

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, David A. Carney, Esq., of the property already in Baltimore County and which is described in the description and attached hereto and hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from DR 5.5 to DR 16 and 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 congregations in the Baltimore Metropolitan area acting in unison with the Zion Evangelical Lutheran Church of the United Church of Christ located at 7146 Golden Ring Road, Baltimore, plans to develop the property as a housing for the elderly congregant apartment facility which will be a unit apartment building with related community and commercial space and requisite parking. The facility will be financed under the Section 216 Housing for the Elderly 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. 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.

Sponsor of non-profit charitable corporation to be formed Paper Associates, a Joint Venture

Contract purchaser Chesapeake Association

Address 11000 Chesapeake Avenue, Baltimore, Maryland 21204

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BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.
COUNTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiMenna:

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

Property Owner: Annie Paper
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 nursing home/convalescent 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 permit.

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 regulations require submission of plans and specifications for any new or renovated health care facility.

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

NJB:mno

cc: L.A. Schuppert
I. Snyder

David A. Carney, Esq.,
Suite 1211, Grace Building
Baltimore, Maryland 21204

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

Your Petition has been received and accepted for filing
this 9th day of February, 1973.

S. Eric DiMenna
S. ERIC DIMENNA,
Zoning Commissioner

Petitioner: Annie Paper

Petitioner's Attorney: David A. Carney
c/o Grace Building
11000 Chesapeake Avenue
Towson, Maryland 21204

Reviewed by *S. Eric DiMenna*
S. ERIC DIMENNA,
Zoning Advisory Board

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 11, 1973

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

RE: Reclassification and Special
Exception Petition
Item 147
Annie Paper - Petitioner

Dear Mr. Carney:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, 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 14th District of Baltimore County. This DR 5.5 property is requesting a Reclassification to DR 16 for the purpose of developing a convalescent home and a 6-story apartment building that would be occupied by the elderly. The total area of property is described as 8.6 acres for the DR 16 and 2.0 acres for the Special Exception for the convalescent home.

The property is currently improved with two existing dwellings and several out buildings. The rear portion of this property is wooded and the property to the southwest has been used for farming. There are residences existing on the opposite side of Philadelphia Road. No curb and gutter exists along Philadelphia Road at this location, and although water is serving this property, sanitary sewer must be extended prior to development.

A revised site plan will be required to be submitted

David A. Carney, Esq.,
Suite 1211, Grace Building
Baltimore, Maryland 21202
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 proposed entrance relocated. This plan should also indicate the existing entrance to this property. Also, since the area of the DR 16 is actually less than described and indicated on the site plan, the density calculations must be corrected to reflect the proper densities.

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,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:J.V.
(Enclosure)

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

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 17, 1973

Division of Engineering
ELSWORTH N. DIVER, P.E., Chief

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

Re: Item #147 (1972-1973)

Property Owner: Annie Paper
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 nursing home/convalescent home consisting of 75 beds
District: 14th No. Acres: 8.6 acres

Dear Mr. DiMenna:

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:

Philadelphia Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements. As no County Roads are involved, this office has no comment.

Storm Drains:

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 permanent) to prevent creating any nuisance or damage 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.

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

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public facilities downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item #147 (1972-1973)
Property Owner: Annie Paper
Page 2
April 17, 1973

Water:

Public water is available to serve this site.

Sanitary Sewer:

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

Very truly yours,
Elsworth N. Diver
ELSWORTH N. DIVER, P.E.,
Chief, Bureau of Engineering

END:PLAN:PRO:EE

I-W Key Sheet
NE 5 & 6 O & N Topo Sheets

April 6, 1973

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

Attn: Mr. John J. Dillon

ITEM 147
Re: Z.A.C. Meeting 2/13/73
Property Owner: Annie Peper
Location: Philadelphia Road
(Route 7) and King Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass from
D.R. 5.5 to D.R. 16 and Spec.
Except. for nursing home
consisting of 75 beds
District: 14
No. Acres: 8.6 acres

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 Philadelphia Road is ... 7,000 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Mayers
by: John E. Mayers
Asst. Development Engineer

CL:JEH/mb

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
ADVISORY COMMITTEE
Jefferson Building
Suite 201
Towson, Md. 21204
496-3311

March 15, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
496-3351

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

Dear Mr. DiNenna:

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

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 nursing home/convalescent home consisting of 75 beds
District: 14
No. Acres: 8.6 acres

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

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office 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
Proposed Zoning: Reclass from D.R. 5.5 to D.R. 16 and Special Exception for nursing home/convalescent home consisting of 75 beds. Possible to have 138 apt. units.

