IN RE:
PETITION FOR SPECIAL HEARING
WS Ridge Road, 300' S of Square Ridge Road (600 Ridge Road) - 14th Election District
Manor Healthcare Corporation, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 89-294-SPH

* * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner in this case seeks approval: (1) for an expansion of its existing nursing home by ten beds (from 205 to 215 beds), and (2) for an amendment to the special exception granted in Case No. 74-140-X, which allowed the establishment of the nursing home in a residential (DR 16) zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner was represented by Robert A. Hoffman, Esquire, of Cook, Howard, Downes & Tracy. Also appearing on behalf of the Petitioner were Carolyn J. Worrall, Director of Community Health Planning for Manor Care, Inc., an affiliate of the Petitioner, and William F. Kirwin, a planner and landscape architect. There were no protestants.

Mr. Hoffman introduced as Petitioner's Exhibit 1 a plat showing a proposed 4,100-square-foot, two-story addition to the existing nursing home, which is located on the 3.8-acre site covered by the petition. He explained that the addition would add ten resident beds and one employee per shift at the nursing home. According to the plat and Mr. Hoffman's proffered testimony, the Petitioner is also proposing to add parking, so that there will be approximately three times the number of spaces required by the Baltimore County Zoning Regulations ("BCZR").

Ms. Worrall explained that the increase in beds proposed by the Petitioner does not require approval of the State, since it is within the limits of expansion permitted by Manor Care's existing certificate of need. Mr. Hoffman proffered the testimony of Ms. Worrall that the expansion proposed by the Petitioner would satisfy all of the requirements of Section 502.1 of the BCZR, including the requirement that the expansion not be detrimental to the health, safety, or general welfare of the locality involved.

Mr. Kirwin discussed several aspects of the Petitioner's plan and likewise stated his expert opinion that the proposed expansion would satisfy all of the requirements of Section 502.1 of the BCZR.

Baltimore County Council Bill No. 37-88 amended the BCZR by repealing the former definition of "convalescent home" and replacing it with a new definition of the term "nursing home", which includes the explanatory parenthetical "(formerly convalescent home)". However, that bill did not change Section 1B01.1.C.5 of the BCZR, which includes "convalescent homes" among the uses permitted by special exception in all DR zones. Despite this omission, it is apparent that the County Council intended to continue permitting those facilities formerly known as "convalescent homes", and now known as "nursing homes", by special exception in a DR 16 zone. Thus, Petitioner's existing

nursing home continues to be a lawful use, which may be expanded upon amendment of Petitioner's 1973 special exception, as long as the expansion satisfies the requirements set out in Section 502.1 of the BCZR.

After reviewing the evidence presented, it appears that the expansion proposed by the Petitioner should be permitted. The Petitioner has satisfied its burden of showing that the expansion would not result in real detriment to the neighborhood or adversely affect the public interest. The facts and circumstances described at the hearing do not indicate that the expanded use at the location involved here would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. See Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981).

The proposed expansion will not be detrimental to the health, safety, or general welfare of the locality; will not tend to create congestion in roads, streets, or alleys; will not create a potential hazard, tend to overcrowd land, or cause undue concentration of population; will not interfere with the adequate provision of public facilities or with adequate light and air; will not be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR or with the purposes of the property's zoning classification; and will not in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing held, and it appearing that the requirements of Section 502.1 of the BCZR have been met and that the health, safety, and general welfare of the community will not be adversely affected by the proposed expansion, the approvals requested by the Petitioner should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of March, 1989, that approval is hereby GRANTED for the expansion depicted in Petitioner's Exhibit 1, and the special exception granted in Case No. 74-140-X is hereby AMENDED in accordance with Petitioner's Exhibit 1, subject to the following restriction:

> The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner of Baltimore County

cc: Robert A. Hoffman, Esquire
Mr. Joseph Buckley
People's Counsel

ORDR0048.JAA

#175

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-294-SPH

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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an expansion of the existing nursing home and to amend zoning case #74-140

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):
Manor Healthcare Corporation
(Type or Print Name)
By: Joseph Buckley, Vice President of Real Estate & Development
Signature
(Type or Print Name)
Signature

MAP NE 5G / 4B; E.D. 14; DATE 5-26-?; 200 BF; DP

Attorney for Petitioner:
John B. Howard, Esquire
(Type or Print Name)
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

10770 Columbia Pike (301) 681-9400
Address / Phone No.
Silver Spring, Maryland 20901
City and State

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

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of NOV, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of JAN, 1989, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ESTIMATED LENGTH OF HEARING -1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER
REVIEWED BY:

#175

MANOR CARE OF ROSSVILLE, INC.

