# PETITION FOR SPECIAL HEARING

Commissioner should approve under Section 409.4 of said Zoning Regulations, a permit to permit the Petitioner to use adjoining land for an accessory parking area for a convalescent and nursing home located in an existing DR-16 Zone.

\* and Nursing Centar of Towson, a Maryland limited partnership,

## See attached description

Contract Purchaser

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

Regulations.

1, 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 zonim regulations and restrictions of Baltimore County of adopted pursuant to the Ioning Law for Baltimore County.

Baltimore County.
M:LTI-MEDICAL CONVALESCENT AND By NUBSING CENTER OF TOWSON

| Hear Durkeff (generalfacture)
| Robe Burkoff | Legal Owner

Address\_7700\_York\_Road\_\_\_\_\_ Towson, Maryland

Protestant's Attorney

60

Petitioner's Attorney

osal 1000 Mercantile Bank and Trust Bldg.

2 Hopkins Plaza, Baltimore, MD 21201

ORDERED By the Zoning Commissioner of Baltimore County, this 25th 

atlice o'clock P. M.

MM 25 Th

Fred Wolf, III, Esquire 1300 Mercantile Bank and Trust Building 2 Hopkins Plaza Baltimore, Maryland 21201

Dear Mr. Wolfs

GJM/mc

Almi be Kensa Zoning Commissioner of Baltimore County

July 29, 1976

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

Very truly yours,

GEORGE J. MARTINAS Deputy Zoning Commissioner

RE: Petition for Special Hearing W/S of York Road, 52' N of St. Joseph

Genter of Towson - Petitioners NO. 77-12-SPH (Item No. 227)

Hospital Drive - 9th Election District Multi-Medical Convalencent & Nursing

(over)

RE: PETITION FOR SPECIAL HEARING W/S of York Road, 52' N of St. Joseph's Hospital Drive - 9th Election District Multi-Medical Convalescent & Nursing Center of Towson - Petitioners NO. 77-12-SPH (Hem No. 227)

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY 111 111 111

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Specia! Hearing to determine whether or not land, in a D. R. 16 Zone, adjoining the Multi-Medical Convalescent and Nursing Center of Towson, may be used for a parking area for that facility

Testimony on behalf of the Petitioners indicated that the proposed facility would provide an additional 56 parking spaces.

A nearby resident, in protest, voiced apprehension concerning other possible user for the area in question and was assured that none were being contemplated at this time.

Further testimony was proferred by Ronald L. Maher, Sr., Esquire, counsel for adjoining property owners, by letter of July 2, 1976, and by oral testimony. He indicated that his clients had no objection to the parking area

Without reviewing the evidence further, but based upon all of the evidence prevented at the hearing, in the indeement of the Deputy Zoning Commissioner. plans meet the requirements set forth in Section 409.4 of the welfare of the locality involved not being adversely affected, the Specia ing for off-street parking in a residential zone, in accordance w th the plat dated April 23, 1976, revised July 2, 1976, and approved July i.u. 1976. by John L. Wimbley, Planner III, Project and Development Planning Division,

Office of Planning and Zoning for Baltimore County, said plat having been filed as Exchibit "A" in this proceeding and which is incorporated by reference eto as a part of this Order, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this \_\_\_ day of July, 1976, that the herein Petition for Special Hearing for off-street parking in a residential zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned approved site plan, which includes installation and maintenance of dense arborvitae acreening, a minimum of six feet high-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Petition #77-12-SPH, Petition for a Special Hearing for Off-Street
Farking in a Residential Zone

West Side of York Road 52 feet North of St. Joseph's Hospital Drive. Petitioner - Multi-Medical Convalescent and Nursing Center of Towsor

If this request is granted it is suggested that it be conditioned by specific landscaping provisions to protect the adjacent deellings.

TO. S. Eric DiNenna, Zoning Commissioner Date. June 24, 1976

MEARING: Wednesday, July 7, 1976 ( 1:00 P.M.)

