

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Charles Manor, Inc.**, 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 for a Variance from Section 413.1-3... To permit a sign... of 32 sq. ft., instead of the required 1 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Cars on Charles Street are traveling at such a speed that if the sign was 1 sq. ft. it would cause difficulty in seeing the entrance. Also the placement of the sign requires that it be placed 100 ft. from Charles Street because of the State Road Commission Right-of-Way.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 purchaser By: **Charles Manor, Inc.**
Sr. Vice President, Legal Owner
Address: 11315 Lockwood Drive
Silver Spring, Md.
Petitioner's Attorney: **Edward D. Hardesty**
Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March 1971, that the subject matter of this petition be advertised, as provided by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of May 1971, at 11:00 o'clock a.m.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1971

Charles Manor, Inc.
11315 Lockwood Drive
Silver Spring, Maryland

RE: Type of Hearing: Sign Variance
Location: E/S Charles St., Opp. Ruxton Ridge Rd.
Petitioners: Charles Manor, Inc.
Committee Meeting of March 30, 1971
9th District
Item 144

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a convalescent home, with the surrounding properties on all sides improved with dwellings, 10 to 20 years of age, in excellent repair. Charles Street Avenue in this location is improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject sign variance should have no major effect on traffic.

BOARD OF EDUCATION:

No hearing on student population.

Charles Manor, Inc.
Item 144
Page 2

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION:

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.

TELEPHONE 464-2413

BALTIMORE COUNTY, MARYLAND No. 81268

OFFICE OF FINANCE DATE: May 2, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: **Charles Manor, Inc.**
11315 Lockwood Drive
Silver Spring, Md. 20906

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 80-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Position for Variance for Charles Manor, Inc. #71-272-A	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 464-2413

BALTIMORE COUNTY, MARYLAND No. 81257

OFFICE OF FINANCE DATE: June 22, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: **Charles Manor, Inc.**
11315 Lockwood Drive
Silver Spring, Md. 20906

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 80-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property #71-272-A	44.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

Charles Manor, Inc.
11315 Lockwood Drive
Silver Spring, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 30th day of March 1971

Edward D. Hardesty
Zoning Commissioner

Petitioner: **Charles Manor, Inc.**
Petitioner's Attorney: **Oliver L. Myers**
Reviewed by: **Oliver L. Myers**
Chairman of the Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: _____

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Signs: _____

Remarks: _____ Date of return: _____

Posted by: _____ Signature _____

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 MAY 10 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 10th day of May 1971; that is to say, the same was inserted in the issue of May 6, 1971.

STROMBERG PUBLICATIONS, Inc.
By: *Richard Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 6, 1971

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 week before the 6th day of May 1971; that publication appearing on the 6th day of May 1971.

THE JEFFERSONIAN
L. Leach Johnston
Manager

Cost of Advertisement: \$

MANOR CARE INC.

ENCLOSURE CHECKS: 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20906

JUN 24 7 14 AM

June 21, 1971

Mr. Edward D. Hardesty
Zoning Commissioner of Baltimore County
County Office Building, Rm 119
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Petition for Variance #71-272-A - 7/24/71

Dear Mr. Hardesty:

We appear to have reached agreement with the representatives of the Ruxton Ridge Association and the Ruxton-Riderwood-Lake Roland Improvement Association regarding referenced sign zoning variance.

Enclosed please find a copy of the revised sign.

We hope that this will meet with your approval and would appreciate hearing from you as soon as possible.

Very truly yours,
Leonard Kahan
Construction Coordinator

cc: Mrs. John Wood w/encl.
Mr. Richard E. Keesy w/encl.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had: ~~and it further appearing that by compliance with the~~

to permit a sign of nine (9) square feet instead of the required one (1) square foot, in lieu of the requested a Variance thirty-two (32) square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of June, 1971, that the herein Petition for a Variance should be and the

same is granted from and after the date of this order, to permit a sign of nine (9) square feet instead of the required one (1) square foot, in lieu of the requested thirty-two (32) square feet, subject to the approval of the site plan by the State Board 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

