

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Baptist Home of Md., Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of a new infirmary wing on an existing Boarding Home for the Elderly. Original approval - 1963 - 40 persons

Addition approved - 1969 - 24 persons - Proposed Infirmary Wing - 25 persons

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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 Baptist Home of Maryland, Inc.
Address 10729 Park Heights Avenue
Quincy Hills, Maryland 21117

Legal Owner Baptist Home of Maryland, Inc.
Address 10729 Park Heights Avenue
Quincy Hills, Maryland 21117

Petitioner's Attorney John W. Hession, III
Address 1213 Fidelity Building
Baltimore, Maryland 21201

Protestant's Attorney John W. Hession, III
Address 1213 Fidelity Building
Baltimore, Maryland 21201

ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of September, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1975, at 10:00 o'clock A.M.

Eric D. Menna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Menna, Zoning Commissioner Date October 20, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 76-89-SFH, Petition for Special Hearing for Construction of a new infirmary wing on existing Boarding Home for the Elderly.
East side of Park Heights Avenue 2300 feet North of Greenspring Valley Road.
Petitioner - Baptist Home of Maryland, Inc.

3rd District

HEARING: Wednesday, October 22, 1975 at 10:00 A.M.

The proposed use is not inconsistent with the policies of the Comprehensive Plan, the County's official Master Plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:nb

OCT 21 1975 AM



RE: PETITION FOR SPECIAL HEARING
East side of Park Heights Avenue 2300 feet
North of Greenspring Valley Road,
3rd District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-89-SFH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2100

I hereby certify that on this 18th day of October, 1975, a copy of the foregoing Order was mailed to Alan H. Stachelske, Esquire, 1213 Fidelity Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III

Alan H. Stachelske, Esquire
1213 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Special Hearing
E/S of Park Heights Avenue,
E/S of Park Heights Avenue,
E/S of Greenspring Valley
Road - 3rd District District
Baptist Home of Maryland, Inc. -
Petitioner
NO. 76-89-SFH (Item No. 53)

Dear Mr. Stachelske:

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

Very truly yours,

S. ERIC D. MENNA
Zoning Commissioner

SED:ow

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

DESCRIPTION DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL HEARING RAINBOW HILL BAPTIST HOME OF MARYLAND BALTIMORE COUNTY, MARYLAND

BEGINNING for the same on the east side of Park Heights Avenue at the beginning of the Fifth or North 4° 13' East 1,923.80 foot line of the First Parcel of land which by deed dated September 19, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3758 at Folio 29 was conveyed by Ruth Rosenberg, widow, to Rainbow Corporation (said point of beginning being distant 2,300 feet more or less measured northerly from the centerline of Green Spring Valley Road) and running thence binding on the east side of said Park Heights Avenue and on a part of said Fifth line North 4° 13' East 1,463.80 feet thence leaving the east side of said Avenue and said Fifth line and running for a line of division South 89° 07' East 1,241 feet more or less to intersect the Sixth or South 24° 32' East 1,394.60 foot line of said First Parcel of land at a point distant 600 feet from the beginning, thereof, thence binding on a part of said Sixth line and on the Seventh line of said First parcel the two following courses and distances, viz.:
(1) South 24° 32' East 994.60 feet to the end of said Sixth line and
(2) South 82° 00' West 340.72 feet to the end of said Seventh line thence leaving said outline and running for a second line of division South 67° 34' West 1,335 feet more or less to the beginning of the Fourth or North 83° 45' West 191.40 foot line of said First Parcel of land thence binding on said Fourth line North 63° 45' West 191.40 feet to the place of beginning.
Containing approximately 43 acres of land more or less.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
1023 North Calvert Street, Baltimore, Maryland 21202

Page 1 of 1

July 23, 1975

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1975

Alan H. Stachelske, Esq.
1213 Fidelity Building
Baltimore, Maryland 21201

RE: Special Hearing Petition
Item 53
Baptist Home of Md., Inc. -
Petitioner

Dear Mr. Stachelske:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Purdum & Jeschke
Consulting Engineers
1023 N. Calvert Street
Baltimore, Maryland 21202

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

Division of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

September 29, 1975

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

Re: Item #53 (1975-1976)
Property Owner: Baptist Home of Md., Inc.
E/S of Park Heights Ave., 2,300' N. of Greenspring Valley Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the construction of a new infirmary wing on an existing Boarding Home for the elderly. Original approval - 1963 - 40 persons addition approved - 1969 - 24 persons - Proposed infirmary wing - 25 persons.
No. of Acres: 43 District: 3rd

Dear Mr. Menna:

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.

