

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, FRANCES HAUSNER, legal owner 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 _____ zone to an _____ zone for the following reasons: N-A

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 Camp in existing PDP zone

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.

Contract purchaser Frances W. Hausner
Mrs. Frances Hausner Legal Owner
Address 600 S. Riegfried Geratung
13 W. Pennsylvania Ave., Towson
21204
Protestant's Attorney
Address 165 W. Pennsylvania Avenue 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 1973, 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 15th day of February, 1973, at 1:00 o'clock

(over)

RE: PETITION FOR A SPECIAL EXCEPTION
NE/8 of Sparks Road, 2485' W
of Carroll Road - 10th District
Frances Hausner - Petitioner
NO. 73-182-X (Item No. 115)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception to operate a Day Camp in a R.D.P. Zone. The property in question consists of a 112.71 acre farm complete with dwelling, caretakers house and farm building. The site of the proposed day camp is located on Sparks Road in the Tenth Election District of Baltimore County.

The camp is expected to have an enrollment of approximately 300 within a three year period, one adult counselor will be assigned for supervisory or instructional purposes for each six students. All transportation will be provided by the day camp with children being picked up and delivered by vehicles that are owned and operated by the day camp

Recommendations by the Planning Staff indicated that the proposed use would not have an adverse effect on either short or long range plans for the County.

No adverse comments were made by the Zoning Advisory Committee with regard to the Petitioner's operation or site plans for utilizing the property.

There were no area residents or protestants in attendance during the hearing.

After reviewing the testimony and facts submitted in this case, it is the opinion of the Deputy Zoning Commissioner that the proposed operation and use of the subject property meets all requirements of Section 502.1 and that the Special Exception can be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of February, 1973, that a Special

Exception for a Day Camp should be and the same is Granted from and after the date of this Order, subject, however, to the following restrictions:

- That a functional site plan be submitted and approved by the Department of Public Works, Bureau of Traffic Engineering, and the Office of Planning and Zoning.
- That all requirements of the Health Department are met prior to the opening of the Day Camp.

James S. Dillon
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dillman, Zoning Commissioner Date: January 29, 1973
FROM: Norman E. Guber, Office of Planning and Zoning
SUBJECT: Petition #73-182-X, Northeast side of Sparks Road 2485 feet West of Carroll Road for Special Exception for a Day Camp.
Petitioner - Frances Hausner

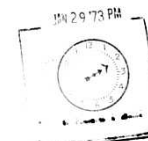
10th District

HEARING: Thursday, February 15, 1973 (1:00 P.M.)

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

The proposed use appears to have no adverse effect on either short or long range plans for the County.

NEG-14



ORDER RECEIVED FOR FILING

DATE January 29, 1973

BY John P. Dillman

ORDER RECEIVED FOR FILING

DATE January 29, 1973

BY John P. Dillman

FROM THE OFFICE OF
GEORGE WILLIAM STERNES, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Special Exception and Parking Variance
for Day Camp
Sparks Road, Sparks, Maryland.

February 15, 1972

Beginning for the same on the northeast side of Sparks Road at a point distant 2485 feet measured westerly from the centerline of Carroll Road and running thence binding on the northeast side of said Sparks Road the three following courses (1) North 69° 45' West 263.52 feet, (2) North 71° 48' West 598.83 feet and (3) North 74° 05' 40" West 1666.09 feet, thence leaving said Sparks Road the five following courses (4) North 21° 59' East 1322.27 feet (5) North 21° 44' East 717.80 feet (6) North 63° 33' East 599.52 feet (7) South 57° 50' East 471.61 feet and (8) North 35° 21' East 686.97 feet to the southwesterly side of Glencoe Road, thence binding on the southwesterly side of Glencoe Road (9) South 62° 17' East 599.50 feet, thence leaving said Glencoe Road the eleven following courses (10) South 20° 20' East 842.75 feet (11) South 42° 15' West 58.00 feet (12) South 8° 42' East 290.20 feet (13) South 01° 38' East 202.30 feet (14) South 02° 04' West 111.83 feet (15) South 11° 30' West 120.29 feet (16) South 75° 40' East 495.38 feet (17) South 20° 00' East 270.58 feet (18) South 24° 34' East 64.03 feet (19) South 15° 45' West 280.63 feet and (20) South 15° 19' West 623.76 feet to the place of beginning.