FROM William D. Fromm, Director of Planning

0

I HEREBY CERTIFY that on this 2nd day of July, 1976, a copy of the foregoing Order was mailed to Fred Wolf, III, Esquire, 1300 Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hessian, III People's Counse: County Office Building

Towson, Maryland 21204

ORDER TO ENTER APPEARANCE

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

RE: PETITION FOR SPECIAL HEARING

W/S of York Road 52 feet N of

Mr. Commissione:

Charles F. Kountz, Ir.

St. Joseph's Hospital Drive, 9th District

MULTI-MEDICAL CONVALESCENT AND : Case No. 77-12-SPH: JURSING CENTER OF TOWSON, Petitioners

John W. Hessian, III

6

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

August 16. 1976

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

Dear Mr. DiNappa

KJW: mah

DONALD J. ROOP, M.O., M.P.H. TY STATE AND COUNTY HEALTH OFFICES

Comments on Item #227, Zoning Addresty Committee Necting, May 25, 1976, are as follows:

Property Owner: Nulti-Medical Convalencent and Property Owner: Nulti-Medical Convalences and Nussing Center of I won Location: #/S Duk Rd. 52' N. St. . eeph's Hospital Dr. Existing Zoning: D.R. 16 Proposed Zoning: Special hearing to approve oif-street parking in a D.R. 16 zone.

Acres: 0.887 District: 9th

Metropolitan was r and sewer are available. Therefore, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WDF : JGH : n

PRON THE OFFICE OF CECRGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS P.O. BOX 6828, TOWSON, MARYLAND 21204

wide, said print being 52 feet more or less northeasterly along said west side from the center line of St. Josephs Hospital Drive, running thence 'ollowing courses, vis: (1) North 78° 22' 32" West 330.38 feet, (2) North 52\* 31' 15" West 7.46 feet, (3) North 17" 35' 17" East 173.93 feet to Avenue (4' South 41" 33' 52" East 38.03 teet, (5) South 54" 00' 52" East 50.00 feet and (6) South 65° 13' 19" East 252.20 feet to the heretofore mentioned west side of York Read, thence along said west side (7) South 12° 29' 27" West

Description to Accompany Zoning Petition to Permit Parking in an Existing DR-16 Zone Multi-Medical C nvelement & Nursing Home

Beginning for the same at a point on the west side of York Road 66 feet 76.00 feet to the place of beginning.

Containing 0 837 acres of land, more or less

April 23, 1976

9th District

Joha W. Hessian, III, Esquire People's Counsel

cc: Ronald L Maher, Esqui: e 1000 Maryland Trust Building Baltimore, Maryland 21202



June 23, 1976

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

Per Its-227 - 222 - Ney 25, 1976.

Property Owner: Nulti-Hedical Convalencent and Burning Center of Towson Location: W/ York Road 57 ME St. Joseph's Hospital Drive Bristing Zoning: D.R. 16

Proposed Zoning: Special hearing to approve off-street parking in a D.R. 16 Zone

Dear Mr. DiNenna:

No major increase in trip generation is anticipated by the requested special exception to permit parking in a residential zone.

Some congestion can be anticipated on Alta /ista Avenue due to the narrowness of the road and the perpendicular parki: across the road from the entrance to the parking lot.

Alta Vista Road should be widened to 24 feet and have sidewalks on both sides of this road.

Very truly yours Michael S. Flanigan Truffic Engineer Associate

June 23, 1976

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Baltimore, Maryland 21201

Franklin T. Nogen. . . Trust Bldg. 2 Hopkins Plaza

BURL OF AT

DEPARTMENT OF ATATE BOATS - commit

PERSONAL SE HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPOSITS

BOARD OF EDUCATION DEVELOPMENT

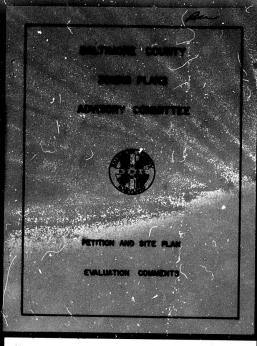
Dear Mr. Wolf: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has me'e an or. site field inspection of the property. The following comments are a result of this review and

RE: Special Hearing Petition Item 227 Multi-Medical Convalescent and Nursing Center

These consents are not intended to indicate the appropriatewases of the soning action requested, but to assure that all part of the soning action requested to assure that all part of the soning that of the soning th

The subject property is located on the west side of York Road, 52 foet northeast or St. Joseph:
Bospitab Drve, and is currently improved wit:
Hearing to permit off street parking in a D.%. 16 zone to be used by the Multi-Medical Convalencent Rursing Home of Townen, which lies across the street.
Avenue (a private road) has its access onto Alta Vista Avenue (a private road).