General:

The submitted plan must be revised to include a location plan and indicate adjoining property ownerships, any structures, driveways, improvements, etc. proximate to this property, present and proposed means of potable water supply and sewage disposal and locations thereof, and drainage courses which traverse this tract of land.

Highways:

Park Heights Avenue (Md. 129) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result 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 stripping of top soil.

Item #53 (1975-1976)
Property Owner: Baptist Home of Md., Inc.
Page 2
September 29, 1975

Sediment Control: (Cont'd)

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drainage:

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

In accordance with the drainage policy, 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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Drainage and utility easements and/or reservations are required through this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban/Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" for the area in 11 to 30 years.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:FAM:FWR:sa

cc: D. Grien

T-SE Key Sheet
44 - 46 NW 21 & 22 Pcs. Sheets
NW 11 & 12 F Topo
59 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve the construction of a new infirmary wing on an existing boarding home for the elderly should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the herein Petition for the Special Hearing to approve the construction of a new infirmary wing on an existing boarding home for the elderly, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Alan H. Stocksdale, Esq.
1213 Fidelity Building
Baltimore, Maryland 21204

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

Your Petition has been received and accepted for filing this _____ day of _____, 1975.

Alan H. Stocksdale
Alan H. Stocksdale
Zoning Commissioner

Petitioner: Baptist Home of Md., Inc.

Petitioner's Attorney: Alan H. Stocksdale Reviewed by: Franklin T. Hognans
Jr.
Chairman
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
Manager

Wm. T. Mullen
Deputy Traffic Engineer

September 15, 1975

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

Re: Item 53 - ZAC - September 9, 1975
Property Owner: Baptist Home of Md., Inc.
Location: E/S of Park Heights Ave. 2300' N of Greenspring Valley Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the construction of new infirmary wing on an existing Boarding Home for the elderly. Original approval-1963-40 persons addition approved-1969-24 persons Proposed infirmary wing-25 persons.

No. of Acres: 43
District: 3rd

Dear Mr. DiNenna:

No major traffic problems are anticipated by the proposed addition to an existing Boarding House.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MEF:DC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1975

Alan H. Stocksdale, Esq.
1213 Fidelity Building
Baltimore, Maryland 21204

RE: Special Hearing Petition
Item 53
Baptist Home of Md., Inc. -
Petitioners

Dear Mr. Stocksdale:

The Zoning Plans 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, currently zoned R.D.P. and containing 43 acres, is located on the east side of Park Heights Avenue, approximately 2300 feet north of the center line of Greenspring Valley Road, in the 3rd Election District of the County.

The property is currently improved with a large masonry administration and boarding house for the aged, containing 64 beds, five dwellings, housing the administrators and employees of the home, and maintenance building in the rear, with the remainder of the property wooded unimproved land. Adjacent properties surrounding the subject site are zoned R.D.P. and consist of wooded unimproved property. To the west of the subject site are two dwellings which are not visible from the road due to the existing foliage.

Alan H. Stocksdale, Esq.
Re: Item 53
September 25, 1975
Page 2

The petitioner is requesting a Special Hearing to construct a large addition containing an additional 25 beds to the front of the existing building.

Revised plans reflecting the comments of the State Highway Administration must be submitted prior to the hearing date.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

cc: Purdum & Jeschke
Consulting Engineers
1023 N. Calvert Street
Baltimore, Maryland 21202



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Director
Baltimore, Maryland

September 11, 1975

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

Re: Z.A.C. meeting, Sept. 9, 1975
ITEM: 53
Property Owner: Baptist Home of Maryland, Inc.
Location: E/S of Park Heights Ave. (Rte 129) 2300' N of Greenspring Valley Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special hearing to approve the construction of a new infirmary wing on an existing Boarding Home for the elderly. Original approval 1963-40 persons. Addition approved-1969-24 persons. Proposed infirmary wing-25 persons.
No. of Acres: 43
District: 3rd

Dear Mr. DiNenna:

The existing entrance into the subject site is unsatisfactory. There is inadequate stopping sight distance due to the vertical alignment of Park Heights Ave. and the foliage along the highway on both sides of the entrance.

