

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William A. & Camille K. Grant, 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 _____ zone to an _____ zone; and 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 _____

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.

County _____
Contract purchase: _____
Address: _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the _____ day of December, 1973 at _____ o'clock.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 28, 1973
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-133-X, Northeast corner of Yataruba Drive and St. Lukes Lane.
Petition for Special Exception for a Nursery School
Petitioner - William A. Grant, Jr. and Camille K. Grant

2nd District

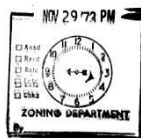
HEARING: Monday, December 3, 1973 (1:30 P.M.)

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

If the proofs of Section 502.4 are met a granting of this use should be conditioned to conformance to a site plan which has the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

WILLIAM D. FROMM
Director
Office of Planning and Zoning

WDF:ING:rw



Beginning for the same at the point formed by the intersection of the northeast side of Yataruba Drive, 50 feet wide, and the southeast side of Thornfield Road, 50 feet wide, and running thence binding on the northeast side of said Yataruba Drive, South 47°45'15" East 215.00 feet to intersect the northeast side of St. Lukes Lane, varying in width; thence binding on the north side of said St. Lukes Lane by a line curving to the left with a radius of 25.00 feet the distance of 39.27 feet which are subtended by a chord bearing North 87°45'45" East 55.56 feet; thence binding on the northwest side of St. Lukes Lane, North 42°45'45" East 190.00 feet to intersect the third line of the first parcel of land conveyed by Urban Title Holding Company, Inc., to William A. Grant, Jr. and Camille K. Grant, his wife, by deed dated May 29, 1967 and recorded among the Land Records of Baltimore County in Liber 4761 Folio 341; thence binding reversely on part of the third line of the first parcel of land described in said deed, to the beginning thereof, as now surveyed, North 47°52'15" East 290.00 feet to the aforesaid southeast side of Thornfield Road and thence binding on the southeast side of said Thornfield Road, South 42°45'45" West 215.00 feet to the place of beginning.

Containing 51,056 square feet or 1.172 acres of land, more or less.

The above description is for zoning purposes only and is not intended to be used for transferring title.

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 23, 1973

Mr. William A. Grant, Jr.,
3200 St. Lukes Lane
Baltimore, Maryland 21207

RE: Special Exception Petition
Item 76
William A. & Camille K. Grant -
Petitioners

Dear Mr. Grant:

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 as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of St. Lukes Lane and Yataruba Drive. This property is currently improved with a one-story stucco ranch house and a detached one-story garage.

The petitioner is requesting a Special Exception for a nursery school on this property. There is currently an entrance to this property from St. Lukes Lane with a driveway that is used in common with the adjoining property owner. There is substantial hedge and shrubbery existing along this driveway as well as on other locations on this property.

Curb and gutter does not exist along St. Lukes Lane or Yataruba Drive at this location.

Mr. William A. Grant, Jr.,
Item 76
November 23, 1973

In reviewing the site plan and after a field observation of the property, it is firmly felt that another means of egress of the property should be established, preferably on to Yataruba Drive. Also, the method of picking up and discharging children should be indicated on a revised site plan. Secondly, the zone line is not clearly indicated on this plat. The entire property is zoned U.R. 5.5. This should be checked and revised accordingly. Lastly, available utilities should be indicated on the site plan.

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,

JOHN J. DILLON, JR., Chairman

JJDJr:JJD
Enclosure

cc: H. Malmud & Associates, Inc.
8815 Meadow Heights Road
Randallstown, Md. 21133

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. IELSEN DEPUTY TRAFFIC ENGINEER

November 8, 1973

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

Re: Item 76 - ZAC - October 23, 1973
Property Owner: William and Camille Grant
NE/S Yataruba Drive, 50 feet S of Thornfield Road
Special Exception for Day Care Center
District 2

Dear Mr. DiNenna:

On site facilities for discharge of children must be constructed on site. The existing driveway should be widened.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

the above Reclamation should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

day of... 197... that the herein described property or area should be and

the same is hereby reclassified; from a... zone to a...

zone, and/or a Special Exception for a... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to meet the requirements of Section 502.1.1 of the Baltimore County Zoning Regulations...

the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day

of February, 1973, that the herein described property or area should be and

the same is hereby reclassified; from a... zone to a...

zone, and/or a Special Exception for a... should be and the same is hereby DENIED.