LEGAL DESCRIPTION OF PROPERTY: Beginning for the same at an iron pipe heretofore set at the beginning of the third line of the parcel of land which by a deed dated September 28, 1972 and recorded among the land records of Baltimore County in Liber EHK, Jr. 5301 folio 291 was conveyed by Henry M. Volz to Frederick F. Volz, and running thence binding on said third line as now surveyed and passing over an iron bar at the end of 175.07 feet in all (1) North 75° 29' 00" East 199.94 feet to a point in or near the center of Ridge Road, thence in or near the center of Ridge Road, (2) South 17° 20' 00" East 299.61 feet, thence leaving Ridge Road for a line of division now made, (3) South 50° 26' 20" West 599.92 feet to intersect the ninth line of the parcel of land which by a deed dated December 14, 1966 and recorded among the aforesaid land records in Liber OTG 4706 folio 229 was conveyed by Franklin Square Hospital to Baltimore Conference Health Care Agency of the Methodist Church, Inc., at the distance of 23.13 feet from the beginning of said ninth line, thence binding on a part of said ninth line as now surveyed, (4) North 42° 58' 10" West 51.50 feet to intersect the eastmost side of Rossville Boulevard (120 feet wide) as shown on Baltimore County Land Acquisition Plat RW 66-210-21, thence binding on said eastmost side of Rossville Boulevard, (5) by a line curving to the right with a radius of 894.93 feet the distance of 91.16 feet and a chord bearing North 7° 45' 00" West 91.12 feet and (6) North 4° 49' 55" West 61.28 feet to intersect the last line of the parcel of land which by a deed dated August 12, 1963 and recorded among the aforesaid land records in Liber RRG 4185 folio 445 was conveyed by John L. Tefke to Carl T. Julio and Edward V. Julio, thence reversing said line and binding thereon, as now surveyed, (7) North 28° 25' 40" East 487.77 feet to the place of beginning. Containing 4.000 acres of land more or less.

SAVING AND ACCEPTING THEREFROM HOWEVER, that portion of the aforesaid property containing C.211 acre more or less (9,194.40 square feet more or less), which was conveyed by Manor Care of Rossville, Inc. and the Baltimore Federal Savings and Loan Association to Baltimore County, Maryland in a deed dated April 12, 1978 and recorded among the Baltimore County Land Records.

BALTIMORE COUNTY, MARYLAND
DEPARTMENTAL ORDER FOR DIRECT PAYMENT

Number DP- 124375
DATE 2/9/89

PAYEE'S NAME AND ADDRESS	DESCRIPTION	CHECK AMOUNT
Cook, Howard, Downes, & Tracey	Refund of Advertising & Posting Fees	$89.86
210 Allegheny Avenue	for Case No. 89-294-SPH, collected	
Towson, Maryland 21204	in error.	
Attn.: Alice Malinowski		

VENDOR NUMBER	SOCIAL SECURITY NUMBER	ACCOUNT NUMBER	EXP. CODE	ENC.	PURCHASE ORDER	AMOUNT	P	TRANS. CODE
		001-006-6150				$89.86		

EXTENSIONS VERIFIED / DISBURSEMENT APPROVED

REQUESTED BY:
Zoning Office (C. Radcliffe/ G. Stephens)
NAME OF AGENCY OR DEPARTMENT

☐ Send Check to Above Department
☑ Mail Check to Payee
☐ Enclosure to be Mailed With Check
☐

APPROVED FOR PAYMENT:
J. Robert Haines, Zoning Commissioner — AUTHORIZED SIGNATURE — DATE 2-9-89
OFFICE OF FINANCE — DATE

White Copy — To Finance Office
Green Copy — For Department's File

RE: PETITION FOR SPECIAL HEARING
W/S Ridge Rd., 300' S Square Ridge Rd. (600 Ridge Rd.)
14th Election Dist.; 6th Councilmanic Dist.
MANOR HEALTHCARE CORPORATION, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 89-294-SPH

: : : : : : :

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 24th day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 1/17/89

Dennis F. Rasmussen
County Executive

Manor Healthcare Corporation
10770 Columbia Pike
Silver Spring, Maryland 20901

Re: Petition for Special Hearing
CASE NUMBER: 89-294-SPH
WS Ridge Road, 300' S Square Ridge Road
600 Ridge Road
14th Election District - 6th Councilmanic
Petitioner(s): Manor Healthcare Corporation
HEARING SCHEDULED: FRIDAY, JANUARY 27, 1989 at 11:00 a.m.

