

BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 10, 2009

Sister Krystyna Mroczek, Administrator
St. Joseph's Nursing Home
1222 Tugwell Drive
Catonsville, MD 21228-5847

Dear Sister Mroczek:

RE: Spirit and Intent Request, Case 02-418-SPHA, St. Joseph's Nursing Home, 1222 Tugwell Drive, Catonsville, MD 21228, 1st Election District

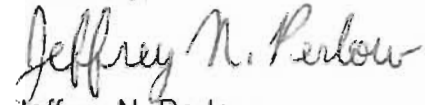
Your recent letters to the department were forwarded to me for reply. After discussing your request with Carl Richards, Zoning Review Supervisor, and based on the information provided therein and my review of the available zoning records, the following has been determined:

1. Provided a 50 feet street setback from Tugwell Road is maintained, the proposed modifications, specifically the renovations to the existing Chapel and Sacristy spaces and the small addition to contain a new Altar Tower for the existing Chapel (as mentioned in your September 16, 2009 request letter and as shown in your October 29, 2009 revised site plan), are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's order in Case # 02-418-SPHA.
2. A copy of your request letter, this response and the revised site plan will be recorded and made a permanent part of the zoning case file.
3. A verbatim copy of this response must be affixed to any building permit site plans prior to building permit application.
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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.

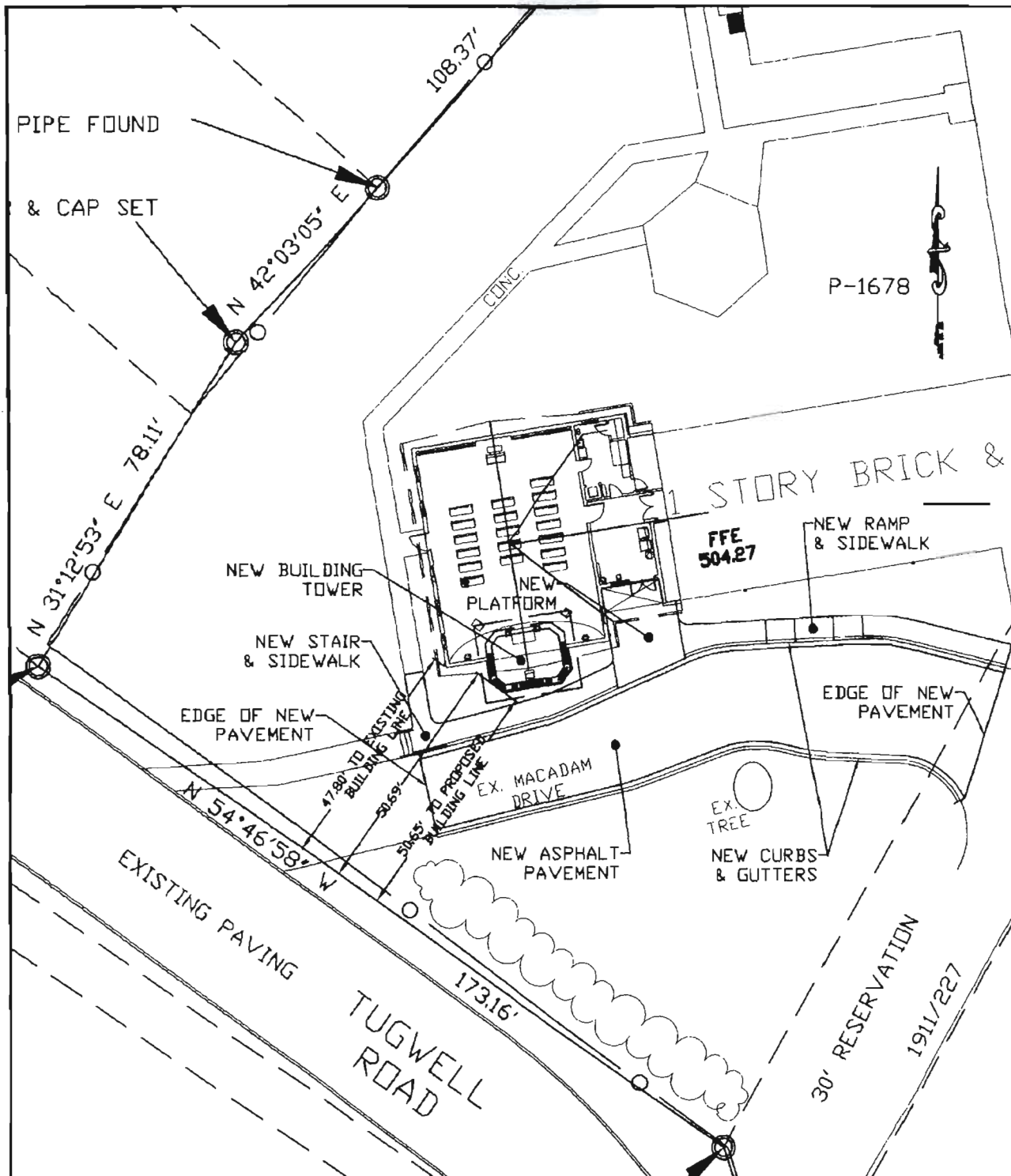
Sincerely,

A handwritten signature in dark ink, reading "Jeffrey N. Perlow". The signature is fluid and cursive, with the first name "Jeffrey" being more prominent.

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File # 02-418-SPHA
File-Spirit & Intent Letters



NORTH POINT, LLC.

7613 DEW WOOD DRIVE
ROCKVILLE, MD 20855-1010

PH: 301-257-7406

FAX: 240-238-2843



CONSULTANT:

MILAN GRACE, LLC
3817 West Patapsco Avenue
Baltimore, MD 21229
(240) 731-7253

PROJECT:

ST. JOSEPH'S NURSING HOME CHAPEL
RENOVATIONS & ALTAR TOWER ADDITION

DWG. TITLE:

SITE PLAN EXHIBIT

SEAL:



DISCLAIMER:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 36251, EXPIRATION DATE 08-31-2010

DRAWN BY:	CHECKED BY:
POW	POW
SCALE:	PROJECT No.
1"=30'	0810.0'
DATE:	FILE NAME.
10/29/2009	-

SHEET NO.

C1.0



September 16, 2009

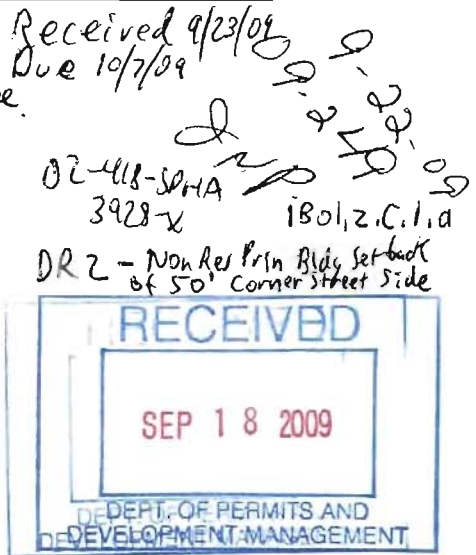
Mr. Timothy Kotroco, Director
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Carl said to have their
Contractor, engineer re-measure.

