

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Paul Philip Purta, S.S., on behalf of the Trustees of St. Charles College, Provincial, legal owner, of the property situated 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 herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

Existing R-10 Zone

See attached description

and to 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, 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
James D. Nolan, Esq., on behalf of the Trustees of St. Charles College, Provincial, Legal Owner
Address: Maiden Choice Lane, Balto., Co. 21228
Protestant's Attorney
James D. Nolan, Esq., on behalf of the Trustees of St. Charles College, Provincial, Legal Owner
Address: 204 W. Penna. Ave., Towson, Md. 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1969, at 11:00 o'clock

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date July 18, 1969

FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #70-24-X, Special Exception for a Convalescent Home, Northeast side of Maiden Choice Lane 1587 feet Southeast of Kerwood Avenue. Paul Philip Purta, S.S., on behalf of the Trustees of St. Charles College Provincial, Petitioners.

1st District

HEARING: Wednesday, July 30, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has no adverse comment with respect to the subject petition. If granted, we request that the grant be conditioned upon approval of the site plan by this office.

GEG:cm

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Special Exception for Convalescent Home
in R-10 Zone
Addition to Little Sisters of the Poor.

May 21, 1969

Beginning for the same at the end of the two following courses from the intersection formed by the northeast side of Maiden Choice Lane and the center line of Kerwood Avenue first southeasterly along the northeast side of said Maiden Choice Lane 1587 feet, and second North 40° 07' 00" East 470.77 feet, thence continuing the last course and binding on part of the southeast side of zoning case #66-210-X, (1) North 40° 07' 00" East 300.00 feet, thence for lines of division the three following courses, viz: (2) South 48° 53' 00" East 250.00 feet, (3) South 40° 07' 00" West 300.00 feet, and (4) North 48° 53' 00" West 250.00 feet to the place of beginning.

Containing 1.722 acres of land more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 10 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 _____ weeks before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: 7-10-69
Posted for: Special Exception
Petitioner: St. Charles College
Location of property: NE 1/4 of Maiden Choice Lane - Dist. 1st
Location of Sign: 100' x 250' Kerwood Ave on NE 1/4 of Maiden Choice Lane
Remarks: _____
Posted by: _____ Date of return: 7-12-69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 26, 1969

COUNCIL TO BE HELD
111 W. Chesapeake Avenue
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE BOARD OF ENGINEERS
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUREAU OF PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
BUREAU OF REVENUE

James D. Nolan, Esq.,
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings: Special Exception
for a Convalescent Home
Location: 470.77' E. of Maiden Choice Lane, 1587' S.
1st District
Petitioner: Paul Philip Purta, S.S.
Committee Meeting of June 17th, 1969
Item 298

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 convalescent home run by the Little Sisters of the Poor. The section that the proposed convalescent home for preists will be located to the southwest of the existing convalescent home, but will be connected to it on the St. Charles College property. The surrounding properties are residential in character; some vacant land; some improved with churches. Maiden Choice Lane in this location is not improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

General:

Since no public road improvements are required at this time and all other required utilities exist, this office has no further comment.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major increase in trip density.

OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 July 11, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one _____ week(s) before the _____ day of _____, 1969, that is to say, the same was inserted in the issue of July 10, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

James D. Nolan, Esq.,
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 298 Page 2

June 26th, 1969

FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 1957 edition, Chapter 10, "Institutional Occupancies", when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

Would not affect student population since acreage is so small.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

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.

ZONING ADMINISTRATION DIVISION:

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,

Oliver L. Myers, Chairman

OLM:JD
Enc.

TELEPHONE 823-3000 EXT. 387		INVOICE		No. 64637	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE July 18, 1969	
Division of Collection and Receipts		COURT HOUSE		BILLED BY	
TOWSON, MARYLAND 21204		Zoning Dept. of Baltimore County		TOTAL AMOUNT \$40.75	
To: Messrs. Nolan, Plumbhoff & Williams 204 W. Penna. Ave. Towson, Md. 21204		REPORT TO ACCOUNT NO. 00-000		RETURN THIS PORTION WITH TO A REMITTANCE	
AMOUNT DUE \$40.75		DEBIT TO ACCOUNT NO. 00-000		CREDIT	
Advertising and posting of property for St. Charles College		40.75		40.75	
IMPORTANT: MAIL CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

James D. Nolan, Esq.,
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1969.

