



Volunteers of America
Chesapeake

Volunteers of America
Early Learning Center
6608-10 Dogwood Rd.
Baltimore, Md 21207

11/12/95
Y
W
70:30

Arnold Jablon
Director of Public Dev. Mgmt.
Rm. 111
111 W. Chesapeake Ave.
Towson, Md. 21204

November 3, 1995

Dear Sirs:

We are currently a licensed day care center located at 6608-10 Dogwood Road. We wish to use one of our existing classrooms as a kindergarten, and have it certified by the State Board of Education. In order to do this we need a letter of verification stating that we are zoned as a non-public school.

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



Thank you,

Joy Feinstein

Joy Feinstein
Program Director

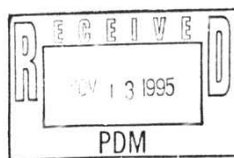
2nd Election District

November 16, 1995

The zoning staff has determined that kindergartens are permitted with Class "B" child care uses and the non-public school (kindergarten) use for one of your existing classrooms is, therefore, approved for zoning at 6608-10 Dogwood Road.

John L. Lewis

John L. Lewis
Planner II, Zoning Review
887-3391



JLL:scj

c: zoning case #71-265-XA

7/10
1/4c
2/23/71

**PETITION FOR VARIANCE
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **RICHARD S. BERMAN**, 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) **for variance** 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 **nursery school operation** in an **existing R-6 zone**. (Expansion of existing day nursery special exception requested).

Property is to be posted and advertised as prescribed by Zoning Regulations.

We agree to pay expenses of above reclassification 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.

See attached description

Address: **204 W. Pennsylvania Ave., Towson, Md. 21204 823-7800**

ORDERED BY The Zoning Commissioner of Baltimore County, this **8th** day of **April**, 1971, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **19th** day of **May**, 1971, at 10:00 o'clock.

Contract purchaser: **Richard S. Berman**
Legal Owner: **Richard S. Berman**
Address: **1101 N. Calvert Street, Baltimore, Maryland 21202**

Address: **204 W. Pennsylvania Ave., Towson, Md. 21204 823-7800**

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MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. (301) 823-0800

DESCRIPTION

**0.46 ACRE PARCEL, MORE OR LESS, NOS. 6608-6610 DOGWOOD ROAD, NORTH-
WEST CORNER OF WOODLAWN DRIVE AND DOGWOOD ROAD, SECOND ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.**

**This Description is for an Off-Street Parking Variance
At a Day Nursery.**

Beginning for the same at a point on the northeast side of Dogwood Road, fifty feet wide, at the west end of the gusset line connecting the northeast side of Dogwood Road with the northwest side of Woodlawn Drive, thence binding on said northeast side of Dogwood Road, (1) N 60° 44' 12" W 126.48 feet, thence along the outlines of the land conveyed to Edgar A. Simpson and wife by deeds recorded among the Land Records of Baltimore County in Liber G.L.B. 2735, page 30, and in Liber G.L.B. 2750, page 560, two courses: (2) N 41° 58' 00" E 147.64 feet, more or less, (3) southeasterly 144.00 feet to the northwest side of Woodlawn Drive, thence binding on said northwest side of Woodlawn Drive the two following courses: (4) S 46° 18' 37" W 67.79 feet, (5) S 43° 19' 45" W 124.41 feet to intersect the gusset line connecting Woodlawn Drive with Dogwood Road, thence along said gusset line, (6) S 79° 32' 00" W 23.06 feet to the place of beginning.

Containing 0.46 of an acre of land, more or less.

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Industries
RL:Smpl J.C. #70061



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1971

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance
Locations: 101 Cor. Int. of Dogwood Rd.
& Woodlawn Drive
Petitioner: Richard S. Berman
Committee Meeting of March 9, 1971
2nd District
Item 130

Dear Sir:

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 improved with two dwellings, with the house closest to the intersection of Dogwood Road and Woodlawn Drive an existing Nursery School Day Center. The properties are all residential in character - some vacant, some developed. Dogwood Road and Woodlawn Drive in this location are improved insofar as concrete curb and gutter are concerned.

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.

General:

The southeasternmost portion of the three lots comprising this site, the 0.134 acre parcel contiguous to Woodlawn Drive is presently owned by Baltimore County. The petitioner apparently is negotiating the purchase of this parcel.

James D. Nolan, Esq.,
Item 130
Page 2
March 31, 1971

Highways:

Dogwood Drive, an existing County highway, has been improved in recent years as a 60-foot closed roadway section within an existing nominal 62-foot right-of-way in the vicinity of this property.

