

RE: PETITION FOR A SPECIAL PERMIT FOR PRIVATE SCHOOL (NURSERY) - M. S. Boyce Ave., 100 Feet S. Bellona Ave., 9th District - Blanche Hutchinson, Petitioner.

The appeal in the above entitled matter coming on for hearing on the 24th day of September, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Deputy Zoning Commissioner of Baltimore County dated July 2, 1953, granting a special permit for a Private School (Day Nursery) in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the granting of the special permit would not be detrimental to the health, safety, and general welfare of the community, and for reasons set forth in said opinion, therefore, It is this 1st day of October, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the special permit for a Private School (Day Nursery) be granted, providing that all requirements as set forth by the Health Department of Baltimore County are complied with.

H. S. Campbell
Chairman

Board of Zoning Appeals of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by Leonard P. Baker, Jr., from an Order of the Deputy Zoning Commissioner of Baltimore County dated July 2, 1953, granting a special permit for a Private School (Day Nursery) in regard to the property described in the said petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is a tract of land on the North side of Boyce Avenue 100 feet East of Bellona Avenue. The Petitioner's property consists of a lot having a frontage of 110 feet on Boyce Avenue with a depth of 230 feet, with the owner's residence situated in the west part of the lot. To the rear of the dwelling is a frame garage 10 feet by 12 feet. Towards the rear of the property is a volleyball and badminton court 30 feet by 60 feet; and further to the rear is a frame building 12 feet by 40 feet, which is practically on the rear line of the Hutchinson property. The applicant proposes to use the rear portion of the lot which lends itself to the purpose, as set forth in the petition. The aforesaid building of 12 feet by 40 feet should amply accommodate a maximum of fifteen children as a nursery school. It was noted that the North half of the lot was surrounded by high hedges and shrubbery on three sides, which would keep the children within the boundaries of the property and screen the operation of the school, as well as reduce the noises. The area is also fenced in on the fourth side.

None of the immediate adjoining property owners appeared to object to a petition for special permit, while some of those who did appear were apprehensive of the effect a special permit

might have in the immediate area. Some appear to be of the opinion that a special permit had the same effect as the reclassification of the property and would consequently open the door for encroachment of additional commercial enterprises.

The applicant proposes to limit enrollment to fifteen children between the ages of 2 and 5 years and operate between the hours of 9 a.m. and 12 noon. The daughter of the applicant, (Mrs. Simpson) plans to conduct the school and has had some experience in a nursery school.

The Board is of the opinion that the operation of this enterprise would not materially affect or aggravate the traffic conditions on Boyce Avenue. There was some testimony that the traffic was bad on Bellona Avenue, but in as much as the children would be fenced in and under supervision during the school period the Board does not feel that this is a real hazard and that the granting of the special permit would not be detrimental to the health, safety, and general welfare of the community.

The Board will, therefore, pass an order granting the special permit, providing that all requirements as set forth by the Health Department of Baltimore County be complied with.

H. S. Campbell
Chairman

Board of Zoning Appeals of Baltimore County

FILED JUL 1 1953

LEONARD P. BAKER, JR.
CHARTERED PUBLIC ACCOUNTANT
ATTORNEY AT LAW
BOYCE AVENUE
HUNTON 4, MARYLAND

July 9, 1953.

The Board of Zoning Appeals
of Baltimore County
Buildings and Zoning Dept.
808 Washington Ave., Towson, Md.

Re: Petition for a Special Permit for Private School (Nursery) M.S. Boyce Ave., 100 Feet S. Bellona Ave. 9th Dist. Blanche Hutchinson, Petitioner

Gentlemen,

I wish to appeal the decision of Deputy Zoning Commissioner Wilcox H. Adams granting the special permit petitioned in the above matter, both on my own account and my co-protestants.

Would you please notify me of any further action I should take to obtain a hearing before your Board. If no further steps are necessary please let me know the date of the hearing.

Yours very truly,

Leonard P. Baker, Jr.
Leonard P. Baker Jr.

Wm. H. S. Campbell
249-3454

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 6-17-53
Posted for: Special Permit (Private School - Nursery)
Petitioner: Blanche Hutchinson
Location of property: On M.S. Boyce Ave. 100 Feet S. Bellona Ave. 9th Dist. M.S. of Boyce Ave. 100 Feet S. Bellona Ave. 9th Dist.
Location of Sign: North side of Boyce Ave. 100 Feet S. Bellona Ave.
Remarks: See Petition
Posted by: Blanche Hutchinson Date of return: 6-17-53

FILED JUN 22 1953
CERTIFICATE OF PUBLICATION
TOWSON, MARYLAND

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 1st day of June, 1953, the first publication appearing on the 1st day of June, 1953.

