

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for a be and the same is hereby DENIED.

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 the following finding of facts

the above Variance should be had, and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1977, that the herein Petition for a Variance 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR 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)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

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 existing building.

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, or sidewalk. Residents of the neighborhood also indicated fear of additional traffic on the relatively narrow Meadowside Road, parking problems, "commercialization" 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 of repair and that compliance with an approved site plan could be readily achieved.

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, this 22nd 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 nursery school.
2. 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.

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

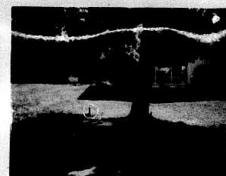
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 28th day of June 1977. Filing Fee \$50.00. Received ☒ Cash ☐ Other

Eric DiRenzo,
Zoning Commissioner

Petitioner Ronald Lee Sub-itted by Ronald Lee
Petitioner's Attorney DiRenzo Reviewed by DiRenzo

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



PETITION FOR 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)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 6, 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., commencing on the 12th day of October, 1977, the 12th day of October, 1977, the 12th day of October, 1977.
L. Frank DiRenzo
Manager



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

July 26, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor County Office Building
Towson, Maryland 21204

Re: Item 3 - ZAC - July 5, 1977
Property Owner: Ronald Lee
Location: SE/S Meadows Rd. 374.42' SW Liberty Heights Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school
Acres: 0.257
District: 2nd

Dear Mr. DiNenna:
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 loading area for children.

Sincerely,
Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSP/31F



baltimore county
department of health
TOWSON, MARYLAND 21204
(301) 434-3510

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

July 25, 1977

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

Dear Mr. DiNenna:

Comments on #3, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:
Property Owner: Ronald Lee
Location: SE/S Meadows Rd. 374.42' SW Liberty Heights Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school.
Acres: 0.257
District: 2nd
Since metropolitan water and sewer are available, no health hazards are anticipated.

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

TMH/rs/ruc

cc: Eve Smith



baltimore county
department of health
TOWSON, MARYLAND 21204
(301) 434-3510

Paul H. Heinicke
CHIEF

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

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

Re: Property Owner: Ronald Lee

Location: SE/S Meadows Rd. 374.42' SW Liberty Heights Ave.

Item No. 3 Zoning Agenda July 5, 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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Comply to 101, 1st floor only.
- (x) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (x) 4. The site shall be sited 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.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEFFERT
DIRECTOR

July 5, 1977

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

Dear Mr. DiNenna:

Comments on Item #3 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Ronald Lee
Location: SE/S Meadows Rd. 374.42' SW Liberty Heights Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school

Acres: 0.257
District: 2nd

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, for new use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy 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.
- ☒ 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 5'0" of property line.
- ☒ F. comment: B protected wood frame structures for nursery uses are not permitted Tab. 6 - B.C.C.A. Code - Protected wood frame is limited to one story.
- ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CBW/rj

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
Property Owner: Ronald Lee
Location: SE/S Meadows Rd. 374.42' SW Liberty Heights Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school

District: 2nd
No. Acres: 0.257

Dear Mr. DiNenna:
No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MSP/3p

JOSEPH H. MCDONALD, PRESIDENT
T. BAYARD WILSON, JR., VICE-PRESIDENT
MARION H. ROSSMAN

THOMAS H. ROVER
WILLIAM L. CHURCH
ROGER B. HAYDEN
ROBERT T. DUBEL, REPRESENTATIVE



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3111

August 31, 1977

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

Dear Mr. DiNenna:

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

Property Owner: Ronald Lee
Location: SE/S Meadows Road 374.42' SW Liberty Heights Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school
Acres: 0.257
District: 2nd

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.

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 L. Wimbley
John L. Wimbley
Planner III



baltimore county
department of health
TOWSON, MARYLAND 21204
(301) 434-3510

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

December 20, 1977

Mr. Ronald Lee
3521 Meadows Road
Baltimore, Maryland 21207

Dear Mr. Lee:

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

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 zoning hearing or after.
We enclose a copy of the State day care laws, Code of Maryland, Article 13, Health, Sections 707-717, and 10.02.01 - Regulations Governing 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 434-3727.

