

26-26-XA 343 343 343

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case #4286-X, #65-57-ASPH and #70-133-X.

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name) Associated Jewish Charities of Baltimore
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1985, at 1:30 o'clock.

(over)

36-26-XA 343 343 343

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Variance from Section 1802.2.B. (V.B.2) to permit a rear yard setback of 15' in lieu of the required 30' setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Front of building faces passenger drop-off point and driveway.
The driveway runs from Slade Avenue to relocated Milford Mill Rd.

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

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name) Associated Jewish Charities of Baltimore
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1985, at 1:30 o'clock.

(over)

86-26-XA 343 343

Your petition has been received and accepted for filing this 15th day of June, 1985.

Petitioner: Associated Jewish Charities of Baltimore
Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

County Office Bldg.,
111 W. Chesapeake Ave.,
Towson, Maryland 21204

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

Mr. Mann's Greenburg
Associated Jewish Charities of Baltimore
101 West Mt. Royal Avenue
Baltimore, Maryland 21201

RE: Item No. 343 - Case No. 86-26-XA
Associated Jewish Charities of Balto.
Special Exception & Variance Petitions

Mr. Greenburg:

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.

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:hsc

Enclosures

cc: Hord, Coplan, Macht
2536 St. Paul Street
Baltimore, Maryland 21218

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 10, 1985

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

Re: Item #343 (1984-1985)
Property Owner: Associated Jewish Charities of Baltimore
S/S Slade Ave. N/E of Military Ave.
Acres: 1.54 acres ±
District: 3rd

Dear Mr. Jablon:

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 Comments:

Baltimore County is currently negotiating with the property owner for the right-of-way clearance for the Relocated Milford Mill Road.

As no other public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:SS

cc: File

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERLER
DIRECTOR

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

JUNE 27, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985
Item # 343
Property Owner: ASSOCIATED JEWISH CHARITIES OF BALTO.
Location: S/S SLADE AVE. N/E OF MILITARY AVE.

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.

- (X) 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 to a building permit.
- () 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 22-58 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 _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
A WAIVER OF CRG PLAN WAS GRANTED BY DIRECTOR & PLANNING BOARD ON 5/16/85
SEE FILE # W-85-57.

cc: James Hoswell

Eugene A. Suler
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 7, 1985

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

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Locations:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flannigan
Traffic Engineering Assoc. II

MSF/cmm

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

Zoning Item # 343, Zoning Advisory Committee Meeting of May 21, 1985

Property Owner: Associated Jewish Charities of Baltimore

Location: S/Side Slade Ave District 3

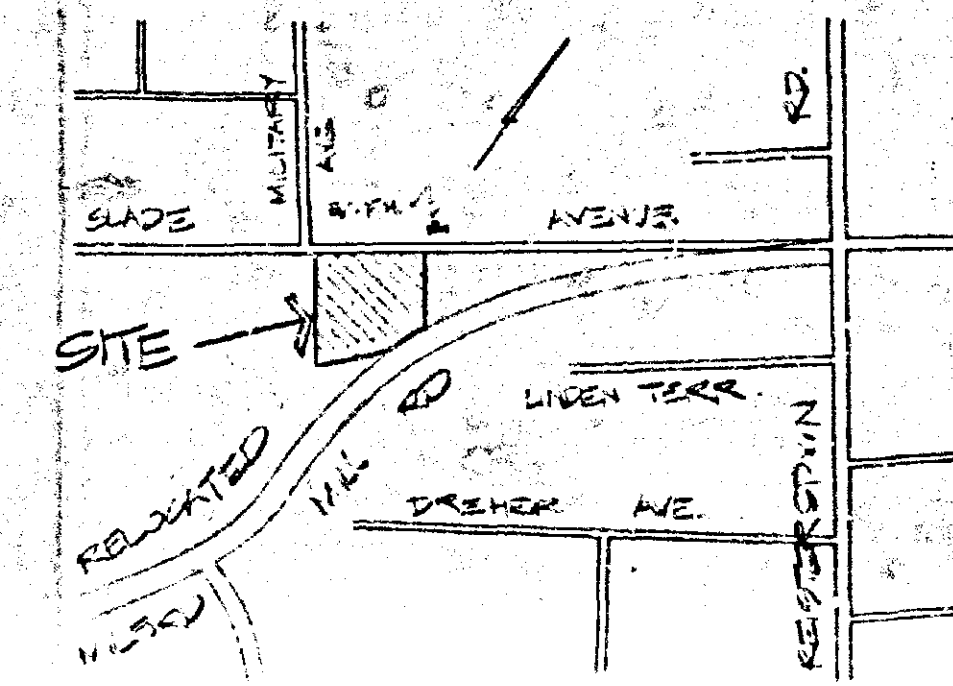
Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processing, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- (X) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

JS 20 (1)

JUN 21 1985



LOCATION MAP
SCALE 1"=300'

