it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met the above Reolassification skould be shad, and it further appearing that by reason of
County Zoning Regulations having been met
the above alteotassifications alroads decharabads and aircfurther appearing that day occasion of
the above Aleolassification about the shady and its further appearing a that by creason of
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the eboxexReolassification xkoudd chexbady and cits further appearing that by coerrons of
the above Ateolassification calcuide hechad; and citefurther appearing chatchy creason cof
#1127g Pt. 2019 10 576 10 10 10 10 10 10 10 10 10 10 10 10 10
a Special Exception for a Convalescent Home should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 245
day of, 196c7.0, that x thus x the exist x of a scribed x px a px ob y x a px ob
the name is the reby replacement accordance
zonecandoux a Special Exception for aConvalescent Homeshould 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
State Roads Commission, the Bureau of Public Services and the Office of
Planning and Zoning
Deputy Zoning Commissioner of Baltimore County
Resident and the second of the
It is this 28 day of March 1972 to the shows retition
Commissioner of Baltimore County, OR DED For
years, beginning April 24. 1972 and expiring April 24, 1975.
N. 10. W.
Zoning Commissioner of
Ealtimore County
The state of the s
GRANTED.
IT IS OPDEPED by the Zaning Commissioner of Politimans County this
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 196, that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimore County

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

See attached description

L or we Pictorial Nursing Homes, Inc. legal owner of the property situate in Baltimore 47/ County and which is described in the description and plat attached hereto and made a part hereof. DIST 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 NW-13-1tone, for the following reasons

"x"

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin County, to use the herein described property, for hursua/as formerly granted under petition

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

I, of we, agree to pay expuses of above re-classification and/or Special Exception >dvertising, sting etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Interial nursing Houston I Shortone for Legal Owner Address 3440 Lynn Harts Por

Petitioner's Attorney

ORDERED By The Zoning-Commissioner of Baltimore County, this. 25th

, 196.70, that the subject matter of this petition be advertised, as but E. litme & County, that property be posted, and that the public hearing be had before the Zoning r of Baltimore County in Room 106 County Office Building in Towson, Baltimore

ward D. Hardes &

Pictorial Nursing Homes, Inc. 3440 Lynne Haven Drive Baltimore, Maryland 21207 Item 117 Page 3

A.K.M.

STATE ROADS COMMISSION (Continued:

The plan must be revised, locating the entrance as close to the northwesterly property line and the crest of the hill as possible. The median must be removed from the entrance. The entrance must have a maximum width of 30 ft.

There is an 80' Right of Way proposed for Reisterstown Road. (40' from center) that must be indicated on the plan. Either the proposed Right of Way line, or the roadside edge of the drive paralleling Reisterstown Road must be curbed with concrete.

The plan must be revised prior to a hearing date being assigned.

If the petitioned Special Exception is granted, accers to the site will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date for the subject position if revised plans are received in conformance with the State Roads

OLM:JD Enc.

#70-196×

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERHAMS I HOURDARE CEDARMERE, SOUT 1 46 DECREES 25 SHRUTES, WEST 250 FT, FROM A POINT ON THE WEST SIDE OF THE REISTERSTOWN ROAD, SAID POINT ON THE WEST SID N PS OUTLINES OF SAID PROPERTY SOUTH 46 DECREES, 03 MINUTES WEST AND NORTH 44 DECREES, 02 MINUTES WEST 384,75 FT, TO THE AFORE-

THON FOR SPECIAL EXCEP.

the property of Pictorial Romen, Inc., as shown on a filed with the Escang

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 2014 day of Augh

THE JEFFERSONIAN.

BALTINCRE COUNTY OFFICE OF PLANNING AND TOWN

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Educad D Gardest, EDWARD D. HARDESTY, Zoning Commissioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

STATE KDADS COMMIS BUREAU OF FIRE PREVENTION REALTH DEPARTMENT

THE COMMERCE USED IN THE ABOVE DESCRIPTION AND DAVIES OF THE THAT

Dealy & Tare

December 29, 1969

RE: Type of Hearing: Special Exception for Nursing Home as formerly granted Location: 250 %, of 5% of Reisterstone Res, 120 E. of Cedermare 7d, Pattioners Pictorial Jursing Homes, Inc. Committee Recting of December 16, 1909 4 Tries

Pictorial Nursing Homes, Inc. 3440 Lynne Haven Brive Battimore, Maryland 21207 OLIVER 1 MYER

BULLAU OF

DEPARTMENT OF TRAFFIC ENGINEERING

PROJECT PLANNING PUBLISHED DEPARTMENT BOARD OF ABUILATION ZONING ALMINISTRATI INDUSTRIAL 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 unimproved, with the properties to the northwest improved with a dector's price and dector's price and dector's residence. The property to the east is improved with a beauty salen. The property to the southwast, south, and southwest are increased with dealings. The property to the northeast is improved with a ford Motor Coepany dealership. The subject reporty was hard on a previous priction, and improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Generals

A preliminary plan for the proposed nursing home was reviewed by this office and comments dated June 17, 1960 were formarded to the Bureau of Public Ervices. That office furnished the Developer (Mr. Theodore Jones) with wr tien crements dated July 8, 1964

This office has no additional comment.

