



July 18, 1955

Julia Coelins
8025 Hillendale Road
Towson 4, Maryland

Board of Zoning Appeals
Towson 4, Maryland
Gentlemen:

Re: Petition for a special exception for a Nursery School -
E.S. Hillendale Road beg. 100' s. Daytona Road, 9th
District - Baltimore Co.

The Zoning Commissioner of Baltimore County denied the referenced petition
on July 12, 1955.

We want to appeal this decision to the Board of Zoning Appeals.

Our check for \$30.00 is enclosed.

Very truly yours,

Julia Coelins

unconvincing, and in fact, this Board finds there is no need for the proposed
use.

Under Section 502 of the Zoning Regulations, the affirmative burden
of satisfying this Board as to the standards and tests established in Section
502.1, must be satisfied by the Petitioner and in this case have not been.
This use would be detrimental to the health, safety and general welfare of
the locality involved.

- ORDER -

It is this 27th day of October 1955, by the Board of Zoning
Appeals of Baltimore County ORDERED that the within Petition for Special
Exception is denied.

BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

By *Charles H. Dohg*
Charles H. Dohg, Chairman
Daniel W. Hubers
Daniel W. Hubers, Member

Carl F. Vohden, Member

IN THE MATTER OF
THE PETITION OF
JULIA COELINS - PETITIONER
FOR SPECIAL EXCEPTION IN
R.C. ZONE
BALTIMORE COUNTY
CASE NO. 3561-X

- OPINION -

This Petition involves an application under Section 209.3 of the
Zoning Regulations for the use of property located 100 feet South of Daytona
Road, 9th District, with a 50 foot front on the East side of Hillendale Road
and a depth of 180 feet for a daytime Nursery School. This is an interior
lot improved with a dwelling.

On July 11, 1955 the Zoning Commissioner denied the Petition. An
Appeal was duly docketed on July 15, 1955, which Appeal was heard by this
Board on September 29, 1955. It is to be noted that this is a Petition for
a Special Exception and the merits of the Petition must be governed by the
provisions contained in Section 502 of the Zoning Regulations. There has
been considerable neighborhood opposition to this proposed use. It is
located in a heavily developed residential area. It is proposed that this
Nursery School will operate from 9:00 to 5:00 daily with outside exercise for
the children involved at certain hours of the morning and additional hours
in the afternoon, weather permitting. Approximately 15 children would
comprise the student body of the Nursery School with singing, dancing,
drawing and instruction in supervised games being incident to the training
at the school.

The Board feels the operation of a Nursery School at this location
would very seriously impair the quiet and peaceful enjoyment of their
property by the persons coming home in the immediate vicinity. Also it
would have a detrimental affect on the values of adjoining properties
because of the existence of such a nuisance. All testimony presented,
suggesting the need for such a use at this location, is found to be very

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF :
BEFORE THE :
ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY :

Mrs. Julia Coelins
: Exception
For a Special ~~PERMIT~~

To the Zoning Commissioner of Baltimore County
Mrs. Julia Coelins Legal Owner
Mrs. Julia Coelins Contract Purchaser
hereby petition for a Special Exception, 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 Exception to use the land (and improvements now
or to be erected thereon) hereinafter described for

Nursery School

All that parcel of land in the Ninth District of Baltimore County, on the
east side of Hillendale Road, beginning 100 feet south of Daytona Road thence
southerly and binding on the east side of Hillendale Road 50 feet with a rectangular
depth easterly of 180 feet.

Mrs. Julia Coelins Legal Owner
Mrs. Julia Coelins Legal Owner
8025 Hillendale Rd
8025 Hillendale Rd
Address Address

#3561-X
M.P.
#9
-X-
D.W. HUBERS
4/20/55

Julia Coelins
Petitioner
8025 Hillendale Road
Towson 4, Maryland
3561-X

ORDERED by the Zoning Commissioner of Baltimore
County this 11th day of June 1955,
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 11th
day of July 1955, at 1:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special exception to use
the property described therein for a Nursery School, and it appearing
that by reason of location, being in a residential area, the granting
of the special exception to use the property for teaching, singing and
dancing for fifteen children, would interfere with the proper enjoyment
of properties of the nearby residents and would be detrimental to the
welfare of the community, therefore the petition should be denied.

