

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

67

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 203-3-2 to permit a double face freestanding illuminated sign totaling 42 sq. ft. including its supporting base and a double face freestanding illuminated sign totaling 44 sq. ft. including its supporting base in lieu of the permitted 8 sq. ft. sign attached to the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
(1) This property has two entrances-one entrance on each road, it is bordered by Slade Ave. & Millford Mill Rd. This is a medical facility and identification at each entrance is important to its patients for locating this facility in an emergency. (2) This building is located on a road that curves to the left (Millford Mill) and if only one 8 sq. ft. building sign were allowed it would not be visible from the road because of the curve of the road and the landscaping on the property. (3) Other properties in and around this property are office buildings and apartment buildings with freestanding signs for identification, so if allowed these signs would not be out of character for this neighborhood.
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: <u>PEGGY L. WARNER</u> (Type or Print Name) <u>Peggy Warner</u> Signature LEVINDALE HEBREW GERIATRIC CENTER E. HOSPITAL RD. BELVEDERE S GREENSPRING AVE. BALTO. MD. 21215 City and State	Legal Owner(s): <u>PEGGY L. WARNER</u> (Type or Print Name) <u>Peggy Warner</u> Signature LEVINDALE HEBREW GERIATRIC CENTER, E. HOSPITAL RD. W17760 BALTO. MD. 21215 City and State	MAP PLATE 2C E. D. 3 DATE 9/14/86 200 1000 DP
Attorney for Petitioner: <u>JAMES S. JACOBS & FRANK BERNSTEIN</u> (Type or Print Name) <u>James S. Jacobs</u> Signature 300 E. LOMBARD ST. BALTO. MD. 21202 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted <u>JAMES P. SANK</u> Name <u>ARUNDEL SIGNS INC.</u> Address <u>P.O. Box 6577 ANNAPOLIS, MD. 21401</u> Phone No. 841-6363	

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day of September, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1986, at 11:30 o'clock P. M.

Norman E. Gerber
Zoning Commissioner of Baltimore County.

(over)

87-158-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 8th day of September, 1986.

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Petitioner: Levin Dale Hebrew Geriatric Center & Hospital
Petitioner's Attorney: James S. Jacobs, Frank

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 18, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition NO. 87-158-A

This office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

RECEIVED
SEP 19 1986
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

James S. Jacobs, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

RE: Item No. 67 - Case No. 87-158-A
Petitioner: Levin Dale Hebrew Geriatric Center & Hospital
Petition for Zoning Variance

Dear Mr. Jacobs:

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.

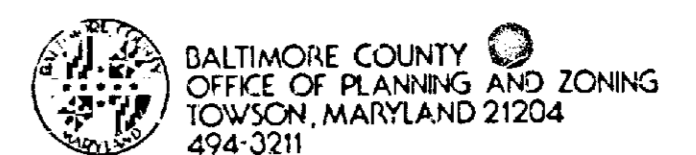
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: James P. Sank
Arundel Signs, Inc.
P.O. Box 6597
Annapolis, Maryland 21401



NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of August 26, 1986
Item # 67
Property Owner: LEVINDALE HEBREW GERIATRIC CENTER-HOSPITAL
Location: SE/S OF SLADE AVE. 183.50' FROM INTERSECTION OF THE SE/S OF SLADE AVE. & THE NE/S 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.

- 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 [blank].
- 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 area is [blank].
- The property is located in a traffic area controlled by a "D" 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.
- Additional comments:
A WAIVER OF CRG PLAN/PROCESS WAS GRANTED BY THE FOLLOWING DATED SIGNATURE FILE # 10-25-87

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

September 5, 1986

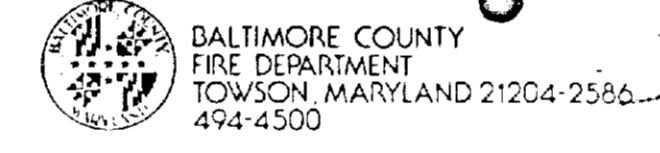
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 63, 64, 65, 66, 67 and 68.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



PAUL H. REINCKE
CHIEF

August 21, 1986

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

RE: Property Owner: Levin Dale Hebrew Geriatric Center and Hospital
Location: SE/S Slade Avenue, 183.50' from intersection of the SE/S of Slade Avenue and the NE/S of Military Avenue
Item No.: 67
Zoning Agenda: Meeting of 8/26/86

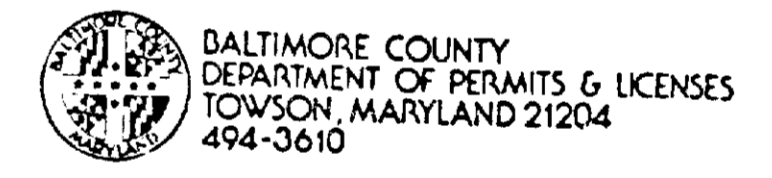
Gentlemen:

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 or _____ 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: John F. O'Neill Noted and Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

August 27, 1986

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

Dear Mr. Jablon:

Comments on Item # 67 Zoning Advisory Committee Meeting are as follows:

Property Owner: Levin Dale Hebrew Geriatric Center and Hospital
Location: SE/S Slade Avenue, 183.50 feet from intersection of the SE/S of Slade Avenue and the NE/S Military Ave.
Districts: 3rd.

