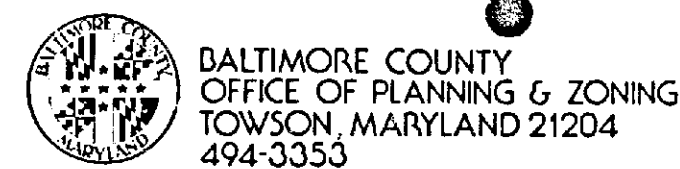


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19 __, that the herein Petition for Variance(s) to permit



ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1985

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner Charles Street and
Gre: wood Road
Manor Health Care Corp. - Petitioners
Case No. 86-9-A

Dear Mr. Howard,

This is to advise you that \$72.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007369

DATE 7/16/85 ACCOUNT R-01-615-000

AMOUNT \$ 72.97

RECEIVED FROM Robert Hoffman, Esq.

FOR Advertising and Posting Case 86-9-A

B 8065*****7297 3161f

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-9-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
4th day of June, 1985.

Petitioner Manor Health Care Corp. Received by Nicholas B. Commodari
Petitioner's Attorney John B. Howard, Esquire Chairman, Zoning Plans
cc: MKK Architects and Engineers Advisory Committee
207 Shaw Avenue, Silver Spring, Maryland 20904

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 21, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 316 - Case No. 86-9-A
Petitioner - Manor Health Care Corp.
Variance Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

In view of your proposal to construct an addition to the front of the existing building, this hearing is required.

The site plan should indicate the number of beds existing and proposed in order to assure that the existing parking satisfies the minimum requirements.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: MKK Architects and Engineers
207 Shaw Avenue
Silver Spring, Maryland 20904



Maryland Department of Transportation
State Highway Administration

May 17, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Att: N. Commodari

Dear Mr. Commodari:

On review of the revised submittal of 4/18/85, and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

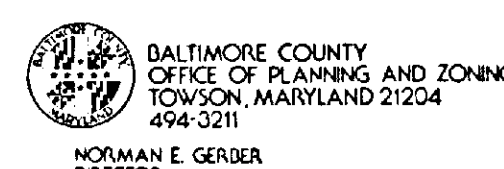
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-492-5262 Statewide Toll Free
P.O. Box 717/107 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 17, 1985

Re: Zoning Advisory Meeting of April 30, 1985
Item # 316
Property Owner: MANOR HEALTH CARE CORP.
Location: E/S CHARLES ST. 791' N. OF GREENWOOD RD.

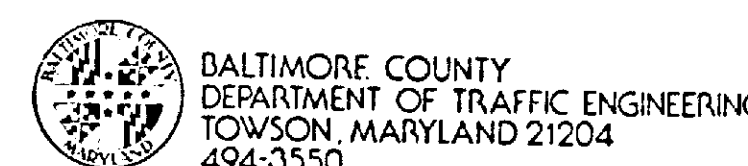
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on ____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by §11 17b-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is ____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by §11 17b-79, and as conditions change traffic capacity may become more limited. The Basic Services Area is re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Bobar
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 315, 316, 317, 318, 320, 322, 324, and 325 Meeting of May 7, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

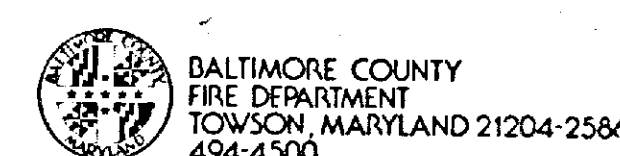
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 315, 316, 317, 318, 320, 322, 324, and 325.

MSP/ccm

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II



PAUL H. RENCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Manor Health Care Corporation

Location: E/S Charles Street, 791' N of Greenwood Road

Item No.: 316

Zoning Agenda: Meeting of May 7, 1985

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.

