

"Citicorp Financial Inc."
5760/361

Existing Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Ex. Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163

Existing Zoning: O-1

Existing 2 Sty. Bldg.
Residence

"Edward G. Bowers, Jr."
G.L.B. 2165/27

Existing Zoning: O-1

SPECIAL HEARING PETITION CASE NO. 7712

- A) THE LAND SO USED IS ACROSS THE STREET FROM THE BUSINESS INVOLVED.
B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
C) NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
D) THERE IS NO ADDITIONAL LIGHTING PROPOSED.
E) SCREENING SHALL BE DENSE ARBORVITAE AND/OR WOOD STOCKADE FENCE, MINIMUM HEIGHT 6 FEET.
F) PROPOSED PAVING SHALL BE BITUMINOUS WITH CRUSHER RUN BASE AND SHALL BE PROPERLY DRAINED.
G) PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN HEREON.
H) VISITING HOURS ARE FROM 12 NOON TO 9 P.M. STAFF EMPLOYEES AND DOCTORS WILL UTILIZE PARKING LOT ALL HOURS.

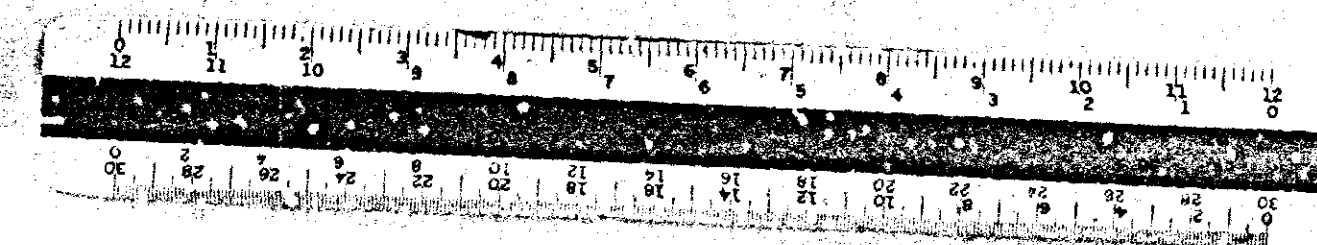
ENGINEER

GEORGE WILLIAM STEPHENS, JR.
and ASSOCIATES, INC.

303 ALLEGHENY AVENUE
TOWSON, MARYLAND

21204
301-825-8120

Charles H. Stark 3026 11-3-81
REG. NO. DATE



PETITIONER'S
EXHIBIT 3

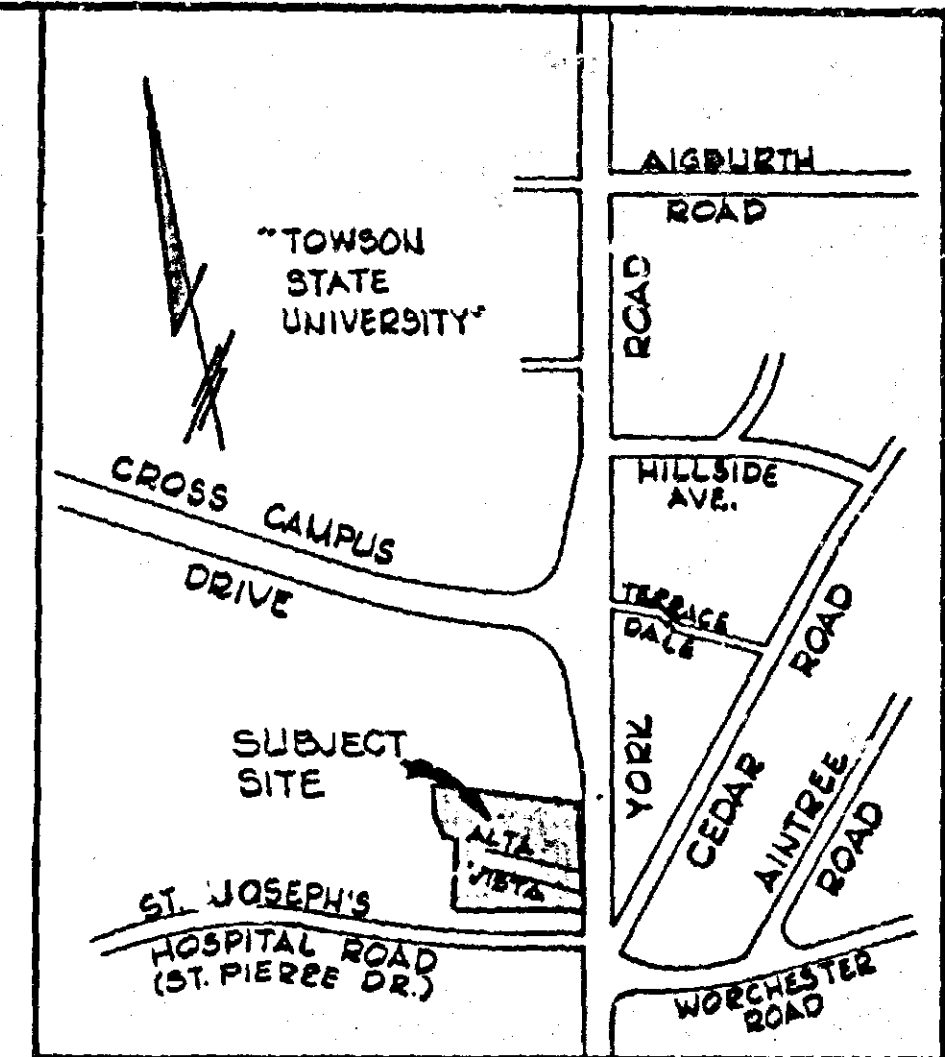
PLAT TO ACCOMPANY PETITION

for
SPECIAL HEARING
and
ZONING VARIANCE

MULTI-MEDICAL CONVELESCENT and NURSING HOME
of TOWSON

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
SCALE: 1"=20' NOVEMBER 2, 1981

