

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morningside Six Partnership, 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 _____ zone to an _____ zone; and for the following reason:

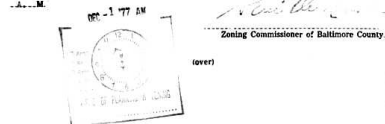
See attached description

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, or we, agree to pay expenses of above reclassification 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 of Baltimore County.

Morningside Six Partnership
By: Charles E. Kountz, Jr. Legal Owner
Address: 14 Straw Hat Road
Owings Mills MD 21117
Protestant's Attorney
1st
DATE Feb 22 1978 AM
OFFICIAL STAMP: FEB 22 1978

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1978, at _____ o'clock _____ A.M.



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD 21206 (301) 664-1501

Apr-11 25, 1977

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A DAY CARE CENTER IN A DR. 13 ZONE.

BEGINNING FOR THE SAME on the South side of Willow Bend Drive, [a private road] as shown on Plat of Section X-A, Morningside Heights Apartments, recorded among the land records of Baltimore County in Plat Book G.T.S. 35, Folio 114, said place of beginning also being at the end of the 2nd of the 8 following distances, measured from the intersection of the north side of Straw Hat Road and the 1st side of Pleasant Ridge Drive, [1] North 844 feet, more or less [measured along the East side of Pleasant Ridge Drive] and [2] Easterly 60 feet, more or less [measured along the South side of Willow Bend Drive], thence leaving said place of beginning and running along said South side of Willow Bend Drive, the 4 following courses and distances, viz: (Northwesterly by a line curving to the left with a radius of 130 feet for a distance of 61.70 feet [the arc of said curve being subtended by a chord bearing North 35 degrees 06 minutes 51 seconds East 61.13 feet] to a point of reverse curve, thence [2] Northeasterly by a line curving to the right with a radius of 95 feet for a distance of 70.75 feet [the arc of said curve being subtended by a chord bearing North 45 degrees 16 minutes 00 seconds East 76.52 feet] to the end of said curve, thence [3] North 63 degrees 01 minute 00 seconds East 100.00 feet to a point of curve, and thence [4] Northeasterly by a line curving to the left with a radius of 135 feet for a distance of 8.84 feet [the arc of said curve being subtended by a chord bearing North 67 degrees 08 minutes 30 seconds East 8.93 feet] to a point of reverse curve, thence leaving Willow Bend Drive and running along the Southwest side of another Private Road the two following courses and distances, viz: [5] Southeasterly by a line curving to the right with a radius of 15 feet for a distance of 20.27 feet [the arc of said curve being subtended by a chord bearing South 76 degrees 01 minute 31 seconds East 19.76 feet] to the end of said curve and thence

RE: PETITION FOR SPECIAL EXCEPTION
OF BALTIMORE COUNTY
MORNINGSIDE SIX PARTNERSHIP,
Petitioners
1: BEFORE THE ZONING COMMISSIONER
2: OF BALTIMORE COUNTY
3: Case No. 78-189-X

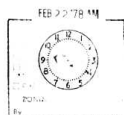
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 54.1 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.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Heslop, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1978, a copy of the foregoing Order was mailed to Charles J. Harrison, Esquire, 660 Kentworth Drive, Towson, Maryland 21204, Attorney for Petitioners.



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, MORNINGSIDE SIX PARTNERSHIP, legal owner of the property situate in BALTIMORE COUNTY, the property outline of which is shown to scale, complete with dimensions and bearings on 200 FT. SCALE MAPS, which are attached hereto, hereby make application to file for a SPECIAL EXCEPTION to use the herein described property for _____ in a _____ zone.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.555 ACRES DEED REF. OTS 5535-1910
GRAZING _____ 50% OF OVERALL SITE WILL REQUIRE GRAZING.
BUILDING SIZE NOV 1 1977
GROUND FLOOR Irregular AREA 5640 sq. feet
NUMBER OF FLOORS ONE TOTAL HEIGHT 12 feet
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.23
BUILDING USE Day Care Center OTHER FLOORS None
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 19 OTHER FLOORS None TOTAL 19
PRVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = None
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)
UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____
UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MORNINGSIDE SIX PARTNERSHIP
General Partner Harold J. Hagan
LEASE OR CONTRACT PURCHASER Charles J. Harrison, Esq.
660 Kentworth Drive
Towson, MD 21204

THE PLANNING BOARD HAS DETERMINED ON 1-19-78 THAT THE PROPOSED DEVELOPMENT DOES OR SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF SUBSECTION 22-81.1(1) OF THE BALTIMORE COUNTY CODE.
DATE 1-20-78 BY James H. Grief
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 (REVISED 1-78)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: _____ Date: February 27, 1978
FROM: Leslie H. Grief
Director of Planning
SUBJECT: Petition 78-189-X, Petition for Special Exception for a Nursery-School
East side of Pleasant Ridge Drive 844 feet North of Straw Hat Road
Petitioner - Morningside Six Partnership

4th District

HEARING: Thursday, March 9, 1978 (11:00 A.M.)

This office supports the petitioner's request.

Leslie H. Grief
Director of Planning

LHG:JHW



March 28, 1978

Charles J. Harrison, Esquire
Suite 200
Bovett Building
660 Kentworth Drive
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Pleasant Ridge Drive, 844'
N of Straw Hat Road - 4th Election
District
Morningside Six Partnership -
Petitioner
NO. 78-189-X (Item No. 99)

Dear Mr. Harrison:

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

Very truly yours,
James H. Grief
James H. Grief
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Heslop, III, Esquire
People's Counsel
Lieutenant Thomas Kelly
Fire Department
Miss Eve F. Smith
Department of Health



January 21, 1978

Charles J. Harrison, Esq.
660 Kentworth Drive
Suite 200
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application 77-59-X
Morningside Six Partnership-Petitioner

Dear Sirs:

Please be advised that your IDCA application for a Day Care Center hearing was approved by the Planning Board on January 19, 1978 and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Petitions, Descriptions &
Plans already filed with
the Zoning Department.

