

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or as Baltimore County, Md. legal owner... of the property situate in Baltimore County and is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from ... zone to an ... zone for the following reasons:

The Trudy Hamby Child Development Center proposes to establish a preschool (Nursery and Kindergarten) for 3, 4 and 5 year old children in the unused Relay Elementary Annex. The faculty and Advisory Board, made up of community members, parents and representatives from University of Maryland Baltimore County, are currently operating a model school approved by the State Department of Education at another location. Parents and the community have expressed the need for a quality program for young children in Southeastern Baltimore County. The Child Development Center will serve approximately 50 children in a full day program and 15 children in a half day (morning) program during the school year (September to June). An 8-week summer program for approximately 35 children will be offered. The Child Development Center will begin operation with a day care license and will seek accreditation after the program is fully operating during the 1978-79 school year. The program is fully operating during the 1978-79 school year, in 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, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Trudy Hamby Child Development Center
 John I. Wighton, Director
 Office of Central Services
 5126 South Rolling Road
 Towson, Maryland 21284
 Legal Owner
 Suite 412, Courts Building
 Columbia, Maryland 21044
 Townson, Maryland 21204
 M. Jane E. Sheehan, President's Attorney
 Frank, Bernstein, Conaway and Goldman
 1300 Mercantile Bank and Trust Building
 2 Hopkins Plaza
 Baltimore, Maryland 21201
 ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1978, at 1:00 o'clock P. M.

Eric DiNenna
 Zoning Commissioner of Baltimore County.
 (over)
 *school year. Since this initial use is not permitted under current zoning, request is made for a special exception. Any further information will be provided at the zoning hearing.
 1:00 P.M.
 5/22/78

**IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or as Baltimore County legal owner of the property situate in Baltimore County, the property culture of which is shown to be complete with buildings and structures of 200 FEET OR MORE, which use is attached hereto, hereby make application to you for a special exception ... in ... zone to use the herein described property for lease as Day Care Center

THE PROPERTY IS EXPECTED TO BE APPROVED AS FOLLOWS:
 GROSS SITE AREA 2.1 acres DEED REF. SP 13-180
 GRADING 0 % OF AVERAGE SITE WILL REQUIRE GRADING
 BUILDING SIZE 5,000 sq. ft. AREA 91,476 sq. ft.
 GROUND FLOOR 5,000 sq. ft. AREA 91,476 sq. ft.
 NUMBER OF FLOORS 1 TOTAL HEIGHT 28 feet
 FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 5.46

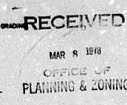
BUILDING USE
 GROUND FLOOR classrooms OTHER FLOORS boiler room and storage

REQUIRED NUMBER OF PARKING SPACES
 GROUND FLOOR 8 ON OTHER FLOORS 0 TOTAL 8

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 ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF.
HAMBY CHILDREN'S CENTER
 APPLICANT, LESSEE OR CONTRACT PURCHASER
 ADDRESS 5399 Iron Pen Place ADDRESS 401 Bosley Avenue
COLUMBIA, MARYLAND, 21043 TOWSON, MARYLAND, 21204

THE PLANNING BOARD HAS DETERMINED ON 4/23/78 THAT THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION (b) (1) OF THE BALTIMORE COUNTY CODE, 1986.
 APR 23 1978
 5/22/78
 PLANNING BOARD



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SW corner of Linden Lane : OF BALTIMORE COUNTY
 and Rolling Road, 13th District

BALTIMORE COUNTY, MD., Petitioner in Case No. 78-250-X
 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 in or heretofore designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 3rd day of May, 1978, a copy of the foregoing Order was mailed to Mr. John I. Wighton, Director, Office of Central Services, Suite 412, Courts Building, Towson, Maryland 21204, Legal Owner and Ms. Jane E. Sheehan, Attorney for Petitioner, Frank, Bernstein, Conaway & Goldman, 1300 Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201.



DESCRIPTION FOR SPECIAL EXCEPTION
 RELAY ELEMENTARY SCHOOL
 13TH ELECTION DISTRICT
 Beginning at a point located on the Southwest corner of Linden Lane and Rolling Road and running the following courses and distances: 1) South 137 3/4 East, 325 feet; 2) thence South 509 3/4 West, 250 feet; 3) thence North 100 1/2 West, 415 feet; 4) thence North 669 3/4 East, 266 feet to the place of beginning.
 Containing 2.1651 acres of land, more or less.



Eric DiNenna

Note:
 This description prepared from plat of Relay Elementary School by Dollinger Bros. dated March 21, 1953, not from field survey.

ORDER RECEIVED FOR FILING

DATE May 24, 1978

78-250-X
 5/22/78

78-250

BALTIMORE COUNTY, MARYLAND

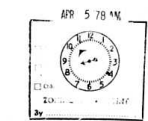
INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna Date: March 31, 1978
 FROM: Randolph B. Rosenzweig
 SUBJECT: Zoning Exception

This memorandum will serve to confirm your understanding that John Wighton, Office of Central Services, as County property manager, is properly acting in the scope of his authority in seeking the zoning exception for the Relay school property.

R.B. Rosenzweig
 Randolph B. Rosenzweig
 Administrative Officer

RRB:m
 cc John I. Wighton



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: May 17, 1978
 FROM: Leslie H. Graef, Director of Planning
 SUBJECT: Petition #78-250-X, Petition for Special Exception for nursery school

Southwest corner of Linden Lane and Rolling Road
 Petitioner - Baltimore County, MD.
 13th District
 HEARING: Monday, May 22, 1978 (1:00 P.M.)
 The proposed use would be appropriate here.

