

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

OFFICE HEAD,
Baltimore County
Towson, Maryland 21204J. B. Commodari
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ChairmanJ. B. Commodari
ChairmanItem No. 74
Page 2
January 18, 1979

January 18, 1979

Mr. & Mrs. John M. Toombs
4309 Hoffmanville Road
Millers, Maryland 21107RE: Item No. 74
Petitioner - Toombs
Special Exception Petition

Dear Mr. & Mrs. Toombs:

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 south side of Hoffmanville Road, east of Grave 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 the number of teachers, the times of operation, the method of transporting the children to and from the center, the number of teachers that will be present, the proposed widening of Hoffmanville Road, and an indication that the proposed parking area will be paved with a tar and chip or asphalt surface.

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/sd

c/o Snyder & Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204THORNTON S. MAXWELL, P.E.
DIRECTOR

December 6, 1978

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

Re: Item #74 (1978-1979)
Property Owner: John M. & Nancy Toombs
S/W Hoffmanville Rd. 1835' E. Grave Run Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 78-58-X)
Acres: 1.20 District: 6th

Dear Mr. DiNanno:

The following comments are furnished in regard to the plan 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 IDCA Project 78-58X.

Highways:

Alasia-Hoffmanville Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

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

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

Item #74 (1978-1979)
Property Owner: John M. & Nancy Toombs
Page 2
December 6, 1978Water and Sanitary Sewer:

Public water supply and sanitary sewers are not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities and is tributary to the Prettyboy and Loch Raven Reservoirs.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans M and S-4a, as amended, indicate "No Planned Services" in the area.

Very truly yours,

William H. Dyer, P.E.
WILLIAM H. DYER, P.E.
Chief, Bureau of Engineering

END:SAH/PWR:ss

cc: J. Tranner
J. Somers
32-5M Key Sheet
140 MM 35 Pos. Sheet
MM 35 1 Topo
5 Tax Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
JOHN B. COMMODARI
DIRECTOR

October 6, 1978

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

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

Property Owner: John M. & Nancy Toombs
Location: S/W Hoffmanville Road 1835' E. Grave Run Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 78-58-X)

Acres: 1.20
District: 6th

The items checked below are applicable:

1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1977 Supplement, State of Maryland Code for the Department and meet all other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional _____ permits shall be required.
4. Building shall be approved to use as - regular situation permit.
5. Plans and specifications for building shall be required to file an application for a building permit.
6. Plans and specifications for building shall be required to file an application for a building permit.
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18. Plans and specifications for building shall be required to file an application for a building permit.
19. Plans and specifications for building shall be required to file an application for a building permit.
20. Plans and specifications for building shall be required to file an application for a building permit.

Very truly yours,
Charles E. Dyer
Charles E. Dyer
Planning Review Officer

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
LESLIE H. GRAY
DIRECTOR

December 11, 1978

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

Dear Mr. DiNanno:

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

Property Owner: John M. & Nancy Toombs
Location: S/W Hoffmanville Road 1835' E. Grave Run Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 78-58-X)
Acres: 1.20
District: 6th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The parking area and driveway must be paved.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

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

November 22, 1978

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

Dear Mr. DiNanno:

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

Property Owner: John M. & Nancy Toombs
Location: S/W Hoffmanville Rd. 1835' E. Grave Run Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (IDCA 78-58-X)
Acres: 1.20
District: 6th

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 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.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 404-3775, to obtain requirements for such installation/s before work begins.

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TSD/TSD/cdc

cc: E. Smith
W. L. PhillipsBaltimore County
Department of Health
TOWSON, MARYLAND 21204
PAUL H. REISCHKE
CRP

November 9, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: John M. & Nancy Toombs

Location: S/W Hoffmanville Rd. 1835' E. Grave Run Rd.

Item No. 74 Zoning Agenda Meeting of 10/3/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below issued with an "R" 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 _____
- (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.

Noted and Approved: *George M. H. Edwards*
Special Inspection Division Fire Prevention Bureau

JUN 11 1979



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

November 22, 1978

Item No. 74 - SMC - Meeting of October 3, 1978
Property Owner: John M. & Nancy Toombs
Location: S. Hoffmanville Rd. 1835' E. Grave Run Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (LCA 78-58-X)

Acres: 1.20
District: 6th

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
Michael S. Flanigan
Engineer Associate II

MSF/sjs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

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

RE: Item No. 74
Property Owner: John M. & Nancy Toombs
Location: S/S Hoffmanville Rd. 1835' E. Grave Run Road
Present Zoning: R.C. 2
Proposed Zoning: Special Exception for a day care center (LCA 78-58-X)

