PETITION FOR BONNING REGLESSING AND AND ADDRESS OF THE PETITION FOR BONNING REGLESSING AND ADDRESS OF THE PETITION FOR THE PE #70-17 X ANEXOS SPECIAL EXCEPTION

IONER OF BALTIMORE COUNTY:

I, or we. Kalbertine Robb. legal owner... of the property situate in Baltimore [714]?

County and which is described in the description and plat attached hereto and made a part hereof, 2-B hereby petition (INVENTAL MANUAL MANU

NW-5-F "X

hild (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.

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

Lips we, agree to pay expenses of above re-classification and or Special Exception advertising, posting stc., upon filing of this petition, and further agree to and are to be bound by the zoning

Legal Owner Address 4105 Essex Road Baltimore, Maryland 21207

Address 22 W. Pennsylvania Avenue Towson, Maryland 21204

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dem

ORDERED By The Zoning Commissioner of Baltimore County, this ... 3rd

of 1969 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 Coun., in Room 106, County Office Building in Towson, Baltimore ____day of___auto

Zoning Commissioner of Baltimore County.

RE: Type of Hearing: Special Exception for Convalescent Home Location: SE/S of Essex Rd., 660' SW of Compfield Road

2nd District Fetiloner: Ketherine Robb Committee decting of June 3, 1969 Item 288

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Richard C. Murrey, Esq., 22 W. Pennsylvania Avenue Towson, Haryland 21204

Dear Sir:

BUREAU OF TRAFFIC ENGINEERING

REALTH DEPARTMENT

DEVELOPMENT

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 improved with a 2½ story convolescent home which appears to have been converted into a convolescent home for namy years. The surroundlescent home for namy years. The surroundlescent home for namy represents are improved with homes 10 to 2½ years in ega in excellent repair. The proposed convolescent home appears to be improved with a sprinklin system and there is evidence that the areas or rooms are rended. Essex Road at the present time is not improved as far as concrate curb and gutter are are concerned.

BUREAU OF ENGINEERING:

Hi ghways t

Essex Road is an existing road which will be improved in the future as a 40-foot closed section with flexible pavement on a 60-foot right-of-way. A 5-foot highway widening will be required along the frontage of this property.

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

ption for a lot known as No.4105 Isser Road, Villa Nova.

Rich . C. Murrey, Esq., 22 W. Pennsylvania Avenue Towson, Haryland 21204 Item 288 Page 2

Development of this property through stripping, grading, and stillization could result in a sediment pollution problem, damaging private and public holdings domastream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Public sanitary sewerage is available to serve this property.

This plan has been reviewed and there are no site planning factors

Since there is no change in zoning classification, there should be no major change in trip density.

Must meet all requirements of Baltimore County Building Code.

Public water and sewers are available to the site, therefore, no health problems are anticipated.

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 10, Institutional Occupancies

Public water supply is available to serve this property.

Would only result in a possible loss of students.

Sediment Control:

building permits.

PROJECT PLANNING DIVISION:

BUREAU OF TRAFFIC ENGINEERING:

BUILDING ENGINEER'S OFFICE:

requiring comment. BOARD OF EDUCATION:

Sanitary Sewer:

Tegin in for the same at a point on the Southeast side of damer Road. South 46 degrees 45 West (50 ft. from the corner formed by the Southeast side of elow as binding in the Southeast side of Basex Hond, Bouth 4' degrees 45 bloats west 775-0) ft. Themse running South 43 degree 15 minutes East 250 of the Flence running Borth 46 degrees 45 bloates Bast 375-0 ft. Themse running Forth 43 degrees 15 minutes West 250.0 ft. to the point of beginning...

utaining 2.15 serss more or less and now known as No.4105 Bunex Road The attention

COOK, MUDD, MURRAY & HOWARD

**** 1005 MIL

July 18, 1969

Edward D. Hardesty, Esquire Deputy Zoning Commiss County Office Building Towson, Maryland 21204

> Re: Petition of Katherine Robb Petition No. 70-17X

Dear Mr. Hardesty:

Enclosed please find a metes and bounds description pertaining to the middle 125 feet of the above property. I am sending a copy of this letter as well as a copy of the description to Carvel Bownes and to Mr. Tatelbaum.