PN 2166



VICINITY MAP
SCALE: 1"=500'

SITE DATA

EXISTING ZONING: O-1
AREA OF TRACT: 2.274 Ac.
EXISTING USE: CONVELESCENT HOME (103 BEDS)
PROPOSED ADDITION: 30 BEDS
PARKING:
REQUIRED: 1 SPACE/10 BEDS = 3 SPACES
EXISTING: 27

SPECIAL HEARING

FOR APPROVAL TO AMEND CASE 69-263 RX
TO PERMIT ADDITION TO EXISTING FACILITY

ZONING VARIANCE

FROM SECTION 204.4, 1802.2.B AND VB 2
TO PERMIT A SIDEYARD OF 20 FEET IN LIEU
OF 35 FEET ON STREET SIDE, A SIDE YARD OF
0 FEET IN LIEU OF 20 FEET INTERIOR, A SUM
OF BOTH SIDE YARDS OF 20 FEET IN LIEU
OF 55 FEET, AND A REAR YARD OF 0 FEET IN
LIEU OF 30 FEET.

"Citicorp Financial Inc."
5760/867

Ex.isting Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Ex. Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Existing Zoning: O-1

Existing 2 Sty Bldg.
Residence
"Edward G. Bowersox, Jr."
I.G.L.B. 2165/27
Existing Zoning: O-1

SPECIAL HEARING PETITION CASE NO. 7712

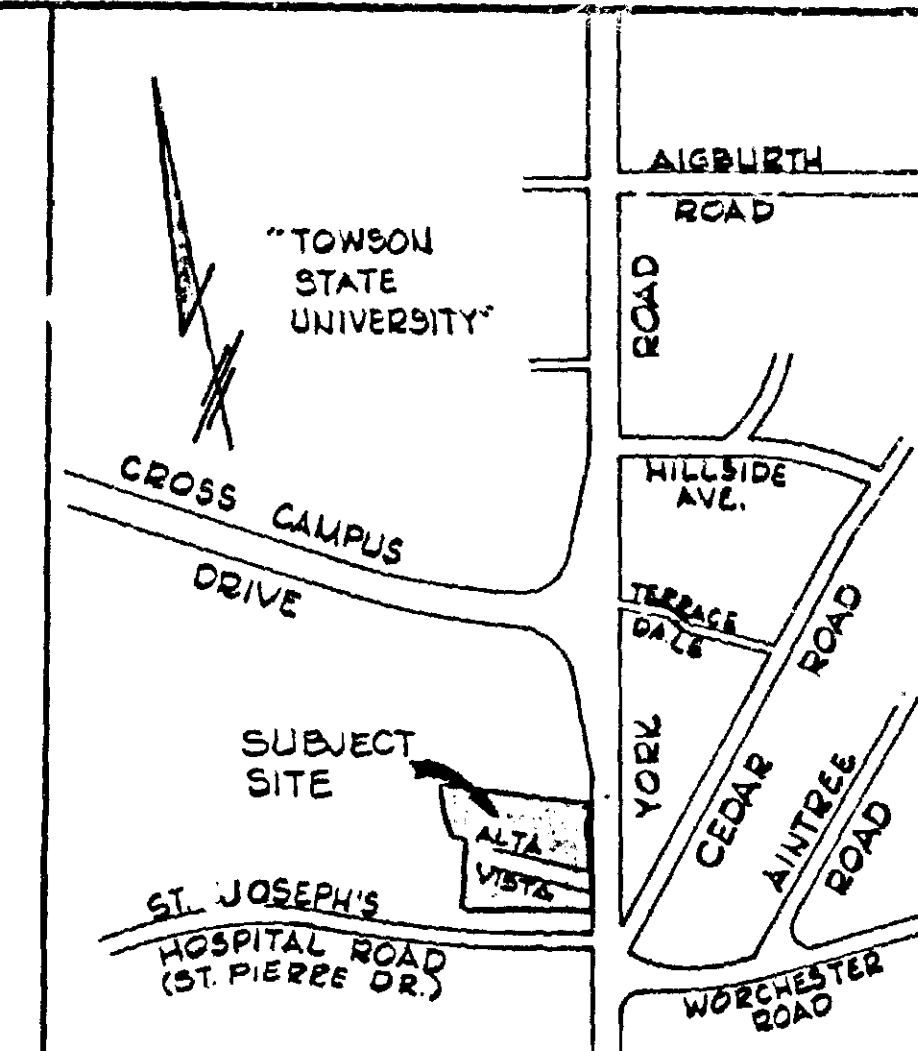
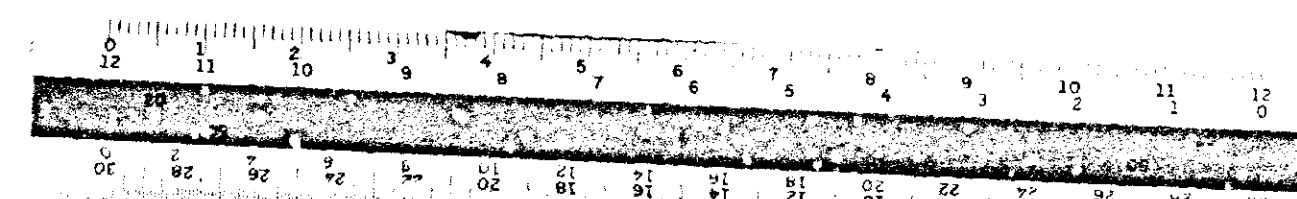
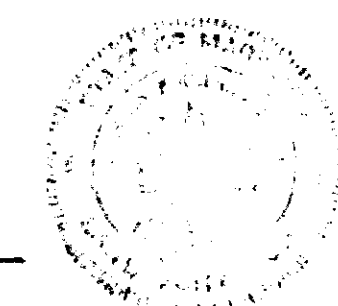
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ENGINEER

GEORGE WILLIAM STEPHENS, JR.
and ASSOCIATES, INC.

303. ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-8120

Charles Stark 3025 11-3-81
REG. NO. DATE



VICINITY MAP
SCALE: 1"=500'

SITE DATA

EXISTING ZONING	O-1
AREA OF TRACT	2.274 Ac.
EXISTING USE	CONVELESCENT HOME (105 BEDS)
PROPOSED ADDITION	30 BEDS
PARKING:	
REQUIRED	1 SPACE/10 BEDS = 14 SPACES
EXISTING	27

SPECIAL HEARING

FOR APPROVAL TO AMEND CASE 69-263 RX
TO PERMIT ADDITION TO EXISTING FACILITY

ZONING VARIANCE

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OF BOTH SIDE YARDS OF 20 FEET IN LIEU
OF 55 FEET, AND A REAR YARD OF 0 FEET IN
LIEU OF 30 FEET.

PLAT TO ACCOMPANY PETITION

for

SPECIAL HEARING

and

ZONING VARIANCE

MULTI-MEDICAL CONVELESCENT and NURSING HOME
of TOWSON

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
SCALE: 1"=20' NOVEMBER 2, 1981

PN 21266

PETITIONER'S
EXHIBIT 3

"Citicorp Financial Inc."
5760/867

Existing Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Ex. Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Existing Zoning: O-1

"Edward G. Bowersox, Jr."
G.L.B. 2165/27
Existing Zoning: O-1

SPECIAL HEARING PETITION
CASE NO. 7712

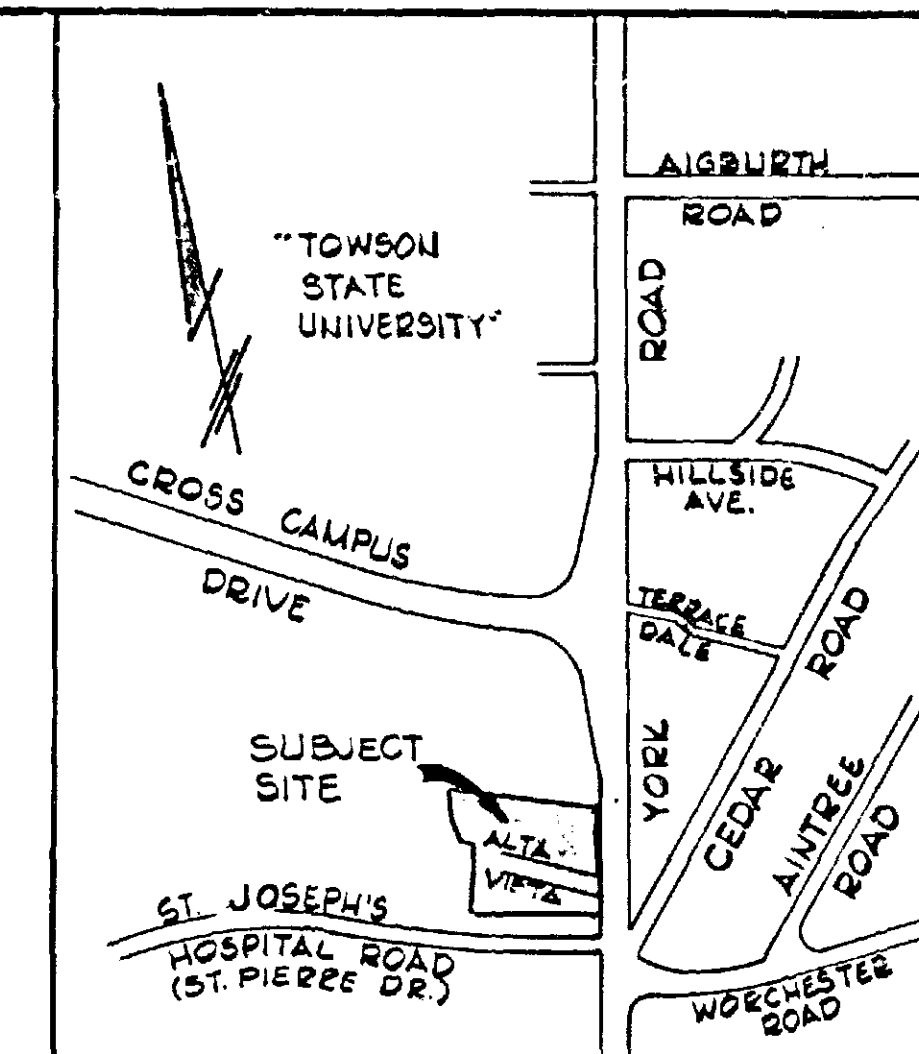
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ENGINEER

GEORGE WILLIAM STEPHENS, JR.
and ASSOCIATES, INC.

303. ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-8120

REG. NO. DATE



VICINITY MAP
SCALE: 1"=500'

SITE DATA

EXISTING ZONING: O-1
AREA OF TRACT: 2.274 Ac.
EXISTING USE: CONVELESCENT HOME (105 BEDS)
PROPOSED ADDITION: 30 BEDS
PARKING:
REQUIRED: 1 SPACE/10 BEDS = 14 SPACES
EXISTING: 27

SPECIAL HEARING

FOR APPROVAL TO AMEND CASE 69-263 RX
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OF 55 FEET, AND A REAR YARD OF 0 FEET IN
LIEU OF 30 FEET.

PLAT TO ACCOMPANY PETITION
for

SPECIAL HEARING
and
ZONING VARIANCE

MULTI-MEDICAL CONVELESCENT and NURSING HOME
of TOWSON

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
SCALE: 1"=20' NOVEMBER 2, 1981

PW 2266

"Citicorp Financial Inc."
5760/867
Existing Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Ex. Zoning: O-1

"Beulah F. Axley"
G.L.B. 3361/163
Existing Zoning: O-1

"Edward G. Bowersox, Jr."
G.L.B. 2165/27
Existing Zoning: O-1

SPECIAL HEARING PETITION
CASE NO. 7712

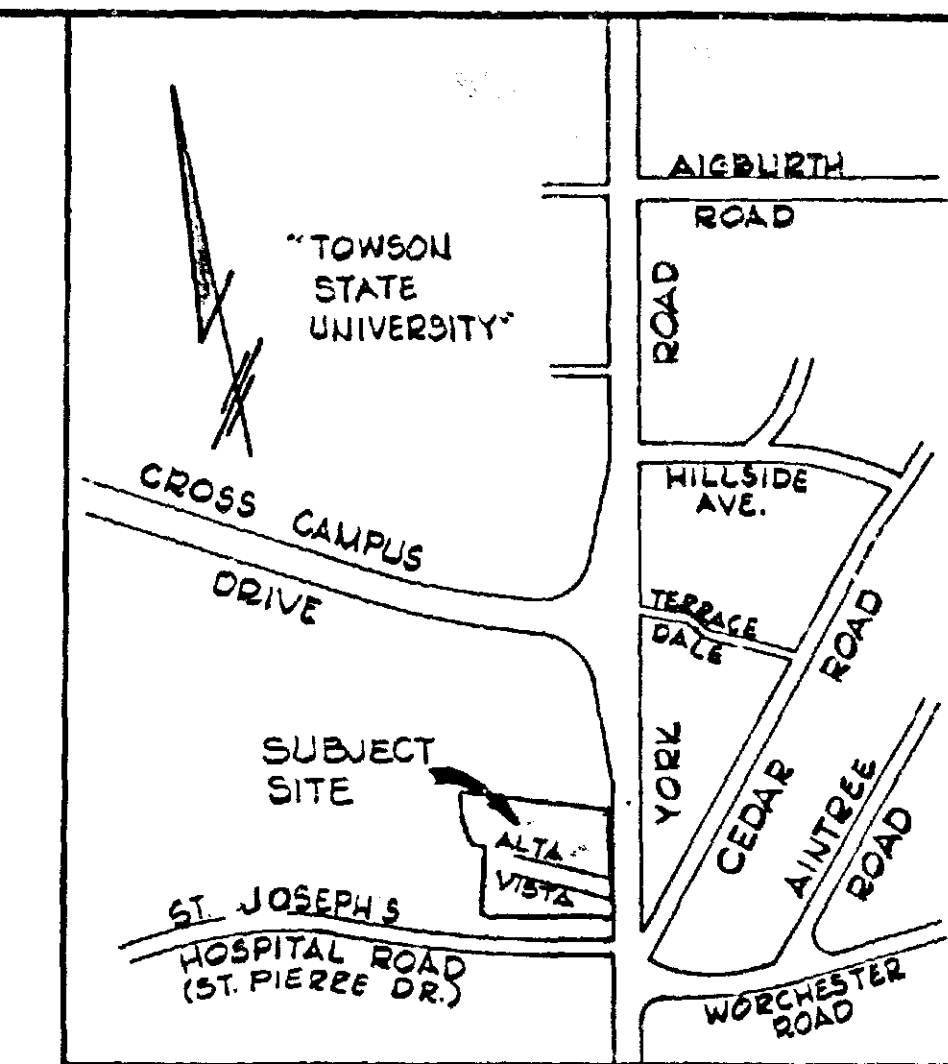
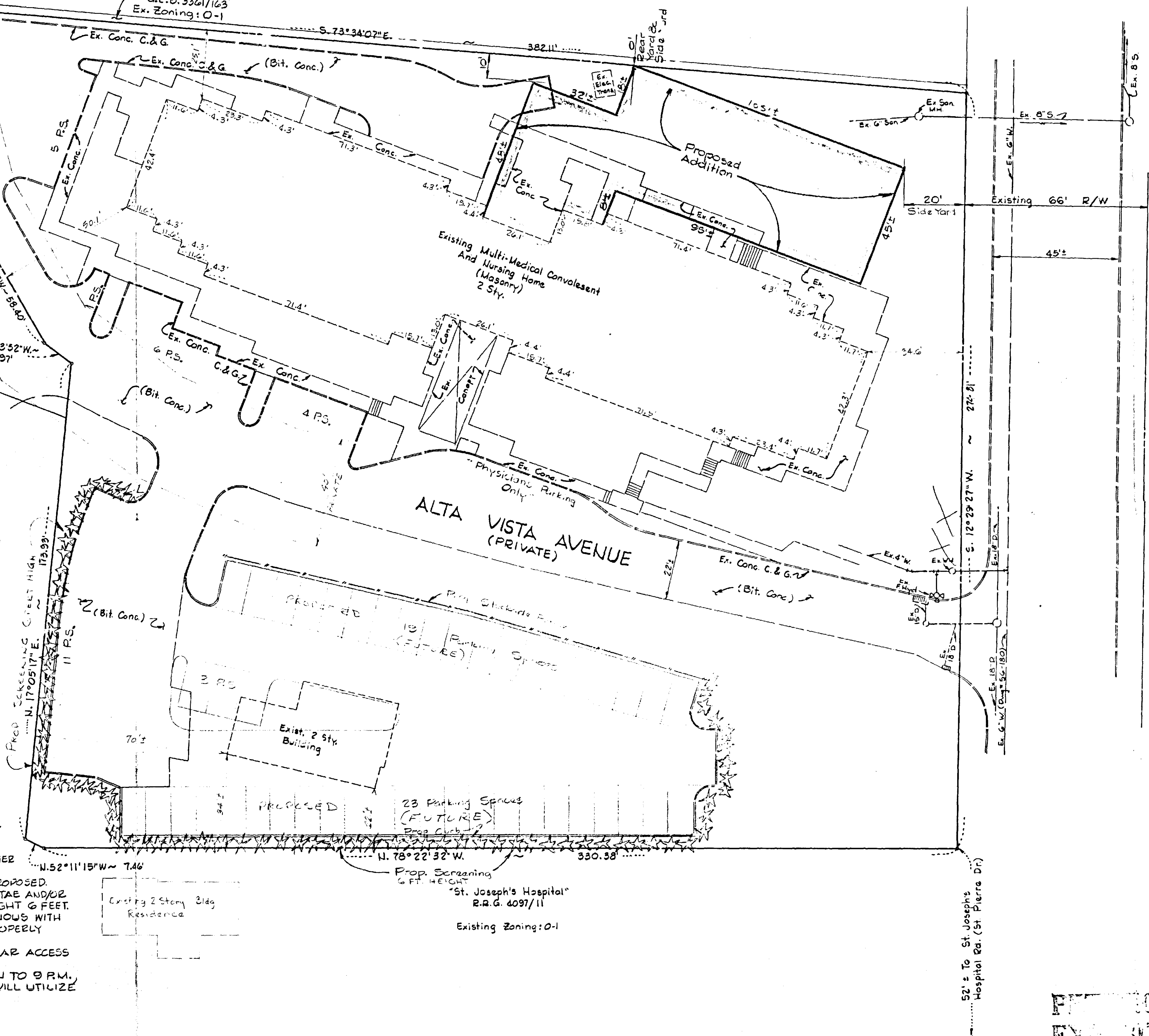
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ENGINEER