SITE DEVELOPMENT NOTES

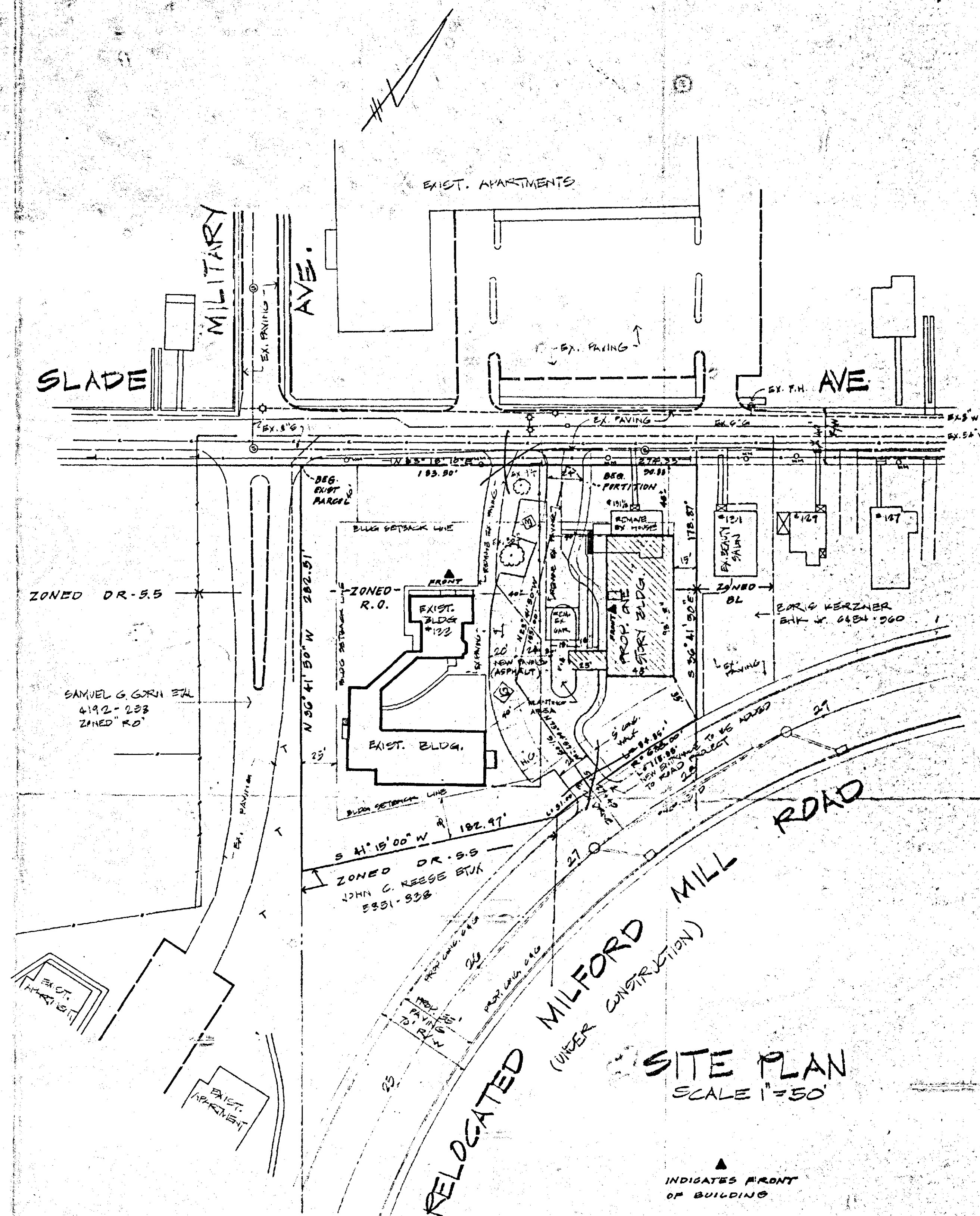
1. SITE AREA : 1.54+ ACRES
2. EXISTING ZONING : R.O
3. EXISTING USE :
* 133 SLADE AVE - CONVALESCENT HOME (23 BEDS)
* 131 1/2 SLADE AVE - RESIDENCE
4. PROPOSED USE :
* 133 SLADE AVE - CONVALESCENT HOME (23 BEDS)
* 131 1/2 SLADE AVE - CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES (DAY CARE CENTER FOR ELDERLY); 4786 S.F.
5. DEED REF: 5341-533
6. OWNER: ASSOC. JEWISH CHARITIES OF BALTIMORE INC.
7. COUNCILMANIC DISTRICT NO. 2
8. ON SITE STORM WATER MANAGEMENT WILL BE PROVIDED
9. PARKING DATA:
SPACES REQUIRED
* 133 SLADE AVE - ONE SPACE PER 10 BEDS $23 \div 10 = 2.3$
* 131 1/2 SLADE AVE - 4786 S.F. $\div 300$ S.F. = 15.8

SPACES PROVIDED: 19 18.1

10. BUILDING SETBACK REQUIREMENTS FOR PROP. BUILDING
SIDE SETBACK (SLADE AVE) - 40' MIN.
REAR SETBACK - 30' REQUIRED
SIDE SETBACK (MILFORD MILL ROAD) - 30' MIN.
11. SEE BALTIMORE COUNTY DEPT. OF PUBLIC WORKS CONTRACT NO. 84260 RKO FOR PROP. MILFORD MILL RD.
12. AS SITE LANDSCAPING WILL BE PROVIDED AS REQUIRED BY BALD. CO.
13. PARKING SHOWN IS BASED ON CURRENT OWNERSHIP OF TWO STRUCTURES. IF ONE IS SOLD IN THE FUTURE SEPARATE PLANS SHOWING PARKING MUST BE SUBMITTED.

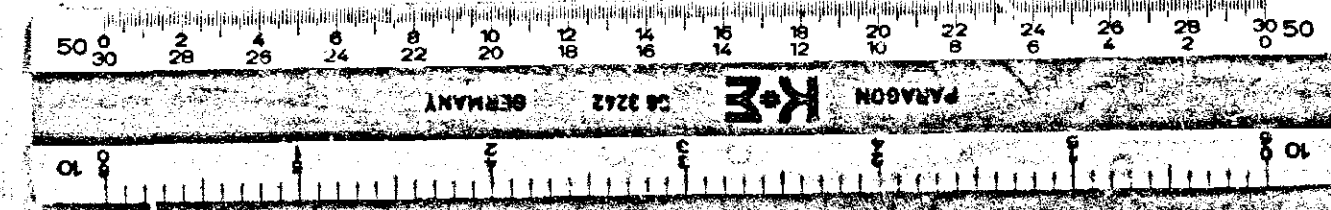
H. RESTRICTIONS:

- A. NO ALCOHOLIC, MENTAL OR MATERNITY PATIENTS TREATED AT SAID HOME.
- B. NUMBER OF PATIENTS TO BE TREATED SHALL BE AS PERMITTED BY STATE HEALTH DEPT.