- APPLICABLE ITEMS ARE CIRCLED:
- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85; the Maryland Code for the Handicapped and Aged (A.M.S.A. #11-1 - 1980) and other applicable Codes and Standards.
 - 2. A building and EXISTING PERMITS shall be required before the start of any construction.
 - 3. 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.
 - 4. 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. Approved seals are not acceptable.
 - 5. All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-2 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 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 cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.
 - 7. The requested variance appears to conflict with Section(s) _____ 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 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 provided. The change of Use Groups are from the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. See Section 312 of the Building Code.
 - 9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct boundaries shown on level for the lot and the finished floor levels including basement.
 - 10. Comments: Signs shall comply with Article 19 as amended by Bill #17-85.

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

John F. O'Neill
Director, Permits & Licenses

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

87-715-114
C-101
LAW OFFICES
Leslie M. Pittler
SUITE 501
28 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 296-9220
RECEIVED
OCT 14 1986
ZONING OFFICE
October 14, 1986
Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Hand-delivered
Re: Levindale Sign Variance
Dear Ms. Jung:
Please be advised that I was informed this date that Gorn Management, Inc. does not wish me to attend the above-captioned hearing scheduled for this afternoon at 1:30 p.m.
There is no need for me to be advised of any further hearings in this case.
Very truly yours,
Leslie M. Pittler
LMP/cas
cc: Arnold Jablon, Esquire
Zoning Commissioner
Mr. Morton Gorn
Gorn Management, Inc.

87-715-114
PIKESVILLE
Community Growth
1413 Reisterstown Road
Pikesville, Maryland 21208
Telephone
(301) 484-2310
October 10, 1986
RECEIVED
OCT 14 1986
ZONING OFFICE
Dear Mr. Jablon:
On October 8, 1986, the Pikesville Community Growth Corporation's South Area Planning Committee and residents of the Slade Avenue/Milford Mill area met with Mr. Stanford Alliker, president of the Levindale Hebrew Geriatric Center and Hospital, and other representatives of Levindale to discuss PCGC's South Area Planning Committee's opposition to the proposed signage on the Levindale property at 131 1/2 Slade Avenue.
An agreement was reached between the parties. Mr. Alliker was asked and agreed to all present to postpone the hearing in your offices on October 14, 1986. A motion was passed unanimously by the committee. The motion is as follows:
"PCGC requests postponement of the zoning hearing concerning zoning variances for 131 1/2 Slade Avenue on October 14, 1986. The Levindale Geriatric Center and Hospital agree to the postponement until such time that a mutually desirable sign plan can be reached. A committee of representatives from PCGC, the community and Levindale is to be formed to develop a sign plan"
The motion was made by Mr. Irv Peltz, seconded by Ms. Honey Scherr and passed unanimously.
Since the petitioner has publicly stated he will request a postponement to allow the petitioner and area residents and PCGC to formulate a mutually agreeable plan, PCGC is formally notifying you of this action taken on October 8, 1986 and the intent of PCGC to oppose the zoning variance request as advertised and posted in its present form. We will be happy to work with Levindale to develop a mutually agreeable sign plan. Until such a plan is developed, the PCGC is opposed to any change in variance.
We hope this matter will be postponed as requested.
Sincerely,
Evelyn Burns
Executive Director
EB:hs
cc: Morton Gorn
Irv Peltz
Stanford A. Alliker
Leslie Pittler

Levindale
October 9, 1986
Ms. Evelyn Burns
Pikesville Community Growth Corp.
1413 Reisterstown Road
Baltimore, Maryland 21208
Dear Ms. Burns:
This is to advise you that Levindale Hebrew Geriatric Center & Hospital has requested a postponement for the hearing scheduled for Tuesday, October 14th. Our lawyer has indicated, however, that the Zoning Commissioner will not grant a postponement at such a late date because it is not enough time to notify interested community groups, nor to post a sign. Consequently, the hearing will be held as scheduled.
Although Levindale staff will not attend the hearing, our attorney will be present to request a postponement and to indicate Levindale's willingness to cooperate with the community in the development of a sign that meets with everyone's approval.
I want to assure you that Levindale intends to honor the commitment we made to the Pikesville Community Growth Corporation. Unfortunately, the postponement prior to the hearing is something we cannot now control. I hope you will assist us in explaining these events to the other parties who are interested. We will certainly not proceed until we have had a chance to meet with your group.
Sincerely,
Stanford A. Alliker
President
SAA/glb
Levindale Hebrew Geriatric Center And Hospital
Beholder and Greening Avenues Baltimore, Maryland 21225 5299 80 484-5140
A Contracted Agency of the Associated Jewish Charities and Welfare Fund

87-715-114
RECEIVED
OCT 14 1986
130 Slade Apt 218
Baltimore, Md 21208
October 10, 1986
ZONING OFFICE
Zoning Commissioner of Baltimore County
111 W. Chesapeake Ave. Room 113
County Office Building
Baltimore, Md. 21204
Dear Sir: Hearing Tues Oct 14 - 1:30 PM
Re: Petition for Zoning Variance
3rd Election District
Case No. 87-158A
This protest pertains to subject Petition and the possible granting of a permit to the Levindale Hebrew Geriatric Center and Hospital to erect a double-faced freestanding illuminated sign totalling 42 square feet including the supporting base and a double-faced freestanding illuminated sign totalling 64 square feet including the supporting base in lieu of the permitted 8 square feet sign attached to a building.

