

79-74-X #3 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Montessori Society of
Central Maryland, Inc., 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____
zone; for the following reasons:

1. DCA 77-75 X

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property for extended school hours (see
statement attached).]

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 of Baltimore
County.

Montessori Society of
Central Maryland, Inc.
Legal Owner
Address: _____
Brooklandville, Md. 21202

Francis X. Pugh,
Petitioner's Attorney
1513 Fidelity Building
Baltimore, Maryland 21201
685-1141 333-5024

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 11th day

July, 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 through-
out 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 _____ 27th day of _____ September, 1978, at _____ 11:00 o'clock
A.M.

Deputy Zoning Commissioner of Baltimore County.
(over)

December 7, 1978

Francis X. Pugh, Esquire
1513 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Special Exception
W/S of the Jones Falls Expressway (Falls
Road), 407.5' NW of Greenspring Valley
Road - 8th Election District
Montessori Society of Central
Maryland, Inc. - Petitioner
NO. 79-74-X (Item No. 3)

Dear Mr. Pugh:

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

Very truly yours,

George J. Marink
Deputy Zoning Commissioner

GJM:mr

Attachments

cc: Ira Schwartz, Esquire
Suite 110, 1101 St. Paul Street
Baltimore, Maryland 21202

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

(Statement attached to petition)

The Montessori Society operates a school at a location on
Tony Drive which is part of the old Emerson Farm property northwest
of Falls Road and Greenspring Valley Road. The property is present-
ly zoned RC-2, and comprises Lot Nos. 1, 2 and 3 on the plat of
"Brooklandwood" recorded in plat book E.H. Jr. No. 39, Folio 80.
The deed references are Liber 5731, Folio 659 and Liber 5765, Folio
839.

The school is, of course, operated under the approval of the
State Department of Education. The school is considering extending
its daily school hours so that sessions will be available, if de-
sired by the students and their parents, prior to 9:00 a.m. and
subsequent to 3:00 p.m. The State Department of Education considers
activities during those hours to constitute extra curricula activities
and, therefore, refuses to exercise jurisdiction over them. We are
advised that any activities over which the State Department of Education
will not assume jurisdiction comes within the jurisdiction of the
Baltimore County Health Department.

The resulting situation for the school wherein the Health
Department has jurisdiction between the hours of 8:00 and 9:00 a.m.
and 3:00 and 5:00 p.m. daily and the Department of Education has
jurisdiction between 9:00 a.m. and 3:00 p.m., is not ideal. A com-
pounding of the problem is the fact that the Health Department will
not take jurisdiction over a school but will take jurisdiction of the
"extra curricula" activities as a day care center. We are ad-
vised that to operate the "day care center", a special exception
must be obtained. It is not anticipated that the present use of the
facilities will be enlarged to any degree under the proposed excep-
tion. The primary effect will be that some students will arrive
earlier in the day and some will leave later in the day than under
the present arrangement.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of the Jones Falls Expressway (Falls :
Road), 407.5' NW of Greenspring Valley :
Road - 8th Election District : DEPUTY ZONING
Montessori Society of Central Maryland, : COMMISSIONER
Inc. - Petitioner :
NO. 79-74-X (Item No. 3) : OF

BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a
result of a Petition for Special Exception for a day care center (extended
school hours) on the subject property. This hearing was necessary because
of the Petitioner's desire to change the hours of operation of the Montessori
School from the present 8:45 a.m. to 3:30 p.m. to between 7:30 a.m. and
5:30 p.m.

Testimony on behalf of the Petitioner indicated that the Montessori
Society of Central Maryland, Inc., is presently operating a school with an
enrollment of between 160 and 170 students, on a tract of land of approx-
imately 6/10 acres, at the above location. It was their contention that the
character of the school would not change if the Petition were granted, that two
additional classrooms are planned to accommodate 50 additional students, and
that such classroom expansion is permitted regardless of the outcome of the
Special Exception hearing. Counsel for the Petitioner also maintained that
there would be no appreciable increase in traffic as a result of the proposed
change in hours. This premise appears to have been supported by memo-
randa by both the State Highway Administration and the Department of Traffic
Engineering (see Zoning Plans Advisory Committee Comments).

Nearly residents and counsel for the Protestants indicate that they
believed the operation of a day care center would be inimical to the rural
character of the area in which the school is located, that it would increase
traffic in the Falls and Green Spring Valley Roads vicinity, and that public

ORDER RECEIVED FOR FILING
DATE December 7, 1978
BY [Signature]

Ltr. to Hon. DiNenna, Cont'd - 2 - November 18, 1977

It is not anticipated that the present use of the facilities
will be enlarged to any degree under the proposed exception.
The primary effect will be that some students will arrive
earlier in the day and some will leave later in the day than
under the present arrangement.

Thank you for your kind attention to this application.

Very truly yours,

Francis X. Pugh
Francis X. Pugh

FXP:jmj
Enclosures

Honorable S. Eric DiNenna
Zoning Commissioner, Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner DiNenna:

Attached is an application for a Special Exception filed
on behalf of The Montessori Society of Central Maryland, Inc.
The Montessori Society operates a school at a location on
Tony Drive which is part of the old Emerson Farm property
northwest of Falls Road and Greenspring Valley Road. The property
is presently zoned RC-2, and comprises Lot Nos. 1, 2
and 3 on the plat of "Brooklandwood" recorded in plat book E.H. Jr.
No. 39, Folio 80. The deed references are Liber 5731, Folio
659 and Liber 5765, Folio 839.

The school is, of course, operated under the approval
of the State Department of Education. The school is consider-
ing extending its daily school hours so that sessions will be
available, if desired by the students and their parents, prior
to 9:00 a.m. and subsequent to 3:00 p.m. The State Department
of Education considers activities during those hours to consti-
tute extra curricula activities and, therefore, refuses to
exercise jurisdiction over them. We are advised that any activi-
ties over which the State Department of Education will not
assume jurisdiction comes within the jurisdiction of the Bal-
timore County Health Department.

The resulting situation for the school wherein the Health
Department has jurisdiction between the hours of 8:00 and 9:00
a.m. and 3:00 and 5:00 p.m. daily and the Department of Educa-
tion has jurisdiction between 9:00 a.m. and 3:00 p.m., is not
ideal. A compounding of the problem is the fact that the Health
Department will not take jurisdiction over a school but will take
jurisdiction of the "extra curricula" activities as a day care
center. We are advised that to operate the "day care center", a
special exception must be obtained.

safety would be negatively affected if the Petition were granted. Comma
was also evidenced regarding the adequacy of present sewage lines. The
Petitioner's counsel stated that the school has a private sewage system and
does not plan to use the public system.