SITE PLAN
SCALE 1"=50'

INDICATES FRONT OF BUILDING



OWNER:
ASSOCIATE JEWISH CHARITIES
OF BALTIMORE INC.
101 WEST MT. ROYAL AVE.
BALTIMORE MD. 21201

H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS • SURVEYORS • ENGINEERS
8115 MEADOW HAVENS ROAD
BANDOLLETOWN, MARYLAND 21155
FABRUARY 1985
AREA CODE 301-358-4444

PARTITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR:
1. COMMUNITY BUILDING OR OTHER LAND DEVOTED TO CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES (DAY CARE CENTER FOR ELDERLY);
BY AMENDING SITE PLANS IN CASE #4456X,
#66-57 ASPH AND #70-139X.
AND ZONING VARIANCE FOR
REAR YARD SETBACK

ELDERLY DAY CARE
CENTER

LEVINDALE

131 1/2 Slade Avenue
Baltimore County
3rd. Election District
Maryland

1. MAY 6, 1985
REVISED

SHEET TITLE
**ZONING
PLAT**

DRAWN H.M.A.

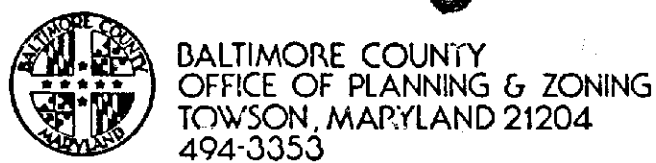
SCALE AS SHOWN

DATE APR. 5, 1985

DRAWING

71

SHEET 1 OF 1



ARNOLD JABLON
ZONING COMMISSIONER

July 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
SE of Slade Avenue, NE of
Military Avenue
3rd Election District
Associated Jewish Charities
of Baltimore - Petitioner
Case No. 86-26-XA

Dear Mr. Cannon:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bq

Attachments

cc: People's Counsel

IN RE: Petition for Special Exception *
and Variance *
SE of Slade Avenue, NE of *
Military Avenue *
3rd Election District *
Associated Jewish Charities *
of Baltimore - Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-26-XA

The Petitioner herein requests a special exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for the elderly) by amending site plans in Case Numbers 4286-X, 65-57-ASPH and 70-133-X. Additionally, the Petitioner seeks a variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet.

Testimony on behalf of the Petitioner indicates that the Associated Jewish Charities of Baltimore wish to establish an adult day care center, for a maximum of 36 people at any specific time, as an alternative for those who might otherwise have to enter a nursing home. An eight-person staff will provide State certified nursing care, therapy, recreation, lunch, etc. from 8:00 a.m. to 5:00 p.m. Most participants will be transported by two vans equipped for handicapped people. The proposed layout of the property has a driveway between Slade Avenue and Milford Mill Road and a canopied entrance for cars and busses, thus necessitating a variance for the rear yard. The director of the Pikesville Community Growth Corporation testified that it unanimously approved of the proposal. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the

community will not be adversely affected, and the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of July, 1985, that the Petition for Special Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case Numbers 4286-X, 65-57-ASPH and 70-133-X and, additionally, the Petition for Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet, in accordance with the site plan prepared by H. Malmud & Associates, Inc., dated April 5, 1985 and marked Petitioner's Exhibit I, is GRANTED, from and after the date of this Order, subject to the following restrictions:

- Hours of operation shall not extend beyond 7:00 a.m. to 7:00 p.m.
- All signs shall comply with the BCZR for R.O. zones. No petition for sign variance will be entertained.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007386
DATE 7/19/85 ACCOUNT R-01-615-000
AMOUNT \$ 71.50
RECEIVED FROM Robert Cannon - Weinherb and Green
FOR Advertising and Posting Case 86-26-XA
3 8754*****715018 0184F
VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
3rd Election District

LOCATION: Southeast of Slade Avenue, Northeast of Military Avenue

DATE AND TIME: Tuesday, July 16, 1985 at 1:30 p.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 Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case No. 4286-X, 65-57-ASPH and 70-133-X, and Variance from Section 1802.2.B (V.B.2) to permit a rear yard setback of 15 feet in lieu of the required 30 foot setback.

Being the property of Associated Jewish Charities of Balto., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

H. MALMUD & ASSOCIATES, INC.
6815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
TELEPHONE (301) 655-6465

DESCRIPTION OF EXISTING PARCEL AND PORTION FOR SPECIAL EXCEPTION AND ZONING VARIANCE
(ONE OWNER WITH TWO USES)
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the existing at the intersection of the southeast side of Slade Avenue and the northeast side of Military Avenue, it projected southeasterly, and running thence binding on the southeast side of said Slade Avenue:

- (1) North 53' 18" 10" East 274.33 feet, thence leaving said Slade Avenue and running;
- (2) South 36' 41' 50" East 178.87 feet to intersect the northwest side of the Relocated Milford Mill Road and thence binding on said Road;
- (3) By a line curving to the left with a radius of 635.00 feet and an arc length of 115.85 feet, thence leaving said Road and running the two (2) following:
- (4) South 41' 15' 00" West 182.97 feet;
- (5) North 36' 41' 50" West 232.51 feet to place of beginning.

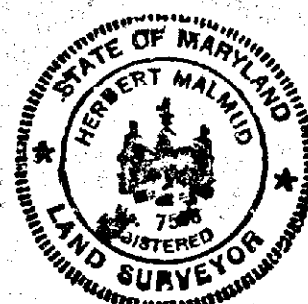
Containing 1.54 acres of land, more or less.