2
I live in the 130 Slade Apartments across the street from 131 1/2 Slade Ave where the signs are to be erected and my apartment would be in direct line of the large illuminated sign scheduled for Slade Ave.
First, I see no need for such a large sign since this Adult Day Treatment Center is not a commercial enterprise but rather a service that draws its clientele from recommendations by the Levindale Social Workers.
Second, my apartment (as are many others) face the Adult Treatment Center and would be in direct line of the illuminated sign on Slade Avenue. We, therefore, could

3
find an illuminated sign of such large proportions a detriment to health should the brightness of the illumination interfere with our sleep.
I would like to point out that the residents of the 130 Slade Condominium Apartments consists of owners and renters primarily in their late 60's, 70's, 80's and even 90's. We have people who are very ill, some who use walkers and a wheel chair and, therefore, have similar problems to those being helped at the Levindale Adult Treatment Center. Because of this, I was shocked that Levindale, known for its caring of the aged and infirm, would even

4
Consider erecting a sign of such gigantic proportions at the expense of their aged and infirm neighbors.
In view of the above, I ask that you permit only a non-illuminated sign of more reasonable proportions for the Slade Ave. side.
Thank you for your consideration.
Yours truly,
Belda Seideman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 3, 1986
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
James S. Jacobs, Esquire
Frank, Bernstein, Conway & Goldsman
300 E. Lombard Street
Baltimore, Maryland 21202
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. 67 - Case No. 87-158-A
Petitioner: Levindale Hebrew Geriatric Center & Hospital
Petition for Zoning Variance
Dear Mr. Jacobs:
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
Chairman
Zoning Plans Advisory Committee
JED:kkb
Enclosures
cc: James P. Sank
Arundel Signs, Inc.
P.O. Box 6597
Annapolis, Maryland 21401

NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of AUGUST 26, 1986
Item # 67

Property Owner: LEVINDALE HEBREW
GERIATRIC CENTER HOSPITAL
SE/S OF SLADE AVE. 183.50' FROM
INTERSECTION OF THE SE/S OF SLADE AVE.
AND NE/S 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 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 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 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 PROCESS WAS GRANTED BY THE PLANNING BOARD 5/16/85 (SEE FILE # W-85-57)

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

PAUL H. REINCKE
CHIEF

August 21, 1986

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

RE: Property Owner: Levindale Hebrew Geriatric Center and Hospital
Location: SE/S Slade Avenue, 183.50' from intersection of the SE/S of Slade Avenue and the NE/S of Military Avenue
Item No.: 67 Zoning Agenda: Meeting of 8/26/86

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 or _____ 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.
- (X) 7. The Fire Prevention Bureau has no comments; at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

August 27, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 67 Zoning Advisory Committee Meeting are as follows:
Property Owner: Levindale Hebrew Geriatric Center and Hospital
Location: SE/S Slade Avenue, 183.50 feet from intersection of the SE/S of Slade Avenue and the NE/S of Military Ave.
District: 3rd.

- APPLICABLE ITEMS ARE CHECKED:
- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1985) and other applicable Codes and Standards.
 - () A building and _____ permits shall be required before the start of any construction.
 - () Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Architect or Engineer is not required on plans and technical data.
 - () 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.
 - () All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 8'-0" to an interior lot line. But the Group requires 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 exterior wall within 3'-0" of an interior lot line.
 - () 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.
 - () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
 - () When filing for a required Change of Use/Grouping 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 _____ or to Mixed Use _____ See Section 312 of the Building Code.
 - () The proposed project type is to be located in a Flood Plain. Flood Prevention. Please see the attached copy of Section 516 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.
 - () Comments: Signs shall comply with Article 19 as amended by Bill #17-85.
 - () 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 212 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

By: Charles E. Burnham
Chief Building Plans Bureau

1/27/86

RECEIVED
OCT 3 1986
ZONING OFFICE

10/14/86 LEVINDALE HEBREW GERIATRIC CENTER & HOSPITAL
206 Slade Avenue
Pikesville, Maryland 21208
1 October 1986

Zoning Board
111 W. Chesapeake Avenue
Room 106
Baltimore, Maryland 21204

Dear Sir/Madam:

Reference is made to Case No. 87-158A scheduled for 1:30 pm, October 14, 1986. Since I will be out of town and therefore unable to attend the hearing, I want to lodge my objection to the change requested in that there appears to be a significant and unnecessary difference in the sign authorized (8 sq ft attached to building) and the requirements and sizes of the two signs proposed (42 and 64 sq ft, freestanding, illuminated).

I have been at this address over 38 years and I don't want to step onto my front porch and see a 42 or 64 sq ft illuminated sign only a short distance away. I fail to see the significance of having a large sign on Slade Avenue inasmuch as it is a deadend street and is used primarily by the residents of the area.

Thank you for your consideration. Please notify me of your decision.

Sincerely,
J. Albert M. Lettre
J. ALBERT M. LETTRE
Colonel, AUS, Ret.

9/28/86
LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
330 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(301) 625-3500
(703) 556-9676
TELEPHONE (301) 625-3702
CABLE FRANKOP
TELEX 87939
WRITER'S DIRECT NUMBER
(301) 625-3741
September 29, 1986

Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Levindale Hebrew Geriatric Center and Hospital
Petition for Variance
Case No. 87-158-A

Dear Mr. Jablon:

Please substitute me for James S. Jacobs as attorney for petitioner in Case No. 87-158-A.

Thank you for your attention to this matter.

