PETITION FOR ZONING RE-CLASSIFICATION 161X AND/OR SPECIAL EXCEPTION

or we INTERCITY LAND COMPANY legal owner... of the property situate in Baltimore Man 114 County and which is described in the description and plat attached hereto and made a part hereof. g. 13.57cs

SEC. 3-6 NE-8-C <u>"×"</u>

See attached description

ands(2) for a Spe	cial Exception,	under the said	Zoning Lav	and.	Zoning	Regulations	of	Baltimore
County, to use it	e herein desc	ribed property.	forconva	lasc	ent_hom	٠		

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this setition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

A general partnership L und P Buger MD ard P. Berger, Compract perchaser

Lonard P. Berger, Contract perchaser general Parties, Address 6000/Bellopa, Avail, 21212.

Lonard Murray of Lonard Contract Contract Transport Contract Transport Contract C

414 Jefferson Bldg. Towson, Nd. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this....20th

. 19870, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore Court, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towner, Baltimore 24th day of February 10:00 at 10:00 clock of owlers

FILING

FOR

RECEIVED

ORDER !

DATE

Property is to be posted and advertised as prescribed by Zoning Regulati

INTERCITY LAND COMPANY

Byle Darnes Hell Turs 7214 Old Harford Rd. Baltimore, Md.21234

RE: PETITION FOR SPECIAL EXCEP- :

TION
SE/corner of Oakleigh Road and :
Wentworth Road - 9th District
Intercity Land Company - Petitioner :
NO. 70-161-X (Item No. 142)

BEFORE THE ZONING COMMISSIONED

BALTIMORE COUNTY *** *** ***

6

The Petitioner seeks a Special Exception to use his property, consisting of one and one-third acres, for a convalescent home

The proposed structure will be of masonry construction, fire proof, and will have one and one-half story to two story height so as to match the topography of the land. There will be accommodations to care for approximately one hundred and thirty patients. Off-street parking facilities will al-

The convalescent home will be operated by the Perring Parkay Nursing Home, a partnership, under a ten year lease arrangement with rcity Land Company, the legal owner. Upon expiration of the lease, the thership has a choice of renewing the lease or purchasing the property in simple. Estimated cost of construction will be One Million Dollars.

There was also testimony to the effect that water and sewer facilities are available and adequate. Dr. Leonard P. Berge, one of the partner who is a practicing physician, cited the need for a nursing home in this local-

It would be appropriate to point out at this time that the Office of Planning is recommending residential apartment zoning for this particular property on the proposed zoning map and does not offer any adverse commer with respect to the granting of this Petition.

mixed reaction from the neighborhood. As a matter of fact, the Zoning Com missioner was presented with two different sets of petitions signed by neigh-

really inadmissible in evidence as being hearsay, the policy of the Office of Zoning is to accept them as reflecting the feelings of the area residents. Most of the testimony offered in opposition to this Petition was based on possible traffic conjection and interference with water pressure in the neighbor-

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With respect to possible traffic conjection, the Petitioner offered testimony that there are very few visitors to nursing homes. Mr. Mark erg, one of the partners who now operates a nursing home in Baltimo City, stated that it has been his experience that less than ten per cent of the patients at any given nursing home have visitors at any one time. He points out that the proposed facility will limit visiting hours from 10:00 A. M. to 2:00 P. M. and 6:00 P. M. to 8:00 P. M. each day so as not to conflict with the peak traffic hours. This witness also testified that transportation for th employees will be provided to and from the nearest bus line.

With respect to the fear of water pressure problems, the Zoning Commissioner takes note of the comments from the Baltimore County Bureau of Engineering that public water supply and public sanitary sewer are available to serve this property. The County engineers are competent to know the precise status of the utility station in the neighborhood, and this of fice gives strong recognition to their opinion.