Leslie H. Graef
 Leslie H. Graef
 Director of Planning

LHG:jhm

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (410) 484-2200

S. ERIC DINENNA
 ZONING COMMISSIONER

Mr. John L. Wighton, Director
 Office of Central Services
 Suite 412, Courts Building
 Towson, Maryland 21204

RE: Petition for Special Exception
 SW corner of Linden Lane and
 Rolling Road - 13th Election
 District
 Baltimore County, Maryland -
 Petitioner
 NO. 78-250-X (Item No. 175)

Dear Mr. Wighton:
 I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George J. Matrone
 GEORGE J. MATRONE
 Deputy Zoning Commissioner

GJM/jhm
 Attachments
 cc: Jane E. Sheehan, Esquire
 1300 Mercantile Bank and Trust Building
 2 Hopkins Plaza
 Baltimore, Maryland 21201
 Lieutenant Thomas Kelly
 Fire Department

Mr. John L. Wighton
 Page 2
 May 24, 1978

cc: Miss Eve F. Smith
 Preschool Child Day Care Centers
 Division of Maternal and Child Health
 Bureau of Health Supervision
 Department of Health
 John W. Hession, III, Esquire
 People's Counsel
 Mr. Frank W. Fortner, III, President
 Relay Improvement Association
 5126 South Rolling Road
 Relay, Maryland 21227

ORDER RECEIVED FOR FILING
DATE *May 16, 1978*

MONARCH PLANNING & ENGINEERING COMPANY
ARCHITECTURAL ENGINEERING
1000 W. BELTWAY, SUITE 200
BALTIMORE, MARYLAND 21204

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,

Special Exception for a SUBSIDIARY SCHOOL should be granted.

IT IS ORDERED by the Zoning Commissioners of Baltimore County, this 16th day of MAY, 1978, that the aforementioned Special Exception should be the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Office of Planning and Zoning, the Health Department, and the Fire Department.

James P. Nuttall
Deputy 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the above reclassification should NOT BE HAD, and/or the special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioners of Baltimore County, this 16th day of MAY, 1978, that the above reclassification 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 residential zone; and/or the Special Exception for Subsidiary School be and the same is hereby DENIED.

James P. Nuttall
Zoning Commissioner of Baltimore County

CURRENT DRAFT EXHIBIT OWNER'S

THE TRUDY HAMBY CHILD DEVELOPMENT CENTER, INC.
South Rolling Road and Arlington Avenue
Relay, Maryland 21227

The primary purpose of The Trudy Hamby Child Development Center, Inc. is to provide a prototype educational program designed to meet the needs of the family, children and wider community within a changing society.

The American family has undergone rapid and radical change in the past thirty years. As a result, the need for this kind of facility has increased dramatically. Today, more than one-sixth of all children in the U.S. are living in single-parent families with the rate increasing most rapidly for children under six. In these families, over half the parents work outside the home, 80% full time.

Research in the area of child development in the last two decades has proven that what happens during the years before children reach school is critical in establishing the parameters of life.

At present, the only child care that is adequately funded and staffed are public centers which serve only the poor. Proprietary centers whose primary purpose is profit for the owner have been shown to be of dubious quality. Only a few private, non-profit centers are available to provide quality comprehensive programs to the vast numbers of children of lower and middle income families.

Even in homes where both parents are present, there is much confusion about childrearing values and, indeed, about personal beliefs. The challenge to schools for young children is to broaden the traditional area of service and become an extended family. A truly basic approach to education involves the recognition of the wholeness of a child's being in the context of his family and community.

The Hamby Children's Center will offer a wide range of services directed toward improving the quality of family life through the following components:

- Education
- Social Services
- Health and Nutrition
- Mental Health
- Parent and Community Involvement

EDUCATION

Educational experiences will proceed concurrently for children, their parents and pre and in-service students.

Initially, the Centre will serve approximately 90 children in full day care, half-day nursery school programs and parent observation groups. The full day program will be open year-round from 7:30 a.m. to 5:30 p.m.

Nursery and kindergarten programs, both half-day and full-day, will be approved by the Maryland State Department of Education. Extended day before and after school care will be offered throughout the year.

The Center will be staffed by a director and teachers certified by the Maryland State Department of Education, with assistant teachers and aides trained in early childhood assisting with the program.

Several handicapped children will be integrated into the program in September, 1978.

Parent education will be an integral part of the program and will include observation nursery groups, parent seminars, and dissemination to parents of information on child care and recent advances in early childhood research.

The Hamby Children's Center will provide field experience placement and observation for students in early childhood education and related fields: psychology, nursing, social work, human development and mental health. This staff has participated on a continuing basis in training programs for students of University of Maryland Baltimore County, University of Maryland School of Nursing and Towson State University.

The Director and teachers have provided faculty to training workshops for adults sponsored by the Anne Arundel County Health Department. Opportunities for observation have been provided to students from the following area schools: Anne Arundel Community College, Catonsville Community College, Cliftonville Senior High School, Essex Community College, Howard Community College, Towson State University.

In the past, this facility has provided facilities and staff for production of training films for Child Development Association workshops across the country.

The Maryland Center for Public Broadcasting has observed, interviewed and filmed teachers in the production of their award-winning public television series, DAY CARE.

*Project of U.S. Administration for Children, Youth and Families (ACYF-JHEW)

Approval has been received from the Planning Board and the Zoning Board.

