

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Agency of United Methodist Church, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____.

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.

Balto. Conf. Health Care Agency of United Methodist Church, Inc.
Contract purchaser
Address: _____
Legal Owner

Address: P.O. Box 3701
Baltimore, Maryland 21204
Austin W. Brizendine
Petitioner's Attorney

Address: 607 Bosley Avenue, Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197____, at _____ o'clock _____ M.

10.00 AM
Zoning Commissioner of Baltimore County 1/9/76

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Erik Runko, Zoning Commissioner Date: January 22, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-145-X. Petition for a Special Exception for a Convalescent Home Beginning 155 feet, more or less Northwest of Philadelphia Road and on the Northeast side of Fontana Lane. Petitioner - Baltimore Conference Health Care Agency of United Methodist Church, Inc.

14th District

HEARING: Monday, January 26, 1976 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The proximity of this site to shopping, hospitals, and colleges make the location desirable for the proposed use.

The plan dated December 12, 1975 is acceptable providing the area designated as openspace is permanently reserved.

William D. Fromm
Director of Planning

WDF:NEG:rw



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENHA
ZONING COMMISSIONER

February 2, 1976

Austin W. Brizendine, Esquire
607 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception Beginning 155' NW of Philadelphia Road on the NE/S of Fontana Lane 14th Election District Baltimore Conference Health Care Agency of United Methodist Church, Inc. - Petitioner
NO. 76-145-R (Item No. 61)

Dear Mr. Brizendine:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Mrs. H. F. Salfner
8722 Philadelphia Road
Baltimore, Maryland 21237

Mr. Fred Abel
Essex Times
809 Eastern Boulevard
Baltimore, Maryland 21221

Mr. Kenneth Coldwell, Publisher
The Avenue
405 Eastern Boulevard
Baltimore, Maryland 21221

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

MCA
MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 423-0000

Revised Plans
#61
DEC 15 1975
By _____

DESCRIPTION

2.472 ACRE PARCEL, MORE OR LESS, PART OF THE LAND OF BALTIMORE CONFERENCE HEALTH CARE AGENCY OF THE METHODIST CHURCH, INC., NORTHEAST SIDE OF FONTANA LANE, NORTHWEST OF PHILADELPHIA ROAD, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning for the same at a point in Fontana Lane, as widened to 45 feet, and on the last or S 50° 15' E 735.00 foot line of the land conveyed to Baltimore Conference Health Care Agency of The Methodist Church, Inc., by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4706, page 229, said point of beginning being distant 145.00 feet, as measured N 50° 15' 00" W from the end of said line, said beginning point being also distant 155 feet, more or less, as measured N 50° 15' 00" W from the intersection of said last line and the center line of Philadelphia Road, as widened, running thence in said Fontana Lane and binding reversely on a part of said last line, (1) N 50° 15' 00" W 408.00 feet, thence six courses: (2) N 39° 45' 00" E 176.00 feet, (3) S 50° 15' 00" E 105.00 feet, (4) N 84° 45' 00" E 242.00 feet, (5) S 50° 15' 00" E 100 feet, more or less, (6) S 17° 56' 55" W 83 feet, more or less, and (7) S 39° 45' 00" W 270.00 feet to the

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 29, 1975

Austin W. Brizendine, Esq.
607 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception Petition Item 60 Balto. Conf. Health Care Agency of United Methodist Church, Inc. - Petitioner

Dear Mr. Brizendine:

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 is located on the northwest side of Philadelphia Road, 200 feet west of Rossville Blvd., and is currently an unimproved parcel of land, partly wooded, which contains a spring fed pond.

The site plan should be revised to indicate the comments of the Project and Development Planning division, and most especially the comments of the Bureau of Engineering concerning flood plain areas.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments

MCA
MCA ENGINEERING CORPORATION

place of beginning.

Containing 2.472 acres of land, more or less.

