

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Charles Bodine, owner of the property situated 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 15th District zone, for the following reasons:

For purpose of operating a day nursery for children of ages 3 to 6 years old

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 reclassification 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 Mr. E. H. Bodine

Address 1501 Martin Blvd. Baltimore, Md. 21220

Petitioner's Attorney Mr. E. H. Bodine

Protestant's Attorney Mr. E. H. Bodine

Address 1501 Martin Blvd. Baltimore, Md. 21220

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of September, 1964, 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 28th day of October, 1964, at 1:00 o'clock.

Mr. E. H. Bodine
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of 1964 on the safety, health and general welfare of the locality involved not being detrimentally affected,

A Special Exception for a Nursery School should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of October, 1964, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Industrial zone, and/or the Special Exception for Day Nursery be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of 1964 on the safety, health and general welfare of the locality involved not being detrimentally affected,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1964, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Industrial zone, and/or the Special Exception for Day Nursery be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELDRIDGE AVENUE - BALTIMORE 14, MARYLAND - HAMMOND G-2144

September 3, 1964.

DESCRIPTION OF NO. 106 RIVERSIDE ROAD

Beginning for the same in the center line of Riverside Road, 50 feet wide, said point being situated 272.30 feet measured westerly along said center line of Riverside Road from its intersection with the west side of Race Avenue, thence running and binding along said center line of Riverside Road North 87 degrees 15 minutes East 63.25 feet, thence leaving said center line and running the three following courses and distances, viz: North 26 degrees 17 minutes East 233.75 feet, thence South 64 degrees 00 minutes East 57.92 feet and thence South 26 degrees 00 minutes West 107.00 feet to the place of beginning.

Containing 0.27 acres of land, more or less.



L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Spore, Zoning Commissioner Date: October 9, 1964

FROM: George E. Gavrellis, Director

SUBJECT: 465-126-X Special Exception for a Nursery School Northside of Riverside Road 272.30 feet West of Race Avenue. Being property of Charles Bodine.

15th District

HEARING: Wednesday, October 28, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Nursery School. It offers no definitive comment thereon, but makes note of the comments of the Zoning Advisory Committee dated September 29, 1964. Those comments requested certain kinds of information and noted field inspections would be made. Since these advisory comments are being written earlier than usual the planning staff would caution the petitioner to be in a position to affirmatively show compliance with Section 502.1 of the Zoning Regulations.

GEG:bms

Mr. Charles Bodine
824 Streamside Drive
Pikesville, Md. 21208

September 29, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Petition for Special Exception
SUBJECT: For a Day Nursery, located on the N/S Riverside Ave., 272' W of Race Ave.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

FIRE DEPARTMENTS: Will inspect the property in the field and submit a report at a later date.

HEALTH DEPARTMENT: Subject to health department regulations pertaining to water, sewer and sewage.

OFFICE OF PLANNING AND ZONING: The plan should be revised to indicate the following items, prior to the hearing:

- To indicate the maximum number of children to be on the premises.
- The method of picking and/or delivering children should also be noted on the plan. If a parking area is required, this should also be indicated on the plan and should be properly screened.
- If granted, it is recommended that the day nursery be limited to the existing building.

If you have any questions in the above matter, please contact the writer.

The following departments did not make any comments:

Buildings Department
Traffic Department
Industrial Commission
S & S Commission
Board of Education
Bureau of Traffic Engineering
State Roads Commission

cc: Capt. Paul Refranks - Fire Dept.
Mr. Greenleaf - Health Dept.
Albert Galsby - Office of Planning & Zoning

Yours very truly,

John M. Byer
Chief of Permit and
Petition Processing

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 1 consecutive weeks before the 28th day of October, 1964, the first publication appearing on the 28th day of October, 1964.

THE JEFFERSONIAN,
L. Frank Shroeder
Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15-B Date of Posting 10-8-64
Posted for Charles Bodine
Petitioner: Charles Bodine
Location of property: N/S of Riverside Rd. E 272' 10" W of Race Ave.
Location of Sign: On N/S of Riverside Rd. E 272' 10" W of Race Ave.
Remarks: and signed by Mr. Bodine
Posted by Charles Bodine Signature Date of return: 10-15-64

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 25363

DATE 10/1/64

To: Bodine's Service
1501 Martin Blvd.
Pikesville, Md. 21220

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	01-622	TOTAL ACCOUNT
QUANTITY		500.00
Petition for Special Exception		
465-126-X		
PAID - Baltimore County, Md. - Office of Finance		
10-269 6301 • 25363 TIP-		50.00

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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 27532

DATE 10/26/64

To: Bodine's Service
1501 Martin Blvd.
Pikesville, Md. 21220

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	01-622	TOTAL ACCOUNT
QUANTITY		37.70
Advertising and posting of property		
465-126-X		
PAID - Baltimore County, Md. - Office of Finance		
10-269 6329 • 27532 TIP-		32.70

