PETITION IDR ZONING RE-CLASTIFICATION AND/OR SPECIAL EXCEPTION 73.258.#

1, or we. Joint Venture Constating of approx. Acres of the local County and which is described in the description and plut statched hereto and make a per larted,

550

to the Zoning Law of Baltimore County, from an DR 5.5

DR 16 Sene; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

County, to use the herein described property, for A AULISING home/convalescent facility. onsisting of approximately beds under the same sponsorship as aforesaid

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, corting, etc., upon filing of this petition, and further agree to and are to be bound by the roning tions of Baltimore County adopted pursuant to the Zoning Law for Rail

Peper Associates, a Joint Venture of non-profit charitable

Joint venture

Joint venture

Joint venture

Joint venture

Legal Owner

Costract purchaser

Legal Owner

Balto, Md. 2/237

April 13, 1973

RE: Reclassification and Special Exception Petition

Item 147 Annie Peper - Petitioner

Chesapoako Association

o Zha Evangelical Lutheran Church
the Inited Church of Christ
(46 Colden Ring Road, 2122)

Pavid A. Sarney Associations
Suite 1211 Grace Building

Baltimore, Maryland 21202

of the state of the petition be advertised, as required by the Zanlag Law of Ballianes County, in two newquers of general circulates throughout Ballianes are the poster, and the ballianes of the poster, and that the police hearing be had before the Zenlag Commissioner of Ballianes County in Boom 166, County Office Ballianes in Torress, Ballianes

18th day of Fril 1973, at 1'20 o'clock 10.21 4/18/73 BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



April 9, 1973

Mr. S. Eric DiMenna, Zoning Commissioner Office of Plauming and Zoning County Office Building Towson, Maryland 21204

Comments on reclassification, Item 147, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Annie Peper Location: Philadelphia Road and King Avenue Proposed Zoning: Reclass from D.R. 5.5 to D.R. 16 and Special Exception for nursing home/conval-escent home consisting of 75 beds District: 14 No. Acres: 8.6

Metropolitan vater is available to the site. Public sever must be extended to the site prior to issuance of building permit.

<u>Nursing Home Comments</u>: Prior to approval of building and type of equipment to be used for the food sorrice operation must be submitted to the Maryland State Department of Realth, Division of Food Control, for review and approval.

Health Care Facilities Comments: State laws and regula-tions require submission of plans and specifications for any new or renovated health care facility.

Very truly yours,

Lon / Klyh,

Thomas H. Devlin, Director
BURRAU OF ENVIRONMENTAL SERVICES Very truly yours.

cc: L.A. Schuppert I. Sayder

Item #11/7 (1972-1973) Property Owner: Annie Peper Page 2 April 17, 1973

Water:

Public water is available to serve this site.

Rubble sever is not available to serve this site at this time. However, when the development of "Kings Court" is improved, public sever will be available to the rear of this site.

ELISAGETH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PMX: 85

I-NW Key Sheet NE 5 & 6 G & H Topo Sheets

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

David A. Carney, Esq., Suite 1211, Grace Suilding Baltimore, Maryland 21202

TORN L DILLON, 18

BUREAU OF DEPARTMENT OF

STATE POADS COMM BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN POARD OF EDUCATION ZONING ADMINISTRA INDUSTRIAL DEVALOPMENT

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

These comments are not intended to indicate the econo-priateness of the zoning action remeated, but to essure that all perties are note some of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Patening may file a written report with the Loning Lonalisations with recommendations as to the appropriateness of the requested coning.

The property is currently improved with two existing dwellings and several out buildings. The rere portion of this propert, it sounded and the property to the southwast has been used for farning. There are residences existing on the state of the property of the southwast has been used for farning. There are residences existing on the state of the property of the state of the property of the state of the property of the state of the property senior to severing this property, seniory sewer must be extended prior to development.

A revised site plan will be required to be submitted

David A. Carney, Esq. Item 147 - Annie Peper - Petitioner April 13, 1973 Page 2

prior to the hearing that indicates the parking for the nursing home within the area of the Special Exception. The property lines are to be indicated correctly on the revised site plan and the prospers of the property lines are to be indicated correctly on the revised site plan and the prospers of the property of the

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 loss 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,

(Mar of Ludes of Open)

John J. Dillon, JR..

Chairmen,

Zening Advisory Committee

JJDJr.tJU

cc: Matz, Childs & Associates 1020 Cromwell Bridge Road Baltimore, Maryland 21204

Balttmore County. Margland Bepartment Of Publir Morks COUNTY OFFICE BUT DING

April 17, 1973

Mr. S. Bric DiNenna Zoning Commissioner County Office Building Towson, Karyland 2120b

Item #1h7 (1972-1973) 10m #11 (1972-1971)
Property Owner: Annie Peper
Philadelphia Road and King Avenue
Present Zonize: D.R. 5.5
Proposed Zonian: Reclass. from D.R. 5.5 to D.R. 16 and
Special Exception for mursing home/convalescent home
consisting of 75 beds
Districts 18th No. Acres: 8.6 acres

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.

Philadelphia Road is a State Road; therefore, all improvements, intersections and snees on this road will be subject to State Highway Administration requirements.

As no County Roads are in cleed, this office has no comment.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total a call cost of drainage facilities required to carry the storm water remorf through the property to be developed to a mittable outfall.

The Petitioner aust provide messaary drainage facilities (temporary or permanent to personnt creating any mulsanciae or damages to adjacent properties, especially by the concentration of earstess enters. Correction of any problem which any results, the propert installation of drainage facilities, would be the full responsibility of the Petitioner.