RLS:impl

J.O. 01-75155
W.O. 11798-C

December 12, 1975

Austin W. Brizendine, Esq.
Re: Item 60
October 29, 1975
Page 2

above, and any comments from other departments as requested.

Very truly yours,

Franklin T. HOGANS, JR.
Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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

A Special Exception for a convalescent home should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County this 12th day of February, 1976, that a Special Exception for a convalescent home 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, 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of February, 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Special Exception for a convalescent home and/or the Special Exception for a convalescent home be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



STEPHEN COLLINS
DIRECTOR

October 8, 1975

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

Re: Item 61 - ZAC - Sept. 30, 1975
Property Owner: Balto. Conf. Health Care Agency of United Methodist Church, Inc.
Location: NW/4 Phila. Rd. 200' W. of Rossville Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for a convalescent home
No. of Acres: 11.2
District: 14th

Dear Mr. DiNenna:

As presently zoned, this site could be expected to generate approximately 1300 trips per day. The proposed special exception would generate approximately 300 trips a day.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
311 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

January 12, 1975

XXXXXXXXXXXXXXXXXXXX
Chairman
Franklin T. Hogans, Jr.
Towson, Maryland 21204

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
POLICE AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

Austin W. Briscandine, Esq.
607 Rosley Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 61
Balto. Conf. Health Care
Agency of United Methodist
Church, Inc. - Petitioner

Dear Briscandine:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you October 28, 1975 under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

cc: Dolanberg, Gershold, Cross & Stael
412 Delaware Avenue
Towson, Md. 21204



WILLIAM D. FROMM
DIRECTOR

January 12, 1976

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 #61, Zoning Advisory Committee Meeting, September 30, 1975, are as follows:

Property Owner: Baltimore Conf. Health Care Agency of United Methodist Church, Inc.
Location: NW/4 of Philadelphia Road 200' W. of Rossville Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a convalescent home
No. of Acres: 11.2
District: 14th

This office has reviewed the revised site plan and offers the following comments:

When the property is developed it must comply with the subdivision regulations and the C.M.D.P.

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 8, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #61, Zoning Advisory Committee Meeting, September 30, 1975, are as follows:

Property Owner: Balto. Conf. Health Care Agency of United Methodist Church, Inc.
Location: NW/4 of Phila. Rd. 200' W. of Rossville Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for a convalescent home.
No. of Acres: 11.2
District: 14th

Metropolitan water and sewer available.

Nursing Home Comments: Prior to approval of a 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, Director
BUREAU OF ENVIRONMENTAL SERVICES

ETHD:dlap

cc: Mr. I. Snyder

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

872-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Balto. Conf. Health Care Agency of United Methodist Church, Inc.

Location: NW/4 of Phila. Rd. 200' W. of Rossville Blvd.

Item No. 61

Zoning Agenda September 30, 1975

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 building 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]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

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

Bureau of Engineering
ELLSWORTH H. DYER, P.E., CHIEF

October 11, 1975

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

Re: Item #61 (1975-1976)
Property Owner: Balto. Conf. Health Care Agency of United Methodist Church, Inc.
NWS of Philadelphia Rd., 200' W. of Rossville Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for a convalescent home.
No. of Acres: 11.2 District: 14th

Dear Mr. DiNenna:

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 indicate adjacent property ownerships and the Stemmers Run 100-year flood plain through this property. Further information may be obtained from the Baltimore County Bureau of Engineering in regard to this flood plain.

Highways:

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, intersections, 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.

Rossville Boulevard is a recently constructed County dual lane, divided access highway, in this vicinity. No additional improvements are required.

Fontana Lane, an existing private road is proposed to be improved in the future as a County road with a 40-foot closed auction roadway on a 60-foot right-of-way. Highway improvements, including any necessary highway right-of-way widening and reversible easements for slopes and fill area for sight distance will be required in connection with any grading or building permit application.

