

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, we, TOWSON UNITED METHODIST CHURCH, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ to \_\_\_\_\_ 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 \_\_\_\_\_ Nursery School.

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

I, 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.

Sharon F. Smith  
Petitioner's Attorney  
Robert L. Williams  
Protector's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1977, 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 \_\_\_\_\_, 1977, at \_\_\_\_\_ o'clock \_\_\_\_\_ A. M.



Mr. Robert L. Williams  
Chairman - Board of Trustees  
Towson United Methodist Church  
501 Hampton Lane  
Towson, Maryland 21204

RE: Petition for Special Exception, on SE 1/4 of Hampton Lane, 499' E of Dulany Valley Road - 9th Election District  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Petitioner  
Case No. 77-153-X (Item No. 146)

Dear Mr. Williams:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

/s/

ERIC DI NENNA  
Zoning Commissioner

SED/vrl

Attachments

cc: Mr. Sharon F. Smith and Mona E. Criswell  
6 Darban Court  
Lutherville, Maryland 21093

John W. Hession, III, Esquire  
People's Counsel

Lieutenant Thomas Kelly  
Fire Department

Miss Eve F. Smith  
Department of Health

RE: PETITION FOR SPECIAL EXCEPTION  
for a Nursery School  
501 Hampton Lane  
9th District  
Towson United Methodist Church  
Petitioner  
Mona E. Criswell, et al  
Lessee  
BALTIMORE COUNTY  
No. 77-153-X

## OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Zoning Commissioner, dated March 10, 1977, which denied a requested special exception for a nursery school at 501 Hampton Lane, in the Ninth Election District of Baltimore County.

The proposal is for the operation of a nursery school for children ages two to six, in an existing building which is on part of the Towson United Methodist Church complex at the above designated address. The subject property is presently zoned D.R.2, and the operation proposed would require a special exception under the Baltimore County Zoning Regulations.

The Petitioner, Mona E. Criswell, testified that she is requesting a special exception to operate a nursery school at the subject property in an existing school building of the Towson United Methodist Church, which contains approximately 2200 square feet, and is designed and constructed for use as a school facility for young children, containing bathroom facilities which are on an appropriate scale for children of nursery school age. She further testified that the church is apparently going to take over the operation of this nursery school in September, 1977, and it is likely that she will remain there as Director of the school. She further states that she has had four years experience in running such an operation and further, that all the conditions of Section 502.1 of the Baltimore County Zoning Regulations would be fully satisfied.

A professional engineer also testified on behalf of the Petitioner, and introduced into evidence a plot of the subject property (Petitioner's Exhibit #2). He testified that, in his opinion, there would be no conflict with the requirements of Section 502.1 aforesaid, and further, that the facilities at the subject property are adequate, being public water and a private septic system.

Mona E. Criswell  
6 Darban Court  
Lutherville, Maryland 21093

Sharon F. Smith  
15 Rightangle Way  
Lutherville, Maryland 21093

Mr. E. Eric Di Nenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Commissioner,

We wish to appeal the Order issued on March 10, 1977 by you, Mr. E. Eric Di Nenna, Zoning Commissioner, regarding the Petition for Special Exception - 321/4 of Hampton Lane 499' E of Dulany Valley Road - Ninth Election District - Towson United Methodist Church - Petitioner - No. 77-153-X (Item No. 146).



Sincerely,  
Mona E. Criswell  
Mona E. Criswell  
Sharon F. Smith  
Sharon F. Smith

Towson United Methodist Church - #77-153-X

Two additional witnesses testified on behalf of the Petitioner; namely, Mr. Florian of the Department of Traffic Engineering, and Mr. Harwell from the Department of Planning. Mr. Florian indicated that, in his opinion, the subject proposal would have no adverse effect whatsoever upon the traffic, and would not tend to cause any increase in congestion on public roads, streets, etc. Furthermore, Mr. Harwell testified that the proposed use is an appropriate one at the subject site and, in his opinion, likewise would create no adverse effect under Section 502.1.

