PETITION FOR ZONING RE-CLASSIFICA'	TION ,
AND/OR SPECIAL EXCEPTION	18-93 ×
IE ZONING COMMISSIONER OF BALTIMORE COUNTY:	

County and which is described in the description and plat attached hereto and made a part hereof, sereby petition (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from an.

7.4.77 41. 19.25 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, or we, agree to pay expenses of above re-classification and/or Special Exception advertising sting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning restrictions of Raltimore County adopted pursuant to the Zoning Law for Baltimore

Address. 3521 Newdowside Road

___, 1977__, that the subj.ct matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughunty, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____day of __Qatober___ Acui de Menua

ORDER

DATE

7"19"5 OFFICE OF PLEASURES & TORONG

10:00

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of _____1977. Item (_____

Reviewed by MBC Petitioner's Attorney

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

To Pink Copies 100 12-2. IDCA APPLICATION FOR ADD SPECIAL EXCEPTION AND OR SPECIAL PERMIT

EW S

3

OFFICE REPARMS LOR WE .. BODALE & CHARGE TYPE B. LOS LEGAL CHINER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 PT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HERETY MANE APPLICATION TO FILE FOR A SPECIAL

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS: GROSS SITE AREA 11,200 pg. ft. DEED REF. 5627/939 % OF OVERALL SITE WILL REQUIRE GRACING

MIDNG SIZE 38.65 x 26.3

NUMBER OF FLOORS 2 plus basement TOTAL HEIGHT 22 ft DI COR AREA DATO - TOTAL DI COR AREA COUCED DE SITE AREA : . 157

MOUND FLOOR and Department ___ OTHER FLOORS ___ 205_CLOOK temporary_residence. future expansion of nursery school

BECHIEFO MINIOCE OF DARWING SOACES GROUND FLOOR ___L___ OTHER FLOORS _1____ TOTAL _5_____

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARBONG SPACES.__1899_BQUAFE_ERBt.____ (PINNED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

WATER: MPUBLIC PRIVATE, TYPE OF SYSTEM SEWER: APPUBLIC PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL . BUEREAU OF LAND DEVELOPMENT

Bould & Gwarting E. Ver 352/ mendowsie Re.

dista PLANNING BOARD

21207

78-92-XA

CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNTY Towner, Morrison

Date of Posting Oct. 6, 1977 Posted for Varience & Special Exception for Murey School Petitioner: Ronald Luc Location of property 5 E/5 of Meadowaids Road (formuly

Muberry Ave.) 374,42' Sw of Liberty Road Location of Signs: 3521 Meadow side Road

Posted by Gary Freund

Date of return: 04. 6 . 1977.

No. 57229 BALTIMORE COUNTY, MARYLAND Oct. 17,1977 ACCOUNT 01-662 Ronald Los 3521 Mendowside Rd., Balto., Md. 18070E00 17 78.7580

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-

I, or we......Ronald. Lon......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 for a Variance from Section 1. BO2.2B (V.B.2) for a side setback of 7.67 feet in lieu of the required 20 feet and for a front set-

15 and 22 feet 30 hack of 30 hack

ure and LO feat for existing building. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The Day Nursery will utilize the existing building which is located closer to the side and front property line than the law allows.

1-10 Feb

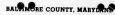


day of October

County, on the_27th_



1977 10:00 clock



TO. S. Eric DiNenna, Zoning Commissioner Date October 13, 1977

FROM Leslie H. Graef, Director of Planning SUBJECTION #78-92-XA. Petition for Special Exception for a Mursery School

Petition for Variance for Front and Side Yards. Fettitioner - Ronald Lee Southeast side of Meadowside Road (formerly Nuberry Avenue) 374,42 feet Southwest of Liberty Road

Hearing: Thursday, October 27, 1977 (10:00 A.M.)

Assuming the substitutal of revised plans in conformance with the comments of Zoning Advisory Committee senses than SITTLes is not opposed to the in petitioners proposal. In view of the and confirmed the petitioners proposal is not view of the and confirmed analysis of the interview of the proposal inte

polo (0) Deslie H. Graef Director of Planning

LHG:JGH:rw

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER SE/S of Meodowside Rd. (form Nuberry Ave.) 374.42' SW of Liberty Rd., 2nd District

OF BALTIMORE COUNTY

RONALD LEE, Petitione . Core No. 78-92-YA

......