St. Joseph's Nursing Home

1222 Tugwell Drive
Catonsville, MD 21228-5847
410-747-0026

9/30/09 - Left message
Sister Carol will get
Contractor to re-measure
for 50 feet and send in
revised site plan



Re: Spirit & Intent Letter - St. Joseph's Nursing Home - Chapel Renovations & Altar Tower Addition

Dr. Mr. Kotroco:

I represent St. Joseph's Nursing Home in Catonsville, Maryland (Sister Servants of Mary Immaculate Inc.). We own and operate a small nursing home facility at 1222 Tugwell Drive, Catonsville, Maryland 21228. We are currently involved in planning and design for the renovation of and a small addition to our existing Chapel. In recent discussions with your staff, it was suggested that we provide you with "spirit & intent" information regarding the proposed project for your understanding.

In 2002 we undertook a project to provide renovations and an addition to the Nursing Home facility to increase the number of resident beds from 40 to 44 beds, add necessary amenities, and to provide parking for commercial use in a residential zone. Coupled with this project we sought a variance request to reduce the rear yard setback from the required setback of 50' to 8', to allow a portion of the proposed addition to be located within the 100 feet RTA and to allow parking and storm water management facilities within the 50 feet RTA. The request was submitted and approved by the Zoning Commissioner of Baltimore County by way of a Special Hearing on May 30, 2002 (Case Number: 02-418-SPHA).

Our new project is to renovate the existing Chapel and Sacristy spaces (which are located at the southwest end of the Nursing Home facility). Also we will be providing a small addition to contain a new Altar for the existing Chapel. This addition will be approximately 7'-0" x 17'-6" and extend from the existing front (south) wall of the Chapel (refer to the attached proposed Partial Site Plan, Existing & Proposed Floor Plan and Existing & Proposed Exterior Elevations). The proposed renovations and addition will have no effect on the number of resident beds nor does it seek to add or augment bed capacity or any Nursing Home functions. The Chapel is utilized by Nursing Home residents and staff for Mass services and other special celebrations. The new addition will remain in strict context with the existing facility and neighborhood and will remain compatible with the aforementioned Zoning Hearing approval.

Continued on next page.

A Ministry of the Sisters Servants of Mary Immaculate





St. Joseph's Nursing Home

*1222 Tugwell Drive
Catonsville, MD 21228-5847
410-747-0026*

It is our desire to continue with our planning and design process leading to the issuance of a building permit for the project. I appreciate your review and consideration of the information within this letter and request your comments and direction on this manner. Should you require any further information please contact me.

Sincerely,

Sister Krystyna Mroczek
Administrator

Attachments: Partial Site Plan, Floor Plan, Exterior Elevations, Building Permit Letter, and
Check (\$50.00, payable to Baltimore County)

A Ministry of the Sisters Servants of Mary Immaculate





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B506682 CONTROL #: C- DIST: 01 PREC: 01
DATE ISSUED: 07/18/2003 TAX ACCOUNT #: 0119390862 CLASS: 01

PLANS: CONST 2 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1222 TUGWELL DR
SUBDIVISION: 100 S NEWBERG AVE

OWNERS INFORMATION

NAME: SISTERS SERVANTS OF MARY IMMACULATE INC
ADDR: 1222 TUGWELL DR 21228

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

TENANT:

CONTR: ATLANTIC BLDGS

ENGR:

SELLR:

WORK: CONST TRELLIS AND TOWER ADD ON FRONT OF NURSING
HOME 20' X 37'2" X 30' = 362SF ALTS TO DEMO
TUNNEL, BASEMENT, FIRST FLOOR EXT AND INT.
AND CONST. NEW 2292SF SEE PLANS.
ALSO USING TAX# 'S
0103770160, 0119390863&860 3.591AC

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: NURSING HOME/CONVENT & ADDN'S/ALTS
EXISTING USE: NURSING HOMES/CONVENT

TYPE OF IMPRV: ADDITION

USE: HOSPITAL, INSTITUTIONAL, NURSING HOME

FOUNDATION: BASEMENT:

SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 1.39AC

FRONT STREET:

SIDE STREET:

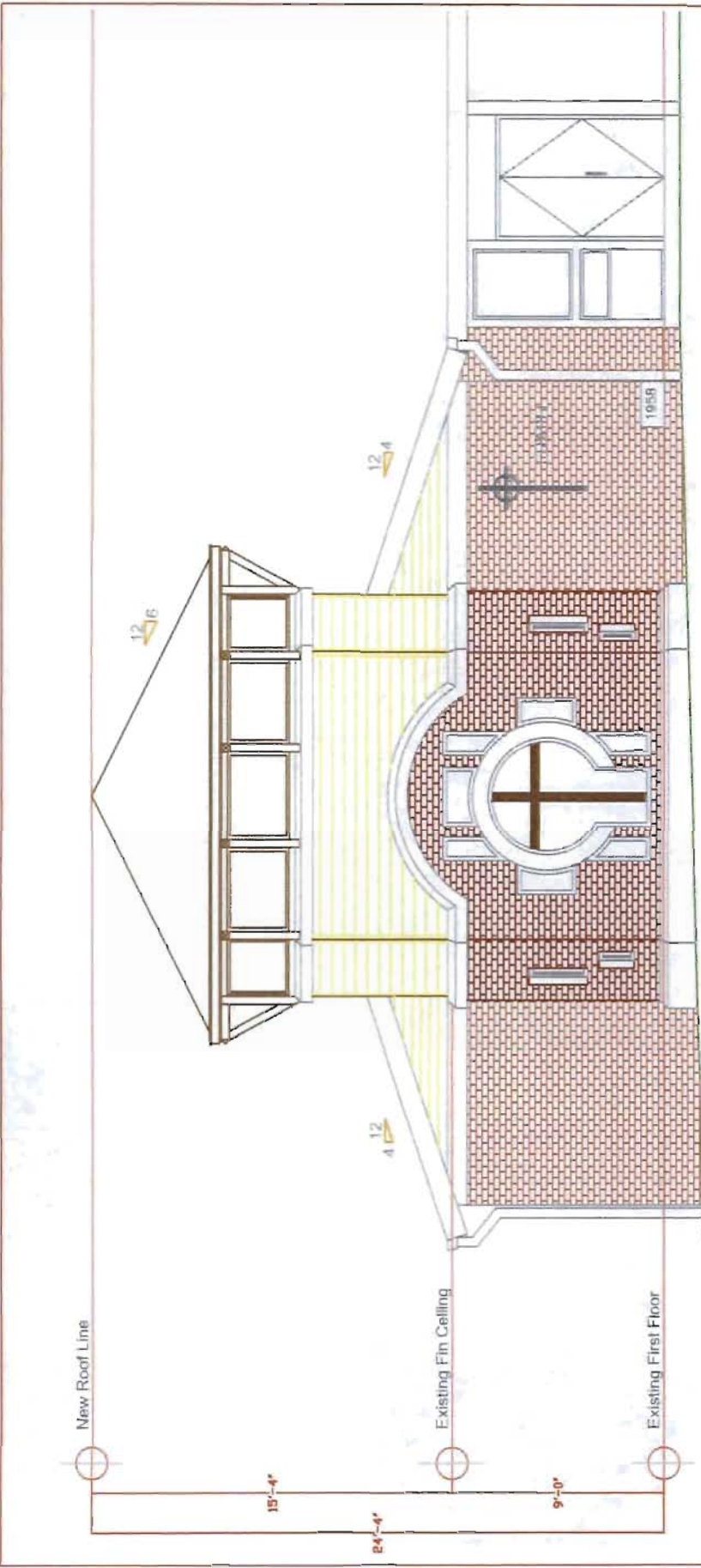
FRONT SETB: 100'

SIDE SETB: NC/NC

SIDE STR SETB:

