

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Townson Y.M.C.A., 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 _____ 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 and Kindergarten

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.

Townson Y.M.C.A., Inc.
Contact purchaser
Address: 600 W. Chesapeake Ave., Towson, Md. 21204
Legal Owner
Address: 600 W. Chesapeake Ave., Towson, Maryland 21204

Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, 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 _____ day of _____, 1968, at 10:00 o'clock



INVOICE		No. 54443
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNTY HOUSE TOWSON, MARYLAND 21204		
To: Townson Children's Center, Inc. 600 W. Chesapeake Ave. Towson, Md. 21204		DATE: June 26, 1968
QUANTITY	REMARKS	TOTAL AMOUNT
1	Advertising and posting of property #68-304-X	\$6.50
RETURN THIS PORTION WITH YOUR REMITTANCE		COST
DEPOSIT TO ACCOUNT NO. 01-622		36.50
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
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 the petitioner has complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations

A Special Exception for a Nursery School should be granted. IT IS ORDERED BY the Zoning Commissioner of Baltimore County this _____ day of _____, 1968, that the herein described property be re-classified from _____ to _____ and that a Special Exception for a Nursery School should be granted 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 above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, that the above re-classification 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 _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
April 17, 1968

Zoning Description

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

Beginning for the same at a point distant North 30 degrees 15 minutes East 533.87 feet measured northwesterly along the center of Chesapeake Avenue from the center of Highland Avenue and running thence from said place of beginning the four following courses and distances viz: South 67 degrees 10 minutes West, running parallel with the south line of the brick building erected on the parcel of land now being described, 170 feet, North 2 degrees 50 minutes East 110 feet, North 67 degrees 10 minutes East 170 feet and South 2 degrees 50 minutes East 110 feet to the place of beginning.

Containing 0.43 of an Acre of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1968

FROM: George E. Goyrellis, Director of Planning

SUBJECT: Petition #68-304-X, Special Exception for a Nursery School, North side of Chesapeake Avenue 533.87 feet West of Highland Avenue, Townson Family Y.M.C.A., Petitioners.

9th District

HEARING: Wednesday, June 26, 1968 (10:00 A.M.)

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



THE TOWSON TIMES
TOWSON, MD. 21204 June 17, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week before the 13th day of June, 1968, that is to say, the same was inserted in the issue of June 6, 1968.

STRONBERG PUBLICATIONS, Inc.

By: Ruth Morgan

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

Mr. Vernon A. Sorber, Executive Director SUBJECT: Special Exception for Nursery School and Kindergarten, for Townson Children's Center, Inc., located N/2 Chesapeake Avenue 533.87' W of Highland Avenue 9th District (Item 190, May 21st, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Minor - Existing 6" water in Chesapeake Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Minor - Existing 8" sanitary sewer in Chesapeake Avenue.

BUILDING ENGINEER:

The petitioner will be required to meet all means of egress as to travel width of exits.

FIRE PREVENTION:

The petitioner will be required to meet all regulations as to kindergarten and nursery schools.

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 plan.

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:

Project Planning Division
Bureau of Traffic Engineering
Health Department
State Board of Education
Board of Education
Industrial Development

Very truly yours,

James S. Rose
JAMES S. ROSE
Zoning Supervisor

JED:dj
cc: Carlyle Brown-Bur. of Engr.
Elmer C. Hopper-Building Engr.'s Office
Inspector Thomas Kelly-Fire Prevention
Kathleen K. O'Brien
Townson Children's Center, Inc.,
600 W. Chesapeake Ave., Towson, Md. 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 19____

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 _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