Nursery School

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 25, 1973

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 #76, Zoning Advisory Committee Meeting, October 23, 1973, are as follows:

Property Owner: William A. and Camille K. Grant
Location: NE/4 S of Yataruba Drive, fifty (50) feet S of Thornfield Road
Existing Zoning: D.R. 3.5 and D.R. 5.5
Proposed Zoning: Special exception for Day Care Center
No. of Acres: 1.172
District: 2

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

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

Division of Engineering
ELLENWORTH H. DYER, P. E., CHIEF

November 2, 1973

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

Re: Item #76 (1973-1974)
Property Owner: William A. & Camille K. Grant
1/4 S of Yataruba Dr., 50' S. of Thornfield Rd.
Existing Zoning: D.R. 3.5 & D.R. 5.5
Proposed Zoning: Special Exception for Day Care Center
No. of Acres: 1.172 District: 2nd

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:

St. Lukes Lane, an existing County road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 50-foot right-of-way in the vicinity of this property.

Yataruba Drive, 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 north of St. Lukes Lane.

Thornfield Road, along the north outline of this property (Lots 12 and 21) is an unimproved recorded street (Sunrise Cedar, C.R.R. 13, Folio 135) which if improved as a public road in the future, would also be as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way.

Highway improvement and highway right-of-way widening including fillat areas for eight feet at the street intersections and any necessary reversible easements for slopes will be required along the Yataruba Drive and St. Lukes Lane frontages of this property in connection with any grading or building permit application. Any construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (topography or drainage) to prevent creating any nuisance or damages to adjacent properties, especially in the concentration of surface waters. Correction of any problem which may arise, due to improper grading or improper installation of drainage facilities, shall be the full responsibility of the Petitioner.

WHP/ml

Very truly yours,
W. Nick Petrovich
Field Representative

Item #76 (1973-1974)
Property Owner: William A. & Camille K. Grant
Page 2
November 2, 1973

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this residence.

Very truly yours,

ELLENWORTH H. DYER, P.E.
Chief, Bureau of Engineering

ELLENWORTH H. DYER

cc: W. Reier
J. Somers

1-1/2" x 1/2" Sheet
15 x 16 NW 23 for Sheet
NW 1/4 Tono
88 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 29, 1973

DONALD J. ROOP, 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 76, Zoning Advisory Committee Meeting
October 23, 1973, are as follows:

Property Owner: William A. & Camille K. Grant
Location: NE/4 S of Yataruba Dr., 50' S of Thornfield Rd.
Present Zoning: D.R. 3.5 and D.R. 5.5
Proposed Zoning: Special Exception for Day Care Center
No. Acres: 1.172
District: 2

Metropolitan water and sewer are available.

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 for review and approval.

Day Care Comments: Prior to approval, owner or applicant must comply with all Baltimore County Regulations. For complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:msf

cc: L.A. Schuppert
I. Snyder

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 2, 1973

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

Z.A.C. Meeting of: October 23, 1973

Re: Item 76
Property Owner: William A. & Camille K. Grant
Location: NE/4 S of Yataruba Drive, fifty (50) ft. S. of Thornfield Rd.
Present Zoning: D.R. 3.5 & D.R. 5.5
Proposed Zoning: Special exception for Day Care Center

District: 2nd
No. Acres: 1.172

Dear Mr. Dinenna:

No adverse effect on student population - acreage too small to calculate for pupil loss.

WHP/ml

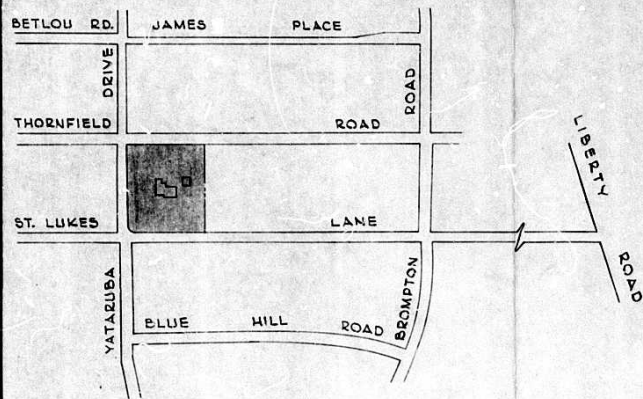
Very truly yours,
W. Nick Petrovich
Field Representative