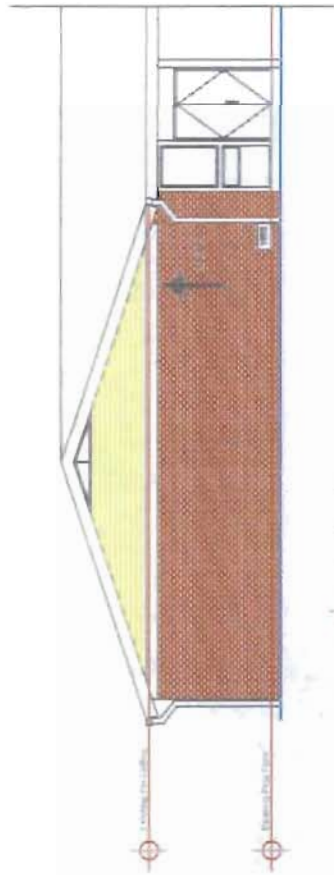
REAR SETB: 8'

DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT
NOTICE TO BUILDERS
IS PART OF THIS PERMIT

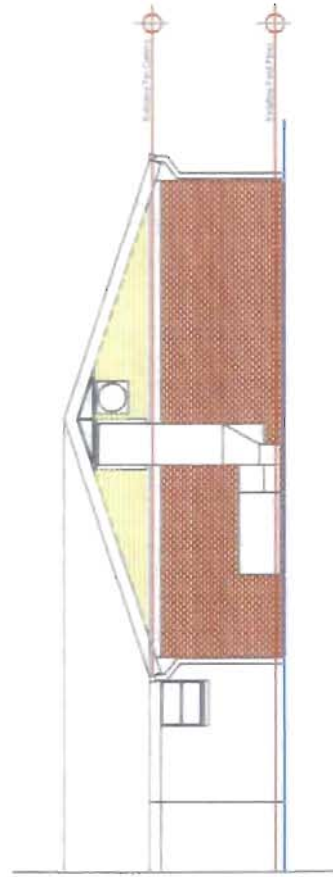


South Elevation - 3



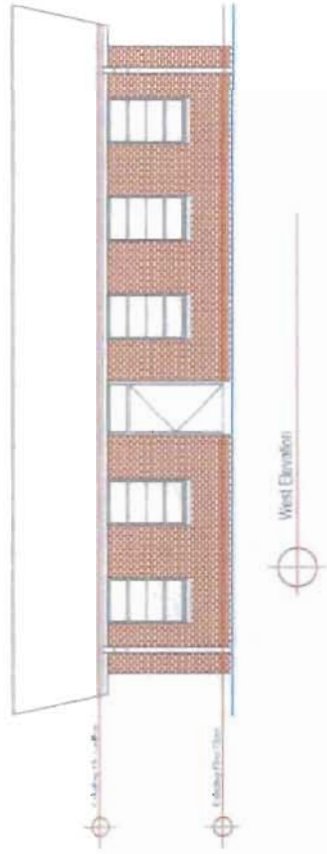


South Elevation

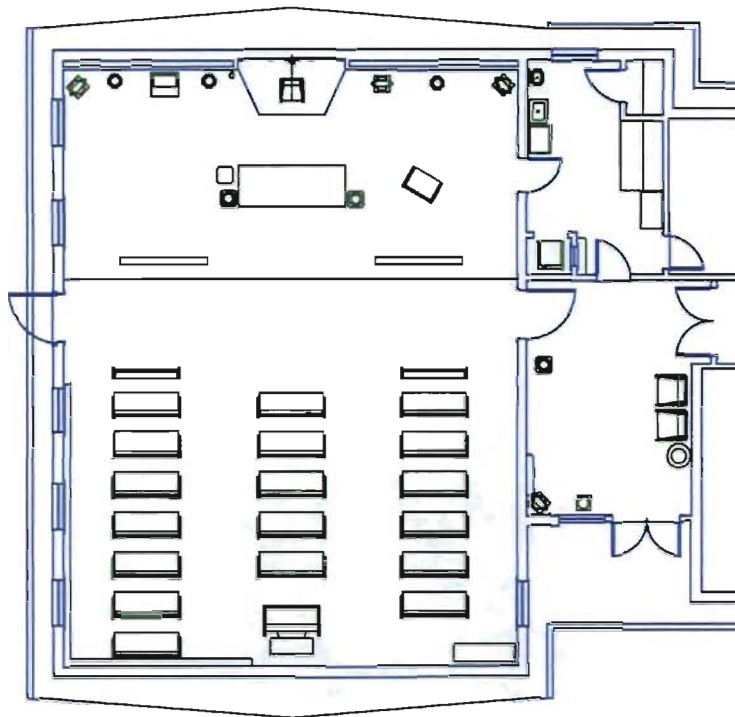


North Elevation

ST. JOSEPH'S
NURSING HOME
CHAPEL RENOVATIONS
1222 Tupwell Drive
Catoonsville, MD 21228
EXISTING CHAPEL
EXTERIOR ELEVATIONS
NOVEMBER 06 2008
COPYRIGHT 2008 BY NORTHPOINT LLC. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM NORTHPOINT LLC.
NorthPoint LLC #0810.01



ST JOSEPH'S
NURSING HOME
CHAPEL RENOVATIONS
1222 Tupper Drive
Catonsville, MD 21228
EXISTING CHAPEL
EXTERIOR ELEVATIONS
NOVEMBER 16, 2006
FOR THE ST. JOSEPH'S NURSING HOME PROJECT ARCHITECT: JAMES M. HARRIS, AIA 1000 W. 10TH STREET, SUITE 100 CATONSVILLE, MD 21228 TEL: 410-286-1100 FAX: 410-286-1101 E-MAIL: JHARRIS@JMHARRIS.COM
NorthPoint LLC #0810.01



ST. JOSEPH'S
NURSING HOME
CHAPEL RENOVATIONS
9222 Tugwell Drive
Cabinville, MD 21226
EXISTING CHAPEL
FLOOR PLAN
NOVEMBER 05 2008
CHAPLAIN: JAMES J. KELLY, CMAA, AIA, LEED AP
ARCHITECT: JAMES J. KELLY, CMAA, AIA, LEED AP
17 PARK PLACE, SUITE 200, ANNAPOLIS, MD 21403
P. 10-18
NorthPoint LLC #0810/01

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – SW/S Hilton Terrace,
125.09' SW of the c/l Newburg Avenue * ZONING COMMISSIONER
(315 Newburg Ave. & 1222 Tugwell Dr.) *
1st Election District * OF BALTIMORE COUNTY
1st Council District *
Sisters Servants of Mary Immaculate, Inc. *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Sisters Servants of Mary Immaculate, Inc., by Sister Krystyna Mrocek, through their attorney, John V. Murphy, Esquire. The Petitioners request a special hearing to approve an amendment to the special exception relief granted in prior Case No. 3928-X to allow an addition to an existing nursing home, which will increase the number of beds from 40 to 44 and provide other amenities; and, to permit parking for commercial use in a residential zone. Additionally, the Petitioners request variance relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 8 feet in lieu of the required 50 feet; from Section 1B01.1.B.1.a(1) to permit a portion of the proposed addition to be located within the 100-foot Residential Transition Area (RTA); and, from Section 1B01.1.B.1.e(3) to permit parking and storm water management facilities to be located within the 50-foot RTA buffer. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Sister Krystyna Mrocek, on behalf of Sisters Servants of Mary Immaculate, Inc., property owners; Blair G. Farrand, the Registered Landscape Architect who prepared the site plan for this property; Richard

ORDER RECEIVED FOR FILING

Date

By

L. Mitchell, a Title Abstractor; and John V. Murphy, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel located near the southeast corner of the intersection of Newburg Avenue and Tugwell Drive in Catonsville. The property is actually comprised of two parcels, both owned by the Petitioners, which contain a combined gross area of 4.308 acres, more or less, zoned D.R.2. Although the Petitioners own other adjacent properties in this neighborhood, those parcels are not part of the instant Petition. The layout of the subject property is more particularly described on the site plan submitted as Petitioner's Exhibit 1.