District: 14
No. Acres: 8.6 acres

Dear Mr. DiNenna:

SEE ATTACHED SHEET

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WHP/ml

H. EMILY PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNLEY

MARCUS M. KOTHANIS
JOSEPH N. MCGOWAN
ALVIN LUDWIG
JOSHUA R. WHEELER, SUPERVISOR

F. HAYWARD WILLIAMS, JR.
RICHARD W. TRACY, CLERK
MRS. RUTHARD S. HUBERTS

School Situation:

School	Sept. Enrollment	Capacity	Over/Under
Red House Run Elem.	747	850	+103
Golden Ring Jr. High	1391	1050	+341
Overlea Sr. High	1828	1570	+258

Projections:

School	Sept. 73	Sept. '74	Sept. '75	Sept. '76	Sept. '77
Red House Run Elem.	769	784	808	817	855
Golden Ring Jr. High	1450	1500	1595	1715	1740
Overlea Sr. High	1860	1900	1945	1990	2015

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Pine Grove Jr. High	Planning	1550	9/74
Chesapeake Sr. High	"	1260	9/75

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Shady Spring Elem."	565		Delay in Site Acquisition

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	18	10	10

Proposed Zoning:	From 12 to 78	From 3 to 22	From 2 to 6
Proposed Use:	No yield from Nursing/Convalescent Home		

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 Rosedale Elementary School. However, as indicated, the proposed use of this petition would not yield any students.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : ZONING COMMISSIONER
NW 1/4 of Philadelphia Road, 1280' and :
1140' SW of King Avenue - 14th Elec- :
tion District : OF
Trustees for Annie Peper - Petitioner :
NO. 73-258-RX (Item No. 147) : BALTIMORE COUNTY

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 property is located on the northwest side of Philadelphia Road, 1280 feet and 1140 feet southwest of King Avenue, in the Fourteenth Election District of Baltimore County.

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 Zoning Commissioner, on his own motion, will dismiss said Petition.

IT IS HEREBY ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1977, that said Petition be and the same is declared moot and the Petition DISMISSED.

John E. Mayers
Zoning Commissioner of
Baltimore County

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

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,

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MCA 
MATZ, CHILDS & ASSOCIATES, INC.

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.

RWB:cjq

J. O. # 73047

March 15, 1973



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

DESCRIPTION

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

This 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 580.38 feet, thence binding on a part of the fourth or last line of said first parcel, (3) S 56° 33' 00" E 154.00 feet, thence (4) N 47° 52' 00" E 579.88 feet to the place of beginning.

Containing 2.0 acres of land, more or less.

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CAE:impl

J. O. #73047



March 23, 1973

COPIES RECEIVED FOR FILING

DATE April 25, 1977
BY John E. Mayers
Zoning Commissioner

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Norman E. Gerber, Chief
Land Use Master Plans Division
SUBJECT: Zoning Petition No. 73-258-RX

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Baltimore County Planning Board
SUBJECT: Zoning Petition No. 73-258-RXProperty Owner: Annie Peper
Location: N/W/S of Philadelphia Road, approximately 1300'
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 Lutheran Church of the United Church of Christ, plans to acquire this property and construct a geriatric complex consisting of an apartment facility and an accessory medical care facility for the elderly; 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 Elderly Program of the National Housing Act and that the sponsor will be a non-profit charitable corporation formed by the Chesapeake 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 approximately one month and that the necessary financing will be available.

The Planning Board agrees that there 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 should be the overriding factor in the consideration of this zoning reclassification request.

It is therefore recommended that the petitioners' request for the D.R. 16 zoning classification for 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 monies are not made available, it is recommended that D.R. 5.5 zoning be retained for the entire tract.