GEORGE WILLIAM STEPHENS, JR.
and ASSOCIATES, INC.

303 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-8120

Charles H. Stark 3025 11-3-81
REG. NO. DATE



VICINITY MAP
SCALE: 1"=500'

SITE DATA

EXISTING ZONING: O-1
AREA OF TRACT: 2.274 Ac.
EXISTING USE: CONVELESCENT HOME (105 BEDS)
PROPOSED ADDITION: 30 BEDS
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FOR APPROVAL TO AMEND CASE 69-263 RX
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FILED FOR THE
EXHIBIT 1

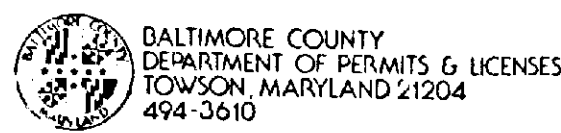
PLAT TO ACCOMPANY PETITION

for
SPECIAL HEARING
and
ZONING VARIANCE

MULTI-MEDICAL CONVELESCENT and NURSING HOME
of TOWSON

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
SCALE: 1"=20' NOVEMBER 2, 1981

MAR 2 1982
MAR 9 1982
3/5
RSEN
MTH



TED ZALESKI, JR.
DIRECTOR

March 2, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #149 Zoning Advisory Committee Meeting, February 23, 1982
are as follows:

Property Owner: Multi-Medical Convalescent & Nursing Home
Location: W/S York Road 52' N of centerline of St. Joseph Hospital Dr.
Existing Zoning: O-1
Proposed Zoning: O-1

Acres: 2.274
District: 9th

The items checked below are applicable:

- 1981
- X A. All structures shall conform to the Baltimore County Building Code 1981, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes, and other miscellaneous.
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- NOTE: X F. Requested variances conflict with the Baltimore County Building Code, Section/s 505.1.
- C. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- NOTE: X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 202 and the required construction classification of Table 202.1.
- X I. Comments: There is not sufficient information on fire plan to determine compliance - Requirements of the Handicapped Code are not shown.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 23, 1982

RE: Item No: 148, 149, 150, 151, 152, 153
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no hearing on student population.

Very truly yours,
William B. Landis
William B. Landis, Assistant
Department of Planning

WNP/bp

MARYLAND HEALTH PLANNING AND DEVELOPMENT AGENCY Maryland State Department of Health and Mental Hygiene

Certificate of Need

TO: Rose Burkhoff
Administrator
Multi-Medical Convalescent
and Nursing Center of
Towson
7700 York Road
Towson, Maryland 21204

February 2, 1982
(Date)

RE: 30 Domiciliary Bed Expansion
81-03-0971
(Registration Number)

PROJECT DESCRIPTION:

This project involves the expansion of the Multi-Medical Convalescent and Nursing Center of Towson through the addition of 30 domiciliary beds as well as space for administration, physical therapy and a lounge. A total of 14,400 GSF of construction is planned. Total capital costs are \$1,105,000. The project will be financed through the use of a mortgage of \$1,200,000 and retained earnings of \$374,000.