Without reviewing the evidence further in detail but based upon all of
the evidence presented at the hearing, in the judgment of the Deputy Zoning
Commissioner, the prerequisites of Section 50.1 of the Baltimore County
Zoning Regulations have been met and the health, safety and general welfare
of the community not being adversely affected, the Special Exception should
be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this _____ day of December, 1978, that the Petition
for Special Exception for a day care center (extended school hours) should be
and the same is hereby 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 Department of Traffic Engineering, and the
Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE December 7, 1978
BY [Signature]

from the Office of
GEORGE WILLIAMS, JR. and ASSOCIATES, INC.
INCORPORATED
P.O. BOX 6272, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Special Exception for Day Care Center
In an Existing RC-2 Zone for the Montessori
Society of Central Maryland
May 9, 1978

Beginning for the same at a point which is North 27° 01' 25" West 407.5 feet more
or less from the centerline of the Jones Falls Expressway (also known as Falls Road)
where it is intersected by the easterly extension of the centerline of Greenspring Valley
Road, also point of beginning being on the westerly side of said expressway, running thence
leaving said expressway the nine following courses viz: (1) South 71° 03' 10" West 155.00
feet, (2) North 62° 16' 27" West 35.00 feet, (3) South 8° 36' 05" West 68.07 feet, (4)
South 18° 56' 50" East 177.81 feet, (5) westerly by a curve to the right having a radius
of 328.00 feet and a length of 130.02 feet, (6) North 81° 23' 51" West 46.68 feet, (7)
northwesterly by a curve to the right having a radius of 78.00 feet and a length of 61.46
feet, (8) westerly by a curve to the left having a radius of 112.00 feet and a length of
140.62 feet and (9) South 71° 48' 42" West 12.03 feet to the easterly side of Tony Drive,
a 40 foot private road, thence binding on the easterly side of said drive the five
following courses, viz: (10) northwesterly by a curve to the left having a radius of 120.00
feet and a length of 54.91 feet, (11) northwesterly by a curve to the right having a
radius of 30.00 feet and a length of 96.71 feet, (12) North 9° 59' 45" East 161.65 feet,
(13) northerly by a curve to the left having a radius of 580.00 feet and a length of
207.78 feet and (14) North 10° 31' 47" West 7.47 feet, thence leaving said drive (15)
North 79° 28' 13" East 446.62 feet to the westerly side of the above mentioned Jones Falls
Expressway, thence binding thereon the two following courses viz: (16) southeasterly by a
curve to the left having a radius of 5789.56 feet and a length of 193.83 feet and (17)
South 18° 56' 50" East 227.06 feet to the place of beginning.
Containing .57 acres of land, more or less.

The herein above described parcel comprising lots 1, 2 and 3 as shown on a plat
entitled "Brooklandwood" dated February 18, 1976 and recorded among the Plat Records of
Baltimore County in Plat Book E.H., Jr. 39 Folio 80.



APR 17 1980

7-196
MONTROSS SOCIETY OF
CENTRAL MARYLAND, INC.
Petitioner

PETITION FOR SPECIAL EXCEPTION
Case No. 79-74-X

MEMORANDUM

Petition for the granting of a Special Exception was filed by the Montross Society of Central Maryland, Inc., which operates a school licensed by the State Department of Education at Tony Drive in Brooklandville, Maryland. The school has an enrollment at that location of approximately 160 students between the ages of 2-1/2 and 11 years old. To meet the desires of some students and parents the school proposes to offer educational programs prior to 9:00 a.m. and later than 3:00 p.m. This does not represent a change in the Montross philosophies or in the educational function of the school; however, a special exception appears to be required because of jurisdictional technicality between the State Department of Education and the Baltimore County Health Department, more fully set forth in the Petition.

Dr. Calvin Schutzman appeared at the hearing before the Honorable George J. Marlinak, Deputy Zoning Commissioner, on behalf of the school. He testified that there would be no increase in enrollment brought about by the granting of the exception. The school facilities permit only two additional classrooms for accommodating 50 additional students. This expansion will take place whether or not the exception is granted. Denial of the exception would, therefore, not limit this modest expansion; it would only prevent the school from responding more fully to the needs of parents and students.

Similarly Dr. Schutzman testified that there would be no increase in traffic. The traffic would include the same number

of vehicles but spaced out over a longer period of time. If anything, therefore, the traffic impact would be beneficial. This is confirmed by the traffic study undertaken on behalf of Baltimore County.

One comment can be made about the witnesses who appeared to oppose or question the granting of the special exception. They were high in praise of the Montross school and program. One witness, Mrs. Laine Burke, referred to it as a first rate school. She expressed regret that she had never had an opportunity to enroll her own children in the school. Mrs. Burke, who lives approximately 1-1/4 miles from the school, expressed concern about increased enrollment, possibly including relocating children from the two other Montross schools in the metropolitan area. However, should a desire for extended school hours develop among parents or students at the other locations, efforts would be made to offer this at those other locations, an area which, of course, would be more convenient for those other parents and students. Mrs. Burke also expressed concern about the ultimate impact on the community by extending sewer lines to meet the needs of the school. It was explained, however, that no such extension was being sought since the school has a private sewer system.

Montgomery Lewis, Planning Director of the Valley Planning Council, testified. He expressed pleasure with the school but expressed concern for the traffic situation in the area of the school. Mrs. Margaret Flanagan, who resides some distance away, east of Falls Road, also testified concerning traffic and anticipated increased use of sewer facilities. Mrs. Flanagan was also unaware of the school's private sewer system and it was not clear how traffic entering or leaving the school would affect her.

Three residents of the Tony Drive Subdivision located north of the school testified. The school was either in existence or at least known to them when they moved into the new homes. The primary concern which they stated was traffic. One of the residents,

Peter Hrehorovich, testified as to the danger of turning left from Tony Drive into Greenspring Valley Drive. He admitted, however, that this problem would exist even if the school was not there.

The testimony of the opponents, including the memorandum filed by Attorney Ira Schwartz, suggests three grounds for objection:

1) Concern has been expressed about possible sewer line extension or about the impact on existing sewer lines. Petitioner submits that these objections are not valid in view of the existence of the private sewer system, which use is not proposed to be changed.

2) The memo suggests that the extended school hours would not comport with the nature and character of "this pastoral Greenspring Valley neighborhood".

a) Students are at the school from 9:00 a.m. to 3:00 p.m. at the present time. The impact on the pastoral setting by allowing some students to arrive earlier and leave later in the day is not clear.

u) The existence of the school was known to these neighbors at the time they decided to move into the Tony Drive Subdivision.

c) Through its rehabilitation and use of existing buildings, it is the school which in fact has preserved the pastoral setting. It is the residents moving into the new subdivision by constructing along Tony Drive who are changing the pastoral setting.

3) Traffic conditions may be material factors in a zoning change. Blaughe vs. Montgomery County, 248 Md. 380; Temink vs. Board of Zoning Appeals, 212 Md. 6. Traffic, however, is not

necessarily controlling. Marino vs. City of Baltimore, 215 Md. 206, 221; Hardesty vs. Board of Zoning Appeals, 211 Md. 172. Cases denying a zoning change based on traffic considerations involve a substantial increase in traffic by the proposed new use, or at the very least, uncertainty as to the traffic increase. Those cases are, therefore, clearly distinguishable from the present situation which will not really change the traffic situation.

While it must be conceded that there is a fair amount of traffic travelling along Greenspring Valley Road, this condition was not created by the school. Indeed, the school could close and the change in the traffic would be barely perceptible.

As testified to, the enrollment at the school is not going to change with the granting of the exception. The school is not a giant university with unlimited potential for growth. It is a small private school, privately funded, with greatly limited resources.

This school is not unwelcome of the traffic congestion on Tony Drive. As mentioned above, this is not going to change with the granting or the denial of the exception. However, the school has offered specific proposals to the neighbors to resolve the traffic problem, including the offer of land for possible new ingress. The school stands ready to work with the neighbors and the community in any reasonable manner and is convinced that with mutual cooperation, the problem can be solved.

Because of the very minimal impact that would come about, it is urged that the Deputy Zoning Commissioner consider the needs and desires of the students and their parents and grant the special exception requested.