71-2724

Charles Manor, Inc. 71-2724
Office of Planning and Zoning
Investigation of Zoning Regulations

71-2724

MICROFILMED

WILL READ:
MANOR CARE
NURSING HOME

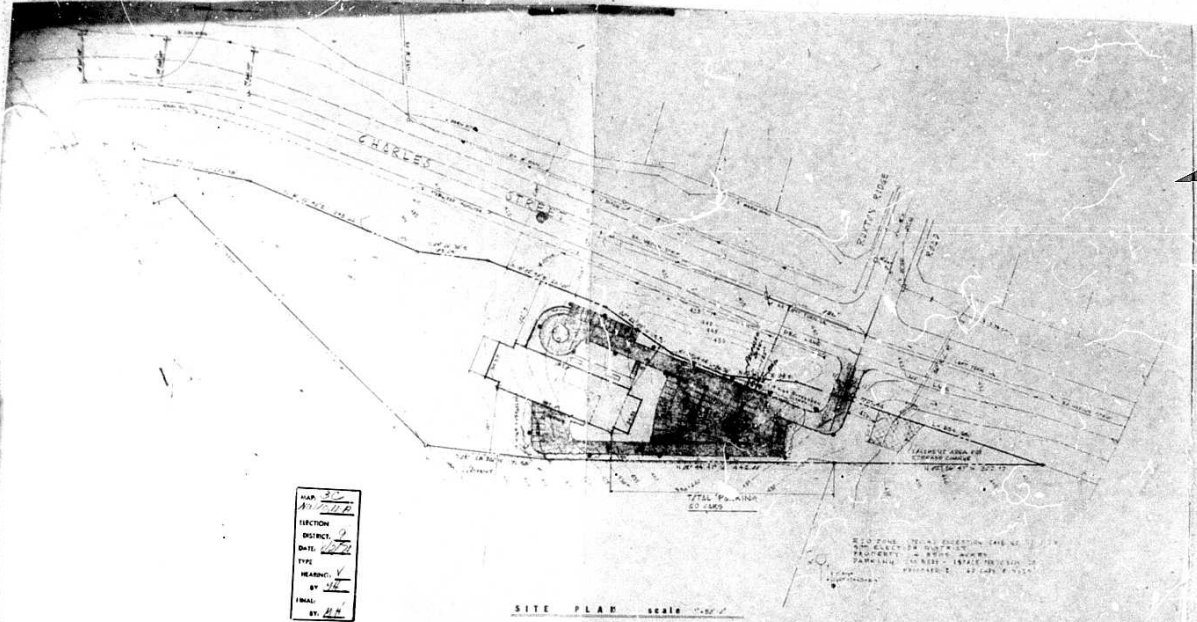


9/5 286 = 6 1/2
6.5 - 3 1/2 = 9 1/2

TO PROTECT TO BEAKS ARE FINISHED BY OTHERS TO BE REFINISHED BY FLOOR OR BACKLIGHTED. FINISHED AND INSTALLED BY OTHERS.