Containing 112.71 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
J. Morris Byrnes, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 19th day of January, 1973

S. Eric Dillman
Zoning Commissioner

Petitioner Frances Hausner

Petitioner's Attorney J. Morris Byrnes

Reviewed by John P. Dillman
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 15, 1973

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

JOHN J. DILLMAN, JR.
Chairman

MEMBERS

BUREAU OF

PLANNING AND

DEVELOPMENT

STATE ROAD COMMISSION

BUREAU OF

PLANNING AND

DEVELOPMENT

STATE ROAD COMMISSION

BUREAU OF

PLANNING AND

DEVELOPMENT

STATE ROAD COMMISSION

J. Morris Byrnes, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: RE: Variance Petition
Item 115
Frances Hausner - Petitioner

Dear Mr. Byrnes:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the northeast side of Sparks Road, 2485 feet west of Carroll Road, in the 10th District of Baltimore County. This residential (R.D.P.) zoned property is currently improved with a dwelling, a barn, a caretaker's house, and several sheds. The entire area surrounding this property is used as farm land. Private water well and septic system are existing on this site. There is an existing pond near the entrance to this property.

This petition is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing date that clearly indicate the location of the existing pond, the required number of parking spaces, and the correct election district.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillman, Jr.
Chairman, Zoning Advisory Committee



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

13 October 1983

ARNOLD JABLON
ZONING COMMISSIONER

Robert Hoffman, Esq.
Cook, Howard, Downes & Tracy
210 Allegheny Ave.
P. O. Box 5517
Towson, Maryland 21204

RE: Haussner Property
Case No. 73-182-X

Dear Rob:

Pursuant to our conversation, and your request, I have considered the proposition that the Haussners' have abandoned their special exception granted in the above captioned matter, which, if accepted, would remove the special exception from their property and permit for the transfer of approximately 15 acres to the Oldfields School without the need of a special hearing to amend the site plan and/or special exception granted.

I have concluded, however, that a special exception cannot be abandoned.

The grant of an application for a special exception is an official quasi-legislative, quasi-judicial determination that the use allowed is not offensive to the zoning regulations and conforms to the objective standards established therein for the proposed use in the particular location. Therefore, a special exception thus granted should not abate by lack of use any more than a permitted use which is allowed as a matter of right might abate. A grant of a special exception goes with the land, not with the user, and thus becomes imprinted on the land to the same degree as any permitted use as a matter of right might be.

I must again insist that to do what your client intends a hearing is required.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

January 18, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #115 (1972-1973)
Property Owner: Frances Hausner
N/E/S Sparks Road, 2485' W of Carroll Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 409.28(5) to permit 16 parking spaces instead of required 43 and Special Exception for a Day Camp in R.D.P. Zone
District: 8th No. Acres: 112.71 acres

Dear Mr. DiNenna:

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:

Glenn Road and Sparks Road, existing public roads, are proposed to be improved in the future with 40-foot rights-of-way. Due to the nature of the terrain in the vicinity of this property it is expected that some road realignment will be required to ease some of the curves and improve sight distances.

Highway improvements are not required at this time. Highway right-of-way and widening, including any necessary reversible easement's for slopes will be required in connection with any grading or building permit application.

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

The status of the roadways traversing this property are unknown and assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein.

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.

Item #115 (1972-1973)
Property Owner: Frances Hausner
Jan 2
January 18, 1973

Storm Drains:

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

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.

Drainage and utility easements, flood plains and drainage reservations must be established through this property, and will be required in connection with any grading or building permits.

Water and Sanitary Sewer:

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

This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1990, amended 1971.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:GDW:iss

NW 23 & 24 A Topo
DE-NS Key Sheet
93 NW 2, 3
92 NW 2, 3
91 NW 2, 3
90 NW 2, 3
28 and 30 Tax Maps

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

January 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 115 - ZAC - December 26, 1972
Property Owner: Frances Hausner
Sparks Road W. of Carroll Road
Variance from Section 409.28 (5) to permit 16 parking spaces instead of req. 43 and special exception for a day camp in R.D.P. zone
District 8

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a day camp and a variance to the parking requirement.

The special exception is not expected to cause any major traffic problem. But, this office can not understand the need for a variance to the parking requirement on a site this large.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 3, 1973

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 115, Zoning Advisory Committee Meeting
January 2, 1973, are as follows:

Property Owner: Frances Hausner
Location: N/E/S Sparks Road, 2485' W of Carroll Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 409.28(5) to permit 16 parking spaces instead of req. 43 and Special Except. for a Day Camp in R.D.P. zone.
District: 8
No. Acres: 112.71

Property is served by a private water well; private septic system proposed, therefore complete soil evaluation must be conducted and approved.