Fhiladelphia Road is a State Road, Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Sediment Control:

Development of this property through stripping, grading and stabilization could real in a sediment pollution problem, dauging private and public soldings downstream of the property. A grading termit is, therefore, mecessary for all grading, including the stripping of top boils.

Very truly yours,

PETITION IDR ZONING RE-CLASTIFICATION AND/OR SPECIAL EXCEPTION 73.358.4

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 DR 5.5 _____zone; for the following reasons:

550

DR.16. most for the following reasons:

The Chesapeake Association, Central Atlantic Conference, United Church of Christ which is the regional organization consisting of 25 member United Church of Christ coates the Christ Coates of the Christ Coates at 7146 Golden Evangelical Lutheran Church of the United Church of Christ locates at 7146 Golden Ring Road, Baltimore, plans to develop the property as a housing for the elderly congregate apartment facility which will be a unit apartment building with related commanity and commercial spece and requisite parking. The facility will be financed under: the Section 236 Housing for the Ederly Program of the National Housing Act. The sponsor would be a non-profit charitable corporation formed by the Chesapeake Association.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for A nursing home/convalescent facility. consisting of approximately beds under the same sponsorship as aforesaid

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., upor. Sting 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 of nor-profit charitable Joint Venture

of nor-profit charitable John venture

John Chesapeake Association

timore, Maryland 21202

DERED By The Zoning Con of J. L. (L. C. L. 1972), 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 Britimore County, that properly be posted, and that the public hearing be had before the Zoning Corr. nicesioner of Baltim. County in Room 106, County Office Building in Townon, Baltimore 18th day of Opril 1973, at 1.00 o'clock

er of Baltimuse

RE: Reclassification and Special Exception Petition

Item 147 Annie Peper - Petitioner

April 13, 1973

Address Both Philis Hd

Calls, Ind. 2/237

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

David A. Carney, Esq., Suite 1211, Grace Building Baltimore, Haryland 21202

JOHN J. DILLON, JR. Chairman MEMBERS

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMIS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNING BOARD OF EDUCATION ZONING ADMINISTRATIO INCUSTRIAL DEVILOPMENT

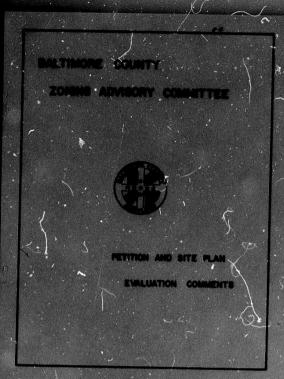
The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the anno-priateness of the zoning actior recuested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Philadelphia Road, 1280 feet south of King Avenue, in the little state of the subject of the property of the subject of the property of developing a convalencent home and a 6-story apartment building that would be occupied by the elderly. The total area of property as described has 8.9 acres for the DR 16 and 2.0 acres for the Special Exception for the convalence

The property is currently improved with two existing the lings and several out buildings. The rem portion of this property is the remaining the property of the property of the property of the property of the opposite side of Philadelphia Road, No curb and nutter exists along Philadelphia Road at this inection, and although water is serving this property, sanitry sever must be extended prior to development.

A revised site plan will be required to be submitted



prior to the hearing that indicates the parking for the mursing home within the area of the Special Exception. The property lines are to be indicated correctly on the revised site plan and the proposed explained to the proposed property of the property o

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.

JJDJr.:JU

cc: Matz, Childs & Associates 1020 Crumwell Bridge Road Baltimore, Maryland 21204

Goles of Rider J. (DD)

JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

Baltimore County, Marylan DEPARTMENT OF HEALTH-

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric BiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on reclassification, Item 147, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Annie Peper Location: Philadelphis Bond and King Avenue Present Zoning: D.R. 5.5 Proposed Zoning: Reclass from D.R. 5.5 tv. D.R. 16 and Special Exception for nursing home/conval-escent home consisting of 75 beds. District: 14 No. Acres: 8.6

Metropolitan water is available to the site. Public sewer must be extended to the site prior to issuance of building pormit.

Nursing Home Comments: Prior to approval of building application, complete plans and specifications of the building and type of equipment to be used for the food service operation must be submitted to the Maryland State Department of Health, Division of Food Control, for review and approval.

Health Care Facilities Comments: State laws and regula-tions require submission of plans and specifications for any new or renovated health care facility.

Very truly yours,

Elm A Kloch Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

cc: L.A. Schuppert I. Snyder

Baltimore County, Margland Bepartmen, Of Buhlte Morks

COUNTY OFFICE BUILDING April 17, 1973

Bureau of Engineering

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Item #147 (1972-1973) Item #MIT (1972-1973)
> Froperty Owner: Annie Peer
> Fhilsdelphia load and King Avenue
> Fresent Zonter: D.R. 5.5;
> Froposed Zoning: Realess. from D.R. 5.5 to D.R. 16 and
> Special Exception for mursing home/convalsacent home
> Control of 15 beds
> District: Lith No. Acres: 8.6 acres
> District: Lith No. Acres: 8.6 acres

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.

Philadelphia Road is a State Road; therefore, all improvements, intersections and succes on this road will be subject to State Highway Administration requirements.

As no County Roads are involved, this office has no comment.

in accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or personent) to prevent creating iny mnisances or damages to adjacent properties, especially by the concentration of surface waters. Currention of any problem which may result, due to tempore grains, or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Philadelphia Road is a State Road. There ore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Dev_appear of this property through stripping, grading and stabilization could could 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 suripping of top soil.

Item #11:7 (1972-1973) Froperty Owner: Innie Peper Page 2 April 17, 1973

Water:

Public water is available to serve this site.

Sanitary Sower:

Fublic sewer is not available to serve this tite at this time. However, when the development of "Kings Court" is improved, public sewer will be available to the rear of this site.