The distance between the gate posts is only 14', which is too narrow to permit vehicles to pass. It is recommended that the posts be moved in order to provide a wider entrance.

Although the entrance had been paved at one time, the surface has badly deteriorated to a point where a large portion consists of loose stone. The entrance must be repaved, at least from the edge of Park Heights Ave. to the right of way line.

The entrance must be channelized with concrete curb and gutter. The curb shall extend along Park Heights Ave. for a minimum of 25' on both sides of the entrance. The roadside face of curb shall be 24" from and parallel to the centerline of Park Heights Ave. The area from the edge of the travelled way to the curb shall be paved. The aforementioned construction will increase stopping sight distance considerably.

The entrance work will be subject to State Highway Administration permit.

The plan must be revised prior to the hearing date.

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

Mr. S. Eric DiNenna

Page 2

September 11, 1975

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

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

Dear Mr. DiNenna:

Comments on Item #53, Zoning Advisory Committee Meeting,
September 9, 1975, are as follows:

Property Owner: Baptist Home of Md., Inc.
Location: E/S of Park Heights Ave. 2300' N of Greenspring
Valley Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the construction
of a new infirmary wing on an existing Boarding Home for the elderly. Original
approval-1963-40 persons addition approved 1969-24 persons-proposed infirmary wing-
25 persons

No. of Acres: 43
District: 3rd

Revised plot plan required showing all existing septic
systems and water wells.

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

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

©HVB:dms

cc: Mr. Irwin L. Snyder

WILLIAM B. PRODM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 1975

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 #53, Zoning Advisory Committee Meeting, September 9, 1975, are as follows:

Property Owner: Baptist Home of Md., Inc.
Location: E/S of Park Heights Ave. 2300' N. of Greenspring Valley Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to approve the construction of a new infirmary wing on an
existing Boarding Home for the elderly. Original approval 1963-40 persons addition
approved 1969-24 persons-proposed infirmary wing 25 persons
No. of Acres: 43
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to ensure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 466-3811 ZONING 466-3831

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 18, 1975

Z.A.C. Meeting of: September 9, 1975

Re: Item 53

Property Owner: Baptist Home of Md., Inc.

Location: E/S of Park Heights Ave. 2300' N. of Greenspring Valley Rd.

Present Zoning: R.D.P.

Proposed Zoning: Special Hearing to approve the construction of a new infirmary
wing on an existing Boarding Home for the elderly. Original
approval 1963-40 persons addition approved 1969-24 persons.
Proposed infirmary wing-25 persons.

District: 3rd

No. Acres: 43

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

M. EMILIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY

MARCUS M. BOTSANE
JOSEPH H. MCDONN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VAND.
MRS. RICHARD F. GUERTEL



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 2, 1975

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 the
date of publication before the
day of October, 1975, the 1975 publication
appearing on the 2nd day of October
1975.

THE JEFFERSONIAN
L. Frank Shuster
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING
NOTICE: Petition for Special Hearing for construction of a
new infirmary wing on existing Boarding Home for the
elderly.
LOCATION: East side of Park Heights Ave. 2300' N. of
Greenspring Valley Rd.
DISTRICT: 3rd
NO. OF ACRES: 43
DATE OF HEARING: OCTOBER 10, 1975
The Boarding Home for the Elderly, Inc., is the owner of the
property located at the intersection of Park Heights Ave. and
Greenspring Valley Rd. in Towson, Maryland. The property is
currently zoned R.D.P. and is used as a boarding home for the
elderly. The petitioner is requesting a special hearing to
approve the construction of a new infirmary wing on the
existing boarding home. The proposed infirmary wing will
provide additional care for the elderly residents. The
petitioner is requesting that the Board of Education
approve the construction of the new infirmary wing.
The Board of Education is scheduled to hold a public
hearing on this matter on October 10, 1975, at 7:00 PM.
The hearing will be held in the Boarding Home for the
Elderly, located at the intersection of Park Heights Ave.
and Greenspring Valley Rd. in Towson, Maryland.
The petitioner is requesting that the Board of Education
approve the construction of the new infirmary wing.
The Board of Education is scheduled to hold a public
hearing on this matter on October 10, 1975, at 7:00 PM.
The hearing will be held in the Boarding Home for the
Elderly, located at the intersection of Park Heights Ave.
and Greenspring Valley Rd. in Towson, Maryland.
The petitioner is requesting that the Board of Education
approve the construction of the new infirmary wing.

