

63-167A **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. Frank J. Rapetto, owner 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an Industrial zone.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Day Nursery.

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Contract purchaser
 Address 104 Jefferson Building
 Town & State Towson 4, Maryland
 ORDERED BY THE Zoning Commissioner of Baltimore County, this 21st day of October, 1963, 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 held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 15th day of December, 1963, at 11:00 o'clock A.M.

OCT 21 1963



OFFICE OF PLANNING & ZONING

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
 THE HERALD-ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

Dec. 2, 1963

THIS IS TO CERTIFY, that the announced advertisement of John G. Rose, Hearing Commissioner of Baltimore County, was inserted in the BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week consecutive before the 2nd day of December, 1963, that is to say the same was inserted in the issues of November 29, 1963.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
 Editor and Manager

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the locality involved not being detrimentally affected,

A Special Exception for a Day Nursery should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16 day of December, 1963, that the herein described property be reclassified and that the same be and the same is hereby granted a Special Exception for a Day Nursery should be and the same is hereby granted, from and after the date of this order, subject to compliance with the regulations of the Baltimore County Health Department and the Bureau of Fire Prevention covering the operation of Day Nurseries and approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16 day of December, 1963, that the above re-classification be and the same is hereby DENIED and that the above described property or use and the same is hereby continued as to remain a Industrial zone; and/or the Special Exception for to be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

November 5, 1963

V. Lee Harrison, Esq.
 104 Jefferson Building
 Towson 4, Maryland

Re: Petition for Special Exception for Frank Rapetto

Dear Sir:

The Zoning Advisory Committee has reviewed the above petition, and have the following comments to make:
 1. The plan should be revised to indicate 1/2 of a 60 foot right of way for Windsor Mill Road.
 2. The petitioner or his engineer should contact Mr. Thomas Devlin, of the Health Department (Jefferson Building) and Capt. Paul Winkler, of the Fire Department (Room 113, County Office Building, VJ-3000 Ext. 7777).

The above comments must be complied with prior to a hearing date.

Yours very truly,

JAMES L. DICK

JED/ma

BALTIMORE COUNTY FIRE PREVENTION
INSPECTION REPORT
 REPORTED BY Mr. Frank J. Rapetto
 LOCATION 6716 Windsor Mill Rd.
 MAILING ADDRESS Baltimore, Md. 21207
 OWNER Mr. Frank J. Rapetto
 ADDRESS 3677 Toolhale Terrace, Baltimore, Md. 21207
 OCCUPANT Mr. Frank J. Rapetto
 FIRM NAME A. B. G. Nursery
 STORIES 2 FLOOR 2nd CONSTRUCTION Frame
 STAIRWAYS 1 - 1st to 2nd floor
 DIST. FROM FIRE DEPT. 1 1/2 mi. FROM WATER 375' SOURCE Mt.
 KIND OF HEAT Oil-burner FROM EXHAUST PIPE ESCAPE None
 FIRE EXTINGUISHER None at this time

NO. PERSONS IN BUILD. 1 DATE INSPECTION 11/7/63 TIME 2:00 P.M.

REMARKS Recommendations: 1. Hood and exhaust fan be installed over gas range in kitchen.
2. Class B solid core door be installed between cooking area and kitchen.
3. Class B solid core door be installed between kitchen and dining room with self-closer.
4. All direct ways of egress have doors changed to open outward.
5. Exit lights be installed over all direct ways of egress.
6. Bellar room be enclosed to comply with Baltimore County Bldg. & Fire Codes.
7. Licensed electrician check out all wiring and send copy of report to this office.
8. One 5# CO₂ extinguisher be hung in kitchen near gas range.
9. One 2 1/2 gal. Class A extinguisher be hung on wall near play room area.
10. Downway leading from kitchen to bathroom, which is now blocked by baseboard heating unit, be cleared up with at least 1 hour fire rated material.
11. Well in yard be filled in and closed up.

INSPECTOR I. A. Norris F. LEE COONEY, Deputy Chief
 Baltimore County Fire Bureau

#63-167-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 2nd Date of Posting Nov. 29, 1963
 Posted for Petition for Special Exception for Day Nursery
 Petitioner Frank Rapetto
 Location of property 1/2 W. of Windsor Mill Rd., 1 1/2 E. of Mondawmin Rd.
 Location of Signpost on tree on lawn of 6716 Windsor Mill Rd.
 Remarks
 Posted by Signature Date of return Dec. 6, 1963

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov. 29, 1963

THIS IS TO CERTIFY, that the announced advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., consecutive days at 1:15PM November 29, 1963, the 2nd publication appearing on the 29th day of November, 1963.

THE JEFFERSONIAN

Cost of Advertisement, \$

INVOICE
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 20209
 DATE 12/21/63

To: Mr. Frank Rapetto
3677 Toolhale Terrace
Baltimore 7, Md.