It is this 21st day of July, 1955, ORDERED by the
Zoning Commissioner of Baltimore County, that the aforesaid petition
for a special exception, be and the same is hereby denied.

William H. Adams
Zoning Commissioner
of Baltimore County

*By the number registered in the
office of the recorder of the
children would be necessary to the ground
primary school, teaching, singing, dancing for 15
The use of the children in a
Nursery School*

*John O. McNamee Jr.
8027 Hillendale Rd. Apt. 2
Chairman*

*8005 Cobbleton Lane
Mrs. M. J. Adams
15 Hillendale Road
Mrs. M. J. Adams
15 Hillendale Road
Mrs. M. J. Adams
15 Hillendale Road*

August 4, 1955

RECEIVED of Julia Coelins the sum of Thirty (\$30.00)
Dollars, being cost of appeal to the Board of Zoning Appeals of
Baltimore County from the decision of the Zoning Commissioner
denying a special exception for Nursery School, east side of
Hillendale Road, beginning 100' south of Daytona Road, 9th
District.

Zoning Commissioner

Louis H. Patrick, Secretary,
11 East Lexington Street,
Baltimore 2, Maryland

Re: Petition for a Special Exception
for a Nursery - E. S. Hillen-
dale Road 100 feet south of
Daytona Road, 9th District -
Mrs. Julia Coelins, Petitioner

Dear Mr. Patrick:

The Board of Zoning Appeals of Baltimore
County passed its Order today denying the special exception,
in the above matter, for reasons stated in the attached copy
of said Order.

Very truly yours,

Zoning Commissioner

PAID
AUG 4 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
D.W.

JUN 7 1955

June 21, 1955

\$30.00

RECEIVED of Mrs. Julia Osalins, petitioner, the sum of Thirty (\$30.00) Dollars, being cost of petition for Special Exception, advertising and posting property, east side of Hillendale Road beginning 100 feet south of Daytona Road, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARING:

Monday, July 11, 1955

at 3:00 p.m.

Record Building
Towson, Maryland.

PAID
JUN 30 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *J.M.*

ZONING DEPARTMENT OF BALTIMORE COUNTY
REG. PETITION FOR SPECIAL EXCEPTION
9th DISTRICT

Pursuant to petition filed with the Zoning Commission of Baltimore County for Special Exception to use the property hereinafter described for a Day Nursery, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room in the basement of the Eberhart Building, Towson, Maryland, July 11, 1955, at 3:00 P.M. to determine whether or not the Special Exception petitioned for as aforesaid, should be granted, the property in said petition being particularly described as follows, to-wit:

All that parcel of land in the Ninth District of Baltimore County beginning 100 feet south of Daytona Road, thence southerly and thence east on the east side of Hillendale Road 50 feet with a rectangular depth of Mrs. Julia Osalins as shown on the plat also filed with the Zoning Department.

By order of
Walter H. Adams
Zoning Commissioner of Baltimore County
June 21, July 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 8 1955

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 two successive weeks before the 11th day of July 1955, the first publication appearing on the 24th day of June 1955.

THE UNION NEWS

W.H. Adams
Manager

34761
JUL 5 - 1955

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#3561
Date of Posting 6-28-55

District 9th

Posted for: Special Exception for a Day Nursery

Petitioner: Julia Osalins

Location of property: E. S. of Hillendale Rd., by 100' S. of Daytona Road
See Plat. Known as 8025 Hillendale Road.

Location of Signs: Posted on property known as 8025 Hillendale Road.

Remarks:

Posted by *George R. Hummel* Signature Date of return: 6-30-55