RCM/d

cc: Carvel M. Downes, Esquire Mr. Paul Tatelbaum



Beginning for the same at a point on the Southeast side Beginning for the same at a point on the Southeast side of Essex Road, South 46 degrees 45 minutes West 785 feet from the corner formed by the Southeast side of Essex Road and the Northwes side of Campfield Road, a now laid out, thence running along and binding on the Southeast side of Essex Road, South 46 degrees 45 minutes West 125 feet; thence running South 43 degrees 15 minutes East 250 feet; thence running North 46 degrees 45 minutes West 125 feet; thence running North 43 degrees 15 minutes West 250 feet to the place of beginning.

Richard C. Murray, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 21204 Item 288 Page 3

June 11, 1969

June 11, 1969

HEALTH DEPARTMENT:

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 submittee to the Davyland State Department of Health, Division of Food Control, for review and approval.

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.

This petition is accepted for ffling on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing crifficate, will be forwarded to you in the near future.

OLM: JD Enc.

3rd District HEARING: Thursday, July 17, 1969 (1:00 P.M.)

BALLIMORE COUNTY, MARYL AND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 3, 1969

SUBJECT Petition *70-17-X. Special Exception for a Convalescent Home.

Southeast side of Essex Road 660 feet northwest of Campfield Road.

Katherine Robb, Petitioner.

FROM George E. Gavrelis, Director of Planning

The staff of the Office of Planr as and Zoning has reviewed the subject petition for a Special Exception for a Convalescent Home.

It is our understanding that this position seeks to secure permanent zoning for an existing non-conforming use. If this were a new use, the Planning staff would question, the propriety of a convolvement home here. Since the use does exist, it appears that the neighborhood is in an excellent position to interact on the compliance of this petition with the standards set forth in Section 502.1 of the Zoning Regulations. If granted, the granting should be conditioned lupon exact compliance with an approved site plan and an activity level of no more than 16 patients.

GEG:bms



OFFICE O

SCOMMUNITEDMES

RANDALLSTOWN, MD, 21133 June 36 19 69

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose Zoning Cosmissioner of Halti-we County

was inserted in THE CONNENTY TIRES, a weekly newspape; published in Baltimore County, Maryland, once a week for one zauccession weekly before the 30 day of June 1969, that is to say, the same was inserted in the issues of June 26.

STROMBERG PUBLICATIONS, Inc.

B, Luth Morgan



CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 2 6 1969

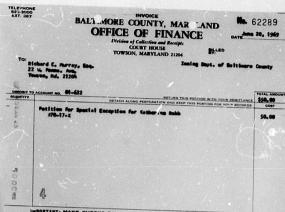
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time sources re-seedse before the 27-21 day of July 19.59, the first publication appearing on the 25th day of June 19.59.

A A Shukh

Cost of Advertisement, \$_____

ELEPHONE 823-3000 EXT. 387	BALTIMOPE COUNTY, MARYLAND OFFICE OF FINANCE Dividen of Collection and Incerpts COURT HOUSE TOWSCH, MARYLAND 21204	No. 54736 DATE SEC. 26, 196
TO. Nesero. 32 ts. Per Transport to account	Code, Rodds, Rorey E. Baseld TR. 2188 PETING THE CONTROL WITH Y DETACH ALOYS PERFORATION AND MEET THE POSTICLE FOR	TOTAL AMOUNT
2 mg	sing and posting of property for Notherino Bobb 1-17-X	30.50

MAIL TO DIVISION OF COLLECTION & RECEIFTS, COURT HOUSE, TOWSON, MARYLAND 21200



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

1 Sign

70-17-X

1011-1

CERTIFICATE OF POSTING

District: 3.6.1

Possed for: Special Esception Date of Posting 6.76.69

Petitioner K. Kebb.

Location of property: SEBs. f. Essex. Rel 660 "NW. f. Cacagh. M. Rel

Location of Signa: 41.0.5 Essex. Rel

Remarks:

Posted by Separator

Date of return: 7.1.6.9.

	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
	County Office Building 111 W. Chosapeake Avenue Tomson, H.ryland 21204
	Your Petition has been received and accepted for filing this
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	Of often
	JOHN G. ROSE, Zoning Commissioner
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otitionnete i	Attorney Blebond Co Barroy Bro. Reviewed by Mines & Mary