Beginning for the portion on the southeast side of Slade Avenue at a point distant 183.50 feet from the intersection of the southeast side of Slade Avenue and the northeast side of Military Avenue, it projected southeasterly, and running thence binding on the southeast side of said Slade Avenue:

- (1) North 53' 18" 10" East 90.83 feet, thence leaving said Slade Avenue and running;
- (2) South 36' 41' 50" East 178.87 feet to intersect the northwest side of the Relocated Milford Mill Road and thence binding on said Road;
- (3) By a line curving to the left with a radius of 635.00 feet and an arc length of 84.05 feet, thence leaving said Road and running for two (2) lines of division:
- (4) North 73' 04' 37" West 91.09 feet;
- (5) North 23' 41' 50" West 155.00 feet to the place of beginning.

Containing 0.50 of an acre of land, more or less.

This description is intended for zoning purposes only and not for the conveyance of title.



Herbert Malmud
Herbert Malmud
Registered Land Surveyor
Maryland # 7559
May 6, 1985

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE of Slade Ave., NE of Military Ave., 3rd District
ASSOCIATED JEWISH CHARITIES : Case No. 86-26-XA
OF BALTIMORE, Petitioner :

ENTRY OF APPEARANCE

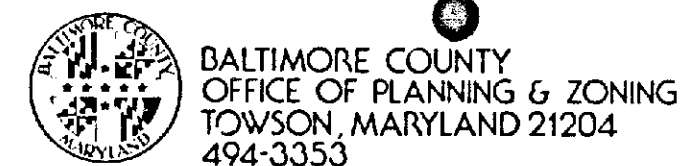
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Marnes Greenberg, Vice-President, Associated Jewish Charities of Baltimore, 101 W. Mt. Royal Ave., Baltimore, MD 21201, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Associated Jewish Charities of Baltimore
101 W. Mt. Royal Avenue
Baltimore, Maryland 21201

RE: Petition for Special Exception & Variance
SE/Slade Ave., NE/Military Avenue
3rd Election District
Associated Jewish Charities of Baltimore -
Petitioners
Case No. 86-26-XA

Dear Mr. Greenberg,

This is to advise you that \$ 71.50 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 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Associated Jewish Charities of Baltimore June 12, 1985
101 W. Mt. Royal Avenue
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE
SE/Slade Ave., NE/Military Avenue
3rd Election District
Associated Jewish Charities of Baltimore -
Petitioners
Case No. 86-26-XA

TIME: 1:30 p.m.

DATE: Tuesday, July 16, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

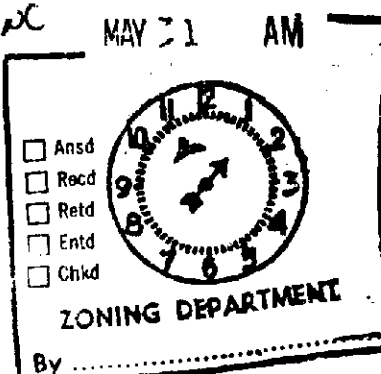
B. Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007491
DATE 7/18/85 ACCOUNT R-01-615-000
AMOUNT \$ 200.00
RECEIVED FROM *Lanahel*
FOR *Advertising and Posting Case 86-26-XA*
8145*****200018 0184F
VALIDATION OR SIGNATURE OF CASHIER

JAN 21 1986

45-27423
49-26c
MAY 31 AM
6:15 PM
H. MALMUD & ASSOCIATES, INC.
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133

TELEPHONE (301) 655-6465



May 30, 1985

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

Re: Levindale Elderly Day Care Center
3rd Election District
Item #343

Dear Mr. Jablon:

I am requesting on behalf of my client, the Associated Jewish Charities of Baltimore, Inc., that the hearing for a Special Exception and Zoning Variance be held at the earliest possible date.

The proposed Elderly Day Care Center is a non-profit operation which will suffer economically if the proposed building is not completed by the end of summer or early fall.

At our meeting with members of your staff on March 14, 1985 we were told that the proposed zoning plat would simply amend Special Exception #70-133 and that a reasonable time after submission of the plat would be approximately 45 days to a hearing date. However, when the plat was brought in shortly thereafter, certain zoning technicalities were raised that resulted in submission of the plat being delayed until May 8, 1985. Based on what was thought to be a realistic schedule the client gave notice to the tenant in the existing house to vacate which will result in loss of rental income.

We would appreciate anything you could do to help this project go forward as quickly as possible.

Thank you.

Sincerely,
Herbert Malmud
Herbert Malmud

cc: Lee Coplan

CERTIFICATE OF PUBLICATION

65948

Pikesville, Md., June 26 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 16th day of July 19 85

the first publication appearing on the 26th day of June 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phillip H. Holmberg
Manager

Cost of Advertisement \$24.00

LEGAL NOTICE

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
3rd Election District

LOCATION: Southeast of Shale Avenue, Northwest of Military Avenue
DATE AND TIME: Tuesday, July 16, 1985 at 1:30 p.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 Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case No. 4286-X, 65-57-ASPH and 70-133-X; and Variance from Section 1802.2.B (V.B.2) to permit a rear yard setback of 15 feet in lieu of the required 30 foot setback.