As shown on the site plan, the predominant portion of the property is located with frontage on Tugwell Drive and is improved with a one-story brick and frame nursing home containing 21,000 sq.ft. The building was constructed in 1959 and has been used for many years as an assisted living facility, which currently features 40 beds. Testimony indicated that the existing facility is cramped and improvements are proposed to enlarge same by 14,000 sq.ft. Although the addition is large, many of the existing semi-private rooms will be converted to private rooms and the capacity of the site will be increased only by 4 additional beds.

In addition to the nursing home building and proposed addition, the site also features a 2.5 story stone and stucco building which serves as a convent for the Sisters. There are no improvements proposed for that building. The third building on the lot is a small one-story frame garage, which can accommodate up to 4 automobiles. All three of the buildings are located on the main portion of the tract which fronts on Tugwell Drive. The second parcel, which makes up the subject tract, abuts Newburg Avenue and is undeveloped. Over the years, the two parcels have been used in conjunction with one another to provide access to the nursing home. However, while preparing their plans for the addition, the Petitioners discovered that the two parcels are actually separated by a 30-foot in-fee right-of-way owned by the Trustees of the Community College of Baltimore County. In this regard, the Community College of Baltimore County at Catonsville is located nearby. Apparently, many years ago, the Trustees of the Community College acquired a

30-foot strip leading to their campus from Newburg Avenue. It was indicated at the hearing that this strip is not utilized and indeed is not paved. From a practical standpoint, it is impassible, owing to the existence of mature trees and vegetation. Mr. Mitchell, a Title Abstractor, testified as to the history of the deeds and that for all practical purposes, the strip has been used by the Sisters as part of their property for many years. It bears emphasis that the strip does not abut the Sisters' land, but actually bisects the property into two parcels, the larger piece fronting Tugwell Drive and the smaller parcel fronting Newburg Avenue. Counsel for the Petitioners indicated that steps would be taken to see if the strip can be acquired from the Trustees of the Community College in an effort to "clean up" the title for the subject property.

In any event, the matter comes before the undersigned Zoning Commissioner for consideration of the Petition for Special Hearing and Variances as set forth above. The primary purpose of the special hearing is to accommodate the proposed addition to the nursing home, which will provide needed amenities and space for residents. In addition, access to the property will be improved. The plan shows a new entry drive to be constructed from Tugwell Drive. An existing exit onto Tugwell Drive will be retained, as will access from Newburg Avenue. In sum, it appears that the planned expansion is reasonable and appropriate. The proposal will make better use of the property. I am persuaded that the Petition for Special Hearing should be granted and that the proposal meets the requirements set out for Special Exception relief under Section 502.1 of the B.C.Z.R.

In addition to the special hearing relief, a series of variances are requested as set out above. These variances are generated due to the uniqueness of the property as a result of the right-of-way, which bisects the lot. The internal lot line created by this right-of-way is located 8 feet from the rear of the proposed expansion. Thus, the rear setback relief is requested. Additionally, the right-of-way line impacts the required RTA buffers. It is to be particularly noted that the proposed improvements to the property meet all tract boundary setbacks and that variance relief is required only because of the internal lot line caused by the 30-foot right-of-way.

ORDER REVIEWED FOR FILING

Date

By

Based upon the testimony and evidence offered, I am persuaded that the property is unique. Indeed, this is one of the more interesting properties in the area owing to its unusual configuration and the right-of-way described above. To deny the Petition for Variance would surely cause a practical difficulty upon the Petitioners. Moreover, I am easily persuaded that relief can be granted without detrimental impact to adjacent properties.

In sum, I am easily persuaded to grant the Petitions for Special Hearing and Variance. The Petitioners' plans represent an upgrade to the property and to deny the Petitions will result in an undue burden upon the applicant.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 2002 that the Petition for Special Hearing to approve an amendment to the special exception relief granted in prior Case No. 3928-X to allow an addition to an existing nursing home, which will increase the number of beds from 40 to 44 and provide other amenities, and, to permit parking for commercial use in a residential zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 8 feet in lieu of the required 50 feet; from Section 1B01.1.B.1.a(1) to permit a portion of the proposed addition to be located within the 100-foot Residential Transition Area (RTA); and from Section 1B01.1.B.1.e(3) to permit parking and storm water management facilities to be located within the 50-foot RTA buffer, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING

Date 6/18/02

By [Signature]

- 2) In the event the Petitioners acquire the 30-foot right-of-way strip, an amended site plan incorporating the in-fee simple strip into the Petitioner's property, shall be submitted to the Department of Permits and Development Management (DPDM) for inclusion in the case file.
- 3) A new deed shall be recorded in the land Records of Baltimore County referencing this case and the restrictions of this Order.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/10/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 7, 2002

John V. Murphy, Esquire
14 N. Rolling Road
Catonsville, Maryland 21228

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
SW/S Hilton Terrace, 125.09' SW of the c/I Newburg Avenue
(315 Newburg Avenue and 1222 Tugwell Drive)
1st Election District – 1st Council District
Sisters Servants of Mary Immaculate, Inc. - Petitioners
Case No. 02-418-SPHA

Dear Mr. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Sister Krystyna Mrocek, Sisters Servants of Mary Immaculate, Inc.
1222 Tugwell Drive, Catonsville, Md. 21228
Mr. Blair G. Farrand, Farrand & English
416 Lyman Avenue, Baltimore, Md. 21212
Mr. Richard L. Mitchell, 24 Evans Avenue, Timonium, Md. 21093
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 315 Newburg Ave, Catonsville
1222 Tugwell Drive, Catonsville
which is presently zoned DR2

This Petition shall be filed with the Department of Permits and Development Management. 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to an existing Special Exception granted in Case No.:3928-x for an addition to an existing nursing home, increasing the number of beds from 40 to 44, and other amenities, and

to permit parking for commercial use in residential zone

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

John V. Murphy

Name - Type or Print

Signature

Murphy & Murphy, L.L.C.

Company

14 N. Rolling Road (410)744-4967

Address

Telephone No.

Catonsville, MD 21228

State

Zip Code

Legal Owner(s):

For Sisters Servants of Mary

Name - Type or Print Immaculate, Inc.

Signature

Sr. Krystyna Mroček

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

John V. Murphy

Name

14 N. Rolling Road (410)744-4967

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING May 29, 2002

Reviewed By SPH Date 03-27-02

ORDER RECEIVED FOR FILING

Case No. 02-418-SPH7

FILED
APR 29 9 45 AM '02
BALTIMORE COUNTY



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1222 Tugwell Drive, Catonsville
which is presently zoned DR2

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 1) 1B01.2C1a BCZR granting a rear yard setback of 8 feet in lieu of the required 50 foot setback.