ORDER TO ENTER APPEARANCE

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 be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

harles & Lount) Charles E. Kountz, Jr. Deputy People's Counsel

11. _2H

~ W. Lleggian III John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the aforegoing Order was mailed to Mr. Ronald Lee, 3521 Meadowside Road, Baltimore, Maryland 21207, Petitioner.

> John W. Herrian III John W. Hessian, III



November 21, 1977

Mr. Ronald Lee 3521 Meadowside Poad Baltimore, Maryland 21207

> RE: Petitiomfor Special Exception Petitions or Special Exception and Variances SE/side of Meadowside Road, 374.42' SW of Liberty Road - 2nd Election District Ronald Lee - Petitioner NO. 78-92-XA (Item No. 3)

Dear Mr. Lee:

I have this date passed my Order in the above captioned matter in accordance with the attached.

GEORGE J MARTINAK

GJM/me

Attachments

cc: Mr. Donald Parker Baltimore, Maryland 21207

> John W. Hessian, III, Esquire People's Counsel

Pursuant to the advertisement, posting of prep	erty, and public hearing on the above petition and
t appearing that by reason of	
and the second second section and an extension	
Company of the Compan	
ne above Reclassification should be had; and it fo	arther appearing that by reason of
Special Exception for a	should be granted.
IT IS ORDERED by the Zoning Commissioner	of Baltimore County this
ay of, 197, that the h	erein described property or area should be and
	rone to a
me, and/or a Special Exception for a	should be and the same is
anted, from and after the date of this order.	
	Zoning Commissioner of Baltimore County
A Association	
Pursuant to the advertisement, posting of pr	operty and public hearing on the above petition
nd it appearing that by reason of	
he above re-classification should NOT BE HAD,	and/or the Special Exception should NOT BE
RANTED.	
	*
	of Baltimore County, thisday
	re re-classification be and the same is hereby
	or area be and the same is hereby continued as and
	zone; and/or the Special Exception for
	be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	Aming Commissioner of Baitimore County

the above Variance should be had; and it further appearing that by reason of 197 that the herein Petition for a Variance should be and the 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 ofthe above Variance should NOT BE GRANTEL IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

District Ronald Lee - Petitioner ing building

RE: PETITIONSFOR SPECIAL EXCEPTION : SE/side of Meadowside Road, 374.42' SW of Liberty Road - 2nd Election NO. 78-92-XA (Item No. 3)

BEFORE THE DEPUTY ZONING COMMISSIONER OF

: BALTIMORE COUNTY

111 111 111

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a nursery school to be located in a D. R. 5. 5 Zone and for Variances to permit a side yard setback of 7. 67 feet instead of the required 20 feet, and a front yard setback of 15 feet and 22 feet instead of the required 30 feet for an open structure and 40 feet for an exist-

Testimony indicated that the Petitioner purchased the existing two apartment frame dwelling in 1976 and proposes to establish a nursery school to accommodate five to twelve children, ages three to five years. The subject property contains . 257 acres, more or less. Further, the Petitioner indicated that his wife is qualified to operate the school, as she has had prior employment with two day care centers. The facility would operate five days per week and transportation would be provided.

Nearby residents, in protest, indicated that the property is situated on a dead end road, approximately twenty feet wide, and does not have curb, gutter r sidewalk. Residents of the neighborhood also indicated fear of additional traffic on the relatively narrow Meadowside Road, parking problems, "comnercialization" of the neighborhood and, further, challenged the need for the facility in the proposed area.

In the opinion of the Deputy Zoning Commissioner, the proposed use would not be inappropriate. The fact that Meadowside Road is a dead end street has a negating effect on traffic and would be a plus factor for such a facility. It would also appear that the Petitioner's provision for transporting children to and from the nursery school would have little, if any, effect as a traffic generator. This is substantively concurred with by comments submitted by the Department of Traffic Engineering.

An on site field inspection of the site by the Deputy Zoning Commissioner indicated that the property is apparently in a good state o. repair and that compliance with an approved site plan could be readily achirond.

Without reviewing the evidence further in detail but based upon all the evidence at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner has met the requirements of Section 502.1 and Section 307 of the Baltimore County Zoning Regulations and the Special Exception for a nursery school and front and side yard Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, thin _______ day of November, 1977, that the aforementioned Special Exception and Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. The first floor only may be utilized for a
- The number of children in the nursery school shall not exceed twelve (12).
- 3. A four (4) foot chain link fence and four (4) foot evergreen screening must be installed and maintained along both sides and at the rear of the property.
- 4. Submittal of, and full compliance with, a site plan approved by the Department of Public Works,
 Department of Traffic Engineering, Fire Department, Health Department, and the Office of Planning and Zoning.