Item #61 (1975-1976)

Property Owner: Balto. Conf. Health Care Agency of United Methodist Church, Inc.

Page 2
October 11, 1975

Highways: (Cont'd)

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.

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 Drains:

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.

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 available to serve this property.

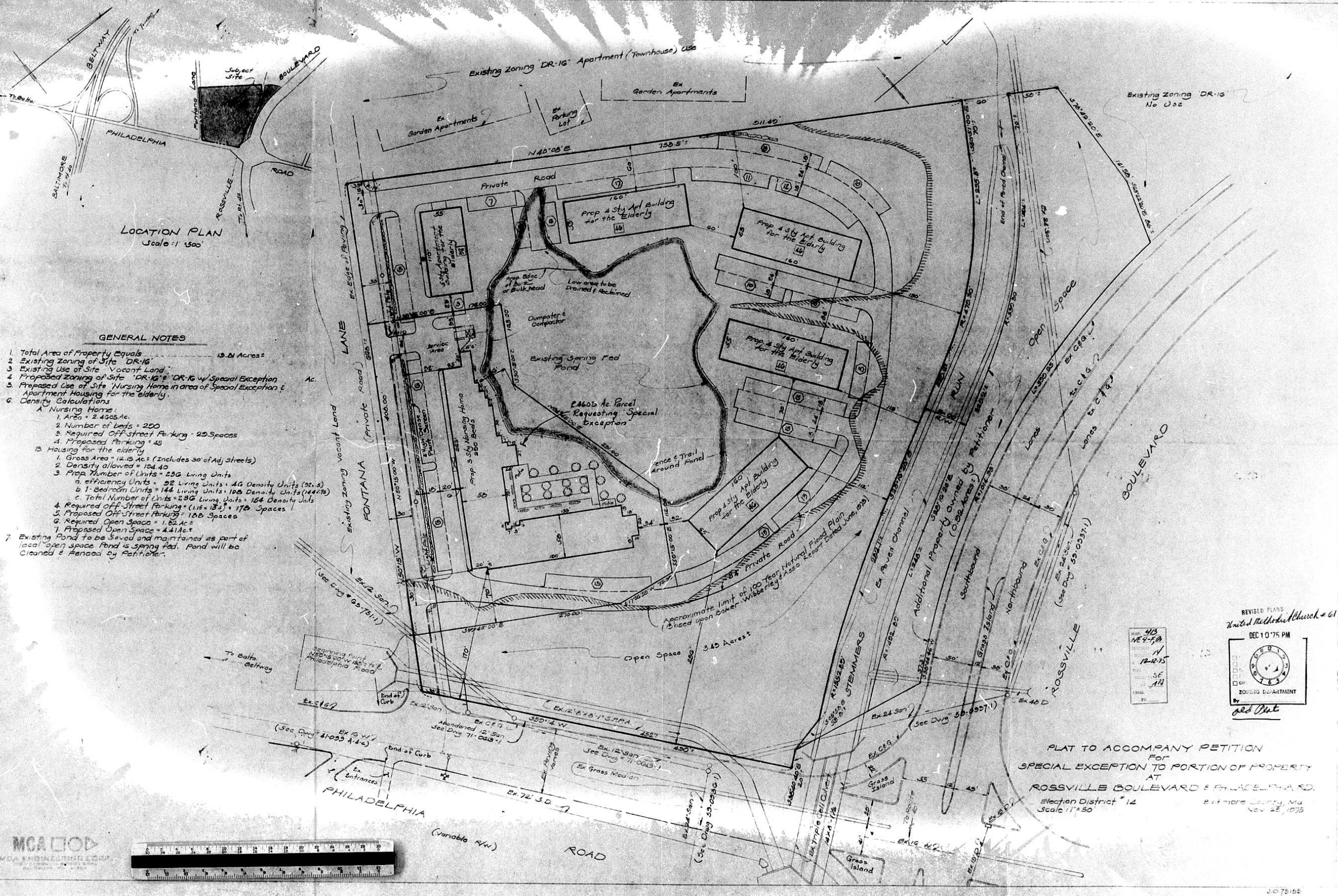
Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END BAK:RMR:as