Dogwood Road, an existing County road, has been partially improved in the vicinity of this site, and is proposed to be improved as a 60-foot closed roadway section within a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible slope easements, will be required with any present or subsequent grading or building permit application.

The petitioner is advised to contact the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering.

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

Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available to serve this property.

PROJECT PLANNING DIVISION:

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

4' high compact screen planting must be shown along the property line between 6610 and 6612 Dogwood Road.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a parking variance to allow 7 parking spaces instead of 14. This office is opposed to this variance since problems presently exist at the subject nursery and a parking variance will only compound the problem.

Saving and excepting from said description the lot on which the improvements known as 6608 Dogwood Road, said lot having existing zoning of R-6 with a special exception for residential and day nursery use.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jan Forrester Date: March 12, 1971
FROM: Dave Smith
SPECIAL EXCEPTION FOR NURSERY
SIP: 1/2 Corner Dogwood Rd. & Woodlawn Drive

Mr. Berman already operates nursery at 6608 Dogwood Road, licensed for 47 children. Exception presumably is being requested for the adjoining lot. Mr. Berman's plans, as expressed to the Day Care Office, include an additional building to accommodate 75 children.

The traffic situation for the present nursery has always been undesirable, and expressions of disapproval have been received from various persons. With a total of 122 children using the combined centers, we would be concerned about the increased traffic and safety of the children, unless plans take care of this.

We would also want to be assured that ample playground area be reserved to allow each child to have a long period outdoors whenever the weather permits. All children would not be using the grounds at the same time, but approximately forty children would be outside at one time. At least one hundred square feet of space per child is considered desirable.

ES:sa

James D. Nolan, Esq.,
Item 130
Page 3
March 31, 1971

HEALTH DEPARTMENT:

Public water and sewers are available to this site.

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.

Food Control Comments: If a food establishment is planned, 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.

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BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION:

This office has no comment on the proposed site.

BUILDINGS 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.

James D. Nolan, Esq.,
Item 130
Page 4
March 31, 1971

ZONING ADMINISTRATION DIVISION:

It has come to the attention of this office that a portion of the property that the petitioner is requesting for the extension of the nursery school is presently owned by Baltimore County; therefore, it is a City land. This site must be deleted and revised descriptions and drawings submitted to this office prior to a hearing date being assigned.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

MICROFILMED

District: 9th Date of Posting: May 3 1971
 Posted to: SPECIAL EXECUTIVE 9. VARIANCE
 Petitioner: RICHARD S. BERMAN
 Location of property: 1/4 Section of Woodhams Dr. And Deewood Rd
 Location of Signs: 1/4 W/S of Woodhams Dr. 35 ft. E. of Redwood Rd
3 1/2 W/S of Deewood Rd. 35 ft. S. of Woodhams Rd 3 6610 Deewood Rd.
 Remarks:
 Posted by: Charles H. Paul Date of return: May 6 1971

[illegible]

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,
L. Frank Struthers
 Manager.

Cost of Advertisement, \$.....

[illegible]

CERTIFICATE OF PUBLICATION

Pikesville, Md. April 29, 1971

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of one time before the 19th
day of May, 19 71
the first publication appearing on the 29th
day of April, 19 71

THE NORTHWEST STAR

Arnold Landau
Manager Arnold Landau

Cost of Advertisement, \$ 14.28

TELEPHONE 484-4412	INVOICE		N ^o 81222
BALTIMORE COUNTY, MARYLAND		DATE May 19, 1971	
OFFICE OF FINANCE			
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BILLED	
To:	Zoning Dept. of Baltimore County		
Keshlam Bay Nursery, Inc. 688 Spang Road Baltimore, Md. 21207			
REPORT TO ACCOUNT NO. 91-623	RETURN TO: A PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$66.38
QUALITY	DE JACK ALONG PER-NOTHING AND FAP THIS PORTION FOR YOUR RECORDS	COST	
Advertising and posting of property for Richard L. Brown 91-345-A		\$6.38	
4 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204			

James B. Nelson, Esq.,
204 W. Pennsylvania Ave.
Towson, Maryland 21204

MALDEN 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
06 day of April, 1978

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner Richard S. Surran
 Petitioner's Attorney James S. Hynes, Esq. Reviewed by Chris S. Hynes
 Chairman of the
 Advisory Committee

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Web Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			4/14/81	APK	4/14/81	APK				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: BZM