James H. Grief
Zoning Commissioner

SED/JED/aw

Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a nursery school should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of March, 1978, that the Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the building being one story in height and approval of a site plan by the Department of Public Works, Health Department, the Department of Traffic Engineering, Fire Department, and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1978, 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 to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

NEW EDUCATIONAL DAY CARE PROGRAMS

BY CHILD CARE PROPERTIES, INC.

The application of modern teaching methods to children in the 2-4 age group has only recently begun. Initially, the Montessori technique predominated; however, with increasing awareness of the possibilities and the importance of preschool education, others are modifying and extending these early efforts. An important factor in making new methods possible is the design of the host facility, for nearly all curriculum employ a version of "individualized teaching" in which it is essential that all children have free access to a wide variety of learning situations created by teachers, peer groups, and educational tools.

I. EDUCATIONAL AND DAY CARE SERVICES

The modern educational day care center must serve a wide variety of children from an equally varied family background. The objective of the program is to serve the mother by accommodating her logistical requirements and the child by minimizing the negative impact of these requirements and by maximizing his educational and social growth.

Kinder Care offers the following services (most on a unique basis) to minimize for the child the impact of his mother's logistical requirements.

1. The child is welcomed in the morning with a hot breakfast.
2. Children are delivered to and from public school through the early elementary years (including kindergarten).
3. Children are accepted at any hour of the day between 7:30 a.m. to 4:30 p.m.
4. Swimming and other athletic education is provided on a special basis.
5. As is common for and required of the typical day care center, two snacks, a hot lunch and a nap are ingredients of the program.

Kinder Care does not serve, in our facilities, children under toilet trained age.

The educational curriculum is built around four factors:

1. Curriculum Management

Kinder Care teachers are trained to use a curriculum for individualized learning which has been developed for all the 150 operating centers. Adaptation of this curriculum on an individualized basis is the heart of the program.

2. Teaching Tools

Kinder Care provides written and graphic materials to each center on a weekly basis. These materials are coordinated with the curriculum's objectives.

Kinder Care also provides extensive equipment, both indoors and outdoors, which facilitates curriculum application.

3. Facilities

The Kinder Care center is functionally designed to provide the following:

- a. Free access to all the various individualized programs.
 - b. Efficient and centralized food preparation and service.
 - c. A close outdoor relationship through extensive glass window walls and landscaped outdoor areas.
 - d. Freedom for the child which is implemented, for example, by special personalized magic mural walls on which the child may write and draw with a wide variety of art mediums.
4. Teaching Staff

Kinder Care operates its centers directly employing a local educational staff supported by national management. There is approximately one teacher for each ten children (compared with 1 to 25 in public schools).

II. COMMUNITY NEED

The reasons for the need for educational child day care may vary from degree from community to community. To understand specific conditions, Child Care Properties researches the service district for each proposed center. Nevertheless, there are powerful national trends and realities which are important influences everywhere.

First, the number of working wives with school-age children is rapidly increasing. Second, there is a growing awareness of the importance of educational programs for preschool children.

In the 1948-1974 period, the labor force participation rate of working wives with children 6 through 17 consistently increased at a 1% annual rate.

Working Wives With School Children*

Year	Rate	Year	Rate
1948	26.0%	1964	43.0%
1952	31.1%	1968	46.9%
1956	36.4%	1972	50.2%
1960	39.0%	1974	51.2%

The rate for working wives with children less than 6 years old increased in the same period from 18.8% to 34.4%, i.e., nearly the same annual growth rate.

In the most recent period between 1971 and 1975, the number of working husbands increased by 1,148,000, while the number of working wives increased by 2,390,000. Interestingly, "wives with school-age children" - those in the main family earning years - show the highest labor force participation rate. (The participation rate of any group is the percentage of all people in that group who are either working or seeking work.) This suggests the prime reason for their working is to keep up with family raising bills.

For instance, "the national median sale price for a new house is around \$40,000 - up from \$21,000 in 1966. Buying such things does not come easy on single pay checks." Where research has been available to CCP, it is found that moderately affluent suburbs (with typical 140,000 homes) have a substantially higher percentage of working mothers. A Woman's Bureau projection shows that 5.6 million mothers of children under age 5 will be in the work force by 1980, an increase of over 40% from 1970.

Modern mothers are having smaller families later, establishing careers, and contributing to average family incomes of nearly \$18,000, whereas for families with single employment, the average is close to \$10,000. The number of

these families, and children, will continue to increase through 1990 because the post-World War II baby explosion (births doubled in 1947 and remained equally high until 1962) is causing a dramatic increase in the number of child bearing age women.

TYPES OF DAY CARE SERVICE

According to a Westinghouse Learning Corporation study, there are approximately 450,000 day care homes in the United States. These day care homes are not normally licensed and each usually cares for only one or two children. Of the nearly 7 million children, age 2 to 5, of working mothers, most are served in this home style or by other family members.

"Day care centers" are defined generally as those caring for 7 or more children for a full day. They occupy homes, specially constructed buildings and churches, most of them are located in residential neighborhoods. According to the Westinghouse study, about 90% of these are licensed and 60% are proprietary. In all, only about 12% to 15% of all children are cared for by "day care centers", with over half of these cared for by non-profit organizations such as churches, United Fund agencies, military bases, government funded organizations, those run by industry, hospitals, etc.