Respectfully submitted,
Francis X. Pugh, Esquire
1513 Fidelity Building
Baltimore, Maryland 21202
301-682-1141
Attorney for the Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of November, 1978, a copy of the foregoing Memorandum was mailed, postage prepaid, to Ira Schwartz, Esquire, 1101 St. Paul Street, Suite 110, Baltimore, Maryland 21202, Attorney for Protestants.

Francis X. Pugh

THE LAW OFFICES OF
RONALD M. SHARROW
THOMAS H. GIBSON
IRA SCHWARTZ

January 3, 1979

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
W/S of the Jones Falls Expressway (Falls Road)
407.5' NW of Green Spring Valley Road
8th Election District
Montross Society of Central Maryland, Inc. - Petitioner
No. 79-74-X (Item No. 3)

Dear Sir:

Enclosed please find my check for \$80.00 to cover the fees for appealing the granting of a Special Exception in the above-referenced matter.

Kindly address all correspondence to this office. The names and addresses of the Appellants are as follows:

1. Ira Schwartz, Esq.
Brooklandville, Maryland 21022
2. Dr. & Mrs. Veniedo Alidio
10909 Tony Drive
Lutherville, Maryland 21093
3. Dr. & Mrs. R.O. Guzman
10911 Tony Drive
Lutherville, Maryland 21093
4. Dr. & Mrs. Victor Hrehorovich
10913 Tony Drive
Lutherville, Maryland 21093
5. Dr. Jose S. Maisog
10915 Tony Drive
Lutherville, Maryland 21093

Thanking you for your cooperation, I remain,

Very truly yours,

Ira Schwartz, Esq.

IS:it

CC: Francis X. Pugh, Esq.

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 24, 1980

Ira Schwartz, Esq.
Suite 1-100, 11 East Chest Street
Corner of St. Paul Street
Baltimore, Maryland 21202

Dear Mr. Schwartz:

Re: Case No. 79-74-X
Montross Society of Central Md., Inc.

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John Holmes, Secretary

Encl.

cc: Francis X. Pugh, Esq.
Montross Society of Central Md., Inc.
Dr. & Mrs. Veniedo Alidio
Dr. and Mrs. R. O. Guzman
Dr. and Mrs. Victor Hrehorovich
Dr. Jose S. Maisog
John W. Hewson, III, Esq.
James E. Dyer
William Hammond
John Seyffert
Board of Education
Hawell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: _____ Date: September 5, 1978
Leslie H. Groat
FROM: _____ Director of Planning

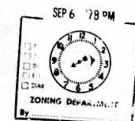
SUBJECT: Petition #79-74-X, Item #3 West side Jones Falls Expressway (Falls Road) 407.5 feet Northwest of Greenspring Valley Road
Petition for Special Exception for day care center
Petitioner - Montross Society of Central Maryland, Inc.
8th Dis...

HEARING: Wednesday, September 27, 1978 (11:00 A.M.)

This office supports the petitioner's efforts to provide this public service.

Leslie H. Groat
Director of Planning

LHG:JRW

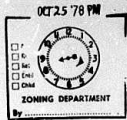


TO: GEORGE J. MARTIN, Deputy Zoning Commissioner

FROM: IRA SCHWARTZ, Esq.

RE: Case No. 79-74-X

MEMORANDUM



Pursuant to your invitation to submit a Memorandum with regard to the above-referenced case, I respectfully submit the following:

The factual posture of this case, following the taking of testimony on September 27, 1978, reveals a Petition by the Montessori Society of Central Maryland for a Special Exception allowing the Society to operate a day-care center at its existing facility at Falls and Green Spring Valley Roads. This facility is presently the site of Montessori School, which serves approximately one hundred sixty (160) students between the ages of two and one-half (2 1/2) and eleven and one-half (11 1/2) years, and operates during the normal school hours sanctioned by the Department of Education. Assuming the Petition at issue herein were granted, the new hours of operation of this facility would extend from approximately 7:30 a.m. until 5:30 p.m., according to testimony offered by the School's Administrator, Dr. Calvin Schutzman.

Testimony in opposition to the Petition was offered by numerous protestants, including both neighborhood residents and land-owners, and representatives of various civic and community organizations. These protestants oppose the use of the facility in question as a day-care center for several reasons.

First, it is clear that the operation of a day-care center simply does not comport with the nature and character of this pastoral Green Spring Valley neighborhood, and as such, is detrimental to the "general welfare of the locality involved." B.C.Z.R. § 502.1(a). This historic area, rural in

character, is surely worthy of protection from the onslaught of overdevelopment already plaguing many sections of Baltimore County.

Second, and most important, the granting of this Special Exception will surely aggravate an already intolerable traffic congestion problem prevalent in the Falls Road-Green Spring Valley Road area. Counsel can personally attest to the regular existence of a traffic back-up of over one-quarter (1/4) mile for vehicles east-bound on Green Spring Valley Road between the hours of 7:30 a.m. and 8:30 a.m., with a problem of similar proportions existing during peak afternoon traffic hours. The enormity of this problem was confirmed by the testimony of several protestants, including Mr. Lewis of the Valley Planning Association, and was, in fact, acknowledged by Dr. Schutzman himself.

Extending the operating hours of the Petitioner's facility to impinge even more dramatically on peak traffic hours cannot help but exacerbate this congestion. Counsel has been informed by John W. Hession, III, Esq., People's Counsel, that a reinvestigation of this area by the State Highway Administration reveals the existence of a traffic problem during the morning hours, and that a final report on the matter is being held in abeyance pending further investigation of a suspected difficulty during the evening hours as well.

A related, but even more distressing concern, is the unsafe condition which is sure to prevail both on Green Spring Valley and Falls Roads, and on Tony Drive (The private road serving both the Montessori School and the homes of most of the protestants), should this Petition be granted. We respectfully urge the Commission to bear in mind that Tony Drive is a narrow and dimly lit private road, and as such, access thereto from Green Spring Valley Road is already severely limited. Increasing the traffic flow into Tony Drive during peak traffic hours, especially during the winter months when it will be dark outside with limited visibility, is sure to pose a safety hazard both to vehicular traffic on Green Spring Valley Road and Tony Drive, and to young

students awaiting the arrival of their parents on or adjacent to the Montessori School property.

It is clear from B.C.Z.R. §507.1(b), (c) that adverse traffic impact is an important factor for the Commission's consideration. Heath v. Mayor and City Council of Baltimore, 187 Md. 296; Templeton v. County Council, 21 Md. App. 636; Tenauk v. Board of Zoning Appeals, 212 Md. 6; Hardisty v. Zoning Board, 211 Md. 172. In fact, traffic congestion alone is a sufficient basis for denying an application for a Special Exception. Gow v. Atlantic Richfield Co., 27 Md. App. 410.

In Baltimore County, the burden of proof rests upon the applicant to show that the proposal in question will not impede the flow of traffic on county roads. Gerczak v. Todd, 233 Md. 25. We respectfully suggest that the Petitioner has not met its burden of proof.