Very 'ruly yours,

Low in to Die ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PMK:ss

I-NW Key Sheet NR 5 & 6 G & H Topo Sheets

MORE COUNTY OFFICE OF PLANNING AND ZUNING County Office Building III W. Chesepeake Avenue Towson, Haryland 21/04

Your Petition has been received and accepted for filing

April 6, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office 8'dg. Towson, Maryland 21204 Att: Mr. John J. Dillon Rei Z.A.C. meeting 2/13/73
Property Gumeri Annie Papar
Locationi Philadelphia Road
Vancierioni Philadelphia Road
Proposed Zoningi Reclass from
Proposed Zoningi Reclass from
P.4.5.5 to D. R. 16 and Spec.
Except. for nursing home
consisting of 75 beds
Districts 14
No. Acrass 8.5 acras

Dear Mr. DiNenna

The proposed entrances and highway improvements as indicated on the subject plan are acceptable to the State Highway Administration. However, the entrances will be subject to approval and permit from the Administration.

The 1972 Average Daily Traffic Count on this section of Philadel-phia Road is ... 7,000 vehicles.

Very ruly yours,

Charles Lee, Chief Development Engineering Section

BEFORE THE

OF

BALTIMORE COUNTY

E Meyers by John E. Heyers Asst. Development Engineer

CL + JEM+bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

RE: PETITION FOR RECLASSIFICATION :

NW/S of Philadelphia Road, 1280' and : 1140' SW of King Avenue - 14th Elec-Trustees for Annie Peper - Petitioner NO. 73-258-RX (Item No. 147)

101 101 101

ORDER OF DISMISSAL

This matter comes before the Zoning Commissioner upon the Petition of the Trustees for Annie Peper, for a Reclassification from a D.R.5.5 Zone to a D.R.16 Zone and a Special Exception for a convalescent home. Said prop erty is located on the northwest side of Philadelphia Road, 1280 feet and 1140 feet southwest of King Avenue, in the Fourteenth Election District of Baltimo

WHEREAS, the Zoning Commissioner considers the subject Petition to be moot, by virtue of the adoption of the 1976 Comprehensive Zoning Maps by the Baltimore County Council.

THEREFORE, the Zoring Commissioner, on his own motion, will

IT IS HEREBY ORDERED by the Zoning Commissioner of Baltimore County, this ______ day of April, 1977, that said Petition .e and the same is declared noot and the Petition DISMISSED.

Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

S. ERIC DIMENN

Zoning Countscience County Office Buildie 111 W. Chooppede A Towner, Md. 21204 #8-2351

March 15, 1973

Mr. S. Eric DiNenna, Zonina Commissione Zoning Advisory Committee
Office of Planning and Zoning
baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenn

Comments on Item #147, Zoning Advisory Commettee Meeting, February 13, 1973,

Property Owner: Annie Peper Location: Philadelphia Road and King Avenue Present Zoning: D.R.5.5
Proposed Zoning: Reclass from D.R.5.5 to D.R.16 and Special Exception for ent home consisting of 75 beds No. Acres: 8.6 acres

This office will withhold comments until the revised plans are submitted.

Sucher & Yushians Project Planning Division ce of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 16, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Z.A.C. Meeting of 2/13/73 Re: Item 147

Property Owner: Annie Peper Location: Philadelphia Road and King Avenue Present Zoning: D.R. 5.5

D.R. 5.5 Reclass from D.R. 5.5 to D.R. 16 and Special Exception for nursing home/convalescent home consisting of 75 be Possible to have 138 apt. units.

District.

Dear Mr. DiNenna

SEE ATTACHED SHEET

Very truly yours W. Zick Fellow W. Nicl Petrovich Field Representative

WNP/ml

H. EMSLIE PARKS, PHINTIN

MARCUS M. EDTRAPIS JOSEPH N. McGOWA

RICHARD W. TRACEY, U.M.O.

CONSULTING

DESCRIPTION

8.9 ACRE PARCEL, NORTHWEST SIDE OF PHILADELPHIA ROAD, SOUTHWEST OF KING AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for DR, 16 Zoning

Beginning for the same at a point in the center line of Philadelphia Road, at the distance of 1280 feet, more or less, as measured southwesterly along said center line of Philadelphia Road from its intersection with the center line of King Avenue, said point being at the end of the fourth line of the first parcel of land conveyed to Maselle B. Kollock and husband and recorded in Baltimore County Land Records in Liber G. L. B. 2309 page 201, running thence binding reversely on the fourth and third lines of said first parcel two courses (1) N 56° 40' 34" W 325. 90 feet and (2) N 48° 28' 56" E 140. 66 feet to a point on the third line of the second parcel described in the deed to Peper Associates recorded among the Land Records of Baltimore County in Liber O. T. G. 5271, page 788, thence binding reversely on a part of said third line, (3) N 56° 22' 15" W 459.40 feet, thence, (4) S 47° 52' 00" W 579.88 feet to a point on the fourth or last line of the first parcel described in said deed, thence binding on a part of said fourth line, (5) S 56° 33' 00" E 477. 62 feet, thence two courses: (6) S 47° 52' 00" W 150.00 feet,

Water Supply ■ Sewerage © Drainage > Highways ■ Structures © Developments > Planning ■ Reports

MCA DOD

and (7) S 56* 33' 00" E 300.00 feet to the center line of said Philadelphia Road, thence binding on said center line, (8) N 48° 28' 56" E 588 feet more or less to the place of beginning.

Containing 8.9 acres of land, more or less.