It is interesting to note that the file additionally contained a comment from the Department of Traffic Engineering which stated there would be no adverse effect on traffic, and further, a comment, dated February 18, 1977, from Norman E. Garber, Director of Planning, indicating the proposed use would be appropriate.

There were no Protests in this case, and there was no testimony that was adverse to granting the requested special exception.

Accordingly, the Board is impelled to grant the requested special exception, and is satisfied that the requirements of Section 502.1 will be fully met.

## ORDER

For the reasons set forth in the foregoing Opinion, it is this \_\_\_\_\_ day of May, 1977, by the County Board of Appeals, ORDERED that the special exception for a nursery school be granted, to be and the same is hereby GRANTED for no more than forty (40) pupils.

Any appeal from this decision must be in accordance with Rules A-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

W. A. Miller, Jr., Chairman  
Robert L. Williams  
John A. Miller

LAW OFFICE OF  
FIPER & MARBURY

3000 PINEY GROVE AVENUE  
SUITE 300  
BALTIMORE, MARYLAND 21204

TELEPHONE 860-1400 (MD)

April 22, 1977

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

Attention: Mrs. Edith T. Eisenhart  
Re: Case No. 77-153-X, Towson United Methodist Church (Mona E. Criswell and Sharon F. Smith, Lessees)

Dear Mrs. Eisenhart:

Please enter my appearance above-captioned case, as counsel to Mona E. Criswell and Sharon F. Smith.

Very truly yours,

William R. Hansen  
William R. Hansen

WRH:bb

Red 4-22-77  
11:45 AM

RE: PETITION FOR SPECIAL EXCEPTION  
SE 1/4 of Hampton Lane 499' E of Dulany Valley Road, 9th District  
TOWSON UNITED METHODIST CHURCH, Case No. 77-153-X  
Petitioner

Mr. Commissioner:

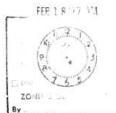
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may now or hereafter be designated therefore, and of the issuance of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.  
Deputy People's Counsel

John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of February, 1977, a copy of the foregoing Order was mailed to Towson United Methodist Church, 501 Hampton Lane, Towson, Maryland 21204, Petitioner.

John W. Hession, III



GERHOLD CROSS & ETZEL  
Registered Professional Land Surveyors  
414 ELLERSBURG AVENUE  
TOWSON, MARYLAND 21204  
823-4470

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at a point on the southeast side of Hampton Lane at its intersection with the east right of way line of Hamp Lane that commences the north right of way line of the Baltimore Beltway with Hampton Lane as shown on State Roads Commission of Maryland Plat No. 10581, said point being distant North 61 degrees 07 minutes 10 seconds East 495 feet from the center of Dulany Valley Road, thence binding on the easternmost right of way line of said Hamp Lane, the three following courses and distances viz: South 10 degrees 48 minutes 40 seconds West 65.11 feet, South 48 degrees 51 minutes 30 seconds East 135.63 feet and South 35 degrees 53 minutes 20 seconds East 201.02 feet to the northernmost right of way line of the Baltimore Beltway, thence binding on said right of way line, the three following courses and distances viz: North 76 degrees 40 minutes 05 seconds East 104.08 feet, North 72 degrees 52 minutes 10 seconds East 196.50 feet and North 72 degrees 21 minutes 40 seconds East 164.11 feet, thence leaving said Beltway and binding on the outline of the land of the Petitioners herein, North 48 degrees 52 minutes 50 seconds West 483.79 feet to the southeast side of Hampton Lane and thence binding on the southeast side of said Lane, South 61 degrees 07 minutes 10 seconds East 641.50 feet to the place of beginning.

Containing 6.00 Acres of land more or less.



