

86-427-A
PETITION FOR ZONING VARIANCE
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 (V.A.R. 21) to permit a front yard setback of 34.1 ft. in lieu of 40 ft. as approved in Case No. 86-9-A and to amend original plat filed with special exception Case 67-217-X and sign variance case no. 72-272-A of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

MAP NO. 109
E.D. 9
Date 3-2-87
1900

TO BE SUBMITTED AT THE HEARING

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

John B. Howard, Esquire
(Type or Print Name)
Signature
210 Allegheny Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301) 823-4111

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, MD 21204 (301) 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1986, at 10:00 o'clock.

3-2-86
Zoning Commissioner of Baltimore County.

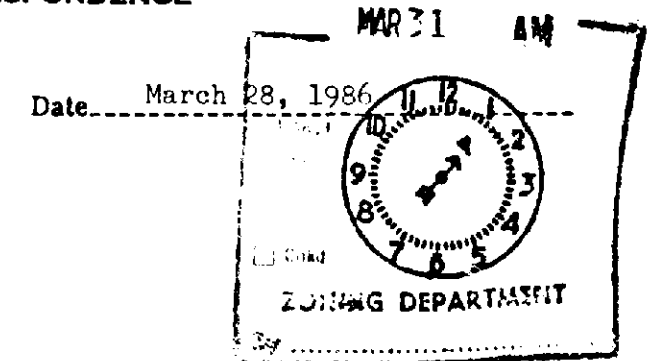
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

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

SUBJECT: Zoning Petition No. 86-427-A



Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of this petition.

NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JCH/dmi

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

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

RE: Item No. 299 - Case No. 86-427-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.

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,
James E. Dyer (m)
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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



William K. Holman
Secretary
Hcl Kassoff
Administrator

March 3, 1986

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

Re: Baltimore County
Item # 299
Property Owner: Manor
Health Care Corp.
Location: Corner of
E/S Charles Street
(Route 139) and the
N/S of Greenwood Road
Existing Zoning: D.R. 2
Proposed Zoning: Var.
to permit a front yard
setback of 34.1 ft. in
lieu of 40' as approved
in Case No. 86-9-A
and to amend original
plans filed with special
exception Case 67-217-X
and sign variance Case No
72-272-A
Acres: 4.8505
District: 9th

Dear Mr. Dyer:

On review of the submittal of 8/19/85 (revised 1/30/86), the State Highway Administration finds the site plan generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits
By: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teleoperator for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Cove St., Baltimore, Maryland 21203-0717

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

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 289, 290, 291, 292, 294, 295, 296, 297, 298, 299, 300, and 301.

Michael S. Flanagan
Traffic Engineer Associate II

MEF/blld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Feb. 24, 1986
Date

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

Zoning Item # 299 - Zoning Advisory Committee Meeting of Feb. 25, 1986
Property Owner: Manor Health Care Corp.
Location: Corner of Charles Street & N/S Greenwood Rd. District 9th
Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- () 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.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, 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 processes, underground gasoline storage tanks (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.
- () 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.

SS 20 1082 (1)

Zoning Item # 299 - Zoning Advisory Committee Meeting of Feb. 25, 1986
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3221
NORMAN E. GERBER
DIRECTOR

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

MARCH 26, 1986

Re: Zoning Advisory Meeting of FEBRUARY 25, 1986
Item # 299
Property Owner: MANOR HEALTH CARE CORP.
Location: CORNER OF E/S CHARLES ST. & THE N/S OF GREENWOOD RD.

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.
- (X) 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 22-89 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.
- (X) Indications must comply with Baltimore County Landscape Manual, 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 "D" level intersection as defined by Bill 178-79, and its condition, change and re-evaluation must be submitted to the Basic Services Areas Additional comments: _____
- (X) INCREASES IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE STANDARDS IN THE ZONING CODE BE MAINTAINED.

cc: James Howell
Eugene A. Soper
Chief, Current Planning and Development

PAUL H. REINCKE
CHIEF

February 21, 1986

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 Corp.