Very truly yours,

Charles F. Jacobs
Charles F. Jacobs

CFJ:lpk
cc: James S. Jacobs, Esquire

RECEIVED
SEP 30 1986
ZONING OFFICE

In Re: Levindale Hebrew Geriatric Center & Hospital
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 87-158 A

ORDER
IT IS THIS 30 day of Sept, 1987, is and hereby ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

Arnold Jablon
Zoning Commissioner of Baltimore County

cc: People's Counsel
James S. Jacobs, Esq.
Evelyn Burns, Executive Director
PCCC

ORDER RECEIVED FOR FILING
Date 10-30-87
By J. Jacobs



529 DEFENSE HIGHWAY • P.O. BOX 6597 • ANNAPOLIS, MARYLAND 21401
WASH. 261-8238 • BALTO. 841-6363 • ANNA. 224-3727

Description of existing parcel at 131 1/2 Slade Ave. Balto., Md.
Levindale Adult Day Care Treatment Center

Beginning for the partition 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, if projected southeasterly, and running thence binding on the southeast side of said Slade Avenue:
(1) North 55 18'10" east 90.83 feet, thence leaving said Slade Avenue and running;
(2) South 35 41'50" East 178.87 feet to intersect the northwest side of the relocated Millford 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 84.85 feet, thence leaving said Road and running for two (2) lines of division:
(4) North 73 04'57" West 91.09 feet;
(5) North 23 41'50" West 155.00 feet to the place of beginning.
Containing 0.59 of an acre of land, more or less.

PETITION FOR ZONING VARIANCE

3rd Election District

Case No. 87-158-A

LOCATION: Southeast Side of Slade Avenue, 183.50 feet Northeast from the Intersection of the Southeast Side of Slade Avenue and the Northeast Side of Military Avenue (131 1/2 Slade Avenue)
DATE AND TIME: Tuesday, October 14, 1986, 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 Zoning Variances to permit a double-faced, freestanding, illuminated sign totaling 42 square feet, including its supporting base, and a double-faced, freestanding, illuminated sign totaling 64 square feet, including its supporting base, in lieu of the permitted 8 square foot sign attached to a building

Levindale Hebrew Geriatric Center
Being the property of _____ and Hospital _____, 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 VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S Slade Ave., 183.50' NE
Intersection of SE/S of Slade : OF BALTIMORE COUNTY
Ave. & NE/S of Military Ave.
(131 1/2 Slade Ave.), 3rd Dist. :

LEVINDALE HEBREW GERIATRIC : Case No. 87-158-A
CENTER AND HOSPITAL, 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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to James S. Jacobs, Esquire, Frank, Bernstein, Conaway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Petitioner's Attorney.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 7, 1986

James S. Jacobs, Esquire
Frank, Bernstein, Conaway &
Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
SE/S of Slade Ave., 183.50' NE from the
Intersection of the SE/S of Slade Ave. and the
NE/S of Military Ave. (131 1/2 Slade Ave.)
3rd Election District
Levindale Hebrew Geriatric Center & Hospital - Petitioner
Case No. 87-158-A

Dear Mr. Jacobs:

This is to advise you that \$84.25 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. 025570

DATE: 9/23/86 ACCOUNT: 87-01-158-000
SIGN & POSTS RETURNED AMOUNT: \$ 84.25
RECEIVED FROM: Levindale Hebrew Geriatric Center & Hospital, Inc., Greenspring & Belvedere Avenues, Towson, Md. 21286
FOR: ADVERTISING & POSTING COSTS RE CASE 87-158-A
B 0354*****847513 8102F
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland

James S. Jacobs, Esquire
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

September 12, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Slade Ave., 183.50' NE from the
Intersection of the SE/S of Slade Ave. and
the NE/S of Military Ave. (131 1/2 Slade Ave.)
3rd Election District
Levindale Hebrew Geriatric Center & Hospital - Petitioner
Case No. 87-158-A

TIME: 1:30 p.m.

DATE: Tuesday, October 14, 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. 025357

DATE: 9/17/86 ACCOUNT: 87-01-158-000
AMOUNT: \$ 100.00
RECEIVED FROM: [Signature]
FOR: VARIANCE FOR SIGN
[Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 9-23-86
Posted for: [Signature]
Petitioner: Levindale Hebrew Geriatric Center and Hospital
Location of property: SE/S of Slade Ave. 183.50' NE from the
intersection of SE/S of Slade Ave. and the NE/S of Military Ave.
131 1/2 Slade Ave.
Location of Signs: 1 sign south side of Slade Ave. in front of 131 1/2 Slade Ave.
- 1 sign north side of Millford Mill Rd. in front of proposed sign location
Remarks: [Signature]
Posted by: [Signature] Date of return: 9-26-86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 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 September 25, 1986.

THE JEFFERSONIAN,

Susan Seidel Osbeck
Publisher

Cost of Advertising

30.25

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-158-A
LOCATION: Southeast Side of Slade Avenue, 183.50 feet North-east from the intersection of the Southeast Side of Slade Avenue and the Northeast Side of Military Avenue (131 1/2 Slade Avenue)
DATE AND TIME: Tuesday, October 14, 1986, at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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:
1. Pursuant to Zoning Ordinance No. 10-1, to consider a petition for Zoning Variance to permit a double-sided, freestanding, illuminated sign totaling 64 square feet, including an advertising sign, and a double-sided, freestanding, illuminated sign totaling 64 square feet, including its supporting base, in lieu of the permitted 8 square foot sign attached to a building.
Being the property of Levindale Hebrew Geriatric Center and Hospital, as shown on plat plan filed with the Zoning Office.
In the event that this petition is granted, a building permit may be issued within 60 days (60 day appeal period). The Zoning Commission will, however, convene 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
9237 Sept. 25, 1986

CERTIFICATE OF PUBLICATION

81321
Pikesville, Md., Sept. 24, 1986
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 14th day of Oct. 1986
the first publication appearing on the 24th day of Sept., 1986
the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

