

67-210-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Grace D. Hampshire, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an X-1 zone, for the following reasons: to have 3 homes and a kindergarten and play area for 35 children. No transportation is provided

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 Kindergarten, Monday thru Friday, 9 A.M. - Noon, September through May. 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 of Baltimore County.

By Grace D. Hampshire, Petitioner
Contract purchaser
Address: 99 Paradise Ave. Catonsville, Md. 21228
Petitioner's Attorney: James E. Dyer
Protestant's Attorney: James E. Dyer

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1967, 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 3rd day of May, 1967, at 1:30 o'clock P.M.

By John G. Rose, Zoning Commissioner of Baltimore County.

TELEPHONE 823-3000 FAX 387

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

No. 45524
DATE: May 3, 1967

REPORT TO ACCOUNT NO. 31-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY: 1 TOTAL AMOUNT: \$5.00

Advertising and posting of property for Catonsville Presbyterian Church 667-210-X

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations, having been met.

A Special Exception for a nursery school should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of June, 1967, that the herein described property be reclassified from an R-6 zone to an X-1 zone.

and 2) for a Special Exception for a nursery school should be and the same is granted from and after the date of this order, subject to 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 the requirements of Section 302.1 of the Baltimore County Zoning Regulations, having been met.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1967, 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 to remain a R-6 zone; and/or the Special Exception for nursery school be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING
DATE: 4/24/67 - 9:00 hours
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

67-210-X

Mrs. Grace D. Hampshire
99 Paradise Avenue
Baltimore, Maryland 21228

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 1st day of March, 1967.

By John G. Rose, Zoning Commissioner

Petitioner: Mrs. Grace D. Hampshire

Petitioner's Attorney: James E. Dyer

Reviewed by James E. Dyer, Chairman of Advisory Committee

Beginning for the same at the Northwest corner of Frederick Road and Beechwood Avenue thence binding on the North side of Frederick Road S 80°09' N 379.20' and S 80°59' N 90.36' thence leaving the said North side of Frederick Road and running for lines of division the six following courses and distances viz: 1) N 28°27' W 428.30' 2) N 28°04'30' W 235.00' 3) N 64°13' E 90.09' 4) N 27°26' W 59.52' 5) N 72°48'30' E 17.25' 6) N 24°21' W 177.41' to intersect the South side of Summit Avenue thence running and binding on said South side of Summit Avenue N 75°04' E 80.00' thence leaving said South side of Summit Avenue and running for lines of division the six following courses and distances viz: 1) S 24°20' E 173.41' 2) N 72°48'30' E 122.08' 3) S 27°00' E 109.44' 4) S 70°58' W 151.46' 5) S 27°00' E 258.00' 6) N 70°58' E 302.92' to intersect the West side of Beechwood Avenue thence running and binding on the West side of Beechwood Avenue S 27°00' E 389.00' to the place of beginning.

Beginning located in the 1st Election District of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 21, 1967

FROM: George E. Cavellis, Director

SUBJECT: Petition 67-210-X, Special Exception for a Nursery School, Northwest corner of Frederick Road and Beechwood Ave. Being the property of Catonsville Presbyterian Church.

1st District

HEARING: Wednesday, May 3, 1967 (1:00 P.M.)

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: April 17, 1967
Posted for: Local Baptist Nursery School
Petitioner: Catonsville Presbyterian Church
Location of property: Northwest corner of Frederick Rd. & Beechwood Ave.
Location of Signs: at NW corner of Frederick Rd. & Beechwood Ave.
Remarks: See signature
Posted by: John G. Rose Date of return: April 20, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13, 1967

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 a week for one successive weeks before the 2nd day of May, 1967, the first publication appearing on the 13th day of April, 1967.

THE JEFFERSONIAN

By John G. Rose, Manager

Cost of Advertisement, \$ 1.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

Mrs. Grace D. Hampshire
99 Paradise Avenue
Baltimore, Maryland 21228

April 5, 1967

Dear Sir and/or Madam:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in both Frederick Road & Beechwood Avenue
Sewer - Existing 8" sanitary sewer in both Frederick Road & Beechwood Avenue
Road - Beechwood Avenue is to be ultimately improved as a minimum 30' road on a 50' R/W.
Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU - Shall be required to meet all fire department regulations.

HEALTH DEPARTMENT - We understand that this Day Nursery has been in operation for the last two years. It was licensed in 1966 and an application has been submitted for 1967. This day Nursery meets with all State and County Health Departments requirements, therefore this Office has no comment.

STATE ROADS COMMISSION - The existing entrance meets the standards set up by the State Roads Commission.