J.O.# 73047

March 15, 1973

MCA 🗆 O >

February 23, 1973

DESCRIPTION

COMMENTS

Enrollment

747

1391

1828

1500

1900

Status

Capacity

565

Elementary

18

Comments concerning effect on school housing matters Red House Run Elementary is actually more over-crowded than the present enrollment indicates since children from a development in the school district are annexed to the Rocadial Elementry School: However, as indicated, the proposed use of this petition would not yield any students.

Planning

11,50

1860

Programmed Construction: (Subject to availability of funds)

Capacity

1050

1570

Sept. 19 75 808

1595

1955

Capacity

1550

1260

10

From 12 to 78 From 3 to 22 From 2 to 6

No yield from Nursing/Convalescent Home

Over/Under

+341

+258

1715

1990

Estimated To Open

9/75

Estimated

Programmed To Open

Junior High Senior High

Delay in Site Acquisition

School Situation

School

Red House Run Elem

Overlea Sr. High

Projections

Golden Ring Jr. High

Red House Run Elem.

Overlea Gr. High

School.

Pine Grove Jr. High

Chesapeake Sr. High

School

"Shady Spring Elem".

Possible Student Yield:

Present Zoning:

Proposed Zoning

Proposed Uso:

Golden Ring Jr. High

Rudgeted Construction:

2.0 ACRE PARCEL, 780 FEET, MORE OR LESS, NORTHWEST OF PHILADELPHIA ROAD, SOUTHWEST OF KING AVENUE, FOURTEENTH ELECTION DISTRICT. BALTIMORE COUNTY, MARYLAND.

> Th's Description is for DR 5.5 Zoning With Special Exception

Beginning for the same at a point N 56° 22' 15" W 785 feet, more or less, from a point in the center line of Philadelphia Road, said last mentioned point being 1140 feet, more or less, as measured southwesterly along said center line of Philadelphia Road from its intersection with the center line of King Avenue said beginning point being on the third or S 48° 49' E 909 foot, 6 inch line of the second parcel described in the deed to Peper Associates recorded among the Land Records of Baltimore County in Liber C. T. G. 5271, page 788, running thence binding on a part of said third line reversely, (1: N 56° 22' 15" W 154,75 feet, thence binding reversely on the second line of the second parcel and on the third line of the first parcel described in said deed, (2) S 47° 52' 00° W 580.38feet, thence binding on a part of the fourth or last line of said trail marce!. (3) S 56" 33' 00" E 154.68 feet, thence (4) N 47* 52' 00" E 579, 88 feet to the flags of beginning.
Containing 2, 0 acres of land, more or less.

CAE:mpl

RABER

RECEIVED FOR FILING

DESCRIPTION

REVISED PLANS

7. 7 ACRE PARCEL, NORTHWEST SIDE OF PHILADELPHIA RGAD, SOUTHWEST OF KIP'G AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR DR. 16 ZONING

Beginning for the same at a point in the center line of Philadelphia Road, at the distance of 1280 feet, more or less, as measured southwesterly along said center line of Philadelphia Road from its intersection with the center line of King Avenue, said point being at the end of the fourth line of the first parcel of land conveyed to Maselle B. Kollock and husband and recorded in Baltimore County Land Records in Liber G. L. B. 2309, page 201, running thence binding reversely on the fourth and third lines of said first parcel two courses: (1) N 56* 40' 34" W 325. 90 feet and (2) N 48° 28' 56" E 140. 66 feet to a point on the third line of the second parcel described in the deed to Peper Associates recorded among the Land Records of Baltimore County in Liber O. T. G. 5271, page 788, thence binding reversely on a part of said third line, (3) N 56° 22' 15" W 459.40 feet, thence, (4) S 47° 52' 00" W 579.88 feet to a point on the fourth or last line of the first parcel described in said deed, thence binding on a part of said fourth line, (5) S 56° 33' 00" E 775 feet, more or less, to the center line of said Philadelphia Road, thence binding on said center line, (6) N 48° 28' 56" E 438 feet, more or less to the erage

Orainage

Highwaye

Structures

Developments

Planning

Reports

place of beginning

Containing 7. 9 acres of land, more or less.

-2-

RWB:eig

J.O. # 73047

April 16, 1973

MCA 🗆 🔾 >

APR 17 170 714 -



April 25, 1977

David A. Carney, Esquire Suite 12:1, Grace Building Baltimore, Marviand 21202

> RE: Petition for Reclassification and Petition for Reclassification and Special Exception NW/S of Philadelphia Road, 1280' and 1140' SW of King Avenue -14th Election District Trustees for Annis Peper -NO. 73-258-RX (Item No. 147)

Dear Mr. Carney:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

> S. ERIC DI NENNA Zoning Commissions

SED/arl

cc: Mrs. Gloria Turner Nottingham Improvement Association 9226 Ravenwood Road Baltimore, Maryland 21237

County Council of Baltimore County County Office Building, Toisson, Maryland 21204

100

Mr. S. Eric NiNenna

Zoning : ammissioner

Course Office Building

Dear Mr. DiNenna:

Town on Maryland 21204

COUNCILMEN

February 6, 1973

600

First District FRANCIS X BOSSLE Second Distric Third District Fourth District WERSTEN C. DOVE Fifth Distric.

Steel District FRANCIS C. BARRETT Seventh District WALLACE A WILLIAM

Attached herewith please find copy of Planning Attached herewith please find copy of Planning Board Resolution concerning the petition filed by Annie Peper and the Chesapeake Association, Gentral Atlantic Conference, United Church of Christ to change the zoning Conference, United Church of Christ to change the zoning classification from D. R. 5, 5 to D. R. 16 to 8,6 acres of a 10,6 acre tract iccated on the southwest side of Philadelphia Rosu at He/meister Lane, which the County Council approved at their meeting on Monday, February 5, 1973.

