

66-134-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Alderman J. Rains, legal 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an "X" zone, for the following reasons:

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 Nursery School

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.

Judy A. DiLoreto
6821 Contract purchaser
Address: 6808 McLean Blvd.

Alderman J. Rains
Legal Owner
Address: 6708 Edge Road

Protestant's Attorney
Address: 1010 Davidson Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of November, 1965, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1965, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 26, 1965

FROM: George E. Gavello, Director
Office of Planning and Zoning

SUBJECT: Petition #66-134-X - Special Exception for Nursery School. East side of Fifth Avenue 280 feet Northeast of Harford Road. Being the property of Alderman J. Rains.

11th DISTRICT

HEARING: Monday, December 6, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
E/S of 5th Avenue 280' NE of : DEPUTY ZONING COMMISSIONER
Harford Road :
11th District : OF
Alderman J. Rains : BALTIMORE COUNTY
NO. 66-134-X

The Petitioner seeks a Special Exception to use his property for a Nursery School.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels that the Petitioner has failed to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations dealing with the granting of Special Exceptions.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of January, 1966, that the Special Exception for a Nursery School be and the same is hereby DENIED.

Edward D. Hargerty
Deputy Zoning Commissioner

NO. 3-4947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE 6, MD.

FOR THE PURPOSE OF ZONING ONLY,
REQUESTING SPECIAL EXCEPTION FOR A NURSERY SCHOOL

All that piece or parcel of land lying and being in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same on the easternmost side of Fifth Avenue where it is intersected by the division line between lots numbered 86 and 87 as shown on the plat of Carney Heights said plat being recorded among the Land Records of Baltimore County in Plat Book No. 6 folio 138 etc., said point of beginning also being South 45 degrees 54 minutes East 280.00 feet from the intersection of the easternmost side of Fifth Avenue with the southernmost side of Harford Road running thence and binding on the division line between lots numbered 89 and 90 as shown on the aforementioned plat of Carney Heights, running thence and binding on said division line North 44 degrees 08 minutes East 100.00 feet thence running and binding on the rear outline of the lots herein being described North 45 degrees 52 minutes West 60.00 feet to the division line between lots numbered 86 and 87 running thence and binding on said division line South 45 degrees 08 minutes West 100.00 feet to place of beginning.

Containing 6000.00 square feet of land more or less.

Being all of lots numbered 87, 88, 89 as shown on the plat of Carney Heights said plat being recorded among the Land Records of Baltimore County in Plat Book No. 6 folio 138 etc.



William G. Ulrich, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer, Chairman
Zoning Advisory Committee
FROM: Mr. John G. Rose, Director
SUBJECT: Alderman J. Rains
E/S Fifth Avenue 280' N.E. of Harford Rd.
Dist. 11 - 11/2/65

The existing structure proposed for the use of a nursery school must meet all requirements of the Fire Prevention Code. It is advised, these regulations are stringent for this occupancy and may require a large expenditure.

This office is available to advise you of these regulations further, therefore, if you desire this service please contact us at TA-7-7100.

Encs



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 11-10-65
Posted for: Hearing Dec. 6-65 at 10:00 A.M.
Petitioner: Alderman J. Rains
Location of property: E/S of 5th Ave. 280' NE of Harford Rd.
Location of Sign: On the front of the property
Remarks: Robert E. Dyer, Chairman
Signed by: Robert E. Dyer, Chairman Date of return: 11-24-65

Mr. Alderman J. Rains
6708 Edge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of November, 1965.

John G. Rose
Zoning Commissioner

Petitioner: Mr. Alderman J. Rains
Petitioner's Attorney: _____
Reviewed by: James E. Dyer
Chairman of Advisory Committee

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Judith A. DiLoreto
6821 McLean Blvd.
Baltimore, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Alderman Rains #66-134-X	45.20
1	12-65 3537 * 33513 TIP-	45.20
		90.40

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, MARYLAND 21204

TO: Judith A. DiLoreto
6821 McLean Blvd.
Baltimore, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for Alderman J. Rains #66-134-X	25.00
		25.00

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.

Mr. Alderman J. Rains
6708 Edge Road
Baltimore, Maryland

SUBJECT: Special Exception for Nursery School for Alderman J. Rains
Located E/S Fifth Avenue
NE of Harford Road, 11th Dist.
(Item 1, November 2, 1965)

Dear Sirs:

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

BUREAU OF TRAFFIC ENGINEERING: This office will review and submit any necessary comments at a later date.

BUREAU OF ENGINEERING:

Water - Existing 8" water in Fifth Avenue.
Sewer - Existing 8" sewer in Fifth Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Fifth Avenue is to be developed as a minimum 30' road on a 50' right of way.

HEALTH DEPARTMENT: The proposed nursery school will be subject to Health Department regulations pertaining to nursery schools.