- 2 -

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeako Aven-W. Chesapeake Avenue on, Maryland 21204

Your Petition has been received * this __ 28H day of June 197 . Filing Fee \$ 50.00 . Received ___Check

> Vcash Other

Sub-itted by Roseld Lee Petitioner Royald Lee Reviewed by Diane atte Petitioner's Attorney ---

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















ORDER RECEIVED FOR



TOWSON, MD.October 6 THIS IS TO CERTIFY, that the annexed advertisement was 19.77., the first publication ppearing on the 6th day of

L. F. THE JEFFERSONIAN

METES & BOUNDS DESCRIPTION of the property of Ronald Lee & Gwendolyn E. Lee, his wife.

Baltimore County, Md. Election District 2

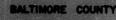
REGINNING for the same at an iron pipe found on the southeast side of Meadowside Road (formerly Nuberry Avenue) at the distance of 374.42 feet southwesterly from the intersection formed by the southwest side 66 feet wide and the southeast side of Meadowside Road 40 feet wide and running thence southwesterly, binding on the southeast side of Meadouside Road 100.00 feet to Lot 12 to a pipe now set, thence southeasterly and binding on Lot 12,112,00 feet to the outline of the whole property of which these Lots are a part; thence northeasterly and binding on said outline 100.00 feet to Lot 9 to a pipe found; thence in a northwesterly direction and binding on Lot 9,112.00 feet to the place of beginning.

Being Lots 10 and 11, section 3, as shown on the Amended Plat of Haywood Heights, filed and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No.7, Folio 49.

The Improvements thereon being known as No.3521 Meadowside Rd. Being the same parcel of land which was conveyed by Deed dated April 22,1976 and recorded among the Land Records Of Baltimore County in Liber 5627, Folio 939, between Toney L. Phillips & Janet Phillips, his wife to Ronald Lee & Gwendolyn Lee, his wife.

DEFICE COTY

ella-Rocca P.L.S. #8714



ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 25, 1977

COUNTY OFFICE BLDG.
111 V. Chesapeale Ave.
Tuwasa, Maryland 21204
Nicholas B.
Commodari

Chairman

BUREAU OF DEPARTMENT OF RAFFIC ENGINEERIN

TATE ROADS COM BUREAU OF FIRE PREVENTION MEALTH DEPARTMENT

PROTECT PLANNING BUILDING DEPARTMEN OARD OF EDUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Mr. Bonald Lee 7223 Croydon Road Baltimore, Maryland 21207

RE: Special Exception Petition Item Number 3 Petitioner - Ronald Lee

Dear Mr. Lee:

The Zoning Plans Advisory Committee has reviewed plans submitted with the above referenced petition has made an on site field inspection of the property. and has made an on site field inspection of the pr The following comments are a result of this review

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 Meadowside Road approximately 174 eet inchange of Linearyments and Avenue in the 2nd Election District, the subject Avenue in the 2nd Election District, the subject property is currently improved with a 1-1/2 story framed dwelling proposed to be converted into a nursery school. Adjacent properties completely surrounding this site are improved with detached

Since the proposed use requires a Special Exception in the existing D.R. 5.5 zoning classification, this property was subject to the applicable requirements of the Interim Development Control Act.

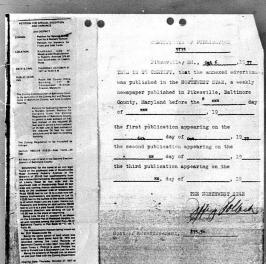
Mr. Ronald Lee Page 2 Item Number 3 August 25, 1977

Upon approval from the Planning Board, this property was field inspected by this committee and enclosed comments are a result of this

As indicated in the comments of the Fire Department and the Department of Permits and Licenses, the proposed use is limited to one theory only. In light of this, the plan should be the proposed that the property of the pro As indicated in the comments of the Fire

In addition to the above, a Variance for the setback of the existing building along the northerly property line must be included with this request. M's. Diana Itter of our office, tried to contact yor by phone and by letter at the address shown on the petition form, however, her attempts were fruitless. Because of this, I am also including petition forms to be filled out, signed and included with this request.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and



Mr. Ronald Lee Page 3 Icem Number 3 August 25, 1977

any comments from other departments as requested.