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

the above Reclassification 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 \_\_\_\_\_, 1977, 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 of the Baltimore County Zoning Regulations, the Special Exception should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10<sup>th</sup> day of March, 1977, that the Special Exception for a Nursery School be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE March 10, 1977

BY William P. Lantry, Jr.  
ADMINISTRATIVE ASSISTANT

H. R. [Signature]  
Zoning Commissioner of Baltimore County



77-153 X  
 BOARD OF APPEALS  
 PETITIONER'S  
 EXHIBIT 1A-D  
 Photos of S.P.  
 2. Photo of S.P. 12-16-70  
 Knott Environmental Designs -

RETURNED TO ZONING  
 WITH FILE 6-1-77

**BALTIMORE COUNTY, MARYLAND**  
 INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna  
 FROM: John D. Seyfert  
 SUBJECT: Petition 77-153-2 Petition for Special Exception for a Nursery School  
 Northwest Side of Hampton Lane 405 feet East of Dulany Valley Road  
 Petitioner: - Townson United Methodist Church

Date: February 18, 1977

5th District

HEARING: Wednesday, February 23, 1977 (10:30 A.M.)

The proposed use would be an appropriate one at this location.

JMS/at  
 cc: Mrs. Mona Griesswell

*John D. Seyfert*  
 Acting Director of Planning

NEG:jgh:dm

**BALTIMORE COUNTY, MARYLAND**  
 INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna  
 FROM: John D. Seyfert  
 SUBJECT: Townson United Methodist Church  
 Hampton Lane and Dulany Valley Road  
 Special Exception for a Day Nursery  
 Item #146

Date: February 18, 1977

This is to advise you that the above-captioned use will not require a building permit in as much as the existing structure has been found to conform with the appropriate rules and regulations. The only outstanding requirement that I see need for is the issuance of a change of occupancy.

I trust that this matter will be handled in the normally efficient manner.

JMS/at  
 cc: Mrs. Mona Griesswell

FEB 22 77 AM  
 ZONING DEPARTMENT

**THE TIMES**  
 TOWSON, MD 21204 February 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Special Exception  
 was inserted in the following:

☐ Catoonsville Times ☐ Towson Times  
☐ Dundalk Times ☐ Arbutus Times  
☐ Essex Times ☐ Community Times  
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 23rd day of February, 1977, that is to say, the same was inserted in the issues of Feb 3, 1977

STROMBERG PUBLICATIONS, INC.  
 BY: *Patricia*

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received \* this 27th day of December 1976. Filing Fee \$ 50.00. Received ☒ Cash ☐ Other

*S. Eric DiNenna*  
 Zoning Commissioner

Petitioner Ruth D. Morgan submitted by Mona Griesswell  
 Petitioner's Attorney Townson United Methodist Church reviewed by John D. Seyfert

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

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 9th Date of Posting: 3-24-77

Posted for: Townson United Methodist Church

Petitioner: Townson United Methodist Church

Location of property: 361 Hampton Lane, Towson

Location of Sign: 1 sign posted in front of Church Bldg.  
Hampton Rd.

Remarks: None

Posted by: Mona Griesswell Date of return: 3-31-77

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. February 3, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week, once a week for one successive weeks before the 23rd day of February, 1977, the next publication appearing on the 23rd day of February, 1977.

*THE JEFFERSONIAN*  
 Manager

Cost of Advertisement, \$.....

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

No. 46476

DATE: Feb. 22, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Hona Griesswell, 6 Burbane Court, Lutherville  
 Md. 21093  
 FOR: Advertising and posting of property 1 -  
Townson United Methodist Church  
77-153-2

57.00 CASH

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

No. 46476

DATE: March 18, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Court of Appeals for Townson United Methodist Church  
 Hona B. Griesswell, 6 Burbane Court  
 Lutherville, Md. 21093  
 FOR: 77-153-2

75.00 CASH

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

No. 42874

DATE: Jan. 28, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Hona B. Griesswell, 6 Burbane Court, Lutherville  
 Md. 21093  
 FOR: Petition for Special Exception for  
Townson United Methodist Church  
77-153-2

50.00 CASH

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 9th Date of Posting: 2-2-77

Posted for: Townson United Methodist Church

Petitioner: Townson United Methodist Church

Location of property: 361 Hampton Lane, Towson

Location of Sign: 1 sign posted in front of Church Bldg.  
Hampton Rd.