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

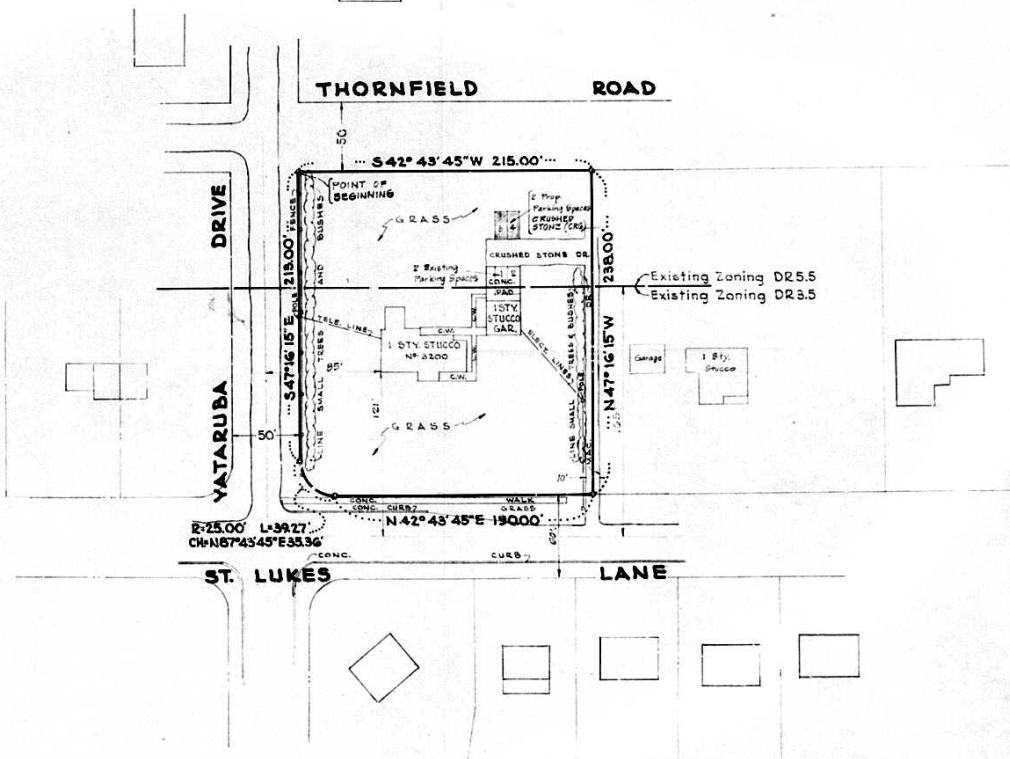
District: 2nd
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: Wm. A. Grant, Jr.
Location of property: NE/4 COR. OF YATARUBA DR. AND ST. LUKES LANE
Location of Signs: NE/4 COR. OF YATARUBA DR. AND ST. LUKES LANE
Remarks:
Posted by: Thomas H. Devlin
Date of return: Nov. 23, 1973

PETITION MAPPING PROGRESS SHEET

FUNCTION	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:	JLB				Revised Plans:		Change in outline or description			
Previous case:					Map #		Yes No			



VICINITY MAP
SCALE: 1"=200'



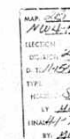
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
OF
PROPERTY AT 3200 ST. LUKES LANE

SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' SEPTEMBER 24, 1973

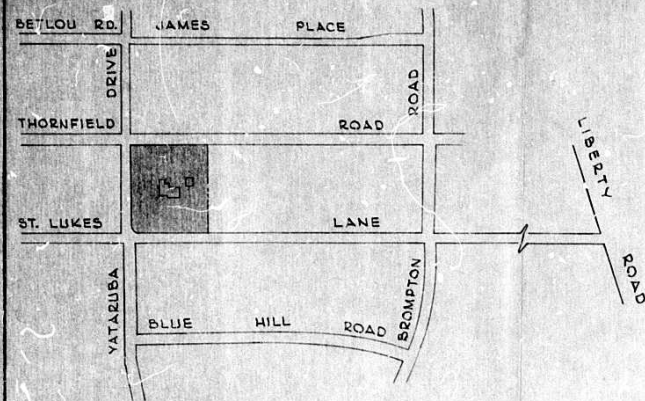
OWNER:
MR. & MRS. WILLIAM A. GRANT
3200 St. Lukes Lane
Baltimore, Maryland, 21207
Telephone 944-7511
Deed Reference: 4761/341

