

72-143-A 149 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stewart Corp., 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 413.1a. To permit a sign of 17.5 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)

This standard sign is used throughout the ten (10) Manor Care Nursing Homes - which are operated by - Manor Care, Inc. and serves as corporate identity.

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 Stewart Corp. Legal Owner
Address 11315 Lockwood Drive
Silver Spring, Maryland 20904
Petitioner's Attorney _____ Protestants Attorney _____
Address _____

NOV 2 1971
ORDERED By The Zoning Commissioner of Baltimore County this 2nd day of November, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of December, 1971, at 10:30 o'clock A.M.

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. Oliver Myers Date: November 3, 1971
FROM: Hoyt T. Bomer
SUBJECT: Item 62 - Zoning Advisory Committee Meeting, November 2, 1971

69. Property Owners Stewart Corporation
Locations 5/3 of Joppa Road, 612' E. of Fairmount Avenue
District: 9th
Present Zoning: D.R. 16
Proposed Zoning: Variance to Section 413.1a - sign area
No. Acreage 20' x 40'

Metropolitan water and sewer are available to the site.
No health hazards anticipated.

Hoyt T. Bomer
Sanitarian II
Water and Sewer Section
Bureau of Environmental Health

Beginning at a point said point being 612.0' measured easterly along the south side of Joppa Road from the intersection of Fairmount Avenue and Joppa Road.

Thence continuing along the south side of Joppa Road 20' to a point, thence 40' southerly to a point, thence 20' westerly to a point, thence 40' northerly to the place of beginning forming a rectangle 20' x 40' in which the sign for the Chesapeake Manor Home is to be placed.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

November 16, 1971

Stewart Corp.,
11315 Lockwood Drive
Silver Spring, Maryland 20904

RE: Type of Signage Variance
Location 5/3 of Joppa Road,
612' E. of Fairmount Ave.
Petitioner: Stewart Corporation
9th District
Item 69

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 located on the south side of Joppa Road east of Fairmount Avenue. It is currently improved with a three story brick building and is used as a Nursing Home. There is curb and gutter existing at this location.

BUREAU OF ENGINEERING:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted to the Zoning Advisory Committee for review in connection with this item.

DEPT. OF TRAFFIC ENGINEERING:

The subject sign variance has no effect on traffic.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

PROJECT PLANNING DIVISION:

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

Stewart Corp.
Page 2
Item 69
November 16, 1971

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
OLIVER L. MYERS, Chairman

OLM:JO
Enc.

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

DATE Nov. 9, 1971 ACCOUNT 01-662

AMOUNT \$40.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

MANOR CARE, INC.
11315 Lockwood Drive
Silver Spring, Md. 20904
Advertising and posting of property for Stewart Corp.
#72-143-A 4025

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

DATE Nov. 15, 1971 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

MANOR CARE, INC.
11315 Lockwood Dr.
Silver Spring, Md. 20904
Petition for Variance for Stewart Corp.
#72-143-A 2500

PETITION FOR
VARIANCE
FROM
ZONING
LAW
SECTION 413.1a - sign area
LOCATION: South side of Joppa Road 5/3 East of Fairmount Avenue.
DATE & TIME: WEDNESDAY, DECEMBER 8, 1971 at 10:30 A.M.
PLACE: READING Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County, to permit a sign of 17.5 square feet instead of the required 1 square foot.
The Zoning Regulation to be varied is Section 413.1a: square feet for sign area.
All that parcel of land in the Manor Care of Baltimore County, beginning at a point said point being 612.0' measured easterly along the south side of Joppa Road from the intersection of Fairmount Avenue and Joppa Road, thence 20' southerly to a point, thence 40' southerly to a point, thence 20' westerly to a point, thence 40' northerly to the place of beginning forming a rectangle 20' x 40' in which the sign for the Chesapeake Manor Home is to be placed.
Being the property of Stewart Corporation, as shown on plat plan filed with the Zoning Department.
Hearing: 11:30 A.M. - Wednesday, December 8, 1971 at 10:30 A.M.
County Office Building, Room 108, Towson, Maryland.
BY ORDER OF:
8 PERC. DIVISION
BALTIMORE COUNTY
Nov. 16

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 November 22 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of
S. R. Dismena
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22 day of November 1971 that is to say, the same was inserted in the issue of November 18, 1971.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

PETITION FOR A VARIANCE
FROM
ZONING
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BALTIMORE COUNTY
Nov. 16

CERTIFICATE OF PUBLICATION
TOWSON, MD. November 18, 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. on one time appearing on the 18th day of November, 1971, the first publication appearing on the 18th day of November, 1971.
THE JEFFERSONIAN
L. L. Smith
Manager.
Cost of Advertisement, \$.....