Remarks: None

Posted by: Mona Griesswell Date of return: 2-10-77

**THE TIMES**  
 TOWSON, MD 21204 Feb 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Special Exception  
 was inserted in the following:

☐ Catoonsville Times ☐ Towson Times  
☐ Dundalk Times ☐ Arbutus Times  
☐ Essex Times ☐ Community Times  
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 23rd day of February, 1977, that is to say, the same was inserted in the issues of February 3, 1977

STROMBERG PUBLICATIONS, INC.  
 BY: *Patricia*

baltimore county  
no department  
TOWSON, MARYLAND 21204  
(301) 825-7910

Paul H. Belacke  
Chief

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nicholas B. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Towson United Methodist Church

Location: 465 Hampton Lane, 495' NE Dulany Valley Rd.

Item No. 146 Zoning Agenda January 11, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_ exceeds the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy. Comply with 101.1st floor only.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. P. Kelly* Noted and  
Planning Group Approved: *James M. Gannett*  
Special Inspection Division Acting Deputy Chief  
Fire Prevention Bureau

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 694-3550

STEPHEN E. COLLINS  
DIRECTOR

February 1, 1977

Mr. Eric S. DiNenna  
Zoning Commissioner  
2nd Floor, Courthouse  
Towson, Maryland 21204

Re: Item 146 - ZAC - January 11, 1977  
Property Owner: Towson United Methodist Church  
Location: SE/4 Hampton La. 495' NE Dulany Valley Rd.  
Existing Zoning: D.R. 2  
Proposed Zoning: Special Exception for a day nursery.  
Acres: 6.00  
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exceptions for a day nursery.

Very truly yours,

*Richard S. Flanigan*  
Richard S. Flanigan  
Traffic Engineer Associate

MSF/hv

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1977

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

Nicholas B. Commodari  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF

PLANNING

PROJECT PLANNING

HOUSING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

HOUSING DEPARTMENT

DEVELOPMENT

Towson United Methodist Church  
501 Hampton Lane  
Towson, Maryland 21204

Attention: Mr. Robert L. Wilkinson  
Chairman-Board of Trustees

RE: Special Exception Petition  
Item 146

Towson United Methodist Church -

Petitioner

Gentlemen:

The Zoning Plans 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.

Located on the southeast side of Hampton Lane and at its intersection with the northerly ramp from the Beltway, this site is currently improved with a three-story brick building utilized by the Towson Methodist Church. Adjacent properties to the north across Hampton Lane are improved with residences. While vacant wooded land exists to the northeast. This Special Exception is being requested in order to allow a nursery school to be located within the existing church building.

Particular attention should be afforded the

Towson United Methodist Church  
66, Item 146  
February 15, 1977  
Page 2

comments of the Fire Department which restricts the proposed use to the first floor only. Revised site plan reflecting this comment, as well as a parking breakdown for the existing church building must be submitted prior to the scheduled 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,

*Nicholas B. Commodari*  
Nicholas B. Commodari,  
Acting Chairman, Zoning  
Plans Advisory Committee

NBC:JD

Enclosure

cc: Mrs. Sharon F. Smith and  
Mrs. Mona E. Criswell  
6 Durbane Court  
Lutherville, Maryland 21091

Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

baltimore county  
department of public works  
TOWSON, MARYLAND 21204

THORNTON M. MAURING, P.E.  
DIRECTOR

February 17, 1977

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

Re: Item 146 (1976-1977)  
Property Owner: Towson United Methodist Church  
Location: 495' NE Dulany Valley Rd.  
Existing Zoning: DR 2  
Proposed Zoning: Special Exception for a day nursery.  
Acres: 6.00 District: 9th

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

The Baltimore County Beltway (I-695) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Hampton Lane, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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

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 #146 (1976-1977)  
Property Owner: Towson United Methodist Church  
Page 2  
February 17, 1977

Storm Drainage

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 nuisance or damages to adjacent properties, especially by the concentration of surface water. 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

Public water supply is serving this property which is utilizing a private onsite sewage disposal system.