Very truly yours, Milles B. Convolan NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:rf

cc: Della-Rocca, Orsini & Associates, Inc. 122 North Highland Avenue Baltimore, Maryland 21224



THORNTON M. MOURING, P.E.

July 27, 1977

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

Re: Item #3 (1977-1978) Property Owner: Ronald Lee S/ES Meadowside Rd. 374.42' S/W Liberty Heights Ave. Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school
Acres: 0.257 District; 2nd

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

Comments were supplied June 6, 1977 in connection with IDCA Item 77-7X; those

Meadowaide Read, an existing public read, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way videning, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

The construction of concrete sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic

Development of this property through stripping, grading and stabilization could remult in a sediment pollution problem, demanding private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating storm water or drainage have not been indicated on the submitted planItem #3 /1977-19701 Property Owner: Page 2 July 27, 1977

Storm Drains: (Cont'd)

The Putitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper smaling or improper installation of drainage facilities, would be the full responsibility of the Putitions.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this dwelling. Additional fire hydrant protection is required in the vicinity.

This property is tributary to the Gwynns Palls Sanitary Sewer System, subject to State Health Department requirements.

Very truly yours,

Ellsworth D. Two Komes ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SE

cc: W. Munchel J. Somers

K-NW Key Sheet 15 NW 20 Pos. Sheet NE 4 E Topo 88 Tax Map



July 26, 1977

Mr Pric C DiNepol Zoning Commissioner lst Floor County Office Building Towson, Maryland 21204

Re: Item 3 - ZAC - July 5, 1977
Property Owner: Ronald Lee
Location: EX/9 Mesdowaids Md. 374.42* SM Liberty Heights Ave.
Existing Toning: D.F. 5.5
Proposed Zoning: Special Exception for a nursery school
Acres: 0.257
District: 2nd

The requested special exception for a nursery school is not expected to be a major traffic generator.

The plan must be revised to show a parking area that does not require vehicles to back into the street and must provide a safe off-street

Michael & Plantman

MSF/11f

DONALD J. ROOP, M.D., M.P.H.

July 25, 1977

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

Comments on #3, Zoning Advisory Committee Meeting, July 5, 1977,

Existing Zoning: Proposed Zoning: Acres:

Ronald Lee SE/S Meadowside Rd. 374.42' SN Liberty Heights Ave. D.R. 5.5 Special Exception for a nursery school. 0.257

Since metropolitan water and sewer are available, no health hazards

Prior to approval for a numery school, owner or applicant must comply with all Haltimore County Regulations. For more complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

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

THD/KS/fth/

Office of Planning and Zoning Baltimore County Office Building Townon, Maryland 2120h

Attention: Mr. Nicholas B. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Ronald Lee

Location: SE/S Meadowside R. 374.42' SW Liberty Heights Ave. Zoning Agenda July 5, 1977

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.

(x) 1. Pire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved read in accordance with Battaner County Standards an published by the Department of Public Works. Comply to 101, let floor only.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____ EXCENDS 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

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-tection Association Standard No. 101 "Life Safety Code", 1970 Elition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Pire Prevention Bureau has no comments, at this time.

Planning Group
Special Inspection Division Hotod and Age C Neeks & Si

July 5, 1977

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

Comments on Item # 3 Zoning Advisory Committee Meeting.

Property Owner: Ronald Lee Location: SE/S Meadownide Rd. 374.h2' SV Liberty Heights Ave. Existing Zoning: D. R. 5.5 Proposed Zoning: Special Exception for a nurvery school

Acres: 0.257 District: 2nd

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1970 Edition and the 1971 Supplement and other applicable codes, for new use.
A building permit shall be required before construction can begin. A change

(X) B. of concupancy permit shall be required if building can meet proper construction.

Classification.

C. Three sets of construction drawings will be required to file an application for a building permit.

(X) D. Three sets of construction drawings with a registered Karyland 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 Millding Department if distance is between 3'0" and 6'0" of property line.