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Oct. 1, 1975

IS TO CERTIFY, that the annexed advertisement of
tion for Special Hearing- Baptist Home of Maryland, Inc.
is published in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one
before the 22nd day of Oct. 1975, that is to say, the same
inserted in the issues of October 1, 1975.

STROMBERG PUBLICATIONS, Inc.

By: E. P. S. J. A. R.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Oct. 4, 1975
Posted for: PETITION FOR SPECIAL HEARING
Petitioner: BAPTIST HOME OF MD., INC.
Location of property: E/S OF PARK HEIGHTS AVE. 2300' N OF
GREENSPRING VALLEY RD.
Location of signs: E/S OF PARK HEIGHTS AVE. 2300' N OF
GREENSPRING VALLEY RD.
Remarks: Thomas R. Devlin
Posted by: Thomas R. Devlin Date of return: Oct. 10, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of
Aug 1975. Filing Fee \$ Received ☒ Check
Cash
Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Baptist Home of Md., Inc. Submitted by: C. PIPPER
Petitioner's Attorney: RAN FRANKLIN Reviewed by: M/B

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		SDO 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: T.B.C.										
Previous case:										
Revised Plans: Change in outline or description										
Map #										



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

No. 25930

DATE: Oct. 17, 1975 ACCOUNT: 01-662

AMOUNT: \$80.50

RECEIVED FROM: Messrs. Stokols, Russell and Jarrell
1813 N. Liberty Building, Baltimore, Md. 21201
FOR: Advertising and posting of property for
Baptist Home of Md., Inc.
\$76.00-000

8054620 805050

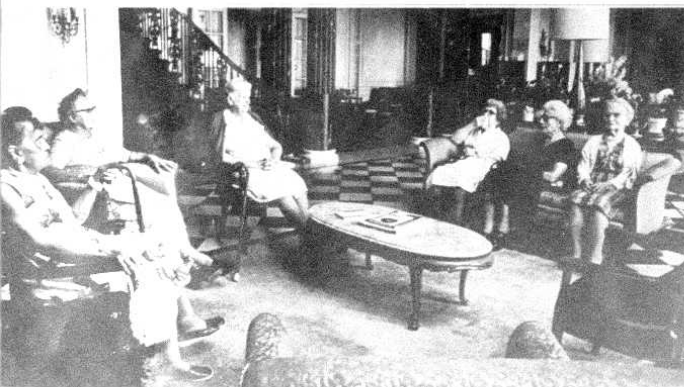
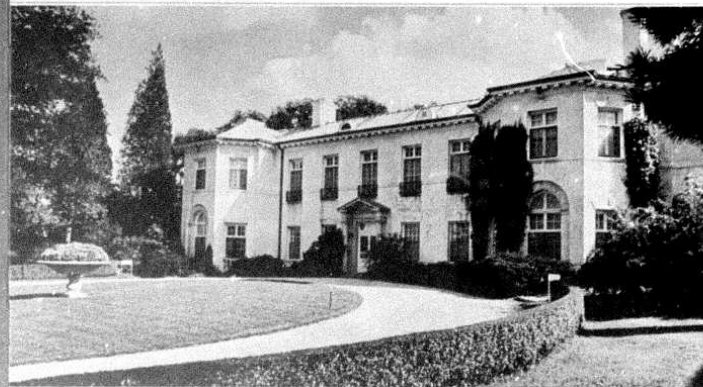
VALIDATION OR SIGNATURE OF CASHIER



Rainbow Hall

THE BAPTIST HOME OF MARYLAND

RAINBOW HALL, The Baptist Home of Maryland, Owings Mills, Md. 21117.



History

RAINBOW HALL is the Baptist Home for the elderly of the Baptist Conference of Maryland. The home is operated by a corporation which is owned by the Board of Trustees who help to make Rainbow a national center.

William H. M. McCracken, of the Baltimore-based trust company of the same name, is the driving force in the building of the Home in 1911. He and Mrs. McCracken contributed a building, donated by the Baltimore Conference, and began the first home for the aged in the city of Baltimore.

The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm.

The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm.