PETITIONER'S
EXHIBIT #1

April 17, 1973

Mr. Eric DiNenna,
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204RE: Case No. 147
Petition of Chesapeake Association
United Church of Christ and
Peper Associates, a Joint Venture

Dear Mr. DiNenna:

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 zoning re-classification 147. We recognize that the purpose of this zoning re-classification is to enable the United Church of Christ through its Chesapeake Association to obtain the necessary DR-16 zoning 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.

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 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

Michelle B. Kollack &
By: Mabel Kollack

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 adjacent 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 considerations of the General Plan for the county in recognizing the need for housing for the elderly in the north-easterly 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Norman E. Gerber, Chief
Land Use Master Plans
SUBJECT: Petition #73-188
Petition - Annie Peper for Reclassification from
D.R. 5.5 to D.R. 16 and a Special Exception for
a Convalescent Home

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 staff's comments on the Special Exception request.



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.

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

Baltimore County Fire Department

J. Austin Deitz
ChiefTowson, Maryland 21204
922-7310Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory CommitteeRe: Property Owner: Anna Peper
Location: 9302 Philadelphia Road

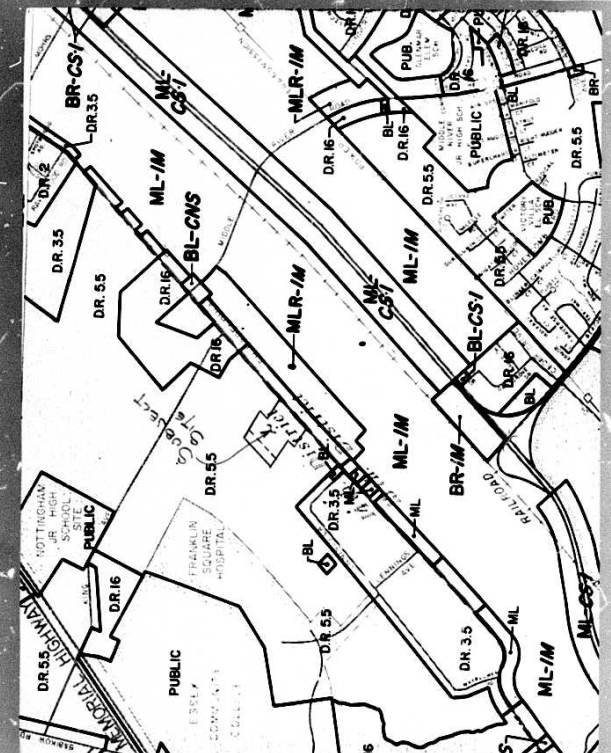
Item No. 147 Zoning Agenda Thursday, April 5, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* and *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ma
4/25/73

ESSEX, MD. 21221 April 2, 1973

STROMBERG PUBLICATIONS, Inc.

[illegible]

TOWSON, MD., March 29, 1973

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 for each~~ once ~~at~~ one time ~~successive weeks~~ before the 18th day of April, 1973, the ~~first~~ last publication appearing on the 29th day of March 1972.

THE JEFFERSONIAN,
L. Leank Street
Manager

Cost of Advertisement, \$.....

This Presentation is for 1.0 CE Hour.

[illegible]

BALTIMORE COUNTY, MARYLAND No. 8235

DATE March 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Messrs. Hylander, Atwater Carney & Stone
Suite 1211 Grace Building
Baltimore, Md. 21202
Petition for Reorganization for the Estate Trustees
for Annie Papez 50.00 CNG