TRAFFIC ENGINEERING - Since it does not appear there are any changes proposed on the entrances in the field or circulation on site, this Office has no comment.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

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 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: Project Planner, State Roads Commission Building Engineer, Board of Education, Industrial Development

Very truly yours,

JAMES E. DYER,
Principal Zoning Technician

JED/jdr

cc: Carlyle Brown, Engineering; Lt. Morris, Fire; Mr. Greenwalt, Health; John Moyers, State Roads Commission; C. Richard Moore, Traffic

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Rosedown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE MD.

April 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning 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 successive weeks before the 17th day of April, 1967, that is to say the same was inserted in the issues of

April 13, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan, Editor and Manager

PETITION FOR SPECIAL EXCEPTION - 1ST DISTRICT

ZONING: Petition for Special Exception for a Nursery School.

LOCATION: Northwest corner of Frederick Road and Beechwood Avenue.

DATES & TIMES: WEDNESDAY, May 3, 1967 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Special Exception for a Nursery School.

All that parcel of land in the First District of Baltimore County, beginning for the same at the Northwest corner of Frederick Road and Beechwood Avenue thence binding on the North side of Frederick Road S 80°09' N 379.20' and S 80°59' N 90.36' thence leaving the said North side of Frederick Road and running for lines of division the six following courses and distances viz: 1) N 28°27' W 428.30' 2) N 28°04'30' W 235.00' 3) N 64°13' E 90.09' 4) N 27°26' W 59.52' 5) N 72°48'30' E 17.25' 6) N 24°21' W 177.41' to intersect the South side of Summit Avenue thence running and binding on said South side of Summit Avenue N 75°04' E 80.00' thence leaving said South side of Summit Avenue and running for lines of division the six following courses and distances viz: 1) S 24°20' E 173.41' 2) N 72°48'30' E 122.08' 3) S 27°00' E 109.44' 4) S 70°58' W 151.46' 5) S 27°00' E 258.00' 6) N 70°58' E 302.92' to intersect the West side of Beechwood Avenue thence running and binding on the West side of Beechwood Avenue S 27°00' E 389.00' to the place of beginning.

Beginning located in the 1st Election District of Baltimore County.

Being the property of Catonsville Presbyterian Church, as shown on plat plan filed with the Zoning Department.

Hearing held Wednesday, May 3, 1967 at 1:00 P.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

April 13, 1967

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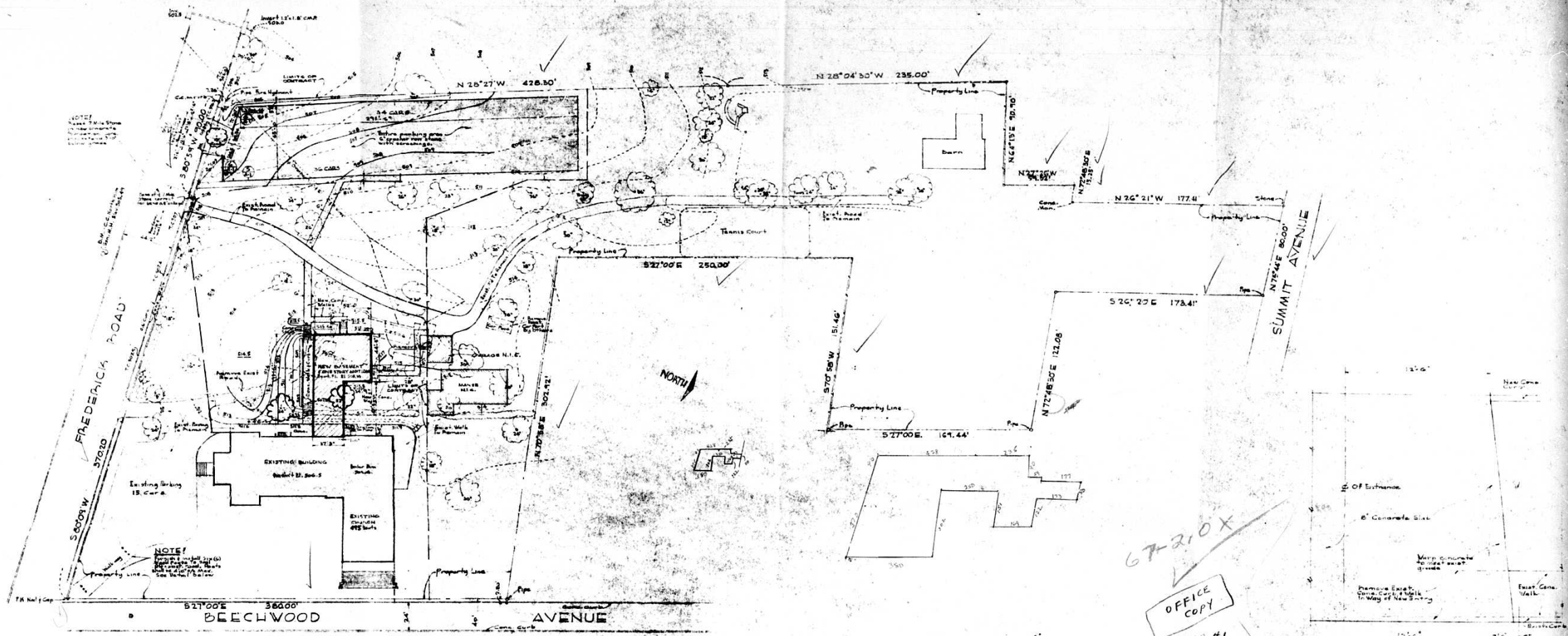
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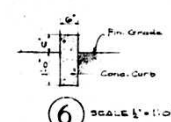
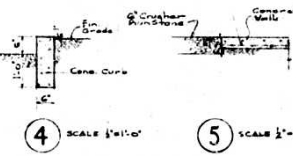
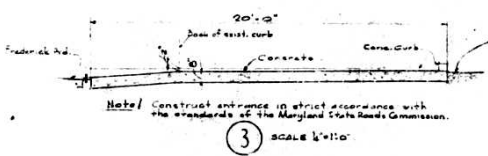
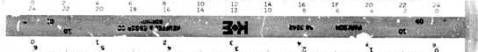
By ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