The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm. The home was built on a site which was formerly a farm.



and charm of the original building, the addition was skillfully designed to provide the most in comfort, convenience and ease of operation in keeping with today's standards.

The entire building now stands fully equipped with space for 100 residents available in either section. Quiet, pleasant and secure living accommodations are available as a memory of Maryland Bay.

Senior citizens need three things: a place to live, something to do and someone to care. Residents of Maryland provide all three.

Dining facilities

Essential to the attractive and effective operation of any facility of this type is wholesome food which provides a balanced diet.

Rainbow Hall ranks high in the field of well prepared meals three times each day. A professionally trained and experienced kitchen staff prepares the meals and supervises the purchase of top quality foods.

The charm and convenience of the dining room make most time a week moment of delight. A beautiful well equipped kitchen gives assistance to the meals, as prepared primarily in keeping with the highest standards of operation.

Throughout the Home, the food is served in the most attractive and healthful manner. The absence of a kitchen in the main building is a great asset in the success of bringing pleasure to all residents.

Maryland residents live in the most beautiful home in the state. The home is a beautiful and comfortable place to live. The home is a beautiful and comfortable place to live.





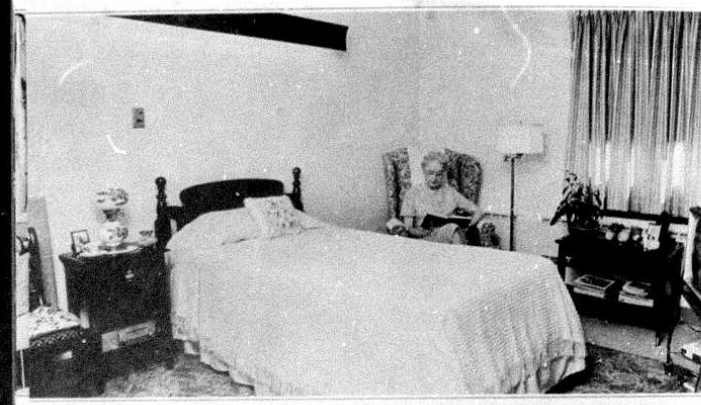
A 47-foot living room, approached from the outside through a colonnaded foyer, is the center around which the entire facility revolves. The open, winding stairway to the second floor, with its filigreed, wrought-iron balustrades, adds an artistic note to the scene. In this area, as well as in their rooms, residents of the Home receive guests or members of their families as well as live daily in comfort and security.

Chapel services

Carefully woven into the entire atmosphere of the Home is spirit of Christian love and courage. Those who live in the Home are long-time Baptists who have made their contribution to the Kingdom's work. Those who work in the Home maintain a high-level attitude of interest and commitment to their task. The spirit of Christ, in all relationships, is a daily objective. A large room at the end of the original building overlooking the garden is designated the chapel. In this bright, airy sunlit-room, devotional and prayer meetings are held. A resident minister is available for "chat", counsel or help in an emergency. Specific ministries give tangible expression to the aim of a Christian environment.

Activities

Persons who have spent many active years are usually anxious to remain involved in some form of creative program or projects. "Something to do" is important. The Baptist Home provides guided activities in recreation, sewing, ceramics and other forms of handwork. The Women's Board and Auxiliary of the Home plan seasonal events, utilizing whenever possible the residents of the Home in details and planning Harvest



Day, bazaars and holiday events provide involvement and contribution for the residents.

A gift shop featuring sewing articles and ceramics is maintained. Visitors to the Home can purchase delightful items that give personal pleasure and serve as a constant reminder of the Home. Whatever profit may result from this project provides the Home with needed funds but more than that, the residents feel they have directly and immediately contributed to something that they love and loves them.

Whatever the needs of the resident may be, the administration of Rainbow Hall seeks to meet them, ever remembering that this is a community of living, designed to be happy and wholesome years for senior citizens.

Individuals and church groups are urged to contact the Home if they are interested in conducting an activity for the residents of Rainbow Hall.

Transportation

Rainbow Hall blends the best of open, country atmosphere with convenience. Regular transportation is available for shopping trips or other engagements. While enjoying the spirit of the countryside, multiple shopping and business facilities are only minutes away.

Private residence rooms

Each resident enjoys the privacy of his own room, decorated and furnished according to personal tastes. Furniture and other personal articles are retainable. Each person's room is his "home" in the truest sense. By combining the new wing with the original mansion, personal preferences can be honored in the selection of a room.