DEFT. OF TRAFFIC ENGINEERING:

The subject petition was reviewed by this office as Petition 67-21, The following comments remain valid. The stooping sight distance for the points of access are inadequate. Therefore, any access from the site to Reisterstown Moad would be extremely hearnfous.

Pictorial Hursing Homes, Inc. 3440 Lynne Haven Drive Baltimore, Haryland 21207 Item 117 Page 2

December 29, 1969

PROJECT PLANNING DIVISI NI

The Office of Planning 6 Zoning has reviewed the subject site plan and offers the following comments:

- 1. Building dimensions must be shown on the plan.
- 2. The zoning of adjacent properties must be shown on the plan.
- If there is tobe any lighting for the parking areas, it must be shown on the plans.
- 4. The plan must also be revised to conform to State Roads Commission comments.

FIRE DEPARTMENT:

Owner shall be required to comply with all fire Unpartnent requirements in accordance with Life Safety Code, 1967 edition, Chapter #10, "Institutional Occupancies" when construction plans _____submit ______according

BUILDING ENGINEERS! OFFICE:

Petitioner to comply with Baltimore County Building Code #403.

Public water is available and sewer is proposed to this 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 such abunitted to the Paryland State Department of Health, Division of Food Control, for review and

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.

STATE ROADS COMMISSION:

There is inadequate stopping sight distance along the entire frontage of the site due to the over-ertical curve (hill) to the worthmest. To establish a commercial enternace to the site from Reisten distance are the site from Reisten distance as serious traffic hazard. If additional frontage from the adjacent property to the nortimest could be accured, the entrance could be placed at or near the creat of the hill, thus alleviating the sight distance problem.

ORTG. NAL OFFICE OF OCOMMUNITE IMES RANDALLSTOWN, MD. 21133 April 6 -THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxx week/ before the 6th day of April 1970 that is to say, the same was inserted in the issue of Harch 26, 1970.

STROMBERG PUBLICATIONS, Inc.

11 Ruth morgan

ALTIMORE COUNTY, N)RYLAND No. 69344 OFFICE OF FINANCE COURT HOUSE.
TOWSON, MARYLAND 21204 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND No. 69388 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

2 81605

Date of Posting MARCH 28-1970 Posted for SPECIAL EXCEPTION FOR A CONVALESCENT HORE Petitioner PIETORIAL NURSING HOMES INC. LOCATION OF PROPERTY S/S OF CANARAGER ROAD 250 ET WOF REISTER STANN ROAD

Location of Signs () W/S OF REISTERTOWN P. d - SOFT -+ N/OF KINGSLEY Rd @ S/s of CENARHERE ROAD 270 FT +- W OF REISTERSTOWN Rd. Hemarks FOOT NOT ON SIEN @ BEG. 250 WEST

Nate of return APRIL 3- 1970

CERTIFICATE OF POSTING

Pursu	ant to the advertisement, posting of preperty, and public hearing on the above petition and
it appearing	g that by reason of the requirements of Section 502.1 of the Haltimore
County Zo	ning Regulations having been met
the obere d	hariantification, should be took and in further appearing sharing ensurement.
a Special Ex	cception for a Sanvalescent Home should be granted
IT IS O	RDERED by the Zoning Commissioner of Baltimore Courty this. 247
day of	Spring 19670, that the inveinshearthed purporty records about the sand
the same and	//
romeconderer	a Special Exception for a Convaluement Home should be and the same is
State Road	m and after the date of this order, subject to speroval of the area plan by the Bureau of vices and the Office of and Zoning. Deputy coming Commissioney of Baltimore County
# E	7
Husuan	t to the advertisement, posting of property and public hearing on the above petition
and it ppear	ring that by reason of
1 1	
' .	
`	
the above re	-classification should NOT BE HAD, and or the Special Exception should NOT BE
GRANTED	
IT IS OF	RDERED by the Zoning Commissioner of Baltimore County, this
of	
DENIED and	that the above described property or area be and the same is hereby continued as and
to remain a.	
************	be and the same is hereby DENIED
	and the second of the second o

Pistorial Hursing Home

FOR FILING

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RR

Sanitery Smeer Communes: (Contd.)

As most of the construction required will be in rights-of-way and on Reisterstow Road with carvice available to one side only, little income to reduce the deficit is

Zoning Commissioner of Baltimore Counts

The Developer is entirely responsible for the construction and the cost of the contraction and maintenance, of all additional sewarms required to serve the proposed structure. Each additional sewarms is be constructed consite, that is, not within any public raid, rights-of-weap or essement, except for connection to public sanitary statements of the service of the

Relaterations Road is a State Road; therefore, any construction within the State Roads right-of-may will be subject to the standards, specifications and approval of State Roads Commission of Maryland, in addition to those of Baltimore County.

