

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Renata L. Ramsburg, 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 D.R. - 3 zone to an _____ 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 a day care center

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

I, Renata L. Ramsburg, 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
Renata L. Ramsburg
Address: 203 M. Chesapeake Ave., Towson, Maryland 21204

Paul Martin, Esquire
Petitioner's Attorney
Address: 203 M. Chesapeake Ave., Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1972, 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 26th day of April, 1972, at 11:00 o'clock

Renata L. Ramsburg
Zoning Commissioner of Baltimore County

(over)

DESCRIPTION

TO ACCOMPANY
APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF
RENATA L. RAMSBURG
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the Northernmost side of a right way 70 feet wide, known as Wilson Avenue, distant 1,325 feet more or less Southwesterly from the center line of Bond Avenue, said point being the end of the Second line of that parcel or land thirdly described in a deed dated August 12, 1971 and recorded among the Land Records of Baltimore County, Maryland in Liber 5210 at Folio 064 which was conveyed by Ronald C. Franks and Violet E. Franks, his wife, to Renata L. Ramsburg and Renata H. Ramsburg and running thence binding along the Third line of that parcel of land thirdly described in the above-mentioned deed South 43° 02' 10" East 311.50 feet, thence binding along the fourth or last line of said third parcel and reversely along the fourth line of that parcel of land secondly described in the above-mentioned deed South 45° 58' 26" West 340.00 feet, thence binding reversely along the third line of said second parcel and reversely along the second line of that parcel of land firstly described in the above-mentioned deed North 43° 02' 10" West 311.50 feet to a point on the Northernmost side of the aforesaid right way, as laid out 20 feet wide, as a means of ingress and egress to and from Bond Avenue, thence binding along the Northernmost side of said right way and reversely along the first lines of parcels one and two and along the second line of parcel three of the above-mentioned deed North 45° 58' 26" East 340.00 feet to the place of beginning, containing 2.43 acres of land more or less.

Subject to a right of way 20 feet wide as a means of ingress and egress to and from Bond Avenue, said right of way being adjacent, contiguous, parallel and Southeast of the last line of the hereinabove described parcel of land, said right of way and the rights of right of ways adjacent thereto being more particularly referred to in a deed dated March 24, 1939 recorded among the aforesaid Land Records in Liber 1058 at Folio 380 which was conveyed by Victor V. Probst to Leo L. McConville and wife.

PURDUM AND JESCHKE, ENGINEERS
24 Park Avenue, Ellicott City, Maryland 21043
page 1 of 2 October 5, 1971

DESCRIPTION

TO ACCOMPANY
APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF
RENATA L. & RENATA H. RAMSBURG
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



Together with a right of way 20 feet wide as a means of ingress and egress to and from Bond Avenue, said right of way being adjacent, contiguous, parallel and Southeast of the prolongation of the last line of the hereinabove described parcel of land, said right of way and the rights of right of ways adjacent thereto being more particularly referred to in a deed dated March 24, 1939 recorded among the aforesaid Land Records in Liber 1058 at Folio 380 which was conveyed by Victor V. Probst to Leo L. McConville and

BEING all of the three parcels of land described in a deed dated August 12, 1971 recorded among the aforesaid Land Records in Liber 5210 at Folio 064 which was conveyed by Ronald C. Franks and Violet E. Franks, his wife, to Renata L. Ramsburg and Renata H. Ramsburg.

PURDUM AND JESCHKE, ENGINEERS
24 Park Avenue, Ellicott City, Maryland 21043
page 2 of 2 October 5, 1971

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

My Petition has been received and accepted for filing
this 14th day of March, 1972

Paul Martin
Petitioner's Attorney

Petitioner: Renata L. and Renata H. Ramsburg

Petitioner's Attorney: Paul Martin

Reviewed by: David L. Martin
Chairman of Advisory Committee

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					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>Paul Martin</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>_____</u>				
Previous case: <u>_____</u>					

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1972

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

ADULT EDUCATION

ENTERTAINMENT

Paul Martin, Esq.,
203 M. Chesapeake Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for Day Care Center
Location: SE 1/4 Wilson Avenue, 1325' SW of Bond Avenue
Petitioner: Renata L. and Renata H. Ramsburg
Committee Meeting of February 1, 1972
4th District
Item 124

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 located on the southeast side of Wilson Avenue 1325 feet southwest of Bond Avenue. It is presently improved with a one-and-a-half story frame dwelling. To the northeast, and directly adjacent to the site, is a 2 1/2 story brick dwelling, a frame barn and various frame sheds. The remaining three sides are vacant. There is no curb and gutter at this location.

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

Wilson Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross section on a 50 foot right of way. Highway improvements are not required at this time. Highway right of way and widening, together with any necessary reversionable easement for slopes, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right of way and widening (50 feet wide), symmetrical about the 8,450' 58' 26" E 340.00' line shown on the submitted plan.

