



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 1, 1998

Mr. Steve Schoendienst
The Planning & Zoning Resource Corporation
2212 N.W. 50th Street
Suite 246
Oklahoma City, OK 73112

RE: Multi-Medical Center
7700 York Road
8th Election District

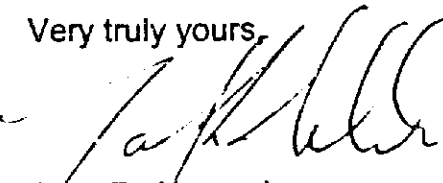
Dear Mr. Schoendienst:

The subject property is zoned OR-1. This property has sustained a series of zoning hearings, the last of which is case number 87-314-SPH (see enclosed). It amended previous cases to permit a proposed addition to the existing convalescent and nursing home and deleted previous restrictions.

There are no current outstanding code enforcement citations on the property. The property appears to be in compliance with the 1998 Baltimore County Zoning Regulations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:scj

Enclosure



THE PLANNING & ZONING RESOURCE CORPORATION

2212 NW 50TH STREET, SUITE 246 • OKLAHOMA CITY, OKLAHOMA 73112

TOLL-FREE TELEPHONE 1.800.411.2010 • FAX 1.405.840.2608

To Whom it May Concern:

We are preparing a due diligence report. Prior to a proposed loan, our client is concerned with certain aspects of the Site as listed below. As a first preference, our client would like a detailed zoning verification letter on your jurisdiction's letterhead. As the second preference, would you please respond and return your answers by FAX? Finally, if there are severe time constraints, would you please call in your answers?

SITE ADDRESS: 7700 York Road (Multi-Medical Center), Towson
ZONING DESIGNATION AND BRIEF DEFINITION:

IS THIS PROPERTY IN ANY SPECIAL, RESTRICTIVE, OR OVERLAY DISTRICT?

YES - ☐ NO - ☒ (Please explain):

DO SPECIAL PERMITS OR CONDITION(S) APPLY WITH THIS PROPERTY?

YES - ☐ NO - ☒ (Please explain):

DOES THIS PROPERTY ABUT RESIDENTIAL OR DOES ANY OTHER ZONING/SITE EFFECT THIS PROPERTY'S STANDARDS? YES - ☐ NO - ☒ (Please explain):

WAS THIS DEVELOPED WITH SITE PLAN APPROVAL?

YES - ☐ NO - ☐ (Please explain):

WAS THIS A PLANNED UNIT DEVELOPMENT?

YES - ☐ NO - ☒ (Please explain):

WERE ANY VARIANCES GRANTED?

YES - ☐ NO - ☐ (Please explain):

DO YOUR RECORDS SHOW ANY OUTSTANDING BUILDING CODE VIOLATIONS?

YES - ☐ NO - ☒ (Please explain):

DO YOUR RECORDS SHOW ANY ZONING ORDINANCE VIOLATIONS?

YES - ☐ NO - ☒ (Please explain):

EFFECTIVE DATE OF ZONING CODE? OR DATES OF LAST REVISION?

CURRENT ZONING REGULATIONS 1995

WOULD YOU PROVIDE A COPY OF THE CERTIFICATE OF OCCUPANCY?

YES - ☐ NO - ☒ (Please explain):

IF NOT, WOULD YOU PLEASE PROVIDE A NAME AND NUMBER OF SOMEONE WHO COULD?:

NAME: _____ DATE: _____
TITLE: _____ PHONE: _____
JURISDICTION: _____
ADDRESS: _____ ZIP: _____

Thank you!

NATIONAL PLANNING AND ZONING CONSULTING SERVICE

213 87-314-SPH #213 **PETITION FOR SPECIAL HEARING** 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 Hearing under Section 502.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Amendment to Cases 69-263 RX, 77-12SPH and 82-233SPH to permit proposed addition to existing Convalescent and Nursing Home deleting all restrictions and conditions imposed in aforesaid cases.

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

I, or we, agree to pay expenses of the above Special Hearing 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): MULTI-MEDICAL MERIDIAN LIMITED PARTNERSHIP
(Type or Print Name)
Signature: *Arnold Richman* Chairman
Signature: *Arnold Richman* Chairman of Meridian
Signature: _____
Nursing Centers, Inc., General Partner
Signature: _____

Attorney for Petitioner: JULIUS W. LICHTER
(Type or Print Name)
Signature: *Julius W. Lichter*
Address: 113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204
City and State: _____
Attorney's Telephone No.: (301) 321-0600

21 West Road 296-1000
Towson, Maryland 21204
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
JULIUS W. LICHTER, ESQUIRE
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204
City and State: _____
Name: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1987, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of January, 1988, at 10:00 o'clock a.m.

Cell
Zoning Commissioner of Baltimore County
Date: 12/10/87
E.D. 9
200
100
DP
N32215
E2720
PRK 77-12-SPH
4552

MERIDIAN Nursing Centers		CHECK		001032
COMPANY ID.	DESCRIPTION	AMOUNT	DEDUCTION	NET AMOUNT
1 MED	01/21/87	85.00	.00	85.00
CONTROL NUMBER	VENDOR ID NO	TOTALS		85.00
001022	BALTCOMP			

21 West Road
Towson, MD 21204

EQUITABLE BANK NA
BALTIMORE, MARYLAND

DATE 02/12/87 CONTROL NO. 001032 AMOUNT *****85.00 *

BALTIMORE COUNTY MD
ZONING OFFICE RM 113
COUNTY OFFICE BLDG
TOWSON, MD 21204

NON-NEGOTIABLE

RECEIVED
MAR 11 1987
ZONING OFFICE

3/10/87

BALTIMORE COUNTY MD
ZONING OFFICE RM 113
COUNTY OFFICE BLDG
TOWSON, MD 21204

The credit(s) indicated below are still outstanding on our file.

