

70-133-X #105 70-133-X #105 MAP #3 SEC. 2-C NW-7-E "X" 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 of Baltimore County. Contract purchaser Address: 133 Slade Avenue Baltimore, Maryland 21204 Richard A. Reid Petitioner's Attorney 102 W. Pennsylvania Avenue Address: Towson, Maryland 21204 PROTESTANT'S ATTORNEY ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of December, 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 15th day of January, 1970, at 10:00 o'clock. Richard A. Reid, Esq., 102 W. Pennsylvania Avenue Towson, Maryland 21204 RE: Type of Hearings Special Exception for a Convalescent Home Location: E. Corner of Slade Ave. & Military Road Petitioner: Samuel P. Fried, et al Committee Meeting of December 2, 1969 3rd District Item 105 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 dwelling and an existing convalescent home. The property to the northeast is improved with a dwelling. The property to the southeast and southwest with Warren Park Apartments; to the northwest with the 130 Slade Apartments. Slade Avenue is improved as far as concrete curb and gutter are concerned along the northwest side; however, along the frontage of the subject property it is not improved. BUREAU OF ENGINEERING: Highways: Slade Avenue is a State Road; therefore, this site will be subject to State Roads Commission review, and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements. However, this road is being considered for acceptance by Baltimore County for maintenance. Therefore, in anticipation of County maintenance, highway right-of-way widening and highway improvements will be required in connection with any subsequent grading or building permit application, so that a 40-foot closed section with flexible paving will be constructed on a 60-foot right-of-way.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 11, 1969

Richard A. Reid, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings Special Exception for a Convalescent Home
Location: E. Corner of Slade Ave. & Military Road
Petitioner: Samuel P. Fried, et al
Committee Meeting of December 2, 1969
3rd District
Item 105

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 dwelling and an existing convalescent home. The property to the northeast is improved with a dwelling. The property to the southeast and southwest with Warren Park Apartments; to the northwest with the 130 Slade Apartments. Slade Avenue is improved as far as concrete curb and gutter are concerned along the northwest side; however, along the frontage of the subject property it is not improved.

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Slade Avenue is a State Road; therefore, this site will be subject to State Roads Commission review, and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements. However, this road is being considered for acceptance by Baltimore County for maintenance. Therefore, in anticipation of County maintenance, highway right-of-way widening and highway improvements will be required in connection with any subsequent grading or building permit application, so that a 40-foot closed section with flexible paving will be constructed on a 60-foot right-of-way.

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Item 105 Page 2

December 11, 1969

Highways:

The entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

The existing monumental entrance to the Warren Park Apartments, contiguous to the west side of this property is a private road. Therefore, the Developer shall provide means to prevent ingress or egress of vehicular traffic thereto.

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.

Sediment Control:

Development of this property through stripping, 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 stripping 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.

Waters:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

The plan must be revised to more clearly indicate the improvements to be constructed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner
FROM: Mr. George E. Savell, Director of Planning
SUBJECT: Petition 70-133-X, Special Exception for Convalescent Home. Southeast corner of Military Road and Slade Avenue. Samuel Fried, Petitioner.
3rd District
HEARING: Thursday, January 15, 1970 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Convalescent Home. If granted, the granting should be conditioned upon compliance with development plans approved by the appropriate State and County agencies.

GEG:ams



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
ATTN: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 105 - ZAC - December 2, 1969
Property Owner: Samuel P. Fried, et al
Slade Avenue & Military Road
S.E. for Convalescent Home

Since no change is being requested under the present zoning, there should be no major increase in trip density.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

Richard A. Reid, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 105 Page 4

December 11, 1969

STATE ROADS COMMISSION: (Continued)

The entrances will be subject to State Roads Commission approval and permit.

The plan must be revised prior to the hearing.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans to this office in compliance with the State Roads comments. These revised plans must be submitted prior to the hearing.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