Lett foly

Herbert E. Hohenberger Secretary

HEH-bl

Attachment

. 11. ALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Chair an, Baltimore County Count! Towner, Maryland 212:5

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(1)

At its mosting on Hursday, January 25, 1973, the Raltimore County Planning Board, under the provisions of Subsection 22-22 (t) of the Raltimore County Code 1986, as anothed, unanimously approve, a resolution to certify to the County Council that early action is ranifestly required in the public interest and becames of emergency on the period filed by Annie Paper and the Chesapeake Association, Central Astrocic Conscrence, United Chroric of Girist to change the zoning classification from Jul. 5.5 to D.N. 16 on 16 arcres of a 10.6-arcr trast Jacoxed on the southwest idde of Politadelphia hoad at Modreigrer Lame.

The manhors of the Board agreed that in view of the current shortage of housing for the elderly in Bairlaore County it would appear to be in the County is interest to expedit the hearing of this petition in order that County % interest to expedite the hearing of this pecifica in order that the petitioner may inform the Baltimore area office of the United States beparamer' of Housing and Urban Development that he has unswitchin the uncersary coming actions to utilize the site for housing for the elderly. It is the understanding of the Planning Board that the Department of Housing and Trian Development requires such information in reviseing applications for the Louis of Window 1 the development, a non-profit organization, unitelayer but miltibut will litt the freeces on a fisciled amount of Unada under the Section 256 Housing for the Elderly Program of the Bautonia Beauting act in approximately one menth.

A copy of the petition and of the letter addressed to the Planning Board Chairman are attached. I will provide additional i formation upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that his early action can be taken in accordance therewith.

> Sincerely, Albert V. Quisby
> Acting Secretary

The Honoracle Francis X. Bossle The Honorable Gary Huddles

The Honorable G.ry Haddisa
The Honorable G. Walter Tyris, Jr.
The Honorable Webster G. Dove
The Honorable Waltace A. Williams
Mr. Herbert E. Hohenberger

Hr. S. Fric Billenna Enclosures

Low opposes ANDER, APWATER, CARNEY & STONE IMORE MARYLAND 2120 000 202-pass

BAND A GUAD

January 24, 1973

Charles B. Heyman, Esquire Charles D. neyman, Esquire Chairman of the Baltimore County Planning Board Sun Life Building - 10th Thor Charles and Redwood Streets Baltimore, Maryland 212.1

RE: Zoning re-classification and special exception for 10, 5 acre parcel to be developed as a bousing for the eldorly and medical care facility

Dear Mr. Heyman:

We are writing to you to confirm the substance of our conference concerning We are writing to you to confirm the substance of our conforence concerning the immediate necessity for the re-zoning action which is requested. We respectfully urge that the Baltimore County Planning Board based upon the final investigation which has been made and presented to the Board and based upon the applicable planning predecent and zoning law of Baltimore County certify to the County Council of Baltimore County, Maryland that it is not be subjected to the county of County certify to the County Council of Dallithore County, maryions that is in the public interest as an emergency measure that the zoning re-classification To a disc public interest as an emergency measure that the zoning re-class; and special exception hearing on the 10.6 acre parcel of property noted in and special exception nearing on the 10.0 dere parcel of property noted in the reference be acted on as a matter of special importance and taken out of the cyclical processing procedure.

The Chesapeake Association, Central Atlantic Conference, United Church of The Cheaspeake Association, Central Atlantic Conference, United Church of Christ is the regional organization administering the 25 Church of Christ Charles Incated; the Baltimore Metropolitan Area and is working work the specific paners, Zion Evangelical Luthera Derivation to United Church of Christ Lossed at 7146 Gooden Plang Road to acquire this property for use for the cherty of 212 units and an accessory morgane apartment facility cledry of 212 units and an accessory morgane apartment facility elderly of approximately 75 bads. The logal concrable of the property is now in trust for the benefit of Mrs. Annie Peper. Charles B. Heyman, Esquire January 24, 1973 Page Two

The Chesapeake Association Corough its Elderly Plauning Committee has committed itself to sponsor a geriatric compact at the site which is the subject of the Petition before the Zonine Commissioner of Baltimore County. consisting of civil and religious leaders and members of the community both from the affiliate United Church of Christ congregations and from the surrounding community, which will apply for feasibility approval at the area office of the U.S. Department of Housing and Urban Development for a Soction 236 insured Ioan. We are incorned that HUD will, within the next week to fen days, announce that funds for the Housing for the Elderly Facilities will be made available on a limited basis. We are filing an application with HUD at that time for approval of a housing for the elderly facility at this location. It is necessary for the aponeor to represent to HUD that it has undertaken the necessary zoning actions in order to utilize the site for housing

Housing for the enderly, under similar sponsorship in certain areas of the State of Maryland and throughout the accountry has been the most successful program or in the property of the program of the p housing in which elderly individuals receive desirable housing at charges that the elderly can afford. Studies have shown that there is a need for housing for the elderly of limited income in Baltimore County and that there is none now under development in the northeastern and eastern sectors of the County. This facility will be available and open to all residents of the locale without .egard to race, color or sational origin or whether they have any affiliation with the United Church of Christ.

An emergency now exists with respect to this case because unless we are able to have a zoning arazing and determination at this time while HUD is processing the amplication which is being files, there is no possibility of obtaining the funds nacessary to finance the facility.

There is no specific definition for the medical facility at this time. The sponsor is desirous of obtaining the necessary zoning approval for this medical care facility in order to properly process its oreliminary application with the Regional Planning Facility for the State of Maryland.

Very truly yours.