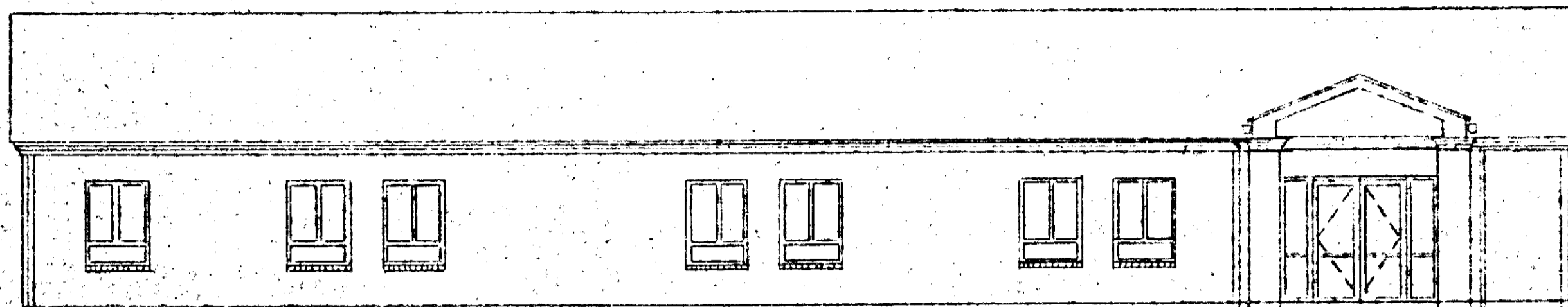
Phyllis Holmberg
Manager

Cost of Advertisement \$24.00

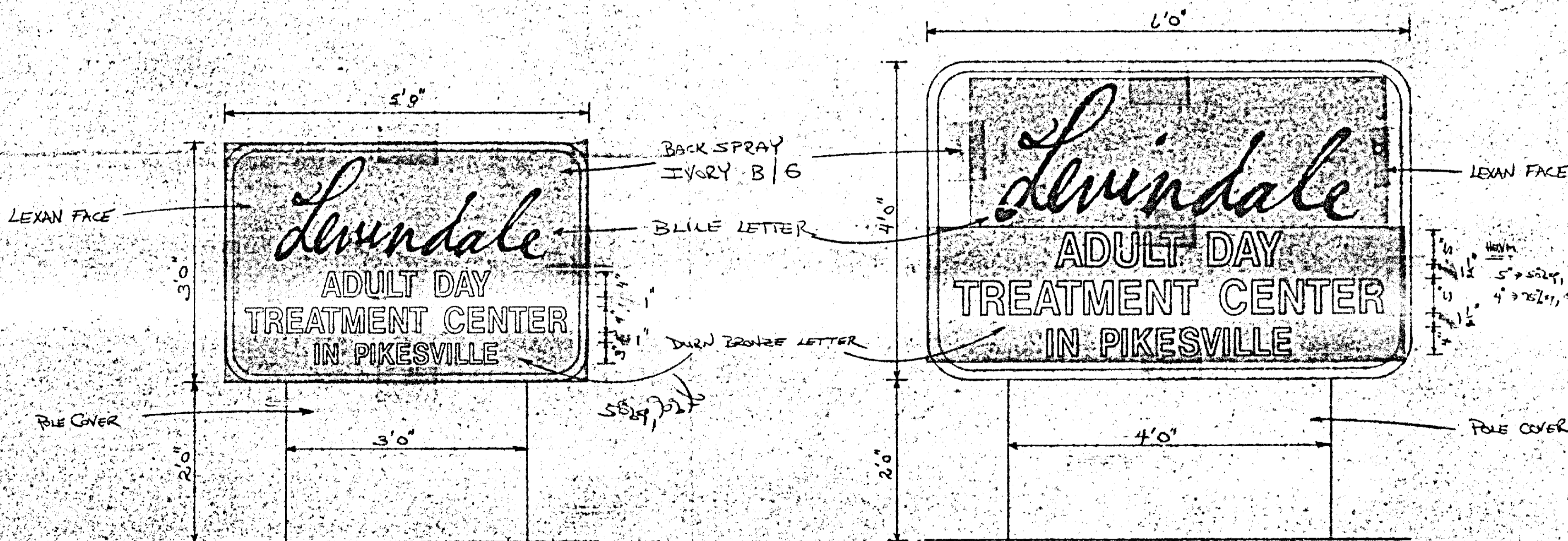
LEGAL NOTICE

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-158-A
LOCATION: Southeast Side of Slade Avenue, 183.50 feet North-east from the intersection of the Southeast Side of Slade Avenue and the Northeast Side of Military Avenue (131 1/2 Slade Avenue)
DATE AND TIME: Tuesday, October 14, 1986, at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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:
1. Pursuant to Zoning Ordinance No. 10-1, to consider a petition for Zoning Variance to permit a double-sided, freestanding, illuminated sign totaling 64 square feet, including its supporting base, and a double-sided, freestanding, illuminated sign totaling 64 square feet, including its supporting base, in lieu of the permitted 8 square foot sign attached to a building.
Being the property of Levindale Hebrew Geriatric Center and Hospital, as shown on plat plan filed with the Zoning Office.
In the event that this petition is granted, a building permit may be issued within the 60 day appeal period. The Zoning Commission will, however, convene 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



WEST ELEVATION
SCALE 1/8" = 1'0"



FRONT ELEVATION
SCALE 1" = 1'0"

FRONT ELEVATION
SCALE 1" = 1'0"