Very truly yours,

*Richard S. Flanigan*  
Richard S. Flanigan, P.E.  
Chief, Bureau of Engineering

END/FAN:PMR/SS

cc: J. Trenner

7-2M Key Sheet  
43 NE 4 Top Sheet  
PE 11 A Type  
61 Tax Map



# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No: 146  
Property Owner: Towson United Methodist Church  
Location: SE/E Hampton Lane 495' NE Dulaney Valley Road  
Present Zoning: D.R. 2  
Proposed Zoning: Special Exception for a day nursery

District: 9th  
No. Acres: 6.00

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

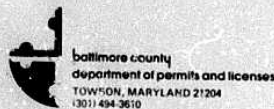
NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT  
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTBARIS

THOMAS H. BOYER  
MRS. LOHRAINE F. CHIRCUS  
ROGER B. HAYDEN

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT



JOHN D. SEYFERT  
DIRECTOR

January 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 146 Zoning Advisory Committee Meeting, January 11, 1977  
are as follows:

Property Owner: Towson United Methodist Church  
Location: S/E/S Hampton Lane 495' N/E Dulaney Valley Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Special Exception for a day nursery

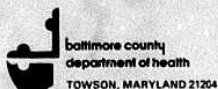
Acres: 6.00  
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Change of occupancy to mixed Use R-2 and P4 required.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,

*Charles E. Burnham* CEB  
Charles E. Burnham  
Plans Review Chief  
CEB:rrj



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

January 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #146, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Towson United Methodist Church  
Location: SE/S Hampton Lane 495' NE Dulaney Valley Rd.  
Existing Zoning: D.R. 2  
Proposed Zoning: Special Exception for a day nursery  
Acres: 6.00  
District: 9th

Since metropolitan water exists, no health hazards are anticipated. Existing private disposal system appears to be functioning properly.

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.

Very truly yours,

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

THD/RJV/rth

cc: Eve Smith



February 9, 1977

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 #146, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

