

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 78 - ZAC - October 21, 1969
Property Owner: Two Thousand Three Limited Partnership
Bldg. #2011, in Bear Creek Towne Apts., Lynch & Paulette Rds.
S.E. for Nursery

Date: October 30, 1969

Since the zoning density is not being changed there should be no major change in trip density.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CR:mr

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF Oct. 21, 1969

Petitioner: Two Thousand Three Limited Partnership
Location: Bldg. #2011, in Bear Creek Towne Apts., Lynch & Paulette Rds.
District: 12
Present Zoning: RA
Proposed Zoning: S.E. for nursery
No. of Acres: --

Comments: NO HEARING ON PRESENT APPLICATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: February 12, 1970
FROM: Mr. George E. Gervell, Director of Planning
SUBJECT: Petition #70-156-X, Southwest side of Lynch Road 588.75 feet from Penhall Road.
Petition for Special Exception for a Nursery School.
Two Thousand Three Limited Partnership - Petitioners

12th District
HEARINGS: Thursday, February 19, 1970 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a Day Care Center in the terrace floor of existing apartment structure. It questions whether or not the proposed use will have an adverse effect on other apartments in same project. If granted, the zoning should be conditioned upon approval by the appropriate State and County agencies.

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 21, 1969
Attn: Mr. Myers
FROM: William M. Greenwalt
SUBJECT: Item 78 - Zoning Advisory Committee Meeting, October 21, 1969
Property Owner: Two Thousand Three Limited Partnership
Bldg. #2011, in Bear Creek Towne Apts.
Lynch & Paulette Rds.
District 12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: October 22, 1969
FROM: William M. Greenwalt
SUBJECT: Item 78 - Zoning Advisory Committee Meeting, October 21, 1969

Health Department Comments:

78. Property Owner: Two Thousand Three Limited Partnership
Location: Bldg. #2011, in Bear Creek Towne Apts.
Lynch & Paulette Rds.
District: 12th
Present Zoning: RA
Proposed Zoning: S.E. for nursery

It is recommended that a hearing date be withheld until a revised plan is submitted to Miss Eve Smith, Supervisor of Day Care Centers, for review and approval. The plan should indicate the area to be used by children, isolation room, number of toilet facilities, and if a food service is planned.

For further information the petitioner should contact Miss Eve Smith at VA 3-9000, extension 736.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WNG/ca
CC-Mr. Leo Schuppert
Miss Eve Smith

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 21, 1969
Attn: Mr. Myers
FROM: Inspector John Killey
SUBJECT: Property Owner: Two Thousand Three Limited Partnership

Location: Building #2011, in Bear Creek Towne Apartments, Lynch and Paulette Roads

Present Zoning RA
Proposed Zoning S.E. for Nursery
Item #78 Zoning Agenda October 21, 1969

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 9, "Education Occupancies," when plans are submitted for approval.

Inspector John Killey
John Killey

Charles E. Ed. Lumberton
Chief Engineer, Traffic Division

TR:ech

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 25 day of February 1970

that the above described property be and the same is hereby

granted from and after the date of this order, subject to compliance with the Regulations of the Balto. Co. Fire Bureau and the

Baltimore Co. Health Dept. concerning operation of Day Nurseries; approval of siteplan Bureau of Public Services and 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 25 day of February 1970, 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

NO THOUSAND THREE LIMITED PARTNERSHIP
Bldg. #2011, in Bear Creek Towne Apts.
Lynch & Paulette Rds.
District 12

70-156-X
25-78

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

No. 69293
DATE 2/25/70

TO: The Greater Day Center, Inc.
1200 York Road
Baltimore, Md. 21206

REMITTANCE
4

REPORT TO ACCOUNT
PROPERTY AND POSTING OF PROPERTY FOR THE THOUSAND THREE LIMITED PARTNERSHIP
70-156-X

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH, FOLD, REPERFORATE AND RESEAL THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT
\$25.00
\$25.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1 Sign

District: 12th
Posted for: Hearing Thurs. Feb. 19, 1970 @ 10:00 A.M.
Petitioner: Two Thousand Three Limited Partnership
Location of property: SW/S of Lynch Road 588.75' from Paulette Road
Location of Sign: 1 Sign posted beside walk way at 2011
Remarks:
Posted by: Karl H. Hess
Date of return: Feb. 25th 1970

11-2-70

INVOICE
Baltimore County, Maryland
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON MARYLAND 21204

No. 69522
DATE: Jan. 24, 1970

TO: John Parnes
Thousand Three and Parnes Lane
Baltimore, Md. 21202

Amount Due: \$20.00

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 3, 1969

William Bruce Oswald, Esq.,
Suite 400, 204 No. Liberty St.,
Baltimore, Maryland 21201

RE: Type of Hearing: Special Exception
for Children's Day Care Center (Nursery)
Location: Bldg. #2011, in Bear Creek
Towne Apts., Lynch & Fayette Rds.,
Petitioner: Two Thousand Three Limited
Partnership
Committee Meeting: October 21, 1969
Item 20

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a 3-story, garden type apartment. The proposed day nursery lies within the interior of this existing complex. All access to the site will be from within the property.