2) Section 1B01.1B1a.(1) granting a portion of the proposed addition within the 100 foot RTA and 3) 1B01.1B1e(3) granting parking and storm water management facilities within the 50 foot RTA Buffer of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicating hardship or practical difficulty)

- 1) Property is divided by unused 30 foot right of way
- 2) Existing nursing rooms are too small, causing hardship on patients and their families
- 3) Potential patients suffer hardship by long waiting list

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

John V. Murphy
Name - Type or Print _____
Signature John V. Murphy
Company Murphy & Murphy, L.L.C.
Address 14 N. Rolling Road (410) 744-4967
City Catonsville State MD Zip Code 21228

Legal Owner(s):

Sisters Servants of Mary Immaculate
Name - Type or Print _____
Signature Sr Krystyna Mrocek
Name - Type or Print Sr. Krystyna Mrocek
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

John V. Murphy
Name _____
Address 14 N. Rolling Road (410) 744-4967
City Catonsville, MD State MD Zip Code 21228

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING MAY 29 2002
Reviewed By STH Date 03-27-02

ORDER RECEIVED FOR FILING

Date 4/19/02
By [Signature]
Case No. 02-418 SP4A
REV 9/15/98

ZONING DESCRIPTION

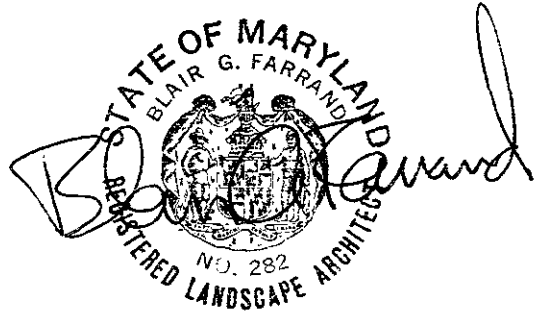
Beginning at a point on the Southwest side of Hilton Terrace which is an unimproved 30 foot right of way, at the distance of 125.09 feet Southwest of the centerline of Newburg Avenue which is 50 feet wide.

Thence, the following courses and distances:

- | | | |
|-----|-----------------|-------------|
| (1) | S 45° 36' 52" E | 160.56 feet |
| (2) | S 45° 36' 52" E | 361.35 feet |
| (3) | S 42° 00' 25" W | 473.98 feet |
| (4) | N 19° 02' 45" W | 325.00 feet |
| (5) | N 54° 46' 58" W | 173.16 feet |
| (6) | N 31° 12' 53" E | 78.11 feet |
| (7) | N 42° 03' 05" E | 108.37 feet |
| (8) | N 48° 00' 09" W | 50.00 feet |
| (9) | N 41° 58' 17" E | 173.75 feet |

To the place of Beginning, being in aggregate all that land which is recorded in the land records of Baltimore County in Deed Liber 1911, Folio 227 and Deed Liber 2891, Folio 158; containing 4.30 Acres more or less.

Also known as 1222 Tugwell Drive.



02-418-SPHA

ZONING DESCRIPTION
315 Newburg Avenue

Beginning at a point on the Northwest side of Hilton Terrace which is an unimproved 30 foot right of way, at the distance of 25.0 feet Southwest of the centerline of Newburg Avenue which is 50 feet wide.

Thence, the following courses and distances:

- | | | |
|-----|-----------------|-------------|
| (1) | N 41° 59' 00" E | 51.30 feet |
| (2) | S 48° 07' 48" E | 325.02 feet |
| (3) | S 41° 58' 59" W | 65.58 feet |
| (4) | N 45° 36' 51" W | 325.30 feet |

To the place of Beginning, being in aggregate all that land which is recorded in the land records of Baltimore County in Deed Liber 14314, Folio 612 containing 0.44 Acres more or less.

Also known as 315 Newburg avenue.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

86800

DATE

03-27-02

ACCOUNT

R00100GG150

AMOUNT

\$ 500⁰⁰

RECEIVED
FROM:

ST. JOSEPH'S NURSING HOME

FOR:

COMMERCIAL SPECIAL HEARING, J.C.
COMMERCIAL LAUNDRY, J.C.
TOTAL 500⁰⁰

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5074

PAID RECEIPT

BUSINESS ACTUAL TIME
3/28/2002 3/27/2002 15:44:44

REG 1505 WALKIN JENA JEE DRIVER
RECEIPT # 237274 3/27/2002 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 086800

Rec'd Tot \$501.00
70.00 LA 10.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-418-SPHA

1222 Tugwell Drive

NW/S of Tugwell Drive, 170' S of Newberg Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): Sr. Krystyna Mroczek

Special Hearing: to approve an amendment to an existing Special Exception granted in case #3928-X for an addition to an existing nursing home, increasing the number of beds from 40 to 44 and other amenities, and to permit parking for commercial use in residential zone. **Variance:** requesting a rear yard setback of 8 feet in lieu of the required 50 feet setback; requesting a portion of the proposed addition within the 100 feet RTA; requesting parking and storm water management facilities within the 50 feet RTA buffer.

Hearing: Thursday, May 30, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/21/02 May 16

C538384

CERTIFICATE OF PUBLICATION

5/16/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/16/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No: 02-418-SPAA

Petitioner/Developer: ST. JOE'S

J. MURPHY, ESQ

Date of Hearing/Closing: 5/30/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens/
MR. GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law.

were posted conspicuously on the property located at #1222 TUGWELL RD

The sign(s) were posted on

5/12/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/14/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

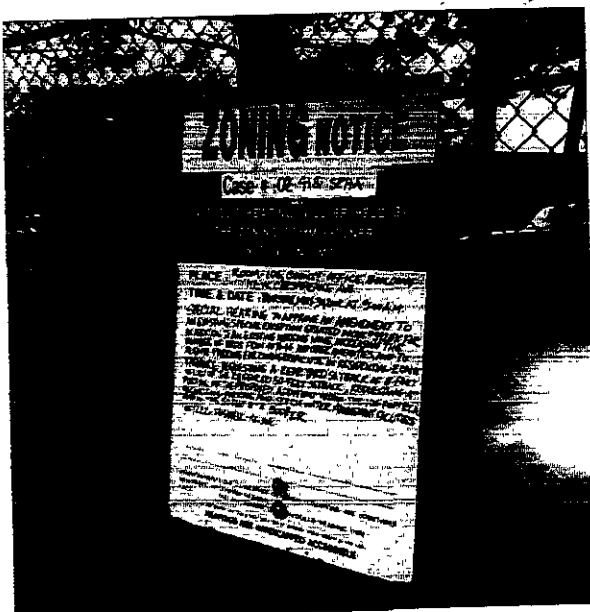
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



ST. JOE
MURPHY

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-418 - SP4A
Petitioner: Sisters Servants of Mary Immaculate, Inc
Address or Location: 1222 Tugwell Drive, Catonsville, MD
21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sr. Krysztyna Mrocek, administrator
Address: St. Joseph's Nursing Home
1222 Tugwell Drive
Catonsville MD 21228
Telephone Number: 410-747-0026

Revised 2/20/98 - SCJ

02-418-SP4A

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2002 Issue – Jeffersonian

Please forward billing to:

St Joseph's Nursing Home
Sr. Krystyna Mroczek, Administrator
1222 Tugwell Drive
Catonsville MD 21228

410 747-0026

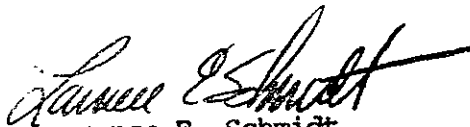
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-418-SPHA
1222 Tugwell Drive
NE/S of Tugwell Drive, 170' S of Newberg Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Sr. Krystyna Mroczek

Special Hearing to approve an amendment to an existing Special Exception granted in case # 3928-X for an addition to an existing nursing home, increasing the number of beds from 40 to 44 and other amenities, and to permit parking for commercial use in residential zone. Variance requesting a rear yard setback of 8 feet in lieu of the required 50 feet setback; requesting a portion of the proposed addition within the 100 feet RTA; requesting parking and storm water management facilities within the 50 feet RTA buffer.