It should be pointed out that a number of letters in protest received in the Office of Planning and Zoning referred to the fact that there have not been any substantial changes in the character of the neighborhood o such error in the original zoning map to justify the granting of this Petition. However, the Zoning Commissioner wants to make it clear that the principle of change and error has no applicability to a request for a Special Exception Section 502, 1 of the Baltimore County Zoning Regulations governs the granting or denial of a Special Exception. If the use for which the Special Exception is requested will not violate the provisions of Section 502. 1, then the Special Exception should be granted. In this instance, the Zoning Commis sioner feels that those provisions will not be violated by granting this Specia - 2 -

Exception for a convalescent home

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For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this ______ day of April, 1970, that a Special Exception for a convalescent home should be and the same is GRANTED, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services, the Office of Planning and Zoning, and all applicable regulations of the Baltiinty Health Department and the Baltimore County Fire Departme

(1)

Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 2, 1970

COUNTY OFFICE MADG. 111 T. Christynske Ave. Towner, Maryland 21204

MEMBERS

PUREAU OF

DEPARTMENT OF TRAFFIC ENGLISHING

STATE ROAD STATE

FUREAU OF

BEALTH DEPART SENT

PROJECT PLANNING BUILDING DEPARTMENT

BOARD OF EDUCATION ZUNING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

219

Lee Stuart Thomson, Esquire 11h Jofferson Building Towson, haryland 2120h OLIVER C. WERS

RE: Type of Hearing: Reclassification and Type of Hearing: Reclausification and or Special Exception Location: NE/corner of Perring Pkty-and Oakleigh Arenus Petitioner: Interdity Land Company Countities Exeting: January 20, 1970 9th District Item 142

The Zening Advisory Committee has reviewed the plans quantited with the above ref censed restition and has made as on mite field inspection of the property. The following comments are a result of this review and imspection.

The subject property is presently an unisproved tract of improved that the properties to the west, north-sect, and southeast property in the interference of the section of age in specialist repair. Ferring Terrone, Sententh Avenue and a portion of Chaldigh Terrone are improved as for as concrete outh an option section.

BURFAG OF ENDERERING:

Hickorys:

Cakleigh Reed, an existing road, will be imposed along the Crontag of this property is a closed mention transitioning from the existing proved with at the Chicago Thomas Personal Pers

Mentageth Soul sed Perrise Terrace are winding roads, such improved as 30-foot closed sections with if while parameter of Thi-Terrac. To further hippay improvements are required for Westborth Zoad onlyor Perrise Terrace.

The entrance locations are subject to approval by the Department of Traffic inclusioning.

Persing Pockey (Co. 1) is a State Yead; improve, this ally sur-be subject to State World Commission review and all street Express year and entering Desirions on this root will be subject to State World Commission results year.

Lee Stuart Thomson, Esquire hill Jefferson Building Towson, Karyland 2127h Item 1h2 Fage 2

February 2, 1970

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a scalence pollution problem, damaging private and public holdings domestream 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 possits.

Store Drains:

In secondarie with the drainage policy for this type development, the implicant is responsible for the total actual cost of drainage facilities required to carry the stern state run-off through the proposity to be developed to a suitable outfall. The Applicant's cast responsivilities include the acquiring of easements and right-of-way. Preparation of all construction, rights-of-way and easement drawings including sufficiently accorded both within and outside the development, are also the responsibilities of the Applicant.

In conjunction with any subsequent grading or building permit application, the heplicant must furnish the flureau of implementing with a desirage study containing a map of coals 17-200' for the tributary drainings once and tabulation of draining quantities.

The Applicant must provide necessity drainage facilities (temporary or othersian) to present creating any malesaces or desages 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.

Perring Forkery (Ed. hl) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Earyland State Roads Openission.

Water:

Public water supply is available to serve this property.

Public smaltary sewerace is available to serve this property.

SHOOT OF THEFT OF THE STATE STATE STATES

assent) exception for a convolument hose chould create no negler inserts to density. The above host not rectile occursts turn around area for servivelicles. Fluo, the entrances an above to no red County stemanta.

Lee Stuart Thomson, Esquire hill Jefferson Bullding Towson, Earyland 2120h Item 1h2 | Page 3

February 2, 1970

PROJECT FLAUNTING DIVISION:

This off'ce has reviewed the subject site plan and offers the following

- 1. The new zoning map indicates RA for this property
- 2. The driveway widths must be increased to 2h'
- The plan should be revised to give better traffic circulation at the area indicated for loading
- h. The screening should be indicated as h foot high and compact.

STATE ROLDS CONVISSION:

The subject plan indicates a considerable concentration of storm water, all of which will flow to the storm drain system in the State Highway.

