old Court Rd.
Remarks See above
Posted by Signature Date of return 5-24-69

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 8-9-69
Posted for APPEAL
Petitioner M. Pughatch
Location of property NW 1/4 Old Court Rd. 100 1/2 SW of Liberty Rd.
Location of Sign 1400 E. 1st St. SW of Liberty Rd. 2nd District
Remarks See above
Posted by Signature Date of return 8-14-69

6-9517 Pughatch

LEGALS

PETITION FOR SPECIAL EXCEPTION
2nd DISTRICT
ZONING: R-100, R-100A, R-100B, R-100C, R-100D, R-100E, R-100F, R-100G, R-100H, R-100I, R-100J, R-100K, R-100L, R-100M, R-100N, R-100O, R-100P, R-100Q, R-100R, R-100S, R-100T, R-100U, R-100V, R-100W, R-100X, R-100Y, R-100Z, R-100AA, R-100AB, R-100AC, R-100AD, R-100AE, R-100AF, R-100AG, R-100AH, R-100AI, R-100AJ, R-100AK, R-100AL, R-100AM, R-100AN, R-100AO, R-100AP, R-100AQ, R-100AR, R-100AS, R-100AT, R-100AU, R-100AV, R-100AW, R-100AX, R-100AY, R-100AZ, R-100BA, R-100BB, R-100BC, R-100BD, R-100BE, R-100BF, R-100BG, R-100BH, R-100BI, R-100BJ, R-100BK, R-100BL, R-100BM, R-100BN, R-100BO, R-100BP, R-100BQ, R-100BR, R-100BS, R-100BT, R-100BU, R-100BV, R-100BW, R-100BX, R-100BY, R-100BZ, R-100CA, R-100CB, R-100CC, R-100CD, R-100CE, R-100CF, R-100CG, R-100CH, R-100CI, R-100CJ, R-100CK, R-100CL, R-100CM, R-100CN, R-100CO, R-100CP, R-100CQ, R-100CR, R-100CS, R-100CT, R-100CU, R-100CV, R-100CW, R-100CX, R-100CY, R-100CZ, R-100DA, R-100DB, R-100DC, R-100DD, R-100DE, R-100DF, R-100DG, R-100DH, R-100DI, R-100DJ, R-100DK, R-100DL, R-100DM, R-100DN, R-100DO, R-100DP, R-100DQ, R-100DR, R-100DS, R-100DT, R-100DU, R-100DV, R-100DW, R-100DX, R-100DY, R-100DZ, R-100EA, R-100EB, R-100EC, R-100ED, R-100EE, R-100EF, R-100EG, R-100EH, R-100EI, R-100EJ, R-100EK, R-100EL, R-100EM, R-100EN, R-100EO, R-100EP, R-100EQ, R-100ER, R-100ES, R-100ET, R-100EU, R-100EV, R-100EW, R-100EX, R-100EY, R-100EZ, R-100FA, R-100FB, R-100FC, R-100FD, R-100FE, R-100FF, R-100FG, R-100FH, R-100FI, R-100FJ, R-100FK, R-100FL, R-100FM, R-100FN, R-100FO, R-100FP, R-100FQ, R-100FR, R-100FS, R-100FT, R-100FU, R-100FV, R-100FW, R-100FX, R-100FY, R-100FZ, R-100GA, R-100GB, R-100GC, R-100GD, R-100GE, R-100GF, R-100GG, R-100GH, R-100GI, R-100GJ, R-100GK, R-100GL, R-100GM, R-100GN, R-100GO, R-100GP, R-100GQ, R-100GR, R-100GS, R-100GT, R