PETITION FY 3 ZONING RE-CLASS TICATION 19,103-1 AND/OR SPECIAL EXCEPTION TO THE BONDER COMMISSIONER OF BALTIMORE COUNTY: IDCA \$ 78-58-4 L or un_dobs. N. and Kaney Tombs ingal owns. of the property situate in Shiftmore County and which is described in the description and plut situated invests and made a part bornel, brothy position (1) that the moting cision of the horse described property in "schmille", pursued and (2) for a Special Excestion, under the said Zoning Low and Soning Se County, to use the herein described property for ... Maroory School . Day Care Center in R. C. Z Zone Property is to be posted and solvertised as prescribed by Hening Regulations. L. or vs. aprice to pipe expenses of above re-classification under Repetid Hampition advertising. Constant, etc., upon Sing of this petition, and further agree to and use to be broad by the sending effection and materials of business and repetition of the sending law for Railmore County adopts, pursuant to the Raining Low for Railmore John m. Tooms ..., 1978..., that the subject matter of this petition be advertised, as od by the Zoning Law of Bultimore County, in two arrangement of general discuision through Minore County, that property he peated, and that the public hearing be had before the Zoning



Snyder and Law, Inc.

John M. Toembs and Nancy A. Toembs Description of Property

Zuning Special Exception

Beginning for the same in the center of Hoffmanville Road approximately 1835 feet easterly from the east edge of Grave Run Road and running thence:

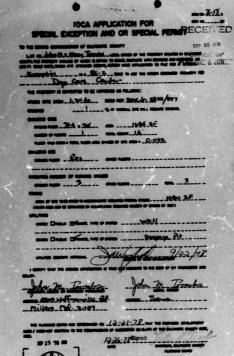
- 1. S 3º 00' 00" E 233.71 feet, thence:
- 2. N 87° 00' 00" E 208.71 feet, thence:

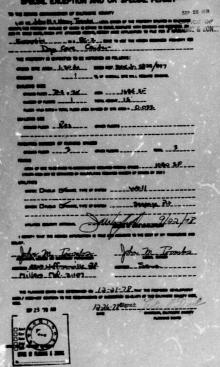
3. N 3° 00' 00" W 233.71 feet to the center of the said Heffmanville

4. S 87° 00' 00" W 208.71 feet to the place of beginning Containing 1.20 acres of land more or less.



1131/79





RE: PETITION FOR SPECIAL EXCEPTION S/S of Hoffmanville Road, 1835' E of Grave Run Road - 6th Election District John M. Toombas, et us - Petitioners NO. 79-163-X (Iten. No. 74) BEFORE THE ZONING COMMISSIONER OF BALTIMO' & COUNTY The Petitioners have withdrawn their Petition; therefore, IT IS

ORDERED by the Zoning Commissioner of Baltimore County, this 4 day of May, 1979, that said Petition be and the same is hereby DISMISSED

Yelu Max Peter Max Zimmernan Deputy People's Counsel I HEREBY CERTIFY that on this 16th day of January, 1979, a copy of the aforeaging Order was mailed to Mr. and Mrs. John M. Toombs, 4309 Hoffmanville

> John W. Hearen, MI John W. Hessian, III

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

John Wideren III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

......

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated

therefore, and of the passage of any preliminary or final Order in connection

Road, Millers, Maryland 21107, Peritioners.

JOHN M. TOOMBS, et ux, Petitioners: Case No. 79-163-X

OF BALTIMORE COUNTY

S/S of Hoffmanville Rd. 1835' E of Grave Run Rd.

Mr. Commissioner

BALTMORE COUNTY, MARYLAND

Date January 11, 1979

Lastile H. Graef, Director

Citics of Manning and Zoning

Petition 79-163X. Petition for Special Exception for nursery school (day care center)

Heam 7/4 South Side of Hoffmanville Road, 1836 feet East of Grave Run Road Pathlianer – John M., and Nancy Toombs

6th District

HEARING: Wednesday, January 31, 1979 (11:10 A.M.)

This office supports the petitioner's request.

LHG-IGH-N



May 4, 1979

Mr. a Mrs. John M. Toombs 4309 Hoffmanville Road 4309 Hoffmanville Road Millers, Maryland 21107

> RE: Petition for Special Exception S/S of Hoffmanville Road. 1835' E of Grave Run Road -6th Election District John M. Toombs, et ux -Petitioners NO. 79-163-X (Item No. 74)

Dear Mr. & Mrs. Toombe

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

ce: John W. Hessian, III, Esquire Pecule's Counsel



JUN 11 1979.

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 18, 1979

Mr. & Mrs. John M. Toombs 4309 Hoffmanville Road Millers, Maryland 21107

PICE BLOG. sesspeake Ave. taryland 21204

. com

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of evention

Planning

RE: Item No. 74 Petitioner - Toombs Special Exception Petition

Dear Mr. & Mrs. Toombs:

The Zoning Plans Advisory Committee has reviewed the plans The Zoning Plans Advisory Committee has reviewed the plans abmitted 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 r-gard 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 south side of Hoffmanville Road, east of Grave Located on the south side of Hollmarville Rosel, east of Urave Run Road, in the 6th Election District, the subject property is presently improved with a one-story dwelling and attached garage. Surrounding properties are similarly improved and are zoned R. C. 2, as is the subject property.