Sincerely,

[Signature]
(Miss) Eve Smith
Child Day Care Coordinator

MS/3t

cc: Office of Zoning
Attn: Mrs. Beatrice Anderson



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1977

COUNTY OFFICE BLDG.
111 N. CHURCHMAN AVE.
TOWSON, MARYLAND 21204

NICHOLAS B. Commodari
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD COMMISSION

BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Ronald Lee
7223 Croydon Road
Baltimore, Maryland 21207

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

Dear Mr. Lee:

I am in receipt of Variance forms and copies of the revised site plan in which it is indicated that the proposed nursery school will occupy the first floor of the existing building only as required by the Fire Department. However, the proposed parking area has not been revised as per previous comments. Because of the delays that have resulted with the Interim Development Control Act, I have scheduled this petition for a hearing date. It should be emphasized however that if the petition is granted the site plan will have to be again revised to indicate a workable traffic circulation that will satisfy the Departments of Traffic Engineering and Project and Development Planning.

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
Chairman
Zoning Plans Advisory Committee

NBC:rff

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

Bar
Mr. Ronald Lee
7223 Croydon Road
Baltimore, Maryland 21207

ITEM # -3-

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 14th day of September 1977.

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Mr. Ronald Lee
Petitioner's Attorney _____

Reviewed by

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

cc: Della-Rocca, Orsini & Assoc. Inc.
122 North Highland Ave.
Baltimore, MD 21224

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

No. 51818

DATE June 28, 1977 ACCOUNT 01-662

AMOUNT \$50 00

RECEIVED
FROM Cash Ronald Lee, 3521 Meadowside Rd., Balto., Md.
21207
FOR Petition for Special Exception

2877 1 JUN 28

50.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

Engineering

Surveying

DELLA-ROCCA, ORSINI & ASSOCIATES, INC.

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

Mr. John Pearce
Dept. of Permits & Licenses
Room 100
Baltimore County Office Building

Re: COMS 9011 App. #1101-78
Change of Occupancy (Day Nursery)
375 #5521 Meadowside Road
27610, of Liberty Road
Permit #00248
District

Gentlemen:

According to a request by Mr. Robert A. Norton, F.N., Chief, Bureau of Public Services, we have made the following changes on the site plan:

These notes have been added:

