

71-185X **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Harvey & Ruth Smith, legal owners, of the property situated 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 AREA zone to an AREA 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. 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.
Ruth Smith
Contract purchaser
Address: 1400 St. Johns Lane
Baltimore, Maryland 21217

Dr. Joseph Francis
Address: 1400 St. Johns Lane
Baltimore, Maryland 21217

ORDERED By The Zoning Commissioner of Baltimore County, this 9th 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 had 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 11:00 a.m.

Edward D. Hardsy
Zoning Commissioner of Baltimore County

(over)

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING - 100 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 - VAIL 3-8820

**DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING
EDGEWOOD ROAD, SECOND DISTRICT, BALTIMORE
COUNTY, MARYLAND**

BEGINNING for the same at a point in the center of Edgewood Road, formerly Fell's Forest Road, 40 feet wide (to be widened to 50 feet) at the distance of 300 feet, more or less, measured along said centerline from the centerline of Offutt Road and running thence and binding on the centerline of Edgewood Road North 19 Degrees 13 Minutes East 115.48 feet thence leaving the centerline of Edgewood Road and running North 48 Degrees 42 Minutes West 283.68 feet, South 41 Degrees 07 Minutes West 107.00 feet and South 48 Degrees 42 Minutes East 326.79 feet to the place of beginning.

CONTAINING 0.75 acres of land, more or less.



8.19 70

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

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

9th day of November, 1970.

Edward D. Hardsy
Zoning Commissioner

Petitioner Harvey and Ruth Smith

Petitioner's Attorney Oliver L. Myers
Reviewed by Oliver L. Myers
Chairman of the Advisory Committee

HARVEY & RUTH SMITH

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			11/10	STK	11/11	STK	11/11	STK	11/11	STK
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>J.B. Byrnes</u>			Revised Plans:				Change in outline or description		Yes ☐ No ☐	
Previous case:			M.p. # <u>2-6 WESTERN AREA</u>							
			NW-7-2							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting NOV 30 1970
Posted for SPECIAL EXCEPTION FOR NURSERY SCHOOL
Petitioner HARVEY & RUTH SMITH
Location of property N.S. & E. EDGEMOOD RD. FORMERLY FELL'S FOREST RD. 300 FT. N.E. OF OFFUTT RD.
Location of Sign N.S. & E. EDGEMOOD RD. 310 FT. N.E. OF OFFUTT RD.
Remarks Edwards P. Myers
Posted by Edwards P. Myers Date of return Dec 4 1970

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 8, 1970

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
For Day Care Center
Location: NS Edgewood Road, 300' No.
of Offutt Road
Petitioners: Harvey and Ruth Smith
Committee Meeting of September 15, 1970
2nd District
Item #2

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.

This office is withholding a hearing date on the subject application until such time as an adequate parking layout based on one parking space at least 300 square feet is shown on revised plans.

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:

Edgewood Road (Fell's Forest Road) is an existing public road which is maintained by the Bureau of Highways and has been partially improved with a 10-foot wide crusher-run stone surface. Edgewood Road is proposed to be further improved in the future as Fell's Forest Road with a 30-foot minimum closed roadway section within a 50-foot minimum right-of-way. Additional width will be contingent upon the development of the adjacent vacant land. Highway right-of-way improvements to provide a 20-foot minimum roadway from Offutt Road to serve the proposed use of the subject property should be required in the interest of public safety. A highway contract drawing has been previously prepared, which establishes the vertical and horizontal alignment for Fell's Forest Road, and is available from our files under #58-228-5 (C-1670).

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The entrance locations and geometries are subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning.

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

Water and Sanitary Sewers:

Public water supply and sewerage can be made available to serve this property by extending the existing utilities at their terminus in Fell's Forest Road at the intersection of Offutt Road.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a Special Exception for a Day Care Center.

The engineer who prepared the plan has submitted several day care centers in the past couple of months. Although this office has indicated that this design does not meet County standards, nor provide sufficient parking, the plans continue to show this inadequate design.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION: No bearing on student population.

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HEALTH DEPARTMENT:

Public water and sewers must be extended to serve this property.

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 Internal and Child Health, Baltimore County Department of Health.

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.

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

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date on the subject application until such time as an adequate parking layout based on one parking space at least 300 square feet is shown on revised plans.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE 484-8413

INVOICE

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

Room 200
COURT HOUSE
TOWSON, MARYLAND 21204

No. 75476

DATE Oct 15 1970

To: Early American Child Care, Inc.
3040 Milford Mill Road
Baltimore, Md. 21207

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 98-632

QUANTITY 1

Advertising and posting of property for Harvey and Ruth Smith
71-185-X

TOTAL AMOUNT 129.00

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

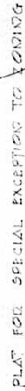
05-21-71

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BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
BALTIMORE COUNTY

Cost of Advertisement, \$ 9.66

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

[illegible]

ALLEGHENY DISTRICT CO. 2. ... BALTIMORE COUNTY, MD.
CALVERT 18870

MAP
2-C
WESTERN
AREA
NW-7-I
"Y"



JOSEPH D. THOMPSON
DIRECTOR, BUREAU OF
INVESTIGATION