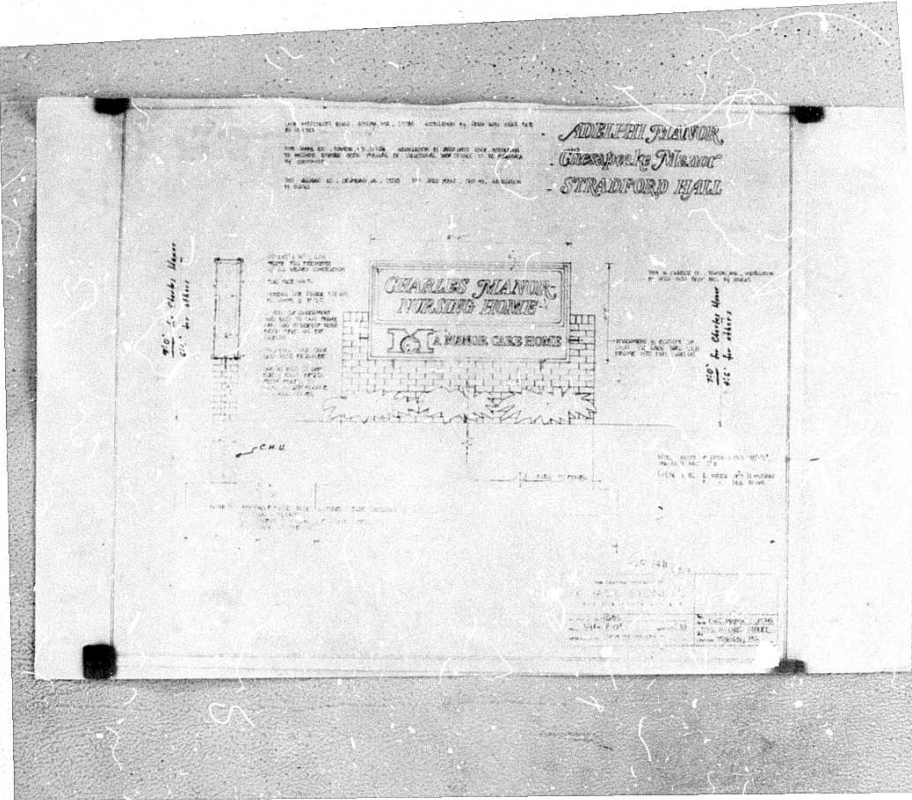
Jack Stone COMPANY
CHARLES MANOR NURSING HOME
701 N. CALHOUN STREET
BALTIMORE, MARYLAND





MAP 217
 SECTION 2
 DISTRICT 2
 DATE 1/27/72
 DRAWN BY V
 CHECKED BY JH
 BY #11

SITE PLAN 68218



ADRIEN PLANNON
 GREENPARK MANOR
 STRADFORD HALL

CHARLES STANTON
 NURSING HOME
 100 FAIRMONT CARE HOME

NORMANDIN CARROLL & ASSOCIATES
 ARCHITECTS
 4025 FAIRMONT AVE. BETHESDA, MD. 20814
 800 N. CHARLES ST. BALTIMORE, MD. 21201

PROJECT N. CHARLES ST NURSING HOME
LOCATION
OWNER MANOR CARE INC. 11315 LOCKWOOD DR., SILVER SPRING, MD.
CONSULTANT FREIDIN AREY & ASSOCIATES
 PLUMBING ELECTRICAL 1823 M ST. N.W. WASHINGTON D.C.

SYMBOLS			INDEX		
ARCHITECTURAL A-1 Cover Sheet & Site Plan A-2 Grading & Landscape Plan A-3 Basement & 1st Floor Plan A-4 2nd & 3rd Floor Plan A-5 Elevation A-6 Wall Sections A-7 Stair & Elevator Details A-8 Core Path & Interior Details A-9 Kitchen Plan & Door Schedule	MECHANICAL M-1 Basement & 1st flr Mech Plan M-2 2nd & 3rd flr Mech Plans M-3 Equipment Room & Roof Plan M-4 Details M-5 Equipment Schedule	ELECTRICAL E-1 Electrical Site Plan E-2 1st flr Light & Power Plans E-3 2nd & 3rd flr Light & Power Plans E-4 1st & 2nd flr Signal Plans E-5 1st & 2nd flr Signal Plans E-6 Kitchen, Mech Equipm & 1st Power Plans E-7 Schedules & Details E-8 Power, Rise E-9 Fire Alarm, TV, Phone & Misc. Risers	STRUCTURAL S-1 Foundation & 1st flr Framing Plan S-2 1st Floor Framing Plan & Sections S-3 2nd & 3rd Floor Framing Plans S-4 Roof Framing Plan & Sections	PLUMBING P-1 Basement & 1st flr Plans P-2 2nd & 3rd flr Plans P-3 Rise Diagrams P-4 Kitchen & Riser	PROJECT N. CHARLES ST NURSING HOME LOCATION OWNER MANOR CARE INC. 11315 LOCKWOOD DR., SILVER SPRING, MD. CONSULTANT FREIDIN AREY & ASSOCIATES PLUMBING ELECTRICAL 1823 M ST. N.W. WASHINGTON D.C.

