

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Friends of Psychiatric Research, Inc.
I, or we, the undersigned, legal owners of the property situated 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 _____ zone to an _____ 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 _____ Medical and Scientific Research.

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 purchaser: _____
Address: _____
Petitioner's Attorney: _____
Address: _____

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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1971, at _____ o'clock.

Eric Di Nenna
Deputy Zoning Commissioner of Baltimore County.
(over)

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.51 ACRES, MORE OR LESS, TRACT REQUESTING "SPECIAL EXCEPTION"
EAST SIDE WADE AVENUE, 655 FEET, MORE OR LESS, SOUTH OF GLENCOE AVENUE.

Existing Zoning R-40 (DR-1)

Beginning for the same at a point on the east side of Wade Avenue said point of beginning being 655 feet, more or less, as measured southerly along said east side of Wade Avenue from the intersection thereof with the southwest side of Glencoe Avenue as laid out 30 feet wide said beginning point being also at the beginning of the third or N 46° 23' E 441.6 foot line of the land which by deed dated November 14, 1942 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4072, Folio 139 was conveyed by Lillian C. Spartz to Friends of Psychiatric Research, Inc. running thence, binding on said third line and also in the southeasterly line of the right of way of the Catonsville Short Line Railroad N 46° 23' E 441.6 feet, thence binding on the fourth or last line and on the first line of said deed the two following courses and distances (1) S 09° 53' E 43.5 feet, and (2) S 42° 25' W 467.8 feet to said east side of Wade Avenue, thence binding thereon N 07° 57' W 84.4 feet to the place of beginning.

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

RE: PETITION FOR SPECIAL EXCEPTION :
for Medical and Scientific Research :
Institute :
East Side of Wade Avenue 655 feet :
South of Glencoe Avenue :
1st District :
Friend of Psychiatric Research, Inc. :
Petitioner :
No. 72-11-X

ORDER OF DISMISSAL

Petition of Friends of Psychiatric Research, Inc. for Special Exception for Medical and Scientific Research Institute, on property located on the east side of Wade Avenue 655 feet south of Glencoe Avenue, in the First District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 23, 1972 (a copy of which is attached hereto and made a part hereof), from the Administrator representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said Administrator for the Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of June 23, 1972.

IT IS HEREBY ORDERED, this 27th day of June, 1972, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik
John A. Slawik, Chairman
W. Giles Parker
W. Giles Parker
Walter A. Reiter, Jr.
Walter A. Reiter, Jr.

FRIENDS MEDICAL SCIENCE RESEARCH CENTER, INC.
FORMERLY
FRIENDS OF PSYCHIATRIC RESEARCH, INC.
52 WADE AVENUE
BALTIMORE, MARYLAND 21204
747-0243

June 20, 1972

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

RE: 72-11-X
Gentlemen:

Please dismiss the appeal, without prejudice in the above case scheduled for hearing on Monday, June 27 1972 at 10:00 A.M.

Very truly yours,

Richard H. Meschan
Richard H. Meschan
Administrator

Copy: Attorney
Richard D. Payne
26 W. Pennsylvania Avenue
Baltimore, Maryland 21204

RHM/dk

*Rec'd 6-23-72
9:30 AM*

EVERETT L. BUCKMASTER
DEAN W. WHITE, JR.
CHARLES W. MINDL
GEORGE L. CLARKE
MICHAEL J. HALL
JOSEPH J. JOHNSON
JOHN F. FOLEY, JR.
ROBERT F. WITKOWSKI
STANLEY L. HOLMES
JAMES E. BRICK, JR.
PHILIP O. FOARD
PHILIP O. FOARD
STEPHEN C. WINTER

LAW OFFICES
BUCKMASTER, WHITE, MINDL & CLARKE
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: 828-1050
October 4, 1971

Commissioner S. Eric Di Nenna
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception E/S of Wade Avenue, 655' S of Glencoe Avenue - 1st District Friends of Psychiatric Research, Incorporated - Petitioner, No. 72-11-X (Item No. 153)

Dear Commissioner Di Nenna:

Please note an Appeal to the County Board of Appeals from your decision and order in the above matter dated September 8, 1971, on behalf of the Petitioner, Friends of Psychiatric Research, Incorporated.