-100GU, R-100GV, R-100GW, R-100GX, R-100GY, R-100GZ, R-100HA, R-100HB, R-100HC, R-100HD, R-100HE, R-100HF, R-100HG, R-100HH, R-100HI, R-100HJ, R-100HK, R-100HL, R-100HM, R-100HN, R-100HO, R-100HP, R-100HQ, R-100HR, R-100HS, R-100HT, R-100HU, R-100HV, R-100HW, R-100HX, R-100HY, R-100HZ, R-100IA, R-100IB, R-100IC, R-100ID, R-100IE, R-100IF, R-100IG, R-100IH, R-100II, R-100IJ, R-100IK, R-100IL, R-100IM, R-100IN, R-100IO, R-100IP, R-100IQ, R-100IR, R-100IS, R-100IT, R-100IU, R-100IV, R-100IW, R-100IX, R-100IY, R-100IZ, R-100JA, R-100JB, R-100JC, R-100JD, R-100JE, R-100JF, R-100JG, R-100JH, R-100JI, R-100JJ, R-100JK, R-100JL, R-100JM, R-100JN, R-100JO, R-100JP, R-100JQ, R-100JR, R-100JS, R-100JT, R-100JU, R-100JV, R-100JW, R-100JX, R-100JY, R-100JZ, R-100KA, R-100KB, R-100KC, R-100KD, R-100KE, R-100KF, R-100KG, R-100KH, R-100KI, R-100KJ, R-100KK, R-100KL, R-100KM, R-100KN, R-100KO, R-100KP, R-100KQ, R-100KR, R-100KS, R-100KT, R-100KU, R-100KV, R-100KW, R-100KX, R-100KY, R-100KZ, R-100LA, R-100LB, R-100LC, R-100LD, R-100LE, R-100LF, R-100LG, R-100LH, R-100LI, R-100LJ, R-100LK, R-100LL, R-100LM, R-100LN, R-100LO, R-100LP, R-100LQ, R-100LR, R-100LS, R-100LT, R-100LU, R-100LV, R-100LW, R-100LX, R-100LY, R-100LZ, R-100MA, R-100MB, R-100MC, R-100MD, R-100ME, R-100MF, R-100MG, R-100MH, R-100MI, R-100MJ, R-100MK, R-100ML, R-100MM, R-100MN, R-100MO, R-100MP, R-100MQ, R-100MR, R-100MS, R-100MT, R-100MU, R-100MV, R-100MW, R-100MX, R-100MY, R-100MZ, R-100NA, R-100NB, R-100NC, R-100ND, R-100NE, R-100NF, R-100NG, R-100NH, R-100NI, R-100NJ, R-100NK, R-100NL, R-100NM, R-100NN, R-100NO, R-100NP, R-100NQ, R-100NR, R-100NS, R-100NT, R-100NU, R-100NV, R-100NW, R-100NX, R-100NY, R-100NZ, R-100OA, R-100OB, R-100OC, R-100OD, R-100OE, R-100OF, R-100OG, R-100OH, R-100OI, R-100OJ, R-100OK, R-100OL, R-100OM, R-100ON, R-100OO, R-100OP, R-100OQ, R-100OR, R-100OS, R-100OT, R-100OU, R-100OV, R-100OW, R-100OX, R-100OY, R-100OZ, R-100PA, R-100PB, R-100PC, R-100PD, R-100PE, R-100PF, R-100PG, R-100PH, R-100PI, R-100PJ, R-100PK, R-100PL, R-100PM, R-100PN, R-100PO, R-100PP, R-100PQ, R-100PR, R-100PS, R-100PT, R-100PU, R-100PV, R-100PW, R-100PX, R-100PY, R-100PZ, R-100QA, R-100QB, R-100QC, R-100QD, R-100QE, R-100QF, R-100QG, R-100QH, R-100QI, R-100QJ, R