cc: D. Grise, J. Trenner

1-W Key Sheet
16 & 17 NE 24 & 25 Pos. Sheet
NE 1 & 5 P & G Topo
9C Tax Map



- GENERAL NOTES**
1. Total Area of Property Equals 13.81 Acres
 2. Existing Zoning of Site DR-16
 3. Existing Use of Site Vacant Land
 4. Proposed Zoning of Site DR-16 w/ Special Exception
 5. Proposed Use of Site Nursing Home in area of Special Exception & Apartment Housing for the elderly
 6. Density Calculations
 - A. Nursing Home:
 1. Area = 2.465 Ac.
 2. Number of Beds = 250
 3. Required Off-Street Parking = 25 Spaces
 4. Proposed Parking = 45
 - B. Housing for the elderly:
 1. Gross Area = 12.15 Ac. (Includes 30' of Adj. Streets)
 2. Density allowed = 134.40
 3. Prop. Number of Units = 256 Living Units
 - a. efficiency Units = 92 Living Units = 46 Density Units (92.5)
 - b. 1-Bedroom Units = 144 Living Units = 108 Density Units (144.0)
 - c. Total Number of Units = 256 Living Units = 164 Density Units
 4. Required Off-Street Parking = (116 x 134) = 172 Spaces
 5. Proposed Off-Street Parking = 168 Spaces
 6. Required Open Space = 1.82 Ac.
 7. Proposed Open Space = 4.41 Ac.
 7. Existing Pond to be Seved and maintained as part of local open space Pond is Spring fed. Pond will be cleaned & fenced by Petitioner.



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF PROPERTY
AT
ROSSVILLE BOULEVARD & PHILADELPHIA RD.
Election District # 14
Scale 1"=50'