Middleum

MYLANDER, ATWATER, CARNEY & STONE SUITE IZE CHARLES AT

(300 752-8254

May 21, 1973

Mrs. Anderson Room 121 County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: Petition for Reclassification and Special Exception for Peper Associates, a Joint Venture #73-258-RX

Dear Mrs. Anderson:

Enclosed please find check of The Chesapeake As- iation, Central Enclosed please that eneck of the Chesapeake Ass. lation, Central Atlantic Conference, United Church of Christ, in the arm int of \$87.25, made payable to Balti more County, Maryland, in payment of the amount due for advertising and posting of the above property.

Very truly yours,

Deni DACA David A. Carney

DAC/pj

Enclosure



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Hr. S. Eric DiNenna, Zoning Commissioner Date April 23, 1973

FROM Norman E. Gerber, Chief Land Use Master Plans Division SURJECT Zoning Petition No. 73-258-RJ

Attached is a copy of the comments on this petition adopted by the Planning Board at it's April 19th, 1973 meeting.



business and high density residential use. The only area zoned for DR 5.5 use is that in which the subject property is located and the large tract to its rear, most of which is owned by a development company which has filed preliminary plans with the Planning Department for Baltimore County depicting garden apartments and cluster-style residential use.

Because of the aforesaid, the subject property is not suitable for use and development under a DR 5.5 classification.

- 2 -

Attorney for Petitioners Suite 1211 Grace Building Charles and Baltimore Streets Baltimore, Maryland 21202 752-6254

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zonina Commissioner Date April 19, 1973

FROM Paltimore County Planning Board

SUBJECT Zoning Petition No. 73-258-RX

Property Owner: Annie Peper Location: N/W/S of Philadelphia Road, approximately 1300° S/W of King Avenue

Election District: 14

Existing Zoning: D.R. 5.5 Requested Zoning: D.R. 16 Acreage: 8.9

The Chesapeake Association, Central Atlantic Conference, United Church of Christ, acting in union with the Zion Evangelical Lutheron Church of the United Church of Christ, plans to acquire this property and construct a geriatric complex consisting of an apartment 'acility and an accessory medical core facility for the olderly, legal ownership of the property is now in trust for the benefit of Mrs. Annie Peper

The petitioners state that the facility will be financed under the Section 236 Housing for the The petitioners state that the locality will be financed under the Section 230 flousing for the Elderly Program of the National Housing Act and that the spensor will be a non-profit charitable corporation formed by the Chespeake Association. The petitioners anticipate that the U.S. Department of Housing and Urban Development will lift the freeze on a limited amount of funds under this act in agroximately one month and that the necessary financing will be available:

The Planning Board agrees that thure is a need for housing for the elderly of limited income in Baltimore County and endorses the petitioners' effort to provide for this need with a facility which will be available and open to all residents. Further, the Board believes that this

It is therefore recommended that the petitioners' request for the D.R. 16 zoning classification If is therefore recommended that the perindent request in the D. i. to assume some of the 8.9 acre portion of this 10.9 acre tract be granted for the expressed purpose of constructing housing for the elderly. Further, if the aforementioned HUD manies are not made available, it is recommended that D.R. 5.5 zoning be retained for the entire tract.

BAL MORE COUNTY, MARYL AND INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date April 18, 1973

FROM Norman E. Gerber, Chief

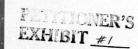
Land Use Master Plans

SUBJECT Petition #73 3-8% Petition - Annie Peper for Reclassificationfrom D.R. 5.5. to D.R. 16 and a Special Exception for

The Planning Board has not yet adopted formal comments on this petition; however, this item is on the tentative agenda for the April 19th Planning Board meeting.

I am forwarding to you a copy of the tentative agenda, the Comprehensive Planning Committee's recommendations on this petition to the Planning Board for their consideration on the 19th of April, and a copy of the stiff's comments on the Special Exception request.





April 17, 1973

Mr. Eric DiNenna Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

> RE: Case No. 147 Petition of Chesapeake Association United Church of Christ and Peper Associates, a Joint Verture

Dear Mr. DiNanna

Please be advised that Peper Associates, a Joint Venture, consisting of my brothers and sisters are holding title to the property which is the subject of zooling re-classification 147. We recognize that the purpose of this soming re-classification is to enable the United Church of Christ through its Chesspeake Association to obtain the necessary DR-16 soming so as to develop the necessary portion of the site as a housing for the elderly facility sponsored under Section 236 of the National Housing Act.

the event that the Chesapeake Association does not receive funds from the In the event that the Chesapeake Association does not receive funds from the Federal Government in order to develop this planned project within a period of time acceptable to the County, we would be willing, at the cost of the Chesapeake Association, to petition to have the property re-classified to the existing DR 5.5 zoning. It is hoped that funding for this project will occur no existing DR 9-3 zoning. It is noped that remaining not then project and detail in later than two years from the date hereof and I trust that this would be an acceptable period of time to have the proposed funding by the Federal Government.

We thank you for your consideration of this matter.

Peper Associates, A Joint Venture

Mabelle B. Hollock & Altothere

MEMORANDUM IN BEHALF OF PETITIONER

Re: Case No. 147 - Petition of Chesapeake Association United Church of Christ and Peper Associates, a Joint Venture Changes in Neighborhood

Since the adoption of the existing zoning ordinance and map, zoning case 72-230 RX involved the re-classification from DR 5.5 on a large tract for business use for medical offices adjacon to Franklin Square Hospital off of Lennings Avenue.