ORDER RECEIVED FOR FILING

DATE 12/14/71 BY J.C. Harris

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of fact, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had, and it further appearing that by reason of the findings of the Variance requested will not adversely affect the health safety and general welfare of the community

a Variance a sign of 17.5 square feet instead of the required one (1) square foot should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of December, 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 17.5 square feet instead of the required one (1) square foot, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY 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:

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: Nov. 18-71
Posted for: Sign. 17.5 sq. ft. 1971. C. 111-30-200
Petitioner: Stannell Corp.
Location of property: 4100 E. Joppa Road, 6.121 Cont. of Fairview, Md.
Location of Sign: 1 sign posted right in front of Chesapeake
Maryland
Remarks: _____
Posted by: Mark H. Harris Date of return: Nov. 24-71
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 69

Your Petition has been received and accepted for filing
this 14 day of November 1971

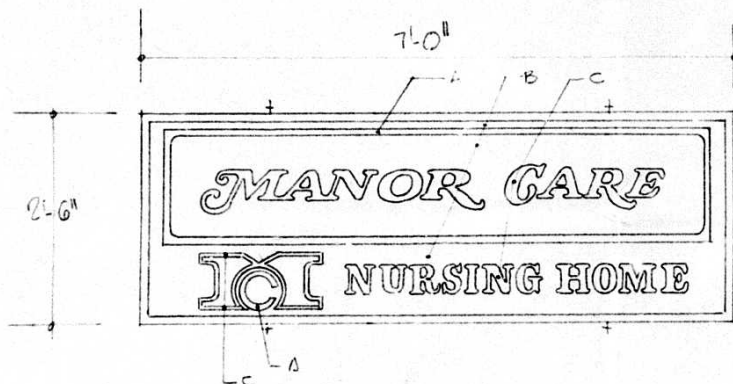
Mark H. Harris
Zoning Commissioner

Petitioner: Stannell Corporation
Petitioner's Attorney: _____ Reviewed by: Chairman of Advisory Committee

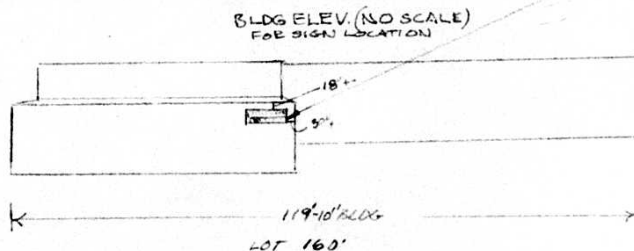
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Mark H. Harris</u>	Revised Plans:				Change in outline or description <u>Yes</u> Previous case: _____ Map # _____ <u>No</u>					

COLOR CODE - A = # 2459 LT. MUSTARD
B = WHITE
C = # 2418 BROWN



PROPOSED INT. LIT'D SINGLE FACED PLAS. FACE SIGN
TO INSTALL FLAT AGAINST WALL ON UPPER RIGHT
HAND CORNER OF WALL NEAREST STREET FACING STREET.



PROVIDE ONE (1) 110 VOLT 60 CYCLE
ELEC. CIRCUIT @ SIGN LOCATION.

ALL ST/CL. CABINET
AND MOULDINGS (RET.)

VAC. FORMED PLAS.
FACE W/ COLORS
APPLIED TO
SECOND SURFACE

INTERNAL T-12 4/0
FL. LITE SOURCE

INTERNAL L-IRON
REINFORCING @
ATTACH POINTS

EXTERNAL L-IRON
SHIELDS @ ATTACH
POINTS (SEE + 3 LEFT)