(X) F. comment. D protected wood frame structures for marsery uses are not permitted tab '6 - B.O.C.A. Code - Protected wood frame is limited to one G. Requested settack variance conflicts with the Baltimore Cooking we use. Building Code. See Section

Theolo & Sumban

Charles E. Burnham Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 8, 1977

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

Z.A.C. Meeting of: July 5, 1977

RE: Item No: 3 Item No: 3
Property Owner: Ronard Lee
Location: SE/S Readows/side Rd, 374,42' SM Liberty Heights Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school

District:

No adverse effect on student population.

Very truly yours W. Tiel Eleout W. Nick Petrovich,

WNP/bp MAR & CHRAINE F. CHIRCUS T. BAYAND WILLIAMS, JR., VICE-PARENCE BOGER B. HAYDEN

MRS. MILTON R. SMITH, JR. RICHARD W. TRACKY, D.V.M.



August 31, 1977

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

Dear Mr. Di Nenna

Comments on Item *3, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:

Property Owner: Ronald Lee Location: SE/S Meadowside Road 374.42' SW Liberty Heights Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Special Exception for a nursery school Acres: 0.257

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

The site plan should be revised to show existing trees. The parking area must be revised to meet County standards and provide the required 4 foot high compact screening.

Since this proposed use is adjacent to existing homes, care should be taken to provide adequate screening of any outdoor play areas from these homes.

Very truly yours,

John Lev whey



The Baltimore County Department of Health, Section of Day Care, has received a copy of the order aigned by the Deputy Zoning Commissioner greating approval for a Special Enterption for a day nursery at the above address, subject to your compliance with certain

The Section of Day Care first became aware of your petition for a special exception in July 1977. Since that time, we have had no contact with you regarding an application for a day care license, either before your soming hearing or after.

We enclose a copy of the State day care law: Code of Maryland, Article 13; Health, Sections 707-717, and 10.02.01 - Regulations Govern-ing Group Day Care Centers. Please note that a license is required to open and operate a day care center.

To make an appointment to discuss your plans, call 494-3727.

Sincerely. Et Smit (Miss) Eve Smith

oc: Office of Zoning



78-92- XA

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1977

icholas B. Commodari Mr. Ronald Lee 7223 Croydon Road Baltimore, Maryland 21207

COUNTY OF FICE BLDG

BUREAU OF DEPARTMENT OF RAFFIC ENGINEERIN

STATE ROADS COMMIS Dear Mr. Lee:

BUREAU OF REALTH DEPARTMENT PROJECT PLANNING BUTLDING DUDARTHEN BOARD OF EDUCATION

ZONING ADMINISTRATIO

RE: Special Exception and Variance Petition Item Number 3 Petitioner - Ronald Lee

The revised site plan in which it is indicated that the revised site plan in which it is indicated that the revised site plan in which it is indicated that the revised site plan in which it is indicated that the plan in the revised site plan in the revised site plan in the revised site plan in the revised as per previous comments. Because not been revised as per previous comments. Because not been revised as per previous comments. Because per previous comments are the revised previous comments are previous comments. Because previous comments because the revised previous comments because the revised previous comments in the revised previous comments are the revised previous comments and revised previous comments are revised by the revised previous comments and revised previous comments are revised by the r

This petition is accepted for filing on the date of the menlosed filing certificate. Notice of the hearing the filing certificate is the hearing that the hearing the file of the hearing the file of the hearing certificate, will be forwarded to you in the near future.

Very truly yours,

Mitales B. Commoder NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

cc: Della-Rocca, Orsini & Associates, Inc. 122 North Highland Avenue Baltimore, Maryland 21224

Chairman, Zoning Plans

Advisory Committee

B

Mr. Ronald Loc 7223 Croydon Road Baltimore, Maryland 21207

Petitioner

Petitioner's Attorney

122 North Highland Ave. Baltimore, ND 21224

co: Della-Rosca, Orsini & Assoc. Inc.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

this 14th day of sentember

Kr. Ronald Lee

Your Petition has been received and accepted for filing

1977.

S. ERIC DI NENNA Zoning Commissioner

Reviewed by

BALTIMORE COUN		No.	51818
MISCELLANEOUS	REVENUE DIVISION		9
June 2	8, 1977 ACCOUNT 01-6	62	
	AMOUNT	ISO 00	
	AMOUNT		
Contract to the contract of			
The state of the s	Ronald Lee, 3521 Mes	dowalde Ro	i., Balto., l
21207	Ronald Lee, 3521 Kee for Special Excepti		l., Balto., l

Surveying

DELLA-ROCCA, ORSINI, & ASSOCIATES, INC.