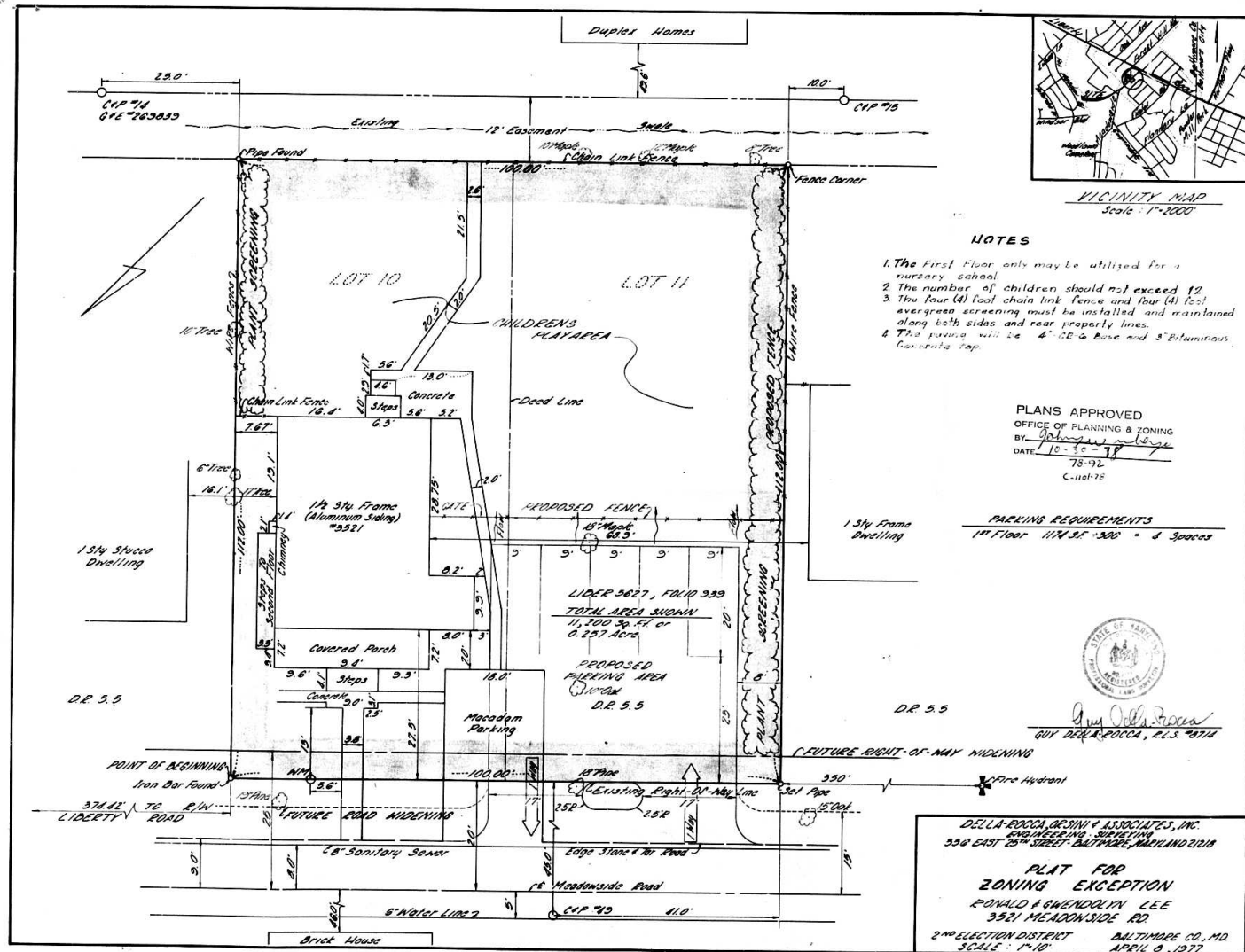
1. The first floor only may be utilized for a nursery school.
2. The number of children should not exceed 12.
3. The four (4) foot chain link fence and four (4) foot evergreen screening must be installed and