

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

~~the above Reclassification should be had and it further appearing that by reason of~~

a Special Exception for a Convalescent Home should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of April, 19670, ~~that the herein described property or area should be and the same is hereby reclassified, from~~
~~zone and/or 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 and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

It is this 28th day of March, 1972, by the Zoning Commissioner of Baltimore County, ORDERED that the afore-said Special Exception for Convalescent Home granted April 24, 1970, be and the same is hereby extended for a period of three (3) years, beginning April 24, 1972 and expiring April 24, 1975.

[Signature]
Zoning Commissioner of
Baltimore County

GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day 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 a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 4/28/72 - JC Harris CLK

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 582.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be denied and in further appearing that by reason of

a Special Exception for a... should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of April, 1968, that the above described property or area be and the same is hereby

continued as a Special Exception for a... 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 and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of April, 1968, that the above reclassification 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 a... zone, and or the Special Exception for...

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BUREAU OF ENGINEERING

Zoning Plat - Comments

117. Property Owner: Pictorial Nursing Home, Inc.
Location: 2704 S. of S/O of Reisterstown Road,
1201 E. of Cedarlane Rd.

District: 4th
Present Zoning: R-10
Proposed Zoning: S.R. For Nursing Home
No. Acres: 1.61

General

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

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

This office has no additional comment.

Notes

T-M Key Sheet
51 NW 35 Position Sheet
NW 13 I Topo
58 Tax

Baltimore County Department of Public Works

COUNTY OFFICE BUILDING
YONGE, MARYLAND 21204

Division of Public Services
GEORGE A. REIER, PE
Chief

July 8, 1968

Mr. Theodore Jones
2591 Queen Anne Road
Baltimore, Maryland 21216

Re: Comm. Prel. Plan.
Pictorial Nursing Home
1/2 S/O of Reisterstown Rd.
District 4

Dear Sir:

The preliminary plan for the proposed nursing home has been reviewed and the comments are as follows:

OFFICE OF PLANNING 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. Parking lots must be shown on plot.
 - a. Number of beds.
 - b. Number of parking spaces provided.
 - c. Number of parking spaces required.
 - d. If high impact screening must be provided where the parking areas are adjacent to or across the street from residential premises.
 - e. If there is to be any lighting for the parking areas, it must be shown on the plans.
 - f. The surfacing agent for the parking areas must be shown on the plan.
4. The plan must also be revised to conform to State Roads Commission comments.

BUREAU OF ENGINEERING - Highway Comments:

Reisterstown Road is a State Road; therefore, this site will be subject to State Road Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Pictorial Nursing Home
Page 2

Storm Drain Comments: (Contd.)

The Developer's cost responsibilities include the acquiring of easements and rights-of-way both onsite and offsite - including the grading in fee to the County, of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Drainage facilities between this site and Reisterstown Road south of Featherbed Lane are nonexistent, the area being subject to overland flow. From Featherbed Lane to the east side of Reisterstown Road, existing facilities are inadequate to serve higher land use.

A suitable outfall does not exist west of the stream on the east side of Reisterstown Road below Featherbed Lane.

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

Water Comments:

Public water is available to serve this property. There is an existing 8-inch water main in Reisterstown Road, as shown on Drawing 58-215, A-10.

Permission to obtain a watered 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 connection not used to serve the proposed structure.

This property is located in the Reisterstown Fifth Zone of Water Service and Area 5-W, subject to a Water Area Connection Charge of \$179.00 per equivalent dwelling unit.

The total Water Area Connection Charge is extended, 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 sewerage is not available to serve this property.

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 2,500 feet in length, from the existing 15-inch public sanitary sewer in right-of-way crossing Deynbrook Avenue 1,500 feet east of Reisterstown Road, as shown on Drawing 58-223, A-10.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plans required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

Pictorial Nursing Home
Page 3

Sanitary Sewer Comments: (Contd.)

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

The Developer is entirely responsible for the construction and the 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-of-way or easement, except for connection to public sanitary sewerage located therein. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the State Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Board, as applicable.

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

This property is located in Area 5-S, subject to a Sanitary Sewer Area Connection Charge of \$160.00 per equivalent dwelling unit.

The total Sanitary Sewer 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 Baltimore County for the above mentioned improvements, after which a building permit may be approved.