Gentlemen:

Please be advised that $89.86 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland, 15 minutes before [illegible] hearing. Unless [illegible] post set(s), there [illegible] each set not [illegible]

BALTIMORE COUNTY, MARYLAND No. 065780
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1-27-89 ACCOUNT R-01-615-000
AMOUNT $ 89.86
RECEIVED FROM: Manor Health Corp
FOR: Posting & Advertising (89-294-SPH)
B B[illegible]
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
Case number: 89-294-SPH
WS Ridge Road, 300' S Square Ridge Road
600 Ridge Road
14th Election District
6th Councilmanic
Petitioner(s):
Manor Healthcare Corporation
Hearing Date: Friday, Jan. 27, 1989 at 11:00 a.m.

Special Hearing: An expansion of the existing nursing home and to amend zoning case #74-140.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

01/094 Jan. 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 16, 1989

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 12, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN,

S. Zahe Olson
Publisher

PO 08954
req M25163
case 89-294-SPH
price $74.86 + N+J

CERTIFICATE OF POSTING 89-294-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 1/8/89
Posted for: Special Hearing
Petitioner: Manor Healthcare Corp.
Location of property: W/S Ridge Rdy. 300' S/Square Ridge Rd. 600 Ridge Rd.
Location of Signs: Facing Ridge Rd., approx. 2' Fr. the Way on Property of Petitioner
Remarks:
Posted by Signature Date of return: 1/13/89
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

December 21, 1988

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 89-294-SPH
WS Ridge Road, 300' S Square Ridge Road
600 Ridge Road
14th Election District - 6th Councilmanic
Petitioner(s): Manor Healthcare Corporation
HEARING SCHEDULED: FRIDAY, JANUARY 27, 1989 at 11:00 a.m.

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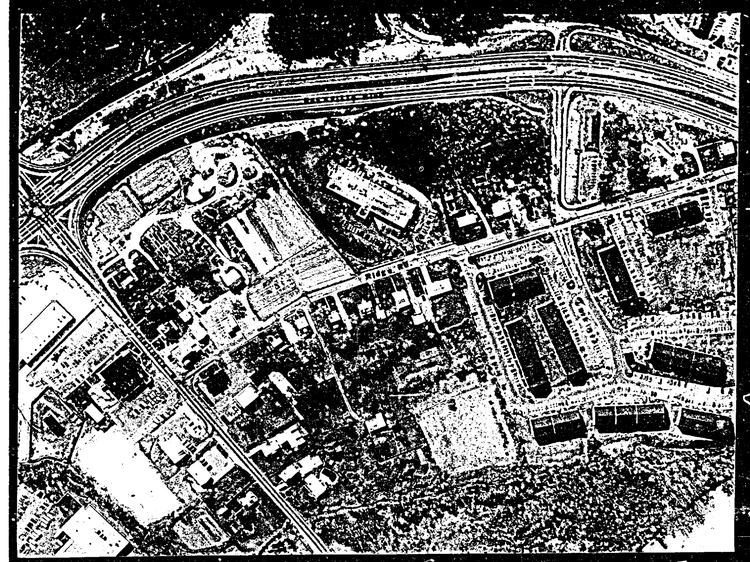
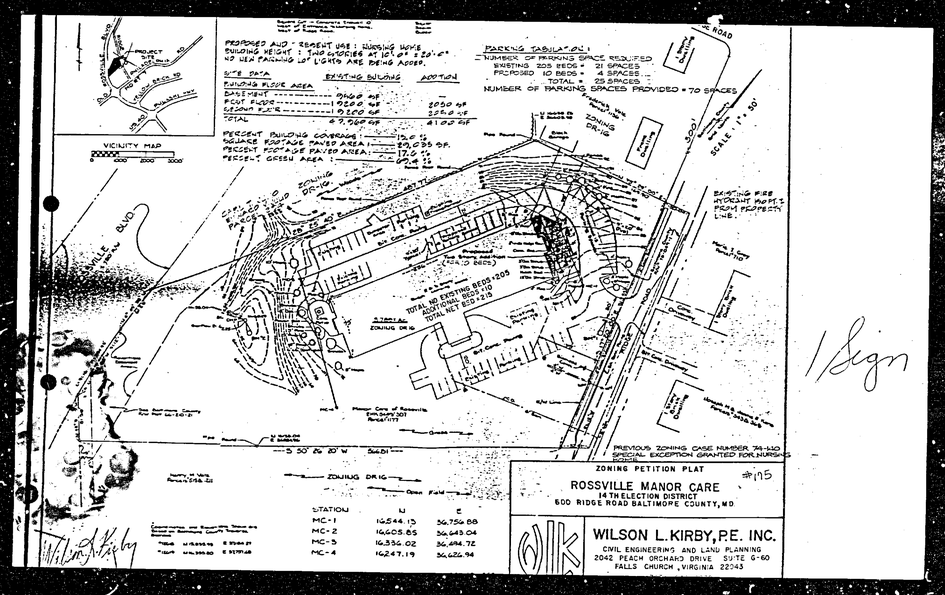
J. Robert Haines