BUREAU OF ENGINEERING:

General:

Since all utilities exist and all highway improvements required at this time have been completed, this office has no further comment.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

DEPT. OF TRAFFIC ENGINEERING:

Since the zoning density is not being changed there should be no major change in trip density.

BOARD OF EDUCATION:

No bearing on student population.

William Bruce Oswald, Esq.,
Suite 400, 204 No. Liberty St.,
Baltimore, Maryland 21201
Item 20 Page 2

November 3, 1969

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 9, "Education Occupancies", when plans are submitted for approval.

BUILDING ENGINEERS' OFFICE:

Petitioner shall comply to Baltimore County Building Codes, Rules and Regulations. No other comments until plans are submitted.

HEALTH DEPARTMENT:

It is recommended that a hearing date be withheld until a revised plan is submitted to Miss Eve Smith, Supervisor of Day Care Centers, for review and approval. The plan should indicate the area to be used by children, isolation room, number of toilet facilities, and if a food service is planned.

For further information, the petitioner should contact Miss Eve Smith at BA 3-3000, extension 735.

ZONING ADMINISTRATION DIVISION:

Due to comments by the Health Department, this office is withholding a hearing date until such time as revised plans are received in accordance with these comments.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 22, 1970.

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 week before 12:00 noon of the 12th day of January, 1970, the first publication appearing on the 12th day of January, 1970.

THE JEFFERSONIAN.

Manager

Cost of Advertisement: \$

THE DUNDALK TIMES

DUNDALK, MD. 21222 February 2, 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of Feb. 1970, that is to say, the same was inserted in the issue of January 29, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Rich Morgan

William Bruce Oswald, Esq.,
Suite 400, 204 No. Liberty Street
Baltimore, Maryland 21201

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 13 day of January, 1970

Oliver L. Myers
Deputy Zoning Commissioner

Petitioner: Two Thousand Three Limited Partnership

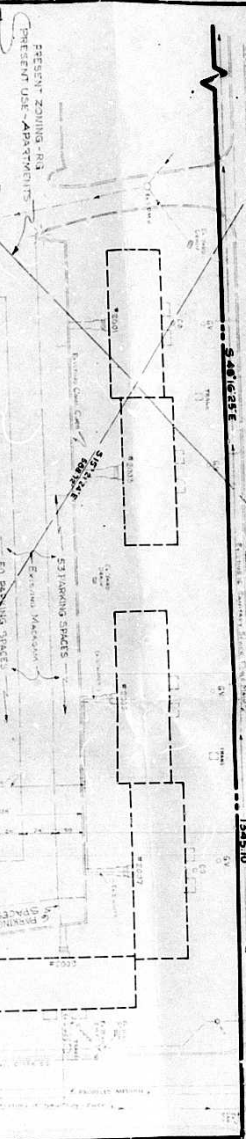
Petitioner's Attorney: Mr. Bruce Oswald Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

PRESENT ZONING - R-3
PRESENT USE - GROUP HOMES

38

EXISTING ZONING LINE
QUENTIN ROAD
LYNCH ROAD
1345.10'

LYNCH ROAD
1345.10'



PRESENT ZONING - R-3
PRESENT USE - APARTMENTS

PRESENT ZONING - R-3
PRESENT USE - APARTMENTS

NASSAWAN AVE

- 1. Total Number Apartments: 100 Units
- 2. Total Number Units: 100 Units
- 3. Total Number Apartments: 100 Units
- 4. Total Number Units: 100 Units
- 5. Total Number Apartments: 100 Units
- 6. Total Number Units: 100 Units
- 7. Total Number Apartments: 100 Units
- 8. Total Number Units: 100 Units
- 9. Total Number Apartments: 100 Units
- 10. Total Number Units: 100 Units



FLOOR PLAN SCALE 1/8"
NASSAWAN AVE
APARTMENT BUILDING

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
TOWSON & MARYLAND



PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 10-15-68

PLAT TO ACCOMPANY ZONING APPLICATION
FOR
PROPOSED CHILDREN'S DAY CARE CENTER
BEAR CREEK TOWNE
APARTMENTS
BALTIMORE COUNTY, MARYLAND
FILIATION DISTRICT NO. 2
SEPTEMBER 2, 1963

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~persons of~~ the petitioner having complied with the requirements of Section 592.1 of the Baltimore County Zoning Regulations

~~the above Re-classification should be denied and it is further appearing that by reason of~~

a Special Exception for a Nursery School should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th 1970 day of February, 196~~7~~, that the ~~above described property or area should be and~~

~~the same is hereby reclassified from a~~ that

and/or a Special Exception for a Nursery School should be and the same is granted from and after the date of this order, subject to compliance with the Regulations of the Balto. Co. Fire Bureau and the Baltimore Co. Health Dept. concerning operation of Day Nurseries; approval of site plan Bureau of Public Services and Office of Planning and Zoning.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

It is this 25th day of January, 1972, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for Special Exception, granted February 2, 1970, be and the same is hereby extended to expire February 25, 1975, subject to compliance with the Regulations of Baltimore County Fire Bureau and the Baltimore County Health Department, concerning the operation of Day Nurseries.

H. M. M.
Zoning Commissioner of
Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, 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

ORDER RECEIVED FOR FILING

DATE 2/25/70 - J.C. Harris

BY
the
GR