Previous case: # 3-73

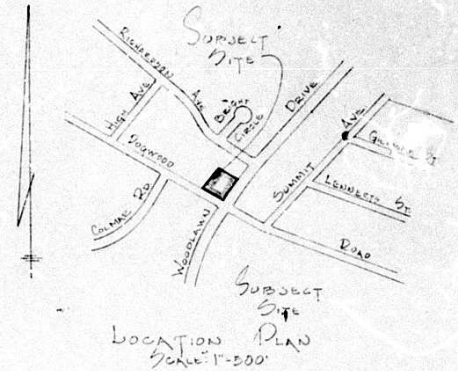
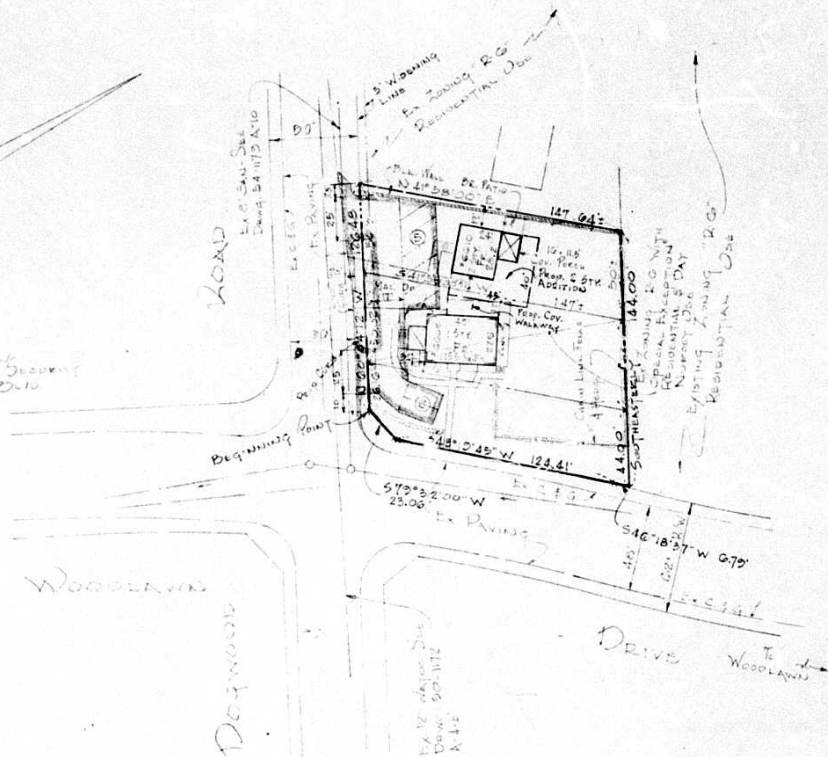
Revised Plans:
Change in outline or description Yes No

Map # 10-2B
11-3F

TELEPHONE 404-7423	INVOICE	N ^o 78690
	BAI MORE COUNTY, MARYLAND OFFICE OF FINANCE	DATE: April 26, 1977
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	BILLED BY:
TO: Messrs. Wilson, Pinkney & Williams 204 N. FORTNA, Ave. Towson, Md. 21204	Billing Dept. of Baltimore County	
DEBIT TO ACCOUNT NO. 04-682	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$20.00
QUANTITY	DETAILED ALIAS * INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS	CASH
5 100 200 300 400 500 600 700 800 900 1000	Petition for Special Exemption and Variance for Richard Surran 071-365-1A	\$20.00
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

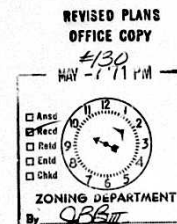


GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 0.48 ACRES
2. EXISTING ZONING OF PROPERTY "R-2" (*GG10) & DISTRICT (HCC) & "R-2" WITH SPECIAL EXCEPTION (*GG08)
3. EXISTING USE OF PROPERTY "RESIDENTIAL" (*GG10) & "DAY NURSERY" (*GG08)
4. PROPOSED ZONING OF PROPERTIES "R-2" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTIES "DAY NURSERY"
6. METROPOLITAN UTILITIES ARE EXISTING TO THE SUBJECT PROPERTIES
7. OFFSTREET PARKING DATA
 - a. REQUIRED EQUALS 14 SPACES
 - b. PROPOSED EQUALS 7 SPACES
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 402.2 (b) (5) OF THE ZONING CODE TO PERMIT 7 OFFSTREET PARKING SPACES INSTEAD OF THE REQUIRED 14
9. SHADDED AREA ON SITE PLAN INDICATES PROPOSED DRIVEWAY & OFFSTREET PARKING

MATZ, CHILDS & ASSOCIATES
1020 ORONWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

NO. 10	DRAWN BY	DESIGNED BY	CHECKED BY
10061	RLS	PL	



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & PARKING VARIANCE
AT

GG08-10 Dogwood Road
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
SCALE: 1"=50'
JULY 13, 1970
REVISED: JAN 13, 1971
FEB 11, 1971
MAY 4, 1971