Day Camp Comments: State and County regulations must be complied with. Application for permit to operate a day camp is required by the County Department of Permits and Licenses.

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:an@

CC: L.A. Schuppert
J.A. Messina

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
JEFFERSON BUILDING
TOWSON, MD. 21204
#A-2311

January 18, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
Towson, Md. 21204
#A-2311

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #115, Zoning Advisory Committee Meeting, December 26, 1972, are as follows:

Property Owner: Frances Hausner
Location: N/E/S Sparks Road 2485' W of Carroll Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 409.28(5) to permit 16 parking spaces instead of required 43 and Special Exception for a Day Camp in R.D.P. Zone.

District: 10
No. Acres: 112.71 acres

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
J. Morris Byrnes, Esq.
385 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 115

Your Petition has been received and accepted for filing
this 18th day of January 1973

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Frances Hausner

Petitioner's Attorney: J. Morris Byrnes

Reviewed by
John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 25, 1973

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 25th day of January, 1973, the first publication appearing on the 25th day of January, 1973.

L. L. Schuppert
L. L. Schuppert
Manager

Cost of Advertisement, \$.....

THE JEFFERSONIAN
TOWSON, MD.
PUBLISHED WEEKLY
Subscription Price: \$5.00 per year in advance
Single Copies: 15c
Advertising Rates: See separate sheet
Second Class Postage Paid at Towson, Md.
Postmaster: Please send address changes to THE JEFFERSONIAN, c/o Baltimore County Office of Planning and Zoning, 111 W. Chesapeake Avenue, Towson, Md. 21204.
Copyright © 1973 by L. L. Schuppert
Printed at the Jeffersonian Press, Towson, Md.

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204
January 29 - 1973

THIS IS TO CERTIFY that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29 day of January 1973 that is to say, the same was inserted in the issue of January 25, 1973.

STROMBERG PUBLICATIONS, Inc.

Beth Morgan
Beth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H 73-182-X

District: 100 Date of Posting: 1-25-73
Posted for: Henry H. H. 15, 1973 & 16, P.M.
Petitioner: Francis Hammer
Location of property: N.E. 1/4 Sub. of Apple Rd. 2485' West of
Cornwall Rd.
Location of Signs: 3 Signs: Road on Apple Rd.
2 Signs: Road on Apple Rd.
Remarks: _____
Posted by: Mark H. H. Date of return: 2-1-73
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		210 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>JCH</u>	Revised Plans: Change in outline or description: <u>Yes</u> Previous case: _____ Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received on this 14th day of

December 1972. Item # _____

S. Eric D. H.
S. Eric D. H.
Zoning Commissioner

Petitioner: Francis Hammer Submitted by: J. Norris Byrnes
Petitioner's Attorney: same Reviewed by: G. Elkins

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 7010

DATE Jan. 22, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Whiteford, Taylor, Freston, Trinkle & Johnson
San Life Building Charles Center
Baltimore, Md. 21201
Petition for Special Exception for Frances Hammer
#73-182-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 7050

DATE Feb. 15, 1973 ACCOUNT 01-662

AMOUNT \$62.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Riefried Gerstung
International Sport Education, Inc.
19 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for
Frances Hammer - #73-182-X