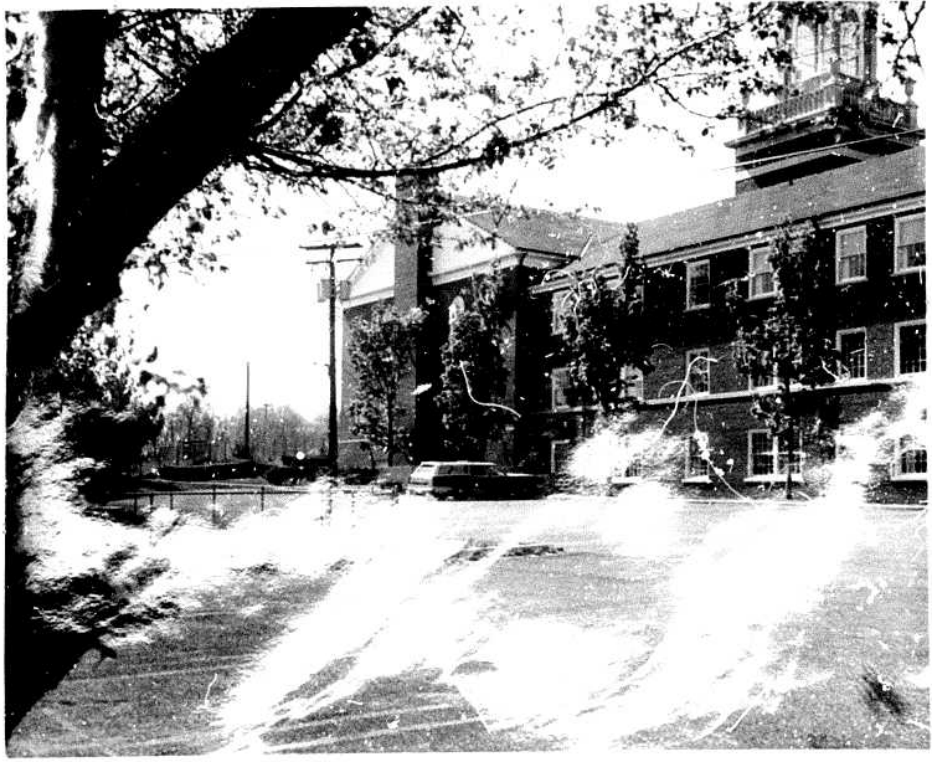
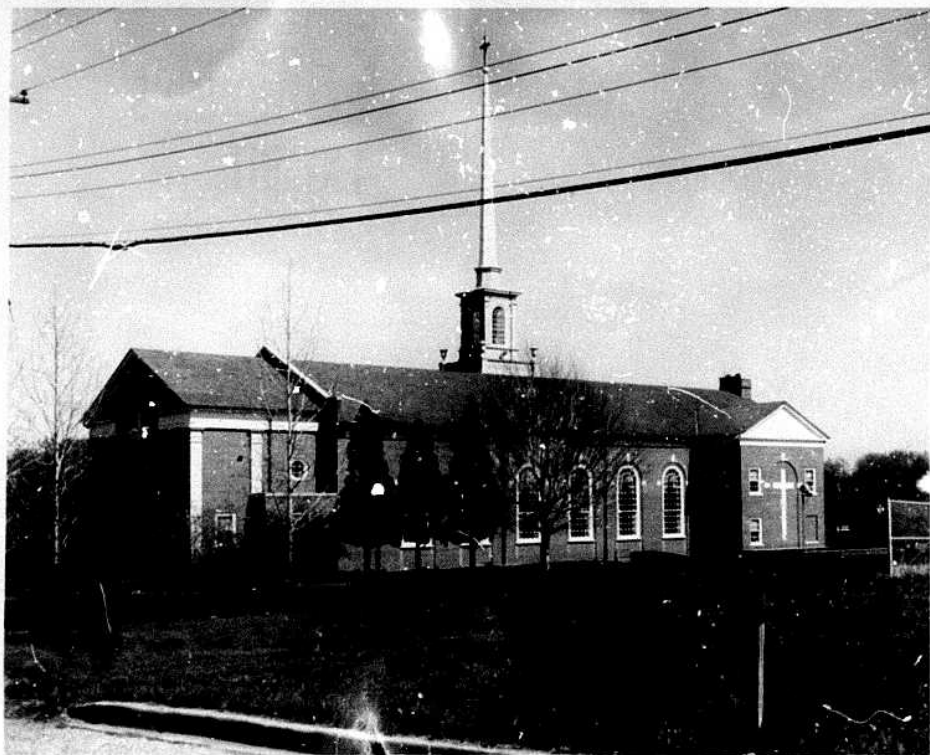
Property Owner: Towson United Methodist Church  
Location: SE/S Hampton Lane 495' NE Dulaney Valley Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Special Exception for a day nursery  
Acres: 6.00  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Project and Development Planning