- ☒ 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 operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Carl J. Haver* Noted and
Planning Group Approved: *Errol M. Bartovitz*
Special Inspection Division Fire Prevention Bureau

JUN 14 1985



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

May 21, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 316 Zoning Advisory Committee Meeting are as follows:

Property Owner: Manor Health Care Corporation
Location: E/S Charles Street, 791' N of Greenwood Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Plans do not show handicapped parking, signs, curb cuts, ramps and other requirements as required by the State Law, or the B.O.C.A. Code, Section 512.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
By: C. E. Burnham, Chief
Building Plans Review

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 25, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-16-A, 86-15-A, 86-9-A, 86-12-A, and 86-17-A

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:slm

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

86-9-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 20, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 20, 1985

THE JEFFERSONIAN,

B. Venetaki
Publisher

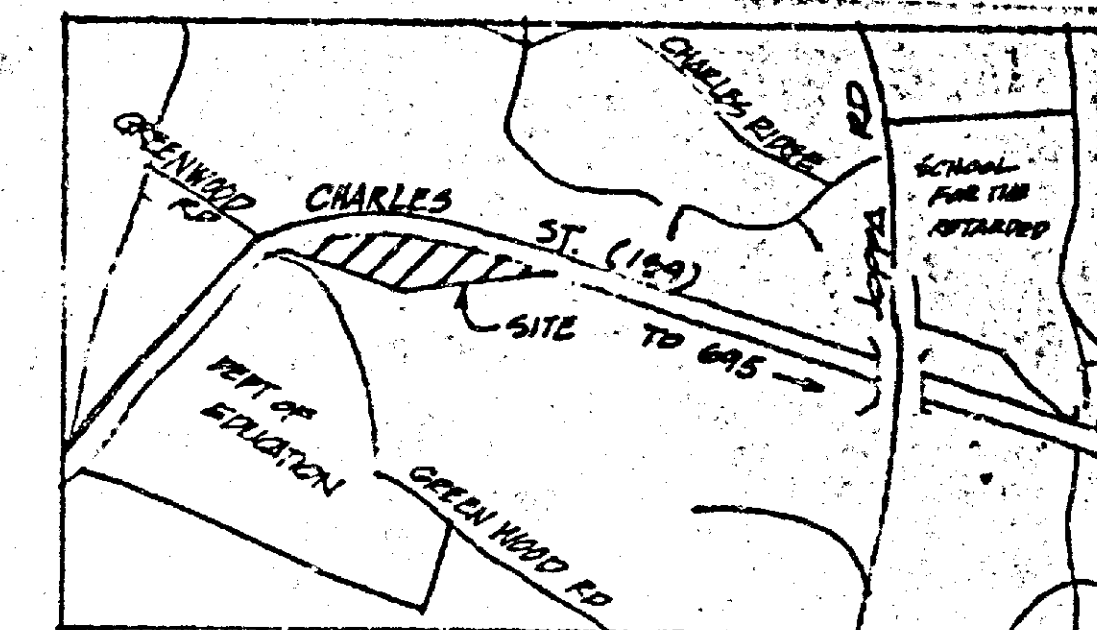
Cost of Advertising
24.75

PETITION FOR VARIANCE
9th Election District
LOCATION: Northeast corner
Charles Street and Greenwood Road
DATE AND TIME: Monday, July 8,
1985 at 11:00 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 Variance from Section 1802.2.B (V.B.2) to permit a front yard setback of 40 feet in lieu of the required 60 feet and to amend original plans filed with special exception case 67-217-X and sign variance case 71-272-A. Being the property of Manor Health Care Corp. as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. By Order Of: ARNOLD JABLON, Zoning Commissioner of Baltimore County June 20, 1985