This property is located in Area 8-5, subject to a Sanitary Sewer Area Connection Charge of \$100.00 pe: equivalent dealting unit.

The total Sanitary Sower Area Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges.

A Public Morks Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a building Fermic may be approved.

There is no point along the frontage of the site that provides adequate stopping sight distance due to the over verticals curve to the northwest. The section that provides the hist stopping sight distance is at the southeast and of the frontage; therefore, the entrance must be located in the eforementioned area directly opposite Kingsley Lond.

The entrance must have a minimum width of 25' at the threat. The radius of the

The entire 'rootags of the property must be curbed with $S'' \times 22''$ concrete curb. The rodside face of ciral is to be 23' from and parellel to the centerline of Reistorstown Road. The curb must roturn into the entrance.

The area between the existing edge of paving of the traveled way of the road and the curb must be paved with bituminous concrete as indicated in Red on the attached plan.

The plan must indicate proposed storm drains. It is requested that any application The plan must instruct proposes some orains, it is requested that any approach for permits be held in adexpose until such time as the plan is revised to indicate entrance chancelization and paying and storm drains that are acceptable to the State Roads Commission, and boad its posted with the State Roads Commission, and boad its posted with the State Roads Commission, and boad its posted with the State Roads Commission guaranteeing construction of antrance channelization and paying.

BURNE OF PROPERTIES

Zonine Plat - Comments

117, Projecty Owner: Pictorial Nursing Hoses, Inc. (1559-1970) Fictorial Nursing Hoses, Inc. Location: 250 S, of S/S of Reisterstown Road, 120 E, of Cocermere Rd.

Present Zoning: R-10
Proposed Zoning: S.E. for Nursing Home
No. Acres: 3.61+

General:

A preliminary plan for the proposed marsing home was reviewed by this office and comments dated June 17, 1968 were forwarded to the Bureau of Public Services. That office furnished the Develope: (Mr. Theodore Jones) with written comments dated July 8, 1968.

Enclosed, for your consideration, is a copy of the Pureau of Public Services' comments dated July 8, 1968.

This office has no additional comment.

FWE: SW

T-NW Key Sheet 51 NW 35 Position Sheet NW 13 I Topo

Pictorial Nursing Home

FIRE PUREAU COMMENTS:

Preliminary plans are approved as shown, comments have been made at the meeting with the architect on June 3, 1968 in Mr. Lou English office.

Very/truly yours. Leonge C. Cin GEORGE A. REIER, Chief Bureau . Jublic Services

CAR: DLH: tes

cc: McDonough Gross PMA File Prei. File Baltimore County Department Of Public Borks

COUNTY OFFICE BUILDING

REGELVEN

Bureau of Public Service

JUL 9 1969

0.1

July 8, 1968

DESCRIPTION OF STREET, SECTION BUHEAU OF ENGINEERING

Mr. Theodore Jones 2501 Queen Annu Road Baltimore, Earyland 21216

Re: Comm. Prei. Plan. Pictorial Mursing Home W/S #10920 Reisterstown Rd. District 4

the proliminary plan for the proposed nursing home has been reviewed and the comments are as follows

DEFICE OF DIVIDING COMMENTS:

1. Building dimensions and setbacks must be shown on the plan.

2. The zoning of adjacent properties must be shown on the plan.

3. Purking data must be shost on plat.

e. Himsher of bads.

b. Disbert of parking spaces provided.

c. Archer of parking spaces required.

d. Archer of parking spaces required.

d. Archer of parking spaces required.

e. Archer of parking spaces recently spaces are adjacent or across the street from residential premises.

e. If ther. Is to be any lighting for the parking smass, it must be shown

on the plans.

f. The surfacing egent for the parking arous sust be shown on the plan.

4. The plan must also be ravised to conform to State Roads Commission cornents.

BUREAU OF ENCINEURING - Highway Comments:

Relateratown Road is a State Road; therefore, this site will be subject to State Road Commission review and all streat improvements and entrance locations on this read will be subject to State Roads Commission renuirements.

Storm Brain Comments:

In accordance with the draftage policy for this type development, the Daveloper is responsible for the total actual cost of draftage facilities required to corry the stom water run-off through the property to be developed to a suitable outtail.

Pictorial Nursing Homa Page 2

Storm Drain Comments: (Contd.)

The Developer's cost responsibilities include the acquiring of case ants and rights-of-way, both ensite and offsite - including the deading in fee to the Count, of the rights-of-way, Preparation of all construction, rights-of-way and casesonal drawings including engineering and surveys, and system of all actual construction costs including the County overhead both within and outside the development, or a also the responsibilities of the beveloper.