HEARING: Thursday, May 30, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 24, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-418-SPHA
1222 Tugwell Drive
NE/S of Tugwell Drive, 170' S of Newberg Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Sr. Krystyna Mroczek

Special Hearing to approve an amendment to an existing Special Exception granted in case # 3928-X for an addition to an existing nursing home, increasing the number of beds from 40 to 44 and other amenities, and to permit parking for commercial use in residential zone. Variance requesting a rear yard setback of 8 feet in lieu of the required 50 feet setback; requesting a portion of the proposed addition within the 100 feet RTA; requesting parking and storm water management facilities within the 50 feet RTA buffer.

HEARING: Thursday, May 30, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon *e d z*
Director

C: Murphy & Murphy LLC, John V Murphy, 14 N Rolling Road, Catonsville 21228
For Sisters Servants of Mary Immaculate Inc, Sr. Krystyna Mroczek,
1222 Tugwell Drive, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 15, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 2002

John V. Murphy
Murphy & Murphy, L.L.C.
14 N. Rolling Road
Catonsville, MD 21228

Dear Mr. Murphy:

RE: Case Number: 02-418-SPHA, 1222 Tugwell Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/27/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: For Sisters Servants of Immaculate, Inc. Sr. Krystyna Mroczek 1222 Tugwell Drive
Catonsville MD 21228
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

418

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: May 1, 2002

Zoning Advisory Committee Meeting of April 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

401, 404, 405, 406, 407, 410, 412, 413, 414, 417, 418, 420, 421, 423

JD
5/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 22 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-418, 02-428, & 02-430

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 12 . 02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 418

JFA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

lv Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1222 Tugwell Drive, NE/S Tugwell Dr,
170' S of Newberg Ave
1st Election District, 1st Councilmanic

Legal Owner: Sisters Servants of Mary Immaculate, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-418-SPHA

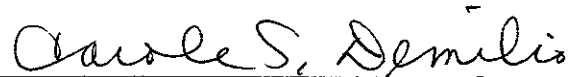
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



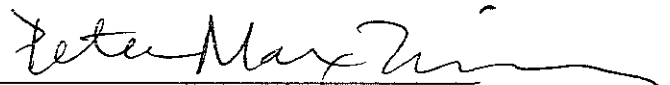
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to John V. Murphy, Esq., 14 N. Rolling Road, Baltimore, MD 21228, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

APPLICANTS INSISTED ON
FILLING

THEY WERE ADVISED THAT
THE INFORMATION ON THE 30 FT
RIGHT OF WAY SEPARATING THE 2
PROPERTIES MAY BE INSUFFICIENT.

JOHN R ALEXANDER

02-418-SP4A.

FARRAND & ENGLISH, INC.

410-435-3400

COMPREHENSIVE SITE ENGINEERING

416 LYMAN AVENUE
BALTIMORE, MARYLAND 21212

FAX 410-435-9029
LANDSCAPE ARCHITECTURE

BLAIR G. FARRAND, RLA
President

PROJECT ASSIGNMENT
Landscape Architect

EDUCATION
Pennsylvania State University, B.A. Landscape Architecture, 1969

YEARS EXPERIENCE
With Farrand & English, Inc. 15 years; with other firms 18 years

REGISTRATION
Maryland 1974, Pennsylvania 1980

EXPERIENCE AND QUALIFICATIONS

Mr. Farrand has a wide variety of landscape architectural and land planning experience. He has been involved in the planning and design of a diverse range of projects including public and private school campuses, retirement communities, senior housing, public parks, historic restoration of grounds and gardens, community college facilities and master plans, and urban streetscapes and plazas. Professional services on these varied projects have included project management, community presentations, forest conservation, construction documents and construction administration.

AFFILIATIONS

American Society of Landscape Architects
Baltimore County Landscape Manual Review Committee
Holabird Business Park Site Plan Review Committee

Ref. No 1

RICHARD L. MITCHELL

fed No 3

SUMMARY OF QUALIFICATIONS

- 10+ Years Independent Title Abstractor. Specializing in legal research of real property including obtaining any and all real interests having to do with property transfers, financial lending, claim liability and general location work with regard to property ownership. Work consists of residential (85%), government & commercial (10%), and claim work (5%). Abstract Locations: Anne Arundel County, Baltimore County, Baltimore City, Cecil County, Carroll County, Harford County, and Howard County.

EDUCATION

- Catonsville Community College, Baltimore, Maryland 1970 – 1972
- Towson Senior High School, Towson, Maryland 1966 – 1970

PROFESSIONAL EDUCATION

- MICPEL Title Abstract and Policy, University of Maryland. Presented by Paul Reiger, Esquire.
- Hands on training under the guidance of Matthew E. Mitchell, Sr., Title Attorney

MILITARY SERVICE

- 1970 – 1977 Platoon Sergeant, United States Army, 1st Battalion, 175th Infantry, Maryland National Guard. Honorable Discharge.

PROFESSIONAL EXPERIENCE

- Seven years experience as a Legal Administrative Clerk in the Circuit Court of Baltimore County, Towson, MD.

REFERENCES/CLIENT LISTING

Mitnick & Mitnick; Haile & Peck ; Stoner, Preston & Boswell; Lauenstein & Gephardt; Brennan & Brennan; McFarland & Masters; Murphy & Murphy; Caldwell & Caldwell; Hanley & Hanley; Davis, Murphy & Stone; Young & Valkenet, P.C.; Advantage Title Company; Safeguard Title Company; Service Link; Corporate Abstract Services; Delta Document; and Eastern Atlantic Title.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the premises and the sum of Fourteen Thousand Dollars (\$14000.00), the receipt whereof is hereby acknowledged, the said Frieda M. Veit and Joseph Walter Veit, Jr. and the said Frieda M. Veit, Trustee as aforesaid, acting in exercise and by virtue of the power and authority conferred upon her by the Decree of the Circuit Court of Baltimore County in Equity as aforesaid do, according to their respective interests, grant and convey unto the said Sisters Servants of Mary Immaculate, Inc. all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an iron pipe driven in the ground on the Southwest side of a 30 foot right of way leading to Newberg Avenue at a point distant South 40 degrees 34 minutes East 100.09 feet measured along the Southwest side of said 30 foot right of way from the corner formed by the intersection of the said Southwest side of said 30 foot right of way and the Southeast side of Newberg Avenue 50 feet wide; and running thence from said place of beginning binding on the said Southwest side of said 30 foot right of way with the use thereof in common with others entitled thereto South 40 degrees 34 minutes East 150 feet to the Northwest side of a 30 foot Road laid out by a Deed dated August 18, 1950 from George W. Tugwell, Jr., et al, to Charles F. Ruff and wife duly recorded among the Land Records of Baltimore County in Liber T.E.S. No. 1865, folio 562, thence binding along said Northwest side of said 30 foot Road with the use thereof in common with others entitled thereto and along the last line in the aforesaid Deed from George W. Tugwell, Jr., et al, to Charles F. Ruff, South 34 degrees 01 minute 20 seconds West 345.5 feet to intersect the Northeast side of a proposed 40 foot road and thence running and binding on the Northeast side of said proposed 40 foot road North 48 degrees 37 minutes West 187.96 feet to an iron pipe thence North 15 degrees 13 minutes East 78.11 feet to an iron pipe and thence North 47 degrees East 100.27 feet to an iron pipe and to intersect the Northeast side of a 5 foot reservation thence binding on said Northeast side of said 5 foot reservation and running North 43 degrees West 50 feet to an iron pipe and thence North 47 degrees East 171.75 feet to the Southwest side of said 30 foot right of way the place of beginning.