The Maryland Health Planning and Development Agency hereby approves a Certificate of Need for the above described project based on independent analysis of the record.

In accordance with Section .07C(1)(d) of Regulation 10.24.01., the project is subject to the following performance requirements:

1. Obligation of not less than 51 percent of the certified capital expenditure as documented by a binding construction contract, purchase order, or other suitable documentation within 24 months of the date of Certification.
2. Initiation of construction within 6 months of the effective date of a binding construction contract.
3. Documentation that the certified project has been licensed and is providing the certified services within 18 months of the date of capital obligation.

Failure to meet these performance requirements shall render this Certificate of Need null and void.

**PETITIONER'S
EXHIBIT 2**

PETITION FOR SPECIAL HEARING AND VARIANCE

9th DISTRICT

ZONING: Petition for Special Hearing and Variances
LOCATION: West side of York Rd., 52 ft. North of St. Joseph Hospital Dr.
DATE & TIME: Thursday, April 29, 1982 at 9:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Case 69-263-RX to permit proposed addition to existing convalescent and nursing home; and Variances to permit side yard setbacks of 20 feet and 0 feet in lieu of the required 35 feet and 20 feet respectively and a sum of side yard setbacks of 20 feet in lieu of the required 55 feet and a rear yard setback of 0 feet in lieu of the required 30 feet.

The Zoning Regulations to be excepted as follows:

Section 500.7, 1B02.2.B and VB 2 - Minimum side yard setbacks, sum of side yards and rear yard setbacks in O-1 Zone

All that parcel of Land in the Ninth District of Baltimore County

Being the property of Multi-Medical Convalescent and Nursing Center of Towson, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 29, 1982 at 9:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

November 2, 1981

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND ZONING
VARIANCE

Beginning for the same on the west right-of-way line of York Road 66 feet wide at a point distant 52 feet more or less measured northerly along the said west right-of-way line of York Road from the center of St. Joseph Hospital Drive thence running for the three following courses and distances

1. North 78°22'32" West 330.38 feet
2. North 52°11'15" West 7.46 feet and
3. North 17°05' 7" East 173.93 feet to the center of Alta Vista Avenue, a private road thence binding in the center of said private road the three following courses and distances
4. North 41°33'52" West 11.97 feet
5. North 17°54'52" West 58.40 feet and
6. North 2°08'20" West 74.52 feet thence
7. South 73°34'07" East 382.11 feet to the said west right-of-way line of York Road thence binding on said right-of-way line
8. South 12°29'27" West 274.81 feet to the place of beginning.

Containing 2.274 acres of land more or less.



Charles E. Burnham
#3026

RECEIVED

NOV 2 1981

2705 #149

THE LAW OFFICES OF STEINBERG, LICHTER, COLEMAN & ROGERS

305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MELVIN A. STEINBERG
HILUIS W. LICHTER
EDWARD L. COLEMAN
DONALD F. ROGERS
JAY R. SHUSTER

June 15, 1982

IN REPLY REFER TO:

Mr. Edward G. Bowersock, Jr.
7704 York Road
Towson, Maryland 21204

Ronald L. Maher, Esquire
Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Messrs. Bowersock and Maher:

Confirming our understanding at the time of the hearing before the Deputy Zoning Commissioner for Baltimore County on April 29, 1982, I can advise you on behalf of Multi-Medical Convalescent and Nursing Center that Multi-Medical shall be responsible to correct or repair all property damage to your respective properties that may occur as a result of any construction pursuant to any approvals that may be granted.

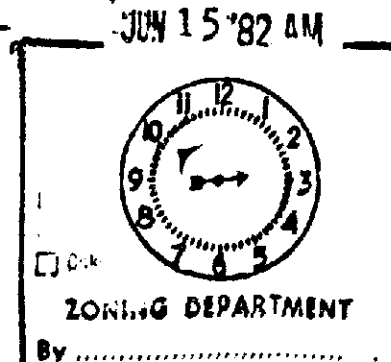
Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL:lsp

cc: Ms. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

cc: Mrs. Rose Burkhoff, Administrator
Multi-Medical Convalescent
and Nursing Center



Rose Burkhoff
Page 2
RE: Multi-Med. Conv. & Nursing Ctr./Reg. No. 81-03-0971

Certification of Need is a pre-requirement of licensure. This Certification is not a license to operate the facility.

If it is necessary to make any changes to the certified project before approved first use of the facility, the State Agency must be notified in accordance with Section .14 of Regulation 10.24.01.

Your architect or engineer is required to contact the Plans Review and Approval Section of the Department of Health and Mental Hygiene in order to ascertain the information on drawings and specifications which is required by law or submission and approval.

Quarterly status reports must be submitted to the Health Systems Agency of Central Maryland and to the State Agency beginning 3 months from the effective date of the certification and continuing through the completion of the project.

Pre-Licensing approval must be requested not less than 60 days nor more than 120 days prior to planned first use of the certified project specifying the anticipated date of first use. The request for pre-license certification will be reviewed in accordance with Section .15 of Regulation 10.24.01. A State license to operate the facility cannot be issued by the licensing agency until the MHPDA has issued pre-licensing certification of the project.

Written acknowledgement of your receipt of this Certificate of Need is requested within thirty (30) days.