For: Advertising Department of Baltimore County

REPORT TO ACCOUNT NO. 01/02
 QUANTITY 1 SPECIAL UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception

TO \$10.00
 COST \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 21504
 DATE 12/16/63

To: Mr. Frank Rapetto
3677 Toolhale Terrace
Baltimore 7, Md.

For: Advertising Department of Baltimore County

REPORT TO ACCOUNT NO. 01/02
 QUANTITY 1 SPECIAL UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property

TO \$10.00
 COST \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Robert C. Norris, Reg. Surveyor
Old Court Road, Balto. # 7, Md.

Oct. 5, 1963

#63-167XA

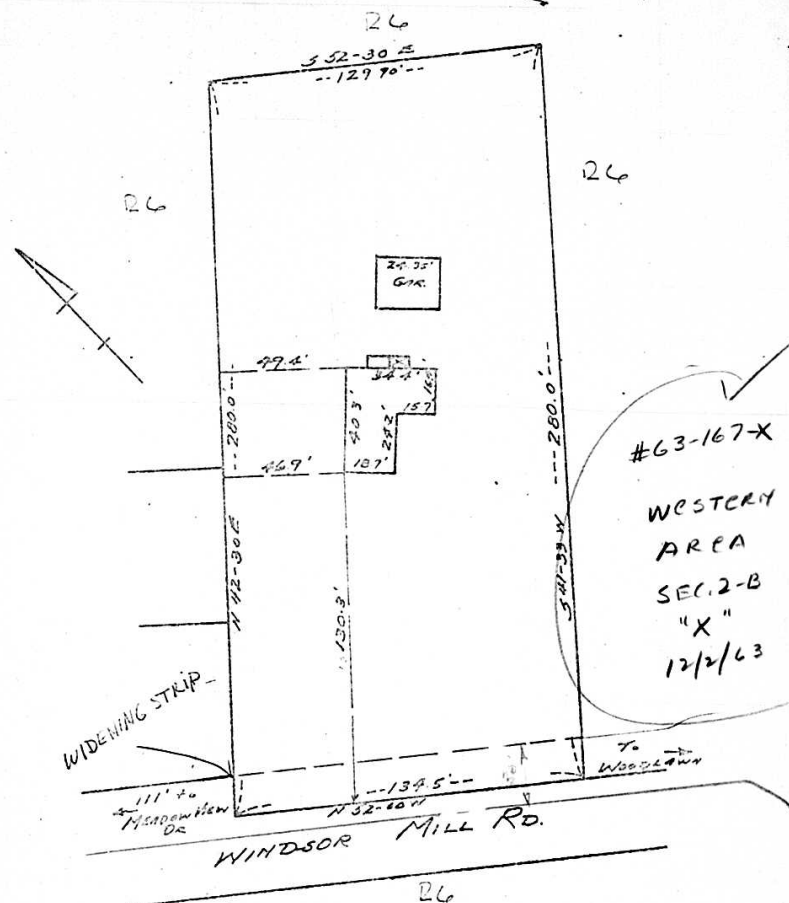
WESTERN
AREA
SEC. 2-B
"X"

Description for the residue of the Wm. H. Tyson, property at No. 6716 Windsor Mill Road.

Beginning for the same at a pipe heretofore set on the Northernmost side of this Windsor Mill Road at the end of the first line of the first parcel of land described in a deed from John Chesno and wife to William H. Tyson and wife, dated August 18, 1922 and recorded among the Land Records of Balto. Co. in Liber W.P.C. No. 558 folio 506 etc. thence running and binding on a part of said first line North 42 degrees 30 minutes East 280.0 ft. to a pipe set at the Northwest corner of the land conveyed in a deed from Wm. H. Tyson, et al to Seth L. Zimmerman; Thence running and binding on the Southwesternmost line of the deed last mentioned above South 52 degrees 30 minutes East 129.9 ft. to intersect the third line of the second parcel of land conveyed in the deed first mentioned above; Thence running and binding on a part of said third line of the second parcel South 41 degrees 33 minutes West 280.0 ft. to the Northernmost side of the Windsor Mill Road; Thence running and binding on the North side of said road North 52 degrees 00 minutes West 134.5 ft. to the point of beginning.

Containing 0.84 of an acre more or less and being a part of the land conveyed in the deed first mentioned above and now known as No. 6716 Windsor Mill Road.

Robert C. Norris
Reg. Surveyor No. 759



Plat of the property of the Wm. H. Tyson, Reg.
6716 Windsor Mill Road, Second District, Balto. Co., Md.

This is to certify that I have surveyed the lot shown above and said lot is now improved with a dwelling and garage, situated on said lot as shown on the above Plat.

Robert C. Norris, Reg. Surveyor

SEAL 12/10/63
ROBERT C. NORRIS, REG. SURV.
OLD COURT ROAD - BALTO. # 7

NOV 14 '63



OFFICE OF PLANNING & ZONING