Maryland case law clearly holds that the Commission is justified in denying a Special Exception where the road providing access to the property in question is inadequate as presently constructed. Bonhage v. Cruise, 273 Md. 10. In Bonhage, a Special Exception to allow the establishment of a convalescent home in a residential area was denied, due to uncertainties regarding the number of vehicles and amount of traffic the use would engender, as well as the lack of any assurances that the road providing access to the facility would be widened. The instant case presents an even stronger argument for denial, as Tony Drive, the private road providing access to the Montessori School, cannot and will not be widened, in accordance with the covenants of the Brooklandwood Declaration which governs the use of the said road and all property in the Brooklandwood Development. Regardless of what action the County might wish to take with regard to the roads leading to Tony Drive, it is clear that this private road, which provides the only access to the Petitioner's facility, will remain unaltered, restricting access to the School and thereby backing up traffic onto Green Spring Valley Road, further congesting the entire area. The protestants contend that the requirements of B.C.Z.R. §502.1 (b), (c) have not been met, and that the

Commission cannot on these facts fulfill its duty to ensure that adequate access is provided.

With regard to compliance with B.C.Z.R. §502.1 (a), it should also be noted that the testimony of Ms. Laine Burke and Ms. Peggy Flanagan sheds considerable doubt on the Petitioner's ability to demonstrate that the use for which this Special Exception is sought will not interfere with adequate provisions for sewerage.

The protestants ask that the Commission bear in mind that exceptions to zoning regulations are to be granted sparingly, under exceptional circumstances. Marino v. City of Baltimore, 223 Md. 97. The burden rests upon the applicant to demonstrate that the exception will not adversely effect the use of neighboring properties, nor be a detriment to the welfare of the neighborhood, in compliance with applicable zoning regulations (here B.C.Z.R. §502.1). Crowther, Inc. v. Johnson, 225 Md. 375; Oursler v. Board of Zoning Appeals of Baltimore County, 204 Md. 397; Gleason v. Keswick Improvement Association, 197 Md. 46; Marino, supra.

In conclusion, the protestants earnestly implore the Commission to decline to open the door to even greater numbers of students and longer hours of operation at the Montessori School. The proposed extension of hours and change to a day-care program are distressing enough in and of themselves, but as harbingers of the even further expansion which is sure to follow, they are onerous in the extreme, not only for residents of Brooklandwood, but for everyone who resides in, or travels through, the Green Spring Valley. We respectfully urge the Commission to consider the impending adverse impact on traffic flow and traffic safety, as well as the general incompatibility of the proposed use with the welfare of the neighborhood involved, and to find that the Petitioners have failed to meet their burden of proof, thereby denying the Petition for Special Exception.

In the alternative, we would at the very least ask that a finding in this matter be further stayed, and that the matter be held sub curia pending the completion of the State Highway Administration's reinvestigation of the potentially burdensome impact the proposed use will have on the Green Spring Valley Road/Falls Road Area.

Respectfully submitted,

Ira Schwartz

IRA SCHWARTZ, Esq.
1101 St. Paul St., Suite 110
Baltimore, Maryland 21202
685-7744

Attorney for Protestants.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that on this 25th day of October, 1978, a copy of the foregoing Memorandum was mailed, postpaid, to Francis X. Pugh, Esq., 1513 Fidelity Building, Baltimore, Maryland 21201

IRA SCHWARTZ

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Jones Falls Expressway (Falls Rd.) 407.5' NW of Green Spring Valley Rd., 8th District : OF BALTIMORE COUNTY

MONTESSORI SOCIETY OF CENTRAL : Case No. 79-74-X
MARYLAND, INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

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

I HEREBY CERTIFY that on this 31st day of August, 1978, a copy of the foregoing Order was mailed to Francis X. Pugh, Esq., 1513 Fidelity Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Day Care Center : COUNTY BOARD OF APPEALS
W/S of the Jones Falls Expressway :
(Falls Road) 407.5' NW of Green Spring Valley Road : OF
8th District : BALTIMORE COUNTY
Montessori Society of Central Maryland, :
Inc. - Petitioner : No. 79-74-X

ORDER OF DISMISSAL

Petition of Montessori Society of Central Maryland, Inc. for a Special Exception for a Day Care Center on property located on the west side of the Jones Falls Expressway (Falls Road) 407.5' northwest of Green Spring Valley Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed January 22, 1980 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellants requests that the appeal filed on behalf of said Petitioner-Appellants be dismissed and withdrawn as of January 22, 1980.

IT IS HEREBY ORDERED this 24th day of January, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Rafter, Jr., Chairman

John W. Hession, III
John W. Hession, III
Lefroy B. Spurrer

Patricia Millauer
Patricia Millauer

THE LAW OFFICES OF
RONALD M. SHAWBOW
SUITE 110
1101 ST. PAUL ST.
BALTIMORE, MD. 21202
685-7744

IRA SCHWARTZ
11 EAST CHASE STREET (CORNER ST. PAUL STREET) • SUITE 110 • BALTIMORE, MARYLAND 21202
(301) 576-2970

January 21, 1980

Baltimore County Board of Appeals
County House-Room 218
Towson, Maryland 21201
Attn: June Holman

RE: Case No. 79-74-X
Montessori Society of Central Maryland, Inc.

Dear Mrs. Holman:

Kindly consider this letter as a notice of dismissal of the above-referenced appeal, pursuant to Board Rule 3.b. Please note that a hearing is scheduled for January 22, 1980.

Very truly yours,

Ira Schwartz
Ira Schwartz, Esq.

15:11a

cc: Francis X. Pugh, Esq.
1513 Fidelity Building
Baltimore, Maryland 21201

John W. Hession, III, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RECEIVED
BALTIMORE COUNTY
JAN 22 10 15 AM '80
COUNTY BOARD
OF APPEALS
BY: _____

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
The Montessori Society of
BALTIMORE, INC. 1513 FIDELITY BUILDING
BALTIMORE, MARYLAND 21201
EXCEPTION RC-2 TO USE THE HEREIN DESCRIBED PROPERTY FOR
JUNIOR SCHOOL

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA N/A DEED REF. N/A
GRADING N/A % OF OVERALL SITE WILL REQUIRE GRADING

BUILDING SIZE
GROUND FLOOR N/A AREA N/A
NUMBER OF FLOORS N/A TOTAL HEIGHT N/A
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = N/A
BUILDING USE
GROUND FLOOR N/A OTHER FLOORS N/A

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR N/A OTHER FLOORS N/A TOTAL N/A

DRIVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES
(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.

The Montessori Society of
Central Maryland, Inc.
1513 Fidelity Building
Baltimore, Maryland 21201
2/10/83

THE PLANNING BOARD HAS DETERMINED ON 3-16-78 THAT THE PROPOSED DEVELOPMENT
DOES / DOES NOT COMPLY WITH THE REQUIREMENTS OF SUBSECTION 21-101 OF THE BALTIMORE COUNTY ZONING
LAW.

Signed Francis X. Pugh, Esquire 3/17/78
DATE 3/17/78
CHAIRMAN, BALTIMORE COUNTY
PLANNING BOARD

1513 Fidelity Building
Baltimore, Maryland 21201

3/17/78

3/17/78

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RMG/6-2-76

EXHIBIT C

PETITIONER'S EXHIBIT 2 AMENDMENT TO DECLARATION

"THIS AMENDMENT TO DECLARATION is made this _____
day of June, 1976.