HISTORY AND IMMEDIATE PLANS

A non-profit corporation, The Trudy Hamby Child Development Center, Inc., was formed in January, 1978.

The Board of Directors and officers are: President - Mr. Edward Ely, Marketing Manager, Maryland Properties; Vice-President - Dr. Trudy Hamby, Early Childhood Consultant, University Research Corporation; Secretary - Mrs. Nancy L. Kramer, Former Director, Mount Providence Child Development Center; Treasurer - Dr. Charles Workison, Assistant to the Dean of Education, UMBC. Additional Board members will be elected at the first annual meeting on June 26, 1978.

Administration and supervision of the Center and its program and policy decisions are made by the Board of Directors. This is a working Board which receives no remuneration for the services of its members.

The Board of Directors has adopted a policy of total non-discrimination with respect to race, color, national origin, religion and sex in regards to enrollment and employment practices.

Initially, the Center will be funded by tuition and contributions. Tuition is supplemented with USDA reimbursement for meals and cash in lieu of surplus commodities. Eligible, low-income families receive tuition aid through Title XX Purchase of Care.

FUND-RAISING

These efforts are proceeding on several levels. Immediate plans for bake sales, a booth at the Arbutus Arts Festival, a flea market, and cookbook sale are underway.

Local businesses are being contacted for contributions of cash, materials or services. A packet of materials explaining the program has been prepared. Service organizations and churches are being contacted and a slide presentation is available for interested groups.

Local foundations are being approached for help in purchasing equipment and funding renovations which are one-time expenses.

Federal funds for research and demonstration are being explored.

Parents, Board members and Staff are all organizing and participating in these activities.

It should be noted that the first significant contribution of \$1000 was made by a parent.

To date, in-kind contributions have included legal services, accounting services, graphic arts for stationery and brochures, typing and mailing.

Long Range Goals include: conducting research in child development, early childhood learning environments and curriculum, child guidance, teacher training, parenting, mental health and related fields of study, the establishment of an Institute under a graduate level training of trainers' program, and gradual addition of primary grades.

SOCIAL SERVICES

The Hamby Children's Center will be used by the Maryland Department of Human Resources to purchase day care for children of eligible families on a sliding fee scale (Title XX). In order to serve 35% Purchase of Care families, the Center must absorb a loss of almost \$5000 per year. (This occurs because of the difference in the per diem cost of operation and the maximum rate paid in Maryland by DHR). However, the Board of Directors is committed to fostering a broad socio-economic mix in this way.

The Center will provide referral and support services for families in crisis situations. In the past, this has included location of shelter, food, legal aid, and counseling services.

HEALTH AND NUTRITION

Breakfasts, lunches and afternoon supplements will be offered daily. Partial reimbursement will be received from the U.S. Department of Agriculture through the Child Care Food Program.

Children will be screened annually for early hearing and vision problems. Early identification of children's developmental problems with referrals to appropriate agencies will be made as needed.

MENTAL HEALTH

Staff members are experienced in the use of psychosocial skills in addition to their more traditional expertise in teaching and curriculum. They are sensitive to feelings, knowledgeable about family dynamics and child development.

In the past, teachers have worked closely with youth counselors and therapists from the Baltimore County Department of Mental Health (Southwestern Community Mental Health Center). This relationship will continue and admit counseling will be available through SWCHMC.

Referrals for evaluation and therapy can be made to the Children's Guild, Sheppard Pratt, Chatsworth School, etc.

PARENT AND COMMUNITY INVOLVEMENT

Parent involvement in the Center will be fostered and encouraged by regular parent-teacher conferences, parent meetings, and distribution of a monthly newsletter. The Center's Board of Directors will have at least two parents among its members to assure representation of the parents' needs and desires for Center programs and activities. Informal communication among parents, Center staff and community will be facilitated by family-oriented social events (picnics, pot-luck suppers, etc.) throughout the year.

Community involvement will be invited through volunteer participation. Senior citizens and members of the wider community will be encouraged to participate in the program and fund-raising events. Parents will help to paint and repair the building and build equipment for inside as well as outdoors.

SUMMARY OF PROGRAM

Through the integration of these components, the Hamby Children's Center will strive to meet the intellectual, social, physical and emotional needs of young children, to provide support services to families, and through training opportunities, to both professionals and para-professionals specializing in early childhood.

LOCATION

The Hamby Children's Center will be housed in the former Relay Elementary School Annex at South Rolling Road and Arlington Avenue in Relay, Maryland.

The Relay community is located in southwestern Baltimore County, convenient to I-95 and the Baltimore Beltway. Surrounding communities include Catonsville, Arbutus, Lansdowne, Baltimore Highlands, Elkridge, and southwestern areas of Baltimore City.

It is close to both University of Maryland Baltimore County and Catonsville Community College.

The 5,000 sq. ft. brick building was built in 1920. It has four large classrooms, an office, storage closets and coatrooms, two bath-rooms and a partial basement. The building is structurally sound, but has been vacant for three years. The interior needs painting. Plans to use one bathroom as kitchen space are being explored and would necessitate addition of a powder room and sinks in classrooms. There are broken windows to be replaced and installation of smoke detectors and one fire door. Baltimore County has agreed to a three year lease and will install a new furnace before September 1, 1978. The County will maintain responsibility for the structure, roof and footways. The building is located on 2 1/2 acres, partially fence, with grass, tall oak trees, some blacktop and a small parking area.