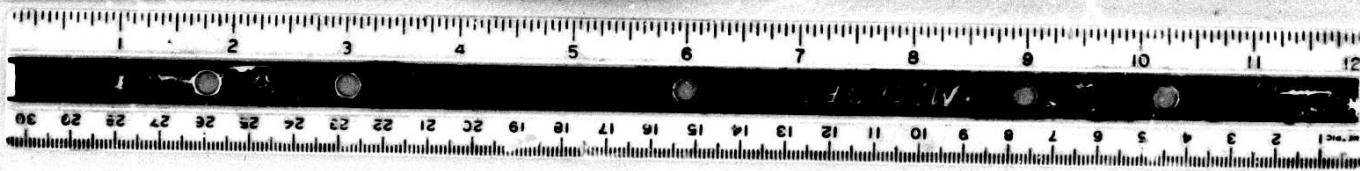
MASONRY WALL

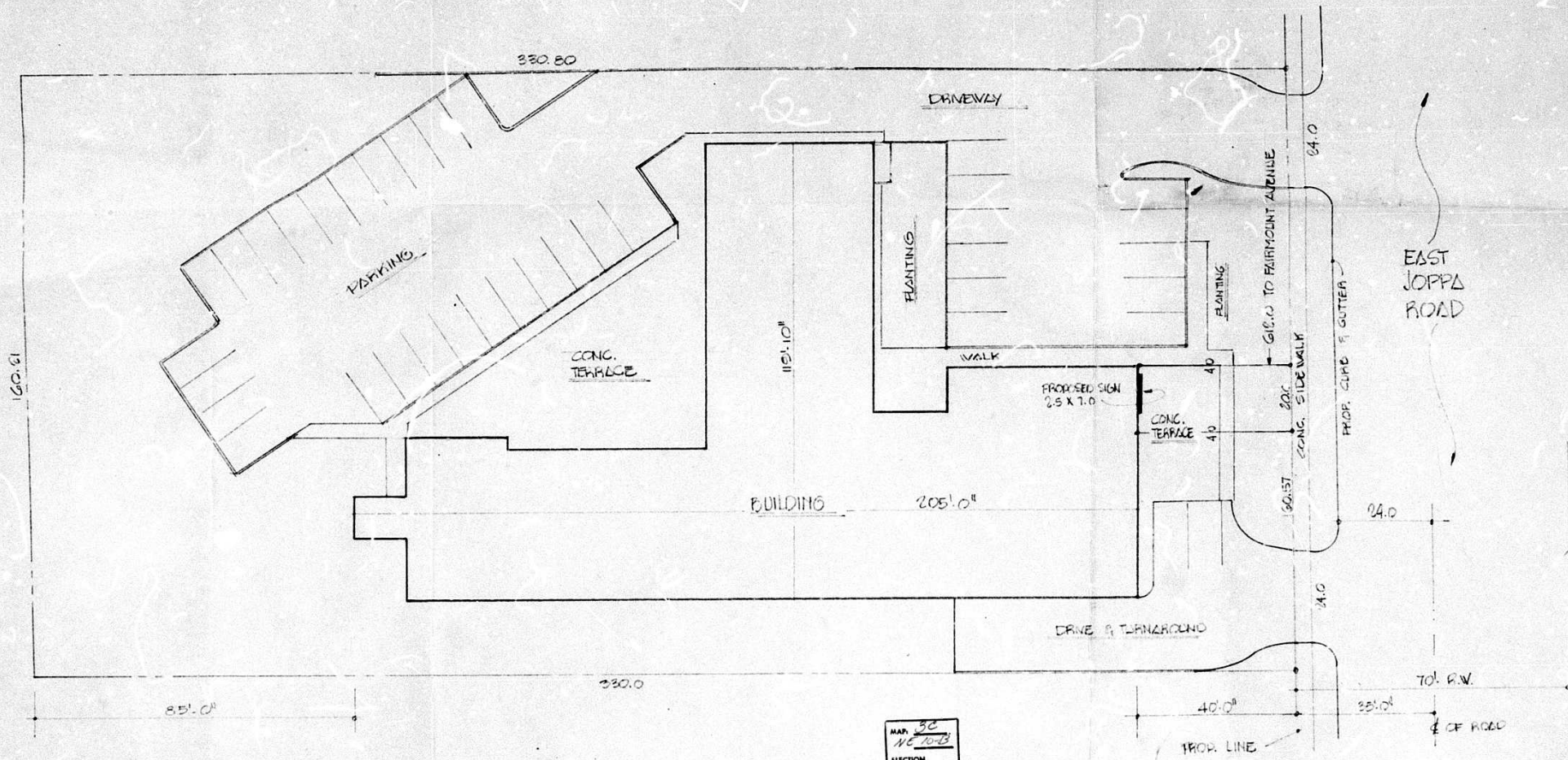
3/8" ϕ x 5" LAGS W/ D
DEL. XP. SHIELDS

SECT TWO 1 1/2" = 1'-0"

SF-7056

Project 322-210 10 11/10/00 301 Jack Stone Company, Incorporated 2101 11th Ave. N.E. Landover, Maryland 20785	
MANOR CARE 500 E. COPEL RD. TOWSON, MARYLAND	L-8406 3/4" = 1'-0" 8-30-11 LEON FRECHOLDER, JR.





SCALE 1" = 20' 0"

MAP	32
NE	100-3
ELECTION	
DISTRICT	9
DATE	1/1/72
TYPE	
HEARING	✓
BY	4/18
FINAL	2/9/72
BY	1/11

CHESAPEAKE MANOR NURSING HOME
 PROPOSED CHANGE TO MANOR CARE NURSING HOME
 500 EAST JOPPA ROAD
 TOWSON, MARYLAND