Drainage facilities between this site and Reister_town Read south of Featherbed Lane are nomemistent, the area being subject to overhand fine. From Featherbed Lane to the east side of Faisterstown Road, existing facilities are innocepute to serve higher land with

A suitable outfall does not exist west of the stream on the east side of Reisterstown

Bus to the size of the site and the high percentage of lapervious area public stora-drainage facilities will be required. The plan should be revised to indicate onsite systems and the necessary offsite public systems.

Public water is evaluable to serve this property. There is an existing 8-inch water main in Reisterstoon Road, as shown on Drawing 35-305, A-4-c.

Permission to obtain a natered connection from the existing water main may be obtained from the Department of Parmits and Licenses.

The Developer is responsible for the cost of capping any existing water main connection not used to serve the proposed structure.

This property is located in the Reisterstown Fifth Zone of Vater Service and Area 5-W, subject to a Water Area Connection Charge of \$170.00 per equivalent dwelling unit

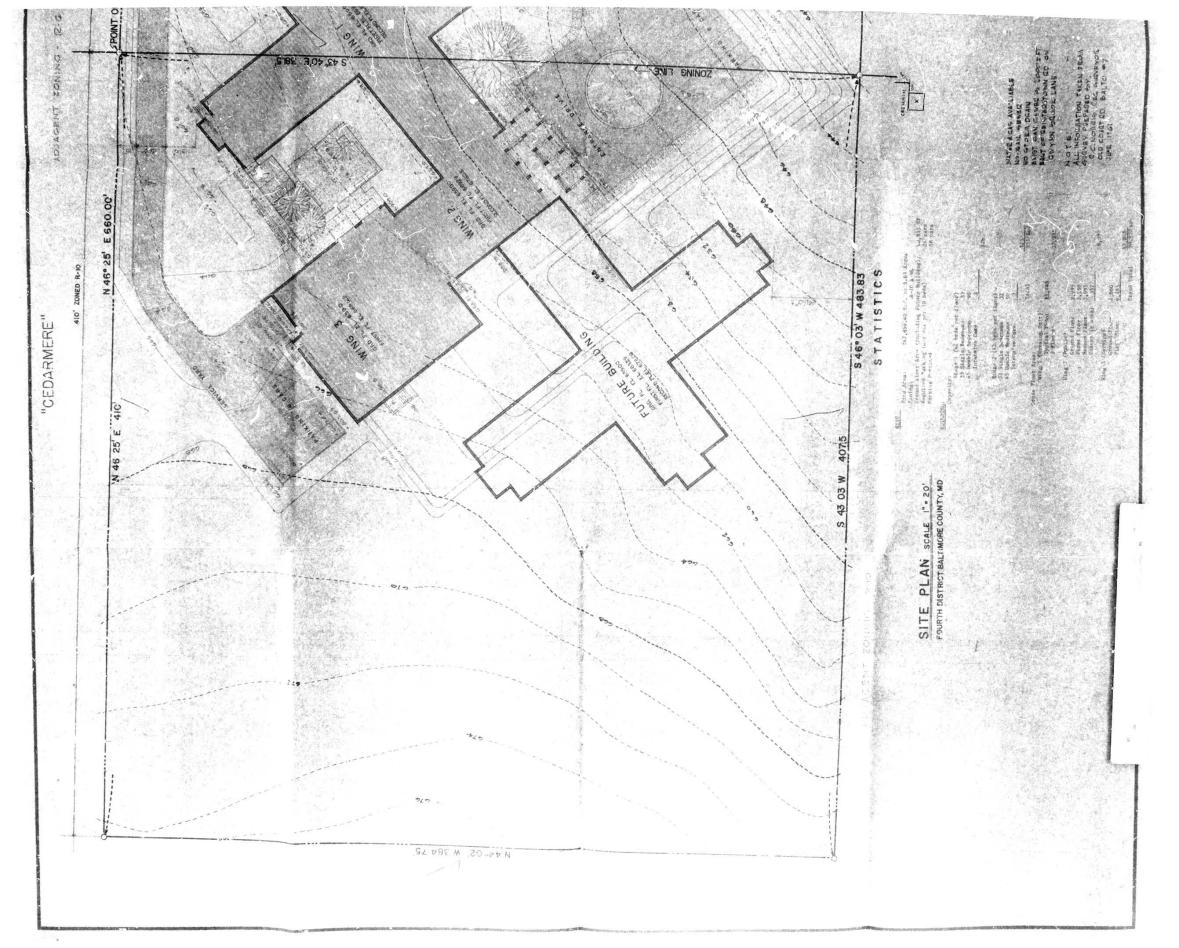
The total Mater Area Connection Clarge is determined, and payable, upon application for the Plumbing Termit. This Charge is in addition to the normal front foot assessment and permit charges.