WITNESSETH:

WHEREAS, Brooklandwood Associates, a limited
partnership organized and existing under the laws of Maryland,
heretofore filed among the Land Records of Baltimore County,
Maryland in Liber 5628, folio 86 of said Land Records, a
Declaration dated the 29th day of April 1976, with respect
to the land therein more particularly described and subjected
to the provisions of said Declaration, and

WHEREAS, to the date hereof the Declarant, referred
to in said Declaration and hereinafter referred to as "the
Developer", continues to own all of the land subjected to the
covenants and provisions of said Declaration, and
WHEREAS, it is the desire of the Developer to modify
and amend the provisions of the Declaration as more particu-
larly hereinafter set forth,

NOW, THEREFORE, the Developer hereby amends the pro-
visions of said Declaration as follows:

1. Section 11(c)(1) is hereby amended to read:

"No Owner shall use his Lot or shall
lease, license or otherwise permit the same
to be used for transient or hotel purposes
or for any non-residential purpose, save
that Lots 1, 2 and 3 or any one or more of
them may be improved, maintained, developed,
used and/or devoted to the construction,
maintenance, operation and use of an educa-
tional institution, school or academy."

2. Wherever, in said Declaration, the expressions
"residential community" or "residential lots" appear, said
expressions will be deemed amended to the extent that the
word "residential" will be deemed deleted.

RMG/6-3-76

3. Section 12(b) is hereby amended to the extent
that, if and so long (and only so long) as Lot 2 shall be
used and/or devoted to the operation and use of any educa-
tional institution, school or academy, Lot 2 shall not be
subject to the provisions of said Section 12(b).

Save to the extent of the amendment hereinabove
set forth, the Declaration is hereby ratified, confirmed
and approved.

WITNESS WHEREOF, the Developer has caused this
Amendment to Declaration to be executed, entered and acknow-
ledged on its behalf by its duly authorized representative,
this day and year first above written.

WITNESS: BROOKLANDWOOD ASSOCIATES,
a limited partnership organized
and existing under the law of
Maryland

By Joseph M. Azola, General Partner (REAL)

STATE OF MARYLAND: CITY OF BALTIMORE: TO WIT:

I HEREBY CERTIFY that on this _____ day of _____
1976, before me, the subscriber, a Notary Public for the State
and city aforesaid, personally appeared JOSEPH M. AZOLA, known
to me or satisfactorily proven to be the person whose name is
subscribed to the foregoing instrument, who acknowledged that
he is the general partner of BROOKLANDWOOD ASSOCIATES, a limited
partnership organized and existing under the laws of Maryland
and the city named in the foregoing instrument as "the De-
veloper", that he has been duly authorized to execute, and has
executed, the said instrument on behalf of the said entity and
that the same is its act and deed.

AS WITNESS my hand and notarial seal.

Notary Public

My commission expires on _____.

- 2 -

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Planning Department

Board of Education

Zoning Administration

Industrial Development

September 8, 1978

Francis X. Pugh, Esquire
1513 Fidelity Building
Baltimore, Maryland 21201

RE: Special Exception
Item No. 3
Petitioner - Montessori
Society

Dear Mr. Pugh:

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 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 east side of Tony Drive just north of its inter-
section with Greenspring Valley Road in the 8th Election District, the
subject property is presently being utilized by the Montessori Society
of Central Maryland. Because of your client's proposal to change the
hours of operation from 7:30 AM to 5:30 PM, this Special Exception
for a day care center is required.

Particular attention should be afforded to comments of the
Health Department and those of the Department of Permits and Licenses,
concerning the type of construction for the existing buildings.

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

Mr. Francis X. Pugh
Page 2
September 8, 1978

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

NB:Gmrp
Enclosure

cc: George William Stephens, Jr.
And Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

Norman K. McIntire
M. S. Calver
Administrator

July 17, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.C. Meeting, July 11, 1978
Item: 3
Property Owner: Montessori Society
of Central Maryland,
Inc.
Location: W/S Jones Falls Expwy. (Falls
Road) 407.5' W/S Greenspring
Valley Road
Existing Zoning: S.C. 2
Proposed Zoning: Special Exception for
a day care center
(IDCA 77-75-X)
Acres: 6.57
District: 8th
Also 'Inde on Greenspring Valley Road
(Rte. 130)

Dear Mr. Martinak:

The school is served by Tony Drive. This is a private road
that was constructed in recent years. The intersection with Greenspring
Valley Road was constructed in accordance with State Highway Admini-
stration standards and specifications.

The day care center, in itself, should cause no particular
adverse effects to the State highways.

Very truly yours,

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

CL:JEM:dj

August 10, 1978

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

Re: Item #3 (1978-1979)
Property Owner: Montessori Society of Central Maryland, Inc.
W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring
Valley Rd.
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a day care
center (IDCA 77-75-X)
Address: 6.57 District: 8th

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. 77-75X.
Baltimore County highway and utility improvements are not directly involved. This property is served by public water supply and is utilizing private onsite sewage disposal. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

William M. Diver, P.E.
WILLIAM M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWL:ss

cc: W. Munchel

S-W Key Sheet
NW 12 C Topo
45 & 46 NW 11 Pos. Sheets
60 Tax Map

August 25, 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 #3, Zoning Advisory Committee Meeting, July 11, 1978, are as follows:

Property Owner: Montessori Society of Central Maryland, Inc.
Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Road
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a day care center (IDCA 77-75-X)
Acres: 6.57
District: 8th

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 ensure 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, R.H.
John L. Wimbley
Planner III
Current Planning and Development

August 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #3, Zoning Advisory Committee Meeting of July 11, 1978, are as follows:

Property Owner: Montessori Society of Central Maryland, Inc.
Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 77-75-X)
Acres: 6.57
District: 8th

Metropolitan water exists and the existing septic system appears to be functioning properly, therefore the proposed exception should not pose any health problems.

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

TUD/JNF/tsh

cc: Eve Smith

July 21, 1978

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

Item No. 3 - ZAC - July 11, 1978
Property Owner: Montessori Society of Central Md., Inc.
Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 77-75-X)

Address: 6.57
District: 8th

Dear Mr. DiNenna:

The requested Special Exception for a day care center is not expected to cause any major traffic problem.

Very truly yours,

Stephen E. Keber
Stephen E. Keber
Engineer I

SEW/hms

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Montessori Society of Central Maryland, Inc.

Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Road
Item No. 3 Zoning Agenda Meeting of 07/11/78

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.

(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 _____

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.

(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", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Noted and Approved: *George W. Caporale*
George W. Caporale
Fire Prevention Bureau

REVIEWED BY: *James M. Caporale*
James M. Caporale
Special Inspection Division

August 15, 1978

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, July 11, 1978

Property Owner: Montessori Society of Central Maryland, Inc.
Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 77-75-X)

Address: 6.57
District: 8th

The items checked below are applicable:

X1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1973 Supplement, Part A of Maryland Code for the Building and other applicable codes.

() 2. A building permit shall be required before construction can begin.

() 3. Additional _____ permits shall be required.

X2. Building may be required to be upgraded to new use require alteration permit.

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

X3. 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, for any required construction.

() 4. Wood frame walls are not permitted within 3'0" of a property line. Content Building Department if distance is between 3'0" and 6'0" of property line.

() 5. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

() 6. No Comment.

X7. Comment: Day care centers fall in to R-II institutional uses, particular care should be given to the type of construction - and allowable height and area of table six of the Baltimore County Building Code.