SAY FIRST from Ellen E. Spittel and husband to George W. Tugwell, Jr. and wife, dated July 30, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1997, folio 517.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the said lot of ground and premises, unto and to the use of the said party of the fourth part, its successors and assigns, in fee simple, forever.

AND the said parties of the first and third parts hereby covenant that they have not done nor suffered to be done any act, matter, or thing whatsoever to encumber the property hereby granted: that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

THIS DEED, Made this day of 1956

in the year one thousand nine hundred and fifty-six, by and between FRIEDA M. VEIT and JOSEPH WALTER VEIT, JR., her husband, of Baltimore County, in the State of Maryland, parties of the first part; FRIEDA M. VEIT, Trustee as hereinafter set forth, party of the second part; ELIZABETH G. DORL, Widow, of Baltimore County, in the State of Maryland, party of the third part; and SISTERS SERVANTS OF MARY IMMACULATE, INC., a body corporate, duly incorporated under the Laws of the State of Maryland, party of the fourth part.

WHEREAS, George Wilson Tugwell, Jr. departed this life on or about the first day of July, 1952 intestate leaving surviving him his wife Frieda M. Tugwell (who has since intermarried with the said Joseph Walter Veit, Jr.) and his four children George Wilson Tugwell, III, John Carl Tugwell, William Edward Tugwell and Frieda Marie Tugwell; and

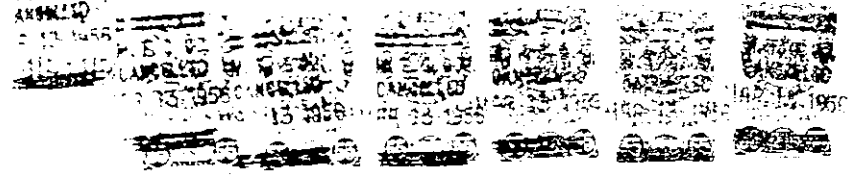
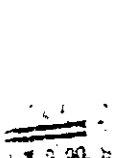
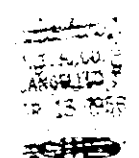
WHEREAS, at the time of his death the said George Wilson Tugwell, Jr. was seized and possessed of an undivided one-half interest in and to the lot of ground hereinafter described under and by virtue of the Last Will and Testament of George Wilson Tugwell, Sr. which will is now of record among the Wills in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 43, folio 232; and

WHEREAS, at the time of his death the said George Wilson Tugwell, Jr. and the said Frieda M. Tugwell (now Frieda M. Veit) were seized and possessed with an undivided one-half interest as tenants by the entireties in and to the lot of ground hereinafter described; and

WHEREAS, the said Frieda M. Veit and Joseph Walter Veit, Jr. entered into a Contract of Sale, dated November 17, 1955 with the said Elizabeth G. Dorl for the sale of the hereinafter described lot of ground; and

WHEREAS, by virtue of a decree of the Circuit Court for Baltimore County in Equity in a cause therein pending "Frieda M. Veit vs. Joseph Walter Veit, Jr." Equity Docket 80-146, the said Frieda M. Veit was appointed Trustee to execute, acknowledge and deliver a Deed conveying all the right, title, interest and estate of George Wilson Tugwell, III, John Carl Tugwell, William Edward Tugwell and Frieda Marie Tugwell unto the said Elizabeth G. Dorl according to the provisions of the aforesaid Contract of Sale; and

WHEREAS, the said Elizabeth G. Dorl has sold the lot of ground hereinafter described unto Sisters Servants of Mary Immaculate, Inc. and has requested the said parties of the first and second parts to convey the lot of ground hereinafter described unto Sisters Servants of Mary Immaculate, Inc. as is evidenced by her Joinder in the execution and acknowledgment of this Deed.



07-418-SP4A

LIBER 1911
pursuant to power of attorney dated October
5, 1948 recorded in the land records of Baltimore
County in Liber TBS 1688, folio 580

STATE OF VIRGINIA, CITY OF RICHMOND, to wit:

I HEREBY CERTIFY, that on this 30th day of November 1950, before me, the subscriber, a Notary Public of said State, in and for the city of Richmond, personally appeared Frank O. Drummond, attorney in fact for RECONSTRUCTION FINANCE CORPORATION, the releasor, and he acknowledged the foregoing Deed of Release to be his act as such attorney in fact, and he also acknowledges the foregoing Deed of Release to be the act of the said RECONSTRUCTION FINANCE CORPORATION.

WITNESS my hand and Notarial Seal

(Notarial Seal)

Mrs. G. B. Atkinson

Mrs. G. B. Atkinson

my commission expires March 26, 1951

Rec Dec 5 1950 at 2:40 PM & exd per George L. Byerly Clerk rec map (Exd W & RB)

170630 Charles F Ruff & Wf) THIS DEED made this 4th day of December 1950, by
Deed to Sisters Servants of) and between CHARLES F. RUFF AND CHARLOTTE A RUFF,
Mary Immaculate Inc) his wife, of Baltimore County, State of Maryland,
USS \$17.40. ST \$37.40) of the first part and SISTERS SERVANTS OF MARY
-----) IMMACULATE INC., a body corporate, of Baltimore
City State of Maryland, of the second part.

WITNESSETH that in consideration of the sum of five (\$5.00) dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, the said CHARLES F. RUFF and CHARLOTTE A RUFF his wife, do hereby grant and convey unto the said SISTER SERVANTS OF MARY IMMACULATE INC., a body corporate in fee simple, all that lot of ground and premises, situate, lying and being in the first election district of Baltimore County, State of Maryland, and particularly described as follows, that is to say:

BEGINNING FOR the same at an iron pipe driven in the ground on the southwest side of a thirty foot right of way leading to Newberg Avenue, said point of beginning being distant south 40 degrees, 34 minutes east, 260.65 feet measured along the said southwest side of said 30 foot right of way from the corner formed by the intersection of the said southwest side of said 30 foot right of way and the southeast side of Newberg Avenue, 50 feet wide as now laid out and running thence from said place of beginning binding on the said south west side of said 30 foot right of way with the use thereof in common with others thereto, south 40 degrees 34 minutes east 361.35 feet to an iron pipe thence leaving the said south west side of said 30 foot right of way and running for lines of division the three following courses and distances, south 47 degrees 03 minutes west 473.98 feet to a stone north 14 degrees 0 minutes 30 seconds west 325 feet to a stone and north 34 degrees 01 minutes 30 seconds east 340.5 feet more or less to the place of beginning. Being and comprising 2.91 acres more or less of land.

Subject however, to a 30 foot right of way running along the northwestern outline of said above described tract for ingress and egress and to be used in common with others thereto, the same having been reserved in a deed dated August 18th, 1950, and recorded among the land records of Baltimore County in Liber TBS 1868, folio 562, from George W. Tugwell, Jr., et al to the Charles F Ruff and Charlotte A. Ruff his wife.