122 North Highland Avenue Baltimore, Maryland 21224 (301) 327-1400 October 17, 1978

Mr. John France Dep't of Permits & Licenses Room 190 Politicore County Office Puilding

Ne: Gome, M.N: App. #1101-79 Change of Gocupancy (Day Eurocry) B/S #35.2 Meadawride Road 37510, of Liberty Hoad Permit #109849 United to

According to a request by Mr. Robert A. Morton, F.E., Chief, Bureau of Public Services, we have made the following changes on the rite

of Philic Services, we may be a supported to the first floor only may be utilized for a surgery school.

The first floor only may be utilized for a surgery school.

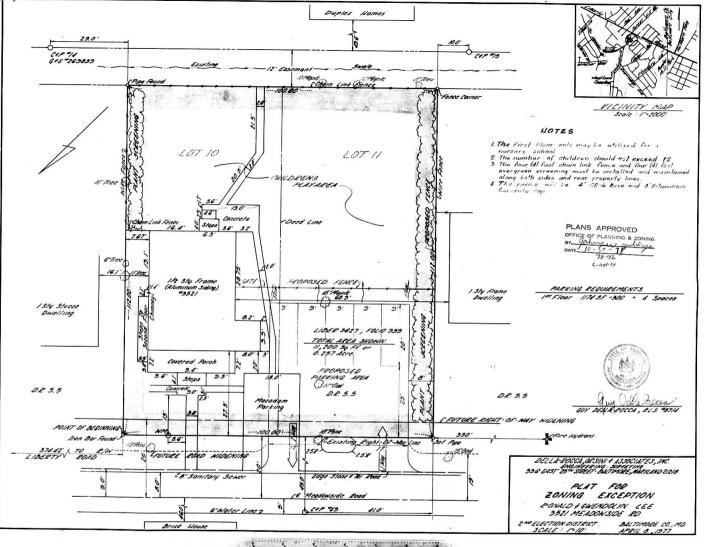
The norther of children should not exce. 12 (2) font evergreen servening out to installed and satisfact along both sides and servening out to installed and satisfact along both sides and from the proving will be 4° CR-6 Same and 7° Situations Concrete Top.

The paving will be 4° CR-6 Same and 7° Situations Concrete Top.

If there is any comment concerning this matter, please call us at your convenience.

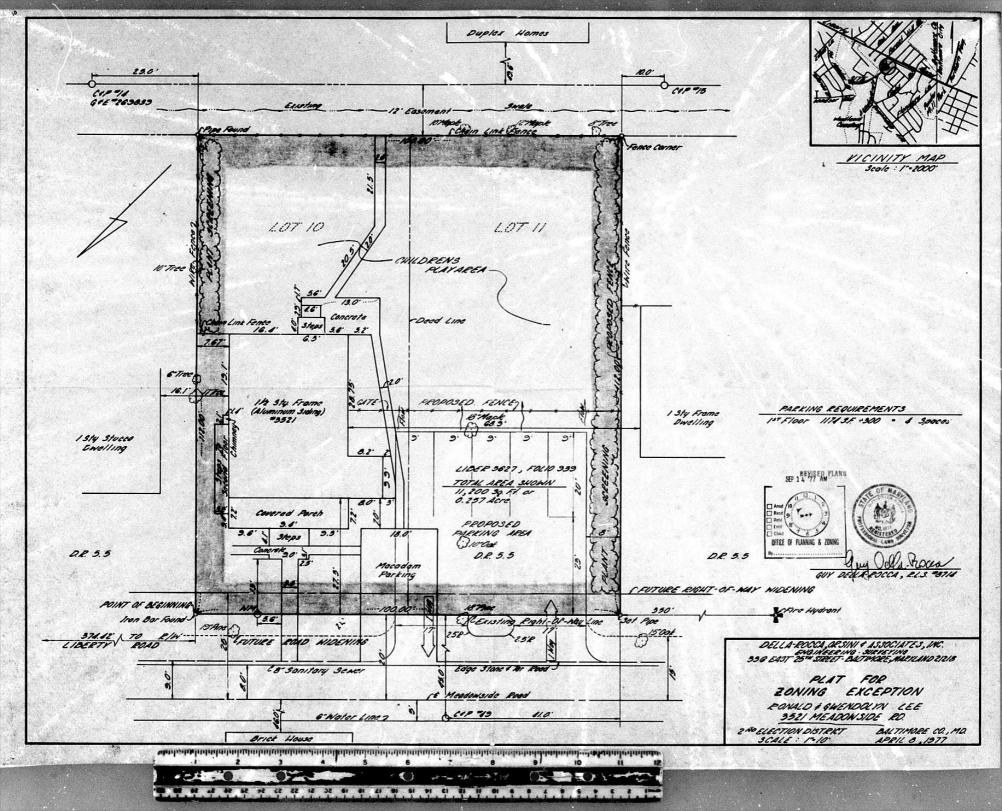
4 my Jolle Rocco hy Della-Rocca, Prof. L.S. Prosident

