

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lester V. Flynn 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 AREA _____ zone; for the following reasons:

See attached description

COORDINATE
PLOTTED
NW-2-F

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 Care Center

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.

Contract purchaser	Legal Owner
Address _____	Address <u>5913 Woodward Road</u>
_____	<u>Baltimore, Md. 21207</u>
Petitioner's Attorney	Protestant's Attorney
Address _____	_____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 1970, 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 31st day of August, 1970, at 11:00 o'clock

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

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 502.1 of the Baltimore County Zoning Regulations having been met,

~~the above Re-classification should be had, and it 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 _____ day of _____, 1970, that ~~the herein described property~~ an area should be and

~~the same is hereby reclassified, from a _____ zone to a _____ zone, and a Special Exception for a _____ Nursery School~~ should be and the same is

granted, from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning, the Baltimore County Health Department and the Baltimore County Fire Department.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of May, 1973, that the Special Exception for a Day Care Center-Nursery School, granted September 2, 1970, should be and the same is hereby extended for a period of three (3) years, beginning September 2, 1972, and ending September 2, 1975.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lester V. Flynn, 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 AN-C-4 zone to an AN-C-2 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 Day Care Center.

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.

Contract purchaser: Lester V. Flynn
Legal Owner: Lester V. Flynn
Address: 5913 Dogwood Road, Baltimore, Md. 21207
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 1970, 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 31st day of August, 1970, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 17, 1970

Mr. Lester Flynn
5913 Dogwood Road
Baltimore, Maryland 21207

RE: Type of Hearing: Special Exception
Location: 5 1/2 Dogwood Road, 156' E. of Lafayette Road
Petitioner: Lester V. Flynn
Committee Meeting of July 7, 1970
1st District
Item 6

Dear Sirs:

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

The subject property is located on the south side of Dogwood Road. It is improved with a one story dwelling of approximately 10 to 20 years of age and kept in good repair. There is an existing residence on the west side of the subject property and a wooded lot on the east side of the property.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Dogwood Road is an existing County road, which is proposed to be improved as a 40-foot closed section on a 60-foot right-of-way.

Highway improvements are not required at this time; however, highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

Mr. Lester Flynn
5913 Dogwood Road
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July 20, 1970

Highways:

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any condition which may result, due to improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water:

Public water supply is not available to serve this property. Therefore, the private well system provided must be in conformance with Health Department requirements.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comment:

Dogwood Road would have to be widened to Lafayette Road in order to accommodate the vehicles discharging and picking up children.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a special exception for a Day Care Center.

The subject plan does not show means of discharging and picking up children, nor parking for the teachers. Dogwood Road is not considered adequate in its present state to allow drivers to stop and discharge passengers from the site.

FIRE DEPARTMENT:

The building will be required to comply with all Fire Department requirements for Day Care Centers.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 11, 1970
FROM: Donald J. Neely, Jr., Director of Planning
SUBJECT: Petition #71-72-X, Southeast side of Dogwood Road 156 feet East of Lafayette Road
Lester V. Flynn - Petitioner

We have information from Mrs. Leatrice Anderson of your office, that the above named persons have petitioned for a special exception for a day nursery at 5913 Dogwood Road and that a hearing has been scheduled for August 31. Mrs. Anderson has also told Miss Smith, our Child Day Care Supervisor, that the petition requests an enrollment of 43 children.

When Mrs. Flynn and her daughter, Mrs. Charles Jones, were interviewed by the Day Care Supervisor, a possible enrollment of 20 children, an estimated, the number being entirely contingent upon the space, staff and equipment provided.

There is no assurance from the Department of Health that 43 children will be an appropriate enrollment for this center, if the exception is granted.

Donald J. Neely, Jr.
Donald J. Neely, Jr., Director
State & County Health Officer

DN/MSA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 27, 1970
FROM: Mr. George E. Goveletts, Director of Planning
SUBJECT: Petition #71-72-X, Southeast side of Dogwood Road 156 feet East of Lafayette Road
Lester V. Flynn - Petitioner
1st District
HEARING: Monday, August 31, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a nursery school. We voice no objection to this petition if the applicant can develop a satisfactory site plan providing on-site capabilities for picking up and discharging children. The petitioner should clarify the extent to which he will require off-street parking facilities and the extent to which his proposal complies with the standards for special exceptions set forth in Section 502.1 of the Zoning Regulations. Any order granting the petition should be delayed until such time as the site plans have been approved by the appropriate County agencies and the Health Department has endorsed the application as being in conformity with its requirements.

GEG:msh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: August 28, 1970
FROM: Ian J. Forrest
SUBJECT: Addendum to COMMENTS, Item 6, Meeting of July 7, 1970

In accordance with Section 43L02 sub paragraph 0314 which states "No water supply shall serve more than one property unless authorized by the Approving Authority", no day care center operation shall be approved until this water supply is severed from the adjoining property.

Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF:jsh

Mr. Lester Flynn
5913 Dogwood Road
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July 20, 1970

HEALTH DEPARTMENT:

1. Private water supply is available.
2. Public sewer is available.
3. Prior to approval for a Day Care Center owner or applicant must comply with all Baltimore County Regulations. For more complete information contact the Division of Maternal and Child Health, Baltimore County Department of Health.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

ZONING ADMINISTRATION DIVISION:

As indicated by the Health Department comments above, a private water system adequate to serve the proposed use must be installed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLN:JD
Enc.