Because of your proposal to utilize the existing dwelling as a day care center, this Special Exception is required. Prior to the scheduled hearing, the submitted site plan must be revised to indicate schedules nearing, the submitted site plass mass or fersized to himself of transporting the children to and from the center, the mumber of transporting the children to and from the center, the number of transporting the children to and from the center, the number of transporting that will be present, the proposed widening of foldmanufalle Road, and an indication that the proposed parking area will be paved with a tar and chip or asphalt surface.

Item No. 74 Page 2 January 18, 1979

This petition is accepted for filling on the date of the enclosed filling 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 filling certificate, will be forwarded to you in the near future.

Nicholas B. Commodari Chairman

Zoning Plans Advisory Comp

December 11, 1978

Very truly yours,

John L. Wimbley

John Z Wembley

Current Planning and Developm

NRC/ef

office of pla

Mr. S. Eric DiNenna, Zoning Commission Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21208

The parking area and driveway must be paved.

Comments on Item #74, Zoning Advisory Committee Meeting, October 3, 1978, are as follows:

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 owere of plans or problems with regard to development plans that may have a bearing on this petition.

Property/Owner: John M and Nancy Toombs Lacetion: 5/% haffmanville Road 1835' E. Grave Run Road Existing Zonling: RC-2 Proposed Zonling: Special Exception for a day care center (IDCA 78-58-X)

er: Snyder & Law, Inc. 1911 Hanover Pike Hampstead, Maryland 21074



Mr. S. Eric DiNenne Zoning Commissioner County Office Building Tomon, Maryland 21206

Re: Item 874 (1978-1979)
Property Owner: John M. & Manoy Toombe
S/E Hoffmanwille Rd. 1935' E. Grave Run Rd. S/E Hoffmanville Md. 1935' E. Grave Run Bd. Existing Sonling: R.C. 2 Proposed Zoning: Special Exception for a day care center (IDCA 78-58X) Acres: 1.20 District: 6th

Dear Mr. DiMenna

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Comments were supplied for this property for IDCA Project 78-58x.

Highways:

Alesis-Noffmarrille Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Righway right-of-way widening, including any necessary rewarthine essential for slopes, will be required in connection with any grading or building permit application.

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and gublic holdings domests am of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top poll.

Storm Drains:

battimore county

TOWSON, MARYLAND 2120 DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

The Petitic or must provide necessary drainage facilities (temporary or permanent) to prevent creating any maleances or demages to adjacent properties, especially by the concentration of surfaces 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 Petitionner.

THORNTON St. MOURING, P.E. mber 6, 1978

November 22, 1978

Mr. S. Bric Di onne Zoning Comiss Office of Fire on Zoning County Office Fai and Towson, Marriand 24204

Comments on Item #74, Zoning Advisory Committee Meeting of October 3, 1978, are as follows:

Property Owners
Locations
Relating Soning:
Proposed Montgs:
R.G. 2
Proposed Montgs:
Location (IDA 76-55-K)
Location
Loca

The property is served by an individual water well and sewage disposal system, both of which appear to be functioning properly.

Prior to approval for a numery school, owner or applicant must comply with all Beltimore County Regulations. For more complete informa-tion, combact the Division of Maternal and Child Health, Baltimore County Department of Health.

Prior to new installation/s of fuel burning equipment, the owner should contact the Evision of Air Follution Control, 194-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding

Very truly yours, otom M. Kepein Thomas H. Devlin, Director BURRAN OF ENVIRONMENTAL SERVICES

MID/THE/fthe

cos E. Smith V. L. Phillips



____ftem #74 (1978-1979)

END: EAH: PWR: 10

cc: J. Trenner

JJ-NW Key Sheet 140 NW 35 Pos. Sheet NW 35 I Topo 5 Tax Map

Water and Sanitary Sewer:

.com #/4 (1978-1979) Property Owner: John M. & Nancy Toombs Page 2 December 6, 1978

Public water supply and manitary sewerage are not available to serve this property, which is utilizing private onsite water us. "Jy and sewege disposal facilities and is tributary to the Prettyboy and Loch Raven Reservoirs.

This property is beyond the Baltimore County Metropolitan District and *!«

Urban-Bural Demarcation Line. Baltimore County Wacer and Sewerage Plans M and S-4A,
as amended, indicate "Mo Planned Service" in the area.

ELISWETH N. DIVER, P.E. Chief, Bureau of Ingineering

November 9, 1978

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

Re: Property Owner: John H. & Fracy Toombs

location: 8/8 Hoffmanville Rd. 1835' E Grave Run Rd.

Zoning Agenda Heeting of 10/3/78 Ttom Mr. 74

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 corrested or incorporated into the final plans for the property.