	PLAN A	PLAN B
Financial requirements	Guests pay an admission fee to the endowment of the Home. All property and assets are retained by the resident.	An admission fee is required, the fee to be determined by the Trustees. Policies are flexible to meet individual needs/conditions.
Rates	Cost per week is determined by the size and location of the room selected. The rate is double in the case of a couple.	There is no weekly charge. Residents are required to convey all property, real, personal or mixed to the Home. All income is assigned to the Home.
Trial period	A 3-month probationary period is mandatory. If the resident wishes to leave the Home, the full admission fee is refunded.	A 3-month probationary period is mandatory. If resident does not become permanent all admission fees and property are returned. A cost for the weeks of occupancy is determined.
Financial obligations	If a resident becomes unable to pay his way because of financial reverses, the Home will assume financial responsibility for the duration of life.	If a resident becomes permanent, after meeting all financial requirements, there are no additional financial obligations.
Medical provisions		The Home assumes financial obligation for all necessary medical and hospital expenses of its residents.

If one prefers a larger, more serene room with fireplace and balcony, it is available. If the preference is for a more modern facility, it is also available.

All rooms have lavatory-toilet facilities. Some have private baths, some have bathroom on the hall. Single storage space is available with every room. The new wing features built-in drawers and closets. Natural and proper lighting is basic to every room. Windows and doors all combine to provide the best in easy living. Every area was designed with the person in mind. Rainbow Hall speaks volumes about the concept of Baptists for persons.

Eligibility for residence

A person 65 years of age or over who is a resident of Maryland and a faithful member in good standing of a Baptist church in the State is eligible for consideration as a resident in the Baptist Home of Maryland.

Applicants for admission must be financially responsible, as having been identified with the work of the church and as being in financial need.

Consent of the applicant's family and community is required. If the applicant is a member of a church, the church must be notified. If the applicant is a member of a church, the church must be notified. If the applicant is a member of a church, the church must be notified.

The Home assumes financial obligation for all necessary medical and hospital expenses of its residents.

stant at Rainbow Hall. Therefore, those interested in admission are urged to contact the Home immediately. Admissions are made in the order of application, subject to the availability of the type room and plan of admission requested by the applicant.

Medical assistance

Individuals must be ambulatory at the time of admission to the Home. Rainbow Hall is not a nursing home. It is prepared to care for the residents, either in a well-equipped infirmary that is properly staffed by nurses, or in a hospital if the situation demands it.

Modern facilities in the infirmary with modern medical nursing care are coupled with competent physicians on call to insure every resident will have proper and adequate care in times of illness.



Memorials

Despite the contribution of the Baptist Convention of Maryland and the income from residents of Rainbow Hall, financing of the operating expense of the Baptist Home will continue to depend heavily upon endowment funds.

Recent expansion of the Home to accommodate more persons has opened up new and specific opportunities for memorials. Furnishings for a resident's room, the solution, the fellowship hall or conference rooms are but a few of the many needs. Equipment such as a new movie projector and screen are possibilities.

Due to the maintenance of the Home is a substantial endowment fund which provides annual income to be used in operation and development of Rainbow Hall. Some of the existing endowment has been used for construction and expansion, a necessary improvement in style and equipment if the Home was to keep pace with the needs of our time.

However, use of endowment funds for capital improvement automatically reduces annual income for day-by-day operations.

Persons having money to contribute could hardly find a more worthy investment than in a home where faithful Christian men and women spend their senior years.

This ministry of Maryland Baptists affords an ideal medium for the memorializing of loved ones or other esteemed persons. Gifts to the Baptist Home, as to other charitable organizations, are tax deductible.

For more information, write the director of the Home for a brochure describing memorial projects which have been established.

Wills and bequests

Your name and work can live on after you through a bequest to the Baptist Home of Maryland. Your stewardship of life can be now and forever. All that would be necessary is the insertion of a clause in your will that makes the Home a recipient of that portion of your estate you choose to give.

You may choose to make either a general bequest or a specific bequest.

Funds given to charitable organizations in this manner are tax-exempt.