District: 1-20
No. Acres: 6th

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. WOTASIAH

THOMAS M. BRYER
MRS. LOURANE F. CORCORAN
ROGER W. WATSON
ROBERT T. CURELL, SUPERINTENDENT

ALVIN LORECK
MRS. WILSON M. SMITH, JR.
RICHARD W. TRACY, D.D.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 6th Date of Posting: JAN. 14, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: JOHN M. TOOMBS, ET AL
Location of property: S/S E. HOFFMANVILLE RD. 1835' E. OF GRAVE
RUN RD.
Location of sign: FRONT 4389 HOFFMANVILLE RD.
Number: 1-5160
Posted by: Thomas G. Beland Date of return: JAN. 19, 1979

1-5160

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by										
ZC, BA, CC, CA										
Reviewed by: <u>AS</u>	Revised Plans: Change in outline or description Yes No									
Previous case: <u>None</u>	Map # <u>NW-35-5</u>									

Mr. & Mrs. John M. Toombs
4389 Hoffmanville Road
Millers, Maryland 21107

By: *Stephen & Law, Inc.*
1011 Shawcross Pike
Montgomery, Maryland 20874

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
Date: 21st day of November 1978

Alvin Loreck
Alvin Loreck
Zoning Commissioner

Submitted by: *John M. Toombs*
Petitioner's Attorney: *Stephen & Law, Inc.*
Submitted by: *John M. Toombs*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 78575

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: March 12, 1979 ACCOUNT: 01-608

AMOUNT: \$2.00

PAID TO: County

FOR: Cost of Advertising and Posting Item No. 78-163-X

RECEIVED FROM: County

FOR: Cost of Advertising and Posting Item No. 78-163-X

RECEIVED FROM: County

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FOR: Cost of Advertising and Posting Item No. 78-163-X

Frank L. Toombs & Delores Toombs
EHK JR. 5624/894

RC2

RC2

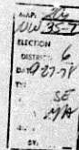
Philip M. Toombs & Sandra H. Toombs
EHK JR. 5625/812

1-51X 30'x40' x 10'x10'

1-51X 30'x40' x 10'x10'

HOFFMANVILLE

SITE PLAN
FOR
DAY CARE CENTER
TOOMBS PROPERTY
SIXTH ELEC DIST. BALTIMORE CO MD.



TITLE REFERENCE
JOHN M. TOOMBS AND NANCY A. TOOMBS
EHK JR. 5624/897
TAX MAP NO 5 JULY 88



SNYDER AND LAW, INC.

SURVEYORS-CIVIL ENGINEERS

1911 Hanger Pike
Hempstead, Maryland 21044
(301) 253-1164

Date: Aug. 11, 1978
Scale: 1" = 30'