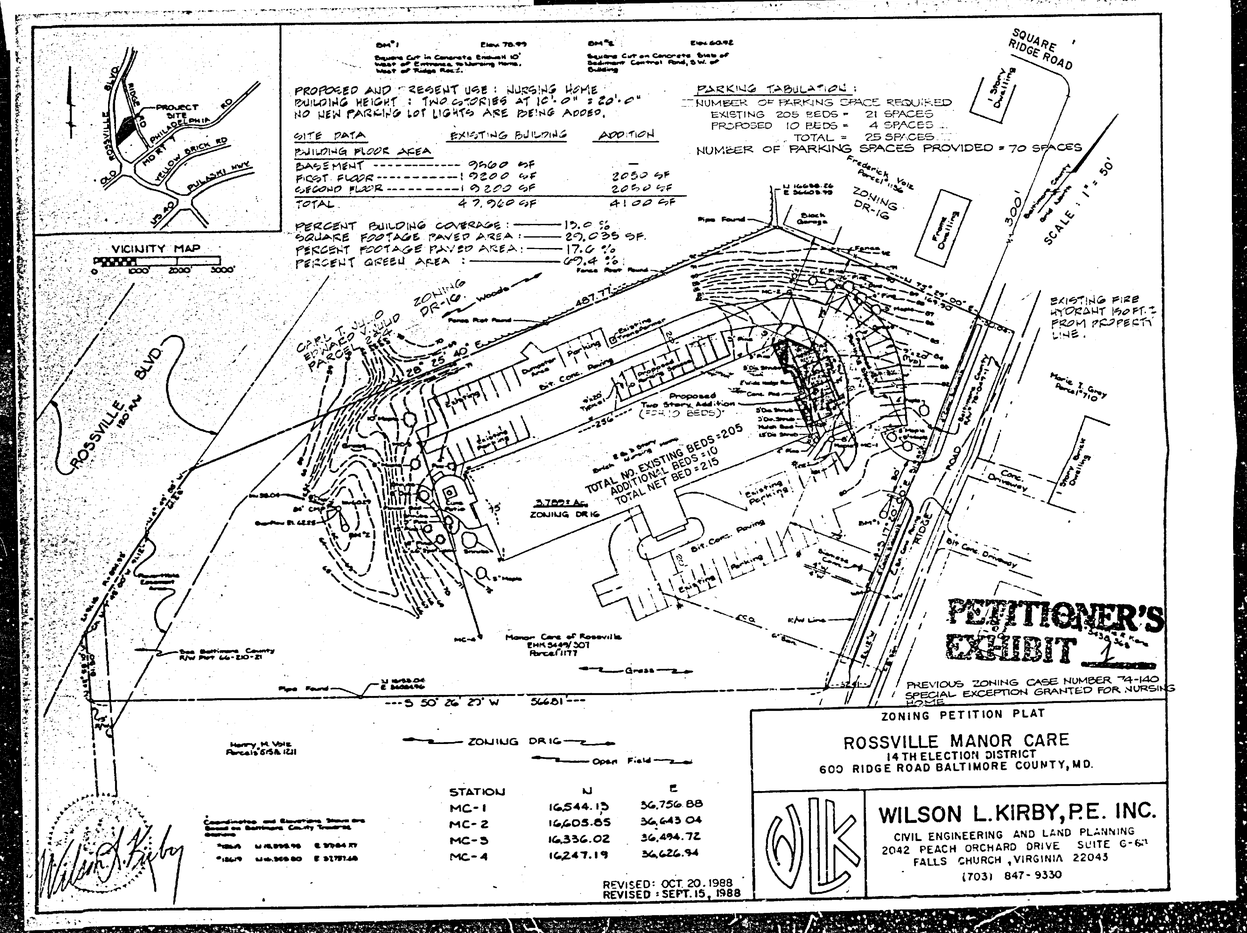
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Howard, Esq.
Manorcare Healthcare Corporation
File