-100QK, R-100QL, R-100QM, R-100QN, R-100QO, R-100QP, R-100QQ, R-100QR, R-100QS, R-100QT, R-100QU, R-100QV, R-100QW, R-100QX, R-100QY, R-100QZ, R-100RA, R-100RB, R-100RC, R-100RD, R-100RE, R-100RF, R-100RG, R-100RH, R-100RI, R-100RJ, R-100RK, R-100RL, R-100RM, R-100RN, R-100RO, R-100RP, R-100RQ, R-100RR, R-100RS, R-100RT, R-100RU, R-100RV, R-100RW, R-100RX, R-100RY, R-100RZ, R-100SA, R-100SB, R-100SC, R-100SD, R-100SE, R-100SF, R-100SG, R-100SH, R-100SI, R-100SJ, R-100SK, R-100SL, R-100SM, R-100SN, R-100SO, R-100SP, R-100SQ, R-100SR, R-100SS, R-100ST, R-100SU, R-100SV, R-100SW, R-100SX, R-100SY, R-100SZ, R-100TA, R-100TB, R-100TC, R-100TD, R-100TE, R-100TF, R-100TG, R-100TH, R-100TI, R-100TJ, R-100TK, R-100TL, R-100TM, R-100TN, R-100TO, R-100TP, R-100TQ, R-100TR, R-100TS, R-100TT, R-100TU, R-100TV, R-100TW, R-100TX, R-100TY, R-100TZ, R-100UA, R-100UB, R-100UC, R-100UD, R-100UE, R-100UF, R-100UG, R-100UH, R-100UI, R-100UJ, R-100UK, R-100UL, R-100UM, R-100UN, R-100UO, R-100UP, R-100UQ, R-100UR, R-100US, R-100UT, R-100UU, R-100UV, R-100UW, R-100UX, R-100UY, R-100UZ, R-100VA, R-100VB, R-100VC, R-100VD, R-100VE, R-100VF, R-100VG, R-100VH, R-100VI, R-100VJ, R-100VK, R-100VL, R-100VM, R-100VN, R-100VO, R-100VP, R-100VQ, R-100VR, R-100VS, R-100VT, R-100VU, R-100VV, R-100VW, R-100VX, R-100VY, R-100VZ, R-100WA, R-100WB, R-100WC, R-100WD, R-100WE, R-100WF, R-100WG, R-100WH, R-100WI, R-100WJ, R-100WK, R-100WL, R-100WM, R-100WN, R-100WO, R-100WP, R-100WQ, R-100WR, R-100WS, R-100WT, R-100WU, R-100WV, R-100WW, R-100WX, R-100WY, R-100WZ, R-100XA, R-100XB, R-100XC, R-100XD, R-100XE, R-100XF, R-100XG, R-100XH, R-100XI, R-100XJ, R-100XK, R-100XL, R-100XM, R-100XN, R-100XO, R-100XP, R-100XQ, R-100XR, R-100XS, R-100XT, R-100XU, R-100XV, R-100XW, R-100XX, R-100XY, R-100XZ, R-100YA, R-100YB, R-100YC, R-100YD, R-100YE, R-100YF, R-100YG, R-100YH, R-100YI, R-100YJ, R-100YK, R-100YL, R-100YM, R-100YN, R-100YO, R-100YP, R-100YQ, R-100YR, R-100YS, R-100YT, R-100YU, R-100YV, R-100YW, R-100YX, R-100YY, R-100YZ, R-100ZA, R-100ZB, R-100ZC, R-100ZD, R-100ZE, R-100ZF, R-100ZG, R-100ZH, R-100ZI, R-100ZJ, R-100ZK, R-100ZL, R-100ZM, R-100ZN, R-100ZO, R-100ZP, R-100ZQ, R-100ZR, R-100ZS, R-100ZT, R-100ZU, R-100ZV, R-100ZW, R-100ZX, R-100ZY, R-100ZZ