The proposed development could render the drain craten inadequate to accommodate the storm unter. If this is the case it will be the developer's responsibility to replace or supplement the storm drain system.

BUILDING F GIMERRS! OFFICE:

Politioner to comply with Beltimore County Building Code and Regulations. See Sect. 2003.

BOARD OF EDUCATION:

Judd not increase student population.

Owner shall be required to comply with the 101 Life Cafety Code 1967 shitten Chapter 10 Institutional Occupancies and all other Fire Department regularants when construction plans are submitted for approval.

Fire by denote for site shall be in accordance with the B library County standard design manual 1904 addition.

Lee Stuart Thomson, Esquire hih Jefferson Building Towson, Maryland 2120h Item 1h2 Page h

ORDER RECEIVED FOR

February 2, 1970

HEALTH DEPARTMENT:

Public water and sewers are available.

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

Poel Service Comments: Prior to construction, recovation and/or installation of equipment for this food service facility, complete plans and spicifications must be acted that to the Division or Food Control, Smitheore County Department of Realth, for review and approval.

Numerical free Companies: Prior to approved of a building application complete plane and appellications of the building and the of equipment to be used for the food service operation must be admitted to the Layland State Department of Health, Division of Food Control, for review and approved.

ZONING ADMINISTRATION DIVISION:

Revised plans in accordance with the Traffic implementing, Project Planning and Bureau of Engineering Concents above must be mulatited to this office prior to the hearing. This office requests that my final Carder not be subject petition have a stipulation which school they proper craiming study must be conducted prior to the insance of any building applications.

Mit petition is accepted for filling on the date of the enclosed filling certificate, Notice of the boaring date and the , which will be hold not less than 30, nor more than 60 days after the date on the filling c rifficate, will be forwarded to you in the near future.

Olkine

Inclosure

11-2-70

HARFORD PARK

#70-161X

Beginning for the same at a point on the south side of Nentvorth Road as shown on a plat entitled "Resub-division of Lots 1 to 8 inclusive, and Lots 23 to 33 inclusive, Block D. Plat 10" Narford Park recorded among the plat recorded of Saltiener County, in Plat Book L.Q.1. 21. Folloi I, said point Leining countries and Saltiener County, in Plat Book L.Q.1. 21. Folloi I, said point Leining on the seath and southeast side of Nembergh Road, the three following courses and distances, viz: Q.N. 86 '99. 20" & 173, Feet 20. by a curyet to the Left having a radius of 125.00 feet for an arc distange of \$2.33 Feet said arc being subtended by a chord bearing in 7.4 *52. 14* & 61.69 feet Q-by a curve to the right having a radius of 20.00 feet for an arc length of 26.21 feet said arc being subtended by a chord bearing \$1.53 *22 '27 E.2.3. The to intersect the south and three following courses and distances viz. Q.S. 48* "Q1" 0." E 126.65 feet Q-by a curve to the left having a radius of 35.00 feet for an arc distance of 74/bit feet said arc being subtended by a chord bearing \$2.3* \$3. 37* C. 24.33 feet. Qby a curve to the left having a radius of 35.00 feet for an arc distance of 74/bit feet said arc being subtended by a chord bearing \$6.4* \$3. 00. E. 61.26 feet to intersect the northwest side of Perrish Parksay as shown on Naryland State Poads Commission for courses and distances viz. -Q.Dby 3 curve to the right Aving a radius of 18.98. 86 feet for an arc lentend of 34.25 feet to intersect the east side of Perrish of Perrish Parksay as shown on Naryland State Poads Commission for courses and distances viz. -Q.Dby 3 curve to the right Aving a radius of 18.98.86 feet for an arc lentend of 34.25 feet to intersect the east side of Perrish Only 100 feet for an arc lentend of 34.25 feet to intersect the east side of Calletin Road thenge Bindown on heavylands from subtended by a chord tearing 5.00 feet for an arc lentend of 34.27 feet said arc being subtended by a chord tearing 5.00 feet for an arc lentend of 34.27 feet said arc be

Seing Parcel "A" mentioned in the above description.