7-20-78
to the
7/17/78
7/17/78
7/17/78

ALTO CO., MD.

THE RELAY IMPROVEMENT ASSOCIATION

5126 South Rolling Rd.
Relay, Maryland 21227
May 16, 1978

Zoning Commissioner
Baltimore County Office Bldg.
Towson, Maryland 21284

Dear Sir:

In reference to zoning case 78-250X, the Relay Improvement Association would like to voice its support of the appeal for a special exception as regards the proposed operation of a nursery school on the site of the old Relay Elementary School.

Sincerely,
Frank W. Porter III
Frank W. Porter III
President
Relay Improvement Association



PETITIONER'S EXHIBIT #2

12 May 1978

Zoning Commission
My home faces the old Relay school. For too long the building has been vacant. I am looking forward to having children playing on the play ground, and having children in a program.

This pre-school program is a perfect use for this attractive older school property.

Telma Simon Hatt
1605 Rolling Road
Relay, 21227

May 17, 1978

Dear Sir,

I've lived in Relay for over twenty years, right across the street from the old Relay school. I think having the school used as a kindergarten is a wonderful idea. It will be good to see the school being put to such good use over again.

Sincerely,
Sandra Belmonte
1014 S. Rolling Rd.

Mr. Charles E. Hinde
1014 Francis Avenue
Baltimore, Maryland 21227

May 8 1978

Zoning Commission
of Baltimore County
Towson, Maryland

Dear Sir,

We heartily approve the use of the old Relay Elementary School for the proposed Pre-School Program.

Very truly yours
Richard W. Knoch

5867 Hazel Avenue
Relay, Md. 21227

Dear Sir,

The residents of Relay are most interested in the future use of the old Relay School on South Rolling Road. We share the opinion that it could best be used by the MD State Child Development Center.

Thank you for your consideration.
Sincerely,
Mr. & Mrs. Wm. H. Hine

May 7 1978

As a concerned resident of Relay, I am interested in putting the old Relay school on South Rolling Road to good use.

I feel that allowing the Mount Providence Child Development Center to use it would be in harmony with the Relay community and benefit many people.

Mrs. Mary J. Lummey
5008 Hazel Ave
Relay Md. 21227

4800 Ruby Avenue
Relay, Maryland
May 11, 1978

Zoning Commission
Office of Planning & Zoning
Court House
Towson, Maryland 21204

Dear Sir:

Mrs. Hylard and I wish to voice our support for the upcoming effort to place a pre-school center in the building formerly housing the Relay Resource Center. We can think of few endeavors more worthy than to give pre-schoolers a head start. And, to accomplish that while making use of a building which has long been underutilized makes good, common sense as well as sound, economic county government. Finally, a pre-school center is much more in keeping with the present nature of the surrounding community.

Sincerely,

Francis P. Hylard
[Signature]

To Whom it May Concern

I approve of a nursery school being opened in the old Relay Elementary School on South Rolling Road.

Mary Alice Kester
1601 S Rolling Road
Baltimore, Maryland
21227

Dr. and Mrs. Howard H. Hine
1014 Francis Avenue
Baltimore, Maryland 21227 (Relay)

Baltimore County Zoning Commissioner
Towson, Maryland 21204

Dear Sir:

The use of the Relay Special Resources Center on Rolling Road at Cedar and Arlington Avenues would certainly be a fine Child Development Center, and an addition to our neighborhood.

We heartily encourage your approval of this project.

Sincerely,

Howard H. Hine
Angela J. Hine
[Signature]
Howard H. Hine

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

May 9, 1978

who
Nicholas B. Commodari
Chairman

Ms. Jane E. Sheehan
Frank, Bernstein, Conaway & Goldman
1300 Mercantile Bank & Trust Building
2 Hopkins Place
Baltimore, Maryland 21201

MEMBER:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

RE: Special Exception Petition
Item Number 175
Petitioner - Relay Elementary School

Dear Ms. Sheehan:

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.

Located on the southwest corner of Linder Lane and Rolling Road in the 13th Election District, this D.R. 3-5 zoned property is presently improved with the facilities of the Relay Elementary School, which is presently vacant. Surrounding properties to the east, west and north are similarly zoned and are improved with detached dwellings, while a retail operation, zoned B.L., exists to the south.

This property is presently owned by Baltimore County, however because it is proposed to be leased to and utilized by your client as a nursery school, this Special Exception is required. Particular attention should be afforded the widening of the driveway on Rolling Road.

Ms. Jane E. Sheehan
Frank, Bernstein, Conaway & Goldman
Page 2
Item Number 175
May 9, 1978

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:rf

cc: Mr. Emil Gary Wuest
6802 Gunder Avenue
Baltimore, Maryland 21220

Ms. Jane E. Sheehan
Frank, Bernstein, Conaway & Goldman
1300 Mercantile Bank & Trust Building
2 Hopkins Place
Baltimore, Md. 21201

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

Your Petition has been received and accepted for filing
On the 9th day of May, 1978

Eric S. DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Relay Elem. School

Petitioner's Attorney: Mr. J. Wuest

cc: Mr. Emil Gary Wuest
6802 Gunder Avenue
Baltimore, Md. 21220

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21286

THORNTON M. BROWNING, P.E.
DIRECTOR

April 12, 1978

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

Re: Item #175 (1977-1978)
Property Owner: Baltimore County, Md. (Relay Elementary School)
S/W cor. Linden Ln. and Rolling Rd.
Existing Zoning: D.R. 3-5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18X)
Acres: 2.1651 District: 13th

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:

This property is the subject of project IDCA No. 78-18X.