The numerous day care centers differ considerably from each other in the kinds and quality of services they provide. CCP's experience in different regional areas indicates two important facts:

1. The availability of modern day care services varies greatly. For instance, the entire Washington metropolitan area has but a handful of such modern facilities, whereas Houston, of approximately the same size, has a substantially greater number.
2. Increase in the number of available modern facilities tends to increase demand for such services. As mothers become aware of the modern services, they switch from less desirable programs. Because modern facilities can only accommodate a small percentage of children requiring day care, this trend can be expected to continue and accelerate as operators like Kinder Care and CenCor strive to meet the demand.
3. The efficiently operated modern center can provide a greatly improved environment within a facility designed to implement comprehensive educational programs at a cost only very slightly higher than typical "ma and pa" day care centers. With cost equalized in day care selection, new modern facilities and programs can be expected to dominate.

III. OPERATING REQUIREMENTS

The Kinder Care centers are designed by Child Care Properties to meet operational reality. Moreover, the facility must be architecturally designed to symbolically reflect such professionalization of the educational service. To reflect such professionalization, the building is not only functionally planned, but also aesthetically designed by using organic materials and colors which blend with the "soft" surrounding environment created, if necessary, through extensive landscaping. Each center conforms with all health regulations which, although generally comprehensive, do not define educational aspects of day care. Kinder Care centers are open from 7:30 a.m. to 6:00 p.m. and each center is licensed for 120 students who are served by an average of 10 teachers and one cook.

Ninety percent of the students will come from a radius of 15 miles of the center with a high percentage coming from a radius of 5 miles. Many students are the brothers and sisters of older ones enrolled in nearby elementary schools.

Asuming 100 students attend the center, 70 students would normally be dropped off between 7:30 a.m. and 9:00 a.m., and picked up between 4:00 p.m. and 6:00 p.m. Thirty students would be part time and would be arriving and leaving between the hours of 7:00 a.m. and 4:30 p.m.

* Statistics presented are courtesy of "The Wall Street Journal", February 2, 1976.

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Charles J. Harrison, Esquire
660 Kailworth Drive
Towson, MD. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
21204

ITEM #99

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

Your Petition has been received and accepted for filing
this 1st day of February, 1978.

Charles J. Harrison
Charles J. Harrison
Zoning Commissioner

Petitioner Morningside Six Partnership
Petitioner's Attorney *Charles Harrison* Reviewed
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 23, 1978

Charles J. Harrison, Esquire
660 Kailworth Drive
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 99
Petitioner - Morningside Six Partnership

Dear Mr. Harrison:

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 suitability of the requested zoning.

This currently vacant property, located on the south side of Willow Bend Drive approximately 60 feet east of Pleasant Ridge Drive, is part of the overall apartment development known as Morningside Heights. This Special Exception is necessitated as a result of your client's proposal to construct a nursery school (day care center) on this site.

The submitted site plans indicate that the area of the proposed building will be 5,640 square feet; however, the height of this structure is not shown. If the building is two or more stories, it should be noted that the Fire Department would restrict the use to the first floor only. Particular attention should be afforded the comments of the Health Department concerning this request.

Charles J. Harrison, Esquire
Page 2
Item Number 99
February 23, 1978

This petition is accepted for filing on the date of the enclosed filing certificate. Notice 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:rf

cc: Evans, Hagan & Holdefer, Inc.
Surveyors and Civil Engineers
8013 Belair Road
Baltimore, Maryland 21236

THORNTON M. MOURING, P.E.
DIRECTOR

December 9, 1977

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

Re: Item #99 (1977-1978)
Property Owner: Morningside Six Partnership
S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDCA 77-59-X)
Acres: 0.554 District: 4th

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.

General:

Comments were supplied for this property for Project IDCA No. 77-59X.

Baltimore County Highway and utility improvements exist or are secured by Public Works Agreement #47008 in conjunction with the development of Sections 8, 9 and 10, Morningside Heights Apartments, of which this site comprises the Local Open Space Area for Section 10-A, Morningside Heights Apartments, as shown on the plat thereof, recorded O.T.G. 35, Folio 114.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #99 (1977-1978).

Very truly yours,

Edmund M. Dwyer, P.E.
Edmund M. Dwyer, P.E.
Chief, Bureau of Engineering

END:EM:PM:SS

cc: J. Wimbley
R. Morton
C. Warfield

T-24 Key Sheet
48 NW 32 Pos. Sheet
SW 12 S Topo
58 Tax Map

January 31, 1978

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 #99, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Rive 60' E. Pleasant Ridge Drive
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDCA 77-59-X)
Acres: 0.554
District: 4th

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
Current Planning and Development

STEPHEN COLLINS
DIRECTOR

December 20, 1977

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

Re: Item No. 99 - ZAC - November 15, 1977
Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDCA 77-59-X)
Acres: 0.554
District: 4th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

ME/kan

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

November 29, 1977

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

Dear Mr. DiNenna:

The following are comments on Item #99, Zoning Advisory Committee Meeting of November 15, 1977.

Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.
Acres: 0.554
District: 4th

Metropolitan water and sewer are available, therefore 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

SEC 35 118C

JOHN D. SEYFERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 99 Zoning Advisory Committee Meeting, November 15, 1977 are as follows:

Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDC 77-59-X)
Acres: 0.554
District: 4th

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.
- ☒ 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

Charles E. Burnham
Plans Review Chief
C23:171

JOHN D. SEYFERT
DIRECTOR

February 22, 1978

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

Dear Mr. DiNenna:

REVISED
Comments on Item # 99 Zoning Advisory Committee Meeting, February 21, 1978 are as follows:

Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDC 77-59-X)

Acres: 0.554
District: 4th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, such as Maryland State Code for the Handicapped and Aged.
- ☒ 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

Charles E. Burnham
Plans Review Chief
C23:171

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Morningside Six Partnership

Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Dr.

Item No. 99 Zoning Agenda Meeting of 11/15/77

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.

() 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.

() 6. Site plans are approved as drawn.

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

Reviewed: *John M. Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: *Paul Morgan*
Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

Z.A.C. Meeting of: November 15, 1977

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

RE: Item No. 99
Property Owner: Morningside Six Partnership
Location: S/S Willow Bend Dr. 60' E. Pleasant Ridge Drive
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for a day nursery (IDCA 77-59-X)

District: 4th
No. Acres: 0.354

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski,
Field Representative

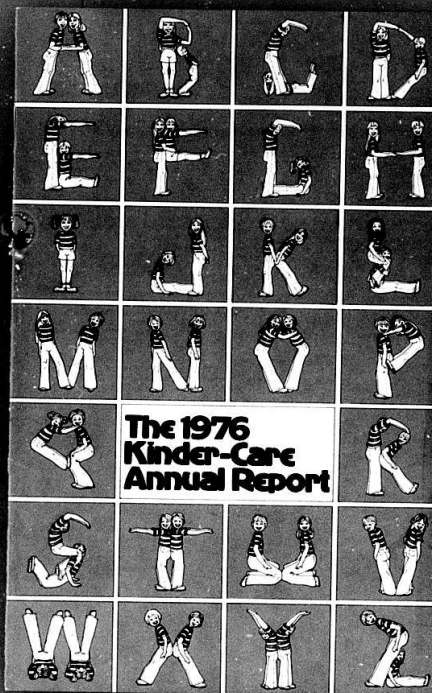
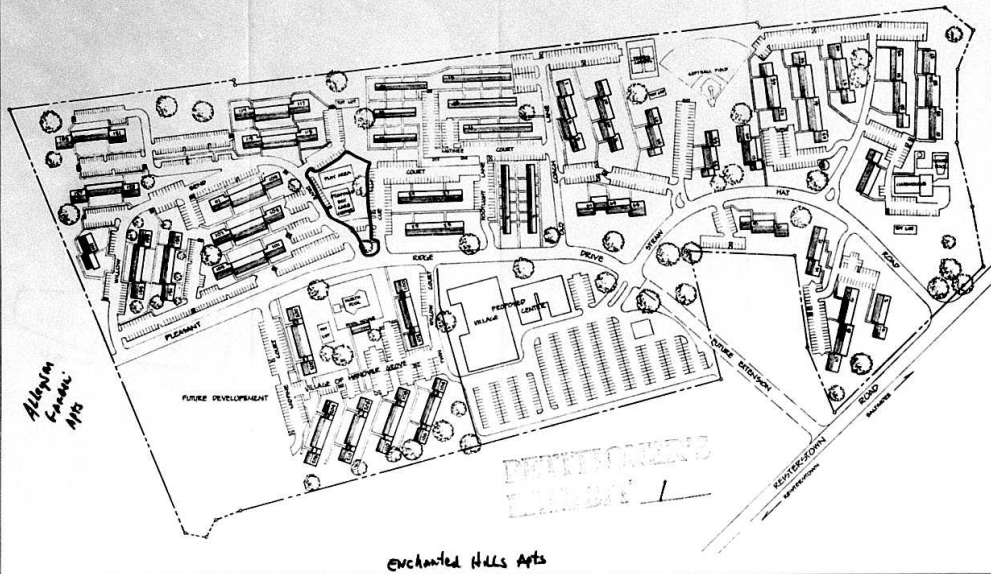
WNP/JP

JOSEPH M. MCGOWAN, PRESIDENT
Y. BARBARO WILLIAMS, JR., VICE-PRESIDENT
BARBARA M. ROSENBERG

THOMAS H. ROYER
HUGO L. LORANCE, F. CHANCELLOR
ROGER M. HAYDEN

ROBERT V. DUREL, REPRESENTATIVE

ALVIN LORANCE
WILLIAM M. SMITH, JR.
RICHARD W. FRASER, D.V.M.



1-Sign 78-189-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 44 Date of Posting FEB. 18, 1978

Posted for PETITION FOR SPECIAL EXCEPTION

Petitioner: MORRISON SIX PARTNERSHIP

Location of property: E/S. of Pleasant Ridge Drive S.W. N.E.

Location of Sign: E/S. of Pleasant Ridge Dr. S.W. N.E.

Remarks: STRAW HAT RD.

Posted by Thomas B. Ireland Date of return FEB. 24, 1978

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <u>STP</u>					Revised Plans:					
Previous case:					Change in outline or description		Yes ☐ No ☐			
					Map #					

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Feb. 16, 1978

THIS IS TO CERTIFY, that the annexed advertisement of

Petition For Variance City Wide Management Inc.
H6161

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times Rand.
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 17 day of Feb. 1978, that is to say, the same was inserted in the issues of Feb. 16, 1978.

STROMBERG PUBLICATIONS, INC.
BY Sandra Amodeo

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 16, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 24 day of March 1978, the same publication appearing on the 16th day of February 1978.