1 Sign



89-294-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 November, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Manor Healthcare Corp. Received by: James E. Dyer
Petitioner's Attorney John B. Howard
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

December 29, 1988

Dennis F. Rasmussen
County Executive

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Manor Healthcare Corporation

Location: W/S Ridge Road, 300' S Sq. Ridge Road
600 Ridge Road

Item No.: 175 Zoning Agenda: Meeting of 11/9/88

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 or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant required at Entrance Drive.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

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

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt Joseph W. Kelly 12-29-88
Planning Group
Special Inspection Division

NOTED & APPROVED: John J. O'Neill
Fire Prevention Bureau

/31

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

odo

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

January 19, 1989

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

RE: Item No. 175, Case No. 89-294-SPH
Petitioner: Manor Healthcare Corp.
Petition for Special Hearing

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. 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:dt

Enclosures

cc: Wilson L. Kirby, P.E. Inc.
2042 Peach Orchard Drive, Suite G-60
Falls Church, Virginia 22043

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

November 25, 1988

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC - Meeting of November 9, 1988
Item Nos. 172, 175, 176, 177, 178, 179, 180, 181, and 182.

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 172, 175, 176, 177, 178, 179, 180, 181, and 182.

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

MSF/lvw

RECEIVED
NOV 29 1988
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

11/4/88
Date

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

Zoning Item # 175, Zoning Advisory Committee Meeting of November 9, 1988
Property Owner: Manor Healthcare Corporation
Location: 600 Ridge Road District 14
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, Bureau of Regional Community Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Bureau of Air Quality Management 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 Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

(✓) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.

( ) 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 the State Department of the Environment.

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

( ) Soil percolation tests, have been ____, must be ____, conducted.
( ) The results are valid until _____.
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until _____.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

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

( ) Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

Date: January 23, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-292-A (Tripec Assoc.); 89-293-XA (Brune); 89-294-SPH (Manor Health); 89-296-A (Chanaral); 89-297-A (Alderman); 89-298-A (Catonsville Baptist); 89-300-A (Hall); 89-301-A (Boegner)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

RECEIVED
JAN 25 1989
ZONING OFFICE

Mar. Have changes made

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
TOWSON (301) 823-4111
TELECOPIER (301) 821-0147

205 EAST BROADWAY
P.O. BOX 8
BEL AIR, MARYLAND 21014
BEL AIR (301) 838-8664
BALTIMORE (301) 879-1551

DIRECT DIAL NUMBER:

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. C. TRACY, JR.
JOHN R. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
FRANK F. HERTSCH
MICHAEL E. LEAF
THOMAS L. HUDSON
C. CAREY O'FELEY, JR.
M. KING HILL, III
GEORGE K. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

JUDITH A. ARNOLD
DEBORAH C. DOPKIN
KATHLEEN GALLOGLY COX
JOHN J. GESSNER
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
JOSEPH F. SNEE, JR.
KATHRYN L. KOTZ
JAMES H. MARTIN
NEWTON B. FOWLER, III
CHARLES R. WELLINGTON
KEVIN J. MAHONEY
ELISABETH S. RUBIN
MARK E. SMITH
BRIAN A. BALENSON

JAMES D. C. DOWNES
(1906-1979)

REPLY TO: Towson

March 9, 1989

Hand Delivery

J. Robert Haines,
Zoning Commissioner
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
MAR 10 1989
ZONING OFFICE

Re: Manor Health Care Corporation
Case No.: 89-294-SPH

Dear Mr. Haines:

Enclosed please find the Findings of Fact and Conclusions of Law drafted by this office for your signature in connection with the above referenced case. Please call Rob Hoffman if there are any requested changes to the Order.

Thank you.

Very truly yours,
Alice A. Malinowski
Alice A. Malinowski
Legal Assistant

AAM:bw
Enclosure
cc: Robert A. Hoffman, Esquire

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 15, 1989

Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Hearing
Case #89-294 SPH
Manor Health Care Corp.

Dear Mr. Hoffman:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
att.
cc: Peoples Counsel