Credit Date	Credit #	Amount
2/62	1032	85.00
1/30	744	85.00

In order to clear up our file, please issue a refund check to:

Meridian, Inc.
41 West Road
Towson, Maryland 21204
Attention: Accounts Payable

Sincerely,
Accounts Payable Department

AP/ld

3/10/87 - *Refund issued to Meridian, Inc. for overpayment of \$85.00. The refund was issued to the account of Meridian, Inc. on 3/10/87.*

Meridian Healthcare 21 West Road Towson, MD 21204 301-296-1000

March 13, 1987

Meridian, Inc.
21 West Road
Towson, Maryland 21204
Attention: Accounts Payable

Refund of Miscellaneous Cash Receipt \$ 85.00
No. 33060 (Overpayment)
Case No. 87-314-SPH
Multi-Medical Meridian Ltd. Partnership,
Petitioner

7 R-01-615-000 \$ 85.00 33

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

No. 33060

DATE 3/10/87 ACCOUNT 7-01-615-000

SIGN & RETURNED TO: *Meridian, Inc.*
305 W. Chesapeake Avenue, Suite 113
Towson, Md. 21204

RECEIVED FROM: *Meridian, Inc.*
ADVERTISING & POSTING COSTS RE CASE 87-314-SPH

FOR: *B* *0014* *0014* *0014*

VALIDATION OR SIGNATURE OF CARRIER

D, Zoning Commissioner March 13, 1987

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 21, 1987

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

SUBJECT: Zoning Petition No. 87-314-SPH

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

Norman E. Gerber
Director

NEG:JGH:slb

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Petition for Special Exception - W/S York Road,
52' N of the c/l of St. Josephs Hospital Road (Sister Pierre Drive)
5th Election District
Case No. 87-314-SPH
Multi Medical-Meridian Limited Partnership - Petitioner

Dear Mr. Lichter:

Pursuant to your inquiry regarding the Order in the above-referenced case dated March 18, 1987, the amendment granted in Case Nos. 69-263RX, 77-12-SPH and 82-233-SPH to permit the proposed addition to the existing convalescent-nursing home must be utilized, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, within a period of two years from the date of this Order. Said regulation further provides that construction and its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period provided said construction is thereafter pursued to completion with reasonable diligence.

As a matter of policy, Orders issued by this office granting Special Exception uses or amendments thereto are presumed to be subject to a two-year utilization period in accordance with the provisions of Section 502.3 unless such orders provide to the contrary.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JGH:slb

cc: Mr. Craig W. Parker, President
Wiltontdale Improvement Association
P.O. Box 10116, Towson, Md. 21204

Mr. Claude W. Todd
628 Yarmouth Road, Towson, Md. 21204

People's Counsel

LAW OFFICES
LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 321 0600

April 3, 1987

HAND-DELIVERED

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 87-314-SPH
Multi-Medical-Meridian Ltd. Partnership

Dear Mrs. Jung:

Enclosed herewith you will find the draft letter which you asked that I prepare in response to my inquiry as to the utilization period applicable to your Order dated March 18, 1987.

Many thanks for your kind cooperation.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/fl
Enclosure

RECEIVED
APR 9 1987
ZONING OFFICE

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Petition for Special Hearing
West Side York Road, 52' North of
center line of St. Josephs Hospital Road
(Sister Pierre Drive)
9th Election District
Case No. 87-314-SPH
Multi Medical-Meridian Limited Partnership

Dear Mr. Lichter:

Pursuant to your inquiry concerning the Order in this case dated March 18, 1987, the amendment granted to Case No. 69-263RX, 77-12-SPH and 82-233-SPH to permit the proposed addition to the existing convalescent-nursing home must be utilized, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, within a period of two years from the date of this Order. Said regulation further provides that construction and its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period provided said construction is thereafter pursued to completion with reasonable diligence.

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Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

cc: Mr. Craig W. Parker, President
Wiltontdale Improvement Association
P. O. Box 10116
Towson, MD 21204

Mr. Claude W. Todd
628 Yarmouth Road
Towson, MD 21204

People's Counsel

RECEIVED
APR 9 1987
ZONING OFFICE

DRAFT

RECEIVED
JAN 22 1987
ZONING OFFICE



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

STEPHEN E. COLLINS
DIRECTOR

January 8, 1987

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

Item No. 213 -ZAC- Meeting of December 9, 1986
Property Owner: Multi-Medical Meridian Limited Partnership
Location: W/S York Road, 52 feet N centerline
St. Joseph Hospital Road (Sister Pierre Drive)
0-1
Existing Zoning: Special Hearing to permit proposed
Proposed Zoning: addition to existing convalescent/nursing
home, deleting all restrictions and
conditions imposed in cases #69-263RX,
77-12SPH, and 82-233SPHA
2.28 acres
Area: 9th Election District
District:

Dear Mr. Jablon:

Sister Pierre Drive is a narrow road that is inadequate for its present use, and there is a sight distance problem on the north west corner of the intersection of York Road and Sister Pierre Drive.

These problems can be expected to increase with increased development of the site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

SPEED
LETTER

IN THE INTEREST OF SPEED AND
EFFICIENCY, WE ARE REQUESTING THAT YOU
LETTER WITH MINIMAL NOTES.
IF YOU NEED MORE INFORMATION,
DO NOT HESITATE TO CALL OR WRITE.
THANK YOU FOR YOUR INTEREST.
BALTIMORE COUNTY

ADDENDUM
COMMENTS



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

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

January 19, 1987

Re: Zoning Advisory Meeting of December 9, 1986
Item # 213
Property Owner: MULTI-MEDICAL
Location: MERIDIAN LIMITED PARTNERSHIP
W/S YORK RD. 52' N. & ST. JOSEPH
HOSPITAL RD. (SISTER PIERRE DRIVE)

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 1/14/87.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) 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:
- (X) 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 LATER OF PLAN (CRG MEETING / PROCESS)
WAS APPROVED BY PLAN. BOB. ON 11/26/86 - SEP.
WAS FILED IN 66-230.
FOR LANDSCAPE REQUIREMENTS CONTACT
AVERY HARDEN - 444-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



