

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, George F. & Anna Galkos, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an EC-3-D zone to an NW-17-A zone; for the following reasons:

For Special Exception to the Baltimore County Zoning Regulations, Chapter 21-101, for a Day Nursery.

For a Special Exception to the Baltimore County Zoning Regulations, Chapter 21-101, for a Day Nursery.

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 a Day Nursery.

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.

Early American Child Care, Inc.

George F. Galkos President

Anna Galkos Contrac purchaser

Address 1400 John Street

Baltimore, Md. 21217

Fred E. Waldrop, Esq. Attorney

Address 22 W. Pennsylvania Avenue

Towson, Maryland 21204

ORDEP'D By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of December, 1970, at 10:00 o'clock.

Edward D. Hard
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 16, 1970

Fred E. Waldrop, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

COUNCIL OFFICE BUILDING
215 N. Pennsylvania Avenue
Towson, Maryland 21204

MEMBERS:

REAR USE ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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 presently an unimproved tract of land, with the properties completely surrounding the subject site improved with dwellings and is strictly residential in character. Warren Road is not improved as far as concrete curb and gutter are concerned; however, Greenside Drive is.

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:

Warren Road (Md. 143) is a State road; therefore, all improvements, intersections and entrances to this road will be subject to State Roads Commission requirements. Highway right-of-way widening and reversible slope easements will be required in connection with any subsequent grading or building permit application.

Greenside Drive, an existing County Road, is improved as a 44-foot closed section within a 70-foot right-of-way. Although no further highway improvements are required, sidewalks are required along the frontage of this property.

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

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Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Warren Road (Md. 143) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

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 problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage can be made available to serve this property by extension of approximately 240 feet of public sanitary sewer, as shown on Drawing #56-0279 (1) inadvertently indicated as "existing" on the submitted plan.

DEPARTMENT OF TRAFFIC ENGINEERING:

The plan as shown is not satisfactory since it does not provide ample parking for the parents and teachers.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also, see Institutional Occupancies, Section 403.

DATE 12/17/70 BY J.C. Harris, etc.

Heidi H. Harris
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
SW corner of Warren Road and
Greenside Drive - 8th District
George F. and Anna Galkos -
Petitioners
NO. 71-184-X (Item 29)

BEFORE THE #71-184 X
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
CEC-3-D
NW-17-A
'X'

The Petitioners request a Special Exception for a Day Nursery for the parcel of property, consisting of 0.68 acres of land, more or less, and located on the southwest corner of Warren Road and Greenside Drive in the Eighth District of Baltimore County, Maryland.

Evidence on behalf of the Petitioners indicated that a new building would be constructed for the Day Nursery, and the hours of operation would be between 7:30 A. M. to 9:30 P. M.

The Petitioner further indicated that traffic to and from the subject property will be staggered over a two (2) hour period in the A.M. and a similar period of time in the P.M.

Several residents of the area, in protest of the subject Petition, felt that traffic would adversely be affected by this Special Exception.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, that the granting of this Special Exception for a Day Nursery would not be detrimental to the health, safety and general welfare of the community. It is immediately across Greenside Drive from Cockeysville Junior High School and the maximum usage of this facility, as testified by the petitioners, would not create an additional traffic hazard.

As the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, it is this 12th day of January, 1971, ORDERED by the Deputy Zoning Commissioner that the Special Exception for the Day Nursery be and the same is hereby granted subject to compliance with the Baltimore Health Department and Fire Bureau Regulations.

The site plan for the development of the said property is subject to the approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

JOSEPH D. THOMPSON, P.E., S.A.S.

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 80 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8850

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING,
WARREN ROAD AND GREENSIDE DRIVE, 8TH DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the end of the fillet curve connecting the South side of Warren Road, 45 feet wide, and the West side of Greenside Drive, 70 feet wide, and running thence and binding on the West side of Greenside Drive, and referring the courses of this description to the Baltimore County Grid Meridian South 5 Degrees 09 Minutes 40 Seconds West 165.00 feet thence leaving the West side of Greenside Drive and running North 84 Degrees 50 Minutes 20 Seconds West 160.00 feet and North 5 Degrees 09 Minutes 40 Seconds East 185.00 feet to the South side of Warren Road herein referred to and running thence and binding on the South side of Warren Road South 84 Degrees 50 Minutes 20 Seconds East 140.00 feet to the fillet curve herein referred to and running thence and binding on said fillet curve Southwesterly by a curve to the right with a radius of 20.00 feet the distance of 31.42 feet (the chord of the arc bears South 39 Degrees 50 Minutes 20 Seconds East 28.28 feet to the place of beginning.

CONTAINING 0.68 acres of land, more or less.



7.16.70

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BOARD OF EDUCATION:

No effect on student population.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF HEALTH:

Public water is available, public sewer is proposed.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Day Care 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.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with all the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

The subject plan indicates no access to the "A" highway. Therefore, there will be no requirements from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner revises his site plan to provide for parking at the rate of one parking space for each 100 square feet of total floor area. This is due to the large enrollment of children and the amount of traffic that might be generated by the dropping off and picking up of the children in the morning and in the evening. Also, the amount of teachers that will be required to run the proposed operation.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

INVOICE
BALTIMORE COUNTY, MARYLAND
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 12th day of November, 1970.

Petitioner George F. & Anna Galkos
Petitioner's Attorney Fred E. Waldrop Reviewed by Edward D. Hard
Chairman of the Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204

No. 75408
DATE Nov. 20, 1970

TO: County Office Building, Inc.
111 W. Chesapeake Avenue
Towson, Md. 21204

AMOUNT TO ACCOUNT FOR \$0.00

DETAILS: Notice for Special Exception for Nursery School
871-004-1

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
COUNTY HOUSE
TOWSON, MARYLAND 21204

No. 15477
DATE Jan. 10, 1971

TO: Early American Child Care, Inc.
1400 John Street
Towson, Md. 21204

AMOUNT TO ACCOUNT FOR \$0.00

DETAILS: Advertising and posting of property for George Galkos
871-004-1

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

District: 15* Date of Posting: Nov. 27-70
 Posted for: Heating Sec. 16* 1970 C. 11.000 1.01
 Position: Supv. Buildings
 Location of property: 2000 W. 4th St. & Union St. & Broadway Ave.
 Location of Sign: C. 11.011 on Union St. & 11.011 on Broadway Ave.
 Remarks:
 Posted by: David H. Jones Date of return: Dec. 3-70