Location: Cor. E/S Charles Street and N/S of Greenwood Road

Item No.: 299 Zoning Agenda: Meeting of 2-25-86

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 _____ 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.

(X) 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: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

February 28, 1986

TERESA ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 299 Zoning Advisory Committee Meeting are as follows:

Property Owner: Manor Health Care Corporation
Location: Corner of E/S Charles Street and the N/S of Greenwood Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 437-85, The Maryland Code for the Handicapped and Aged (A.N.C. 11-1-1 - 1985) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: The sets of construction drawings are required to file a permit application. The seal of a registered architect or engineer is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 505 and 506 and have your architect/engineer contact this department.

(7) The requested variance appears to conflict with Section 505 of the Baltimore County Building Code.

(8) 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 or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 507 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Floodway. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

NOTE: (10) Comments: The proposed structure shall comply with the height/area, type of construction and other applicable Code sections for I-2 (Institutional Use). See specifically Section 1702.8. See Section 505.2 for areas in existing building which may not comply at this time.

(11) 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: *Terese Zaleski, Jr.*
Building Place Permit

LJZ/MS

IN RE: PETITION FOR VARIANCE
Corner of the E/S of
Charles Street with the N/S
of Greenwood Road -
9th Election District
Manor Health Care Corp.,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-427-A

The Petitioner herein requests a variance to permit a front yard setback of 34.3 feet in lieu of the required 40 feet as approved in Case No. 86-9-A and to amend the original plans filed with Case Nos. 67-217-X and 71-272-A.

Testimony on behalf of the Petitioner indicated that the order of the Zoning Commissioner in Case No. 86-9-A dated July 11, 1985 granted a front yard setback of 40 feet and amendments to site plans filed with prior cases. That order permitted construction of an addition begun in the spring of 1986. A field survey showed that the right-of-way line had been incorrectly drawn on plans submitted in prior cases. In order to complete construction at the location intended, the instant petition was required. The plan prepared by MKK Architects and Engineers, revised January 30, 1986 and marked Petitioner's Exhibit 1, indicates the correct right-of-way line. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of April, 1986, that the herein Petition for Variance permit a front yard setback of 34.3 feet in lieu of the required 40 feet as approved in Case No. 86-9-A and to amend the original plans filed with Case

Nos. 67-217-X and 71-272-A, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

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

JMHJ:bg

ZONING DESCRIPTION

Description to Accompany Petition for Variance Manor Care of Ruxton

BEGINNING at the intersection of the East side of Charles Street with the North side of Greenwood Road thence along the Easterly line of Charles Street Northeastwardly by a curve to the right with a radius of 791.73 feet an arc distance of 202.38 feet; North 18 degrees 02 minutes 40 seconds East 245.66 feet; North 04 degrees 00 minutes 30 seconds East 103.08 feet; North 18 degrees 02 minutes 40 seconds East 200.00 feet; North 30 degrees 22 minutes 05 seconds East 117.13 feet; Northwardly by a curve to the left with a radius of 7,144.44 feet an arc distance of 86.96 feet; North 03 degrees 11 minutes 20 seconds East 104.51 feet; Northeastwardly by a curve to the left with a radius of 7,739.44 feet an arc distance of 394.58 feet to a point on the Easterly line of Charles Street, the Northernmost corner of the subject premises; thence leaving said Street and running South 02 degrees 56 minutes 47 seconds East 309.47 feet South 02 degrees 44 minutes 47 seconds East 442.00 feet; South 02 degrees 28 minutes 26 seconds West 171.58 feet; South 39 degrees 46 minutes 26 seconds West 554.58 feet; South 16 degrees 46 minutes 34 seconds East 10.30 feet; South 20 degrees 58 minutes 34 seconds East 24.52 feet to the North side of Greenwood Road thence binding on the North side of Greenwood Road; South 78 degrees 40 minutes 09 seconds West 65.601 feet to a point on the Easterly line of Charles Street, also the point of beginning.

CONTAINING 4.8505 acres.