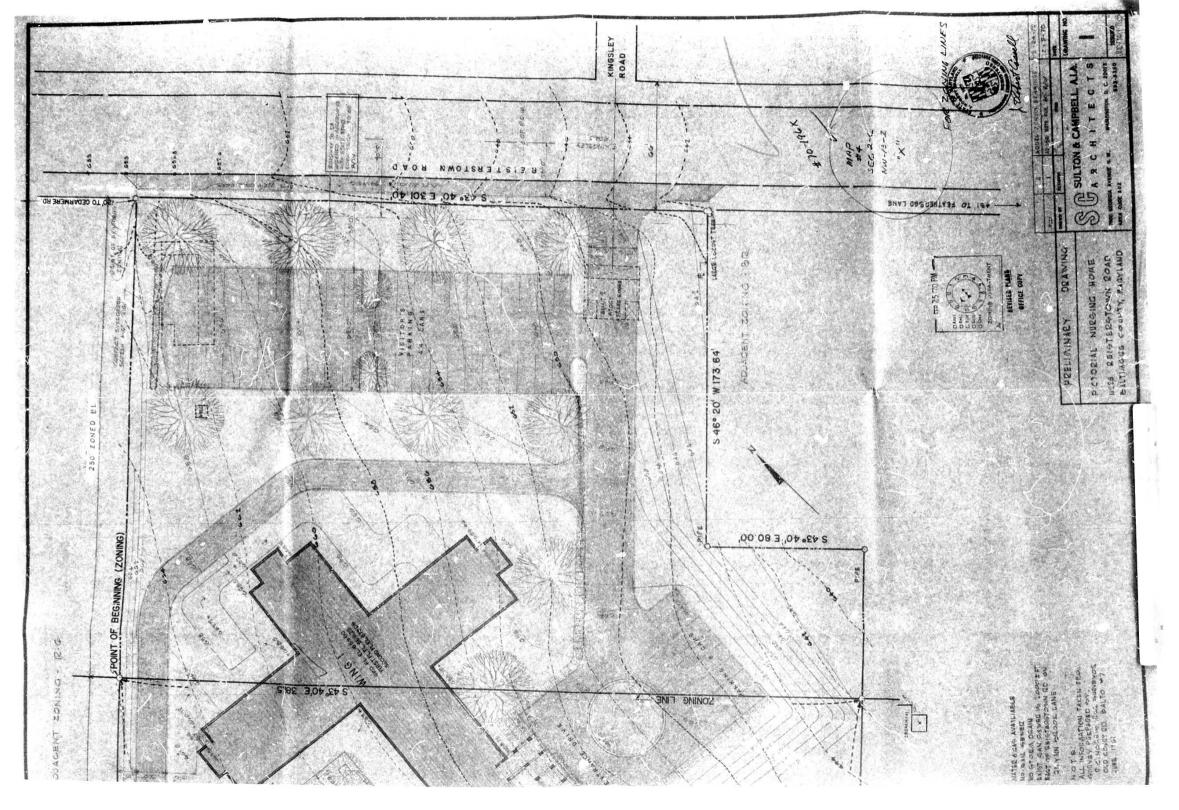
A credit of one housing unit can us made relative to Area Connection Charges on the basis of the existing residential water connection.

Public senitary sewerage is not available to serve this property.

Public sanitary coverage can be nade evaliable to serve this property by constructing a public sanitary sower extension, approximately 2,000 feat in length, from the existing 15-inch public sanitary sower in rights-of-way crossing Daymarcok Avenue 1,500 feat east of Relsterstoom kcdd, as shown on Drawing 50-733, A-10.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary severage required to serve this property. He is resonable for the preparation and each of construction developed and of the contraction developed the country of the





TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L, or weff:torial Nursing Homes, Inc. legal owner. of the property situate in Baltimore 47# County and which is described in the description and plat attached hereto and made a part hereof. D127 County and which is described in the description and pilal attached nervo anu more a pursuant bereby petition (1) that the roning status of the herein described property be re-classified, pursuant Sec. J = C to the Zoning Law of Baltimore County, from an ... NW-13-Izone; for the following reasons

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 Nurse/as formerly granted under petition 67-81x

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

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

Interial nursing Housen f Shodow for Legal Owner Contract purchair Address 3440 Lynn Harry De

ORDERED By The Zoning Commissioner of Baltimore County, this. 25th day

the 20 country of the 20 country is a country of the petition be advertised, as country of the 20 country that properly be posted, and that the public heartened country that properly be posted, and that the public heartened country that properly be posted, and that the public heartened country that properly be posted, and that the public heartened country that properly be posted, and that the public heartened country that properly be posted, and that the public heartened country that properly be posted in the public heartened country that properly be posted in the public heartened country that properly be posted in the public heartened country that properly be posted in the public heartened country that the public heartened country that properly, 196.70, that the subject matter of this petition be advertised. as unty, that property he posted, and that the public hearing he had before the Zoning County of Raltimore County in Room 106, County Office Building in Towson, Baltimore