Very truly yours,

Charles E. Burdum
Charles E. Burdum
Plans Review Chief

CEB:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 10, 1978

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

Z.A.C. Meeting of: July 11, 1978

RE: Item No. 3
Property Owner: Montessori Society of Central Maryland, Inc.
Location: W/S Jones Falls Exp. (Falls Rd.) 407.5' NW Greenspring Valley Rd.
Present Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 77-75-X)

District: 8th
No. Acres: 6.57

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Nick Petrovich
N. Nick Petrovich,
Field Representative

MBP/bp

JOSEPH H. HODGMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARION W. WATKINS

THOMAS H. BOWEN
WILLIAM L. BOWEN
ROBERT E. HATHEN

ALVIN LORNEY
WILLIAM L. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT V. DUBEL, REPRESENTATIVE



Montessori children are founded on the individual child's own development. Maria Montessori, the founder of the Montessori method, believed that children possess an innate desire to learn and that the environment should be designed to help them do so. Montessori children are not just "well-behaved" or "well-adjusted" — they are truly happy, confident, and capable of achieving their full potential.

EXHIBIT - 1

Look to the Child



The Children's House of Central Maryland

How We Look to the Child

The Children's House of Central Maryland is a non-profit organization established by the Society of Central Maryland Montessori Teachers. Our mission is to provide a high-quality Montessori education for children in the Baltimore area. We believe that every child has the potential to learn and grow, and we strive to create an environment that supports this natural process. Our teachers are trained in the Montessori method and use specially designed materials to help children learn at their own pace. We encourage parents to visit our school and see for themselves how we look to the child.



The Children's House of Central Maryland

PETITION MAPPING PROGRESS SHEET

FUNCTION	Will Map	Original	Duplicate	Timing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline placed on map					
Petition number added to outline					
Denied					
Granted by					
Reviewed by					
Previous case					

FUNCTION	Will Map	Original	Duplicate	Timing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline placed on map					
Petition number added to outline					
Denied					
Granted by					
Reviewed by					
Previous case					

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 7, 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 each day of the week, September 7, 1978, the first publication appearing on the 7th day of September, 1978.

THE JEFFERSONIAN
S. Leach, Publisher

Cost of Advertisement, \$



TOWSON, MD. 21204 September 7, 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 each day of the week, September 7, 1978, the first publication appearing on the 7th day of September, 1978.

2 Catonsville Times
2 Dundalk Times
2 Essex Times
2 Suburban Times East
2 Towson Times
2 Station Times
2 Community Times
2 Suburban Times West

weekly newspapers published in Baltimore County, Maryland, over a week for the successive weeks before the 15th day of September 1978, that is to say, the same was inserted in the issues of September 7, 1978.

STROMBERG PUBLICATIONS, INC.

BY

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

January 25, 1979

DATE: 1/25/79

AMOUNT: \$50.00

PAID TO: Frank Ronald M. Sharrow, Esquire

FOR: 1101 St. Paul St., Suite 210, Baltimore, Md. 21202

Cash of Appeal Case No. 75-11-2

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

November 13, 1978

ACCOUNT: 01-662

AMOUNT: \$53.69

PAID TO: Francis X. Pugh, Esquire

FOR: Cost of Advertising and Posting Case No. 75-11-23

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

August 30, 1978

ACCOUNT: 01-662

AMOUNT: \$50.00

PAID TO: Francis X. Pugh, Esquire

FOR: Filing Fee for Case No. 75-11-23



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 844

Date of Posting: Sept. 7, 1978

Post for: MONTROSSI SOCIETY OF CENTRAL MD.

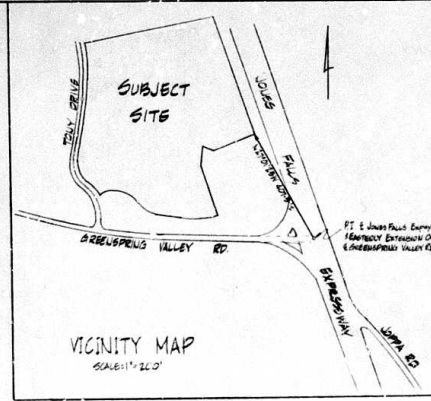
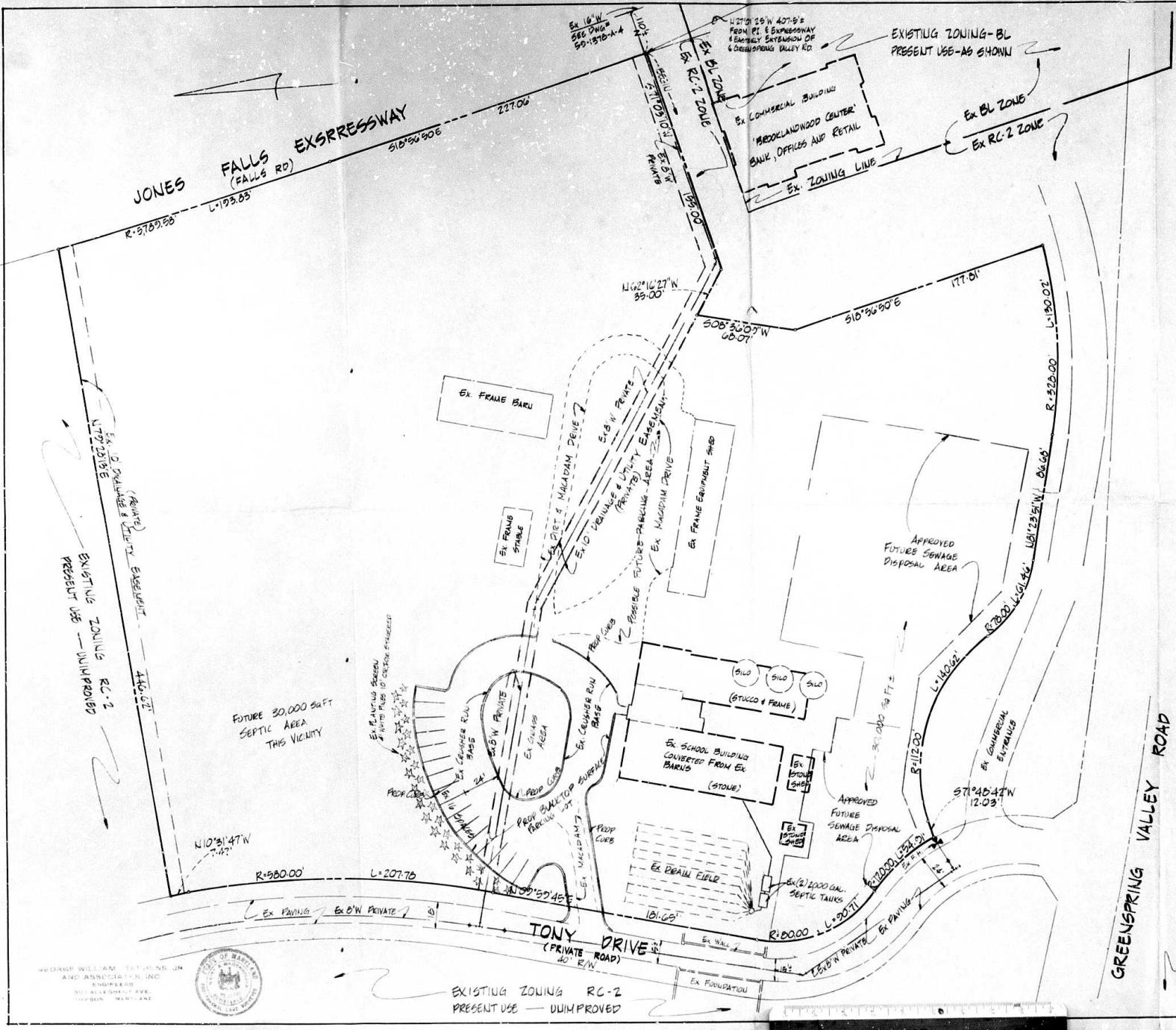
Location of property: 1101 St. Paul St., Suite 210, Baltimore, Md. 21202

Location of Sign: NE Cor. Greenmount, Md. & 1st Dr.