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 24, 1986

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

RE: PETITION FOR VARIANCE
Corner of the E/S of
Charles Street with the N/S
of Greenwood Road -
9th Election District
Manor Health Care Corp.,
Petitioner
Case No. 86-427-A

Dear Mr. Howard:

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

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: Corner of East Side of Charles Street with the North Side of Greenwood Road

DATE AND TIME: Tuesday, April 22, 1986, at 10:00 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 Zoning Variance to permit a front yard setback of 34.3 feet in lieu of the required 40 feet as approved in Case No. 86-9-A and to amend the original plans filed with Case Nos. 67-217-X and 71-272-A

Being the property of Manor Health Care Corp., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE
Corner of E/S Charles St. &
N/S of Greenwood Rd.
9th District
MANOR HEALTH CARE CORP.,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-427-A

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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
April 15, 1986

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

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCE
Corner of E/S of Charles St. with the N/S of
Greenwood Rd.
9th Election District
Manor Health Care Corp. - Petitioner
Case No. 86-427-A

Dear Mr. Howard:

This is to advise you that \$73.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 021603

DATE 4/23/86 ACCOUNT 86-427-A

SIGN & POST TO BE RETURNED AMOUNT \$ 73.00

RECEIVED FROM: Cook, Howard, Downes & Tracy

FOR: Advertising & Posting re Case 86-427-A

5 86-427-A *****73000 023AF

VALIDATION OR SIGNATURE OF CASHIER

re County, Maryland, and remit
ding, Towson, Maryland

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

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Corner of East Side of Charles Street
with the North Side of Greenwood Road
9th Election District
Manor Health Care Corp. - Petitioner
Case No. 86-427-A

TIME: 10:00 a.m.

DATE: Tuesday, April 22, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 018377

DATE 4/13/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: H. D. T.

FOR: VANCE # 294

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

Case NO. 86-427-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 18th day of March, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Manor Health Care Corp.
Petitioner's Attorney John B. Howard, Esquire

Received by: *[Signature]*
Chairman, Zoning Plans and Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1986

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 April 3, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

86-427-A

PETITION FOR ZONING VARIANCE
9th Election District

LOCATION: Corner of East Side of Charles Street with the North Side of Greenwood Road
DATE AND TIME: Tuesday, April 22, 1986, at 10:00 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 Zoning Variance to permit a front yard setback of 14.3 feet in lieu of the required 40 feet as approved in Case No. 86-9-A and to amend the original plans filed with Case Nos. 86-217-X and 71-272-A.

Being the property of Manor Health Care Corp., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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
Apr. 3

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting March 31, 1986

Posted for: VANCE

Petitioner: Manor Health Care Corp.

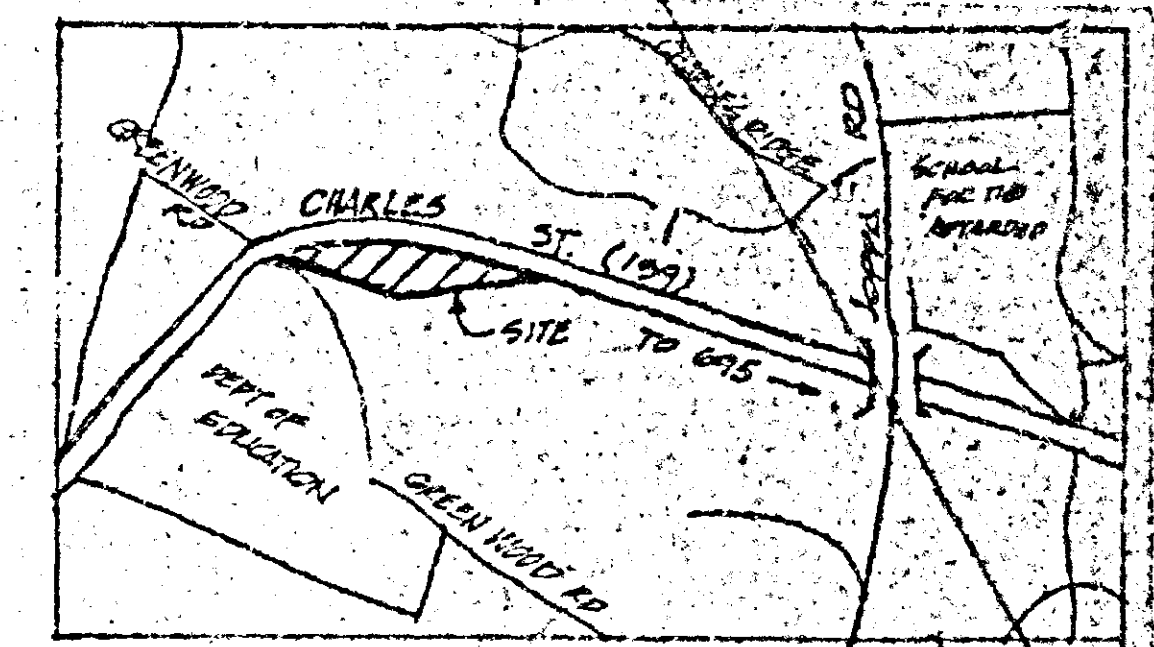
Location of property: E/S Charles St. N/S of Greenwood Rd.