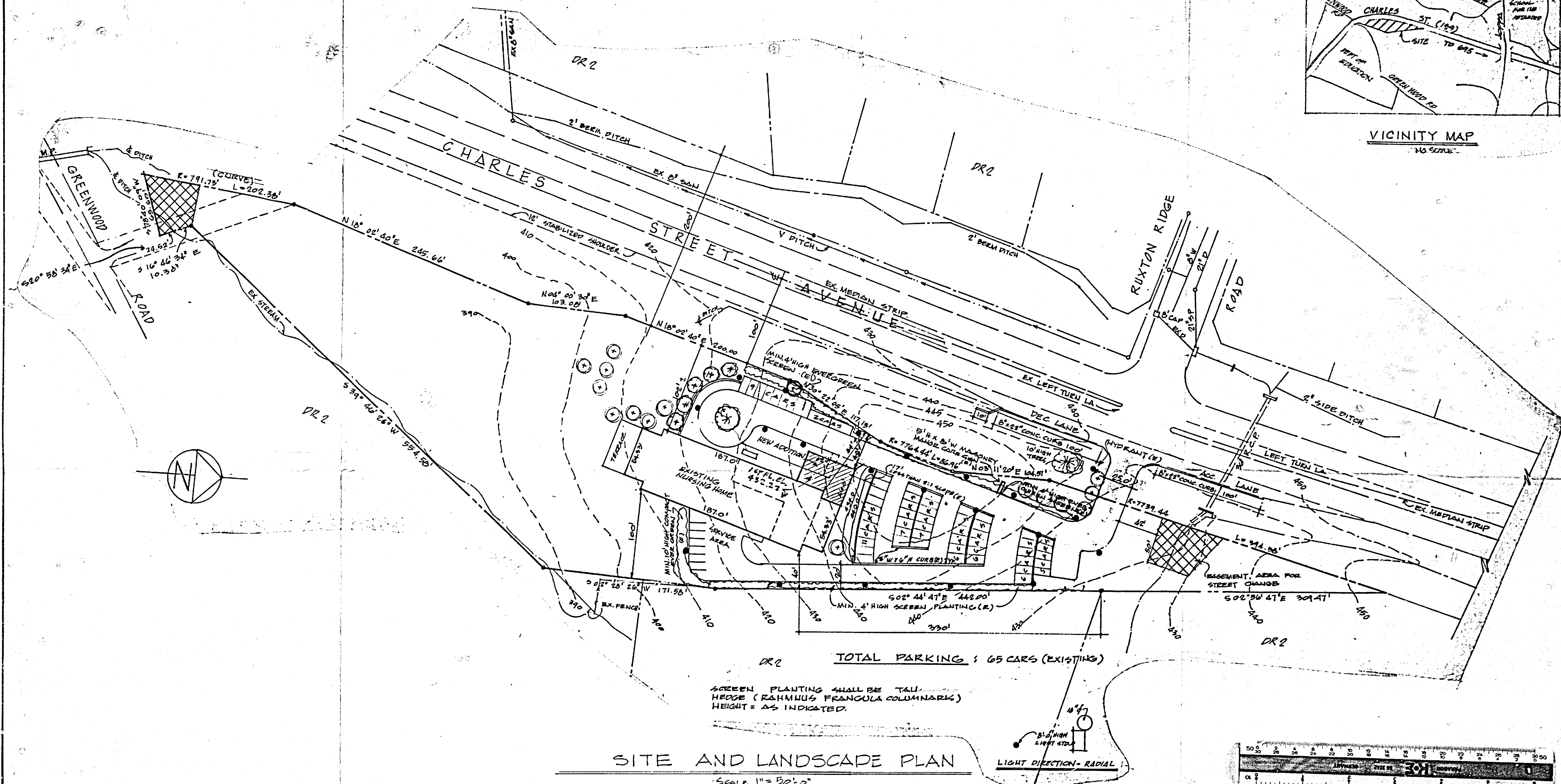
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-9-A

District: 9th Date of Posting: June 21 - 85
Posted for: Variance
Petitioner: Manor Health Care Corp.
Location of property: NE Corner of Charles St. and Greenwood Road
Location of Signs: East side of Charles St. directly opposite Ruxton Ridge Road
Remarks: _____
Posted by: *M. J. Anala* Date of return: June 28 - 85
Number of Signs: 1



VICINITY MAP
NO SCALE



SITE AND LANDSCAPE PLAN

SCALE 1" = 50'-0"
REVISED 4-18-85

PARKING:

EXISTING BEDS	196
CURRENT LICENSED BEDS	202
TOTAL BED WITH ADDITION	212
$212 \div 10 = 22$ PARKING REQUIRED	
63 SPACES PROPOSED	

BUILDING:

EXISTING	ADDITION
BASEMENT: 12,312 S.F.	BASEMENT: NONE
1ST FLOOR: 13,330	1ST FLOOR: 2,179
2ND FLOOR: 13,461	2ND FLOOR: 2,179
3RD FLOOR: 13,461	3RD FLOOR: 2,179
TOTAL: 56,564 S.F.	TOTAL: 6,537
ADDITION: 6,537	
EXISTING: 56,564	11.55% INCREASE