Maryland Department of Transportation
State Highway Administration

DEC 15 1986

ZONING OFFICE

December 11, 1986

William K. Hellmann
Secretary
Hal Kassoff
Administrator

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

Att: James Dyer

Re: Baltimore County
Item No. 213
Property Owner:
Multi-Medical Meridian
Limited Partnership
Location: W/S York Road
Maryland Route 45
52' N centerline St.
Joseph Hospital Road
(Sister Pierre Drive)
Existing Zoning: 0-1
Proposed Zoning: Special
Hearing to permit proposed
addition to existing
convalescent/nursing home
deleting all restrictions
and conditions imposed
in cases #69-263RX,
77-12SPH, and 82-233SPHA

Dear Mr. Jablon:

On review of the submittal of 11/19/86, (revised) and field inspection for the Multi-Medical Building, the State Highway Administration-Bureau of Engineering Access Permits finds all access to the site generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 333-1350

Teletypewriter 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 Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1987

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

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

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113 Chesapeake Building
Towson, Maryland 21204

RE: Item No. 213 - Case No. 87-314-SPH
Petitioner: Multi-Medical Meridian
Limited Partnership
Petition for Special Hearing

Dear Mr. Lichter:

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.

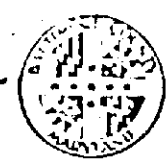
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

Julius W. Lichter, Esquire
Suite 113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of York Rd., 52' N of the c/l of St. Joseph's
Hospital Rd. (Sister Pierre Dr.)
9th Election District
Multi-Medical Meridian Limited Partnership - Petitioner
Case No. 87-314-SPH

Dear Mr. Lichter:

This is to advise you that \$85.00 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.

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

AJ:med

124-165000.00

Mult Med Zone Sign

06

550

1/30/87

MERIDIAN Nursing Centers				CHECK	000744
DATE	COMPANY ID	DESCRIPTION	AMOUNT	DEDUCTION	NET AMOUNT
	000744	PETITION FOR SPECIAL HEARING	\$85.00		\$85.00
TOTALS =			\$85.00		

FEB 05 1987 CHECK REGISTER MANUAL LOADED

MERIDIAN Nursing Centers			EQUITABLE BANK NA	7-89
21 West Road			BALTIMORE MARYLAND	520
Towson, MD 21204				
DATE	CONTROL NO.	AMOUNT		
1/30/87	000744	\$85.00**		

BALTIMORE, COUNTY, MD
ZONING OFFICE ROOM 113
COUNTY OFFICE BLDG.
TOWSON, MD 21204

NON-NEGOTIABLE

000744 00500000000 190 3025 2*



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

ARNOLD JABLON
ZONING COMMISSIONER

January 21, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

FEB 04 1987

Julius W. Lichter, Esquire
Suite 113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of York Rd., 52' N of the c/l of St. Joseph's
Hospital Rd. (Sister Pierre Dr.)
9th Election District
Multi-Medical Meridian Limited Partnership - Petitioner
Case No. 87-314-SPH

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Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:med

124-165000.00

WILTONDALE IMPROVEMENT
ASSOCIATION, INCORPORATED

P.O. BOX 10116

TOWSON, MARYLAND 21204

MAR 9 1987

ZONING OFFICE

March 9, 1987

Mrs. Jean Jung
Deputy Zoning Commissioner of Baltimore County
111 Chesapeake Avenue
Towson, Maryland 21204

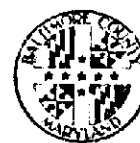
Dear Mrs. Jung:

This letter is to inform you of my intention to speak on Tuesday, March 10th against case #87-314-SPH- Multi-Medical Meridian Limited Partnership, Petitioner. In the event this poses a problem or you have any questions you may reach me at 823-2030 or 823-2035.

Respectively,

Craig W. Parker
Craig W. Parker
President

9/14/87



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 23, 1986

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

RE: Property Owner: Multi-Medical Meridian Limited Partnership
Location: W/S York Rd., 52 ft. N centerline St Joseph Hospital
Item No.: 213 Zoning Agenda: Meeting of 12/9/86

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site. 2nd. means of access shall be provided on Alta Vista Ave. to parking area on N.W. corner of bldg.
- () 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: *John F. O'Neill*
Planning Group
Special Inspection Division

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

'mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner:
Location:
District:

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction. Razing permits retaining wall, paving permits etc., etc shall be required.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

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

E. All the Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 317 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, tidal/freshwater. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

() Comments: Provide Handicapped parking spaces as per State Code of MD. reg. 05.01.07
The Building shall be sprinkled Section 1708, and Section 1702.10 (5).

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: *John F. O'Neill*
Building Plans Section

4/22/86

Zoning Item # 213
Page 2

(X) Prior to razing 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.

() 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.

(X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

() Others _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 213, Zoning Advisory Committee Meeting of 12/9/86

Property Owner: *Multi-Medical Meridian Limited Partnership*

Location: *W/S York Rd., 52' N centerline St. Joseph Hospital*

Water Supply: *metro* Sewage Disposal: *metro*

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.

(X) 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 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.

() 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 amusements 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.

WWQ 1 4/86

IN RE: PETITION FOR SPECIAL HEARING
W/S of York Road, 52' N of the
c/l of St. Joseph's Hospital Rd.
(Sister Pierre Drive)
9th Election District
Multi-Medical Meridian
Limited Partnership,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-314-SPH

The Petitioner herein requests a special hearing to approve an amendment to Case Nos. 69-263-RX, 77-12-SPH and 82-233-SPHA to permit an addition to the existing Convalescent and Nursing Home, as more particularly described on the plan submitted, prepared by Daft-McCune-Walker, Inc., dated October 29, 1986 and identified as Petitioner's Exhibit 1, deleting all restrictions and conditions previously imposed in the aforesaid cases.

Testimony by and on behalf of the Petitioner indicated that the above-referenced zoning petitions granted the development of the existing convalescent and nursing home, permitted parking in a residential zone, and allowed a 30-bed addition on the north side of the existing building. That addition was never constructed. Since the granting of Case No. 82-233-SPHA, the use of Alta Vista Avenue, a private road, has decreased to the point where it is being used only by the Petitioner and a small office building. The addition now proposed, a three-story building with parking below, will be built 120 feet away from York Road. It will provide more recreational area and services for patients, as well as the 30 beds of domiciliary care. There are options and space available for landscaping. Parking spaces will exceed present and currently proposed Baltimore County requirements.