THE STEE OF TOWSON I LES

TOWSON, MD. 21204 February 11, 1970

THIS IS TO CERTIFY, that the annoved advertisement of Edward D. Bardeasty, Deputy social Commissioner of Battheast Courts was inserted in THE TOWNY TIMES, a weekly new spaper published in

Baltimore County, Maryland, once a week for One assertion work/ before the 11th day of Pob. 19 70, that is to say, the same was inserted in the issue/ of Pob vary 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By Each Morgany



CERTIFICATE OF PUBLICATION

TOWSON, MD., Pebruar 5 1970
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 cucrester weeks before the
day of
appearing on the 5th day of Tebriary
19.70

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

District. 3th.

Petitioner . Intersity Land Co.

Location of property. 38/20%, of Oakleigh & Mentuorth Loads.

Location of Signe. (3) 1 posted on Perring Parisacy, iposted on Mentuorth Ed. 1 posted on Oakleigh Ho.

Remarks:

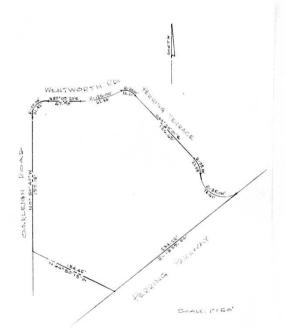
Posted by . Mer'l H. 1849.

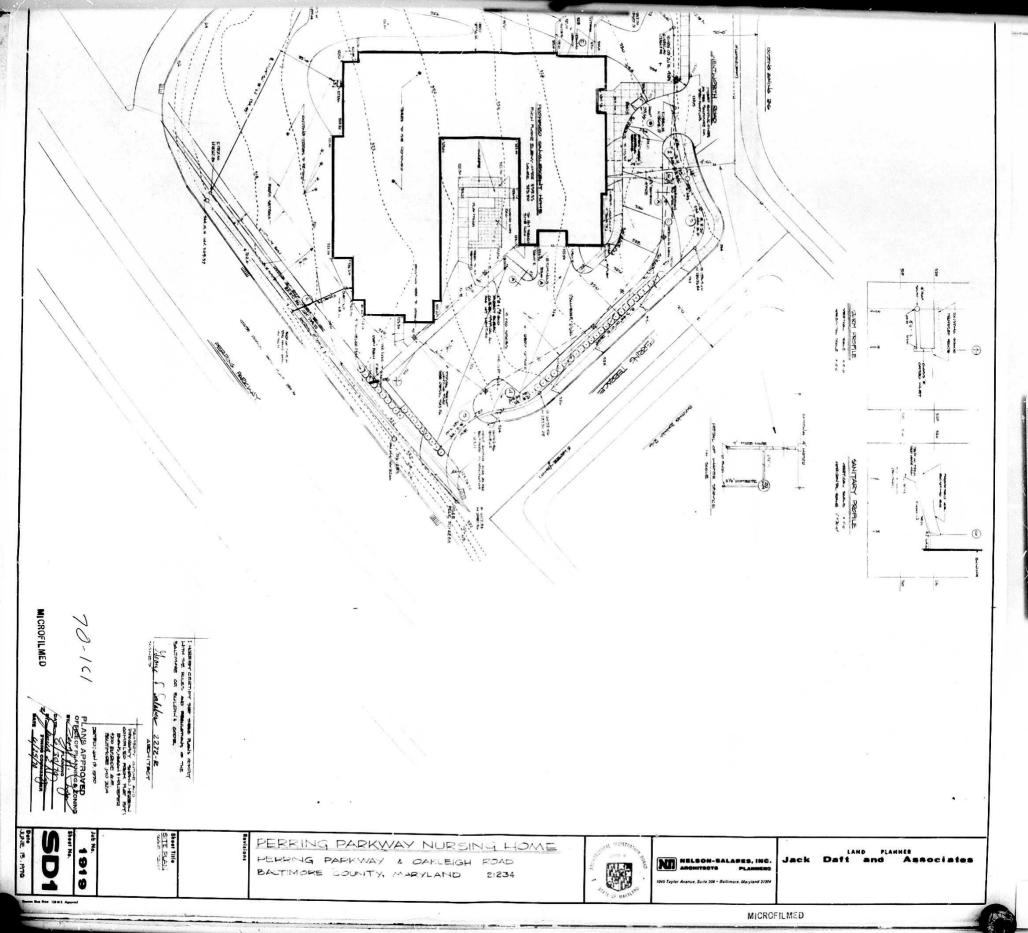
Date of return. Feb. 11, 1879.