General/specific bequests

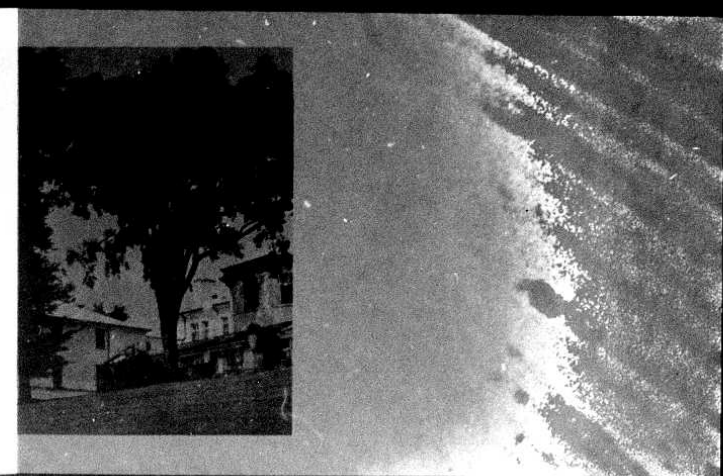
An attorney suggests the following clauses: "I hereby give, devise and bequeath to the Baptist Home of Maryland, Incorporated the sum of \$ _____ for the following property) _____ for the rest and residue of my estate."

If a specific purpose is desired for the bequest, simply add a sentence naming the cause to which it goes.

Additional information

This brochure is designed to give only general information about Rainbow Hall. For specific information pertaining to admission, policies or memorials, contact:

Executive Director
The Baptist Home of Maryland, Incorporated
Route 2, Box 34, Owings Mill, Maryland 21117
Telephone 484-3324



VELVET VALLEY WAY

RUTH B. ROSENBERG
1000/411
ZONED R.D.P.
50907E 124112

MARGUERITE S
O'DWYER
5200/503

Velvet Valley Way

Zoning Parcel

MELVIN KELLER

LOCATION PLAN
Scale: 1"=1000'

IRVIN GRIFF, JR.
4110/506

CLARENCE E. ELDERKIN, JR.
4002/150

GENERAL NOTES

1. TOTAL AREA OF PROPERTY - 43 ACRES ±
2. EXISTING ZONING - R.D.P.
3. EXISTING USE - BOARDING HOUSE FOR THE AGED (64 BEDS)
4. PROPOSED USE - ADDITION TO BOARDING HOUSE FOR THE AGED (25 BEDS)
5. SCREENING - NONE
6. LIGHTING - NONE
7. PAVING - NONE
8. PROPOSED ENTRANCE CONSTRUCTION SUBJECT TO STATE HIGHWAY ADMINISTRATION PERMIT.
9. THE LAYOUT OF THE WATER WELL AND SEPTIC SYSTEMS IS TAKEN FROM THE BALTIMORE CO. HEALTH DEPT. SKETCH AND IS APPROXIMATE ONLY.
10. PARKING DATA
TOTAL NUMBER OF BEDS - 89
NUMBER OF SPACES REQUIRED AT 1 SPACE PER 10 BEDS - 9
NUMBER OF EMPLOYEES - 15
NUMBER OF SPACES REQUIRED AT 1 SPACE PER 3 EMPLOYEES - 5
TOTAL NUMBER OF SPACES REQUIRED - 15
NUMBER OF SPACES PROVIDED - 28
11. HIGHWAY AND STORM DRAIN IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION AND BALTIMORE COUNTY REQUIREMENTS.