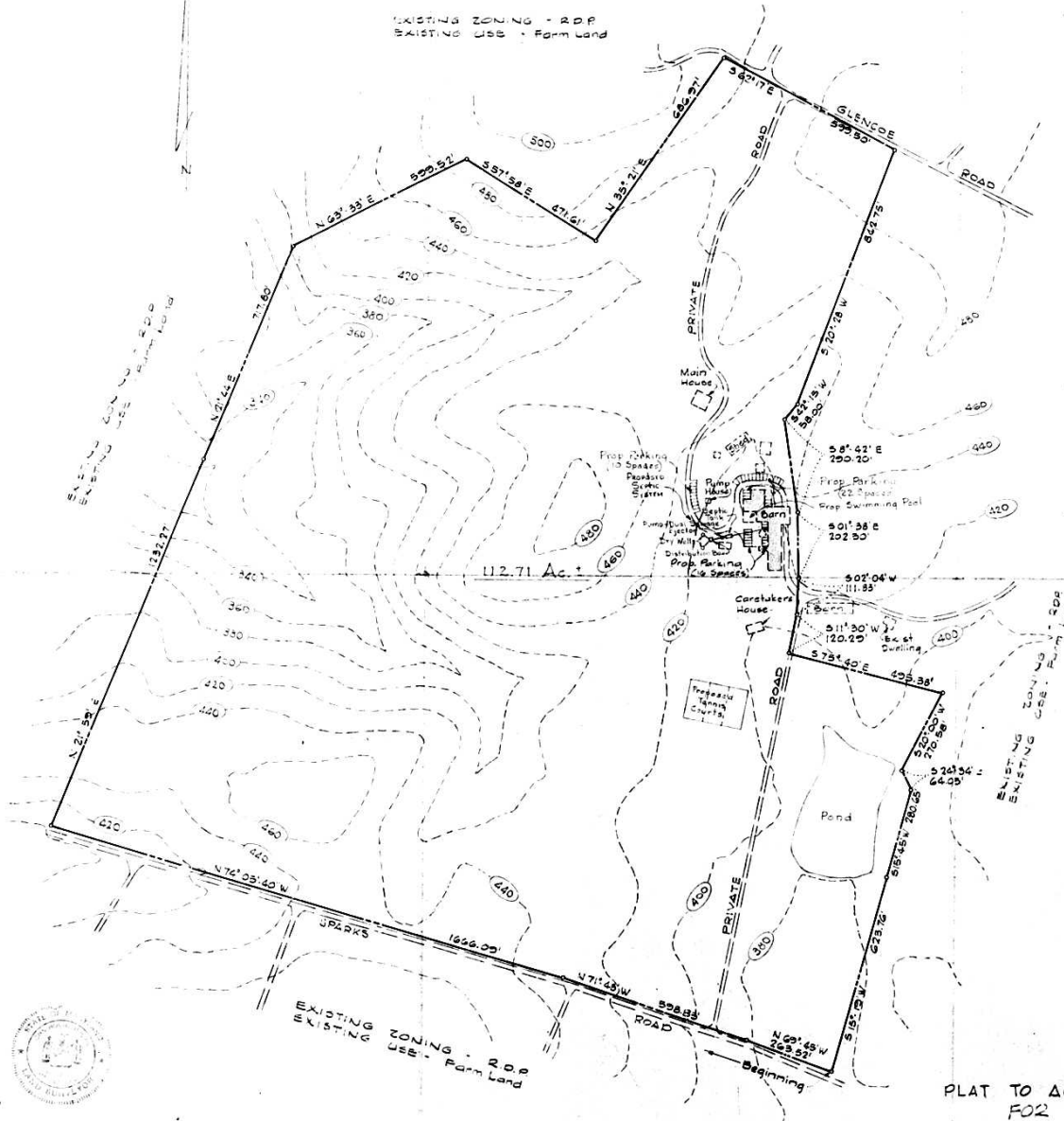
EXISTING ZONING - RDP
EXISTING USE - Farm Land



TABULATION

EXISTING ZONING	---	RDP
AREA OF BUILDING	---	12,515 SQ. FT.
PARKING REQUIRED @ 1/500'	---	45
PARKING PROVIDED	---	44
NUMBER OF CHILDREN	---	100
HOURS OF OPERATION	---	10 AM to 4 PM
DAYS OF OPERATION	---	MONDAY to FRIDAY
NO MEALS TO BE PROVIDED	---	(Only snack from vending machines)
TRANSPORTATION	---	BUSES & PRIVATE CARS

NOTE: ALL PARKING AREAS TO BE OF DURABLE DUSTLESS SURFACE.



PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION
FOR DAY CAMP IN EXISTING RDP ZONE
SPARKS ROAD, SPARKS, MARYLAND

BALTO. CO. MD.
SCALE: 1" = 200'