THE JEFFERSONIAN
S. Lusk
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of Oct 1977. Filing Fee \$ 12 Received ☐ Check ☐ Cash ☐ Other ☐

H. D. V.
S. Eric Dinenna,
Zoning Commissioner

Petitioner Horizon Six Partners Submitted by Horizon

Petitioner's Attorney Charles J. ... Reviewed by STP

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

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

No. 65449

DATE Feb. 14, 1978 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Homingside Six Apartments 11, Straw Hat Rd.
Owingsville, Md. 21117
for Petition for Special Exception 778-189-X

401 APR 14 500.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65449

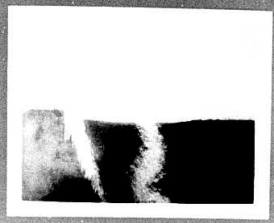
DATE March 9, 1978 ACCOUNT 01-662

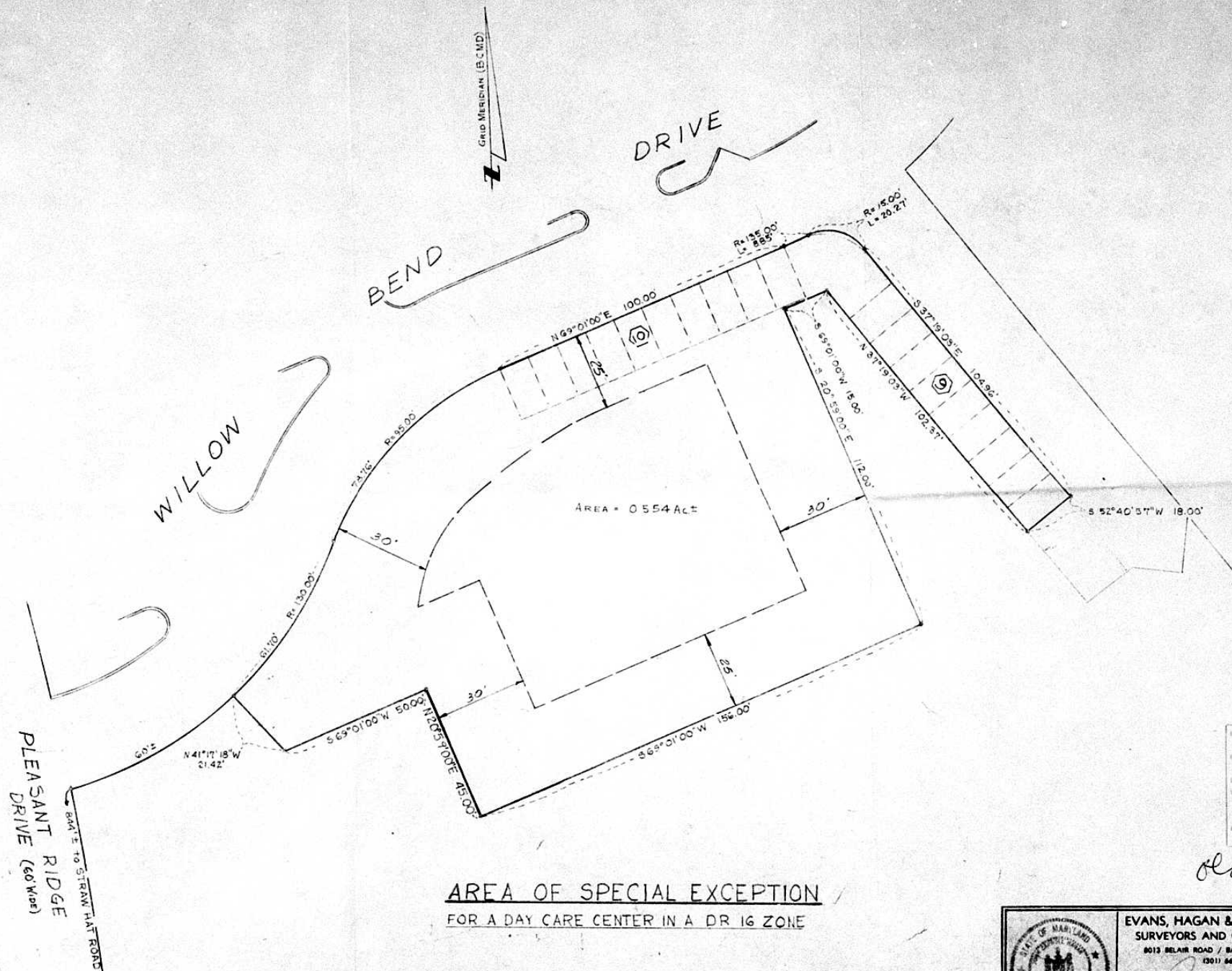
AMOUNT \$50.00

RECEIVED Homingside Six Apartments 11, Straw Hat Rd.
Owingsville, Md. 21117
for Advertising and posting of property 778-189-X

43 APR 9 50.00

VALIDATION OR SIGNATURE OF CASHIER





AREA OF SPECIAL EXCEPTION
FOR A DAY CARE CENTER IN A DR 16 ZONE

Sheet 2 of 2



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21234
(301) 640-1501

[Signature]
DATE 4-12-77 SCALE 1"=80'

old Plat

9061-A



7-21 SW

PROPERTY @ WILLOW BEND DR.
NEAR PLEASANT RIDGE DR.