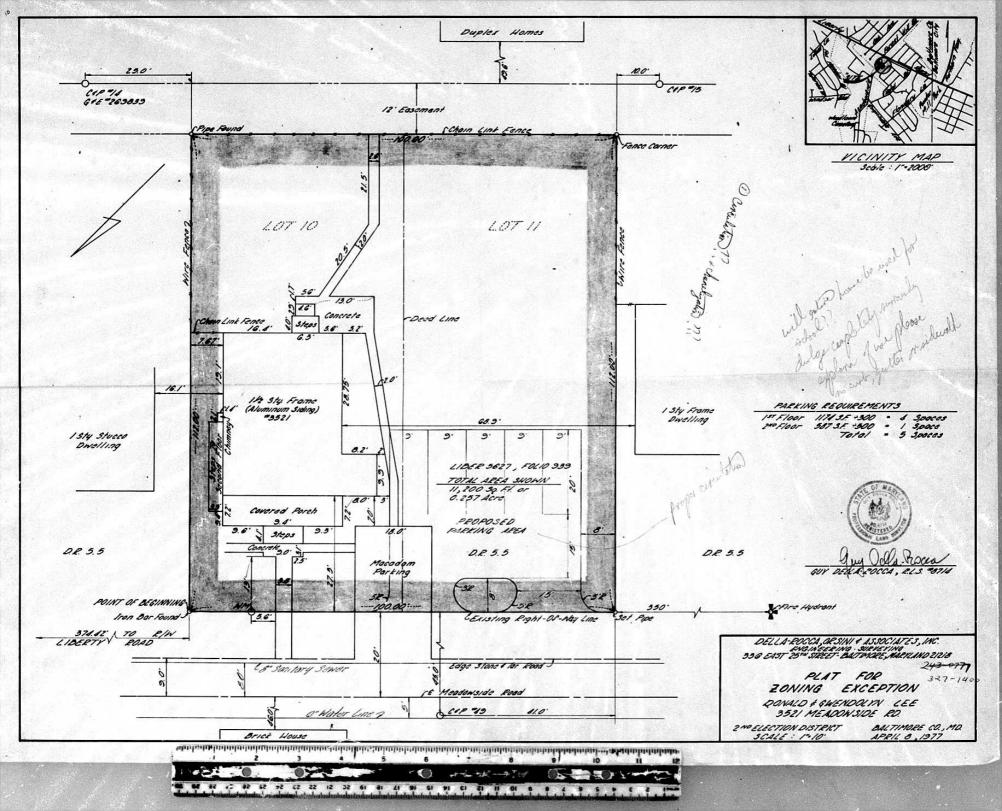
GDR/pd

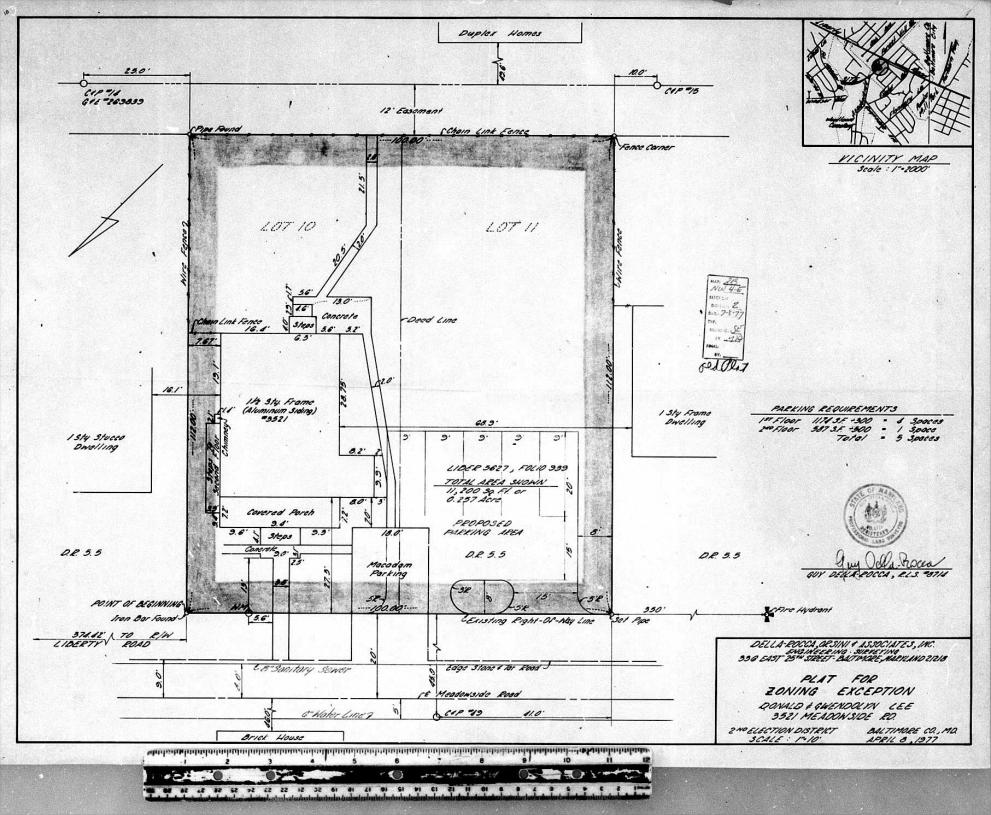


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