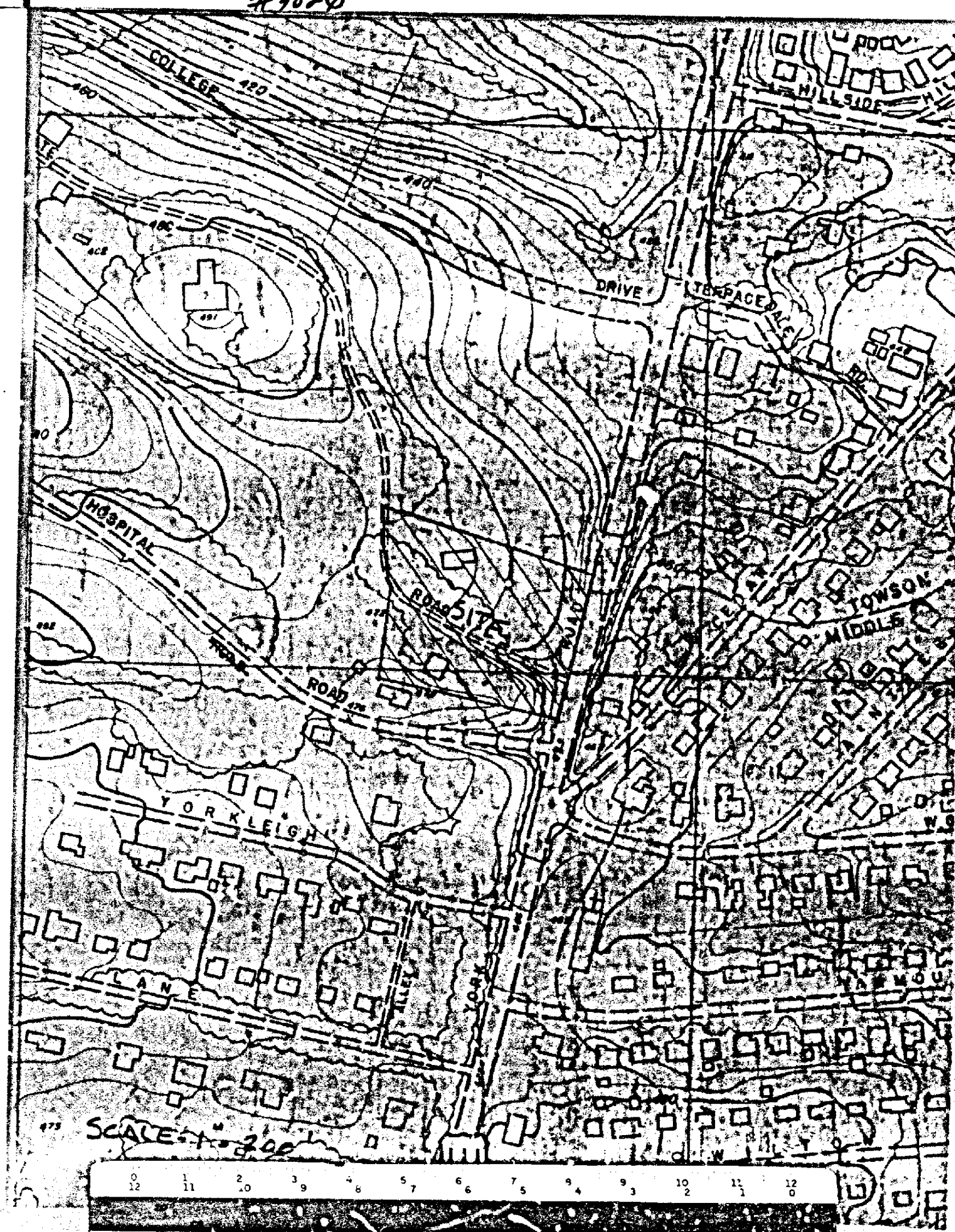
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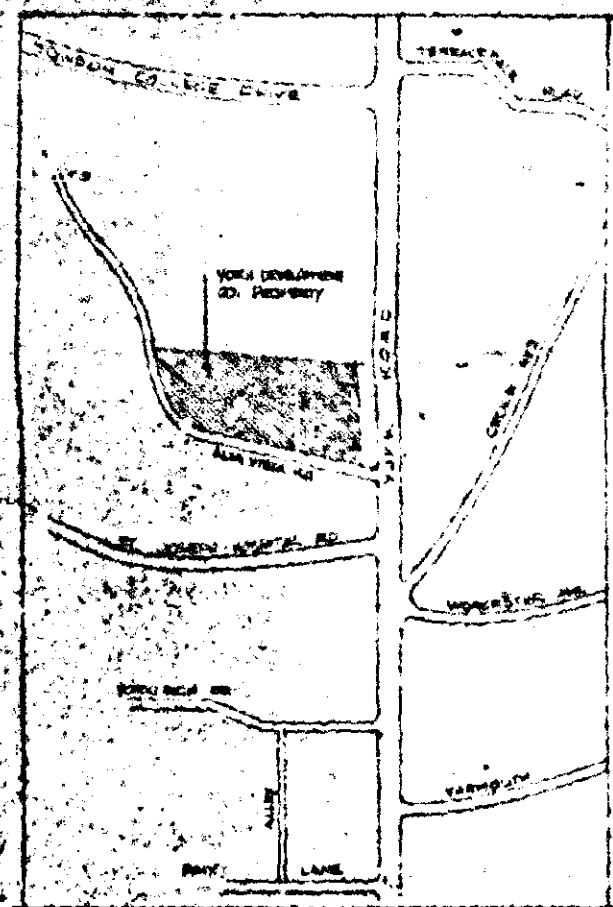
William B. Landis
William B. Landis
Executive Director

WBL/JDB/fj

cc: Mr. John L. Green
Mr. Marshall J. Spurlock
Mr. Harold Gordon
Mr. Albert K. Broughton
Mr. Val Schiller
Harold A. Cohen, Ph.D.
Mr. Robert M. Lentz