Being the property of Associated Jewish Charities of Baltimore, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27 19 85

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 27 19 85

THE JEFFERSONIAN,

W. Venetian

Publisher

Cost of Advertising

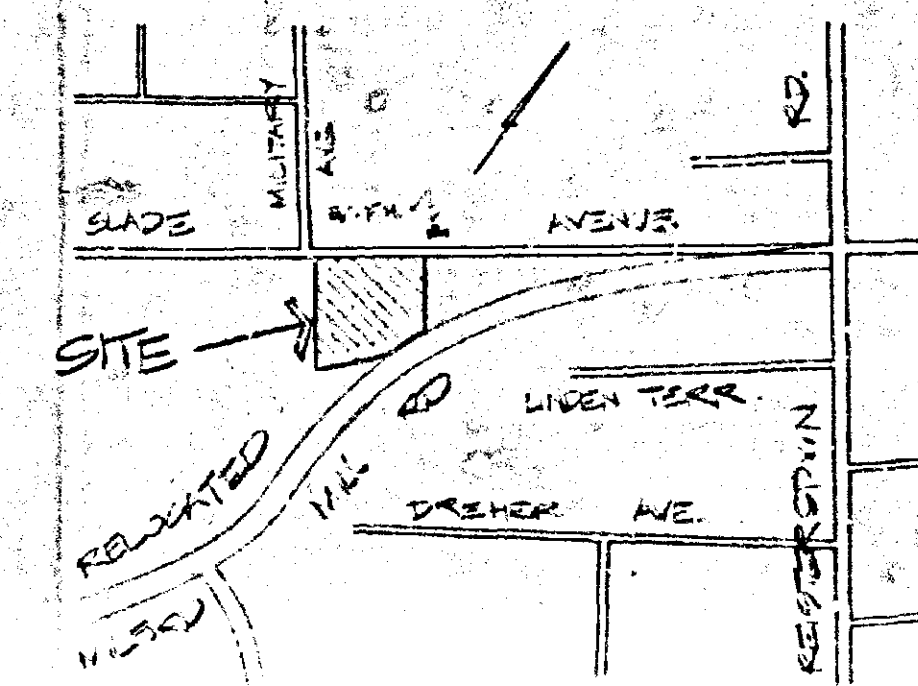
27.50

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-26-XA

District 3rd Date of Posting 6-26-85
Posted for: Special Exception and Variance
Petitioner: Associated Jewish Charities of Baltimore
Location of property: Southeast of Shale Ave, north east of Military Ave.
Location of Signs: 2 signs east side of Shale Ave approx 150' northwest of Military Ave front of subject property and 2 signs west side of relocated Midway Mill Road to the rear of subject property
Remarks:
Posted by *A. J. Arata* Date of return: 6-26-85
Number of Signs: 4



LOCATION MAP
SCALE 1"=300'

SITE DEVELOPMENT NOTES

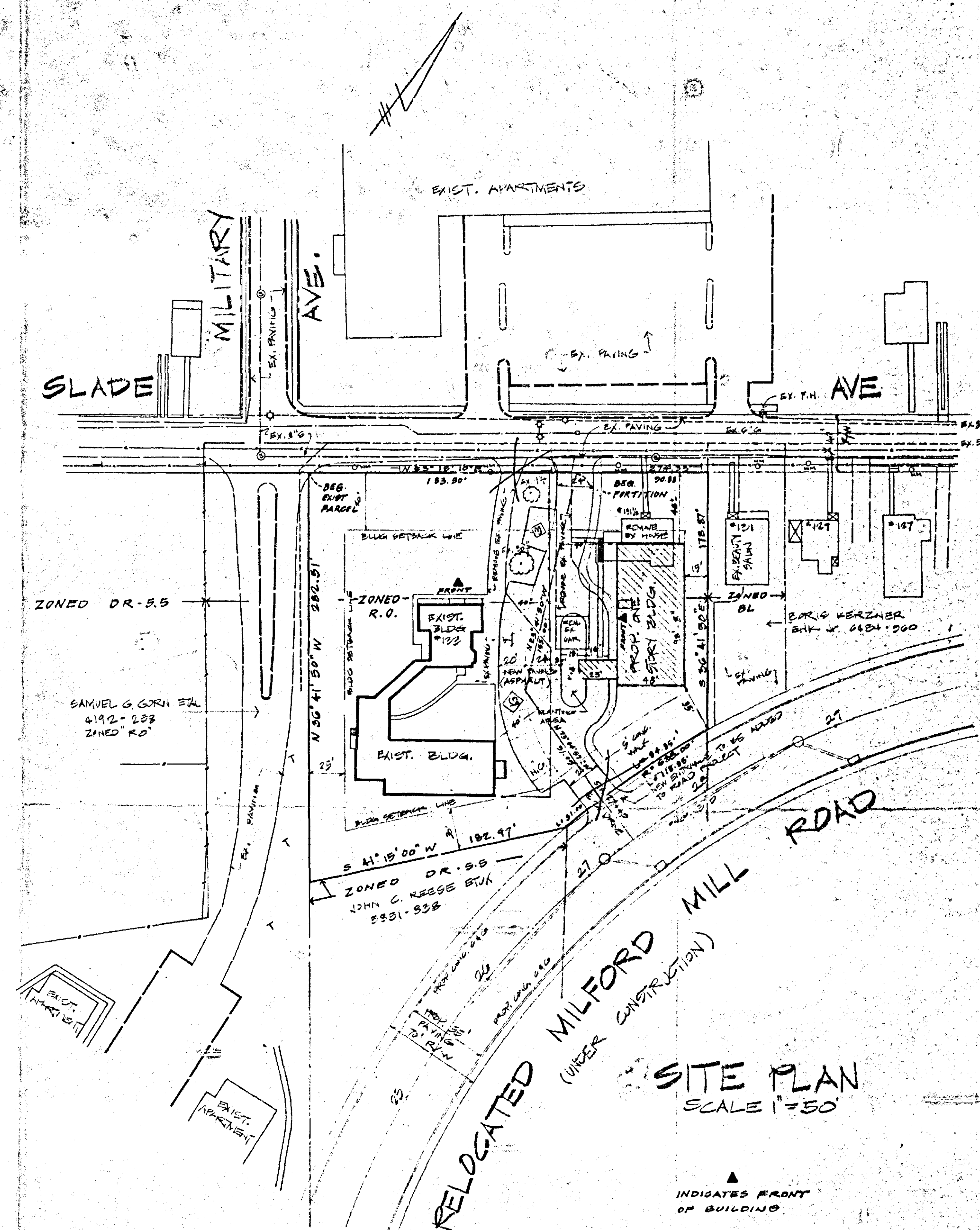
1. SITE AREA : 1.54+ ACRES
2. EXISTING ZONING : R.O
3. EXISTING USE :
* 133 SLADE AVE - CONVALESCENT HOME (23 BEDS)
* 131 1/2 SLADE AVE - RESIDENCE
4. PROPOSED USE :
* 133 SLADE AVE - CONVALESCENT HOME (23 BEDS)
* 131 1/2 SLADE AVE - COMMUNITY BUILDING OR OTHER LAND DEVOTED TO CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES (DAY CARE CENTER FOR ELDERLY); 4786 S.F.
5. DEED REF: 5341-533
6. OWNER: ASSOC. JEWISH CHARITIES OF BALTIMORE INC.
7. COUNCILMANIC DISTRICT NO. 2
8. ON SITE STORM WATER MANAGEMENT WILL BE PROVIDED
9. PARKING DATA:
SPACES REQUIRED
* 133 SLADE AVE - ONE SPACE PER 10 BEDS $23 \div 10 = 2.3$
* 131 1/2 SLADE AVE - 4786 S.F. $\div 300$ S.F. = 15.8