Trace N. Hardes to

Protestant's Attorney

(OVER) MICROFILMED

#70-196X

SCRIPTION FOR THE REAR PART OF THE PICTORIAL NURSING HOMES, INC. OPERTY, AT CEDARMERE, BALTIMORE COUNTY,

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERNMEST JOURNDARY OF CEDARAGHE, SOUTH 46 DEGREES 25 MINUTES, WEST 250 FT, FROM A POINT ON THE WEST SIDE OF THE REISTERSTOWN ROAD, SAID POINT ON THE WEST SID OF THE REISTERSTOWN ROAD BEING SOUTHFILLY 120 FT. MEASURED ALC OF THE RESISTORS ROAD BLAGS SOUTHERN TOO THE MASSINGLA ALONS SAID RADOF FROM THE COURTER FORMED BY THE WEST SIDE OF SAID BOAD ADDOC COMMINGE ROAD, THENCE HUMBHIS OF A LINE PARALLEL TO THE WEST DID OF THE RESISTENCE TOWN FROM 5 SOUTH 45 DECEMBER 30 MINUTES, (AST 381, EFF. T) BUT SOUTHERNING AND BOOM TOWN FORM 5 OF THE SECOND FROM THE SECOND FROM THE PROTOTAL NUMBERS HOMES PROPERTY THE SECOND FROM THE PROTOTAL NUMBERS HOMES PROPERTY TO THE SECOND FROM THE SECO

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"x"

Dealy G. Tare

MICROFILMED

OUREAU OF ENGINEERING

Zoning Plat - Comments

117, Property Owner: Pictorial Nursing Hoses, Inc.
(1969-1970) Location: 250 S. of S/S of Heisterstown Road,
120 E. of Cedermer Rd.

District: 4th
Present Zoning: R-10
Proposed Zoning: S.E. for Nursing Home
No. Acres: 3.61*

General:

A preliminary plan for the proposed nursing home was reviewed by this office and comments dated June 17, 905 were forwarded to the Bureau of Public Services. That office furnished the Developer (Nr. Theodore Jor with written comments dated July 8, 1908.

Enclosed, for your consideration, is a copy of the Burgau of Public Services' comments dated July 8, 1968.

This office has no additional comment.

FWR: SW

ZONING: Petition for Spec-of Doc-lies for a Commissional State LOCATION: South older or Cod-mere Boad 130 fast West

Restauring Honday, April 13, ACT & THINE Readay, April 13, ACT & THINE AM UBLIC HEARING Boom 194 Com-U Olive Building, 131 W. Chee-ty Olive Building, 131 W. Chee-make Avenue, Townson, Maryland make Avenue, Townson, Maryland

Seeing Commissions nove County, by netherity leaing Act and Regulation leaing Act and Regulation

Containing 2 of arres more or less and being a part of the land events by the Pictorial Norther

Soing the property of Pictorial Nursing Remot Set, or shows on plot plon filed with the Sec.

& COMMUNITUMES

RANDALLSTOWN, MD. 21133 April 6 -

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspape; published in Baltimore County, Marrland, once a week for one weeks before the 6th day of April 19 70 that is to say, the same was inserted in the issued of March 26, 1970.

STROMBERG PUBLICATIONS, In

By Rute morgan

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of one time sweets before the 13th

appearing on the 20th day of Harch THE JEFFERSONIAN

Cost of Advertiser.ent. S.

MICROFILMED

Baltimere County Department Of Public Blacks

July 8, 1968

COUNTY OFFICE BUILDING REGEIVED OWSON, MARYLAND 21207

A.M.

DEVELOPERS DEVICE LEPROTEL SECTION

O.K

Re: Comm. Prel. Plan
Pictorial Nursing Home
W/S #10520 Relateration Rd.
District 4

Dear Sir:

The praintingry plan for the proposed sursing bose has been reviewed and the comments are as follows:

OFFICE OF PLANNING COMMENTS:

t. Building dimensions and setbacks must be shown on the plan.

2. The zoning of adjacent properties must be shown on the plan.

3. Parking data must be shown on plat.

c. Number of bads.
b. Humber of bads.
b. Humber of pricting spaces provided.
c. Purber of pricting spaces required.
d. Whither of pricting spaces required.
d. Whith high support screening must buy provided where the parking areas are adjacent or zerous the street from residential premises.
e. If there is to be only lighting for the parking areas, it must be shown

on the plans.

f. The surfacing egent for the parking eross must be shown on the plan. 4. The plan must also be revised to conform to State Roads Commission corrects.

BUREAU OF ENCUREERING - Hickory Comments:

Reisterstown Acad is a State Road; therefore, this site will be subject to State Roads Commission review and oil street improvements and enthance locations on this road will be rejunct to State Roads Consission requirements.