Both a resident of the area and the president of the Wiltondale Improvement Association appeared and testified in protest. The traffic on York Road near Alta Vista Avenue and Sister Pierre Drive is already heavy and there have been a number of serious accidents. Included in the Zoning Plans Advisory Committee comments is a letter, dated January 8, 1987 from Mike Flanagan of the Department of Traffic Engineering, which states that "there is a sight distance

problem on the northwest corner of the intersection of York Road and Sister Pierre Drive." Any additional traffic is anticipated by the protestants to add to the traffic problems on York Road. Previously, they requested that a traffic light be placed at Sister Pierre Drive, a road used by St. Joseph's Hospital and by a relatively new five-story professional office building, but the State Highway Administration (SHA) has refused. It is thought that closing the Alta Vista Avenue access to York Road and placing a traffic light at Sister Pierre Drive would improve the safety in the area.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the subject Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the proposed addition would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18 day of March, 1987 that an amendment to Case Nos. 69-263 RX, 77-12-SPH and 82-233-SPHA to permit the proposed addition to the existing convalescent and nursing home, in accordance with Petitioner's Exhibit 1, be approved, deleting all restrictions and conditions previously imposed in the above-referenced cases, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

- 1) Without an additional Petition to amend the instant Order, Petitioner's Exhibit 1 may be amended to close the Alta Vista Avenue access onto York Road and provide access onto Sister Pierre Drive so long as Baltimore County requirements, including but not limited to landscaping, amenity open space and parking, are met.
- 2) Dense evergreen planting shall be provided on the south and west sides of the property.

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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 18, 1987

Julius W. Lichter, Esquire
Chesapeake Building, Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S of York Road, 52' N of the
c/l of St. Joseph's Hospital Rd.
(Sister Pierre Drive)
9th Election District
Case No. 87-314-SPH
Multi-Medical Meridian Ltd. Part.

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Special Hearing has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

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

JMHJ:bjs

Enclosure

cc: Mr. Craig W. Parker, President
Wiltondale Improvement Association
P.O. Box 10116, Towson, Md. 21204

Mr. Claude W. Todd
628 Yarmouth Road, Towson, Md. 21204

People's Counsel

DAFT-MCCUNE-WALKER

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description To Accompany Petition For Special Hearing,
Ninth Election District, Baltimore County, Maryland

Beginning for the same on the west side of York Road, 66 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road with the centerline of Sister Pierre Drive (formerly St. Joseph's Hospital Road), (1) running and binding on the centerline of York Road North 12 degrees 29 minutes 27 seconds East 52.00 feet more or less and, thence (2) North 77 degrees 30 minutes 33 seconds West 33.00 feet to the place of beginning, thence leaving said place of beginning and running the seven following courses and distances, viz: (1) North 78 degrees 22 minutes 32 seconds West 330.38 feet, (2) North 52 degrees 11 minutes 15 seconds West 7.46 feet, (3) North 17 degrees 05 minutes 17 seconds East 173.93 feet, (4) North 41 degrees 33 minutes 52 seconds West 11.97 feet, (5) North 17 degrees 54 minutes 52 seconds West 58.40 feet, (6) North 02 degrees 08 minutes 20 seconds West 74.52 feet, and (7) South 73 degrees 34 minutes 07 seconds East 382.11 feet to intersect the aforesaid west side of York Road, thence running and binding thereon, (8) South 12 degrees 29 minutes 27 seconds West 274.81 feet to the place of beginning.

Containing 2.28 acres of land more or less.

NOTE: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

Our File No. 86067 (ID: 186067)

October 30, 1986

ORDER RECEIVED FOR FILING
Date *3/18/87*
By *John F. O'Neill*

ORDER RECEIVED FOR FILING
Date *3/18/87*
By *John F. O'Neill*

Julius W. Lichter, Esquire
Suite 113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

December 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S of York Rd., 52' N of the c/l of St.
Joseph's Hospital Rd. (Sister Pierre Dr.)
9th Election District
Multi-Medical Meridian Limited Partnership - Petitioner
Case No. 87-314-SPH

TIME: 12:00 noon

DATE: Monday, January 26, 1987

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

87-1253
July 1987

87-1253
July 1987

December 20, 1986

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

RE: Petition for Special Hearing
Multi-Medical Meridian Limited Partnership
York Road and Altavista Avenue

Dear Mr. Jablon:

The above-captioned Petition was filed on November 25, 1986. The letter contained a request that the Petition be set in for hearing at the earliest possible date.

In view of the expiration date on the current Special Exception in the early part of the Summer of 1987, and due to financing requirements, it is most urgent that the Special Hearing be set in at the earliest possible date to forestall any possible untoward happening that would prevent expansion and improvement of this excellent long-term care facility.

Your cooperation would be greatly appreciated.

Very truly yours,

Julius W. Lichter

JWL/fl

cc: Mr. George Vanderheid
Mr. George Gavrellis
Mr. W. Carl Richards, Jr.

RECEIVED
DEC 22 1986

ZONING OFFICE

LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION

305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301.321.0600

November 25, 1986

HAND DELIVERED

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

Re: Petition for Special Hearing
Multi-Medical Meridian Limited Partnership
York Road and Altavista Avenue

Dear Mr. Jablon:

Enclosed herewith you will find the following:

- Three executed copies of a Petition for Special Hearing requesting amendments to the Special Exception permitting the operation of a convalescent and nursing home on the above property;
- Three copies of the description of the property;
- One copy of the 200' scale comprehensive zoning map showing showing the location of the property;
- Ten copies of plan and plat to accompany the Petition for Special Hearing;
- Check covering the filing costs.

I hereby request that this Petition be set in for hearing at the earliest date as the revision of the plan for further development on the site must be approved by the Zoning Commissioner prior to the Petitioner obtaining formal financing commitment. The current Petitioner acquired the site subject to the existing zoning approvals which were obtained by the prior owner. The prior plan has proved not to be feasible.