Remarks: 12 E/S Tray Dr. 1st Cor. N. Greenmount, Md. & 1st Dr.

Post by: Francis X. Pugh, Esquire

Date of return: Sept. 15, 1978



SITE DATA

AREA OF TRACT	- 6.57 AC
EX ZONING	- RC 2
EX USE	- SCHOOL (EDUCATIONAL)
PROP USE	- SCHOOL (EDUCATIONAL & DAY CARE CTR.)
HOURS OF OPERATION	- PRESENT - 8:30 AM TO 3:30 PM - PROPOSED - 7:30 AM TO 5:30 PM
NO STUDENTS	- 170 (AGES 1 1/2 THRU 12 YRS)
NO FACULTY & STAFF	- 18
PARKING REQUIRED	- 1 ea. FACULTY & STAFF MEMBER 1 x 15 = 15 SPACES REQ.
EXISTING PARKING	- MACPARK & CROWDER BARS (16 SPACES)
PROPOSED PARKING	- BLACK TOP SURFACE LOT AUGUST 1978 (16 SPACES)
DEED REFERENCES	- E.H.K.J.R. 5731/68D E.H.K.J.R. 5768/83D
PLAT REFERENCE	- PLAT OF "BROOKLAND WOOD" (LTS 1, 2, 3) E.H.K.J.R. 30/80
SEWER	- PRIVATE SEPTIC SYSTEM
WATER	- PRIVATE 8" W. FROM PUBLIC 16" W. DWS# 50-1978A & IN SERVICE.
I.D.C.A. REFERENCE	- #77-75-X

NOTES: NO MEALS SERVED & NO GYMNASIUM OR SHOWERS ON SCHOOL PROPERTY.

OWNER & PETITIONER
THE MONTESSORI SOCIETY OF CENTRAL MARYLAND, INC.
TONY DRIVE
BROOKLAND WOOD, MD 21212

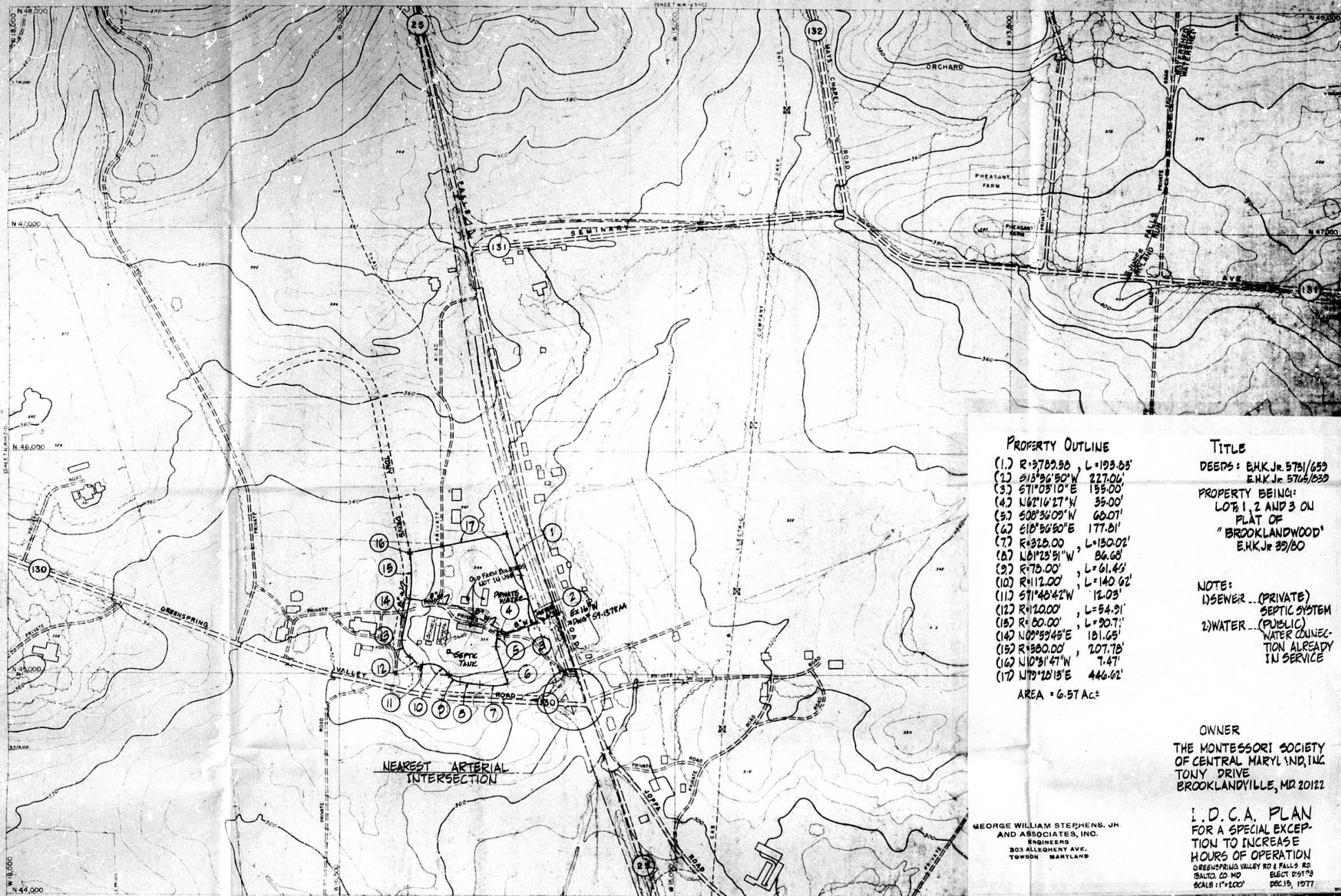
PLAT TO ACCOMPANY ZONING PETITION FOR A SPECIAL EXCEPTION FOR
"DAY CARE CENTER"
IN AN EXISTING RC-2 ZONE

BALTO CO, MD
SCALE 1" = 30'

ELECT DIST #5
MAY 9, 1978

WILLIAM T. FRY, JR.
AND ASSOCIATES, INC.
ENGINEERS
200 ALBANY DRIVE
FARMERS, MARYLAND





PROPERTY OUTLINE

- (1) R=9789.35 L=193.65'
- (2) S13°36'50"W 227.04'
- (3) S71°03'10"E 155.00'
- (4) N67°16'27"W 35.00'
- (5) S08°36'09"E 66.01'
- (6) S18°36'50"E 177.81'
- (7) R=320.00 L=150.02'
- (8) L61°23'51"W 86.68'
- (9) R=75.00' L=61.45'
- (10) R=112.00' L=140.62'
- (11) S71°48'42"W 12.03'
- (12) R=10.00' L=54.91'
- (13) R=60.00' L=30.71'
- (14) N02°59'45"E 181.65'
- (15) R=300.00' 207.78'
- (16) N10°31'47"W 7.47'
- (17) N79°28'13"E 446.62'