FOR SPECIAL EXCEPTION FOR DAY CARE
CENTER IN A DR-16 ZONE

ELECTION DISTRICT 14 • BALTO. CO. • MARYLAND
SCALE 1"=200' OCTOBER 1977

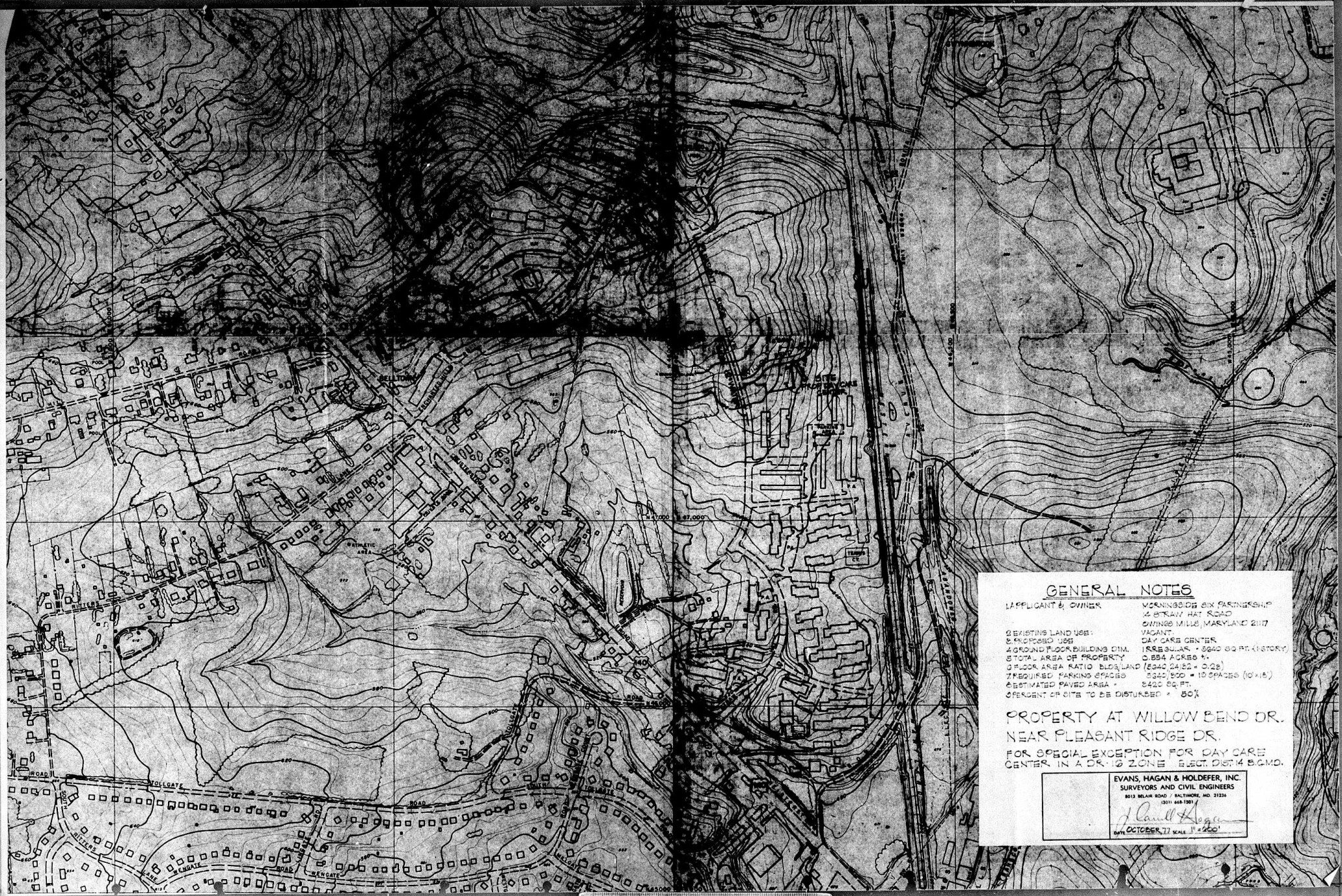
PREPARED BY:

EVANS HAGAN & HOLDEPER, INC.
8015 BELAIR ROAD • BALTIMORE MD 21286

4

PREPARED BY
EVANS HAGAN & HOLDEPER, INC.