Your immediate attention in this regard would be greatly appreciated.

Sincerely,

Julius W. Lichter

JWL:lep
Enclosures

cc: Mr. W. Carl Richards, Jr.

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

No. 29807

DATE 11/25/86 ACCOUNT 01-115-000

AMOUNT \$ 100.00

RECEIVED FROM Levin, Gann, Hankin

FOR Sp 11 # 213

FOR B 0132*****0000010 0125F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

Case No. 87-314-SPH

9th Election District

LOCATION: West Side of York Road, 52 feet North of the Centerline of St. Joseph's Hospital Road (Sister Pierre Drive)

DATE AND TIME: Monday, January 26, 1987, at 12:00 noon

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve an amendment to Cases 69-263-RX, 77-12SPH and 82-233-SPHA to permit proposed addition to existing convalescent and nursing home deleting all restrictions and conditions imposed in the aforesaid cases

Being the property of Multi-Medical Meridian Limited Partnership, 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 SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of York Rd., 52' N of C/L : OF BALTIMORE COUNTY
of St. Joseph's Hospital Rd. :
(Sister Pierre Dr.), 9th Dist. :
MULTI-MEDICAL MERIDIAN LIMITED : Case No. 87-314-SPH
PARTNERSHIP, 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 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, Suite 113 Chesapeake Bldg., 305 W. Chesapeake 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

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

Julius W. Lichter, Esquire
Suite 113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of York Rd., 52' N of the c/l of St. Joseph's
Hospital Rd. (Sister Pierre Dr.)
9th Election District
Multi-Medical Meridian Limited Partnership - Petitioner
Case No. 87-314-SPH

Dear Mr. Lichter:

This is to advise you that \$85.00 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. 33002

County, Maryland, and remit
ding, Towson, Maryland

DATE 1/21/87 ACCOUNT 01-115-000

AMOUNT \$ 85.00

RECEIVED FROM Meridian Nursing Centers, 21 West Road, Towson, MD 21204

FOR ADVERTISING & POSTING COSTS RE CASE 87-314-SPH

FOR B 0132*****0000010 0125F

VALIDATION OR SIGNATURE OF CASHIER

Julius W. Lichter, Esquire
Suite 113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

January 27, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S of York Rd., 52' N of the c/l of St.
Joseph's Hospital Rd. (Sister Pierre Dr.)
9th Election District
Multi-Medical Meridian Limited Partnership - Petitioner
Case No. 87-314-SPH

TIME: 11:15 a.m.

DATE: Tuesday, March 10, 1987

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

AJ:med

cc: Mr. Arnold Richman
Chairman
Meridian Nursing Centers, Inc.
21 West Road
Towson, Maryland 21204

Arnold Jablon
Zoning Commissioner
of Baltimore County

Restrictions imposed by Deputy Zoning Commissioner in grant of Case No. 82-233 SPHA:

- The "Existing two-story Building" shall be removed prior to any construction. This area, together with the "Proposed 19 Parking Spaces (Future)" and the "Proposed 23 Parking Spaces (Future)", as indicated on the site plan, shall be used by construction personnel for vehicular parking, storage and equipment.
- The number of parking spaces located on the south side shall be expanded from 23 to 27.
- The parking area shall be paved and striped prior to occupancy.
- At time of occupancy, parking shall be prohibited on the south side of Alta Vista Avenue.
- All lighting shall be in accordance with Section 409.2.c.(3) of the Baltimore County Zoning Regulations.
- Landscaping shall consist of the installation and maintenance of arborvitae screening planted a maximum of 30 inches on center and to attain a height of 6 feet within one growing season. A stockade fence also may be installed on the west side of the 11 parking spaces.
- Wheel stops or a similar type of barrier shall be placed adjacent to the 11 parking spaces.
- Drainage shall be directed solely onto the petitioner's property during and subsequent to construction.
- Construction shall not interfere with the water line located along the northern boundary.
- Construction shall be completed within five years.
- Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Variances were granted subject to compliance with the above conditions.

9/14/87

1/26/87

CASE NO. 87-314-SPH

Case had to be postponed due to snow fall. Decision made by Commissioner Jablon not to charge people anymore advertising costs. Only reposting of new signs with new hearing date and time to be done.

B. du Bois

PETITION FOR
SPECIAL HEARING
9th Election District
Case No. 87-314-SPH
LOCATION: West Side of York Road
52 feet North of the Centerline of St.
Joseph's Hospital Road (Sister
Pierre Drive)
DATE AND TIME: Monday, January
26, 1987, at 12:00 noon
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Special Hearing to
approve an amendment to
Cases 88-263-RX, 77-123PH
and 82-233-SPHA to permit
proposed addition to existing
convalescent and nursing home
deleting all restrictions and
conditions imposed in the aforesaid
cases.
Being the property of Multi-Medical
Meridian Limited Partnership, as
shown on plat filed with the Zoning
Office.
In the event that the Petitioner(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 the 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
84296-188244 Jan 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1987

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
January 7, 1987

TOWSON TIMES,

Publisher

42.50

PETITION FOR
SPECIAL HEARING
9th Election District
Case No. 87-314-SPH
LOCATION: West Side of York
Road, 52 feet North of the Center-
line of St. Joseph's Hospital Road
(Sister Pierre Drive)
DATE AND TIME: Monday, January
26, 1987, at 12:00 noon
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public
hearing:
Petition for Special Hearing to ap-
prove an amendment to Cases
88-263-RX, 77-12-SPH and
82-233-SPHA to permit proposed ad-
dition to existing convalescent and
nursing home deleting all restric-
tions and conditions imposed in the
aforesaid cases.
Being the property of Multi-
Medical Meridian Limited Partner-
ship, as shown on plat filed
with the Zoning Office.
In the event that this Petitioner(s) is
granted, a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner 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
1066 Jan. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 8, 1987

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
January 8, 1987

THE JEFFERSONIAN,

Publisher

Cost of Advertising

27.50

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th

Date of Posting January 6, 1987

Posted for: Special Hearing

Petitioner: Multi-Medical Meridian Limited Partnership

Location of property: W/S of York Rd., 52' N of the c/s of St. Joseph's Hospital Rd. (Sister Pierre Dr.)