In accordance with the draining policy for this type development, the Developer is responsible for the table actual cost of draining facilities required to corry the storm water run-off through the property to be developed to a suitable outfail.

Pictorial Nursing Home Page 2

Storm Drain Comments: (Contd.)

The bevaloper's cost responsibilities include the acquiring of cosements and rights-of-way both onsits and offsits - including the deading in fee to the County of the rights-of-way, Preparation of all construction, rights-of-way and assessment drawings including engineering and surveys, and payant of all settle construction costs including the County overhead both within and outside the development, are also the responsibilities of the Development.

Drainage facilities between this site and Reisterstown Read south of Featherled Lame are nomexistent, the area being subject to overland flow. From Featherbed Lame to the east side of Reisterstown Road, existing facilities are inadequate to serve higher land with

A suitable outfall does not exist wast of the stream on the east side of Reistorstown Road below Feetherbed Lane.

Due to the rize of the site and the high percentage of impervious area, public storm drainage facilities will be rejuired. The pion should be revised to indicate onsite systems and the necessary offsite public systems.

Public water is available to serve this property. There is an existing 8-inch water main in Reisterstown Road, as shown on Drawing 35-305, A-4-c.

Permission to obtain a matered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping any existing water main wetlon not used to serve the proposed structure. This property is located in the Reisterstown Fifth Zone of Mater Service and Area 5-M, subject to a Mater Area Connection Charge of \$170.00 per equivalent dwelling unit.

The total Mater Area Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

A credit of one housing unit can be made relative to Area Connection Charges on the basis of the existing residential water connection. Sanitary Sewer Comments:

Public sanitary seegrage is not available to serve this property.

Public sanitary severage can be made available to serve this property by constructing a public sanitary sever extension, approximately 2,600 feet in length, from the existing 15-inch public sanitary sever in righte-of-way crossing Daymahrook Avenue 1,500 feet east of Reisterstoom Accol, as sinon on Drading 59-733, A-10.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and impraction, of the public sonitory severage requires to serve this property. In its reconsible for the preparation and cost of construction drawines and right-of-way plats required. Be is further responsible for conveying the required right-of-way plats country at most to the County.

. MICROFILMED

Pictorial Nursing Home Page 3

Sanitary Sever Comments: (Contd.)

As most of the construction required will be in rights-of-way and on Relaterstown Road with tervice available to one side only, little income to reduce the deficit is

The Developer is entirely responsible for the construction and tile cost of the construction and maintenance, of all additional sewerage required to serve the proposed structure. Such additional sewerage is to be constructed onsite, that is, not within any public road, rights open or extensive, except for connection to public smallery exchanges in the control of t

Relateration Road is a State Road; therefore, any construction within the State Roads right-of-may will be subject to the standards, specifications and approved of a State Roads Commission of Maryland, in addition to those of Boltimore County.

This property is located in Area 8-5, subject to a Sanitary Sewer Area Connection Charge of \$100.00 per equivolent dwelling unit.

The total Senitary Sever Area Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges. ****

A Public Works Agreement must be executed by the owner and Estimore County for the above mentioned improvements, efter which a building Permit may be approved.

STATE ROADS COMMISSION COMMENTS:

There is no point slong the frontage of the site that provides adoquate stooping sight distance due to the over verticis curve to the northeast. The section that provides the bast stooping sight distance is at the seutheast end of the frontage; therefore, the entrance must be located in the aforementlosed erea directly opposite Kingelry &and.

The entrance must have a minimum width of 25° at the threat. The radius of the returns must be indicated.

The entire frontage of the property must be curbed with 6° x 22° concrete curb. The readside face of cira is to be 73° from and parallel to the centerline of Reistors' Road. The curb must return into the entrance.

The area between the existing edge of paving of the traveled way of the road and curb must be paved with bitualnous concrete as indicated in Red on the attached plan.

The plan cust indicate proposed stora drains. It is requested that any application for similar he held in alwayane until such time as the plan is revised to indicate entrance channelization and paving and stora drains that are acceptable to the State Roads Cossission, and bond is posted with the State Roads Cossission, and bond is posted with the State Roads Cossission guaranteeing construction of untrance channelization and paving.

MICROFILMED

Pictoriai Nursing Home

FIRE BUREAU CONMENTS:

Preliminary plans are approved as shown, comments have been made at the meeting with the architect on June 5, 1968 in Mr. Lou Ennis' office.

Seonge Ce. Rein GEORGE A. REIER, Chief

CAR-DIM-ras

cc: McDonough Gross PMA File Prel. File

MICHAELLINE

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason of the regularments of Section 502.1 of the Baltimore County Zoning Regulations having been met a Special Exception for a Convolescent Home IT IS ORDERED by the Zoning Commissioner of Baltimere County this. 245 nted from and after the date of this order, subject to approval of the also plan by the State Roads Commission, the Burgau of At il Flanning and oning. nt to the advertisement, posting of property and public hearing on the above retition the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.... DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Special Exception for ... be and the same is hereby DENIED 00 Zoning Commissioner of Baltimore Counts . 196

FOR

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RECE

ORDER !

