

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, and Meta G. Roth, legal owners 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 "X" 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 (Day).

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.

Edward L. Leary, Edward L. Leary, Clara E. Leary Contract purchaser, Address: 9114 Smith Avenue, Zone 21236. Carroll W. Roth, Carroll W. Roth, Meta G. Roth, Legal Owner, Address: 3814 East Joppa Road.

Robert E. Carney, Jr., Petitioner's Attorney, Protester's Attorney

Address: 408 Jefferson Building

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1966, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1966, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING
105 - 107 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3600
Community Health Through Individual Effort

March 3, 1966

Mr. Carroll Roth
3814 E. Joppa Road
Baltimore, Maryland 21236

Re: Proposed day nursery in home - sewerage system requirements, 3814 E. Joppa Road - District 11

Dear Mr. Roth:
An inspection of your sewage disposal system was made by representatives of this office. Their report is as follows:

- Septic tank (total) either 500 gal. or 750 gal. capacity - needs cleaning.
- Water in seepage pit was approximately 3 feet below invert of inlet.

Should the day nursery not exceed 10 children, the present sewerage system will have to be increased by adding a seepage pit of a size not less than 8 ft. by 11 ft. Your representative will have to be on the site to guide your contractor and observe the soil conditions. If the underlying strata reveal excessive impervious soil, a larger pit or pit will be required. Our representative should be called to visit closely with your contractor so that the pit is properly located and all appurtenances are installed. I will require a completion report from your representative.

Very truly yours,

Division of Engineering & Urban Development
SECTION OF ENVIRONMENTAL HEALTH

PSKirb
cc: Mr. Andrew Gravett, Chief Plumbing Inspector

RE: PETITION FOR SPECIAL EXCEPTION FOR:
Day Nursery - N/W Side Joppa Road
2050' S/W of Hines Road, 11th Dist.,
Carroll W. Roth and Meta G. Roth,
Petitioners - Edw. L. Leary and
Clara E. Leary, Cont. Pur.
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66197 X

The petitioners in the above matter have requested a special exception to operate a Day Nursery on the north side of Joppa Road 2050 feet south-west of Hines Road, in the Eleventh District of Baltimore County.

Testimony indicated that the establishment of a Day Nursery on the subject property would be detrimental to the local welfare in that the neighborhood consists of settled residents, age 40 or about, who are entitled to the quiet enjoyment of their property.

The property is located on a curve of Joppa Road and the sight distance is poor in both directions. The subject property has water but it does not have sewerage and it would seem ill-advised to authorize an additional use of the property even an additional dry-well is constructed.

For the above reasons the special exception should NOT BE GRANTED.

It is this 16th day of March, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for a Day Nursery be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 3/16/66
BY J. C. [Signature]
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Robert E. Carney, Jr., Esq.
408 Jefferson Building
Towson, Maryland 21204

Dear Sir:

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

HEALTH DEPARTMENT: Evaluation of the existing sewerage disposal system, as well as the soil conditions should be made prior to the hearing date being assigned. This must be done since there are many failing systems in the area.

DEPT. OF ENVIRONMENTAL HEALTH

Water - Existing 12" water main in Joppa Road
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Joppa Road is to be developed with a 30' cross-section on a 70' right of way.
The unimproved road adjacent to the site is to be developed as a minimum 30' road on a right of way.

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:

File Bureau-Plans Review
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning
Bureau of Traffic Engineering

Very truly yours,

James S. [Signature]
James S. [Signature]
Zoning Technician

cc: Mr. William Greenwalt-Health Department
Mr. Carlyle Brown-Bureau of Engineering

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

December 30, 1965

Zoning Description

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

Beginning for the same at a point on the northwest side of the Joppa Road as widened at the distance of 2050 feet measured southeasterly along the northwest side of Joppa Road as widened from the center of Hines Road and running thence and binding on the northwest side of Joppa Road, southeasterly by a line curving toward the right having a radius of 1174 feet for a distance of 64.26 feet, thence northwesterly by a line curving a point on the east side of a proposed road, 50 feet wide, thence northerly by a line curving toward the right having a radius of 369.82 feet for a distance of 143.50 feet and thence leaving said road and running the two following courses and distances viz: North 55 degrees 07 minutes 03 seconds East 14.09 feet and South 26 degrees 23 minutes 27 seconds East 171.84 feet to the place of beginning.

Containing 0.28 of an Acre of land more or less.

Being Lot No. 1 as laid out on the plat of Section A "Joppa Village" which plat is recorded among the Plat Records of Baltimore County in Flat Book G.L.B. No. 17 folio 85.