Location of Signs: W/S of York Rd. approx. 75' N of Sister Pierre Dr.

Remarks:

Posted by: E. J. Arata
Signature

Date of return: January 9, 1987

Number of Signs: 1

87-314-SPH

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
10th day of December, 1986

Arnold Jablon
Zoning Commissioner

Petitioner Multi-Medical Meridian
Petitioner's Limited Partnership
Attorney Julius H. Lichter, Esquire

Received by:

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-314-SPH

District 9th

Date of Posting February 20, 1987

Posted for: Special Hearing

Petitioner: Multi-Medical Meridian Limited

Location of property: W/S of York Rd., 52' N of the c/s of St. Joseph's Hospital Rd. (Sister Pierre Dr.)

Location of Signs: W/S of York Rd. approx. 75' N of Sister Pierre Dr.

Remarks:

Posted by: E. J. Arata
Signature

Date of return: February 27, 1987

Number of Signs: 1

9/14/87

DR 5.5

DR 16

D.R. 2

TOWSON STATE COLLEGE

D.R. 16

D.R. 10.5

D.R. 16

D.R. 5.5

BL

D.R. 10.5

D.R. 5.5

D.R. 10.5

D.R. 16

D.R. 5.5

D.R. 5.5

D.R. 3.5

OVERBROOK

WILTONDALE

TOWSON

87-314-SPH
#213

1964 COMPREHENSIVE ZONING MAP
ADOPTED BY BALTIMORE COUNTY COUNCIL
NOV. 13, 1964
BILL NOS. 136-84, 137-84, 138-84, 139-84
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE 1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

EXISTING
CITICORP / CHOICE OFFICE BUILDING

O-1 ZONING
CITICORP FINANCIAL, INC.
E.H.K. R. 5160/867, 3832/303

EXISTING BITUMINOUS
PAVING

EXISTING EDGE OF PARKING LOT

BIT. CONC. PAVING

EXISTING 3 STORY
BRICK BUILDING
"THE PROFESSIONAL
BUILDING"

EXISTING
MULTI-MEDICAL CONVALESCENT & NURSING CENTER OF TOWSO
O.T.G. 5140/401, 5037/454

MAIN ENTRANCE EL. 468.0'

FOR EMERGENCY
INGRESS & EGRESS ONLY
O-1 ZONING

EX. ACCESS BASEMENT
G.D. 2163/027

EX. MACADAM
PARKING LOT

2 STORY
EX. OFFICE
#7704

EDWARD & ELIZABETH P.
DOVERGLOCK JR.
G.L.D. 2163/027

CURBING TO BE
REMOVED. NEW
TO BE PLACED

GRATE EL. 473.30
8" PVC

CONC. WALK
24'

EX. MACADAM
PARKING AREA
(TO BE RESURFACED
1" SURFACING
& LEVELING)

PROPOSED 3 STORY ADDITION
WITH PARKING BELOW
SEE DETAIL (A) THIS SHEET.
1ST FLOOR ELEV. = 486.83

EX. 2 STORY CONC. BLDG.
TO BE REMOVED

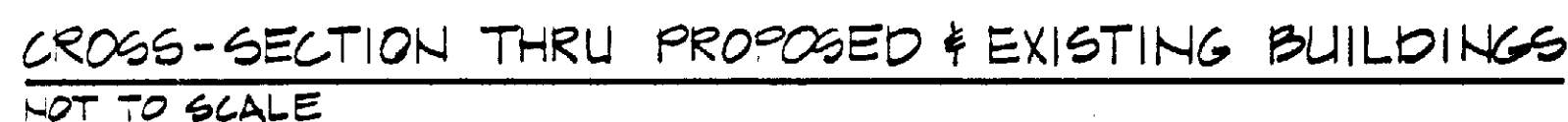
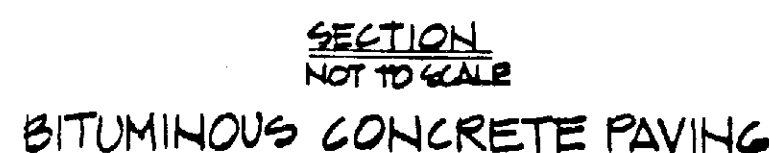
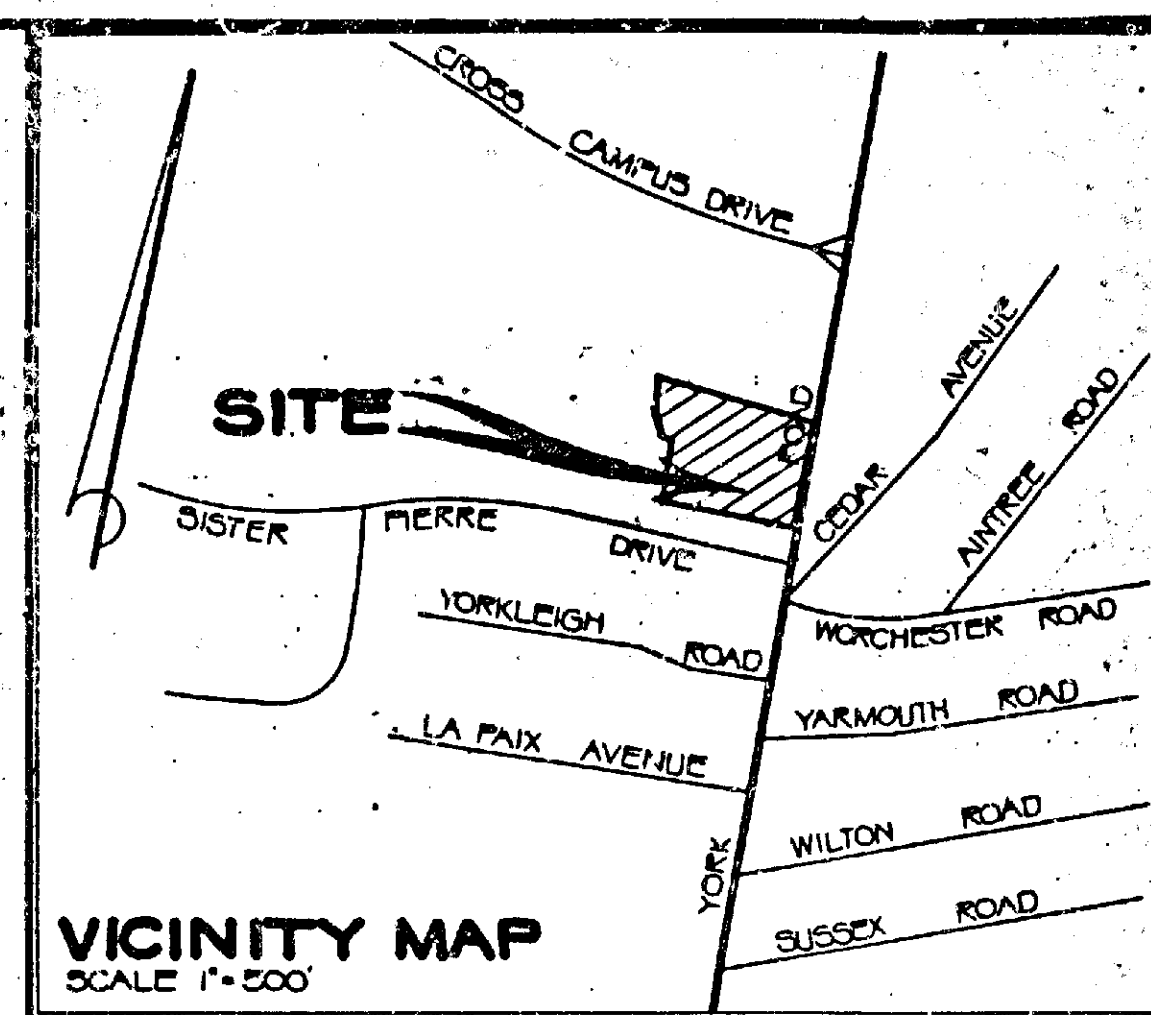
2 STORY STONE & BRICK
LITTLE PEOPLE RESEARCH
CENTER