Site notes:

Rolling Road (Md. 166) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Linden Lane, an existing public road, 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 widenings, including filler areas for sight distance at the intersections and any necessary reversible easements for slopes will be required in connection with any grading or building permit applications.

The construction or reconstruction of concrete sidewalks, curb and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Sediment Control:

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

Item #175 (1977-1978)
Property Owner: Baltimore County, Md. (Relay Elementary School)
Page 2
April 12, 1978
Storm Drainage:

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

Water and Sanitary Sewer:

A public 12-inch water main exists in Rolling Road and 8-inch public sanitary sewerage exists in Linden Lane and Rolling Road.

Very truly yours,

Edward W. Dwyer
EDWARD W. DWYER, P.E.
Chief, Bureau of Engineering

DE:YAM:PH:US

C-90 Key Sheet
26 SW 10 Post. Sheet
SW 7 E Topo
100 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 23, 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 #175, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: Baltimore County, Md. (Relay Elementary School)
Location: SW/C Linden Lane and Rolling Road
Existing Zoning: D.R. 3-5
Proposed Zoning: Special Exception for a nursery school *(IDCA 78-18-X)
Acres: 2.1651
District: 13th

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

Maryland Department of Transportation
State Highway Administration

Ms. Jane E. Sheehan
Director
M.S. Caltrider
Administrator

March 23, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 21, 1978
Item: 175
Property Owner: Baltimore County, Md.
(Relay Elementary School)

Location: SW/C Linden Lane & Rolling Road (Site 166)
Existing Zoning: D.R. 3-5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18 X)
Acres: 2.1651
District: 13th

Dear Mr. DiNenna:

Linden Road is a State highway, therefore, the entrance must conform to State Highway Administration standards. The entrance must be widened to a minimum width of 25' and not 24' as indicated. The construction must be done under permit from the Administration and must be completed prior to the school going into operation.

Very truly yours,

CL:JER:dj

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286
(301) 494-8800
STEPHEN E. COLLINS
DIRECTOR

March 29, 1978

Mr. S. Eric DiMenna
Zoning Commission
County Office Building
Towson, Maryland 21284

Item No. 175 - SMC - March 21, 1978
Property Owner: Baltimore County, Md. (Relay Elementary School)
Location: SW/C Linden Lane & Rolling Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18 X)
Area: 2.651
District: 13th

Dear Mr. DiMenna:
The requested Special Exception for a nursery school is not expected to cause any major traffic problems.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSJ/ma

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 21, 1978

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

Dear Mr. DiMenna:
Comments on Item #175, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:
Property Owner: Baltimore County, Md. (Relay Elementary School)
Location: SW/C Linden Lane & Rolling Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18 X)
Area: 2.651
District: 13th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.
For lot 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.

Notice to the above property owner, that any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 104-3775, to obtain requirements for such installations before work begins.

Very truly yours,
Thomas H. Berlin
Thomas H. Berlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/thb
cc: Eve Smith

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7110
Paul H. Heincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Baltimore County, Md. (Relay Elementary School)
Location: SW/C Linden Lane & Rolling Road
Item No. 175 Zoning Agenda Meeting of 3/21/78

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ ~~violates~~ 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 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 BY: *Wally J. ...* Noted and Approved: *George M. Keganoff*
Planning Group Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-7110
JOHN S. STEVENS
DIRECTOR

March 23, 1978

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

Comments on Item # 175 Zoning Advisory Committee Meeting, March 21, 1978 are as follows:
Property Owner: Baltimore County Maryland - Relay Elementary School
Location: SW/C Linden Lane and Rolling Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18X)

Area: 2.651
District: 13th

- The items checked below are applicable:
- Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Purpose of Planning and Zoning and other applicable codes.
 - A building permit shall be required before construction can begin. A change of occupancy to an existing structure shall be required.
 - Building shall be upgraded to new use - requires alteration permit.
 - Three sets of construction drawings will be required to file an application for a building permit.
 - Three sets of construction drawings with a registered Maryland Architect or Engineer's official seal will be required to file an application for a building permit should any alterations be required.
 - Wood frame walls are not permitted within 30' of a property line of property line.
 - Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
 - No Comment.
 - Comment: Ramps to building to provide handicapped access plus other requirements shall be reviewed with this department.

Very truly yours,
Charles E. Burman
Charles E. Burman
Plans Review Chief

CEJ/rsj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

I.A.C. Meeting of: March 21, 1978

RE: Item No: 175
Property Owner: Baltimore County, Md. (Relay Elementary School)
Location: SW/C Linden Lane & Rolling Road
Present Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 78-18-X)

District: 13th
No. Acres: 2.651

Dear Mr. DiMenna:
No hearing on student population.

Very truly yours,
Wick Petrovich
Wick Petrovich,
Field Representative

MNP/ltp

JOSEPH H. MCDONALD, PRESIDENT
T. HARVEY WILKINS, JR., VICE-PRESIDENT
MARCUS H. BOTSARIS
THOMAS H. ROYER
WILLIAMSON F. CHURCHILL
ROGER H. HAYSON
ROBERT T. DUBEL, SUPERVISOR
ALVIN LOBBACK
WILLIAM W. BENTON, JR.
RICHARD W. TRACY, D.M.