STATE ROADS COMMISSION COMMENTS:

There is no point along the frontage of the site that provides adequate stopping sight distance due to the over-vertically curve to the northwest. The section that provides the best stopping sight distance is at the southeast end of the frontage. Therefore, the entrance must be located in the aforementioned area directly opposite Kingsley Road.

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

The entire frontage of the property must be curbed with 24" x 22" concrete curb. The roadside face of curb is to be 24" from and parallel to the centerline of Reisterstown Road. The curb must return 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 for permits be held in abeyance until such time as the plan is revised to indicate entrance channelization and paving and storm drains that are acceptable to the State Roads Commission, and that it is posted with the State Roads Commission guaranteeing construction of entrance channelization and paving.

Pictorial Nursing Home
Page 4

FILE BUREAU COMMENTS:

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.

Very truly yours,
George A. Reier
GEORGE A. REIER, Chief
Bureau of Public Services

ADMINISTRATIVE

cc: Robinson
Cross
PWA File
Prel. File

ADJACENT ZONING - R-2

POINT O

N 46° 25' E 560.00'

'N 48 25' E 410'

S 43° 40' E 381.5'

0663

FUTURE BUILDING

ZONING LINE

S 43 03 W 4075

S 46° 03' W 483.83

STATISTICS

SITE PLAN SCALE 1" = 20'

Sale **Rite Area:** 747,456.60 S.F. or 5.43 Acres
 Zoning: R-10 & M-1
 Ground Alter Arts (including future buildings): 10,415 SF
 Required parking (see Sec. 10 below): 26 cars
 Parking Provided: 28 cars

[illegible]

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3) Single Burrows 3)

10. Inventive Date 3

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[illegible]

WJ CONSULTING MANAGEMENT
INTERNETIVE CARE

[illegible]

Gross Floor Area:

Typical Yield 12.44

100

Ground Plane 7.945

Place	First Place	Second Place	Third Place	Fourth Place	Fifth Place	Sixth Place	Seventh Place	Eighth Place	Ninth Place	Tenth Place
1st	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th
2nd	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th
3rd	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th
4th	31st	32nd	33rd	34th	35th	36th	37th	38th	39th	40th
5th	41st	42nd	43rd	44th	45th	46th	47th	48th	49th	50th
6th	51st	52nd	53rd	54th	55th	56th	57th	58th	59th	60th
7th	61st	62nd	63rd	64th	65th	66th	67th	68th	69th	70th
8th	71st	72nd	73rd	74th	75th	76th	77th	78th	79th	80th
9th	81st	82nd	83rd	84th	85th	86th	87th	88th	89th	90th
10th	91st	92nd	93rd	94th	95th	96th	97th	98th	99th	100th

Canopy (± area)	<u>352</u>
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1. *Polystyrene (PS)* (Mw = 100,000)

587 g 100 L₀ 1.18% A

Credit Total 26,773.50

7

WATER & GAS AVAILABLE

7196850-0000

EXIST. CAN. CONVEG. 15, 2

1997-1998

251

NOTES

ENCLOSURE

C.C. Noble (Ed. au

JUNE 19 61
DODGE COUNTY BALZ

Figure 1

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ADJACENT ZONING - R-2

250' ZONED EL

POINT OF BEGINNING (ZONING)

WING 1
S 43° 40' E 38.5'

S 46° 20' W 173.64'

S 43° 40' E 80.00'

ZONING LINE

ADJACENT ZONING - R-2



REVISED PLANS
OFFICE COPY



FOR ZONING LINES

WATER & GAS AVAILABLE

NO. 10000

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ALL INFORMATION TAKEN FROM

OFFICE PREPARED BY

ROBERT C. SULTON, P.E.

1000 GEORGE AVENUE N.W.

WASHINGTON, D.C. 20012

NEW YORK, N.Y.

JUNE 11, 1971

PRELIMINARY DRAWING

PICTORIAL NURSING HOME

1125 BOSTON TOWN ROAD

BALTIMORE COUNTY, MARYLAND

SC SULTON & CAMPBELL, AIA
ARCHITECTS

1125 BOSTON TOWN ROAD

BALTIMORE COUNTY, MARYLAND

WASHINGTON, D.C. 20012

NEW YORK, N.Y.