SPACES PROVIDED: 19 18.1

10. BUILDING SETBACK REQUIREMENTS FOR PROP. BUILDING
SIDE SETBACK (SLADE AVE) - 40' MIN.
REAR SETBACK - 30' REQUIRED
SIDE SETBACK (MILFORD MILL ROAD) - 30' MIN.
11. SEE BALTIMORE COUNTY DEPT. OF PUBLIC WORKS CONTRACT NO. 84260 RXO FOR PROP. MILFORD MILL RD.
12. AS SITE LANDSCAPING WILL BE PROVIDED AS REQUIRED BY BALD. CO.
13. PARKING SHOWN IS BASED ON CURRENT OWNERSHIP OF TWO STRUCTURES. IF ONE IS SOLD IN THE FUTURE SEPARATE PLANS SHOWING PARKING MUST BE SUBMITTED.

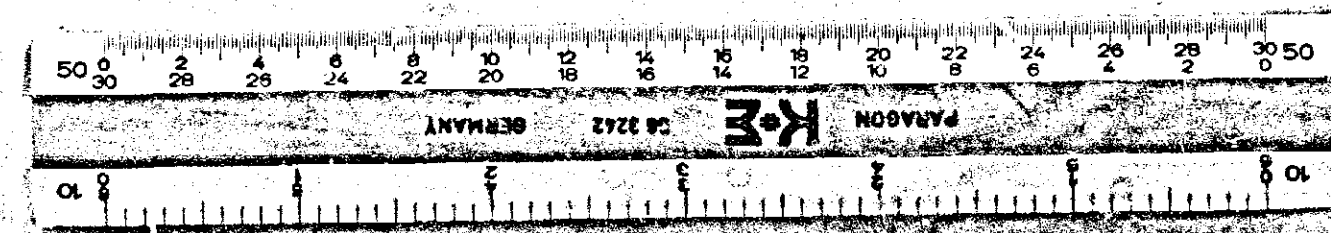
H. RESTRICTIONS:

- A. NO ALCOHOLIC, MENTAL OR MATERNITY PATIENTS TREATED AT SAID HOME.
- B. NUMBER OF PATIENTS TO BE TREATED SHALL BE AS PERMITTED BY STATE HEALTH DEPT.



SITE PLAN
SCALE 1"=50'

INDICATES FRONT OF BUILDING



OWNER:
ASSOCIATE JEWISH CHARITIES
OF BALTIMORE INC.
101 WEST MT. ROYAL AVE.
BALTIMORE MD. 21201

H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS • SURVEYORS • ENGINEERS
8015 MEADOW HAVENS ROAD
BANDOLISTON, MARYLAND 21033
FABRUARY 1985
AREA CODE 301-358-4444

PARTITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION FOR:
1. COMMUNITY BUILDING OR OTHER LAND DEVOTED TO CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES (DAY CARE CENTER FOR ELDERLY);
BY AMENDING SITE PLANS IN CASE #4456X,
#66-57 ASPH AND #70-139X.
AND ZONING VARIANCE FOR
REAR YARD SETBACK

ELDERLY DAY CARE
CENTER

LEVINDALE

131 1/2 Slade Avenue
Baltimore County

SHEET TITLE
ZONING
PLAT

DRAWN H.M.A.

SCALE AS SHOWN

DATE APR. 5, 1985

DRAWING

71

SHEET 1 OF 1

26-26-XA 343 343 343

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case #4286-X, #65-57-ASPH and #70-133-X.

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name) Associated Jewish Charities of Baltimore
Signature _____ Signature Mr. Arnold Jablon
Address _____ (Type or Print Name) _____
City and State _____ Signature _____
Attorney for Petitioner: _____
(Type or Print Name) _____ Address _____ Phone No. _____
Signature _____ City and State _____
Address _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____ Name _____
Attorney's Telephone No.: _____ Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1985, at 1:30 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

36-26-XA 343 343 343

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Variance from Section 1802.2.B. (V.B.2) to permit a rear yard setback of 15' in lieu of the required 30' setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Front of building faces passenger drop-off point and driveway.
The driveway runs from Slade Avenue to relocated Milford Mill Rd.

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

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name) Associated Jewish Charities of Baltimore
Signature _____ Signature Mr. Arnold Jablon
Address _____ (Type or Print Name) _____
City and State _____ Signature _____
Attorney for Petitioner: _____
(Type or Print Name) _____ Address _____ Phone No. _____
Signature _____ City and State _____
Address _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____ Name _____
Attorney's Telephone No.: _____ Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of July, 1985, at 1:30 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

86-26-XA 343 343

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 15th day of June, 1985.