> Points of error committed by County Council in zoning the subject property DR 5.5

The County Council made the following errors at the time the existing zoning ordinance and map, were adopted in 1971;

1. It failed to consider the planning conside. stions of the General Plan for the county in recognizing the need for housing for the elderly in the northeasterly sector of Baltimore County. Because of the high level of public and institutional use in the area surrounding the property consisting of Essex Community College, Franklin Square Hospital and the Nottingham Junior High School, the subject property is the logical and suitable site for the housing for the elderly facility planned for the subject site. Such use satisfies the needs of the citizens and residents of Baltimore County.

2. It failed to consider the significant number of DR-16 tracts located around the subject property, several of which are several hundred feet away from the property.

3. The general use of the zoning of the property bound by John F. Kennedy Memorial Highway, King Highway, Pulaski Highway and Ridge Road is generally and specifically made up of public, industrial,

Baltimore County Fire Departmen

J. Austin Deitz



Towson. Maryland 21204

975-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Jack Dillon
Attention: Mr. Abbineral Advisory Committee
Zoning Advisory Committee

Re: Property Owner: Anna Pepper

.ocation. 9302 Philadelphia Road

Item No. 147

Zoning Agenda Thursday, April 5, 1973

Gentlemen-

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "y" are applicabl and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

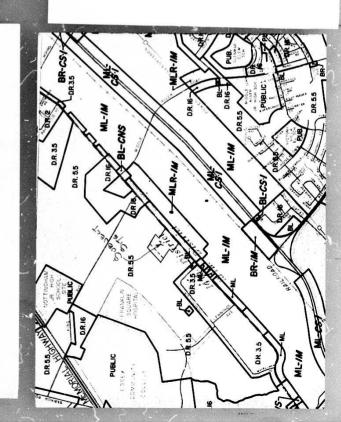
EXCEEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of congrations.

or the Fire Prevention Code prior to occupancy or organian
(x) 5. The buildings and structures existing or proposed on the
Mational Homply with all applicable requirements of the
Mational Homply wit

Reviewer: LAKE TO MARKA J. N. d and Paul M Reise to Peputy Chief Especial Inspection Division Pire Prevention Bureau

mls 4/25/72



ORIGINAL

OFFICE OF

BESSEXTIMES

ESSEX, MD. 21221 April 2,

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinema, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XINCEXION week before the 2nd day of April, 1973, that is to say, the same was inserted in the issue/of March 29, 1973.

STROMBERG PUBLICATIONS, Inc.

B. Ruth morgan

CERTIFICATE OF PUBLICATION

appearing on the 29th day of Karch

19...72

BALTIMORE COUNTY, MARYLAND OFFICE OF FIRE CE - REVENUE DIVISION MISCELLANEOUS: CASH RECEIPT

DATE Nameh 27, 1973 ACCOUNT 01-662

BAI TIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE May 22, 1973

\$87.25



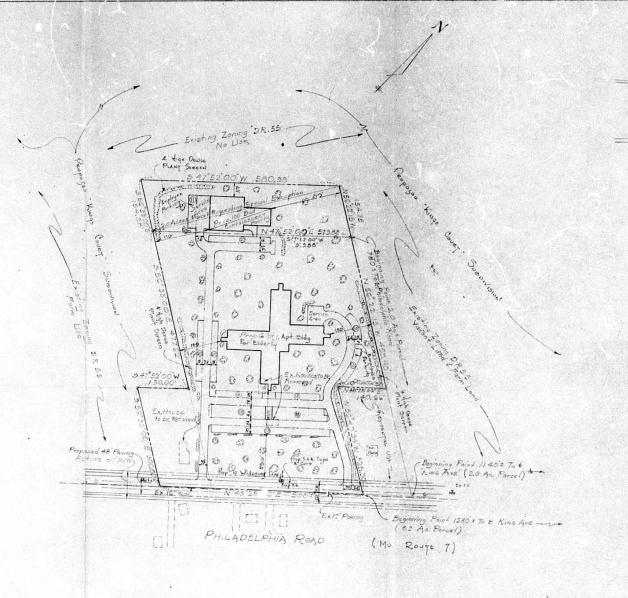












LENNING LANE PHILADELPHIA

LOCATION MAR Scale 1 = 500

GENERAL MOTES

1. Area of Parcel Equals 103 Acres 2
2. Existing Zening of Parcel DR. 158
3. Existing Use of Parcel No. 158
4. Preposed Zoning of Parcel No. 168 (8.3 Apr.) *TR 55 W to Special Exception (2.0 Acr.)
5. Proposed Use of Parcel Housing for the Elderly & Convaluations. For 15 Mid-Rise
A. Area, 15 DR. 16-56.2 Ac. 2

D. Total Number of Deadroom Units = 154 Dwelling Units
(Caush 153 Density Units, 75 x 184)
A. Mid-Rise Blad.
1. Total Parking Required Equals 159 Spaces (133 x 115)
2. Parking Proposed = 164 & 20 Spaces (133 x 115)
2. Parking Required Equals 159 Spaces (133 x 115)
2. Parking Required Equals 169 Spaces (133 x 115)
3. Parking Required Equals 169 Spaces (133 x 115)
4. Mid-Rise Blad.
1. Total Parking Required Equals 169 Spaces (133 x 115)
4. Parking Required Equals 10 Spaces
5. Parking Proposed Equals 10 Spaces
6. Parking Required Equals 10 Spaces
7. Parking Proposed Equals 10 Spaces
8. Parking Proposed Equals 10 Spaces
9. Parking Proposed Equals 26 Spaces
9. Parking Proposed Equals 10 Spaces
9. Parking Proposed Proposed Proposed

Site Dillites.
I thing 10 Water Philosophia Re. Dawg. 59-1208-9.
Prop. 8 Sho. To be Extudent From \$
Communical With Supporting of "Kings
Court Associat To Tiles Site.