ST. JOSEPH HOSPITAL, INC.
O.T.G. 4570/164, G.L.D. 3432/114, R.R.S. 4097/11

O-1 ZONING

O-1 SISTER
DR-3.5

60'-0"
25'-0"
16'-8"
8'-0"



Multi-Medical

Site Data:

Existing Zoning	O-1
Site Area	2.274 Acres $\pm$

Parking Calculations:

Existing Convalescent Home	120 Beds
Proposed Addition	30 Beds
Total	150 Beds

Required Parking @ 1/10 Beds	15 Spaces
Existing Parking	30 Spaces
Total to be Provided	71 Spaces

Zoning History:

69-263 BX - Reclassification from R-20 to RA and Special Exception for convalescent home.

77-12 SPH - Special hearing to permit parking in a DR-16 zone.

82-233 SPHA - Petition to amend Case 69-263 EX as modified by Case 77-12 SPH to permit addition to existing convalescent home and to permit variances to sideyard setbacks, sum of sideyard setbacks and a rear yard setback. Granted with restrictions. Case covered entire 2.274 acre site.

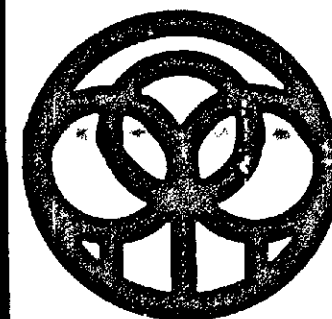
Subject petition filed to further modify previously amended special exception and enable addition as shown hereon without necessity of utilizing previously granted yard variances.

• OWNER: Multi-Medical Meridian Limited Partnership
21 West Road
Towson, MD. 21204

- **CURRENT ZONING:** O-1
- **SITE AREA:** 2.274 acres±

NOTE: Stormwater Management waiver granted

PLAN AND PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING



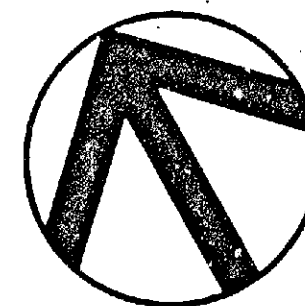
DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS

200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

MULTI-MEDICAL BUILDING SITE PLAN

CURRENT ZONING O-1

ELECTION DISTRICT 8 COUNCILMANIC DISTRICT 4



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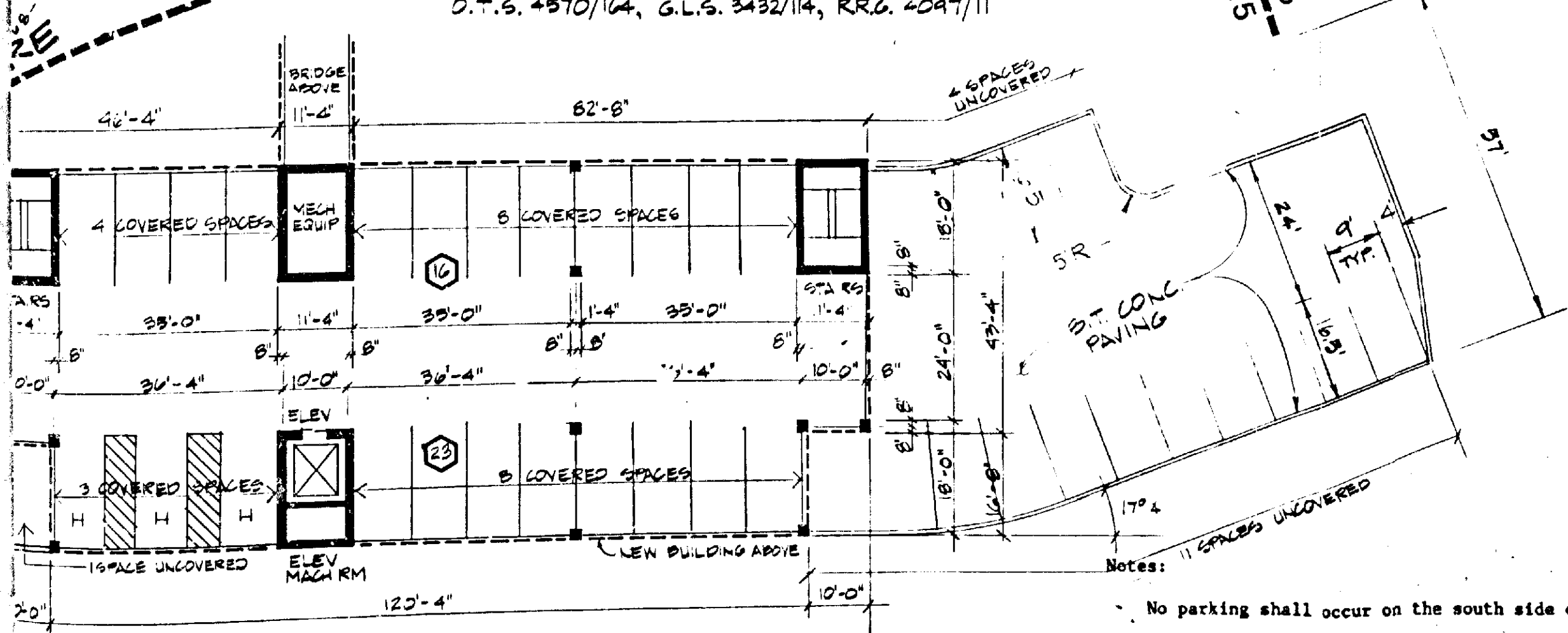
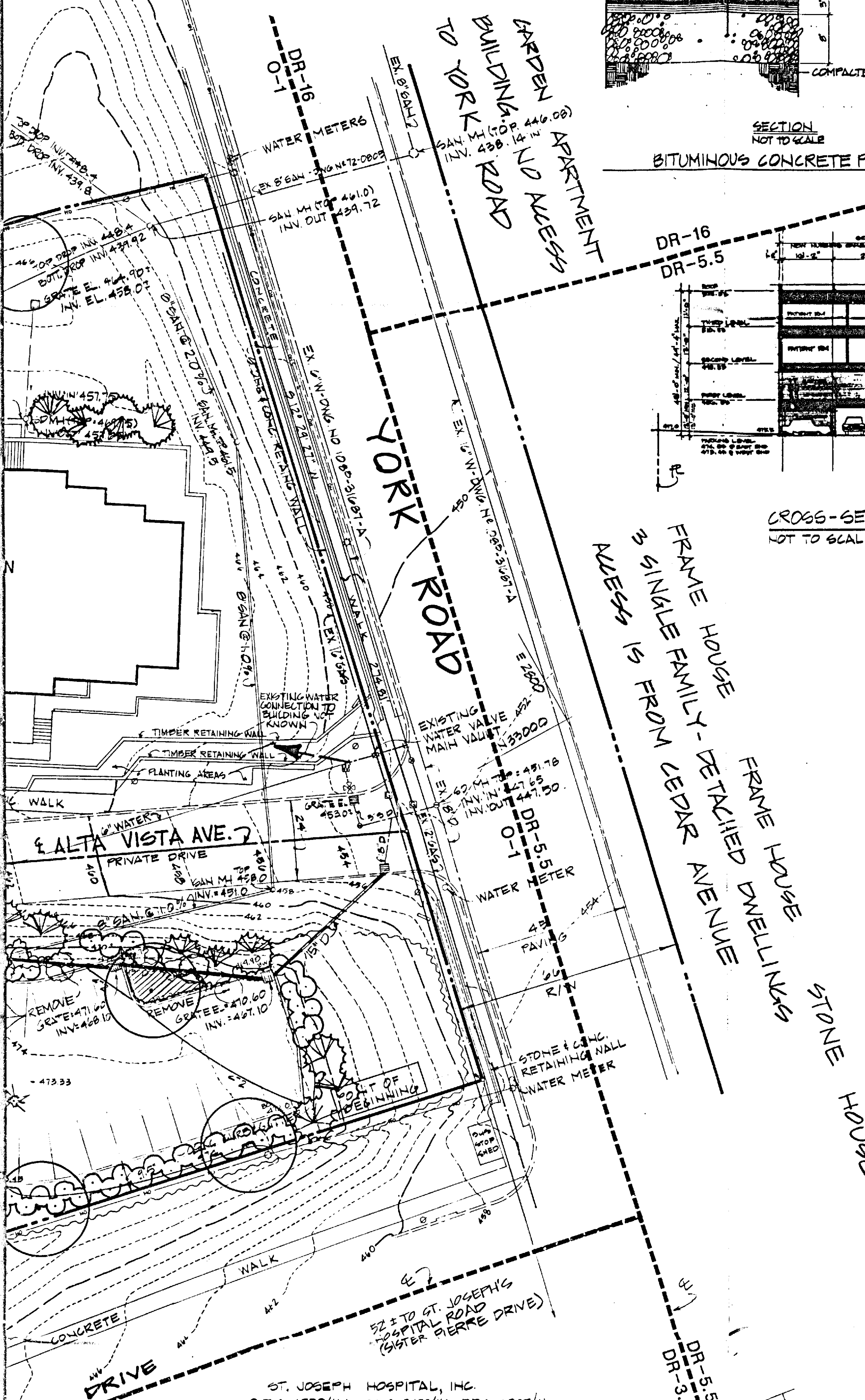
SCALE:
1" = 20'

JOB ORDER NO.

86067

ISSUE DATE

10/29/86

[illegible]

(A) PARKING LEVEL PLAN
SCALE: 1"=20'

No parking shall occur on the south side of Alta Vista Avenue.

Landscaping and screening shall be provided in accordance with the requirements of the Landscape Manual.

Lighting for parking areas shall be as required by Section 409.2
c (3) BCZR.