April 13, 1967



- SITE PLAN -
Scale 1" = 40' 0"

- Existing Contours
- New Contours
- Exist. Trees To Remain
- Exist. Trees To Be Removed
- New Concrete Walls
- New Crusher Run Stone & Screenings
- Survey data taken from survey by James E. S. Weaver & Assoc. Architects & Engineers, Inc., dated June 1, 1961.



HALF PLAN OF ENTRANCE TO PARKING LOT
Scale 1/2" = 1' 0"

LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> --- SLAB BLOCK --- STRUCTURAL FACING TILE --- WOOD --- EXIST. STRUCTURE TO REMAIN --- DETAIL NUMBER --- ROOM FINISH --- DOOR MARK --- COLUMN NUMBER --- C.D. - CONNECTOR RECESS --- C.H. - CEILING HEIGHT | <ul style="list-style-type: none"> --- CONCRETE --- BRICK --- CONCRETE BLOCK --- NEW PLASTER ON EXIST. WORK --- CONC. - CONCRETE --- S.F.T. - STRUCTURAL FACING TILE --- W.P. - WATER PROOFING --- F.F. - FABRIC FLASHING --- D.P. - DAMP PROOFING --- N.C. - NOT IN CONTRACT | <ul style="list-style-type: none"> --- M.P. - METAL PLAST PARTITIONS --- M.T. - METAL THRESHOLD --- S.T. - SLATE THRESHOLD --- F.E. - FIRE EXTINGUISHER CANNOT --- F.E.H. - FIRE EXTINGUISHER MOUNTING --- A.D. - AREA DESIGN |
|--|---|---|

ARCHITECTURAL

- A1 - SITE PLAN, LEGEND, ALTERNATE NO. 1, & MISC. DETAILS
- A2 - FLOOR PLANS, SCHEDULES & DOOR BUCK DETAILS
- A3 - EXTERIOR ELEVATIONS & WINDOW SCHEDULE
- A4 - EXTERIOR WALL SECTIONS
- A5 - EXTERIOR WALL SECTIONS

MECHANICAL & STRUCTURAL

- M1 - PLOT PLAN & SYMBOLS
- M2 - BASEMENT & FIRST FLOOR PLANS
- M3 - BOILER ROOM FLOOR PLAN & DETAILS
- E2 - BASEMENT & FIRST FLOOR PLANS
- S1 - FOUNDATION PLAN, SCHEDULES, DETAILS & NOTES
- S2 - FIRST FLOOR & ROOF FRAMING PLANS & DETAILS



REVISED NOVEMBER 15, 1962
SITE PLAN, LEGEND & MISCELLANEOUS DETAILS
SOCIAL AND EDUCATIONAL ADDITION TO THE CATONSVILLE PRESBYTERIAN CHURCH
 FREDERICK RD. & BEECHWOOD AVE., BALTIMORE COUNTY, MD.
 MANDRIS AND SIPPEL - ARCHITECTS
 400 BELLAIR AVE., BALTIMORE, MD.
 MILFORD A. NILES - MECHANICAL ENGINEER
 WILLIAM E. STEVENSON, JR. - STRUCTURAL ENGINEER