BAI TIMORE. COUNTY, MARYLAND No. 8396

DATE May 22, 1973 ACCOUNT 01-662

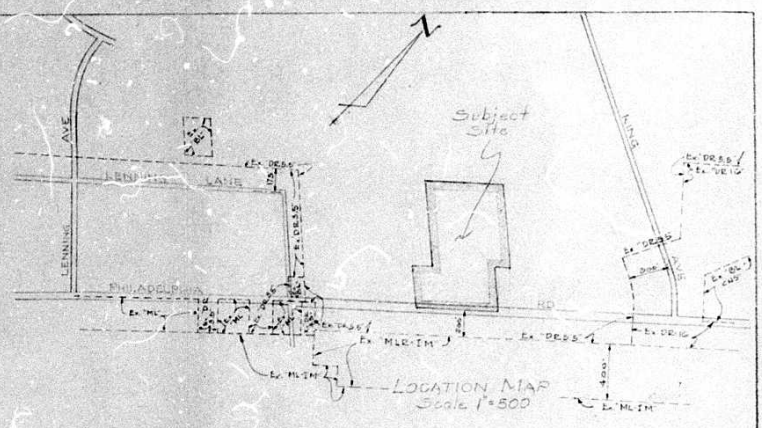
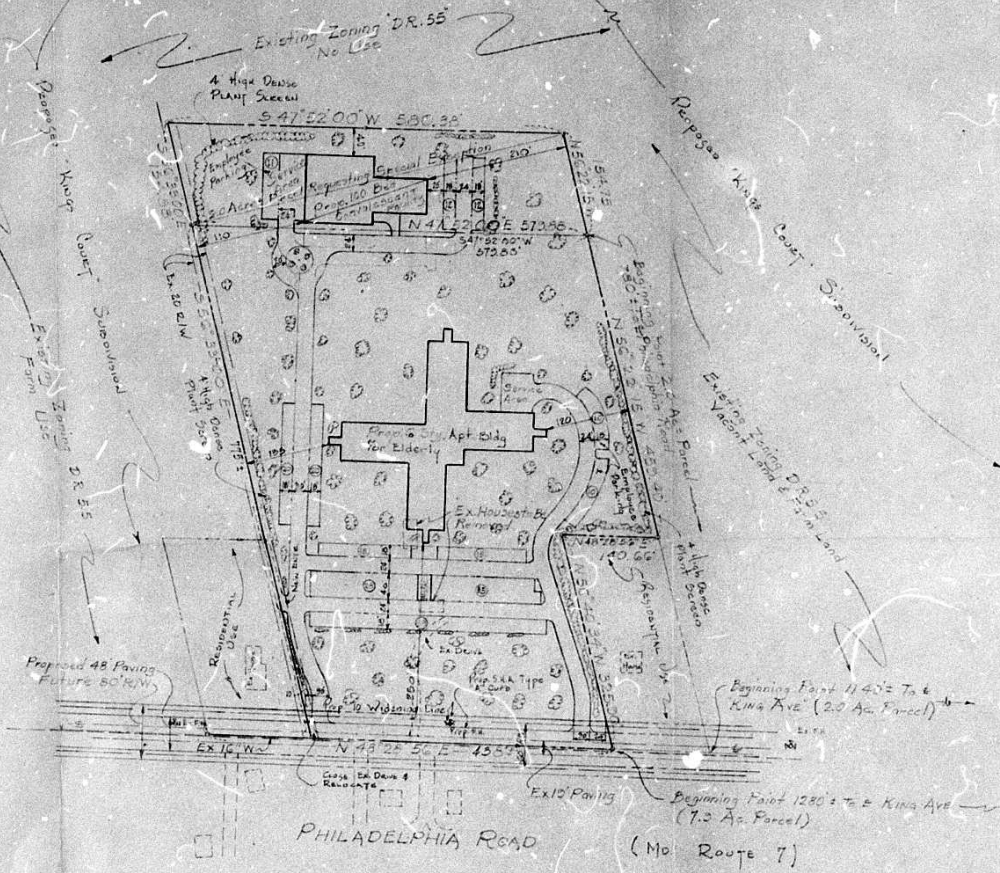
AMOUNT	\$87.25
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DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

The Chesapeake Association
Central Atlantic Conference
United Church of Christ

%David A. Carney, Esq., Suite 1211 Grace Building
Baltimore, Md. 21202---Advertising and posting
of property for Paper Associates-#73-258-MX