9TH ELECTION DISTRICT -
PROPERTY 4.8505 ACRES.
PARKING 1 SPACE FOR EVERY 10 BEDS
PROPOSED

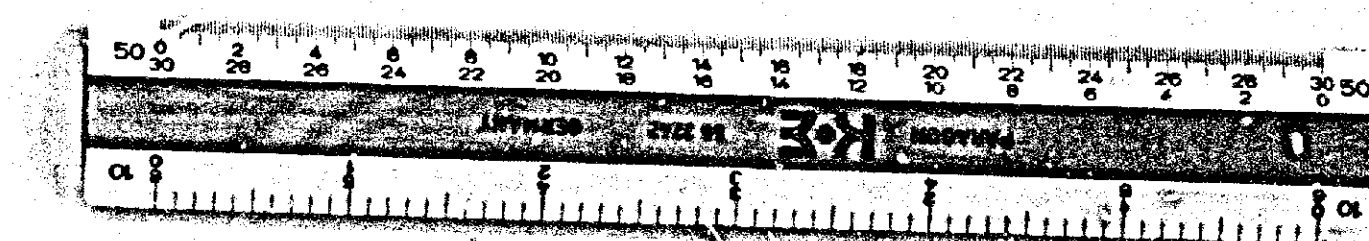
ZONING RESTRICTIONS:

1. That there shall be no vehicular access to GREENWOOD ROAD
2. Subject to site plan approval of the OFFICE OF PLANNING AND ZONING.
3. That the service area shall be screened with a ten (10) foot compact evergreen screening.
4. No deliveries or trash or garbage pick up shall be made before 7:00 or after 6:30 PM, Mondays through Saturdays, and no deliveries or garbage pick up shall be permitted on SUNDAYS.

NOTE: ZONING MAP TO ACCOMPANY PETITION FOR VARIANCE

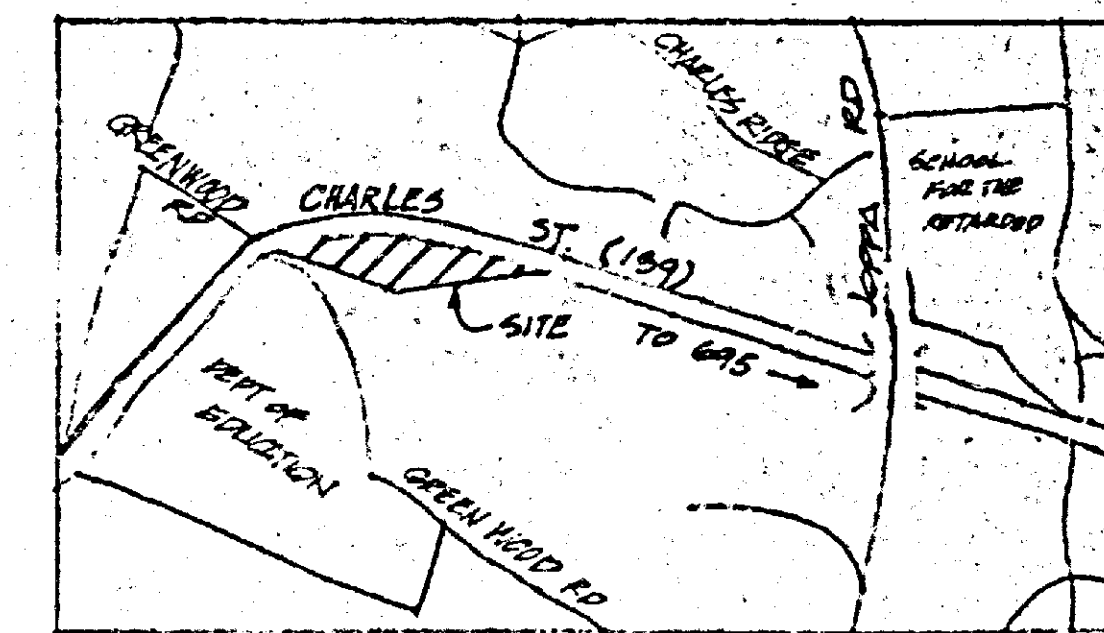
SITE:

1. TOTAL AREA: 211,288 S.F. (4.8505 ACRES)
 2. COVERED BY BLDG: $13,461 + 2,179 = 17,640$
 3. PAVED AREA: $38,000 + 2000 = 40,000$
 4. COVERED AREA + PAVED AREA = 45,640
 5. $45,640 \div 211,288 = 21.6\%$
- NEWLY PAVED AREA - NONE

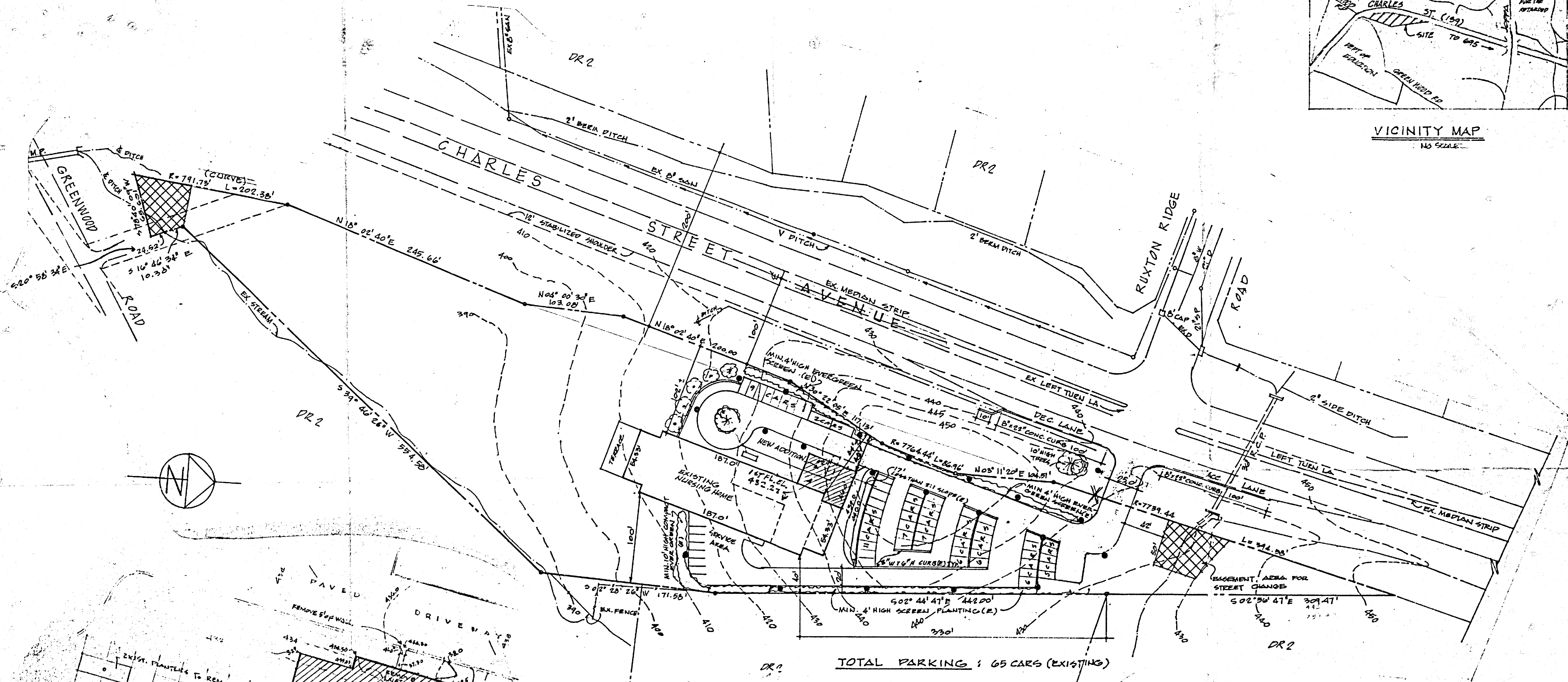


PETITIONER'S
EXHIBIT 1

PROJECT TITLE:		SHEET
MANOR CARE OF RUXTON		A-0
M.K.K. Architects and Engineers 287 Shaw Avenue, Silver Spring, Md. 20904		DATE: 7/3/85
JOB NO.	CHECKED:	SCALE: AS SHOWN
DRAWN:	RESUBMITTED JUL 3, 1985	DATE: JAN 30, 1985