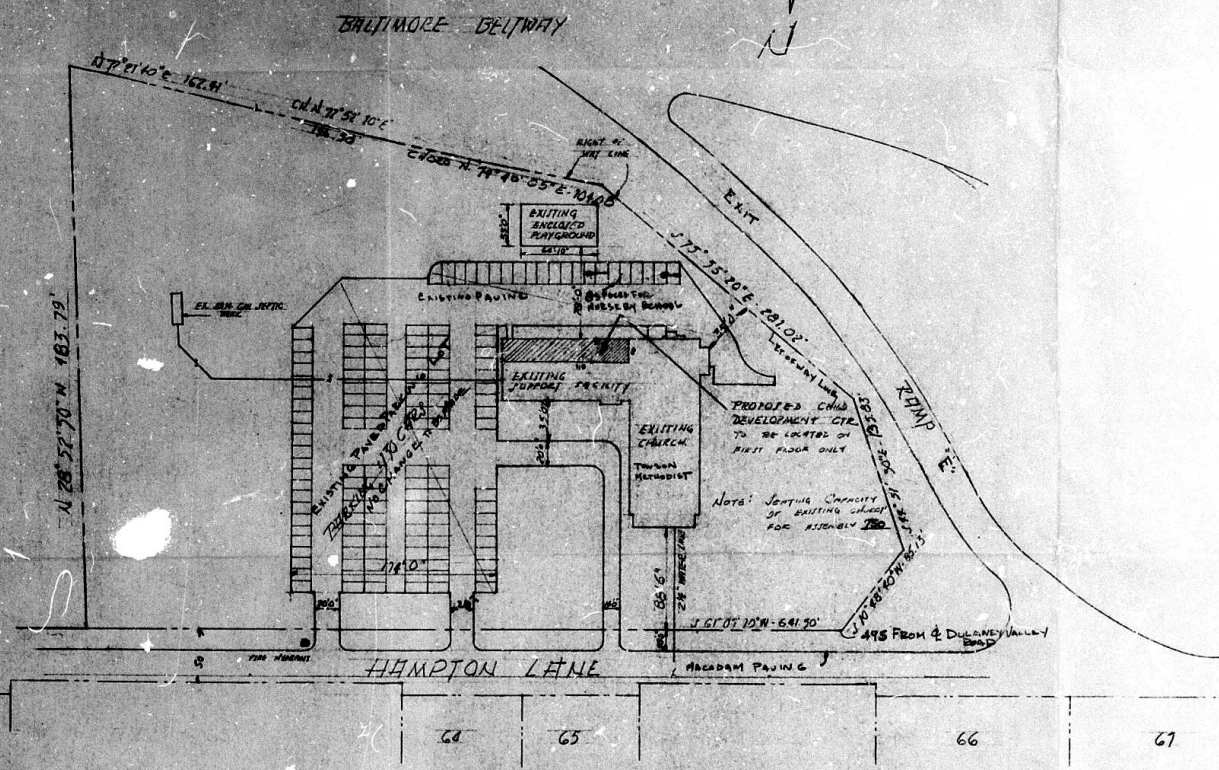


## REVISED FLANS



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Project: PLOT PLAN - 3<sup>rd</sup> ELECTION DISTRICT  
TOWN OF UNITED METHODIST CHURCH