OFFICE OF THE TIMES
TOWSON, MD. 21204 May 4 1978

WITHOUT FURTHER NOTICE
I, _____, County Clerk of Baltimore County, do hereby certify that the following is a true and correct copy of the Petition for Special Exception for a Nursery School, as filed in the Office of Planning and Zoning, Baltimore County, Maryland, on this _____ day of _____, 1978.
I have also certified a true and correct copy of the same to the Planning and Zoning Commission, Baltimore County, Maryland, on this _____ day of _____, 1978.
I have also certified a true and correct copy of the same to the Planning and Zoning Commission, Baltimore County, Maryland, on this _____ day of _____, 1978.
I have also certified a true and correct copy of the same to the Planning and Zoning Commission, Baltimore County, Maryland, on this _____ day of _____, 1978.
I have also certified a true and correct copy of the same to the Planning and Zoning Commission, Baltimore County, Maryland, on this _____ day of _____, 1978.

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Baltimore County, Md. SW cor. Linden Lane & Rolling Road was inserted in the following:

- | | |
|--|--|
| <input type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1978, that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.
BY: *Bette Currier*

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ May 4, 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., commencing on _____ day of _____, 1978, at _____ o'clock _____ before the _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN
A. Frank ...
Manager

Cost of Advertisement, \$ _____

2 - SIGNS 78-250-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: MAY 5, 1978
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: BALTIMORE COUNTY, MARYLAND
Location of property: SW CORNER OF LINDEN LANE AND ROLLING ROAD

Location of Signs: SW CORNER OF LINDEN LANE AND ROLLING ROAD
(S.W. CORNER OF ROLLING ROAD OPPOSITE DEAD END OF CEDAR AVE.)

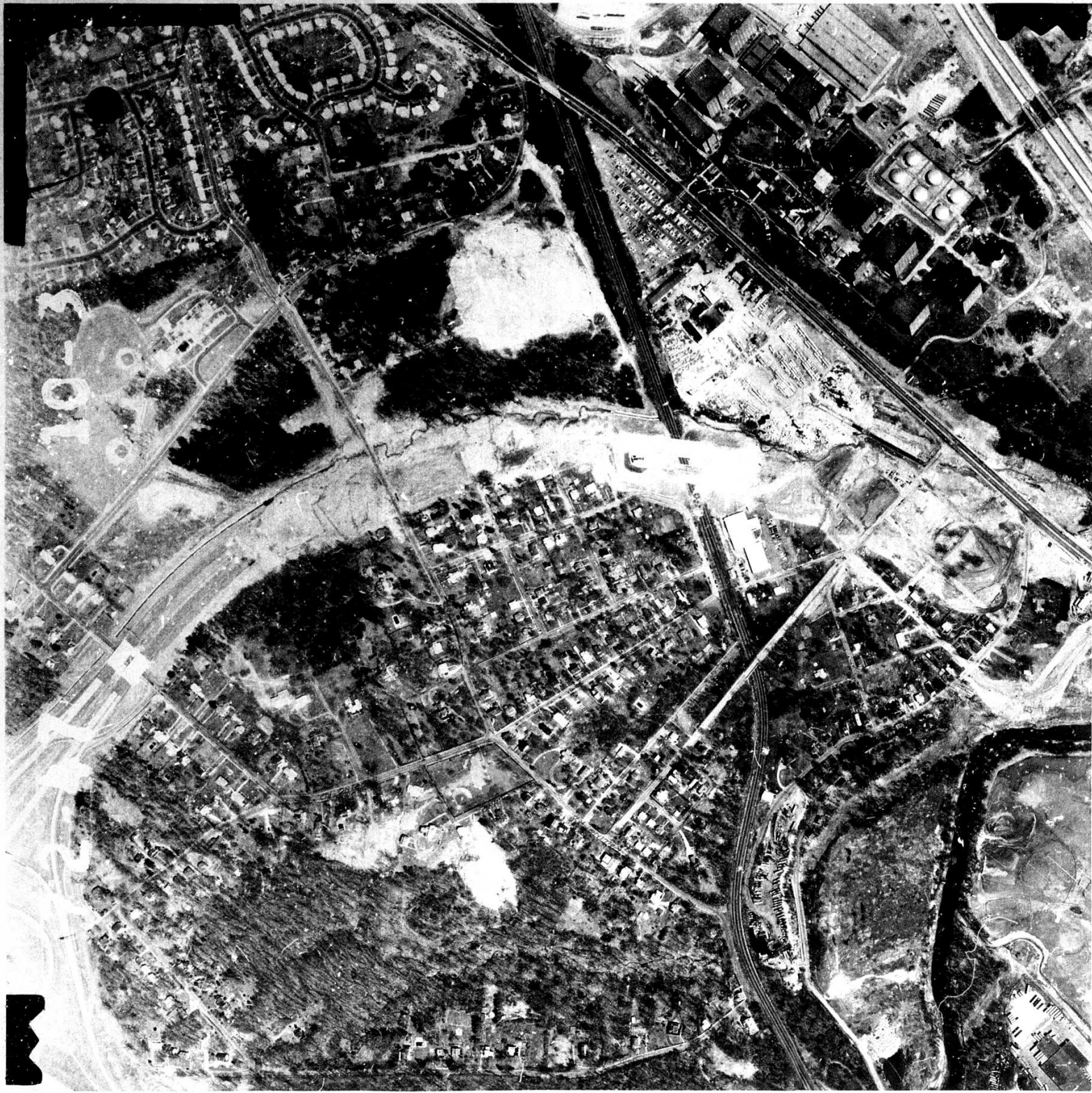
Remarks: *Thomas F. ...*
Posted by: *Thomas F. ...* Signature Date of return: MAY 12, 1978