Eastmore County, Ma
Nov 28, 1975

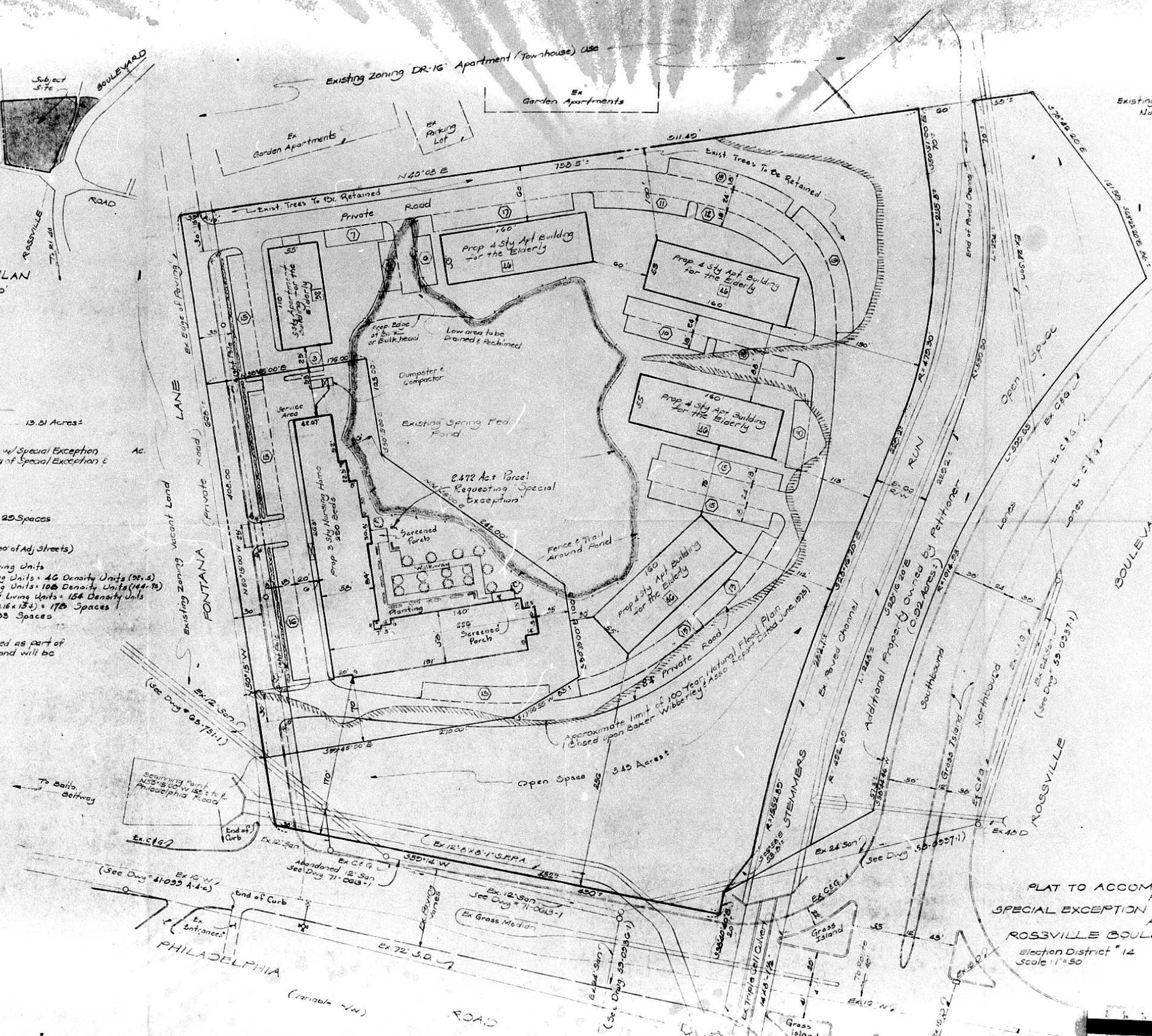
REVISED PLANS
United Methodist Church # 61
DEC 10 1975 PM
ZONING DEPARTMENT
Jed Out

43
NE 4-5A
11
12-12-75
SE
11H

LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

- Total Area of Property Equals 13.81 Acres ±
- Existing Zoning of Site "DR-16"
- Existing Use of Site "Vacant Land"
- Proposed Zoning of Site "DR-16" w/ Special Exception
- Proposed Use of Site "Nursing Home in area of Special Exception"
- Proposed Use of Site "Apartment Housing for the elderly"
- Proposed Calculations:
 - Nursing Home:
 - Area = 2.478 Ac.
 - Number of beds = 250
 - Required Off-Street Parking = 20 Spaces
 - Proposed Parking = 40
 - Housing for the elderly:
 - Gross Area = 12.15 Ac. (Includes 30' of Adj. Streets)
 - Density allowed = 154.40
 - Prop. Number of Units = 256 Living Units
 - efficiency Units = 52 Living Units = 46 Density Units (96.5)
 - 1-Bedroom Units = 144 Living Units = 106 Density Units (144.19)
 - Total Number of Units = 256 Living Units = 154 Density Units
 - Required Off-Street Parking = (116 x 134) = 175 Spaces
 - Proposed Off-Street Parking = 193 Spaces
 - Required Open Space = 1.62 Ac.
 - Proposed Open Space = 4.41 Ac.
- Existing Pond to be saved and maintained as part of local open space. Pond is spring fed. Pond will be cleaned & fenced by Petitioner.



REVISED PLANS
#61 Methodist Church
DEC 15 '75 PM
By [Signature]

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF PROPERTY
AT
ROSSVILLE BOULEVARD & PHILADELPHIA RD.
Election District #14
Scale: 1" = 50'
Baltimore County, Md.
Dec 15 '75