CERTIFICATE OF PUBLICATION

Pikesville, Md. May 22, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 12th day of June, 1969, the first publication appearing on the 22nd day of May, 1969.

THE NORTHWEST STAR

Signature
Manager

Cost of Advertisement, \$ 12.15

TELEPHONE
EXT. 587

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64680

DATE 8/20/69

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Office of Planning & Zoning
100 County Office Bldg.
Towson, Md. 21204

TO: **Chas. E. Swartz, Esq.**
304 W. Joppa Pk.
Towson, Md. 21204

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST	
4	Cost of posting Pughatch property for appeal hearing No. 69-273-X	\$ 6.00	\$ 6.00

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

TELEPHONE
EXT. 587

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64639

DATE 7/23/70

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

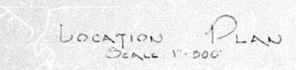
BILLED

Office of Planning & Zoning
100 County Office Bldg.
Towson, Md. 21204

TO: **Chas. E. Swartz, Esq.**
304 W. Joppa Pk.
Towson, Md. 21204

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST	
4	Cost of appeal - property of Michele Pughatch No. 69-273-X	\$ 7.00	\$ 7.00

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



1. Area of Property Equals 20002 Acres
2. Existing Zoning 2G
3. Existing Use "No Use"
4. Proposed Zoning 2G with Special Exception
5. Proposed Use Commercial Home
6. Proposed Number of Beds Equals 207
7. Maximum Offstreet Parking Equals 20 Units
8. Proposed Offstreet Parking Equals 44 Units

OFFICE
COPY
map 2-B
WESTERN
AREA
NW-6-H

CERTIFICATE OF PUBLICATION

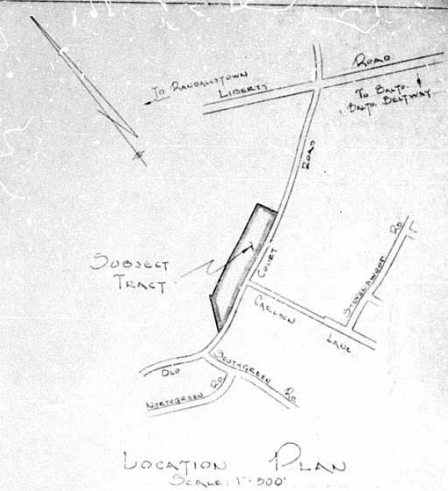
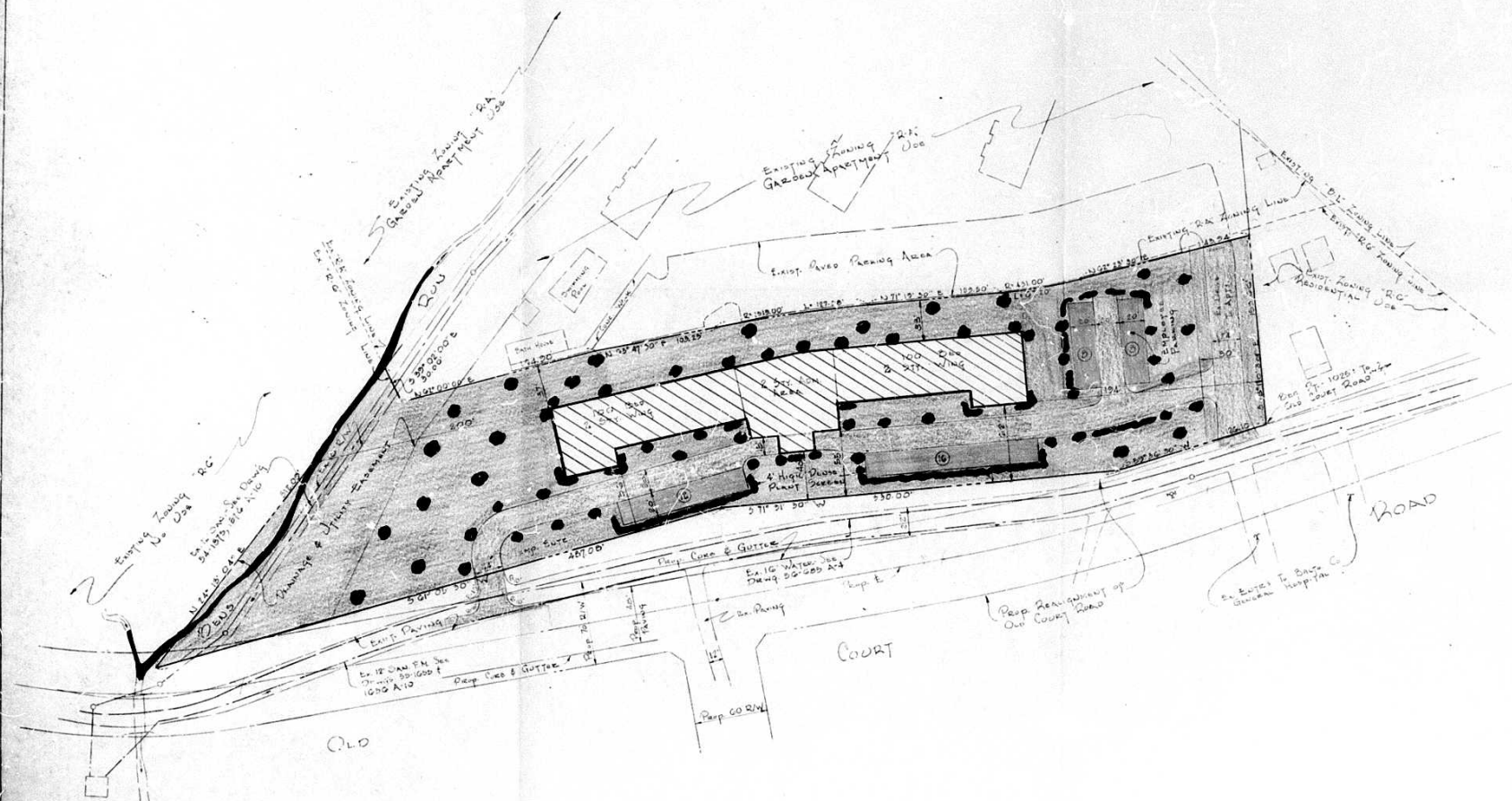
THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of --- one time before the 12th
day of June, 19 69
the first publication appearing on the 22nd
day of 22nd May, 19 69.