PROPOSED V/F ILLUMINATED PYLON SIGNS

87-1584

*67

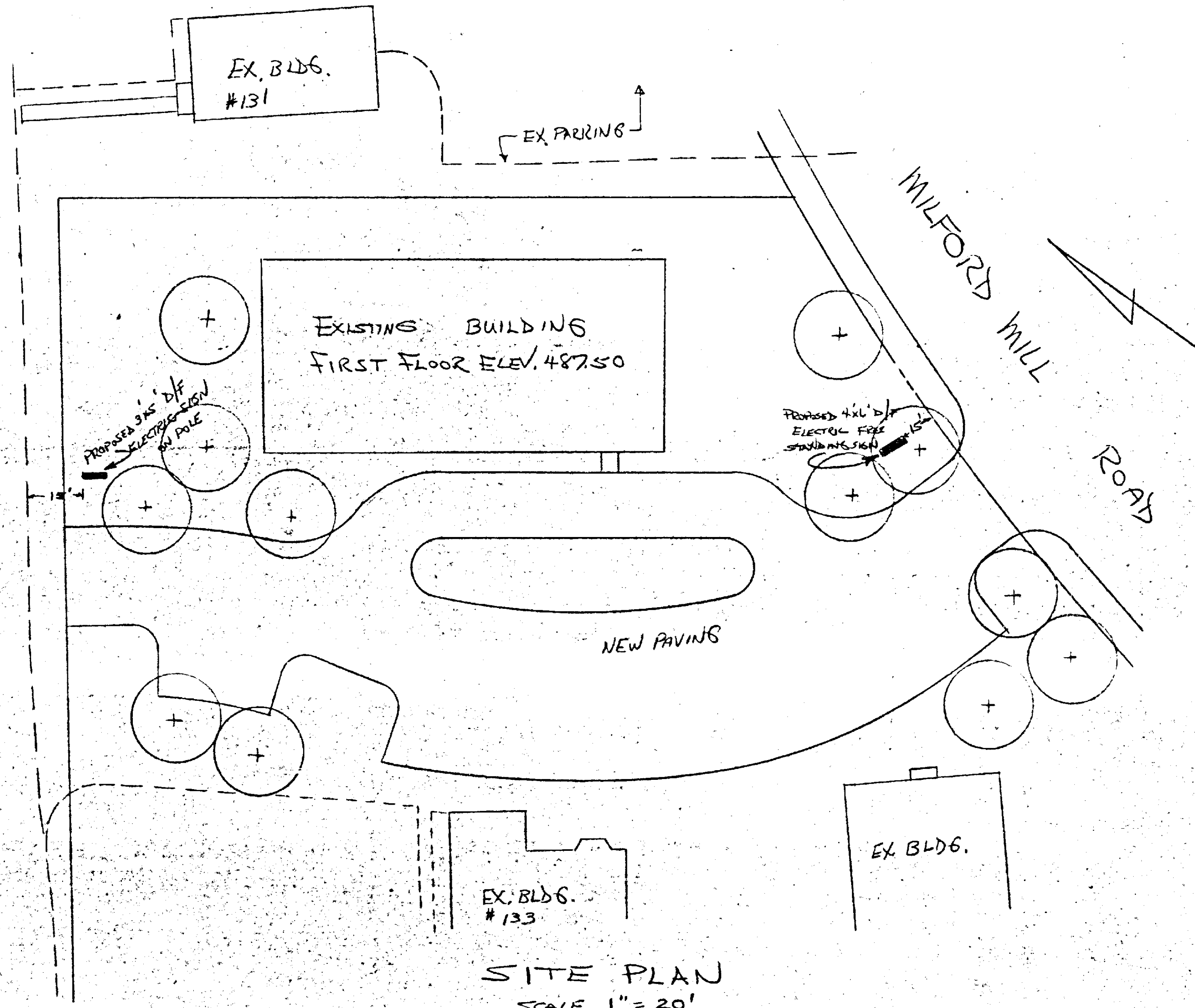
LEVINDALE

AKIND 7/15/16
OS. 9402

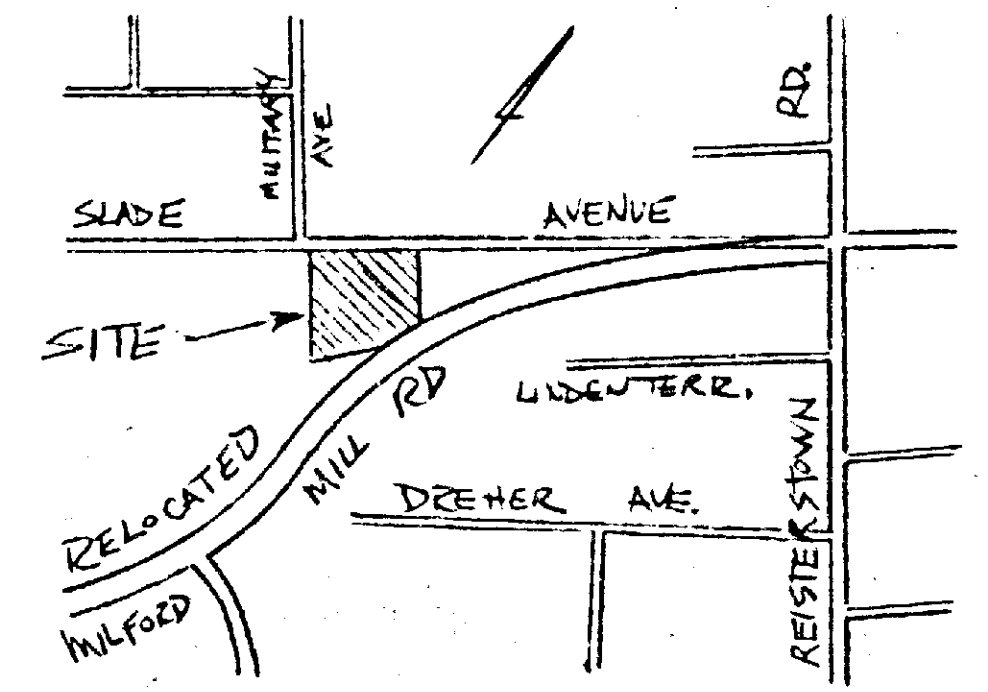
[Handwritten signature]

HEIGHT
5' → 5'02", 8027
4' → 4'02", 8027

SLADE AVE.