GENERAL NOTES

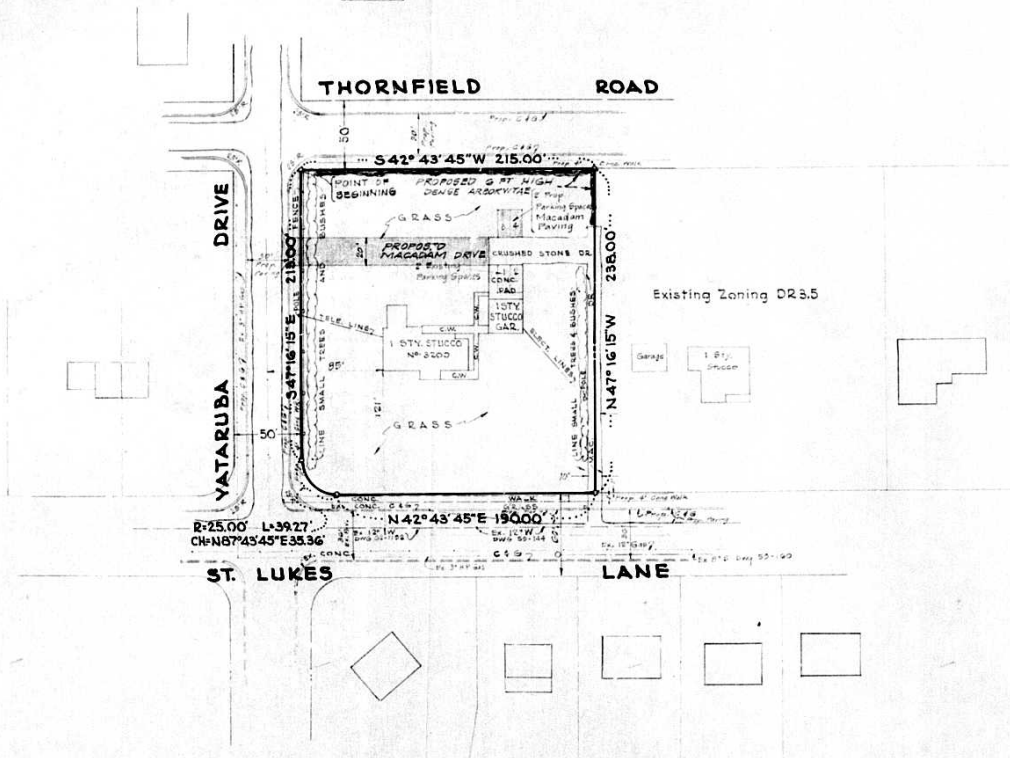
1. AREA OF PARCEL: 51,090 SQ. FT. OR 1.172 ACRES
2. EXISTING ZONING DR3.5 AND DR2.5
3. PROPOSED USE OF EXISTING HOUSE:
 - a. DAY CARE NURSERY (SQ. FT. AREA OF NURSERY: 625)
 - b. REQUIRED PARKING: 625 - 300 = 200 PLUS 1 SPACE FOR RES.
 - c. PROPOSED PARKING: 4 SPACES
 - d. FOOD SERVICE WILL BE PROVIDED
 - e. TRANSPORTATION WILL BE PROVIDED BY THE PARENTS
 - f. HOURS OF OPERATION 7:30 AM. TO 5:30 PM.
 - g. NUMBER OF TEACHERS: 2
 - h. NUMBER OF CHILDREN: 15



Prepared by
H. MALMUD & ASSOCIATES, INC.
8815 Meadow Heights Road
Randallstown, Md. 21155
Telephone: 655-6465



VICINITY MAP
SCALE: 1"=200'



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
OF
PROPERTY AT 3200 ST. LUKES LANE

SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' SEPTEMBER 24, 1973

OWNER:
MR. & MRS. WILLIAM A. GRANT
3200 St. Lukes Lane
Baltimore, Maryland, 21207
Telephone 944-7311
Deed Reference: 4761/341

- GENERAL NOTES
1. AREA OF PARCEL: 51,055 SQ. FT. OR 1.172 ACRES
 2. EXISTING ZONING: DR3.5
 3. PROPOSED USE OF EXISTING HOUSE:
DAY CARE NURSERY (52,117 SQ. FT. AREA OF NURSERY: 325)
a. REQUIRED PARKING: 225 + 300 = 200 PLUS 1 SPACE FOR RES.
b. PROPOSED PARKING: 4 SPACES
c. FOOD SERVICE WILL BE PROVIDED
d. TRANSPORTATION WILL BE PROVIDED BY THE PARENTS
e. HOURS OF OPERATION: 7:30 AM. TO 5:30 PM.
f. NUMBER OF TEACHERS: 2
g. NUMBER OF CHILDREN: 15

REVISED PLANS



Prepared by
H. MALMUD & ASSOCIATES, INC.
8815 Meadow Heights Road
Randallstown, Md. 21133
Telephone: 655-6465

APR 11 1974