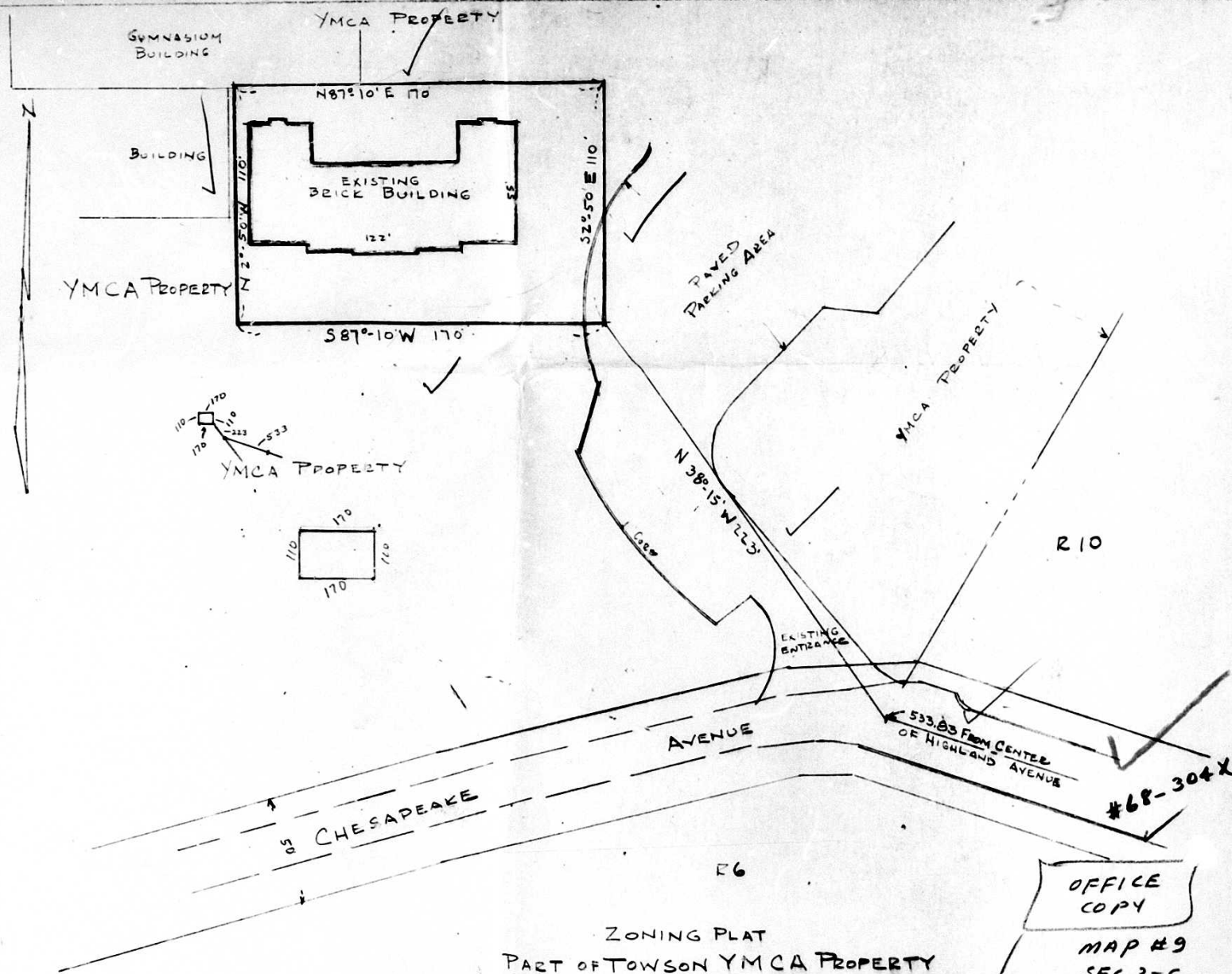
THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 6/16/68
Posted for: Special Exception
Petitioner: Townson Y.M.C.A.
Location of property: N/2 of Chesapeake Ave. - 533.87' W of Highland Ave.
Location of Sign: 530' W of Highland Ave. on N/2 of Chesapeake Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 6/13/68



EXISTING ZONING - R 10 WITH SPECIAL EXCEPTION
FOR GYMNASIUM BLDG. FOR SOCIAL, RECREATION AND
EDUCATIONAL ACTIVITIES

PROPOSED ZONING - SPECIAL EXCEPTION
FOR NURSERY SCHOOL IN TWO ROOMS
OF EXISTING BRICK BUILDING



SCALE 1" = 40' APRIL 15, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

OFFICE
COPY

MAP #9
SEC. 3-C.
NE-10-A

"X"