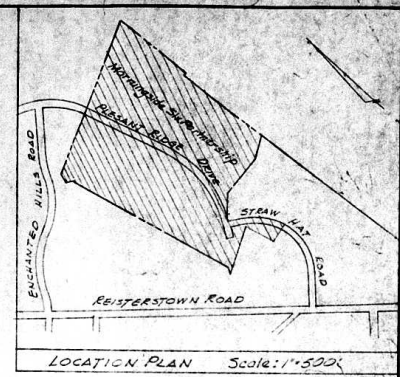
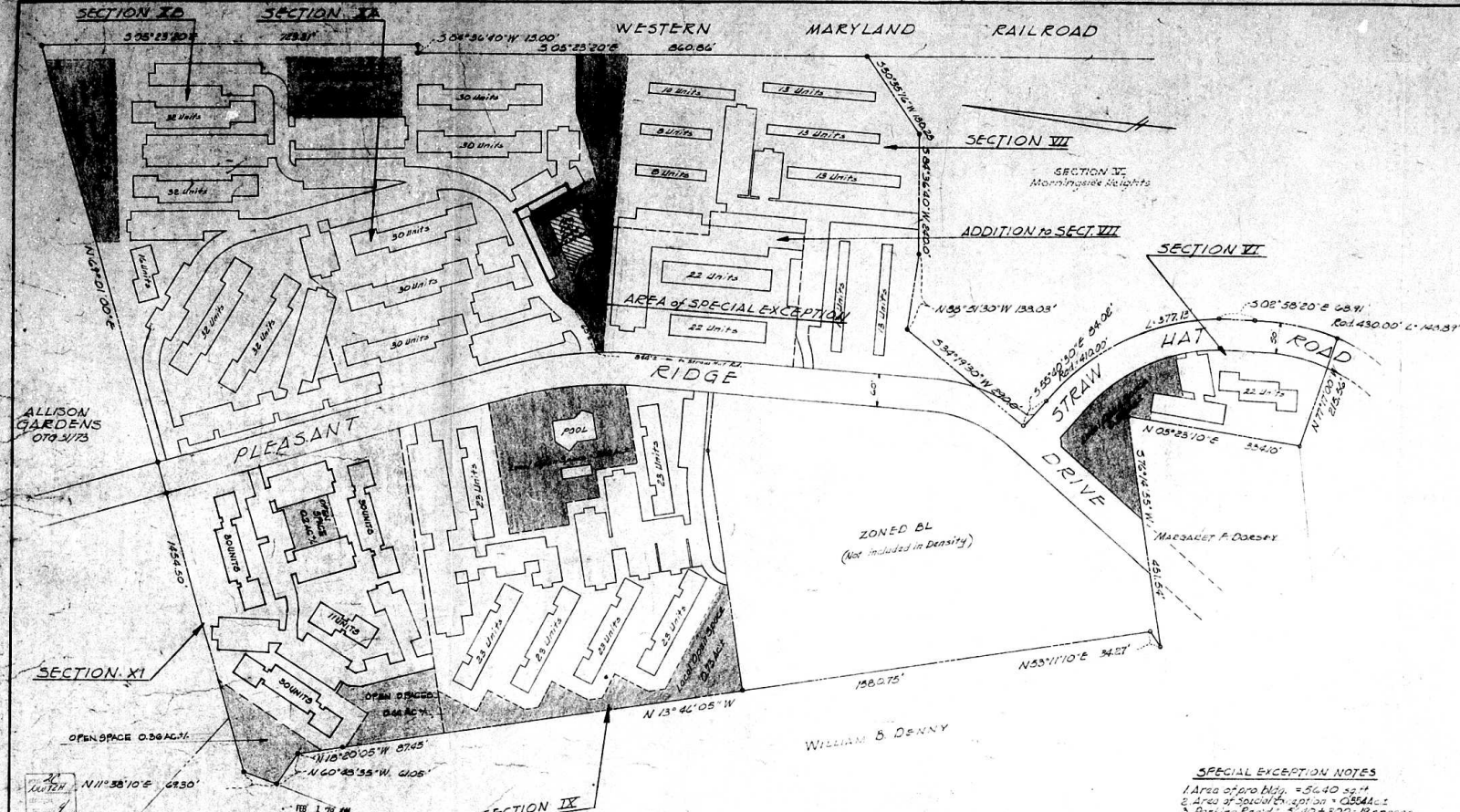
GENERAL NOTES

APPLICANT & OWNER: MORNINGSBOROUGH PARTNERSHIP
6 STRAY HAT ROAD
OWINGS MILLS, MARYLAND 21117
VACANT
DAY CARE CENTER
EXISTING LAND USE: 18,888 SQ. FT. (1 STORY)
PROPOSED USE: 3,554 ACRES ±
GROUND FLOOR BUILDING DIM. 18,888 SQ. FT. (1 STORY)
TOTAL AREA OF PROPERTY: 3,554 ACRES ±
FLOOR AREA RATIO BLDG. LAND (2,540,242 ± 0.28)
REQUIRED PARKING SPACES: 3,540,000 ± 10 SPACES (10' x 15')
ESTIMATED PAVED AREA: 3,420,000 ± 10 SPACES (10' x 15')
PERCENT OF SITE TO BE DISTURBED: 50%

PROPERTY AT WILLOW BEND DR.
NEAR PLEASANT RIDGE DR.
FOR SPECIAL EXCEPTION FOR DAY CARE
CENTER IN A DR-12 ZONE ELEC. DIST. 14 B.C.M.D.

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD • BALTIMORE, MD 21234
(301) 644-1301

J. Caull Hagan
DATE: OCTOBER 77 SCALE: 1" = 250'



**PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION
 DAY CARE CENTER
 IN A DR16 ZONE
 MORNINGSIDE SIX PARTNERSHIP
 #14 STRAW HAT ROAD
 OWINGS MILL MD.,
 4th Elect Dist Baltimore Co.**

SPECIAL EXCEPTION NOTES
 1. Area of pro bldg. = 56,40 sq. ft.
 2. Area of special exception = 0.8541 ac.
 3. Parking Req'd: 500 + 500 = 1000 spaces

SECTION	GROSS AREA	NO OF UNITS ALLOWED	PRO. EXIST.	LOCAL OPEN SPACE REQUIRED	PROVIDED	PARKING REQUIRED	PROVIDED
I	4.11	65.70	65	0.42	0.32	65	
II	8.38	134.08	134	1.12	1.30	134	131
III	5.00	80.00	80	0.75	NONE	80	96
IX	1.13	18.08	18	0.17	NONE	18	20
IX-A	4.19	67.04	67	0.23	1.55	67	84
V	3.90	62.40	62	0.59	1.15	62	84
VII	1.47	23.52	22	0.22	0.58	22	30
VIII	0.71	7.56	NONE				
VII	5.70	91.20	91	0.86	NONE	91	143
VII ADD	2.75	44.00	44	0.41	0.48	44	75
IX	8.62	137.92	135	1.25	1.83	211.14	211
X-A	5.13	82.08	78	0.77	0.97	119.34	137
X-B	10.56	168.96	169	1.58	1.31	258.57	265
XI	5.02	79.92	96	0.90	1.00	146.86	152
TOTAL	66.9645	1078.92	1064	10.0445	11.0345	1318.92	1504
*	66.41	1070.12	1064	10.04	10.16	1237.92	1485