AREA = 6.57 Ac±

TITLE

DEEDS: E.H.K. Jr. 575/639
E.H.K. Jr. 576/639
PROPERTY BEING:
LOTS 1, 2 AND 3 ON
PLAT OF
"BROOKLANDWOOD"
E.H.K. Jr. 39/60

NOTE:

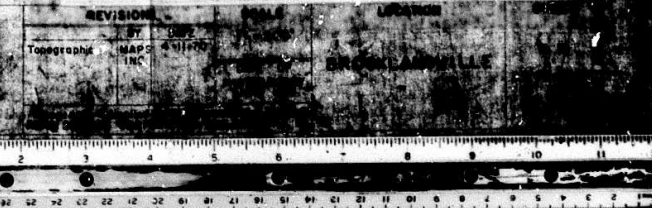
- 1) SEWER - (PRIVATE)
SEPTIC SYSTEM
- 2) WATER - (PUBLIC)
WATER CONNECTION
ALREADY
IN SERVICE

OWNER
THE MONTESSORI SOCIETY
OF CENTRAL MARYLAND, INC.
TONY DRIVE
BROOKLANDVILLE, MD 21022

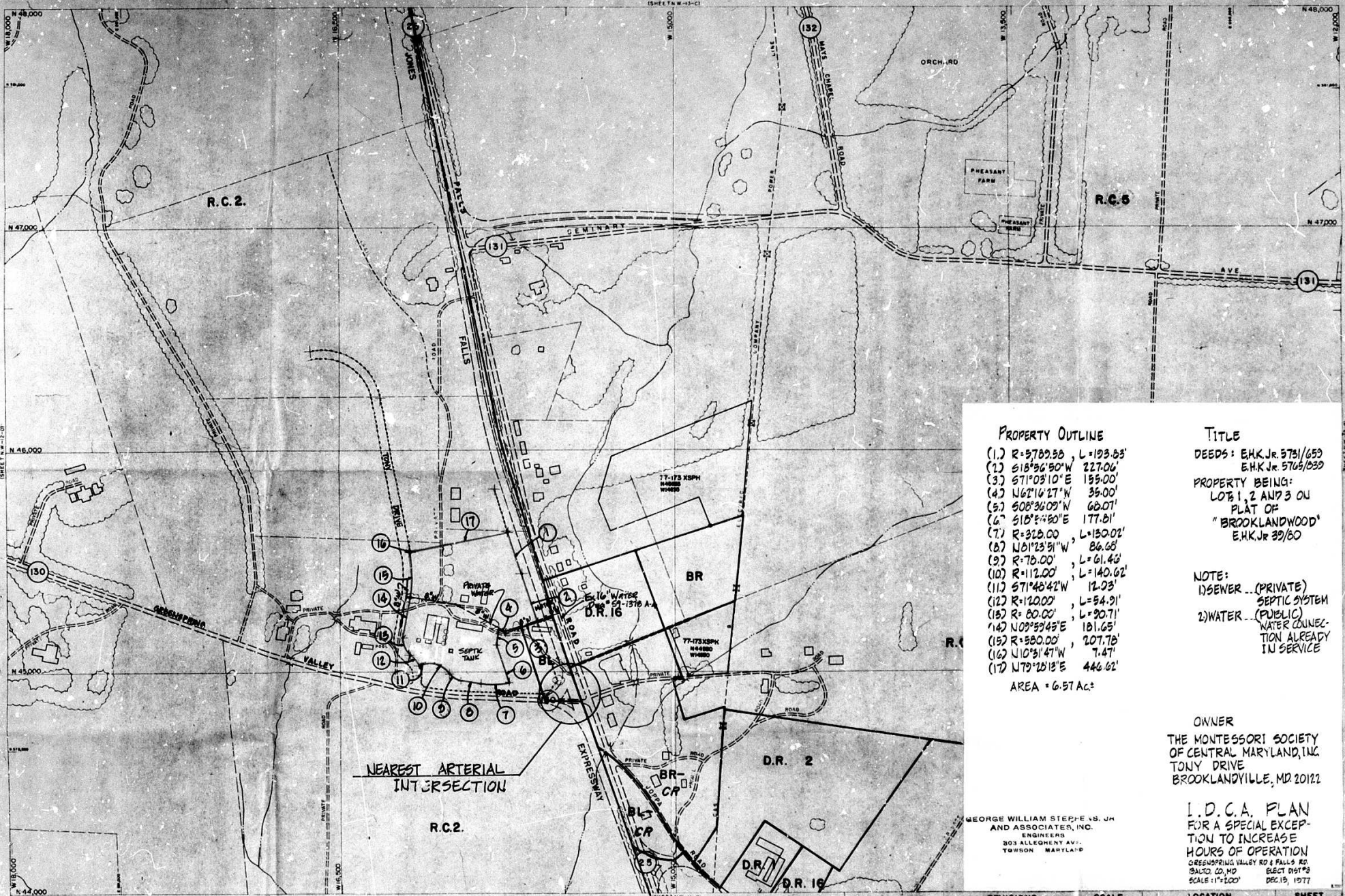
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

I.D.C.A. PLAN
FOR A SPECIAL EXCEP-
TION TO INCREASE
HOURS OF OPERATION
GREENSPRING VALLEY RD & FALLS RD
BALTO. CO MD
ELECT D51793
SCALE: 1"=100'
DEC 19, 1977

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



APR 17 1980



PROPERTY OUTLINE

- (1) R=3782.33, L=193.83'
- (2) S18°36'50"W 227.06'
- (3) S71°03'10"E 155.00'
- (4) N62°14'27"W 35.00'
- (5) S08°34'09"W 60.01'
- (6) S18°44'30"E 177.81'
- (7) R=328.00, L=130.02'
- (8) N61°23'51"W 86.68'
- (9) R=76.00, L=61.45'
- (10) R=112.00, L=140.62'
- (11) S71°46'42"W 12.03'
- (12) R=120.00, L=54.91'
- (13) R=80.00, L=30.71'
- (14) N09°59'45"E 181.65'
- (15) R=580.00, L=207.78'
- (16) N10°31'47"W 7.47'
- (17) N79°28'13"E 446.62'

AREA = 6.57 AC.

TITLE

DEEDS: E.H.K. JR. 5751/659
E.H.K. JR. 5765/639
PROPERTY BEING:
LOT 1, 2 AND 3 ON
PLAT OF
"BROOKLANDWOOD"
E.H.K. JR. 39/60

NOTE:
1) SEWER... (PRIVATE) SEPTIC SYSTEM
2) WATER... (PUBLIC) WATER CONNECTION ALREADY IN SERVICE

OWNER
THE MONTESSORI SOCIETY
OF CENTRAL MARYLAND, INC.
TONY DRIVE
BROOKLANDVILLE, MD 21022

I.D.C.A. PLAN
FOR A SPECIAL EXCEPTION
TO INCREASE
HOURS OF OPERATION
GREENSPRING VALLEY RD & FALLS RD
BALTO. CO. MD ELEC. DIST. 3
SCALE: 1"=100' DEC. 15, 1977

GEORGE WILLIAM STEFFE, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

**PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA**

COMPREHENSIVE
MAP OF BALTIMORE COUNTY
METROPOLITAN AREA
1977, 1976 & OCT. 1, 1976
OS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHESAPEAKE COUNTY COUNCIL

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
Pionimetric	MAPS INC.	4-11-70	1" = 200'	BROOKLANDVILLE	N. W. 12-C
			DATE OF PHOTOGRAPHY APRIL 1983		