maintained along both sides and rear property lines.
4. The paving will be 4" CR-6 Base and 3" Bituminous Concrete Top.

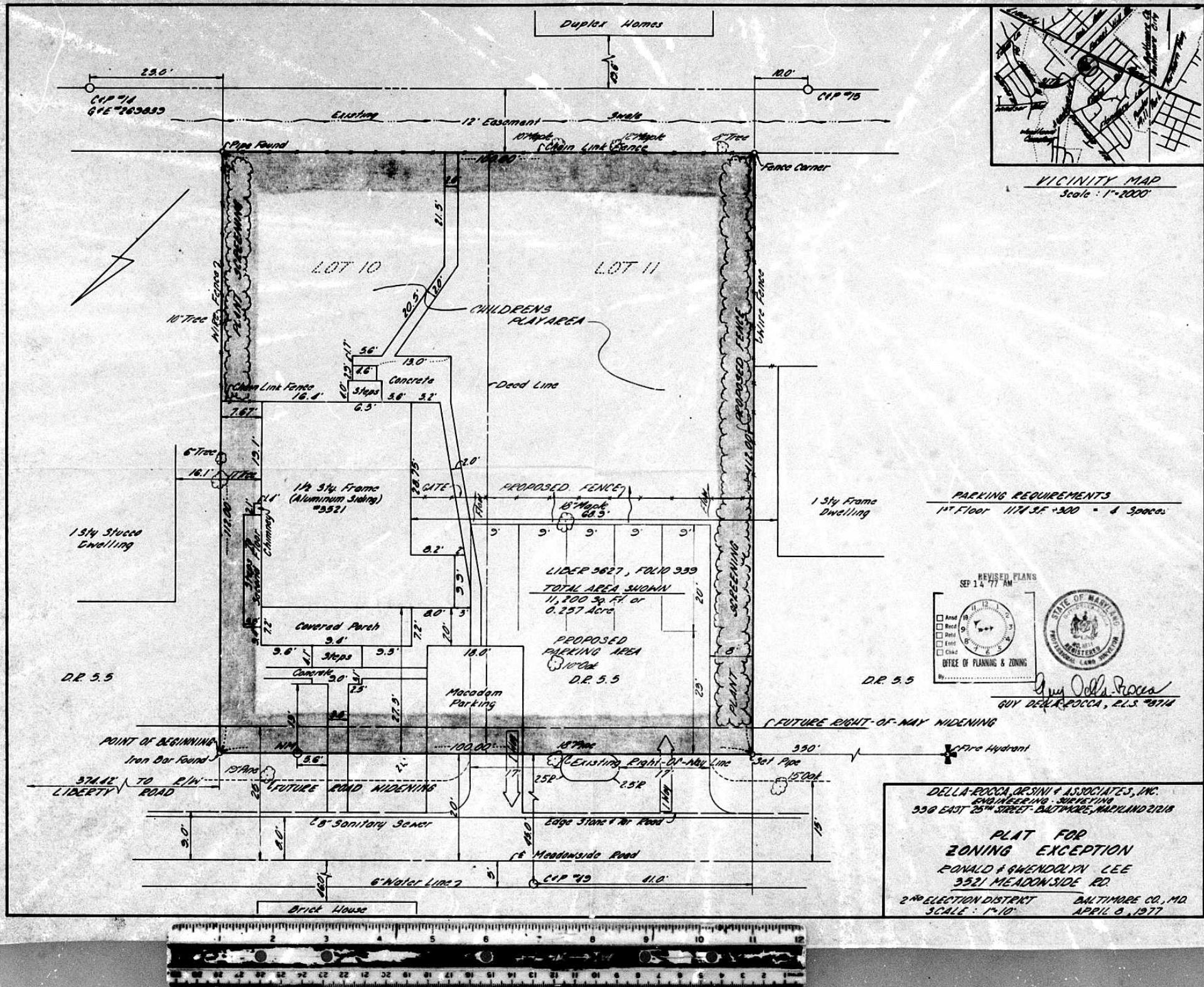
If there is any comment concerning this matter, please call us at your convenience.