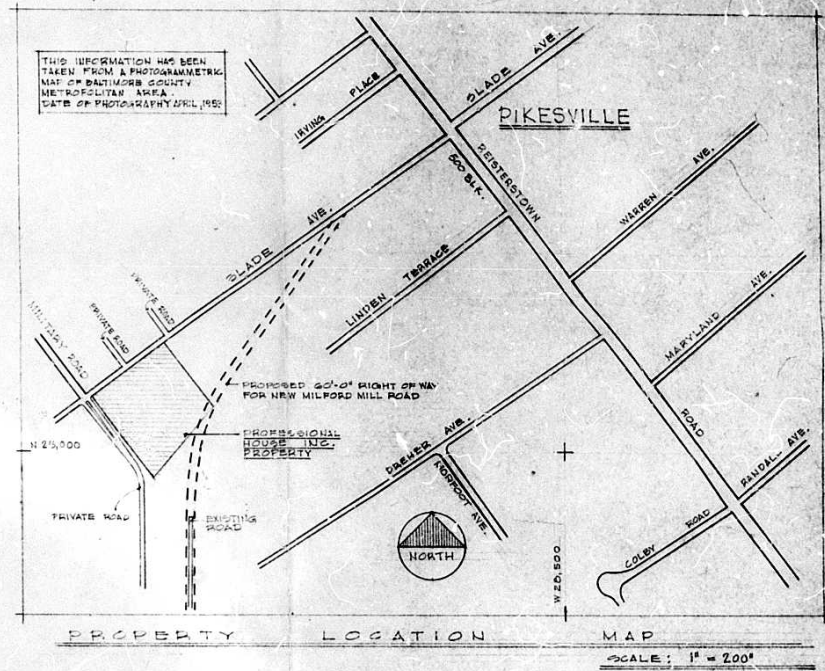
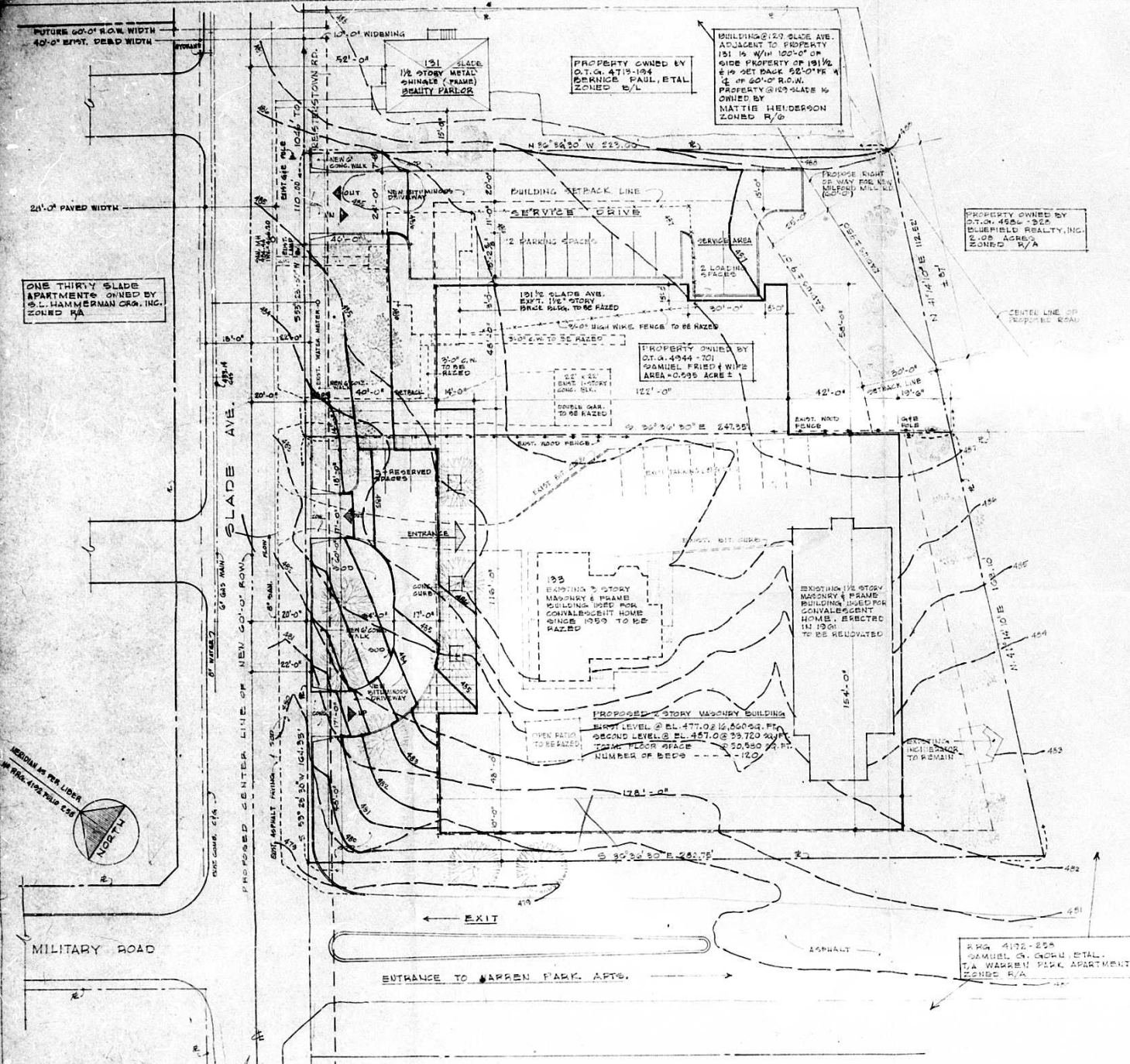
Very truly yours,

OLIVER L. MYERS, CHAIRMAN

OLM:JD
Enc.

10-28-70

MICROFILMED



SCHEDULE			
ZONING	131 1/2 SLADE	133 SLADE	COMBINED
EXISTING ZONING	R ₆	R ₆ W/ SPECIAL EXCEPTION VARIANCE R ₆ S ₁ B ₁	
PROPOSED ZONING	R ₆ W/ SPECIAL EXCEPTION	NO CHANGE	
GROSS AREA	125,913.7 SQ. FT.	43,526.8 SQ. FT.	69,440 SQ. FT.
<u>BUILDING AREA</u>			
FIRST FLOOR	0	16,820 SQ. FT.	16,820 SQ. FT.
SECOND FLOOR	7,800 SQ. FT.	25,920 SQ. FT.	23,720 SQ. FT.
TOTAL	7,800 SQ. FT.	41,780 SQ. FT.	50,580 SQ. FT.
<u>PARKING</u>			
No. OF SPACES REQUIRED	—	—	12
No. OF SPACES PROVIDED	—	—	15
<u>LOADING</u>			
No. OF SPACES REQUIRED	—	—	2
No. OF SPACES PROVIDED	—	—	2

✓ #70-133

3RD. ELECTION DISTRICT



Samuel P. Framm

PROPOSED CONVALESCENT HOME
PROFESSIONAL HOUSE INC.
SAMUEL AND BEATRICE FRIED
TATAR AND KELLY, INC. ARCHITECTS - PLANNERS
OCTOBER, 31 1969 JOB NUMBER * 6969

MAP
#3
SEC. 2-C
NW-7-E
"X"