628.300 EXT. 36	BALT	INVOICE INVOIC	No. 69299 DATE PAIL 26, 1970
To:	TO ACCOUNT NO. 08-085	Action This postor	TOTAL AN SUNT
GRATI 24	Charles Inc.	DETACH ALONG PERFORATION AND RESE THE POY	A COLYTUR RECORDS
75.00mm	Ą		
	IMPORTANT: MAKE CHE	CKS PAYABLE TO BALTIMORE COURTION & RECEIPTS, COURT HOUSE,	NTY, MARYLAND TOWSON, MARYLAND 2120

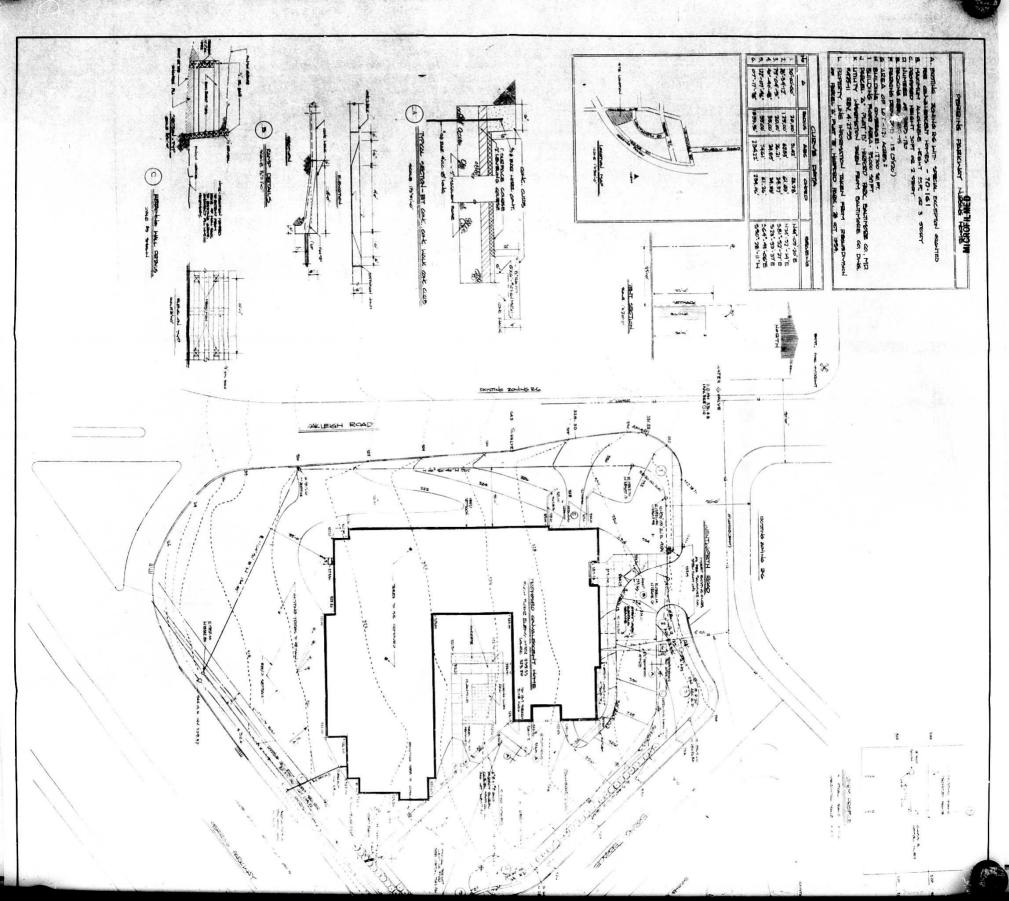
TEL.EPHO 823.500 EXT. 36	BA' TIMORE COUNTY, MAP LAND	69263
TO: N	Annual Report to Make the Control of	TOTAL A FOUNT
dens 3	Politica Commission of the Com	COST SALOS
2000m		, ,

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





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