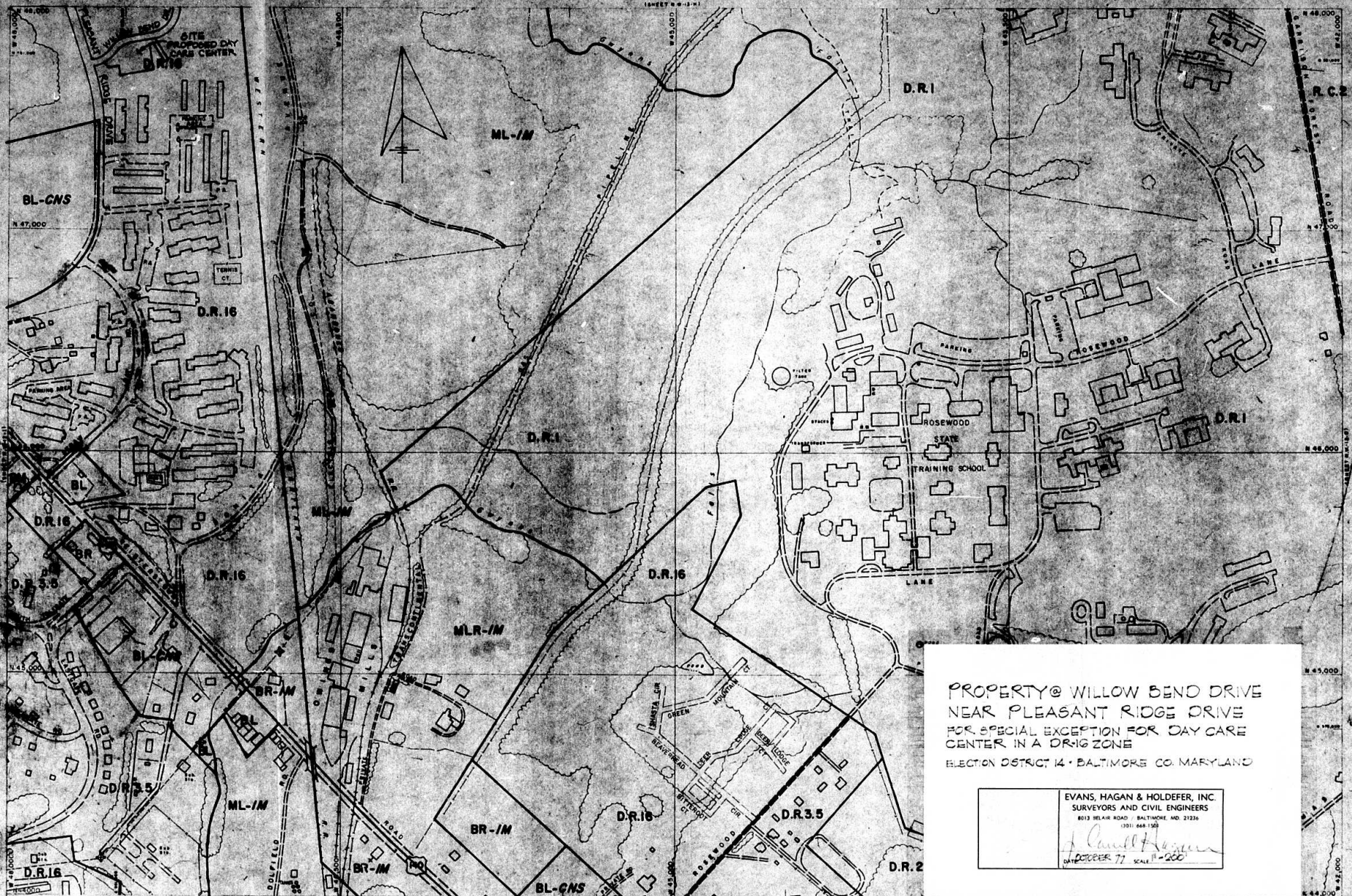
PRIOR TO BILL #100
AUG 1970

TOTAL MINUS DAY CARE CENTER

REVISED 1-31-78 CHANGE DENSITY & PARKING CALCULATIONS
 REVISED 10-11-77 LAYOUT OF SECTION XI & CALCULATIONS
 Rev. At Co. Conference 4/12/77 GH
 Rev. Special Exception Area 4/5/77 GH

EVANS, HAGAN & HOLDREGE, INC.
 SURVEYORS AND CIVIL ENGINEERS
 2015 BELAIR ROAD / BALTIMORE, MD 21206
 (301) 644-1200

J. Evans
 DATE: 2-21-77 SCALE: 1"=500'



PROPERTY@ WILLOW BEND DRIVE
NEAR PLEASANT RIDGE DRIVE
FOR SPECIAL EXCEPTION FOR DAY CARE
CENTER IN A DRIG ZONE
ELECTION DISTRICT 14 - BALTIMORE CO. MARYLAND

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 648-1100

[Signature]
DATE: OCTOBER 77 SCALE: 1" = 200'

1576 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

CHAMBERLAIN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	ROSEWOOD SCHOOL VICINITY	N.W. 12-H
Pictometric	MAPS INC. 4-20-87			
Pictometric	MAPS INC. 4-11-70	DATE OF PHOTOGRAPHY APRIL 1968		
AERO SERVICE COMPANY - PHILADELPHIA, PA.				