MATZ, CHILDS & ASSOCIATES 1020 OROMWELL BRIDGE ROAD BALTIMORE, MARYLAND 21204 20 MB DEANN BY TRACES BY 172047 LPR

RLS

PLAT TO ASCOMPANY PETITION

FOR

RECLASSIFICATION AND SIRETUL EXCLETION

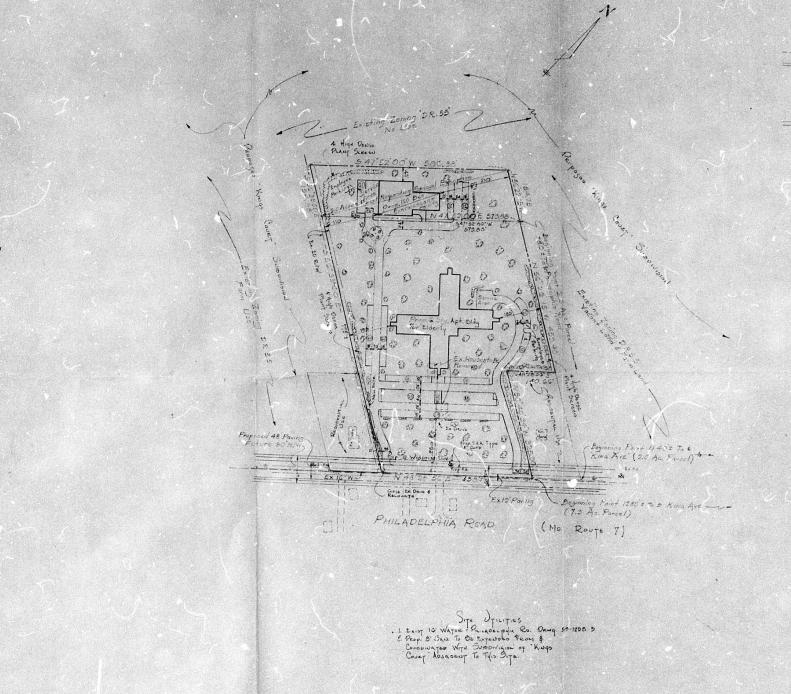
OF PROPERTY VICINITY PHILADELPHIA ROAD AND KING ! VE

Election District No.14 Scale: 1"= 100"

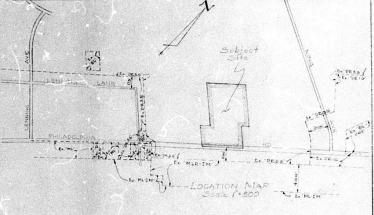
Baltimore So of 1, 188 March 8, 1978

old Plus





MATZ, CHILDS & ASSOCIATES 1020 GROMWELL BRIDGE ROAD BALTIMORE, MARYLAND 21204 78047 LPR 18409 81 CHECKED 8



GENERAL MOTES

Area of Parcel Espais 2.7 Accest

Existing Zening of Parcel DR 55

Existing Use of Forcel No Use & Residential Use

Frequent Control of Parcel DR 16 (7.0 Apt & DR 55 With Special
Exapting Control of Parcel DR 16 (7.0 Apt & DR 55 With Special
Exapting Control of Parcel DR 16 (7.0 Apt & DR 55 With Special
Exapting Control of Parcel Dr 16 Mid-Rise

A. Area of DR 16 9 7.2 Ac 2

B. Total Number of Datas Units Allowed 12 C4

C. Proposed Number of Defendent Units 166 Dwilling Units

(Baylas 180 Density Units, 75 x 100)

7. Offic Parking Arguired Equals 145 Draces (120 x 115)

2. Parking Required Equals 145 Draces (120 x 115)

2. Parking Required Equals 16 parces

B. Convals Seath Home

1. Total Number of Bed 2 100

2. Parking Required Equals 10 Spaces

B. Convals Seath Home
Employees

Employees

Employees

REVISED PLANS

Repu & state

PLAT TO ACCOMPANY PETITION FOR

REGLASSIFICATION A TO STREEM EXCEPTION

OF PROPERTY VICINITY PHILADELPHIA ROAD AND KING AVE

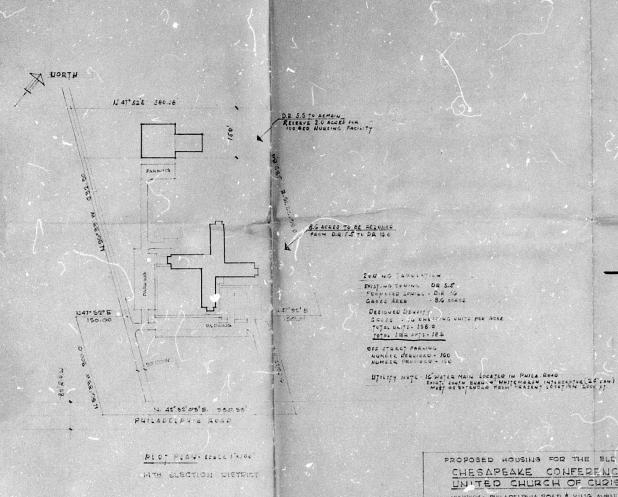
Election District No.14 Soals: 1"= 100"

Baltimore County Atd

Revises: Apail 16, 1973









BUILDING SECTION

PROPOSED HOUSING FOR THE ELDERLY CHESAPEAKE CONFERENCE UNITED CHURCH OF CHRIST

VICINITY - PULLADELPHIA ROAD & KING AVENUE MARYLAND BALTIMORE



ARCHITECT and ENGINEER



PATE JAN 2575 COMM. 7302