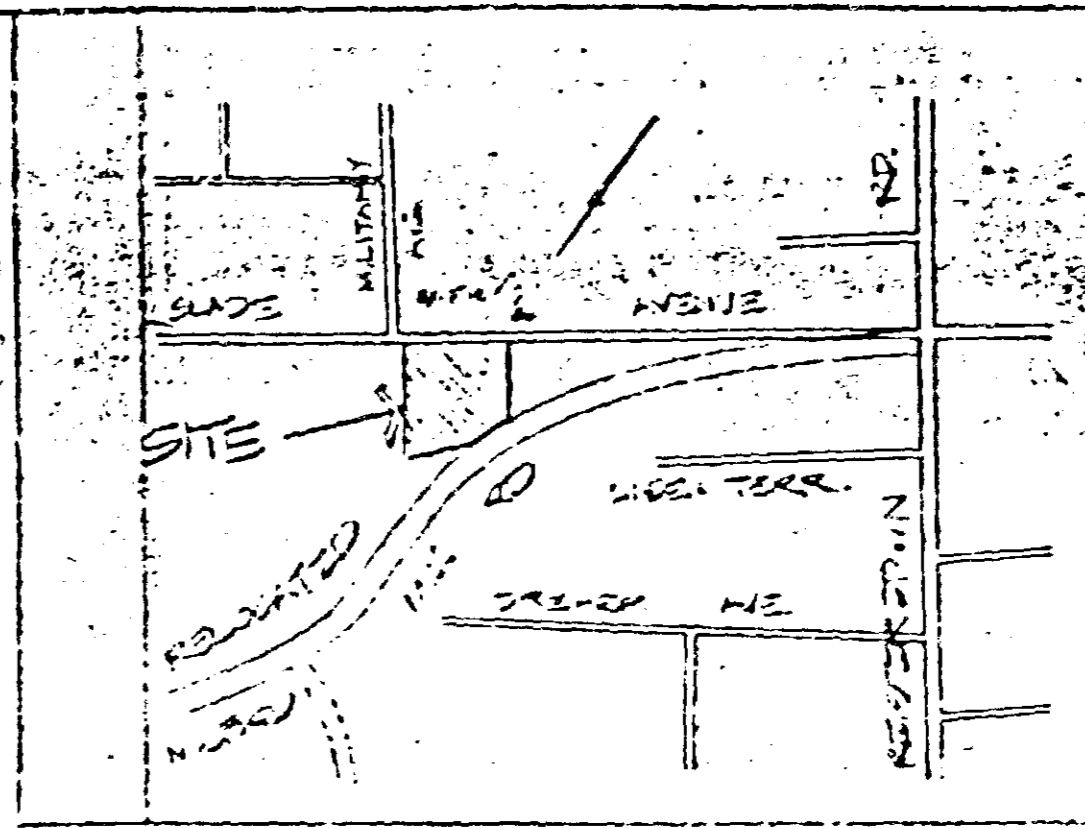


SITE PLAN
SCALE 1" = 20'



LOCATION MAP
SCALE 1" = 500'

Hord Coplan Macht
 Architects • Interior & Landscape Designers
 2526 St. Paul Street
 Baltimore, Maryland
 21218 • 301-467-7011