Ms. Helen Kurzenabe
Ms. Donna Folkemer
Donald J. Roop, M.D.
Mr. Richard G. Staffa
Mr. Lynn Jacobs
RR File

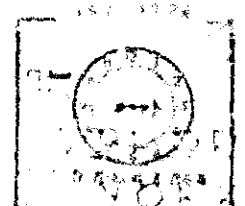
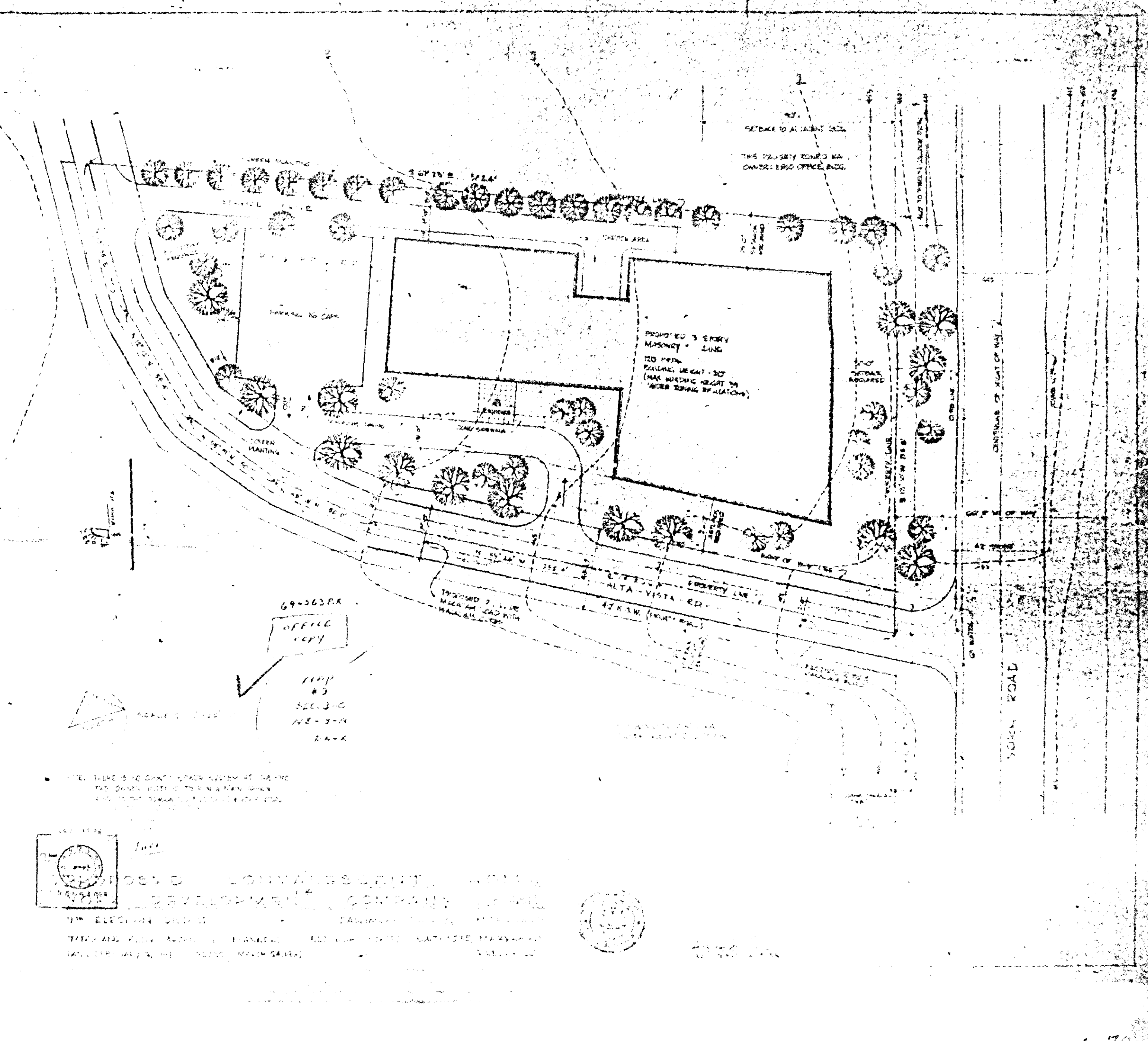




PROPERTY LOCATION MAP
SCALE: 1" = 20'

SCHEDULE	
ZONING	
PROPOSED 110 B.S. CONDOMINIUM HOME	R-50
EXISTING ZONING	R-50
PROPOSED ZONING	R-50
GROSS AREA (10,000 SQ. FT. OF LOT AREA)	10,000
NET AREA (10,000 SQ. FT. MINUS 1,000 SQ. FT.)	9,000
BUILDING AREA	
FIRST FLOOR AREA IN SQ. FT.	3,750
SECOND FLOOR AREA IN SQ. FT.	3,750
THIRD FLOOR AREA IN SQ. FT.	3,750
TOTAL	11,250
OTHER DATA	
NUMBER OF UNITS PROPOSED	10
NUMBER OF UNITS PROPOSED	10
PARKING SPACES REQUIRED BASED ON 1.5 SPACES PER 10 B.S.	15

NOTE: APPLICATION BEING MADE FOR SPECIAL EXCEPTION FOR CONDOMINIUM HOME UNDER SECTION 10.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.



PROPOSED CONVALESCEMENT HOME
DEVELOPMENT COMPANY
110 ELECTION DRIVE
BALTIMORE, MARYLAND
21201

