

PETITION FOR ~~ZONING RECLASSIFICATION~~ SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Katherine Robb, 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 the Zoning Commission of Baltimore County for a Special Exception to the Zoning Regulations of Baltimore County, to use the herein described property, for a convalescent home.

See attached description

and (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.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser _____
Address _____
Baltimore, Maryland 21204

Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day 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 County, in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1969, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

BUREAU OF PLANNING

BUREAU OF PUBLIC WORKS

BUREAU OF ZONING

BUREAU OF LAND USE

BUREAU OF ENVIRONMENTAL CONTROL

BUREAU OF HEALTH

BUREAU OF FIRE

BUREAU OF POLICE

BUREAU OF SOCIAL SERVICES

BUREAU OF PUBLIC DEFENSE

BUREAU OF JUDICIAL ADMINISTRATION

BUREAU OF LEGAL COUNSEL

BUREAU OF RECORDS & COMMUNICATIONS

BUREAU OF INFORMATION TECHNOLOGY

BUREAU OF FACILITIES MANAGEMENT

June 11, 1969

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Convalescent Home
Location: 36/5 of Essex Rd., 660' SW of Campfield Road
2nd District
Petitioner: Katherine Robb
Committee Meeting of June 3, 1969
Item 12B

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 improved with a 2 1/2 story convalescent home which appears to have been converted into a convalescent home for many years. The surrounding properties are improved with homes 10 to 25 years in age in excellent repair. The proposed convalescent home appears to be improved with a sprinkler system and there is evidence that the area or rooms are rented. Essex Road at the present time is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

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.

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.

Richard C. Murray, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
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June 11, 1969

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging 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.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BOARD OF EDUCATION:

Would only result in a possible loss of students.

BUREAU OF TRAFFIC ENGINEERING:

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

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 in accordance with Life Safety Code, 1967 edition, Chapter 10, Institutional Occupancies.

HEALTH DEPARTMENT:

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

Richard C. Murray, Esq.,
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Towson, Maryland 21204
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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 submitted to the Maryland 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 filing 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 certificate, will be forwarded to you in the near future.

Very truly yours,

Richard C. Murray, Esq.
OFFICE OF THE ZONING COMMISSIONER

6/11/69
Enc.

COOK, MUDD, MURRAY & HOWARD

JAMES H. COOK
JOHN E. MUDD
MICHAEL C. MURRAY
JOHN W. HOWARD
BALTIMORE, MARYLAND 21204

July 18, 1969

Edward D. Hardesty, Esquire
Deputy Zoning Commissioner
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 Downes and to Mr. Taitelbaum.

Very truly yours,

Richard C. Murray

RCM/d

Enc.

cc: Carvel M. Downes, Esquire

Mr. Paul Taitelbaum



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rowe, Zoning Commissioner Date: July 3, 1969

FROM: George E. Goyette, Director of Planning

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.

3rd District

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

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

It is our understanding that this petition 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 convalescent 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 upon exact compliance with an approved site plan and an activity level of no more than 16 patients.

GEG:lbs