Location of Signs: E/S Charles St. Opposite Ruston Ridge Rd.

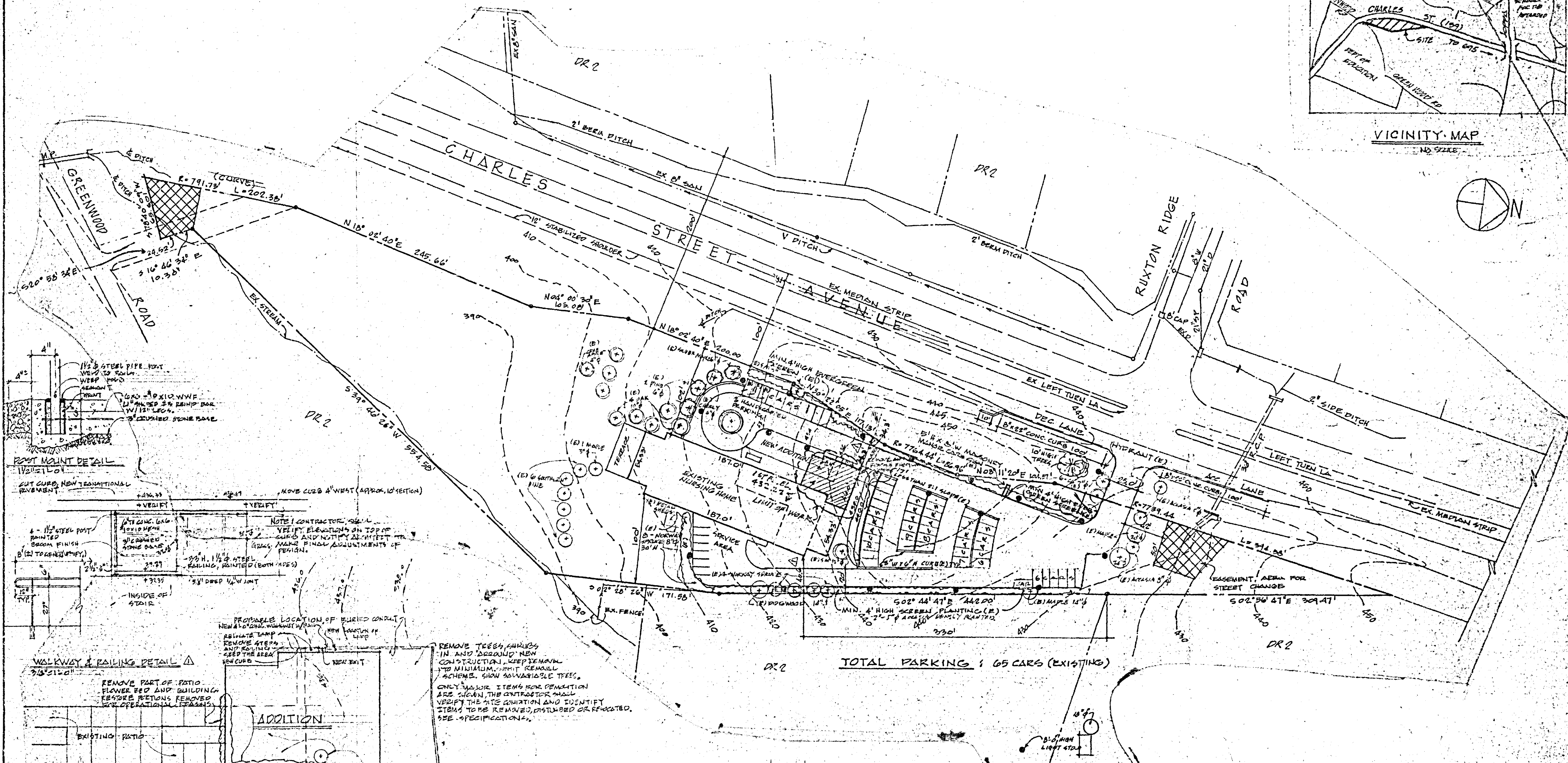
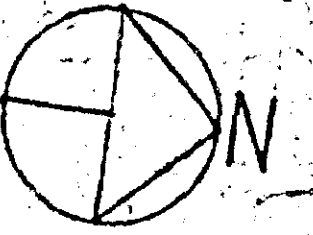
Remarks:

Posted by: *[Signature]* Date of return: 4-3-1986

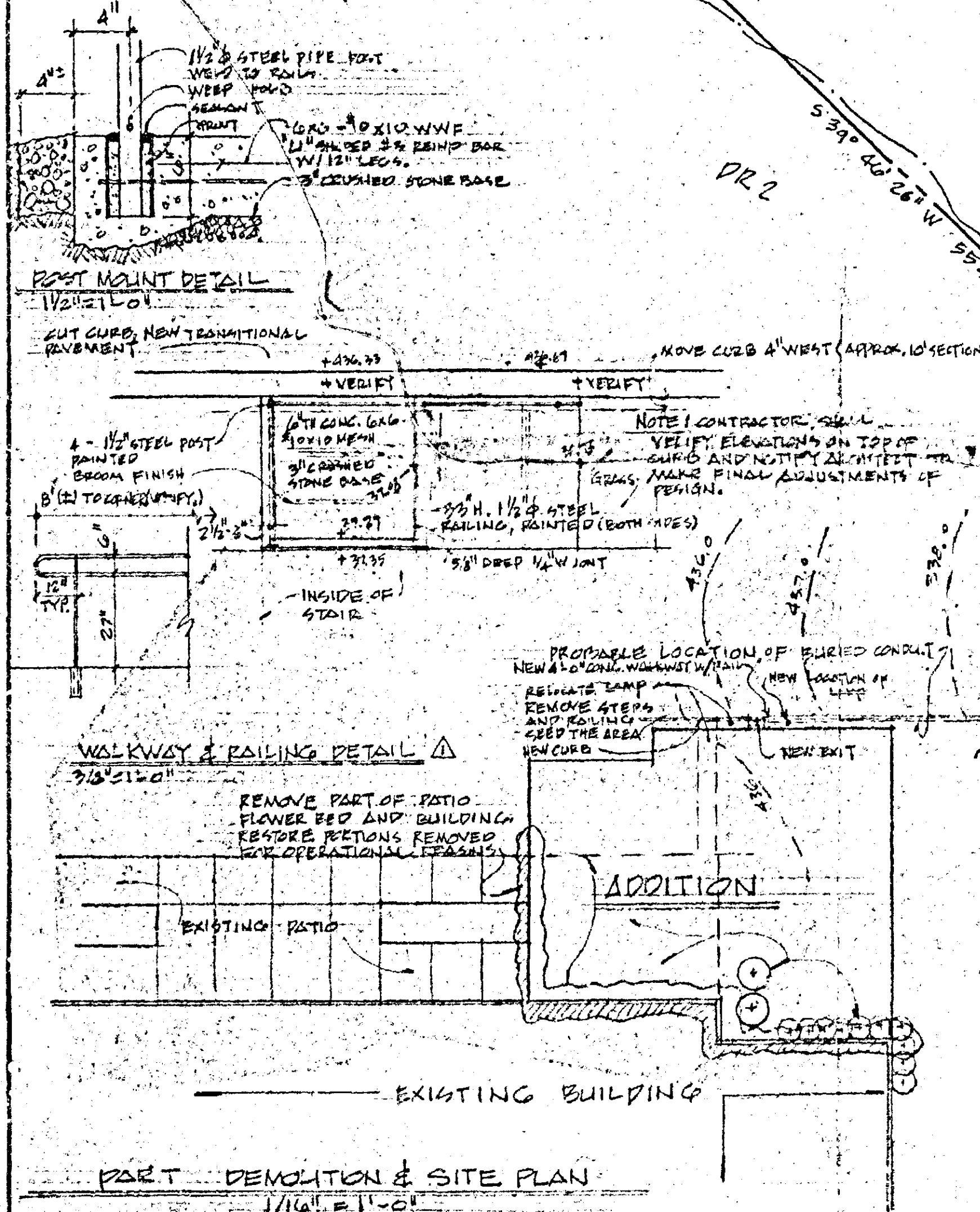
Number of Signs: 1



VICINITY MAP
NO. 5212



SITE PLAN
SCALE 1" = 50'-0"
REVISED 1-18-85



PART DEMOLITION & SITE PLAN
1/16" = 1'-0"

PARKING:
EXISTING BEDS 196
CURRENT LICENSED BEDS 202
TOTAL BED WITH ADDITION 212
 $212 \div 10 = 21.2$ PARKING REQUIRED
21 SPACES PROPOSED
(2 EXISTING HANDICAPPED SPACES INCLUDED)

BUILDING	
EXISTING	ADDITION
BASEMENT: 12,312 S.F.	BASEMENT: NONE
1ST FLOOR: 13,330	1ST FLOOR: 2,179
2ND FLOOR: 15,461	2ND FLOOR: 2,179
3RD FLOOR: 15,461	3RD FLOOR: 2,179
TOTAL: 56,564 S.F.	TOTAL: 6,537
ADDITION: 6,537	
EXISTING: 56,564	
NEWLY ADDED AREA = 11.53% INCREASE	

- SITE:**
- TOTAL AREA: 211,283 S.F. (4.8505 ACRES)
 - COVERED BY BLDG: 15,461 + 2,179 = 17,640
 - PAVED AREA: 38,630 (M) + 2,179 (N) = 40,809
 - COVERED AREA + PAVED AREA (3+4) = 58,449
 - $40,809 \div 211,283 = 19.3\%$
 - NEWLY ADDED AREA = NONE

TAX MAP 69, PARCEL 759
ACRES OF PARCEL 4.8505 AC ±
DEED REFERENCE NO. 5041/284
STATE ROADS COMMISSION PLATS: 17465, 10693 AND 16325
9TH ELECTION DISTRICT.

PETITIONER'S
EXHIBIT 1

PROJECT TITLE:		SHEET
MANOR, CARE OF RUXTON		A-0
M K K Architects and Engineers 207 Shaw Avenue, Silver Spring, Md. 20908		OF
JOB NO.:	CHECKED: 8/17/85 M.K.K.	SCALE: 1" = 10'-0"
DRAWN:	DATE: 8/17/85	10

REVISIONS: NW CORNER OF BLDG TO BE EXTENDED FROM 40' TO 53.3' (1/2" = 10'-0") RELATED CHANGES TO WEST EXIST CONC. WALKWAY, (1/32" = 1'-0")

86-420-A