GENERAL NOTES

1. Area of Parcel Equals 2.2 Acres ±
2. Existing Zoning of Parcel "DR-55"
3. Existing Use of Parcel "No Use" (Residential Use)
4. Proposed Zoning of Parcel "DR-10" (7.5 Acre) "DR-55" With Special Exception (20 Acre ±)
5. Proposed Use of Parcel "Housing for the Elderly & General Adult Home"
6. Density Calculations For 2 City Mid-Rise
 - A. Area of DR-10 = 7.5 Acre ±
 - B. Total Number of Dwelling Units Allowed = 120.4
 - C. Proposed Number of 1 Bedroom Units = 100 & Dwelling Units (Equals 120 Density Units, 75 x 100)
7. Off-Street Parking Data:
 - A. Mid-Rise Bldg.
 - 1. Total Parking Required Equals 145 Spaces (120 x 1.15)
 - 2. Parking Provided = 104 & 20 Spaces for Employees
 - B. General Adult Home
 - 1. Total Number of Beds = 100
 - 2. Parking Required Equals 10 Spaces
 - 3. Parking Provided Equals 24 Spaces (10 Spaces for Employees)

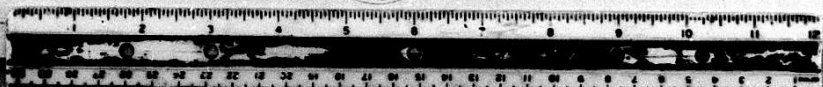
Site Utilities
 1. Exist 10 Water Philadelphia Rd. Along 55-1200 S
 2. Prop. Bldg. To Be Extended From & Connected With Subdivision of "Krup" Cover Adjacent To This Site

PLAT TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION AND SPECIAL EXCEPTION
 OF PROPERTY VICINITY
 PHILADELPHIA ROAD AND KING AVE

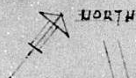
Election District No. 14 Baltimore County, Md.
 March 8, 1973
 Scale: 1" = 100'
 Revised: April 16, 1973



MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21204
 78047 L.F.S. R.L.S.



MAY 16 1977



N 47° 52' E 580.06

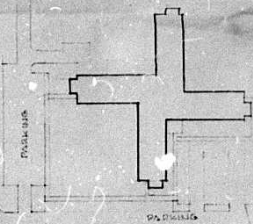


FARMHUS

0.100 N 47° 52' E

N 47° 52' E 150.00

0.100 N 47° 52' E



0.000 N

N 47° 52' E 580.06
PHILADELPHIA ROAD

DR 5.5 TO REMAIN
RESERVE 2.0 ACRES FOR
100 BED NURSING FACILITY

0.100 N 47° 52' E

2.0 ACRES TO BE RESERVED
FROM DR 5.5 TO DR 10.0

EXISTING TABULATION

EXISTING TENING DR 5.5
PROPOSED TENING DR 10
GROSS AREA 8.0 ACRES

DESIGNED DENSITY
DENSITY 10 DWELLING UNITS PER ACRE
TOTAL UNITS 138.0
TOTAL 100 UNITS 138.0

ON STREET PARKING
NUMBER REQUIRED 100
NUMBER PROVIDED 100

UTILITY NOTE 16" WATER MAIN LOCATED IN PHILA. ROAD
EXIST. SOUTH BOUND WHITEHAWK INTERSECTION (25' CAN)
MUST BE MAINTAINED FROM PROPOSED LOT LINES



BUILDING SECTION
SCALE 1" = 1'-0"