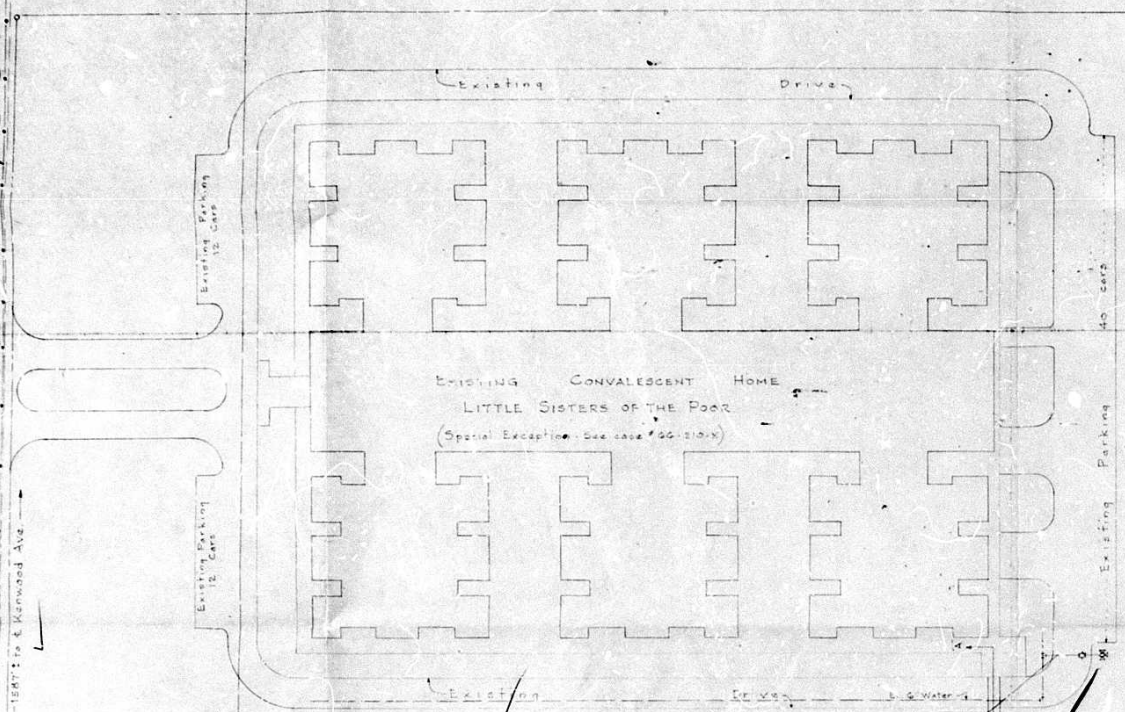
Petitioner: Paul Philip Purta, S.S.

Petitioner's Attorney: James D. Nolan, Esq.

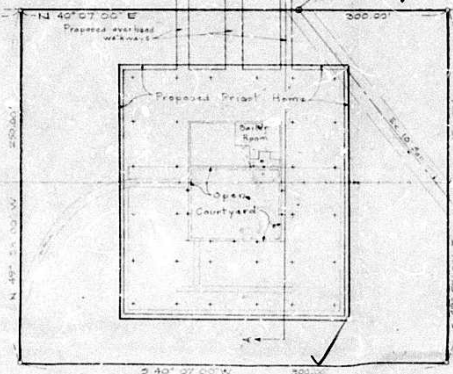
Reviewed by: Oliver L. Myers, Chairman of Advisory Committee

CHOICE LANE
MAIDEN LANE
EXISTING 12' WATER

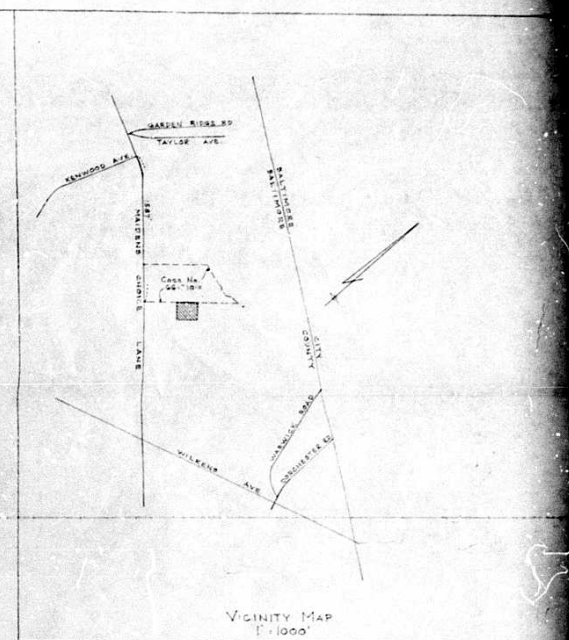
EX. ZONING R-6
EX. ZONING R-10



EXISTING CONVALESCENT HOME
LITTLE SISTERS OF THE POOR
(Special Exception - See case # 66-210-X)



SECTION A-A
Plot to scale



VICINITY MAP
1:1000

E-70-24X
OFFICE COPY
MAP #1
SEC. 2-A
SW-3-E

TABULATION:

Existing Zoning	R-10
Proposed Zoning	R-10 (Special Exception)
Existing Use	Vacant
Proposed Use	Convalescent Home
Parking required	170 beds & 110 cars
Parking provided	170 beds & 110 cars

NOTE:
Proposed water and sewer, house connections to be
linked into existing main utilities.

ST. CHARLES COLLEGE

PLAT TO ACCOMPANY ZONING PETITION
SPECIAL EXCEPTION FOR CONVALESCENT HOME
ADDITION TO THE LITTLE SISTERS OF THE POOR
MAIDEN CHOICE LANE

DATE: MAY 22, 1959
SCALE: 1" = 100'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