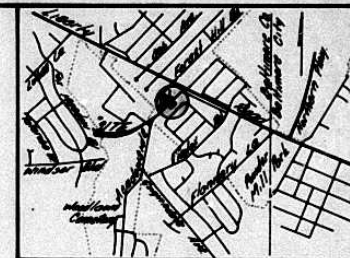
Very truly yours,

Guy Della-Rocca
Guy Della-Rocca, Prof. L.S.
President

GDR/pd







will entire have be used for
school?
Judge completely soundly
approve of our please
no extra, gutter or sidewalk

PARKING REQUIREMENTS

1 ST FLOOR	1174 S.F. + 300	= 4 Spaces
2 ND FLOOR	587 S.F. + 300	= 1 Space
	Total	= 5 Spaces



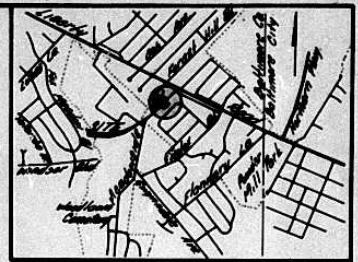
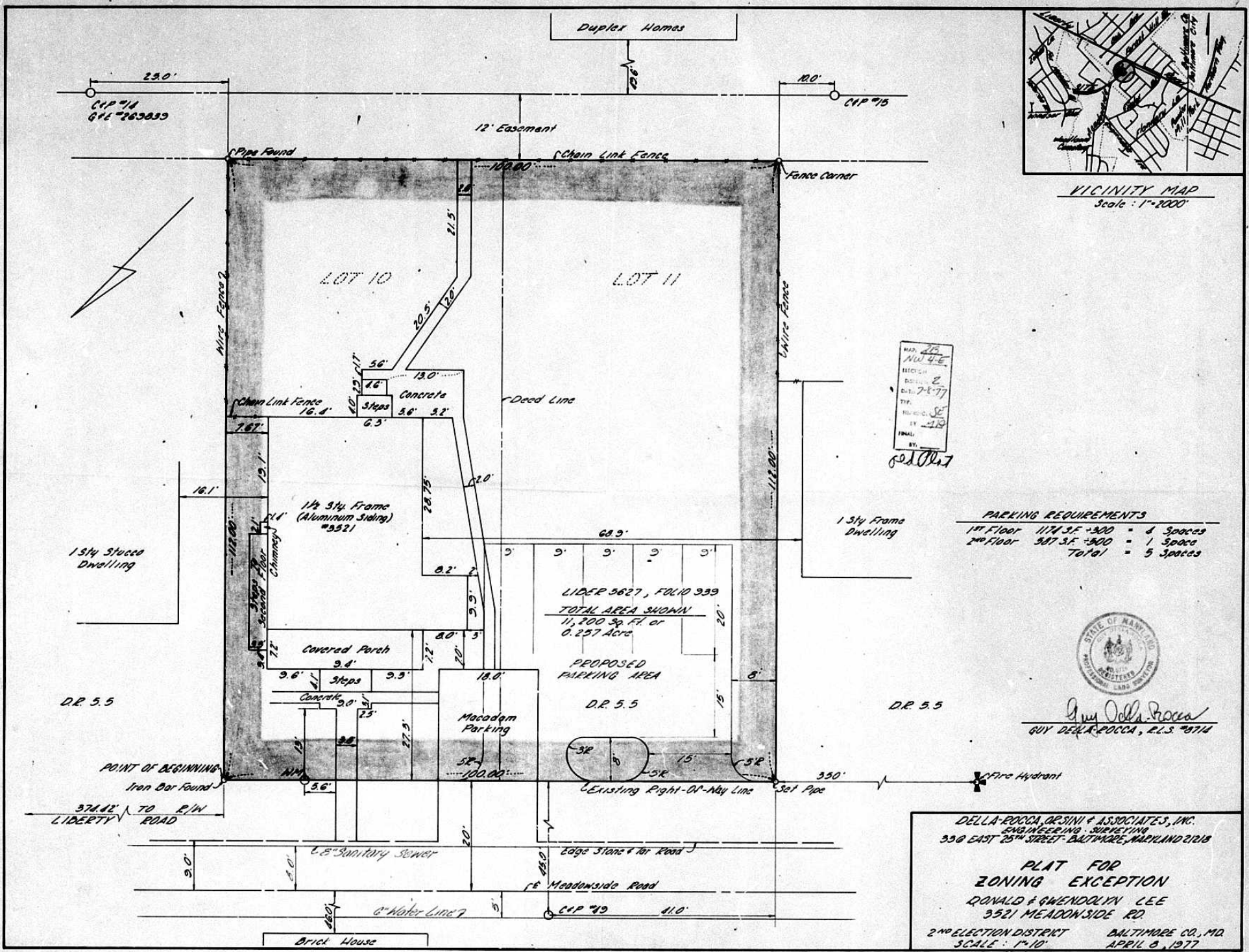
Guy Della Rocca
GUY DELLA ROCCA, P.L.S. #8714

DELLA-ROCCA, ORSINI & ASSOCIATES, INC.
ENGINEERING - SURVEYING
330 EAST 25TH STREET - BALTIMORE, MARYLAND 21218

PLAT FOR
ZONING EXCEPTION
DONALD & GWENDOLYN LEE
3521 MEADOWSIDE RD

2ND ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1"=10' APRIL 8, 1977





MAP 275
NW 4-E
SECTION 2
DATE 7-1-77
TYP. J.E.
BY J.E.
J.E. 1/13

PARKING REQUIREMENTS

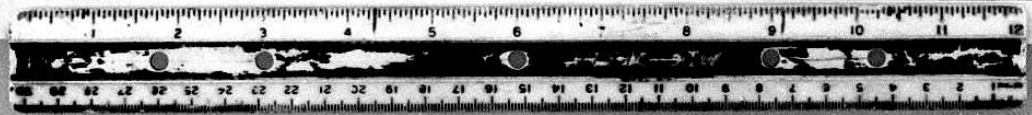
1 st Floor	1174 S.F. $\div$ 300	= 4 Spaces
2 nd Floor	987 S.F. $\div$ 300	= 1 Space
Total		= 5 Spaces