THE NORTHWEST STAR

Arnold Landau
 XXXXXXX Arnold Landau

Cost of Advertisement, \$ 12.18

Pat. Ex. 1



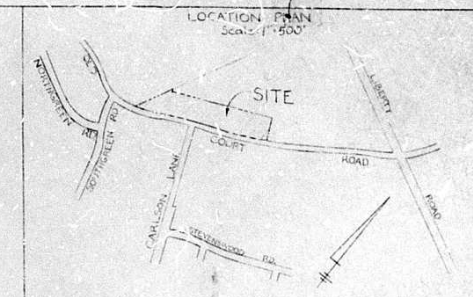
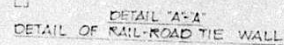
- GENERAL NOTES
1. Area of Property Equals 2.0002 Acres
 2. Existing Zoning "R-6"
 3. Existing Use "No Use"
 4. Proposed Zoning "R-6 with Special Exceptions"
 5. Proposed Use "Convalescent Home"
 6. Proposed Number of Beds Equals 200
 7. Required Offstreet Parking Equals 20 Units
 8. Proposed Offstreet Parking Equals 44 Units

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PROPERTY
VICINITY
OLD COURT ROAD & CARLSON LA.
BALTIMORE CITY, MD.
March 20, 1965

MATZ, CHILDS & ASSOCIATES
1802 O'DONNELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204



1. Total Area of Property Equals 508 Acres
2. Existing Limits of Property DR 30 With Special Exception
3. Existing Use "Vacant Land"
4. Proposed Use "Conventional Home"
5. Proposed Number of Lots Equals 143
6. Estimated Paving Equals 13 Acres
7. Proposed Paving Equals 60 Acres

[illegible]

69-273

REV 11 JANUARY 25, 1972 - ADDED RETAINING WALL
REV 2 JANUARY 27, 1972 - REVISED RETAINING WALL
DRIVE, CANOPY & BULETS
REV 3 MARCH 6, 1972 - REVISED LIMITS OF FLOOD PLAIN
REV 4 MARCH 16, 1972 - ADDED LANDING DATA & GEN. NOTES

J.O. 62066-P