Note: This description is not to be used for conveyance purposes.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th Date of Posting 2-24-66
Posted for: [Signature] Carroll W. Roth
Petitioner: Carroll W. Roth
Location of property: N.W. Side Joppa Rd. 2050' S/W of Hines Rd.
Location of Signs: [Signature] on the front corners of 3814 Joppa Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return 3-3-66

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 4, 1966
FROM: Mr. George E. Gonnelli, Director of Planning
SUBJECT: Petition #66-197-X. "Northwest side of Joppa Road 2050 feet Southwest of Hines Road." Petition for Special Exception for Day Nursery? Carroll W. Roth - Petitioner.

11th District

HEARING: Wednesday, March 16, 1966. (10:00 A.M.)

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

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

No. 35770

DATE 2/16/66

TO: Robert E. Carney, Jr., Esq.
Jefferson Building
Towson, Md. 21204

FILED: [Signature] Div. 2, Eng. Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
81-622			\$50.00
		Petition for Special Exception for Carroll Roth #66-197-X	50.00
			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 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 37615

DATE 2/16/66

TO: Robert E. Carney, Jr., Esq.
408 Jefferson Building
Towson, Md. 21204

FILED: [Signature] Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
81-622			\$48.50
		Advertising and posting of property for Carroll W. Roth #66-197-X	48.50
			48.50

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 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 425

DATE 2/6/66

TO: Frank C. [Signature]
100 National Bank Building
Towson, Md. 21204

FILED: [Signature] Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
81-622			\$48.25
		Advertising and posting of property for Dr. [Signature] Estate #66-197-X	48.25
			48.25

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Ridgely, Md.THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 28, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore Countywas inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive weeks before
the 28th day of February, 1966, that is to say
the same was inserted in the issues of

February 24, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager of thePETITION FOR SPECIAL EXCEP-
TION-11th DISTRICTZoning: Petition for Special
Exception for a Day Nursery.
LOCATION: Northwest side of
Joppa Road 2050 feet Southwest
of Hines Road.DATE & TIME: WEDNES-
DAY, MARCH 16, 1966 at 10:00
A.M.PUBLIC HEARING: Room
108, 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 a Day Nursery.
All that parcel of land in the
Eleventh District of Baltimore
County.Beginning for the same at a
point on the northwest side of the
Joppa Road as widened at the
distance of 2050 feet measured
southwesterly along the north-
west side of Joppa Road as wid-
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Road and running thence and
binding on the northwest side of
Joppa Road, Southwesterly by a
line curving toward the right
having a radius of 1174 feet for a
distance of 64.25 feet, thence
northwesterly by a line curving
toward the right having a radius
of 25 feet for a distance of 40.91
feet to a point on the east side
of a proposed road, 50 feet wide,
thence northerly by a line curving
toward the right having a
radius of 309.82 feet for a dis-
tance of 143.50 feet and thence
leaving said road and running
the two following courses and
distances via: North 55 degrees
07 minutes 02 seconds East 44.09
feet and South 26 degrees 23
minutes 27 seconds East 171.84
feet to the place of beginning.Containing 0.28 of an Acre of
land more or less.
Being Lot No. 1 as laid out
on the plat of Section A "Joppa
Village" which plat is recorded
among the Plat Records of Bal-
timore County in Plat Book
G.L.B. No. 17 folio 85.Note: This description is not
to be used for conveyance pur-
poses.Being the property of Carroll
W. Roth and Meta G. Roth, as
shown on plat plan filed with
the Zoning Department.Hearing Date: Wednesday,
March 16, 1966 at 10:00 A.M.Public Hearing: Room 108,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Md.BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 24.PETITION FOR SPECIAL EXCEP-
TION-11th DISTRICTZONING: Petition for Special
Exception for a Day Nursery.
LOCATION: Northwest side of Joppa
Road 2050 feet Southwest of Hines
Road.DATE & TIME: Wednesday, March
16, 1966 at 10:00 A.M.
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Road as widened from the center of
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land more or less.
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the plat of Section A "Joppa Vil-
lage" which plat is recorded among
the Plat Records of Baltimore Coun-
ty in Plat Book G.L.B. No. 17 folio
85.Being the property of Carroll W.
Roth and Meta G. Roth, as shown
on plat plan filed with the Zoning
Department.Hearing Date: Wednesday, March
16, 1966 at 10:00 A.M.Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.By Order of
JOHN G. ROSE,
Zoning Commissioner
of Baltimore County.
Feb. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 24, 1966.

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 three successive weeks before the 28th
day of March, 1966, the first publication
appearing on the 24th day of February
1966.