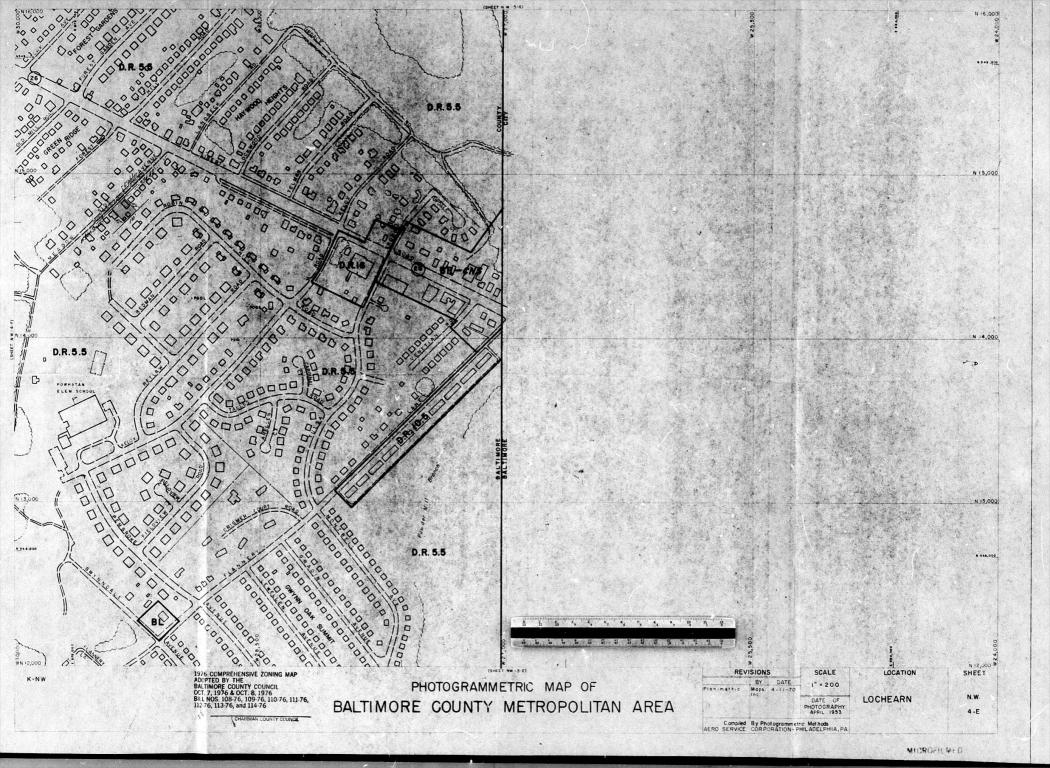
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