DATE

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MICROFILMED

X 81605

CENTWICATE OF POSTING NO DEPARTMENT OF BALTIMORS COUNTY

- Indiana	
Posted for SPECIAL EXCEPTION FOR A Petitioner: PIE TERLA & DURSING HE	MAS INC.
Location of property: 15 OF CENARICE	ROAD & SORT. W. OF RHISTER STOWN ROAD
Remarks: 1607 NOT ON SIEN @ BEG. 2	" Rd - SOFT -+ N/OF KINGSLEY Rd OFT +- N OF RENTFESTOWN Rd NO WEST
Posted by	Date of return: APRIL 3- 1970

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 000

OLIVER L. MYER

BUXEAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERS

STATE BOADS COMMISSI

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Pictorial Nursing Homes, Inc. 3440 Lynne Haven Drive Baltimore, Haryland 21207

RE: Type of Hearing: Special Exception for Nursing Home as formerly granted under peticion Location: 250' So. of S/S of Reisterstown Rd., Location: 250' So. of S/S of Reisterstown 120' E. of Codermare Rd. Patitioner: Pictorial Hursing Homes, Inc. Committee Meeting of December 16, 1969 4th 01strict Item 117

December 29, 1969

Dear Sirss

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 unimproved, with the properties to the northwest improved with a dector's office and doctor's residence. The property to the east is improved with a basuly salens. The property to the southeast, south, and southwast are insproved with deallings. The property to the northeast is lar-oved with 6-Pord Motor Company dealership. The sobject property was heard on a previous potition, one of the solice to concept was beard on a previous potition, and the solice of the solice

BUREAU OF ENGINEEPING:

General:

A preliminary plan for the proposed nursing home was roviewed by this office and coments dated June 17, 1960 were formarded to the Bureau of Public Services. That office furnished the Beveloper (Mr. Theodore Jones) with written comments dated July 8, 1961.

This office has no additional comment.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition was reviewed by this uffice as Patition 67-81. The following comments remain valid. The stopping sight distance for the points of access ore inadequate. Therefore, any access from the site to Reisterstom liaed would be extremely hexardous.

Pictorial Nursing Homes, Irc. 3440 Lynne Haven Drive Baltimore, Maryland 21207 Item 117 Page 2

December 29, 1969

PROJECT PLANHING DIVISION:

The Office of Planning & Zoning has reviewed the subject site plan and offers the following comments:

- 1. Building dimensions must be shown on the plan.
- 2. The zoning of adjacent properties must be shown on the plan.
- If there is tobe any lighting for the parking areas, it must be shown on the plans.
- 4. The plan must also be revised to conform to State Roads Commission comments.

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" when construction plans are submitted for approval.

BUILDING ENGINEERS OFFICE:

Paritioner to comply with Baltimore County Building Code #403.

HEALTH DEPARTMENT:

Public water is available and sewer is proposed to this site.

<u>Kursing Home Comments</u>: 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 Naryland State Department of Health, Division of Food Centrel, for review and

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.

STATE ROADS COMMISSION:

There is inadequate stopping sight distance along the entire frontage of the site due to the oververtical curve (hill) to the northwest. To establish a commercial entrance to the site from Bester from the site of the course of the site of the sit

Pictorial Nursing Homes, Inc. 3440 Lynne Haven Orive Baltimore, Karyland 21207 Item 117 Page 3

December 29, 1969

STATE ROADS COMMISSION (Continued:

The plan must be revised, locating the entrance as close to the northwasterly property line and the crest of the hill as possible. The median must be removed from the entrance. The entrance rust have a maximum width of 30 ft.

The entire frontage of the site must be curbed with concrete. The readside face of curb is to be 28 ft. from and parallel to the center line of Reisterstown Road.

There is an 80' Right of May proposed for Relsterstown .d. (40' from center) that must be indicated on the plan. Either the proposed Right of May line, or the reading edge of the drive provided Relsterstown Road must be curted with concrete.

The plan must be revised prior to a hearing date being assigned.

If the petitioned Special Exception is granted, access to the site will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date for the subject petition until revised plans are received in conformance with the State Roads Commission .comments above.

Very truly yours.

DLIVER L. MYERS, Chairma

OLM:JD Enc.

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LTIMORE COUNTY, M' RYLAND No. 69344 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE TOWSON MARYLAND 2120 -IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

823.900 EXT. 38	BALTIMORE COUNTY, MARYLAND	%e. 69388
	OFFICE OF VINANCE Division of Callection and Receipts COURT HOUSE TOWSON, MARYLAND 21284	DATE April 17, 100
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

County Office Building III W. Chesepooks Avenue Towson, Maryland 21204 MICROELLMED