We enclose our check in the amount of \$70.

Very truly yours,

Philip O. Foard
Philip O. Foard

POF:mm

Enclosure
cc: Charles Mindl, Esquire

cc: Mr. Daniel Mendelsohn, President
Friends of Psychiatric Research, Inc.

MCA
MATE, CHILDS & ASSOCIATES, INC.

Containing 0.53 of an acre of land.
The improvements thereon being known as Numbers 45 Wade and 45 Rear Wade Avenues.

RLS:mp1 J.O. #63091 4/12/71



DEWISSEY L. JOHNSON, M.D.
CLINICAL DIRECTOR

STATE OF MARYLAND
DEPARTMENT OF
HEALTH AND MENTAL HYGIENE
DEPARTMENT OF MENTAL HYGIENE
SPRING GROVE STATE HOSPITAL
BALTIMORE, MARYLAND, 21228

June 22, 1971

Mr. Daniel Mendelsohn, President
Friends Medical Science Research Center, Inc.
52 Wade Avenue
Baltimore, Maryland 21228

Dear Mr. Mendelsohn:

You are advised that Spring Grove State Hospital will grant a 25 foot easement to your corporation in connection with the construction of the proposed "Epoch House".

This will provide for egress and ingress to the property currently owned by your corporation adjoining the property owned by Spring Grove State Hospital.

I trust this will be to your satisfaction, and if I can be of any further help in this matter, please advise.

Sincerely yours,

Allen L. Dennis
Allen L. Dennis
Assistant Superintendent

ALD:m1t

cc: Mr. Richard Meschan
Dr. Albert Kurland



DEWISSEY L. JOHNSON, M.D.
CLINICAL DIRECTOR

STATE OF MARYLAND
DEPARTMENT OF
HEALTH AND MENTAL HYGIENE
DEPARTMENT OF MENTAL HYGIENE
SPRING GROVE STATE HOSPITAL
BALTIMORE, MARYLAND, 21228

June 10, 1971

Mr. Daniel Mendelsohn, President
Friends Medical Science Research Center, Inc.
52 Wade Avenue
Baltimore, Maryland 21228

Dear Mr. Mendelsohn:

Some time ago Mr. Zebrauskas and I met with you to discuss the use of this hospital's existing sewage and water lines in connection with the construction of your proposed "Epoch House" located at 45 Wade Avenue (adjacent to the Spring Grove State Hospital property).

This letter is to inform you that permission is granted for Friends Medical Science Research Center, Inc. to connect to existing sewage and water lines of this hospital. The following conditions must be met:

- (1) This hospital will provide water and sewage service to the "Epoch House".
- (2) All connections into the sewage and water lines must be made at the points specified by this hospital.
- (3) All costs involved in connecting into these facilities must be borne by your organization.
- (4) Meters will be installed at your cost at appropriate locations selected by this hospital to allow for reading, accountability and invoicing.
- (5) Any future repairs, changes, costs, etc. necessary to maintain your portion of the lines and/or connection will be borne by your organization.
- (6) Invoicing based on your meter readings both for water and sewage will be made monthly and reimbursement to the hospital completed within 10 days after receipt of billing.

I believe this will allow you to complete your planning for the new "Epoch House". Welcome aboard, and if we can be of any further service, please advise.

Sincerely yours,

Allen L. Dennis
Allen L. Dennis
Assistant Superintendent

ALD:m1t



AUG 18 1972

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 be had; and it 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 _____ day of _____, 1971, that the herein described property or area should be and the same is hereby reclassified: from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, that the herein described property or area should be and the same is hereby reclassified: from a _____ zone to a _____ zone, and/or a Special Exception for a Medical and Scientific Research Institute _____ be and the same is hereby DENIED.
H. L. M.
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 17, 1971

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

MEMBERS

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Charles Mindel, Esq.,
10 South Light Street
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
Medical and Scientific Research Institute
Location: 15/6 Cor. Wade Avenue and Catonsville Rd.
Petitioners: Friends of Psychiatric Research
Committee Meeting of April 27, 1971
Item 153 1st District

Dear Sirs:

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 an existing dwelling and appears to be part of the overall State property for Spring Grove Hospital. The only access to the site is by a road known as Wade Avenue Extended, which at the point it meets the subject property is a private road. This road is paved but has no curb and gutter.