BALTIMORE COUNTY, MARYLAND No. 65626
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 22, 1978 ACCOUNT: 01-662
AMOUNT: \$43.60

RECEIVED: *Henry J. ...* Clerk of Administration and Posting
For Petition For Special Exception, Baltimore County.
FOR: No. Case No. 78-250-X

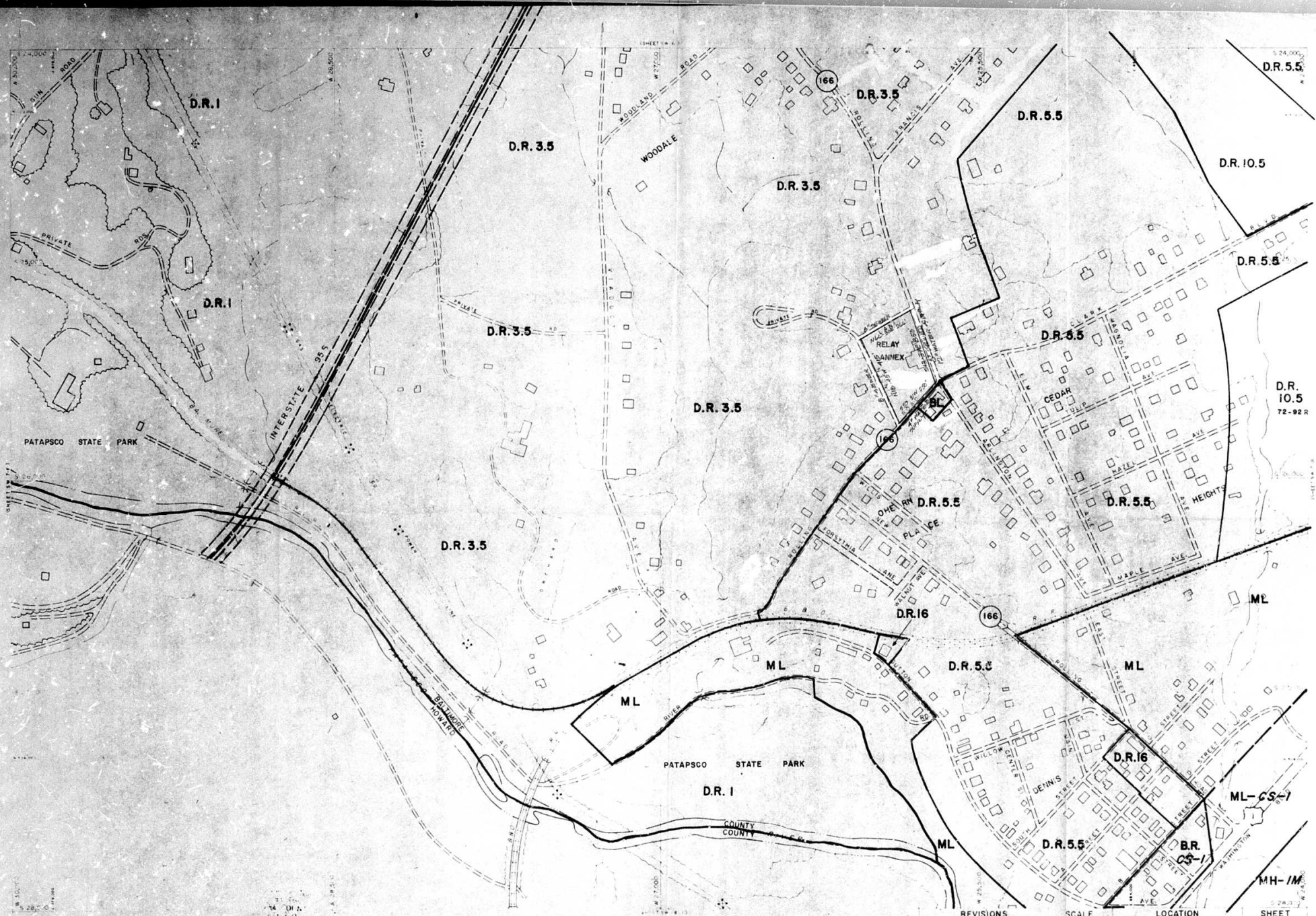
3094 *RAN 23 4360X
VALIDATION OR SIGNATURE OF CARRIER



10-3

10-3 NE





D-NE C-NV

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BY L. NOS. 103-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	RELAY	S.W.
		DATE OF PHOTOGRAPHY		7-E
		APRIL 1953		

Compiled by Photogrammetric Methods
 AERO SERVICE CORPORATION-PHILADELPHIA, PA.