Petitioner: Associated Jewish Charities of Baltimore
Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

343 343 343

July 8, 1985

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

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

Mr. Mann's Greenburg
Associated Jewish Charities of Baltimore
101 West Mt. Royal Avenue
Baltimore, Maryland 21201

RE: Item No. 343 - Case No. 86-26-XA
Associated Jewish Charities of Balto.
Special Exception & Variance Petitions

Mr. Greenburg:

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.

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:hsc

Enclosures

cc: Hord, Coplan, Macht
2536 St. Paul Street
Baltimore, Maryland 21218

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 10, 1985

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

Re: Item #343 (1984-1985)
Property Owner: Associated Jewish Charities of Baltimore
S/S Slade Ave. N/E of Military Ave.
Acres: 1.54 acres ±
District: 3rd

Dear Mr. Jablon:

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.

343 343 343

Baltimore County is currently negotiating with the property owner for the right-of-way clearance for the Relocated Milford Mill Road.

As no other public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E.
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:SS

cc: File

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERLER
DIRECTOR

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

JUNE 27, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985
Item # 343
Property Owner: ASSOCIATED JEWISH CHARITIES OF BALTO.
Location: S/S SLADE AVE. N/E OF MILITARY AVE.

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.

- (X) 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 to a building permit.
- () 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 22-58 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 _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
A WAIVER OF CRG PLAN WAS GRANTED BY DIRECTOR & PLANNING BOARD ON 5/16/85
SEE FILE # W-85-57.

cc: James Hoswell

Eugene A. Suler
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 7, 1985

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

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Locations:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineering Assoc. II

MSF/cmm

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

Zoning Item # 343, Zoning Advisory Committee Meeting of May 21, 1985

Property Owner: Associated Jewish Charities of Baltimore

Location: S/Side Slade Ave District 3

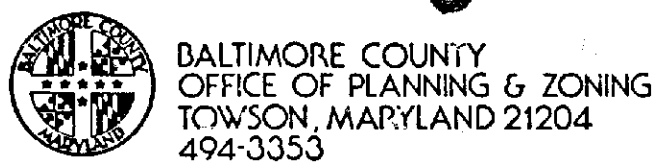
Water Supply public Sewage Disposal public

343 343 343

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processing, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- (X) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

JS 20 (1)

JUN 21 1985



ARNOLD JABLON
ZONING COMMISSIONER

July 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
SE of Slade Avenue, NE of
Military Avenue
3rd Election District
Associated Jewish Charities
of Baltimore - Petitioner
Case No. 86-26-XA

Dear Mr. Cannon:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bq

Attachments

cc: People's Counsel

IN RE: Petition for Special Exception *
and Variance *
SE of Slade Avenue, NE of *
Military Avenue *
3rd Election District *
Associated Jewish Charities *
of Baltimore - Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-26-XA

The Petitioner herein requests a special exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for the elderly) by amending site plans in Case Numbers 4286-X, 65-57-ASPH and 70-133-X. Additionally, the Petitioner seeks a variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet.

Testimony on behalf of the Petitioner indicates that the Associated Jewish Charities of Baltimore wish to establish an adult day care center, for a maximum of 36 people at any specific time, as an alternative for those who might otherwise have to enter a nursing home. An eight-person staff will provide State certified nursing care, therapy, recreation, lunch, etc. from 8:00 a.m. to 5:00 p.m. Most participants will be transported by two vans equipped for handicapped people. The proposed layout of the property has a driveway between Slade Avenue and Milford Mill Road and a canopied entrance for cars and busses, thus necessitating a variance for the rear yard. The director of the Pikesville Community Growth Corporation testified that it unanimously approved of the proposal. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the

community will not be adversely affected, and the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of July, 1985, that the Petition for Special Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case Numbers 4286-X, 65-57-ASPH and 70-133-X and, additionally, the Petition for Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet, in accordance with the site plan prepared by H. Malmud & Associates, Inc., dated April 5, 1985 and marked Petitioner's Exhibit I, is GRANTED, from and after the date of this Order, subject to the following restrictions:

- Hours of operation shall not extend beyond 7:00 a.m. to 7:00 p.m.
- All signs shall comply with the BCZR for R.O. zones. No petition for sign variance will be entertained.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007386
DATE 7/19/85 ACCOUNT R-01-615-000
AMOUNT \$ 71.50
RECEIVED FROM Robert Cannon - Weinherb and Green
FOR Advertising and Posting Case 86-26-XA
3 8754*****715018 0184F
VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
3rd Election District

LOCATION: Southeast of Slade Avenue, Northeast of Military Avenue

DATE AND TIME: Tuesday, July 16, 1985 at 1:30 p.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 Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case No. 4286-X, 65-57-ASPH and 70-133-X, and Variance from Section 1802.2.B (V.B.2) to permit a rear yard setback of 15 feet in lieu of the required 30 foot setback.

Being the property of Associated Jewish Charities of Balto., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

H. MALMUD & ASSOCIATES, INC.
6815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
TELEPHONE (301) 655-6465

DESCRIPTION OF EXISTING PARCEL AND PORTION FOR SPECIAL EXCEPTION AND ZONING VARIANCE
(ONE OWNER WITH TWO USES)
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the existing at the intersection of the southeast side of Slade Avenue and the northeast side of Military Avenue, it projected southeasterly, and running thence binding on the southeast side of said Slade Avenue:

- (1) North 53' 18" 10" East 274.33 feet, thence leaving said Slade Avenue and running;
- (2) South 36' 41' 50" East 178.87 feet to intersect the northwest side of the Relocated Milford Mill Road and thence binding on said Road;
- (3) By a line curving to the left with a radius of 635.00 feet and an arc length of 115.85 feet, thence leaving said Road and running the two (2) following:
- (4) South 41' 15' 00" West 182.97 feet;
- (5) North 36' 41' 50" West 232.51 feet to place of beginning.