JUNE 11, 1971

DATE	12/1/70	SCALE	1" = 20'
BY	SC	CHECKED	SC
DATE	12/1/70	SCALE	1" = 20'
BY	SC	CHECKED	SC
DATE	12/1/70	SCALE	1" = 20'
BY	SC	CHECKED	SC

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Pictorial Nursing Homes, Inc., 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RS-1 zone to an RS-2 zone, 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 Nursing Homes formerly granted under petition 62-818.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 purchase: Edward D. Hardesty
Address: 3475 Lyndhurst Avenue, Baltimore, Md.
Petitioner's Attorney: Wesley W. Fair
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of February, 1970, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of April, 1970, at 11:00 o'clock.

Ward D. Hardesty
Zoning Commissioner of Baltimore County.

MICROFILMED

DESCRIPTION FOR THE REAR PART OF THE PICTORIAL NURSING HOMES, INC., PROPERTY, AT CEDARME, BALTIMORE COUNTY.

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERN MOST JORDINARY OF CEDARME, SOUTH 45 DEGREES 25 MINUTES, WEST 250 FT. FROM A POINT ON THE WEST SIDE OF THE REISTERSTOWN ROAD, SAID POINT ON THE WEST SIDE OF THE REISTERSTOWN ROAD BEING SOUTHWEST 120 FT. MEASURED ALONG SAID ROAD FROM THE CORNER FORMED BY THE WEST SIDE OF SAID ROAD AND CEDARME ROAD, THENCE RUNNING ON S LINE PARALLEL TO THE WEST SIDE OF THE REISTERSTOWN ROAD, SOUTH 43 DEGREES 40 MINUTES, EAST 381.5 FT. TO THE SOUTHERN MOST JORDINARY OF THE PICTORIAL NURSING HOMES PROPERTY; THENCE RUNNING AND ENDING AT THE OUTLINES OF SAID PROPERTY SOUTH 46 DEGREES, 03 MINUTES WEST 407.5 FT., AND NORTH 44 DEGREES, 02 MINUTES WEST 384.75 FT. TO THE WEST; SAID SOUTHERN BOUNDARY LINE OF CEDARME; THENCE RUNNING ALONG SAID BOUNDARY LINE NORTH 46 DEGREES, 25 MINUTES EAST 210 FT. TO THE BEGINNING.

CONTAINING 2.01 ACRES MORE OR LESS AND BEING A PART OF THE LAND OWNED BY THE PICTORIAL NURSING HOMES, INC.

THE COMPOSS USED IN THE ABOVE DESCRIPTION ARE BASED ON THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY BUREAU OF ENGINEERING.

Wesley W. Fair
LAND SURVEYOR LIC. NO. 1135

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comments

117. Property Owner: Pictorial Nursing Homes, Inc.
(1969-1970)
Location: 250' S. of S/S of Reisterstown Road,
120' E. of Cedarme Rd.

District: 4th
Present Zoning: R-10
Proposed Zoning: S.E. for Nursing Home
No. Acres: 3.01

General:

A preliminary plan for the proposed nursing home was reviewed by this office and comments dated June 17, 1969 were forwarded to the Bureau of Public Services. That office furnished the Developer (Mr. Theodore Jones) with written comments dated July 8, 1969.

Enclosed, for your consideration, is a copy of the Bureau of Public Services' comments dated July 8, 1969.

This office has no additional comment.

Review:

T-W Key Sheet
S1 W 35 Position Sheet
NW 13 I Topo
58 Tax

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 April 6 - 1970

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 week before the 6th day of April 1970 that is to say, the same was inserted in the issue of March 26, 1970.

STROMBERG PUBLICATIONS, Inc.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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 two issues, 2 weeks before the 13th day of April, 1970, the first publication appearing on the 20th day of March 1970.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

MICROFILMED

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: 250' S. of S/S of Reisterstown Road,
120' E. of Cedarme Rd.
DATE: 4/13/70
The Zoning Commissioner of Baltimore County, on the 13th day of April, 1970, at 11:00 A.M., in Room 106, County Office Building in Towson, Baltimore County, held a public hearing on the petition of Edward D. Hardesty, Zoning Commissioner of Baltimore County, for a Special Exception under the Zoning Law of Baltimore County, to use the herein described property for Nursing Homes formerly granted under petition 62-818.