THE JEFFERSONIAN,

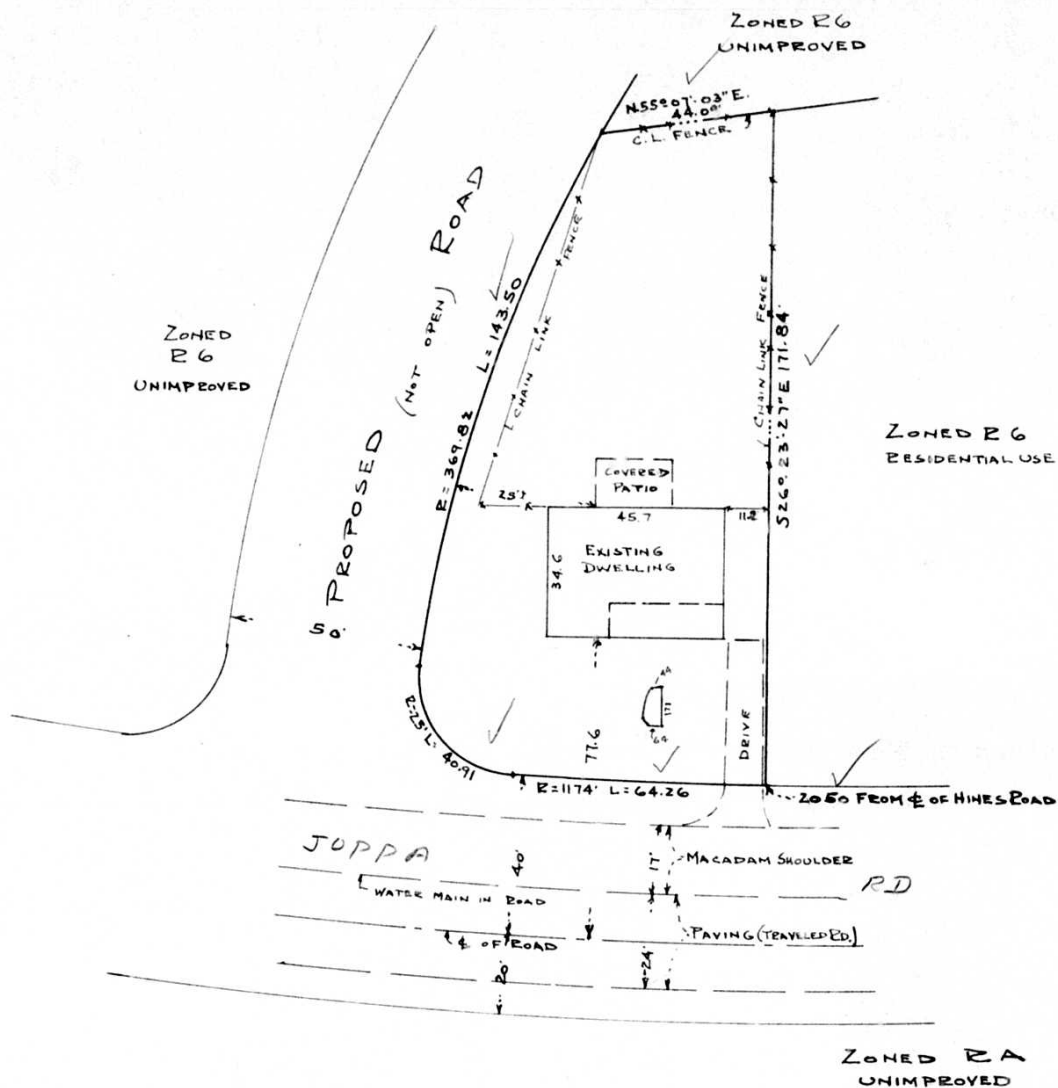
Manager.

Cost of Advertisement, \$.....

Robert E. Carney, Jr., Esquire
408 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
24th day of January, 1966.JOHN G. ROSE
Zoning CommissionerPetitioner Carroll W. RothPetitioner's Attorney Robert E. Carney, Jr. Reviewed by James S. Day
Chairman of
Advisory Committee



OFFICE
COPY

MAP
#111/14A

"X"

ZONING PLAT
LOT NO. 1 SECTION 'A'
JOPPA VILLAGE
GLD. NO. 17 FOLIOS
LOCATED IN
11TH DISTRICT BALTO. CO. MD.
0.28 OF AN ACRE ±

PRESENT ZONING R6
PROPOSED
SPECIAL EXCEPTION FOR
NURSERY SCHOOL FOR ISCHILDREN
HOURS 7AM TO 5PM
WILL NOT OPERATE BUS SERVICE

SCALE 1" = 30' DECEMBER 29, 1965
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD.