ZONING ADMINISTRATION DIVISION: The parking as indicated on the petitioners plat plan is not acceptable. The following information should be furnished this office in writing before the hearing.

1. The maximum number of children proposed to be enrolled in the nursery school.
2. The method of pick-up and delivery of the children.
3. The hours of operation.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Fire Bureau-Plans Review

Very truly yours,

James E. Dyer
Chairman of Advisory Committee
Petition and Permit Processing

JED:ylb

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Carlisle Brown-Bureau of Engineering
Mr. William Greenblatt-Health Department
Mr. James E. Dyer-Zoning Administration Division

PETITION FOR SPECIAL
EXCEPTION
11th DISTRICT

ZONING: Petition for Special
Exception for Nursery School.
LOCATION: East side of Fifth
Avenue 110 feet Northeast of
Harford Road.

DATE & TIME: Monday, December
6, 1945 at 10:00 A.M.

PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Balti-
more County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.

Petition for Special Exception
for Nursery School. All that
parcel of land in the
Eleventh District of Baltimore
County.

Beginning for the same on the
easternmost side of Fifth Avenue
where it is intersected by the
division line between lots numbered
36 and 37 as shown on the plat
of Carney Heights said plat being
recorded among the Land Records
of Baltimore County in Plat Book
No. 6 folio 154 etc., the point of
beginning also being South 45
degrees 52 minutes East 740.00 feet
from the intersection of the eastern-
most side of Fifth Avenue with the
southernmost side of Harford Road
running thence and binding on the
easternmost side of Fifth Avenue
South 45 degrees 52 minutes East
40.00 feet to the division line
between lots numbered 33 and 34
as shown on the aforementioned
plat of Carney Heights, running
thence and binding on said division
line North 44 degrees 08 minutes
East 100.00 feet thence running
and binding on the rear outline of
the lots herein being described
North 45 degrees 52 minutes West
60.00 feet to the division line be-
tween lots numbered 36 and 37
running thence and binding on
said division line South 44 degrees
08 minutes West 100.00 feet to
place of beginning.

Containing 6000.00 square feet
land more or less.

Being all of lots numbered
33, 34 as shown on the plat of
Carney Heights said plat being
recorded among the Land Records
of Baltimore County in Plat Book No.
6 folio 154 etc.

Being the property of Alderlane
J. Rains, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, December
6, 1945 at 10:00 A.M.

Public Hearing Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.

Nov. 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 15, 1945.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~successive weeks~~
~~one~~ ~~time~~ ~~successive weeks~~ before the 6th
day of December, 1945., the 16th publication
appearing on the 18th day of November,
1945.

THE JEFFERSONIAN,

L. Frank Struth
Manager.

Cost of Advertisement, \$.....

PETITION FOR
SPECIAL EXCEPTION
11th DISTRICT

ZONING: Petition for Special
Exception for Nursery School.
LOCATION: East side of Fifth
Avenue 29 feet Northeast of
Harford Road.

DATE & TIME: MONDAY,
DECEMBER 6, 1945 at 10:00
A.M.

PUBLIC HEARING: Room
104, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Petition for Special Exception
for Nursery School. All that par-
cel of land in the Eleventh Dis-
trict of Baltimore County.

Beginning for the same on the
easternmost side of Fifth Ave-
nue where it is intersected by the
division line between lots num-
bered 86 and 87 as shown on the
plat of Carney Heights said plat
being recorded among the Land
Records of Baltimore County in
Plat Book No. 6 folio 158 etc.,
said point of beginning also be-
ing South 45 degrees 52 minutes
East 280.00 feet from the inter-
section of the easternmost side
of Fifth Avenue with the south-
westernmost side of Harford Road
running thence and binding on
the easternmost side of Fifth
Avenue South 45 degrees 52 min-
utes East 60.00 feet to the di-
vision line between lots numbered
89 and 90 as shown on the aforesaid
mentioned plat of Carney
Heights, running thence and
binding on said division line
North 44 degrees 08 minutes
East 100.00 feet thence running
and binding on the rear outline
of the lots herein being described
North 45 degrees 52 minutes
West 60.00 feet to the division
line between lots numbered 86
and 87 running thence and bind-
ing on said division line South
44 degrees 08 minutes West
100.00 feet to the place of begin-
ning.

Containing 5000.00 square feet
of land more or less.

