

James G. Saffell, M.D.
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August 28, 1975

If you have any further questions regarding this matter, please
feel free to contact this office.

Very truly yours,

ED
S. ERIC DI NENNA
Zoning Commissioner

SED/NBC/scw

cc: Mr. James E. Fyer
Deputy Zoning Commissioner

Mr. Nicholas B. Commodari
Zoning Technician II

/ Case No. 71-224-X

August 28, 1975

James G. Saffell, M.D.
64 Main Street
Reisterstown, Maryland 21136

RE: Request for Extension of Original
Petition for Special Exception
S/S of Reisterstown - Westminster
Road, 3100' E of Gores Mill Road -
4th Election District
James G. Saffell - Petitioner
NO. 71-224-X (Item No. 95)

Dear Dr. Saffell:

I am in receipt of your letter of August 1, 1975, in which you
request an extension of the Special Exception (Case No. 71-224-X)
granted for a convalescent home on the above referenced property.

A review of this Case indicates that the Special Exception was
granted on March 2, 1971, for a period of five (5) years. Section 502.3
of the Baltimore County Zoning Regulations states that the maximum time
for utilization of a Special Exception shall not exceed five (5) years from
the date of the final Order granting same.

In light of this fact, it is my interpretation that, if construction
has not commenced and been diligently pursued by March 2, 1976, the
aforementioned Special Exception shall become void and a new Special
Exception must be obtained.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James G. Saffell, legal owner 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 _____ to _____; and for the following reasons:

See attached description

as (1) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____.

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.

DATE 3/1/71 BY James G. Saffell
Address _____
Contract purchaser _____
Address _____
Zoning Commission's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1971, at 2:00 o'clock.

James G. Saffell
Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0300

DESCRIPTION

3.93 ACRE PARCEL, PART OF CHILDREN'S REHABILITATION INSTITUTE, INC., SOUTHWEST SIDE OF REISTERSTOWN-WESTMINSTER ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-40 WITH SPECIAL EXCEPTION"

Beginning for the same at a point in the centerline of a 10 foot macadam drive, at a distance of 304 feet, more or less, as measured southwesterly along the centerline of said macadam drive from a point in the centerline of Reisterstown-Westminster Road, said last mentioned point being at a distance of 1100 feet, more or less, as measured southeasterly along the centerline of said Reisterstown-Westminster Road from its intersection with the centerline of Gores Mill Road, running thence, the eight following courses and distances: (1) S 46° 18' W 260 feet, more or less, (2) S 59° 18' W 168 feet, more or less, (3) S 87° 48' W 140 feet, more or less, (4) N 58° 12' W 340 feet, more or less, (5) N 07° 35' W 66 feet, more or less, (6) N 79° 03' E 595 feet, more or less, (7) N 87° 33' E 125 feet, more or less, and (8) S 33° 27' E 111 feet, more or less, to the place of beginning.

Containing 3.93 acres of land, more or less.

RLS:mp1

J.O. #63055

December 15, 1970

Water Supply • Sewerage • Drainage • Highways • Structures • Foundations • Landmarks • Reports



DEPARTMENT OF HEALTH

ENVIRONMENTAL HEALTH SERVICES
STATE OF MARYLAND 2305 N. CHARLES STREET BALTIMORE, MD. 21218 Area Code 301-Phone 383-3100

February 15, 1971

James G. Saffell, M.D.
Main Street
Reisterstown, Maryland 21136

Subject: Children's Rehabilitation Institute
Inverness

Dear Dr. Saffell:

Recently I have had several conversations with Mr. Morris Teller who indicated that you were contemplating the purchase of the property formerly owned and occupied by the Children's Rehabilitation Institute near Reisterstown. Mr. Teller further asked our opinion as to the adequacy of the sewage treatment plant which serves that facility.

As you may know, the sewerage system and treatment plant which serves the subject property, is an inadequately sized and operated and owned and operated entirely by the Children's Rehabilitation Institute upon the subject property grounds. The treatment plant was constructed in 1925 and its design and operation are not adequate for the present use of the property. Furthermore, the Institute's use of the plant for extensive livestock, if not replacement, further more, the present, adopted water quality standards now in existence and an effluent of an extremely high quality be discharged on the receiving stream at all times.

It is therefore necessary that an evaluation of the existing treatment plant be made to determine if it has the ability to give the required treatment to the sewage which will be generated by your proposed operation. It is suggested that you engage a consulting engineer to prepare this evaluation. Mr. Teller has indicated that he has contacted the firm of Evans, Hagan and McNeer for this purpose.

Please be advised that should additional sewage treatment facilities be required, the plans and specifications must be submitted to our office for approval prior to construction. The laws and regulations must bear the seal and signature of a registered professional engineer.