ELECT. DIST. # 8
DATE: FEB. 2, 1972
REV. FEB. 6, 1973

GEORGE WILLIAM STEPHENSON
AND ASSOCIATES, INC.
1000 W. 10th Ave.
COWLEY, MARYLAND

FEB. 15, 1973 - Paul & Tannis Courts
MARCH 5, 1973 - Revised Section System

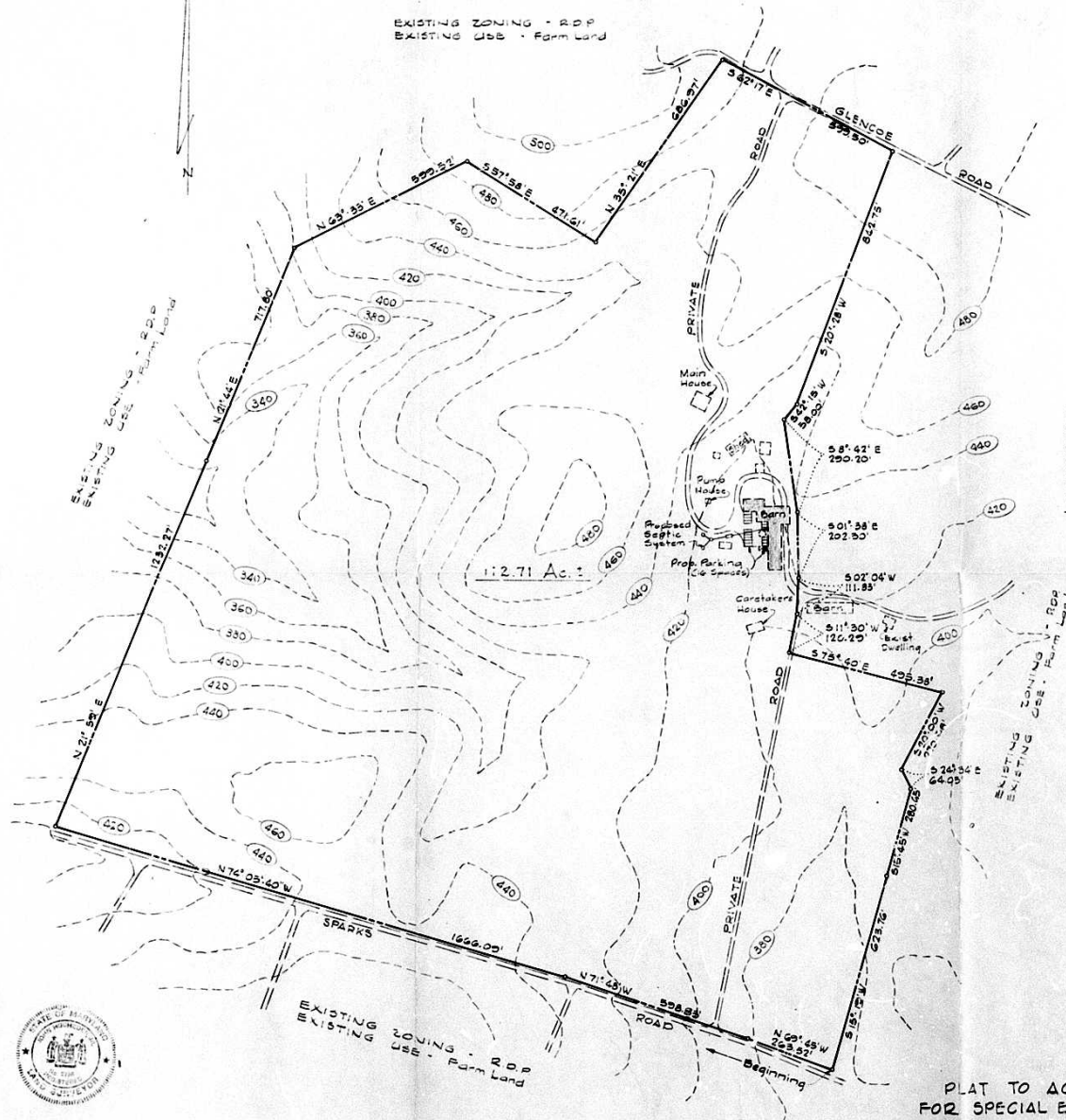
77-2550



EXISTING ZONING - RDP
EXISTING USE - Farm Land



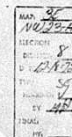
LOCATION PLAN
1:2000



TABULATION

EXISTING ZONING	---	RDP
AREA OF BUILDING	---	12,875 SQ. FT.
PARKING REQUIRED @ 1/300'	---	43
PARKING PROVIDED	---	16
NUMBER OF CHILDREN	---	100
HOURS OF OPERATION	---	10 AM to 4 PM
DAYS OF OPERATION	---	MONDAY to FRIDAY
NO MEALS TO BE PROVIDED	---	
TRANSPORTATION	---	BUSES & PRIVATE CARS

Note:
Variance requested from 402.2-b(8) to permit parking for 16 cars instead of the required 43.



PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION & PARKING VARIANCE
FOR DAY CAMP IN EXISTING RDP ZONE

SPARKS ROAD, SPARKS, MARYLAND

BALTO. CO. MD.
SCALE: 1"=200'

ELECT. DIST. # 3
DATE: FEB. 2, 1972

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