The plan must be revised prior to the hearing to indicate the requirements of Section 409.4 of the Zoning Regulations, as well as the comments of the Project and Development Planning section and State Highway Administration.



Fred Wolf, III, Esq. Re: Itom 227 June 23, 1976 Page 2

Very truly yours,

FRANKLIN T. HOGF S, JR. Chairman, Zoning Plans Advisory Committee

FTH: ID

Enclosure

cc: George William Stephens, Jr. and Associates, Inc. P.O. Box 6828 Towson, Md. 21204

This petition is accepted for filing on the date of the enclosed f ling 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.

No major increase in trip generation is anticipated by the requested special exception to permit parking in - residential zone.

Some congestion can be anticipate, on Alta visus Avenue due to the narrowness of the road and the perpendicular parking across the road from the entrance to the parking lot.

Re: Item 227 - 256 - Nov. 25, 1976

Property One

Nov. 100 - Nov. 1976

Property One

Nov. 100 - Nov. 1976

Proposed Youling: Date 100

Proposed Youling: Date 100

Proposed Youling: Date 100

Nov. 100 - Nov. 100

Proposed Youling: Date 100

Nov. 100

Nov.

Alta Vista Road should be widened to 24 feet and have sidewalks on both sides of this road.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing 1976.

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

Micha 5 Flanigar Traffi theet Associate

June 23, 1975

MSF/bza

STEPHEN E. COLLINS

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Acres: 0.887 District: 9th

Dear Mr. Dik.mna:



Bernard M. Evan

June 1, 1976

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

Dear Mr. DiNenna:

Re: Z.A.C. Meeting, May 25, 1976
ITEM: 227 meer: Multi-Medical
Convalencent & Nursing Senter
of Towson
Jocation: W/S york Rd. (Route
Mospital Ur. Joseph's
Hospital Ur. Sistensia Zoning: D.R. 16
Proposed Zoning: Special
Pr

The curb at the south side of the intersection of Alta Vista examine with York Road is sub-standard. In order to provide for easier egrees, the radius of the curb return should be increased to match the radius on the north side.

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

CL:JEM:vrd

By: John E. Meyers

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



WILLIAM D. FROMM DIRECTGR

June 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #227, Zoning Advisory Committee Meeting, May 25, 1976, are a roll - s:

Property Owner: Multi-Medical Convolescent and Nursing Center of Towson Location: W/S York Road 52° NE St., Joseph's Hospital Driv-Existing Zoning: D.R.16 Proposed Zoning: Special hearing to approve off-street parking in a D.R.16 zone

Acres: 0.887 District: 9th

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 assure that all parties are made aware of plans or problems with regard to development plans that may have a

All 409.4 notes must be answered on the site plan. Screening should be a min mum of 6 foot high and around the extire parking area.

The paving width of the private road must be dimensioned and the access to Y ark Road must

All lighting must be clearly shown on the site plan and limited to  $\delta$  feet in neight.

Mary truly yours. John & Wimbles

John L. Wimbley
Planning Specialist II



June 17, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Re: Item #227 (1975-1976) Property Owner: Multi-Medical Convalescent and Mursing Center M/S York Rd., 52' N/E St. Joseph's Hospital Dr. Existing Zoning: DR 16
> Proposed Zoning: Special hearing to approve off-street parking in a D.R. 16 zone.
>
> Acres: C.887 District; 9th

The following comments are furnished in regard to the plat submitted to this ce for review by the Zoning Advisory Committee in connection with the subject

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #363 (1969-1970).

717443

York Road (Md. 45) 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 State 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.

Alta Vista Road is a private road. The Petitioner/Developer and all parsons having rights in and to this road sust maintain this road.