James G. Saffell, M.D.

February 15, 1968

If you wish to discuss this matter further, please do not hesitate to contact this office.

Very truly yours,

Charles E. Cross
Public Health Engineer
Division of Water and Sewerage

CC: Mr. Morris Teller
Dr. Donald J. Rupp

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January 26, 1971

while responding to your building. If it is at all possible, we strongly advise a second means of egress or a widening of the entire entrance.

Contact Fire Prevention as to adequate fire protection or send a letter stating origin of fire hydrant water supply. Show size of feed lines.

STATE ROADS COMMISSION:

The proposed roadside curbing of the entrance must be 24" from the center line of Westminster Road.

There is poor sloping sight distance to the east at the entrance due to vertical alignment of the highway, therefore, it is strongly recommended that the entrance be relocated to the east property line in the interest of safety.

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

HEALTH DEPARTMENT:

A complete plan of the proposed sewage disposal system must be submitted to this office.

All points of discharge for sewage treatment plants must be approved by the Baltimore County Council and State Department of Health and Mental Hygiene.

ZONING ADMINISTRATION DIVISION:

The subject of this petition is for a convalescent home. The same request was before the Zoning Commissioner on July 8th, 1968, under Petition #69-54. The petitioner is advised that although the previous petition has been granted by the Zoning Commissioner, he should pay close attention to the above comments, especially with reference to the comments by the Health Department, Fire Department, State Roads Commission, Buildings Engineer and Bureau of Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

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January 25, 1971

Highways (Continued)

It appears that the proposed Northwest Expressway will traverse the southwesternmost corner of the overall property.

Storm Drains:

Westminster Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of Maryland State Roads Commission.

The petitioner 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, 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 striping of too soil.

Grading studies and sediment control drawings will be necessary to be revised and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

The subject property is located outside the limits of the Baltimore County Metropolitan District and has not been included in the Baltimore County Master Sewer Plan 1970-80. Therefore, public sanitary sewerage is not proposed to serve this property at this time.

The use of a private sewage disposal system is subject to the regulations and requirements of the Department of Health and any other State agencies having jurisdiction in this matter.

Water:

Although the subject property is located approximately 900 feet outside of the limits of the Metropolitan District and has not been included

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In the Baltimore County Master Water Plan 1970-80, the property is presently served with public water supply by means of a 4-inch metered connection at the end of the existing 12-inch water main in Westminster Road. The metered connection is situated upon property owned by other than the petitioner and a private water line system conveys the public water supply onto the petitioner's property.

Sufficient information in regard to water demands, including fire protection requirements is not shown on the subject plan. Also, the plan should be revised to fully indicate the existing water supply system, both by size and location. Fire protection facilities must be in accordance with the regulations and requirements of the Fire Bureau.

Any further public water supply to serve this property is contingent upon the annexation of the Metropolitan District and extension of the existing water main in Westminster Road. Simultaneously, the Master Water Plan would require amendment to include this property within the limits of the existing service area.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject Special Exception should have no major effect on trip density.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. Also, see Institutional Occupancies, Section 403.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Upon examination of your site, we found that with only one entrance we could possibly run into a delay if an accident would occur

January 25, 1971

Dr. James G. Saffell
Main Street
Reisterstown, Maryland 21136

RE: Type of Hearings: Special Exception for Convalescent Home
Location: SW Reisterstown Rd., 3100' SE of Gores Mill Road
Petitioner: Dr. James G. Saffell
Committee Meeting of January 12, 1971
4th District
Item 95

Dear Dr. Saffell:

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 located on the west side of Westminster Road. It is currently improved with a large masonry block building and two resident staff quarters. The property was previously used as the Children's Rehabilitation Institute. The surrounding property of the requested Special Exception is also owned by the petitioner and is own farm land.