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:

Wade Avenue (Md. 325) is a State road north of the Catonsville Short Line Railroad. However, this property fronts on Wade Avenue Extended, a private road which is the entrance to Spring Grove Hospital, a State of Maryland property. The subject property lacks "free-simple" access to, or frontage on, a public road.

Sediment Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem,

Charles Mindel, Esq.,
Item 153
May 17, 1971

Page 2

damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) 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.

Water:

Public water supply is not available to serve this property as the property lacks fee-frontage on a public water main.

Sanitary Sewer:

Provisions for sewerage for this proposed Laboratory have not been indicated on the submitted plan other than the statement, "Sanitary sewer shall be extended from the system within the property of the Hospital".

The submitted plan does not indicate these problems nor the proposals for access to public facilities. Therefore, a revised plan should be submitted indicating the proposed means of access to a public road and all public utilities required.

DEPT. OF TRAFFIC ENGINEERING:

The subject special exception should have no major effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

DEPARTMENT OF HEALTH:

A revised plan must be submitted prior to a hearing date being assigned showing how the sanitary sewer is to be extended to serve this property.

Charles Mindel, Esq.,
Item 153
May 17, 1971

Page 3

DEPARTMENT OF HEALTH (Continued)

Public water is available to the site.

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.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300' intervals.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

STATE ROADS COMMISSION:

The section of Wade Ave. that fronts the subject site is not maintained by the State Roads Commission; therefore, any approval of the proposed entrance would be from Spring Grove State Hospital.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner provides proof that a fee simple access can be provided to a public road and revised plans are submitted showing this access as well as means for providing public water and sewer to the site.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

Charles Mindel, Esq.,
10 South Light Street
Baltimore, Md. 21202

Item 153

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 _____ day of _____, 1971

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner: Friends of Psychiatric Research

Petitioner's Attorney: Charles Mindel

Reviewed by: *Oliver L. Myers*
Chairman of the
Advisory Committee

TELEPHONE
464-5413

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 61280

DATE July 6, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Friends of Psychiatric Research, Inc.
25 Wade Ave.
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-662
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

FUNCTION	Original	Duplicate	Tracing	200 Sheet
Descriptions checked and outline plotted on map				
Petition number added to outline				
Denied				
Granted by ZC, BA, CC, CA				
Reviewed by: <i>OFM</i>				
Revised Plans: Change in outline or description				
Previous case: <i>64-127-RV4</i>				

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 88205

DATE 10/6/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Moore, Bachmester, White, Mindel & Clark,
305 W. Chesapeake Ave.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-662
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

FUNCTION	Original	Duplicate	Tracing	200 Sheet
Cost of appeal - Pro. of Friends of Psychiatric Research, Inc.				
Mo. 72-11-X				

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

Charles Mindel, Esq.,
10 South Light Street
Baltimore, Md. 21202

Item 153

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 _____ day of _____, 1971

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner: Friends of Psychiatric Research

Petitioner's Attorney: Charles Mindel

Reviewed by: *Oliver L. Myers*
Chairman of the
Advisory Committee

TELEPHONE
464-5413

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 84901

DATE July 26, 1971

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Moore, Bachmester, White, Mindel & Clark,
305 W. Chesapeake Ave.,
Towson, Md. 21202

REPORT TO ACCOUNT NO. 01-662
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

FUNCTION	Original	Duplicate	Tracing	200 Sheet
Advertising and posting of property for Friends of Psychiatric Research				
Mo. 72-11-X				

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

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 JULY 12 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of
The Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for one
week before the 12 day of July 1971, that is to say,
the same was inserted in the issue of July 8, 1971.

STROMBERG PUBLICATIONS, Inc.

By: *Rich Meyer*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 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 a week
at one time ~~before~~ before the 26th day of July, 1971, the first publication
appearing on the 8th day of July, 1971.