BATCH 1

293980

TEST:

H. Rosé Black Jr
H. Rosé Black Jr.

Bertha M. Tugwell. (al)
Bertha M. Tugwell

STATE OF MARYLAND, CITY OF BALTIMORE TO WIT:

I HEREBY CERTIFY, that on this 18th day of August in the year one thousand nine hundred and fifty before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City aforesaid, personally appeared Bertha M. Tugwell and acknowledged the foregoing Release of Mortgage to be her act.
(Notarial Seal)

H. Ross Black Jr N. P.
H. Ross Black Jr

Rec Aug 24 1950 at 9:30 A M & exd per

T Braden Silcott-Clerk rec by MJS
Exd by WB&AG

154464 Geo W Tugwell Jr et al) THIS DEED, Made this 18th day of August in the year one
deed to Chas F Ruff et al) thousand nine hundred and fifty, by and between GEORGE W.
US \$ 33.00 SS \$ 33.00) TUGWELL, JR., AND FRIEDA M. TUGWELL, his wife, and ELLEN
ELIZABETH SPITTEL, AND LOUIS A. SPITTEL, her husband, of
Baltimore County in the State of Maryland, of the first part, and CHARLES F, RUFF AND CHARLOTTE
A. RUFF, his wife, of the same County and State of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said George W. Tugwell, Sr. and Frieda M. Tugwell, his wife, and Ellen Elizabeth Spittel and Louis A. Spittel her husband do grant and convey unto the said Charles F. Ruff and Charlotte A. Ruff, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple, all that piece or parcel of ground, situate, lying and being in Baltimore County, aforesaid, and described as follows, that is to say:

Beginning for the same at an iron pipe driven in the ground on the Southwest side of a 30 foot Right-of-Way leading to Newberg Avenue; said point of beginning being distant South 40 degrees 34 minutes East 260.65', measured along the said Southwest side of said 30 foot Right-of-Way, from the corner formed by the intersection of the said Southwest side of said 30 foot Right-of-Way and the southeast side of Newberg Avenue, 50 feet wide as now laid out; and running thence from said place of beginning, binding on the said Southwest side of said 30 foot Right-of-way, with the use thereof in common with others thereto, South 40 degrees 34 minutes east 361.35 feet to an iron pipe; thence leaving the said Southwest side of said 30 foot Right-of-way and running for lines of division, the three following courses and distances: South 47 degrees 03 minutes West 473.98 feet to a stone; North 14 degrees 00 minutes 30 seconds East 325 feet to a stone; and North 34 degrees 01 minutes 30 seconds East 340.5 feet more or less, to the place of beginning. Being and comprising 2.91 acres more or less of land.

Reserving out of the above described tract of land a strip 30 feet wide running along the northwestern outline of said above described tract for ingress and egress and to be used in common with others thereto.

BEING the same piece or parcel of land which by deed dated August 8, 1949, and recorded among the Land Records of Baltimore County in Liber T. B. S. 1772, folio 121, was was granted and conveyed by Carroll Gough, unmarried, unto George W. Tugwell, Sr.; the said George W. Tugwell, having departed this life on August 27, 1949, and by his Last Will and Testament filed with the Register of Wills of Baltimore City in Wills Liber J. H. B. 233, folio 42, devised and bequeathed the herein described property unto the Grantors herein as tenants in common; and Bertha M. Tugwell, his wife, having renounced the above mentioned will and elected to take third of the property of the said George W. Tugwell, Sr. and having released all dower and thirds

BATCH 2 5-8 5

07-418-SP4A

Fax Cover Sheet

JOHN C. MELLEMA SR., INC.
5409 EAST DRIVE
BALTIMORE, MD. 21227
410-247-7488
(Fax): 410-247-2507

Send to:BLAIR FARRAND	From:JONH MELLEMA Sr.
Attention:BLAIR FARRAND	Date:03/22/02
REGARDING: St. Josephs Nursing Home	Office Location:BALTIMORE
Fax Number:410-435-9029	Phone Number:410-247-7488

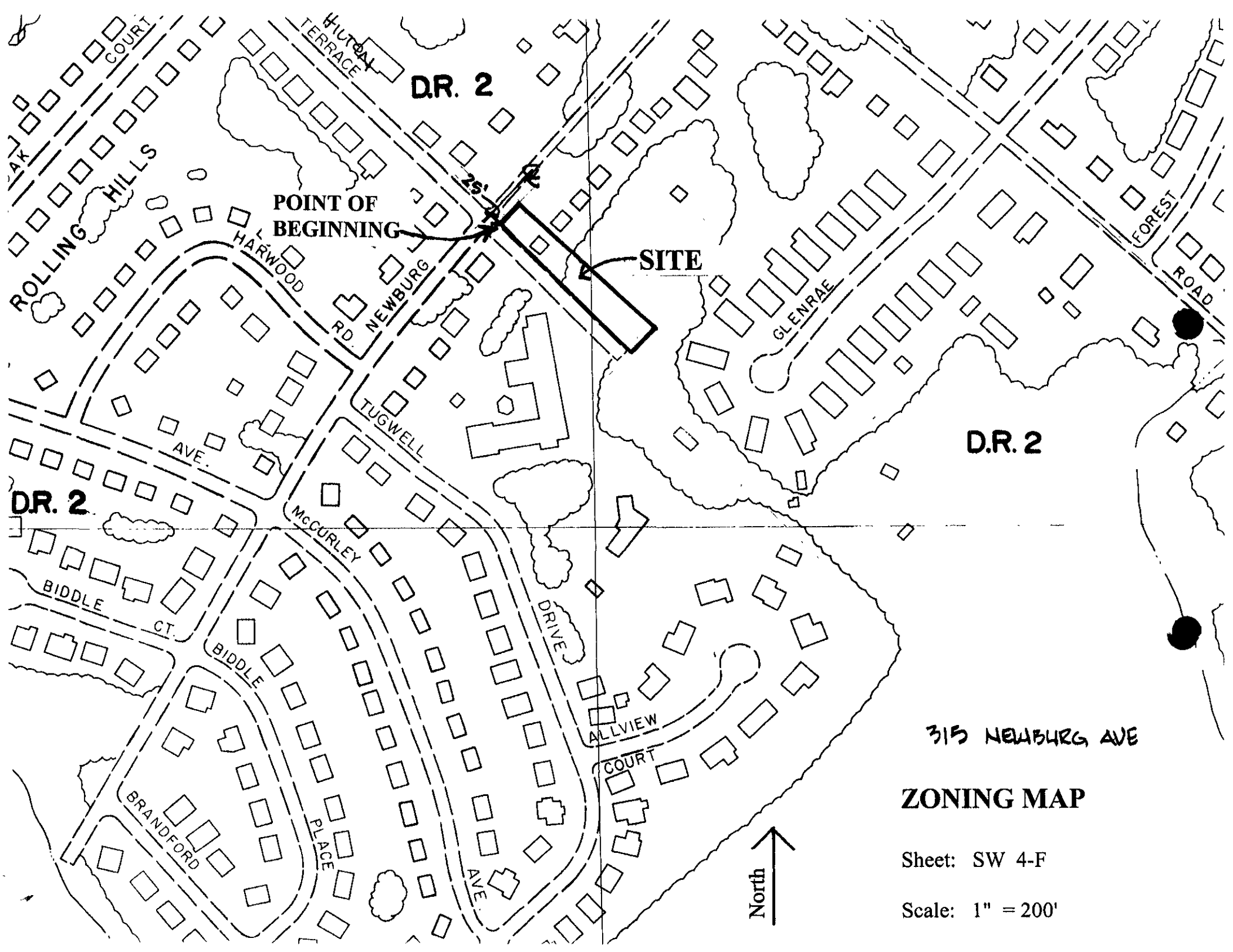
- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please Review
- ☒ For your information

Total pages, including cover: 5

Comments:

BLAIR,
HERE ARE THE DEEDS YOU ASKED FOR, PARCEL 482 & 1678.

From: John C. Mellema Sr.



DR. 2

**POINT OF
BEGINNING**

25'

SITE

D.R. 2

315 NEWBURG AVE

ZONING MAP

Sheet: SW 4-F

Scale: 1" = 200'