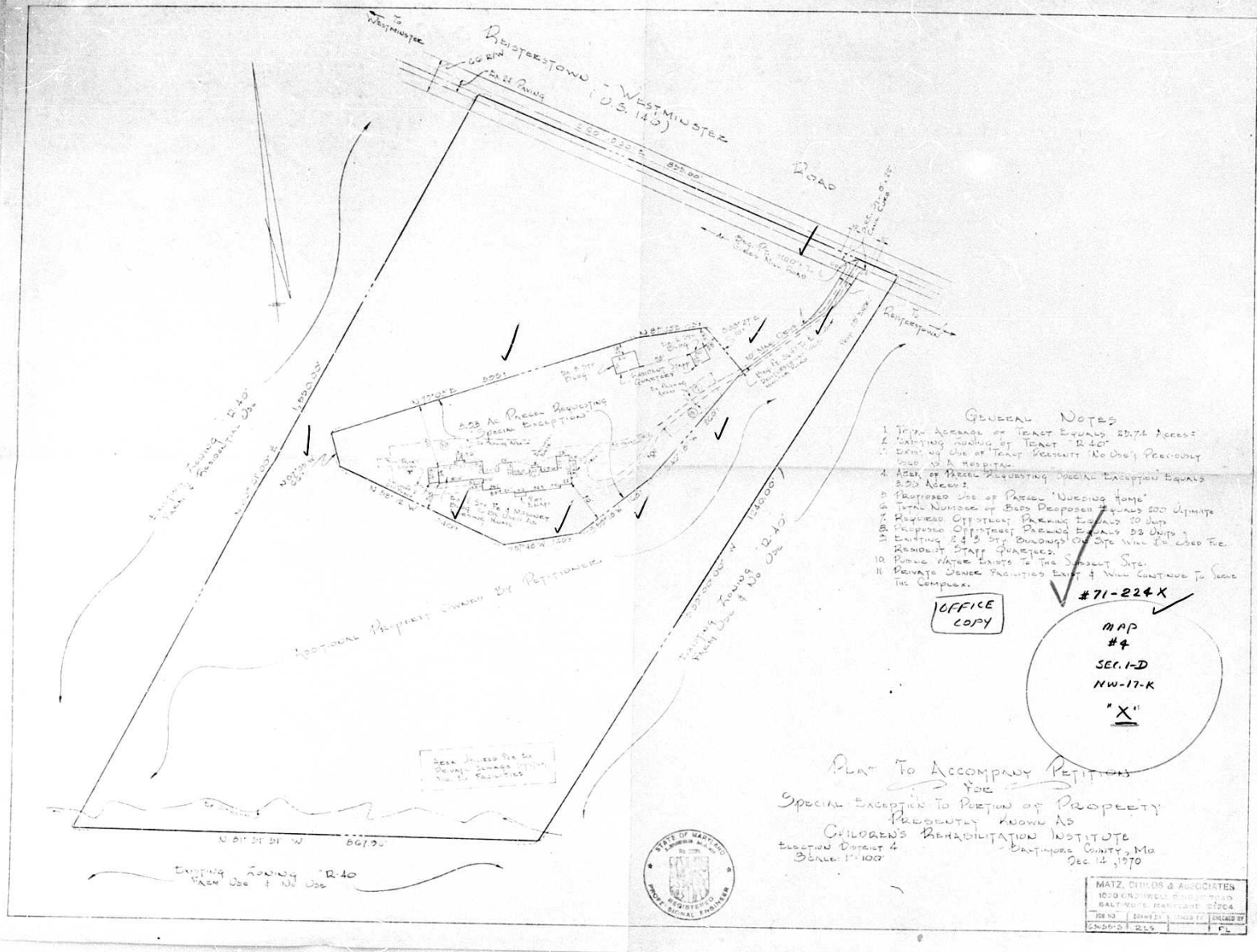
BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Westminster Road is a State road; therefore, all improvements, intersections and encroachments on this road will be subject to State Roads Commission requirements.

The private road is the only means of access to the subject property and is subject to the requirements and approval of the Fire Bureau, Office of Planning and Zoning and Department of Traffic Engineering.



- GENERAL NOTES
1. TOTAL ACRES OF TRACT EQUALS 507.4 ACRES
 2. EXISTING TRACING BY TRACT R-40
 3. EXIST. OF ONE OF TRACT VARIANTS NO ONE PERMANENTLY USED AS A HOSPITAL
 4. AREA OF TRACT REQUESTING SPECIAL EXCEPTION EQUALS 255 ACRES
 5. PROPOSED USE OF PARCEL "NURSING HOME"
 6. TOTAL NUMBER OF BEDS PROPOSED EQUALS 500 ULTIMATE
 7. PROPOSED OFF-STREET PARKING EQUALS 30 SPOTS
 8. EXISTING 24 1/2 ST. BUILDINGS ON SITE WILL BE USED FOR RESIDENT STAFF QUARTERS
 9. PUBLIC WATER EXISTS TO THE SUBJECT SITE
 10. PRIVATE SEWER FACILITIES EXIST & WILL CONTINUE TO SERVE THE COMPLEX

OFFICE COPY

#71-224 X

MAP #4

SEC. 1-D

NW-17-K

"X"

PLAN To Accompany Petition For
SPECIAL EXCEPTION TO PORTION OF PROPERTY
PRESENTLY KNOWN AS
CHILDREN'S REHABILITATION INSTITUTE
ELECTION DISTRICT 4
Baltimore County, Md
Dec 14, 1970

MATZ, CHILDS & ASSOCIATES
1000 KENDALL DRIVE
BALTIMORE, MARYLAND 21204
701-1011
CARRIED BY
PL