Paul Martin, Esq.,
RE: Item 124
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March 22, 1972

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be designed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through striping, 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 striping of top soil.

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 Sewers

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private on site facilities.

PROJECT PLANNING DIVISION

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

While this office feels that the site would be a good location for the proposed use, the access is substandard, depending on the means of transportation intended and the number of children to be cared for.

HEALTH DEPARTMENT

Private water, Private sewage disposal system is failing. Complete soil evaluation must be conducted prior to approval of permit.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Paul Martin, Esq.,
RE: Item 124
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March 22, 1972

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.

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

DEPT. OF TRAFFIC ENGINEERING

Access to this site is from Wilson Avenue which is 10.6 feet wide and this width is not considered adequate for a day care center.

BOARD OF EDUCATION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing; however, revised plans indicating the proposed widening for Wilson Avenue should be submitted prior to the hearing date.

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,

David L. Martin
OLIVER L. MYERS, Chairman

JOB:JD

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNunno, Zoning Commissioner Date: April 26, 1972

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #72-253-X, North side of Wilson Avenue 1325 feet Southwest of Bond Avenue.
Petition for a special exception for a nursery school
Renata L. Ramsburg, et al - Petitioner

4th District

HEARING: Wednesday, April 26, 1972 (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

A nursery school at this location appears to be compatible with existing surrounding uses. However, we agree that the access to this property may be less than adequate depending upon the number of students and the type of vehicles which would transport them to this location.

It is recommended that the proff of Section 502.1 of the Zoning Regulations have been met any additional development on this site should be conditioned to an approved site plan.

GEG:NEG:cm

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.

a Special Exception for a Nursery School should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1972 day of April 2 that the above described property be and the same is hereby

granted, from and after the date of this order, subject to the approval of a 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1972 day of April 2, that the above re-classification 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 a zone; and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 26th day of April, 1972, the first publication appearing on the 6th day of April, 1972.

THE JEFFERSONIAN

H. Leach, Jr. Manager

Cost of Advertisement, \$

RECEIVED FOR SPECIAL ADVERTISING
The Baltimore County Zoning Department has received for publication the following advertisement for a Special Exception for a Nursery School. The advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 26th day of April, 1972, the first publication appearing on the 6th day of April, 1972.

RECEIVED FOR SPECIAL ADVERTISING
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THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Diemena Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10 day of April 1972 that is to say, the same was inserted in the issue of April 6, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 412
Posted for SPECIAL EXCEPTION
Petitioner KAVATA L. RAHSBERG
Location of property N.W. WILSON AVE. 1325.55 SW. OF BOND AVE.
Location of Signs N.W. OF WILSON AVE. 1325.55 SW. OF BOND AVE. JUST AT THE TREE LINE
Remarks Charles H. Neal
Posted by Charles H. Neal
Date of return April 14, 1972

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2166
DATE April 28, 1972 ACCOUNT 01-662
AMOUNT \$82.25
DISTRIBUTION
WHITE - CASHIER
Reneale E. Ransburg
340 Main Street
Randallstown, Md. 21136
Advertising and posting of property
772-253-2
8 225 REC

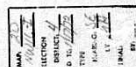
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2124
DATE April 3, 1972 ACCOUNT 01-662
AMOUNT \$30.00
DISTRIBUTION
WHITE - CASHIER
William E. Ransburg
340 Main St.
Randallstown, Md. 21136
Petition For Special Exception
772-253-X
5 000 REC

GENERAL NOTES
PROPOSED DAY CARE CENTER

AREA - 1 ST FLOOR - BASEMENT	2,100 sq. ft.
2 ND FLOOR - BASEMENT	2,200 sq. ft.
TOTAL FLOOR AREA	5,000 sq. ft.
STANDARD SQUARE FEET REQUIRED	12 @ 9' x 20' =
15	1,300 sq. ft.
USABLE FLOOR AREA - 1 ST FLOOR	(W/O OF HELLWAY, KITCHEN, LAVATORY) 1,200 sq. ft.
USABLE FLOOR AREA - BASEMENT	(W/O OF TURNABLE ROOM & LAVATORY) 1,200 sq. ft.
USABLE FLOOR AREA - 1 ST FLOOR & BASEMENT	2,400 sq. ft.
REQUIRED AREA PER CHILD	50 sq. ft. @ 1,000 sq. ft.

X-INDICATES PROPOSED 42" VINYL COATED FENCE (PLATED)
X-INDICATES PROPOSED 42" VINYL COATED FENCE
O-INDICATES PROPOSED 24" POST & RAIL FENCE

NOW OR FORMERLY
FRED WILSON, JR.
1755 - 99
ZONED - D.R. 2



PLAT TO COMPANY
APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF

RENATA L. & RENATA H. RAMSBURG
4TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.
OCTOBER 5, 1971 SCALE 11" = 20'

PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
3697 PARK AVENUE
ELLICOTT CITY, MARYLAND 21045