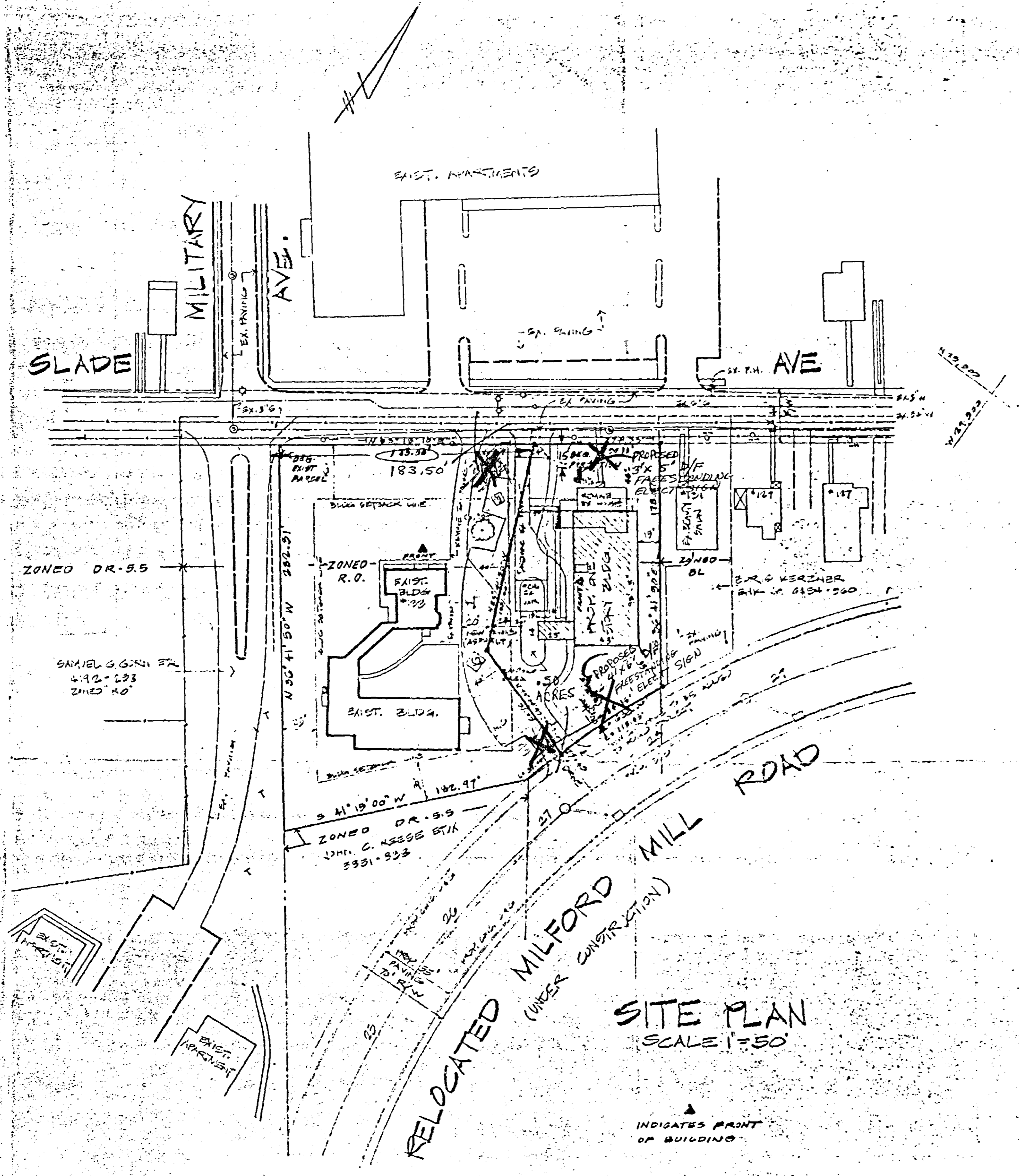
LOCATION MAP
SCALE 1:500

SITE DEVELOPMENT NOTES

1. SITE AREA - 1.54 ACRES
2. EXISTING ZONING - R.O
3. EXISTING USE:
 - * 133 SLADE AVE - CAVALIERS HOME (23 BEDS)
 - * 131 1/2 SLADE AVE - RESIDENCE
4. PROPOSED USE:
 - * 133 SLADE AVE - COMMUNICENT HOME (23 BEDS)
 - * 131 1/2 SLADE AVE - COMMUNITY BUILDING OR OTHER LAND DEVOTED TO CIVIC SOCIAL, RECREATIONAL, EDUCATIONAL OR CULTURAL USES (NOT CAR WASH)
5. ZONED REF. 5311-43
6. OWNER: ASSOC. JEWISH CHARITIES OF BALTIMORE, INC.
7. CONG. DISTRICT NO. 2
8. WASTE WATER MANAGEMENT WILL BE PROVIDED
9. DRAINAGE DATA:
 - SPACES REQUIRED
 - * 133 SLADE AVE - ONE SPACE PER 100 SQ FT @ 15' x 25' = 15.8
 - * 131 1/2 SLADE AVE - 4750 S.F. @ 300 S.F. = 15.8
10. BUILDING SETBACK REQUIREMENTS FOR PROP. BUILDING
 - SIDE SETBACK (SLADE AVE) - 40' MIN.
 - REAR SETBACK - 30' REQUIRED
 - SIDE SETBACK (MILFORD MILL ROAD) - 35' MIN.
11. SEE BALTIMORE COUNTY DEPT. OF PUBLIC WORKS CONTRACT NO. 84-200 FOR PROP. MILFORD MILL RD.
12. ON SITE LANDSCAPING WILL BE PROVIDED AS REQUIRED BY BALD. CO.
13. PARKING SPACES TO BE BASED ON COMBINED CAPACITY OF TWO STRUCTURES. IF ONE IS BUILT IN THE FUTURE SEPARATE PLANS SHOWING PARKING MUST BE SUBMITTED.

SPACES PROVIDED: 19

- 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

OFFICE COPY
67

OWNER'S EXHIBIT 1
X2
87158-11
#313
MICROFILMED



OWNER: ASSOCIATES OF JEWISH CHARITIES OF BALTIMORE, INC. 121 WEST WYOMING AVE. BALTIMORE, MD. 21201

PLANNING & ASSOCIATES INC. 210 PARK HEIGHTS RD. BALTIMORE, MD. 21204

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR: COMMUNITY BUILDING OR OTHER LAND DEVOTED TO CIVIC, SOCIAL, RECREATIONAL, EDUCATIONAL OR CULTURAL USES (NOT CAR WASH) DAY CARE CENTER FOR ELDERLY AND AMENDING SITE PLANS IN CASES 1200X, 24-27 APR. AND 2-10-199X.

AND ZONING VARIANCE FOR: REAR YARD SETBACK

LEVINDALE
 ELDERLY DAY CARE CENTER
 131 1/2 Slade Avenue
 3rd. Election District
 Baltimore County
 Maryland

REVISED
SHEET TITLE
ZONING PLAT
DRAWN BY
SCALE AS SHOWN
DATE APR 5, 1983
DRAWING
SHEET 1 OF 1