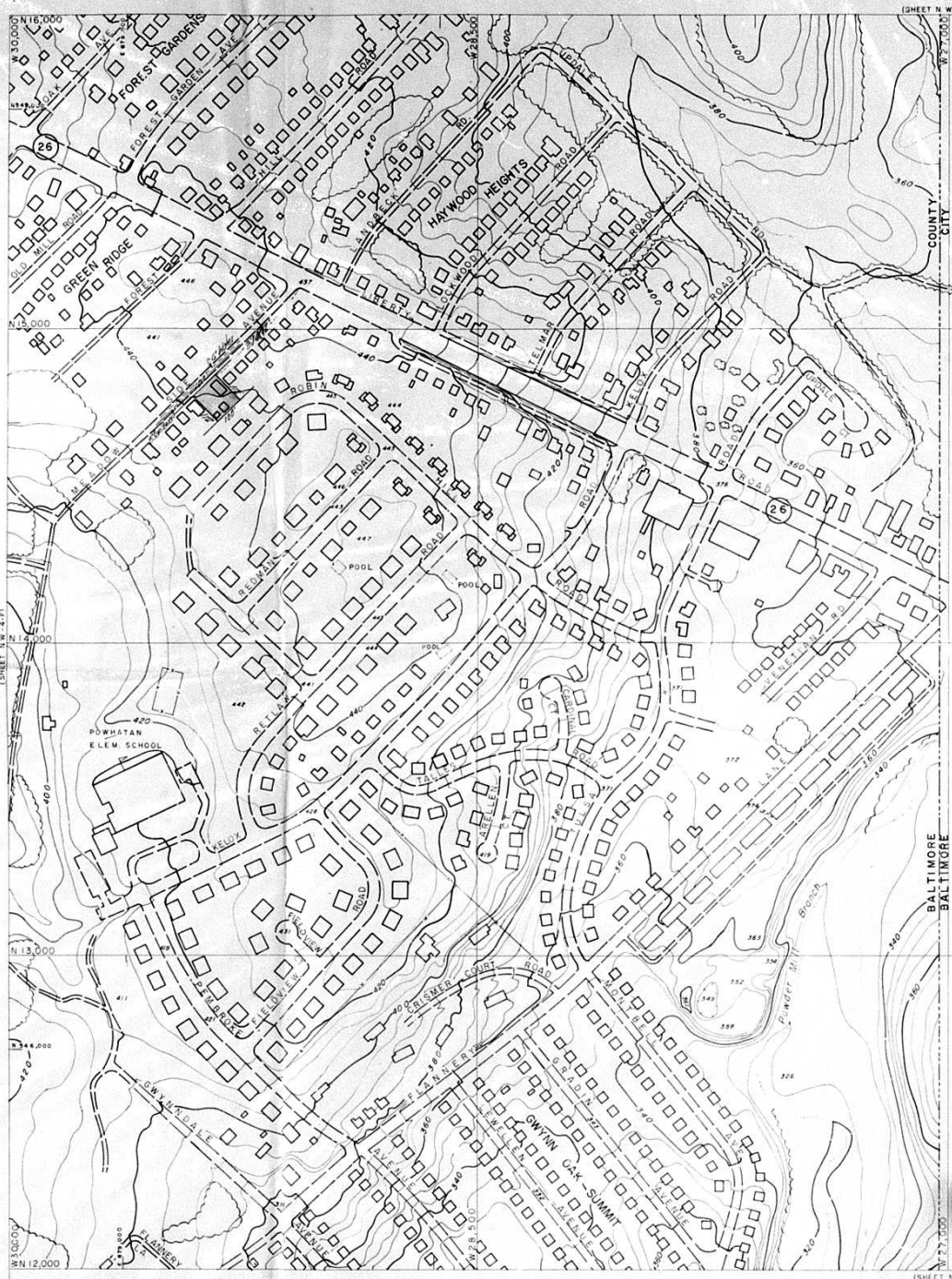


Guy Della Rocca
GUY DELLA ROCCA, E.L.S. 1974

DELLA-ROCCA, ORSINI & ASSOCIATES, INC.
ENGINEERING - SURVEYING
330 EAST 25TH STREET, BALTIMORE, MARYLAND 21218

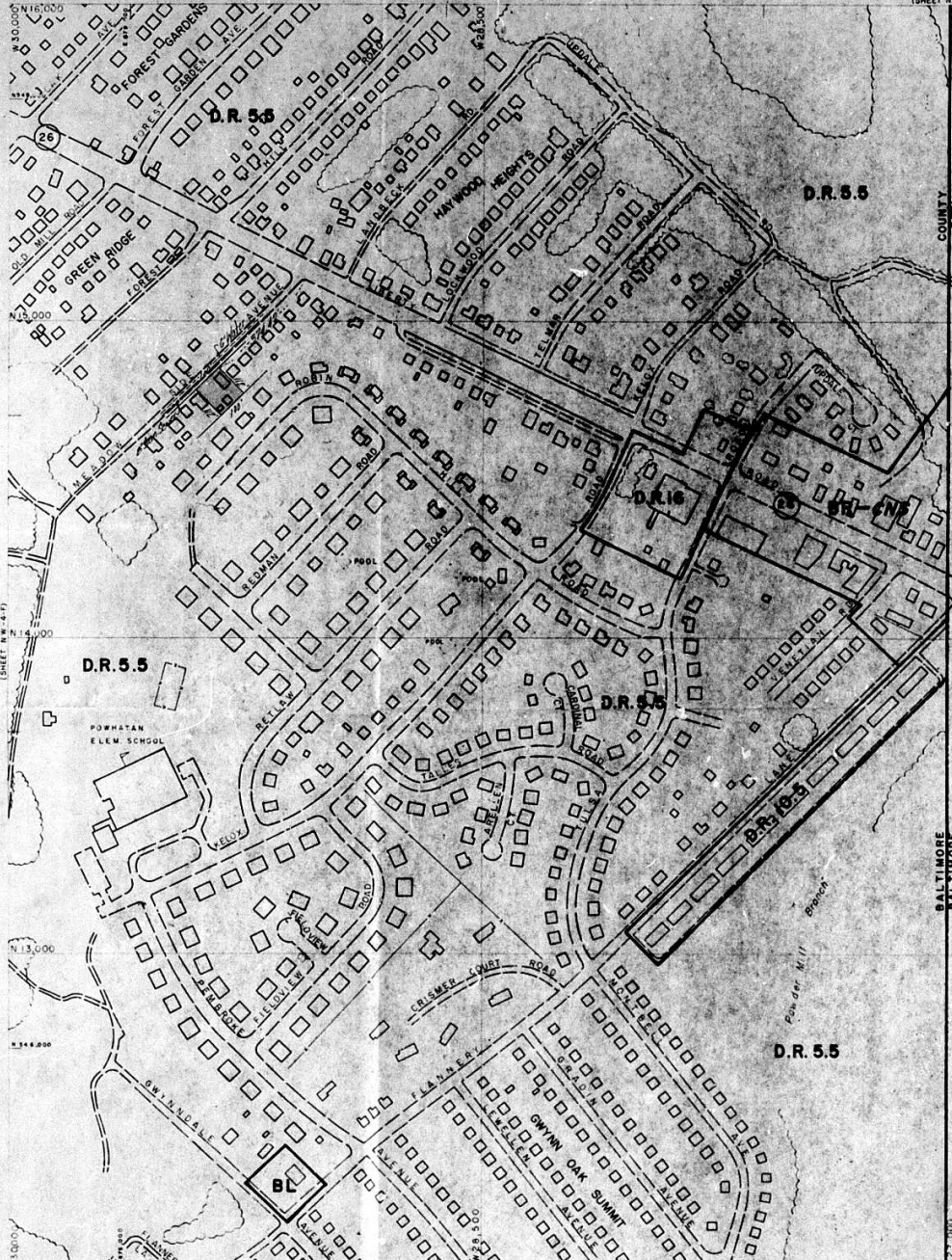
PLAT FOR ZONING EXCEPTION
DONALD & GWENDOLYN LEE
3521 MEADOWSIDE RD.
2ND ELECTION DISTRICT
SCALE: 1"=10'
BALTIMORE CO., MD.
APRIL 6, 1977





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION LOCHEARN	SHEET N.W. 4-E
	BY	DATE			
Topographic	Maps, Inc.	4-11-70			
DATE OF PHOTOGRAPHY APRIL 1953					
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA					



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76
CHAIRMAN COUNTY COUNCIL

REVISONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200	LOCHEARN	
Planimetric	Maps: 4-11-70 INC.	DATE OF PHOTOGRAPHY APRIL 1953		N.W. 4-E
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA				

MICROFILMED

10-15 NW