Any construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. as may be required will be the full responsibility of the Petitioner

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

Development of this property through stripping, grading and stubilization could result in a sodiment 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.

Itom #227 (1975-1976) Property Owner Page 2 June 17, 1976

## Storm Drains

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

In accordance with the drinage 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.

The Petitioner must provide necessary drainage facilities (temporary or parametent) to prevent creating any misances or damages to adjacont proceeding specially by the concentration of surface waters. Correction of any problem which any result, he to improper grading or improper installation of drainage facilities, would be the full respecialities of the retitioner.

## Water and Sanitary Sewer:

Rublic water supply and sanitary sowerage exist in York Road and serve the present Conv.lescent and Nuring Nome for which this off-street parking is proposed.

Very truly yours.

Elleworth M. Div Games ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: J. Trenner

J. Trenner H. Shalowitz R. Morton (Multi-Medical Convalancent and Nursing Home of Townon)

N-NW Key Sheet

# Baltimore County Fire Department



. Maryland 21204 828-7310

Location: W.S. York Road 52' N.E. St. Josephs Hospital Dr.

Zoning Agenda

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of rest along an approved read in accordance with Baltiance County Standards as published by the Department of Public Norks.

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

EXCEEDS the maximum allowed by the Fire Department.

ZECEUS the saximum allowed by the Fire Department.

() the fire shall be sade to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the Hational Fire Protection
Association Standard He. 201 "The Life Safety Code", 1970 Edition prior

( ) 6. Site plans are approved as drawn.

(xx) 7. The Fire Prevention Bureau has no comments at this time.

Planning Group
Special Inspection Division

Deputy Chief Pire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND . 21204

Date: May 21, 1976

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

Z.A.C. Meeting of: May 25, 1976

Property Corner: Multi-Medical Convalencent & Nursing Center of Towson

W/S York Rd. 52' N.E. St. Joseph's Hospital Drive

Proposed Zoning: Special Hearing to approve off-street parking in a D.R.

District:

No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours to level tetrout

WNP/ml

.....

W. Nick Petrovich., Field Representative 

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June 17, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing--Multi-Medical was inserted in the following: Convalencent and Nursins Center of Towson.

☐ Catonsville Times ☐ Dundalk Times

TOWSON MD 21204

- ☐ Fasex Times
- ☐ Arbutus Times ☐ Community Times
- ☐ Suburban Times Fast
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Ma. yland. once a week for one successive weeks before the 7th day of July 1976, that is to say, the same was inserted in the issues of June 17, 1976.

> STROMBERG PUBLICATIONS, INC. tally Such



CERTIFICATE OF PUBLICATION

TOWSON MD June 17 19.76 THIS IS TO CERTIFY that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ones decease

day of July 19.76, the first publication 19.76

THE JEFFERSONIAN.

Cost of Advertisement, \$ ...

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received \* this 12 day of Filing Fee \$ 25 . Petitioner BURKDEF Submitted by WOLFE Petitioner's Attorney NOLFE Reviewed by MBZ \* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

77-12-SPH

CERTIFICATE OF POSTING THENT OF BALTIMORE COUNTY

Date of Posting JUNE 19 1976 Posted for PETITION FOR SPECIAL HEARING Publisher: MUNT: MEDICAL CONVOLESCENT THEREMY CONTER OF TOWSON
Location of property: "Y.S. C.F. YERK, Rd. 52," N. C.F. ST. JOSEPH'S HOSPITAL DIR. Location of Signate 1 Lights SE YARA Pd. 90 to 1-N OF ST. JOSEPH'S HOSPITAL DR. #2 SIS OF ALTA VISTA AVE. 150 to 1-W OF North YORK Rd Posted by Lleaning L. Praland into of return TONE 24,1976

M. 33492 BALTIMORE COLINTY MARYLAND July 6, 1976 No. 1 2180 Section Pareting Center, 770 Lut. M. 8069#AL 6 52.50 Ha BALTIMORE CONTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jame 14, 1976 Postore, Ma. 21204 Petit's for Special Heering W 6 6 62 15 14 VALIDATION OR SIGNATURE OF CARNIE