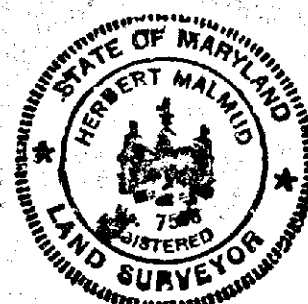
Containing 1.54 acres of land, more or less.

Beginning for the portion on the southeast side of Slade Avenue at a point distant 183.50 feet from the intersection of the southeast side of Slade Avenue and the northeast side of Military Avenue, it projected southeasterly, and running thence binding on the southeast side of said Slade Avenue:

- (1) North 53' 18" 10" East 90.83 feet, thence leaving said Slade Avenue and running;
- (2) South 36' 41' 50" East 178.87 feet to intersect the northwest side of the Relocated Milford Mill Road and thence binding on said Road;
- (3) By a line curving to the left with a radius of 635.00 feet and an arc length of 84.05 feet, thence leaving said Road and running for two (2) lines of division:
- (4) North 73' 04' 37" West 91.09 feet;
- (5) North 23' 41' 50" West 155.00 feet to the place of beginning.

Containing 0.50 of an acre of land, more or less.

This description is intended for zoning purposes only and not for the conveyance of title.



Herbert Malmud
Herbert Malmud
Registered Land Surveyor
Maryland # 7559
May 6, 1985

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE of Slade Ave., NE of Military Ave., 3rd District
ASSOCIATED JEWISH CHARITIES : Case No. 86-26-XA
OF BALTIMORE, Petitioner :

ENTRY OF APPEARANCE

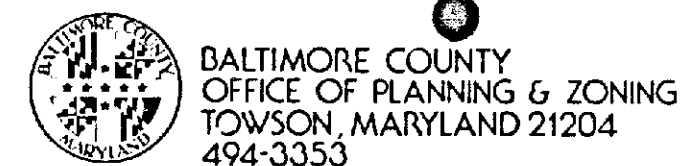
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Marnes Greenberg, Vice-President, Associated Jewish Charities of Baltimore, 101 W. Mt. Royal Ave., Baltimore, MD 21201, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Associated Jewish Charities of Baltimore
101 W. Mt. Royal Avenue
Baltimore, Maryland 21201

RE: Petition for Special Exception & Variance
SE/Slade Ave., NE/Military Avenue
3rd Election District
Associated Jewish Charities of Baltimore -
Petitioners
Case No. 86-26-XA

Dear Mr. Greenberg,

This is to advise you that \$ 71.50 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 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Associated Jewish Charities of Baltimore June 12, 1985
101 W. Mt. Royal Avenue
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE
SE/Slade Ave., NE/Military Avenue
3rd Election District
Associated Jewish Charities of Baltimore -
Petitioners
Case No. 86-26-XA

TIME: 1:30 p.m.

DATE: Tuesday, July 16, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

B. Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007491
DATE 7/18/85 ACCOUNT R-01-615-000
AMOUNT \$ 200.00
RECEIVED FROM *Lanahel*
FOR *Advertising and Posting Case 86-26-XA*
8145*****200018 0184F
VALIDATION OR SIGNATURE OF CASHIER

JAN 21 1986

45-2463
49-26c
MAY 31 AM
6:15
H. MALMUD & ASSOCIATES, INC.
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133

TELEPHONE (301) 655-6465

☐ Ansd
☐ Recd
☐ Retd
☐ Entd
☐ Chkd

ZONING DEPARTMENT

By

May 30, 1985

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

Re: Levindale Elderly Day Care Center
3rd Election District
Item #343

Dear Mr. Jablon:

I am requesting on behalf of my client, the Associated Jewish Charities of Baltimore, Inc., that the hearing for a Special Exception and Zoning Variance be held at the earliest possible date.

The proposed Elderly Day Care Center is a non-profit operation which will suffer economically if the proposed building is not completed by the end of summer or early fall.

At our meeting with members of your staff on March 14, 1985 we were told that the proposed zoning plat would simply amend Special Exception #70-133 and that a reasonable time after submission of the plat would be approximately 45 days to a hearing date. However, when the plat was brought in shortly thereafter, certain zoning technicalities were raised that resulted in submission of the plat being delayed until May 8, 1985. Based on what was thought to be a realistic schedule the client gave notice to the tenant in the existing house to vacate which will result in loss of rental income.

We would appreciate anything you could do to help this project go forward as quickly as possible.

Thank you.

Sincerely,

Herbert Maimud

cc: Lee Coplan

CERTIFICATE OF PUBLICATION

65948

Pikesville, Md., June 26 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 16th day of July 19 85

the first publication appearing on the 26th day of June 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phillip H. Holmberg
Manager

Cost of Advertisement \$24.00

LEGAL NOTICE

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
3rd Election District

LOCATION: Southeast of Slade Avenue, Northwest of Military Avenue
DATE AND TIME: Tuesday, July 16, 1985 at 1:30 p.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 Exception for a community building or other land devoted to civic, social, recreational or educational uses (day care center for elderly) by amending site plans in Case No. 4286-X, 65-57-ASPH and 70-133-X; and Variance from Section 1802.2.B (V.B.2) to permit a rear yard setback of 15 feet in lieu of the required 30 foot setback.

Being the property of Associated Jewish Charities of Baltimore, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27 19 85

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 27 19 85

THE JEFFERSONIAN,

18 Venetian

Publisher

Cost of Advertising

27.50

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-26-XA

District 3rd Date of Posting 6-26-85
Posted for: Special Exception and Variance
Petitioner: Associated Jewish Charities of Baltimore
Location of property: Southeast of Slade Ave, north east of Military Ave.
Location of Signs: 2 signs east side of Slade Ave approx 150' northwest of Military Ave front of subject property and 2 signs west side of relocated Midway Mill Road to the rear of subject property
Remarks:
Posted by: J. J. Arata Signature Date of return: 6-26-85
Number of Signs: 4