Pictorial Nursing Home
Page 4

FIVE BUREAU COMMENTS:

Preliminary plans are approved as shown, comments have been made at the meeting with the architect on June 3, 1969 in Mr. Lou Ennis' office.

Very truly yours,
George A. Miller, Chief
Bureau of Public Services

GAR:DLH:mas

cc: McDonough
Cross
PWA File
Prel. File

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

July 6, 1968

Mr. Theodore Jones
2501 Queen Anne Road
Baltimore, Maryland 21216

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

Date Sir:

The preliminary plan for the proposed nursing home has been reviewed and the comments are as follows:

OFFICE OF PLANNING 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. Parking data must be shown on plan.
 - a. Number of beds.
 - b. Number of parking spaces provided.
 - c. Number of parking spaces required.
 - d. 8' high compact screening must be provided where the parking areas are adjacent or across the street from residential premises.
 - e. If there is to be any lighting for the parking areas, it must be shown on the plan.
 - f. The surfacing agent for the parking areas must be shown on the plan.
4. The plan must also be revised to conform to State Roads Commission comments.

BUREAU OF ENGINEERING - Highway Comments:

Reisterstown Road 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.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Pictorial Nursing Home
Page 2

Storm Drain Comments: (Contd.)

The Developer's cost responsibilities include the acquiring of easements and rights-of-way both onsite and offsite - including the dedication in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Drainage facilities between this site and Reisterstown Road south of Featherbed Lane are nonexistent, the area being subject to overland flow. From Featherbed Lane to the east side of Reisterstown Road, existing facilities are inadequate to serve higher land use.

A suitable outfall does not exist west of the stream on the east side of Reisterstown Road below Featherbed Lane.

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

Water Comments:

Public water is available to serve this property. There is an existing 8-inch water main in Reisterstown Road, as shown on Drawing 30-105, A-4-C.

Permission to obtain a metered 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 connection not used to serve the proposed structure.

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

The total Water 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 sewerage is not available to serve this property.

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 2,000 feet in length, from the existing 15-inch public sanitary sewer in right-of-way crossing Dwynebrook Avenue 1,500 feet east of Reisterstown Road, as shown on Drawing 53-723, A-10.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plats required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

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Pictorial Nursing Home
Page 3

Sanitary Sewer Comments: (Contd.)

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

The Developer is entirely responsible for the construction and the cost of the structure. Such additional sewerage is to be constructed onsite, that is, not within sewerage located thereon. All private and/or onsite sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Board, as applicable.

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

This property is located in Area S-W, subject to a Sanitary Sewer Area Connection Charge of \$160.00 per equivalent dwelling unit.

The total Sanitary Sewer 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 Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

STATE ROADS COMMISSION COMMENTS:

There is no point along the frontage of the site that provides adequate stopping sight distance due to the over vertical curve to the northwest. The section that provides the best stopping sight distance is at the southeast end of the frontage; therefore, the entrance must be located in the aforementioned area directly opposite Kingsley Road.

The entrance must have a minimum width of 25' at the throat. The radius of the return must be indicated.

The entire frontage of the property must be curbed with 5" x 22" concrete curb. The roadside face of curb is to be 2 1/2' from and parallel to the centerline of Reisterstown Road. The curb must return 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 for permits be held in abeyance until such time as the plan is revised to indicate entrance channelization and paving and storm drains that are acceptable to the State Roads Commission, and be kept in posted with the State Roads Commission guaranteeing construction of entrance channelization and paving.

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"CEDARMERE"

ADJACENT ZONING - R-5

410' ZONED R-10

N 46° 25' E 690.00'

N 46° 25' E 410'

POINT OF BEGINNING (ZONING LINE)

S 43° 40' E 384.75'

WING 1

WING 2

WING 3

FUTURE BUILDING

ZONING LINE

S 43° 03' W 407.5'

S 46° 03' W 483.33'

ADJACENT ZONING - R-10

SITE PLAN SCALE 1" = 20'
FOURTH DISTRICT BALTIMORE COUNTY, MD

STATISTICS

SITE
Total Area: 47,480.00 S.F. (1.08 AC)
Total Building Area: 20,435.00 S.F.
Total Parking Area: 2,000 S.F.
Total Site Area: 49,485.00 S.F.

USE
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

STORY
Single-Family Residential

DATE: 10/1/80

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

SCALE: 1" = 20'

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