PETITION FOR ZONING RE-CLASSIFICATION, 71-184X AND/OR SPECIAL EXCEPTION AND VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

George F. & Acon Golkeslegal owners, of the property situate in Baltimore MAP mty and which is described in the description and plat attached hereto and made a part hereof, they petition (1) that the zoning status of the herein described property be re-classified, purgiant #8

zone to an SEC-3-D the Zoning Law of Baltimore County, from an..... NW-17-A

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin County, to use the herein described property, for A Day Number A Day Numbers

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 Baltim

Presiden 1400 John Street

22 W. Pennsylvania Avenue

George | policos | Policos | Anna Goligas say John Sman agy

"x "

ORDEPED By The Zoning Commissioner of Baltimore County, this 12th

...... 1970 ..., that the subject matter of this petition be advertised, as required by the Zoning Law of Bellimore Courty, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be ind before the Zoning timore County in Room 106, County Office Building in Towson, Baltimore 16 th

RE: PETITION FOR SPECIAL EXCEPTION SW/corner of Warren Boad and Greenoide Drive - 8th District George F. and Anna Galkas -Petitioners NO. 71-18h-X (Item 29)

111 121 111 111



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

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 Sxception.

Without reviewing the evidence further in detail, but based on all 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 rusage of this facility, as testified by the petitioner, would not create an additional traffic hazard.

is the Paticioner has set the requirements of Section 502.1 of the Baltimore County Zoning Regulations, it is this 200 day of January, 1971, OFDERED 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 Balti ore 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.

@ @

#71-184X JOSEPH D. THOMPSON, P.S.AL.S. CIVIL ENGINEERS . LAND SURVEYORS 101 BRELL MULLDING BART JOPT AGAD MIPP TOWSON, MARYLAND 21204 . VAlley 3-8820 #8 DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, WARREN ROAD AND GREENSIDE DRIVE, 9TH DISTRICT, PALTIMORE COUNTY, MARYLAND SEC.3-D NW-17-A

BEGINNING for the same at the end of the fillet curve connecting the en Road, 45 feet wide, and the West side of Groenside Drive, 70 feet wide ng thence and binding on the West side of Greenside Drive, and referring the f this description to the Baltimore County Grid Meridian South 5 Degrees 09 nds Wast 165.00 feet thence leaving the West side of Gre ing North 84 Degrees 50 Minutes 20 Seconds West 160.00 Feet and North 5 Degrees tes 40 Seconds East 185.00 feet to the South side of Warren Road herein referred to ning thence and binding on the South side of Warren Road South 84 Degrees 50 Misrates nds East 140.00 fe at to the fillet curve harein referred to and running thence and binding on said fillet curve/Southeasterly 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.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 16, 1970

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

RE: Type of Hearing: A Day Nursery Petitioner: George F. & Anne Gelkes Committee Meeting of August 25, 1970 Location: St Tor. Int. of Morren Rd. & Greenside Drive Sth District Item 29

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS CONVESS BUREAU OF FIRE PREVENTION

HEALT'S DEPARTMENT

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition 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 ch reter. Varren Road is not formoved as far as concrete curb and gutter are concerned; however, forenside 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.

Marren Road (Md. 1-3) is a State ruady therefore, all fworove-mants, intersections and entrances on this road will be subject to State Roads Commission requirements. Highway right-of-way widoning and rewortble slope essements will be required in connection with any subsequent grading or building permit application.

Greenside Drive, an existing County Road, is improved a 44-foot closed section within a 70-foot right-of-way. Although further highway improvements are required, sidewalks are required ong the frontage of this property.

The entrance locations are subject to approvel by the sartment of Traffic Engineering.

Sentember 16, 1970

Sediment Controls

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, desaging 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 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 danages to adjacent properties, especially by the concentration of surface unters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full ireabomsibility of

Waters

Public water supply is available to serve this property.

Public senitary sewerage can be made available to serve this property by extension of approximately 240 feet of public sanitary sawer, as shown on Drawing #66-0279 (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.

Fred E. Wildron, Esp. Item 29 Page 3

September 16, 1,70

BOARD OF EDUCATION:

No affect on student population.

The owner small 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.

Public water is evailable, public sewer is proposed.

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

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

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

STATE ROADS COMMISSION:

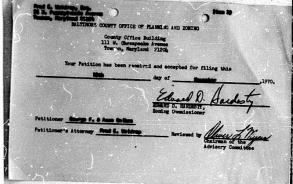
The subject plan indicates no access to the "rate highway. Therefore, there will be no requirements from the State moads Commission.

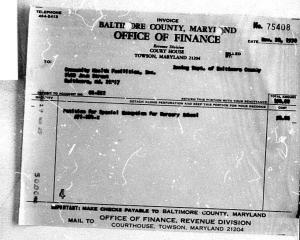
ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner revises his site olan to provide for carking at the rate of one parking space for each 300 square fact of total floor area. Tiss is due to the large enrollment of children and the amount of traffic that might be generated by the dropoing off and picking us of the children in the morning and in the twenings. Also, the amount of teachers that will be rejifred to run the promoved operation.

Mine & Mine

OLIVER L. MYERS, Chairman





BALTIMORE COUNTY, MARYLAND Ma 75477 OFFICE OF FINANCE ERS PAYABLE TO BALTIMORE COUNTY, MARYLA

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

The second secon

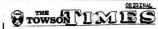
CERTIFICATE OF PUBLICATION

 	Mayamber 2	6	19.70

L'Example Street

Cost of Advertisement, \$.....





724 YORK POAD TOUSON MD 21204

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Eardesty, Zoring Commissioner of Baltimore County TOWNON was inserted in THE SECON TIMES, a workly newspaper published in

Baltimore County, Maryland, once a week for One

weeks before the 30th day of Nov., 19 70 that is to say, the same was inserted in the issues of November 26, 1970.

STROMBERG PUBLICATIONS, Inc.

2 dyn	CERTIFICATE OF POSTING ZOMMO DEPARTMENT OF EALTMORE COUNTY Tousen, Maryland	#71-184 - X
District. 8 P	wig See the 1978 & there	no 27- 90 Mal
	J. Sold on Versen St. 1.1. Line Date of return	