THE UNION NEWS
M. F. Hansen
Manager

FILED JUN 8 1953 2629 S

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Blanche Hutchinson
Hunton (4) Md.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit
To the Zoning Commissioner of Baltimore County

Blanche Hutchinson Total Owner ☒
Contract Purchaser

Whereby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for
Private School (Nursery)

All that parcel of land in the Ninth District of Baltimore County, on the north side of Boyce Avenue beginning 100 feet east of Bellona Avenue, thence westerly and easterly and being 111 feet 11 1/2 inches on plot of Hunton Hills filed with the Zoning Department.

Contract Purchaser: Blanche Hutchinson
Address: Hunton 4 - Md.

HOME 1-4-3-6810
WORK 1-4-3-7230
AT 241

BALTIMORE COUNTY HEALTH DEPARTMENT

WILLIAM H. F. WARDEN, M.D., M.P.H.
HEALTH OFFICER

BOARD OF HEALTH
MICHAEL J. WELLS, M.D., M.P.H.
PRESIDENT
ROBERT J. KEMMEL, M.D., M.P.H.
VICE PRESIDENT
WILLIAM H. F. WARDEN, M.D., M.P.H.
SECRETARY

Mrs. Blanche Hutchinson
Boyce Avenue
Hunton 4, Maryland

Dear Mrs. Hutchinson:

A recent inspection of the facilities which you intend to use in connection with the operation of a day nursery revealed that a structure resembling a chicken house was intended for a shelter in this connection. Our representative who made the inspection reported that in their opinion the building is not suitable in its present condition.

It is suggested that the following improvements be made. The building should be insulated and the ceiling and side walls properly sheathed. In addition the floor should be covered. It is also thought that extra windows or other methods of ventilation should be provided. Screening and toilet facilities are also essential.

If these improvements are made, it is felt that a license can be recommended. Another matter needing consideration is the provision for a fenced in play area. It would not be advisable for small children to have free access to the heavily traveled road, near by.

Our staff will be glad to discuss any of these matters with you at any time.

Very truly yours,

Sanitary Engineer
Division of Environmental Health

ORDERED by the Zoning Commissioner of Baltimore County this 24th day of June, 1953, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 24th day of June, 1953, at 2:00 o'clock p.m.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special permit to use the property described therein for the operation of a Private School (Day Nursery), and it appearing that by reason of locating the affected and no traffic hazard being created, the said petition should be granted, therefore:

It is this 24th day of July 1953, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit be and the same is hereby granted, subject, however, to restricting the service of this school to fifteen (15) children, exclusive of the children living on the premises.

It is further ORDERED that the granting of this special permit is for the operation of said school by the present owners only and not for any other person or persons who may at some time in the future purchase the property.

Blanche H. Hutchinson
Deputy Zoning Commissioner of Baltimore County

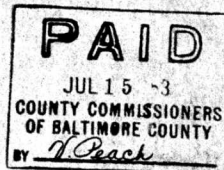
6/29
2 P.M.

July 15, 1953

\$22.00

RECEIVED of Leonard P. Baker, Jr., the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner granting a special permit for the operation of a Day Nursery by Mrs. Elanthe Hutchinson on the north side of Boyce Ave., 100 feet east of Bellona Avenue.

Zoning Commissioner



June 10th, 1953

\$20.00

RECEIVED of Elanthe Hutchinson the sum of Twenty (\$20.00) Dollars, being cost of petition for special permit advertising and posting property, north side of Boyce Avenue, 9th District of Baltimore County.

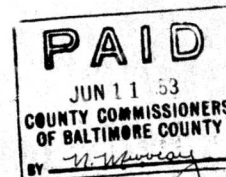
Zoning Commissioner

Hearing:

Monday, June 29, 1953

at 2:00 p.m.

basement
Reckord Bldg.
Towson, Md.



BLANCHE HUTCHINSON. PROPERTY....RUXTON 4...MD.

LOTS...111...112...113...114....115.... Ruxton Hills....Balto. County.

Combined Area....110 feet front on Boyce Ave. depth 230 feet.

Location...100 feet east of Bellona Avenue on Boyce Avenue.

← PENNA - Railroad - Tracks →