VICINITY MAP
NO SCALE

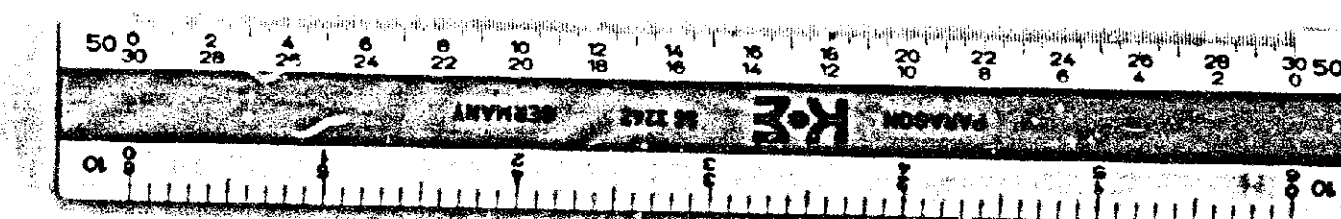
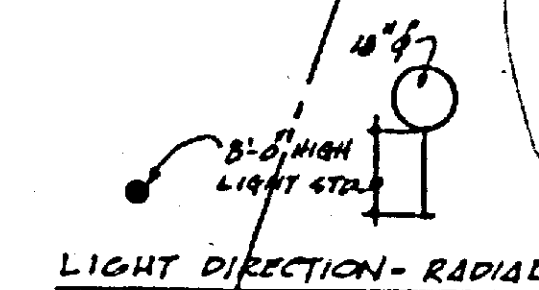


TOTAL PARKING : 65 CARS (EXISTING)

SCREEN PLANTING SHALL BE TALL
HEDGE (RAHMUNUS FRANGULA COLUMNARIS)
HEIGHT = AS INDICATED.

SITE PLAN

SCALE 1" = 50'-0"
REVISED 4-18-85



DEMOLITION PLAN

1/16" = 1'-0"

SITE:

- ① TOTAL AREA : 211,283 S.F. (4.8505 ACRES)
- ② COVERED BY BLDG : 13,461 + 2,179 = 15,640
- ③ PAVED AREA : 38,000 + 28,000 = 66,000
- ④ COVERED AREA + PAVED AREA ② + ③ = 81,640
- ⑤ ④ ÷ ① 81,640 ÷ 211,283 = 38.6%
- NEWLY PAVED AREA = NONE

BUILDING:

EXISTING	ADDITION
BASEMENT : 10,312 S.F.	BASEMENT : NONE
1ST FLOOR : 13,320	1ST FLOOR : 2,179
2ND FLOOR : 15,461	2ND FLOOR : 2,179
3RD FLOOR : 15,461	3RD FLOOR : 2,179
TOTAL : 54,554 S.F.	TOTAL : 6,537
ADDITION : 6,537	
EXISTING : 54,554	
TOTAL : 61,091	
EXISTING : 54,554	
ADDITION : 6,537	
TOTAL : 61,091	

RE-ZONE SPECIAL EXCEPTION - CASE NO. 67-217X
9TH ELECTION DISTRICT
PROPERTY 4.8505 ACRES
PARKING 1 SPACE PER EVERY 10 BEDS
PROPOSED

ZONING RESTRICTIONS:

1. That there shall be no vehicular access to GREENWOOD ROAD
2. Subject to site plan approval of the OFFICE OF PLANNING AND ZONING.
3. That the services area shall be screened with a ten (10) foot compact evergreen screening.
4. No deliveries or trash or garbage pick up shall be made before 7:00 or after 6:30 PM, MONDAYS THROUGH SATURDAYS, and no deliveries or garbage pick up shall be permitted on SUNDAYS.

NOTE: ZONING MAP TO ACCOMPANY PETITION FOR VARIANCE

PROJECT TITLE:		SHEET
MANOR CARE OF RUXTON		A-0
M K K Architects and Engineers 207 Shaw Avenue, Silver Spring, Md. 20904		OF
JOB NO. 1111	CHECKED DATE	SCALE AS SHOWN