Pire hydrants for the referenced property are required and shall be located at intervals or _feet along an approved rued in accordance with Baltimore County Standards as published by the Department of Publis Works.

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

() 3. The vehicle dead end condition shown at ___ ECOPOS the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Pirs Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed in the site shall comply with all applicable requirements of the Battonal Fire Pro-tection Association Standard Ro. 101 "Life Safety Code", 1970 Bill idon prior to company.

() 6. Site plans are approved as drawn.

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

October 6, 1978

John H & Henry Toube S/S Hoffmarville Book 1835' E Grove Ban Hood

Proposed Loning: Special Brooption for a day care center (IRCA 76-55-X)

The Items checked below are applicable

Structure shall conform to halthouse Genery Building Code (\$.0.0.4.) 1970 Mitties and the 1971 Supplement, State of Shayland Code for the Santicopped and agent and other maglicable codes. 3. A building possit shall be required before construction one begin.

Secretar shall be most and

E. Three note of construction dencines will be required to file an application for a building possit.

These sets of construction drawings with a sugistered Harpings Architect or Engineer's original seel will be required to file

Veed frame walls are not parmitted within 3'0" of a preparty line. Contact Ballding Reportment if distance in between 3'0" and 6'0" of namer's line.

I. J. Commit The atmospher from the information provided on the site plan would appear not be be acceptable for the proposed occupancy. The proposed use would be B-2 institutional, the building would appear to be it B construction which is a "multited in Shile 6 of the Building Code. See Scotting 209.2



Movember 22, 1978

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

Itan No. 74 - MMC - Meeting of October 3, 1978
Property Owner:
John N. & Henry Toombe
S/, Moffmerville Mr. 1895' E Grave Run Md.
Existing Nowing:
Roycomed Nowing Special Exception for a day care center (I.UA 78-58-X)

Acres: 1.20

Dear Mr. DiMenna:

The requested special exception for a day care center is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

79-163-X

TAN: 14, 1979

MSF/m3

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

October 18, 1978

. S. Eric DiNenna ning Commissioner Itimore County Office Building wson, Maryland 21204

Z.A.C. Meeting of: October 3, 1978

Item No: 74
Property Owner: John N. & Nancy Toombr
Location: S/S Hoffmanville Rd. H&SS' E. Grave Run Road
Present ZecIng: R.C. 2
Proposed Toming: Special Exception for a dry c. . : conter (IDCA 78-58-X)

District: 1.20 No. Acres: 6th

Dage Mr. DiNanna

No bearing on student population.

W. Nick Petrovich,
Field Representative

Map 1 NW35-I

WNP/bp

JOSEPH N. McGOWAN, PRESIDENT T. BAYARD WILL-AMB, JR., VICE-PAR

Previous case: None

MRS. LORRAINE F. CHIRCUS ROGER S. HAYDEN MPS, MILTON M. SMITH, JR RICHARD W. TRACEY, D.V.M.

PETITION MAPPING PROGRESS SHEET

FUNCTION Well Resp Original Deplicate Tracks 200 Sheet by date by dote by date by Deplicate Tracks 200 Sheet by date by date by date by date by Deplicate On map Petition number added to outline Denied

Granted by C. BA, CC, GA

Revised Plans:



CERTIFICATE OF POSTIN

Location of property S/S CF HOLFMAN VILLE Rd. 1835' F OF GRAVE

Posted for Petition For Steeling Exception

JOHN M. TOCHBS, ET UX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Petitioner's Attorney

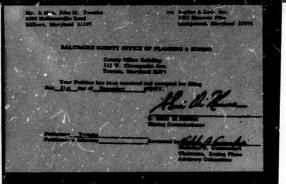
Revised Difference
Service Submitted by Seight Votes

Petitioner's Attorney

Revised by T

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





BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	m. 78575
DATE Barek 12, 1979 ACCOUNT	, 01-668
AMOUN	m_848.9h
POR BOAT OF ADMINISTRATE AND D	netting from No. 19-163-E
POR COMMISSION OF STREET O	4 2 9 4 rox



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - John M. Toombs. et ux

was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times

☐ Towson Times ☐ Arbutus Times

☐ Essex Times
☐ Suburban Times East

Community Times

Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for __ne_____successive weeks before the 12th day of January ______ 19.78, that is to say, the same was inserted in the issues of January 12. 1979.

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF PUBLICATION

Manager

THE JEFFERSONIAN.

Cost of Advertisement, 8.....

BALTIMORE COUNTY, MARYLAND
OPPICE OF PRINCE: REYPHILE OMNORE
MINICELLINECOUS CASH RECEIPT

CART. SHIRMORY 32, 1979
ACCOUNT Deplace & Early, 2014

ACCOUNT Deplace & Early, 2014

THE PRO For John St. Tombe Set for bealting
For July 1979 of 1100 ALR. Case So. 79-163-4

SECOND OF EAST A 500.0 GE

TRANSPORTED OF SPINITAR OF CAMERA