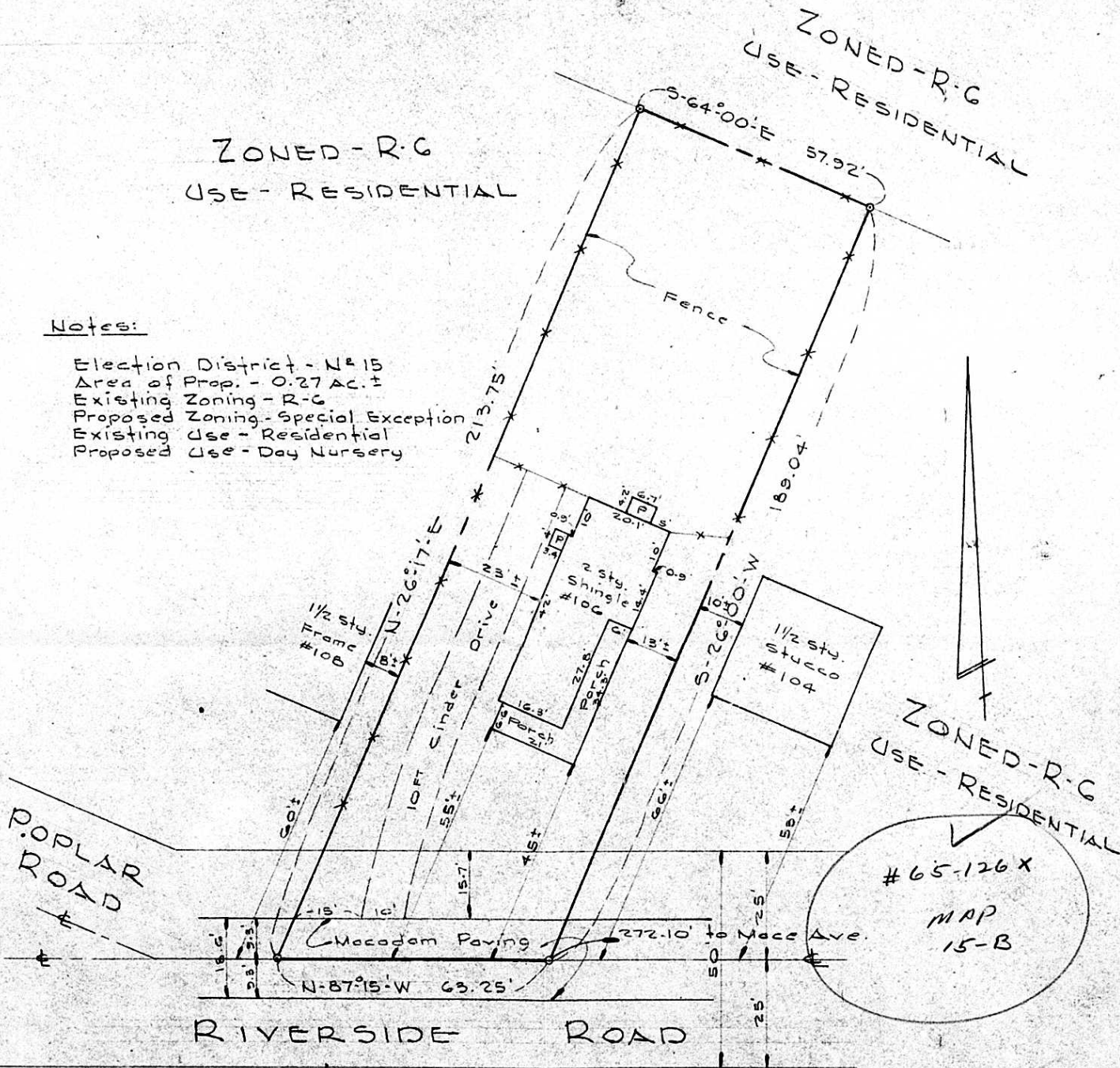
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

ZONED-R.G
USE - RESIDENTIAL

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Notes:

Election District - N^o 15
Area of Prop. - 0.27 Ac. ±
Existing Zoning - R-G
Proposed Zoning - Special Exception
Existing Use - Residential
Proposed Use - Day Nursery



DATE		REVISION		BY	
SURVEYED BY		DATE			
COMPUTED BY		DATE			
DRAWN BY		DATE			
CHECKED BY		DATE			
J.C.H.		9/3			

Dwg. No.



L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE. - PHONE HA 8-2144
BALTIMORE 14, MARYLAND
- branch office -
8 POPLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. NO. 2888
DATE SEPT. 3, 1964 SCALE 1" = 20'
L. Alan Evans