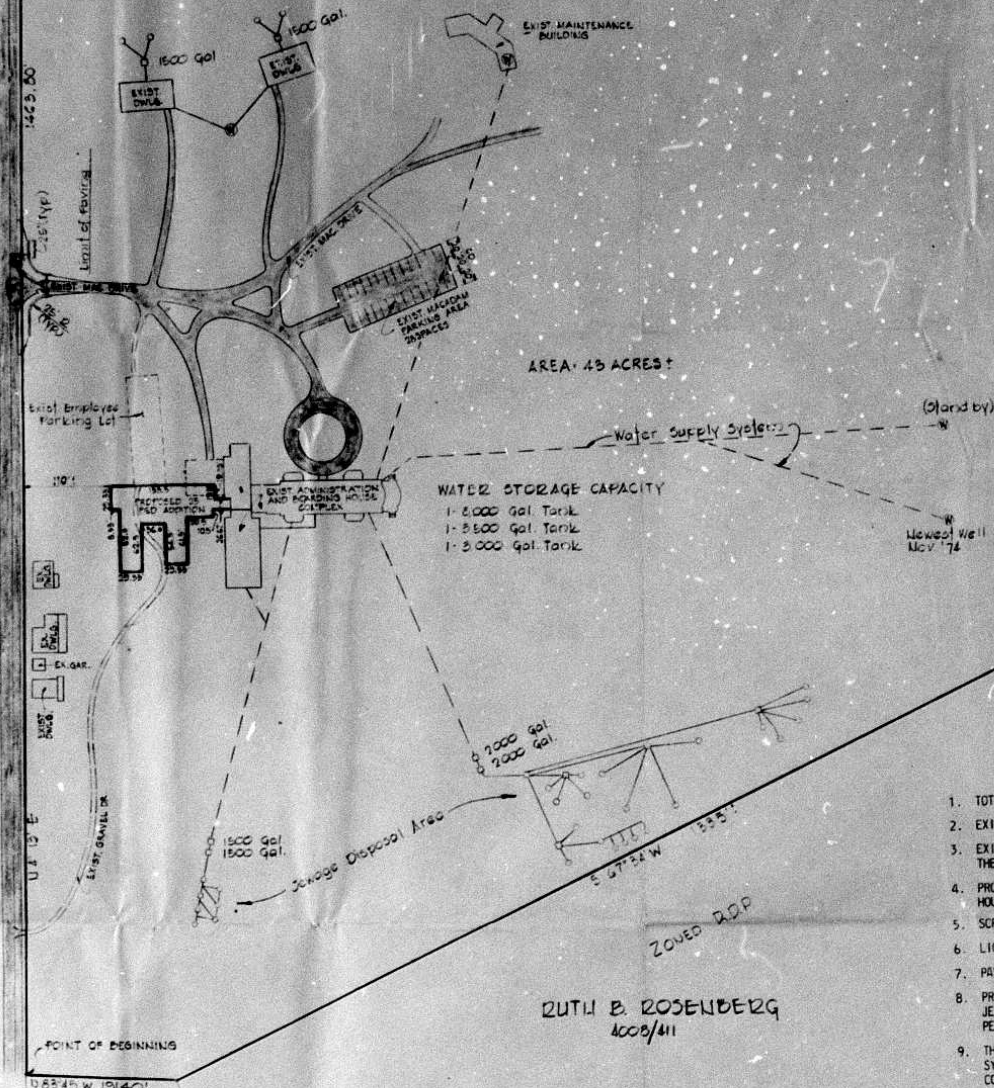
PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL HEARING
RAINBOW HILL BAPTIST HOME
OF MARYLAND

3RD ELECTION DISTRICT
JULY 28 1975
Revised - Oct. 30 1975

BALTIMORE COUNTY, MD.
SCALE 1"=100'

PURDUM & JESCHKE
CONSULTING ENGINEERS &
LAND SURVEYORS
1025 N CALVERT STREET
BALTIMORE, MARYLAND 21202

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11-20-75



ZONED R.D.P.

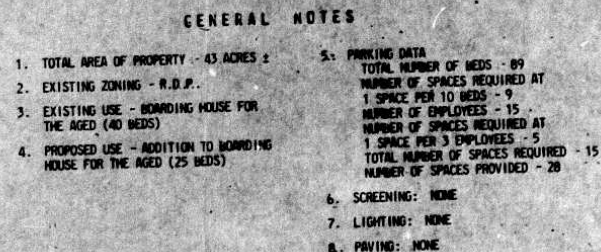
PARK HEIGHTS AVENUE

ZONED R.D.P.

RUTH B. ROSENBERG
1000/411

2300' to 6' Green Spring Valley Road
E' AT OF
RUBENSTEIN
PROPERTY
224 70/01

MAR. 26
 NEW, R-5
 SEARCHED
 INDEXED
 SERIALIZED
 FILED
 MAR 26 1964
 FBI - NEW YORK



BALTIMORE COUNTY, MD.
SCALE 1"=100'

PURDUM & JESCHKE
CONSULTING ENGINEERS &
LAND SURVEYORS
1028 N CALVERT STREET
BALTIMORE, MARYLAND 21202

FLAT OF
RUBENSTEIN
PROPERTY
REG. 25/92