D-NE C-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	RELAY	S.W.
		DATE OF PHOTOGRAPHY APRIL 1953		7-E

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA



EXISTING USE RESIDENTIAL

ZONED D.R. 3.5

LINDEN LANE

MARK 12210

PROPOSED DRAIN

This place to be unexcused and inventory taken before starting

on 8' x 4' pipe - remove joints

with 12' x 4' pipe - remove joints

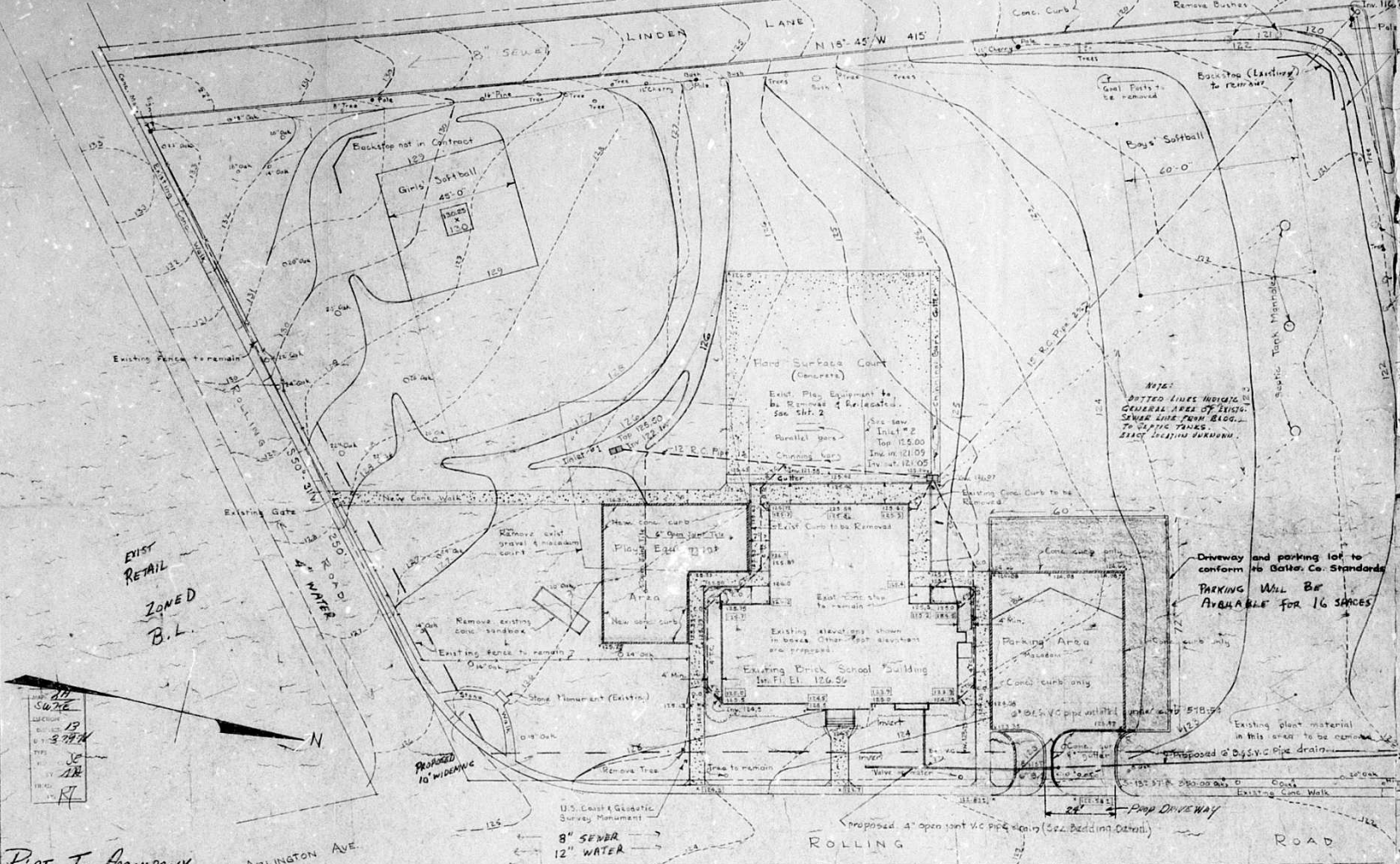
system of pipe - remove joints

with 12' x 4' pipe - remove joints

with 12' x 4' pipe - remove joints

with 12' x 4' pipe - remove joints

with 12' x 4' pipe - remove joints



EXIST RETAIL ZONED B.L.

NO SW/2E
SECTION 13
T4S 32R4E
T4S
R4E
17

ARLINGTON AVE

CEDAR AVENUE

ROLLING ROAD

LINDEN LANE

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION
FOR NURSERY SCHOOL

DR. 3.5

13th ELECTION DISTRICT

EXISTING ZONING - DR. 3.5
EXISTING USE - PUBLIC SCHOOL (COUNTY)
PROPOSED USE - NURSERY SCHOOL

SCHOOL WILL OPERATE MON-FRI FROM
7:30 AM TO 5:30 PM AND WILL HAVE
APPROX 55 CHILDREN FROM 3-5 YRS. OF AGE
WITH APPROX 14 CHILDREN YOUNGER THAN 3 YEARS
THERE WILL BE APPROX 16 TRACKS

DR. 3.5

NOTE: Existing grade may vary six inches,
plus or minus, from the contours as
shown.

Sewer manhole tops shall be made flush
with new ground grade.

NOTE: All existing shrubs & trees to
remain, unless otherwise noted on the
drawings. The Contractor shall exercise
extreme care in working around existing
plant material so as not to damage it.
See sheet 2-3 for handling of existing
plant material adjacent to the building.

SITE PLAN
Scale 1" = 20'-0"



Not for Construction

BOARD OF EDUCATION, CLATSOP COUNTY

SCHOOL GROUND IMPROVEMENT
RELAY ELEMENTARY SCHOOL

DRAWN BY M.C.A. JAN. 22, 1954
SCALE 1" = 20'-0" (PLAN)
REVISION 1-5-54
REVISED 3-8-70 FOR ZONING HERRING ONLY

1 of 3