11-17-70

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 502.1 of the Baltimore County Zoning Regulations, having been met...

The above classification should be had, and it further appearing that by reason of...

Special Exception for a Nursery School should be granted IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

day of September, 1970, that the above described property should be and the same is hereby reclassified, from the existing use to the proposed use 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 the approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning, the Baltimore County Health Department and the Baltimore County Fire Department.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

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 day of September, 1970, 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 and to remain as and/or the Special Exception for...

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: July 28, 1970
FROM: Ian J. Forrest
SUBJECT: Item 6 - Zoning Advisory Committee Meeting, July 7, 1970

6. Property Owner: Lester Flynn
Location: 573 Dogwood Rd., 156' E. of Lafayette Road
Present Zoning: R6
Proposed Zoning: Special Exception for Day Care Center
District: 1st
No. Acres: 0.18

Public sewer is available.

Private water supply is available.

Day Nursery Comments: Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact the Division of Maternal and Child Health Baltimore County Department of Health.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH



Lester Flynn
573 Dogwood Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
122 N. Calver Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

7th day of July, 1970

Edward D. Hardesty
Edward D. Hardesty
Zoning Commissioner

Petitioner: Lester V. Flynn

Petitioner's Attorney

Reviewed by: [Signature]
Chairman of the
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 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 one time, and was published before the 31st day of August, 1970, the first publication appearing on the 13th day of August 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement: \$

PETITION FOR SPECIAL EXCEPTION
ZONING: R6
LOCATION: 573 Dogwood Rd., 156' E. of Lafayette Road
DATE & TIME: MONDAY, AUGUST 18, 1970 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

RETURNING for the same of a point at the southeast corner of Dogwood Road and the southeast corner of the land which is the subject of the Special Exception for a Day Nursery School, the following corners and distances: S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground.

CONTAINING the Area of land which is the subject of the Special Exception for a Day Nursery School, the following corners and distances: S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground; S 89° 27' W 100' to a 1/4" iron pin set in the ground.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

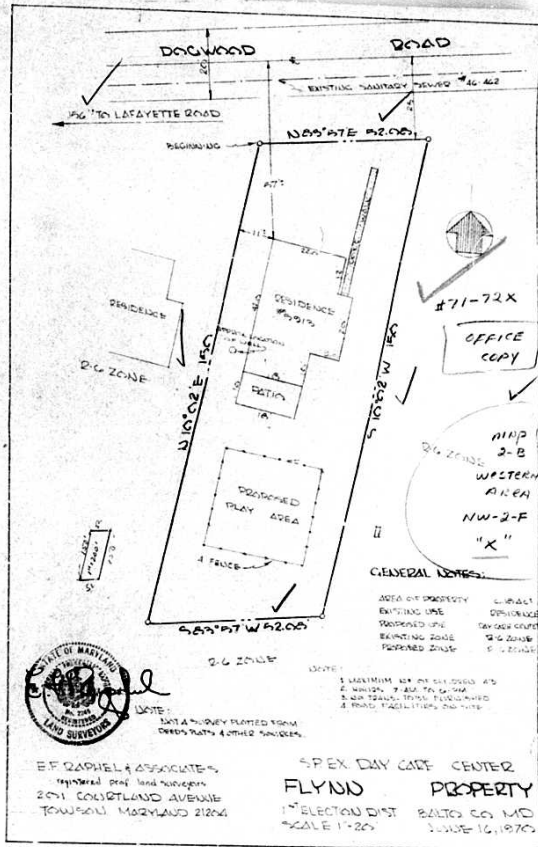
District: 1st Date of Posting: AUG. 14, 1970
Posted for: SPECIAL EXCEPTION FOR A NURSERY SCHOOL
Petitioner: LESTER V. FLYNN
Location of property: 573 DOGWOOD RD., 156 FT. E. OF LAFAYETTE RD.

Remarks: [Signature]
Signed by: [Signature] Date of return: AUG. 21, 1970

OFFICE OF THE
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 August 27 - 1970

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 17th day of August, 1970, that is to say, the same was inserted in the issue of August 13, 1970.

STROMBERG PUBLICATIONS, Inc.



ED RAPHIEL & ASSOCIATES
Registered Professional Land Surveyors
2011 COLLETT AVENUE
TOWSON, MARYLAND 21206

SPECIAL DAY CARE CENTER
FLYNN PROPERTY
ELECTION DIST. BALTO. CO. MD.
SCALE 1"=20' DATE 10/19/70

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73751
DATE: Sep. 18, 1970
To: Mary J. Flynn
5913 Dogwood Road
Baltimore, Md. 21206
Petition for Special Exception
#71-72-X
TOTAL AMOUNT \$50.00
QUANTITY 1
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73817
DATE: 8/31/70
To: Mary J. Flynn
5913 Dogwood Road
Baltimore, Md. 21207
Petition for Special Exception
#71-72-X
TOTAL AMOUNT \$45.50
QUANTITY 1
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

11-17-70