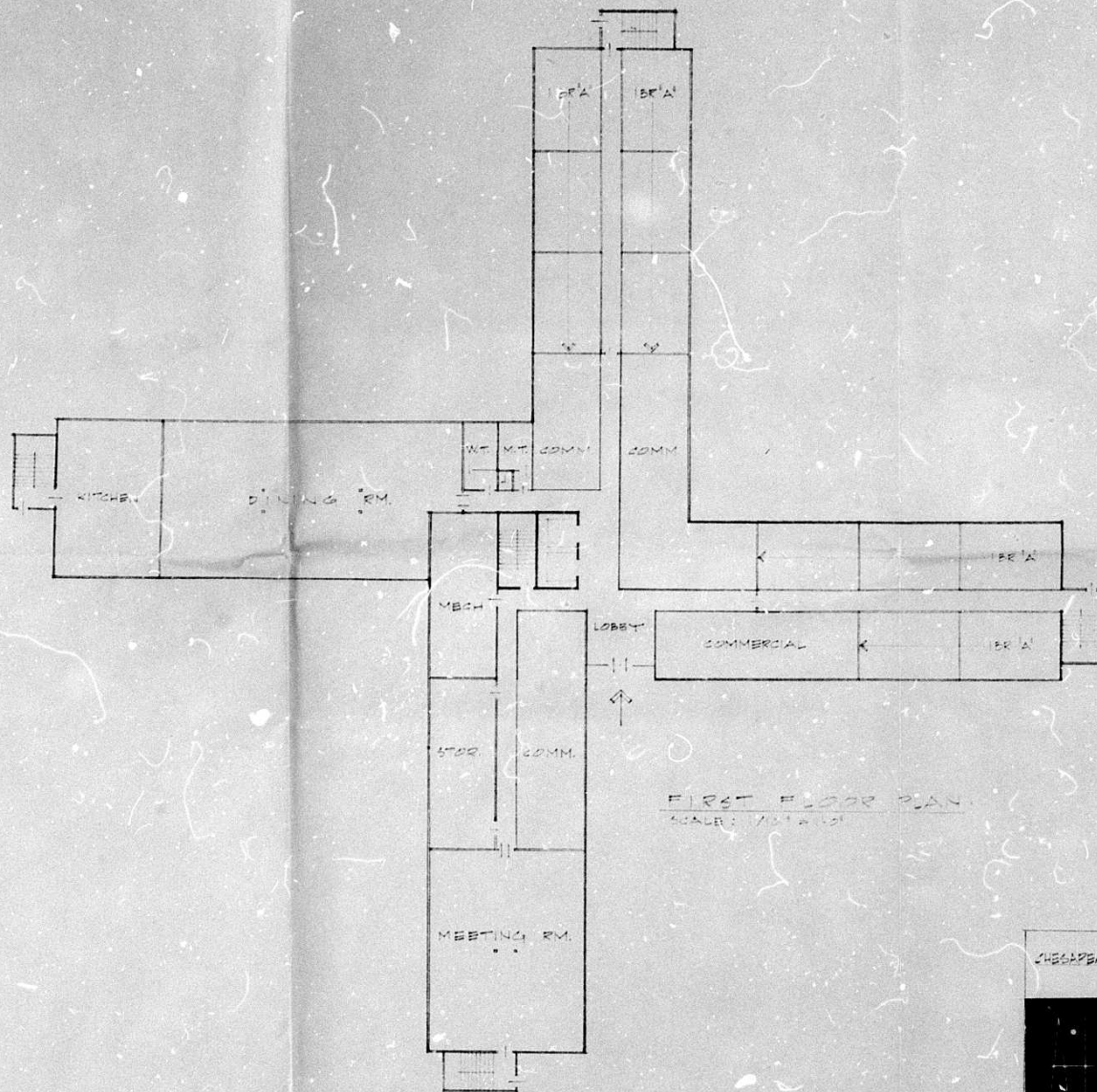
PLOT PLAN - SCALE 1" = 100'

14TH ELECTION DISTRICT

PROPOSED HOUSING FOR THE ELDERLY
CHESAPEAKE CONFERENCE
UNITED CHURCH OF CHRIST
VICINITY - PHILADELPHIA ROAD & KING AVENUE
BALTIMORE MARYLAND

THOMAS J. MANGAN
ARCHITECT and ENGINEER
PORT WASHINGTON, PA.

SITE PLAN
131
DATE - JAN 1978
COMM. 7802



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

APARTMENT COUNT	E	15A	15B	TOTAL
FIRST FLOOR	0	11	0	11
2ND FLOOR	4	0	0	4
TYPICAL FLOOR (3 THRU 6)	0	11	0	11
MIX	20	15	10	45

BUILDING FLOOR AREA	TABULATION
FIRST FLOOR	20,700 SF
TYPICAL FLOOR (3 THRU 6)	103,500 SF
TOTAL	124,200 SF
COMMERCIAL FLOOR AREA	0,750 SF

PROPOSED HOUSING FOR THE BISHOP
CHESAPEAKE CONFERENCE UNITED CHURCH OF CHRIST
VICINITY OF PHILADELPHIA RD. & KING AV.
BALTIMORE, MARYLAND

THOMAS J. MANGAN
ARCHITECT and ENGINEER
FORT WASHINGTON, PA.

DWG. NO.
10
DATE 2-2-72
COMD. 10-72-4