Being all of lots numbered 87,
88, 89 as shown on the plat of
Carney Heights said plat being
recorded among the Land Rec-
ords of Baltimore County in Plat
Book No. 6 folio 158 etc.
Being the property of Alder-

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., Nov. 17,

19 65

THIS IS TO CERTIFY, that the annexed advertisement of
"Alderlane J. Rains"

was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
16th day of November 19 65; that is to say,
the same was inserted in the issues of 11-17-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

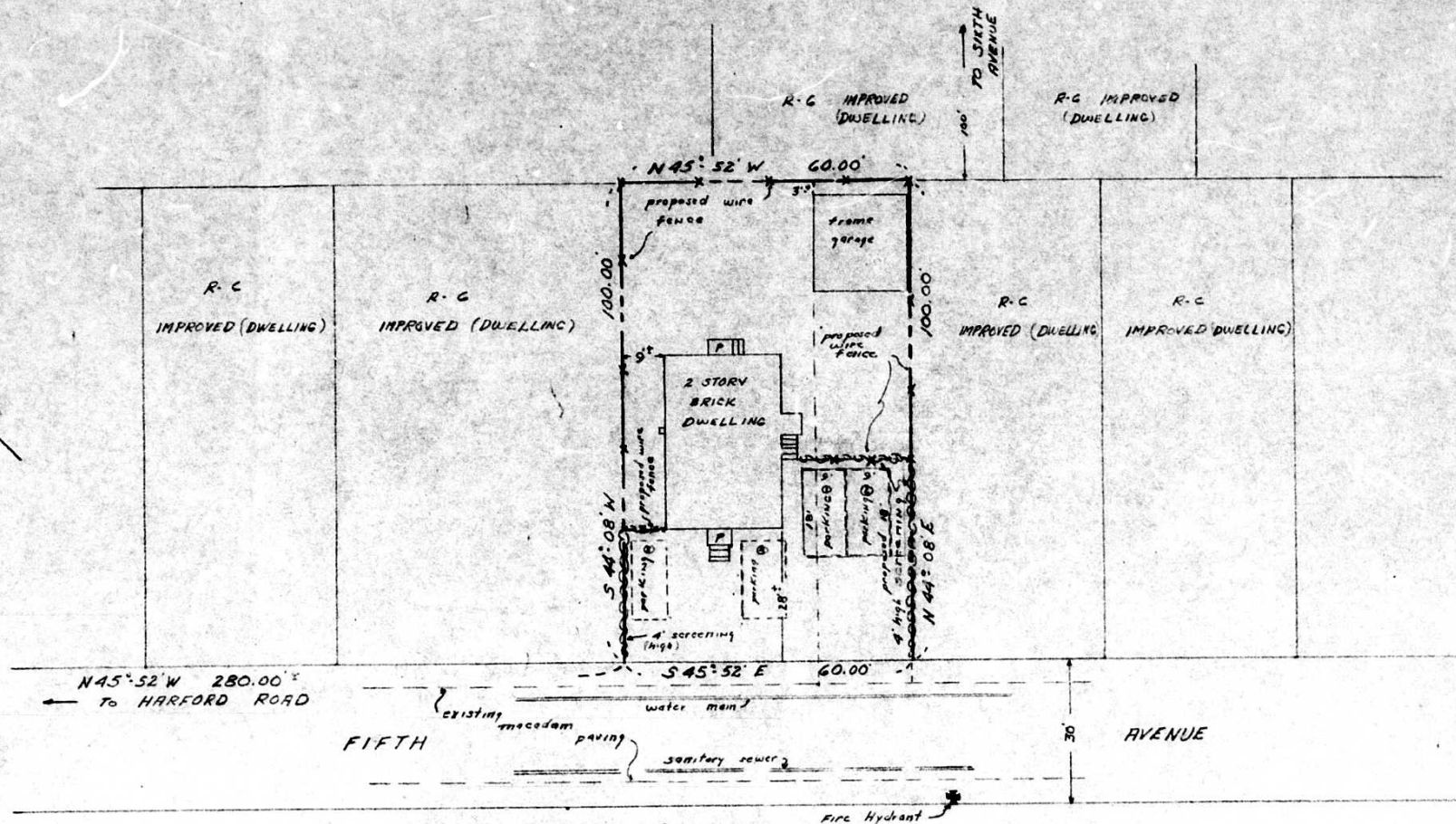
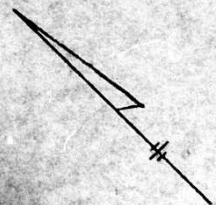
Mrs. Palmer Price

lane J. Rains, as shown on plat
plan filed with the Zoning De-
partment.

Hearing Date: Monday, De-
cember 6, 1945 at 10:00 A.M.

Public Hearing: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY



#66-134X

MAP
#11-14A
"X"



William G. Ulrich Jr.

← R-C (DWELLINGS) →
11TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND
FOR THE PURPOSE OF ZONING ONLY

LOTS 87-88-89 CARNEY HEIGHTS
PLATBOOK N° C 40110 158

PRESENT ZONING - R-C
PRESENT USE - DWELLING
AREA - 16000 SQ FT

REQUESTING SPECIAL EXCEPTION FOR A NURSERY SCHOOL

WILLIAM G. ULRICH JR.
REGISTERED LAND SURVEYOR
18 FULLERTON HEIGHTS AVENUE - 21236
SCALE 1" = 20' OCTOBER 14, 1965