THE JEFFERSONIAN

G. Leach Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting July 10, 1971
Posted for SPECIAL PERMIT
Petitioner FRIENDS OF PSYCHIATRIC RESEARCH, INC.
Location of property Rt. 2 OF N.W. AVE. 655 FT. S.O.F. WILKES AVE.
Location of Sign Rt. 2 OF N.W. AVE. 655 FT. S.O.F. WILKES AVE.
Remarks:
Posted by Charles H. Neal Date of return July 22, 1971
Signature

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 227

DATE 10/21/71 ACCOUNT 88-01-12-02 - 01662

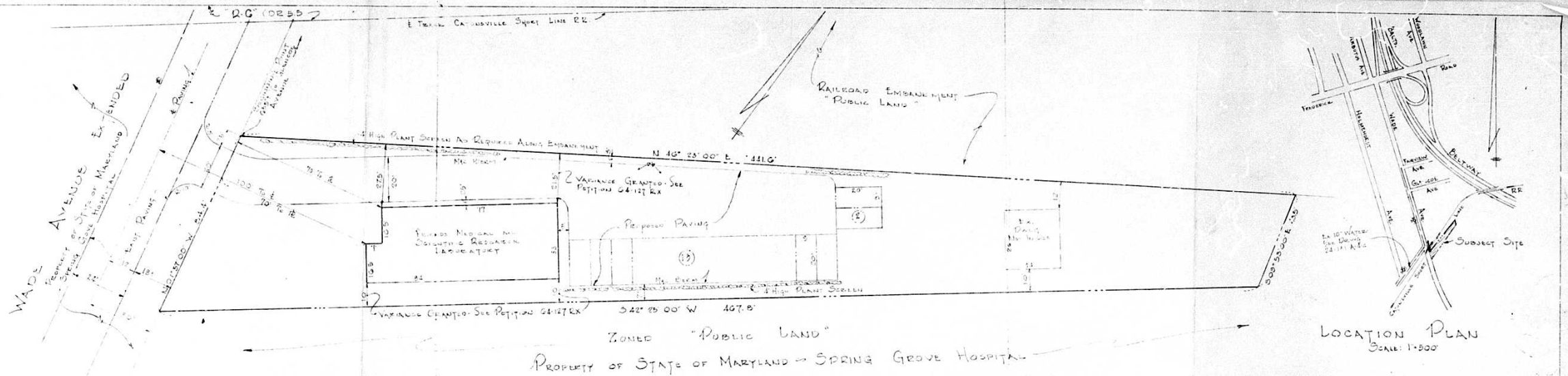
AMOUNT 5.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cost of posting property for appeal hearing
Friends of Psychiatric Research, Inc.
No. 72-11-X

8495601 21

5.00 REC



- GENERAL NOTES**
1. EXISTING ZONING OF PROPERTY "R-40 (DR-1) WITH TWO VARIANCES (SEE PETITION G4-127 RX)
 2. EXISTING USE OF PROPERTY "NO USE"
 3. AREA OF PROPERTY EQUALS 0.22 ACRES
 4. PROPOSED ZONING OF PROPERTY "R-40" WITH SPECIAL EXCEPTIONS (DR-1 WITH SPECIAL EXCEPTIONS)
 5. PROPOSED USE OF PROPERTY "LABORATORY"
 6. AREA OF BUILDING (2 FL. 250' x 100') EQUALS 25,000 S.F.
 7. OFF-STREET PARKING REQUIRED (0.20) EQUALS 15 SPACES
 8. OFF-STREET PARKING PROPOSED (0.20) EQUALS 15 SPACES
 9. WATER SHALL BE EXTENDED TO THE SITE FROM THE 10' MAIN IN WADE AVE. (SEE 500' LOCATION PLAN)
 10. SANITARY SEWER SHALL BE EXTENDED FROM THE SYSTEM WITHIN THE PROPERTY OF THE HOSPITAL
 11. EXISTING DWELLINGS ON SITE TO BE REMOVED

PLAT TO ACCOMPANY PETITION
 FOR
 SPECIAL EXCEPTION
 OF PROPERTY VICINITY
 SOUTHEAST CORNER WADE AVE. & CATONSVILLE SHORT LINE RR.
 ELECTION DISTRICT NO. 1
 SCALE: 1"=80'
 APRIL 8, 1971

MAP 24
 SW 3-F
 4"
 6/11/71