ZONING PLAT  
PROPERTY LOCATED  
IN  
9TH DISTRICT BALTO COMD  
- 6.00 ACRES ±

|                 |    |
|-----------------|----|
| PROPOSED PUPILS | 40 |
| TEACHERS        | 4  |

PARKING FOR NURSERY SCHOOL  
2200 D + 300      8 SPACES REQUIRED  
8 SPACES PROVIDED

HAMPTON VILLAGE ZONING DR-2



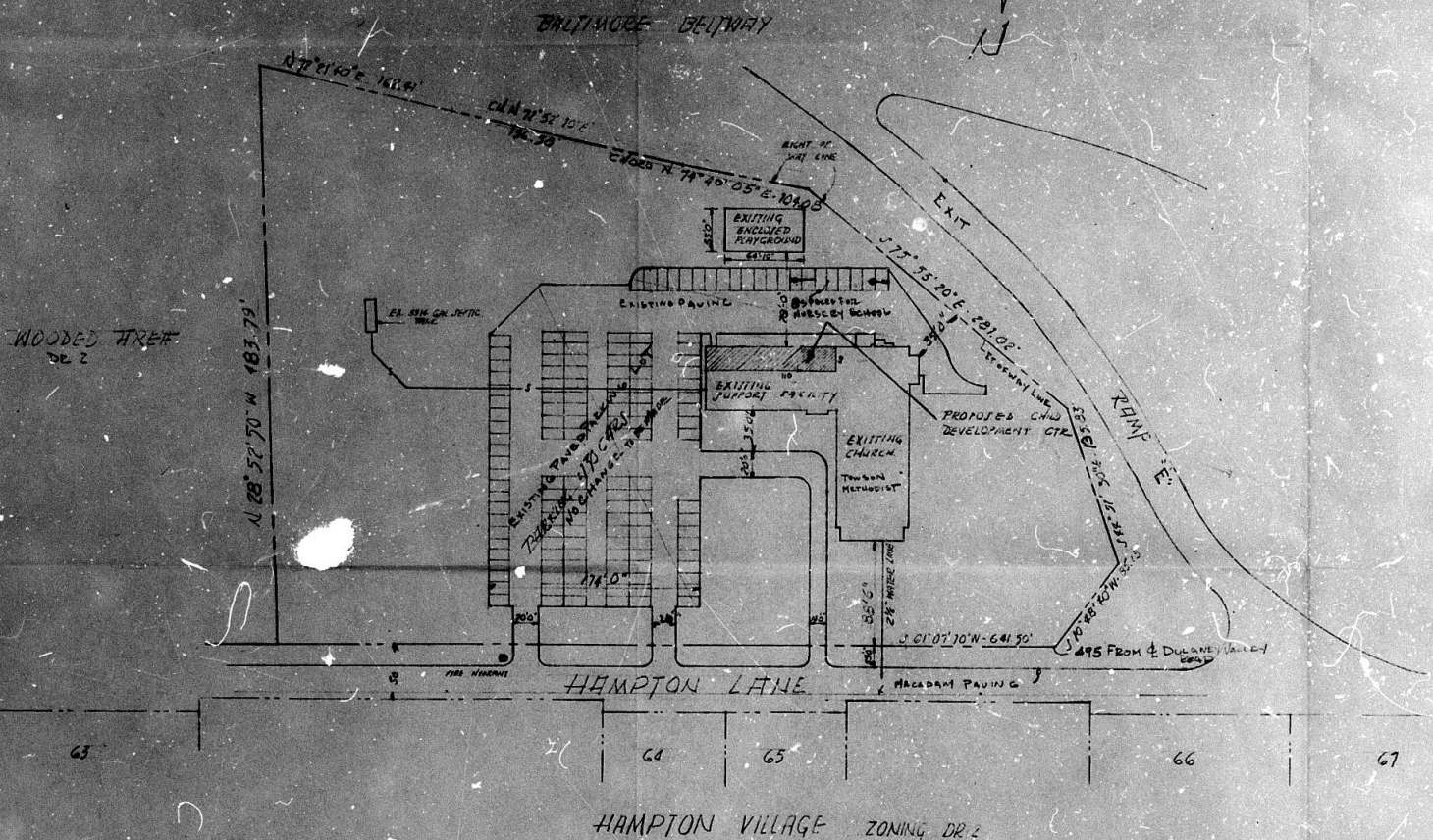
**KNOTT ENVIRONMENTAL DESIGNERS**  
HENRY A. KNOTT REMODELING CO., INC.  
7. W. AYLESBURY RD., TIMONIUM, MD. 21093  
TELEPHONE (301) 282-7700

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Project: PLOT PLAN - 9th ELECTION DIV.  
TOWSON UNITED METHODIST CHURCH

|    |                |                 |    |
|----|----------------|-----------------|----|
|    |                |                 |    |
|    |                |                 |    |
|    |                |                 |    |
| 03 | Date           | Dec 11          | By |
|    | Revisions      |                 |    |
|    | Drawn By: PAJ  | Design:         |    |
|    | Estimator:     |                 |    |
|    | Date: 12-16-76 | Scale: 1" = 50' |    |
|    | Sheet Title:   | Drawing No:     |    |
|    | P-1            |                 |    |





PARKING FOR NURSERY SCHOOL  
 1200 D + 300      8 SPACES REQUIRED  
 RESERVES PROVIDED

3L  
NE 11-A  
9  
14-7  
58  
117



without their written permission.

Project: PLOT PLAN - 9th ELECTION DIST.  
TOWSON UNITED METHODIST CHURCH

|                       |      |                        |    |
|-----------------------|------|------------------------|----|
| 93                    | Date | Item                   | By |
| Revisions             |      |                        |    |
| Drawn By: <i>EN</i>   |      | Design:                |    |
| Estimator:            |      |                        |    |
| Date: <i>12-16-76</i> |      | Scale: <i>1" = 50'</i> |    |
| Sheet Title:          |      | Drawing No:            |    |
| <i>P-1</i>            |      |                        |    |