Job No. 78048
Dwg. No. 1

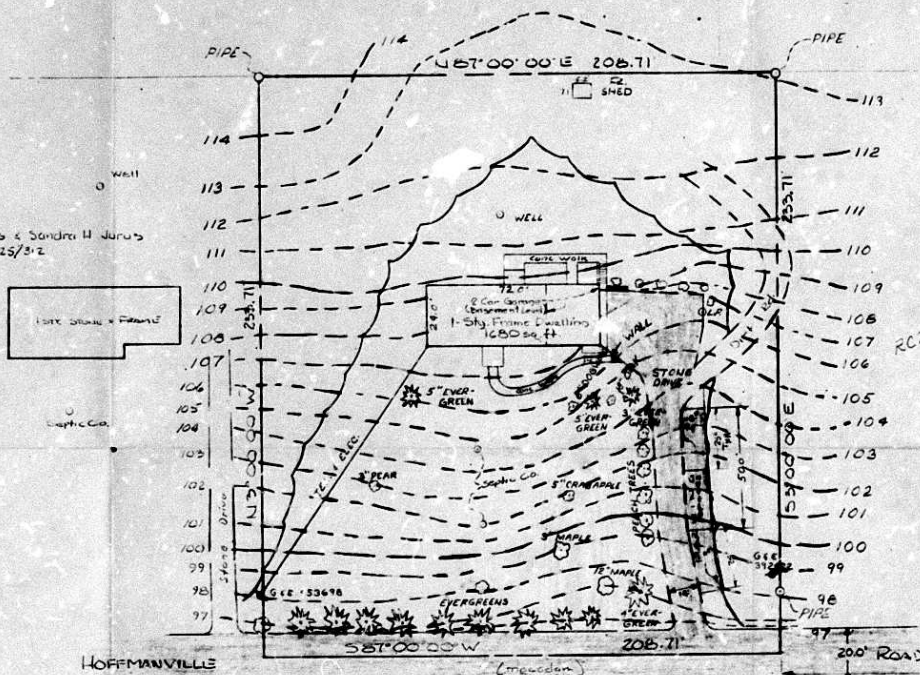
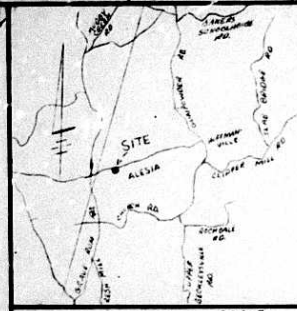
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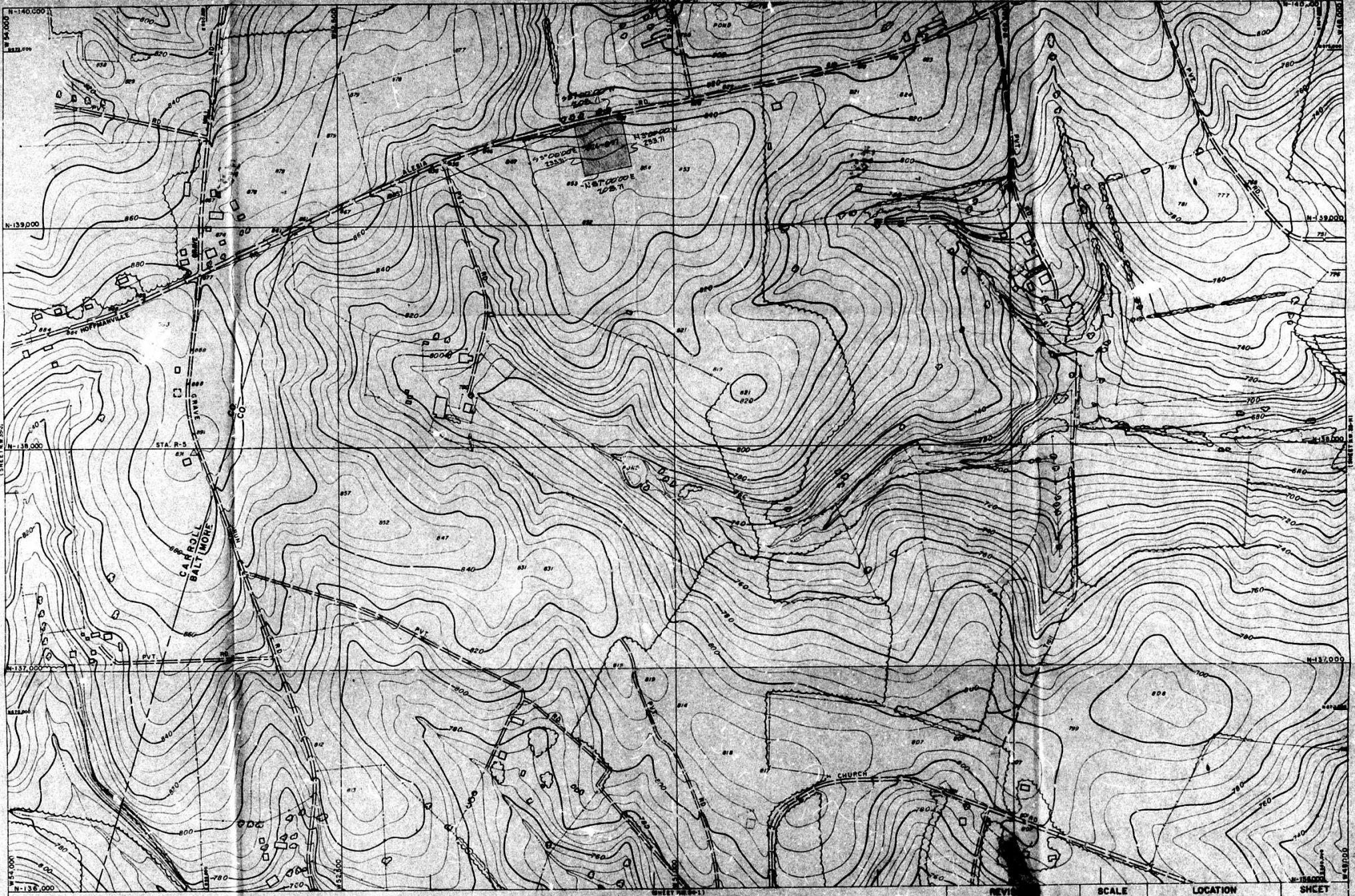
- 1) EXISTING ZONING: RC2
- 2) AREA OF PROPERTY: 1.20 Acres
- 3) PROPOSED USE: DAY CARE CENTER
- 4) BUILDING: 1ST FLOOR 1685 SF
- 5) WATER: WELL
SEWER: SEPTIC
- 6) TOPOGRAPHY SHOWN HEREON IS FIELD-RUN AND BASED ON ASSUMED DATUM
- 7) PARKING: REQUIRED SPACES - 3
- 8) MAXIMUM NUMBER OF CHILDREN - 15

Clarence Ray Edwards & Elsie Elizabeth Edwards
OTR 4-02/520

1655 E. to Grays Run Road

VICINITY MAP - SCALE: 1" = 1 MILE





00-SW

SYNDER & LING, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 739-744

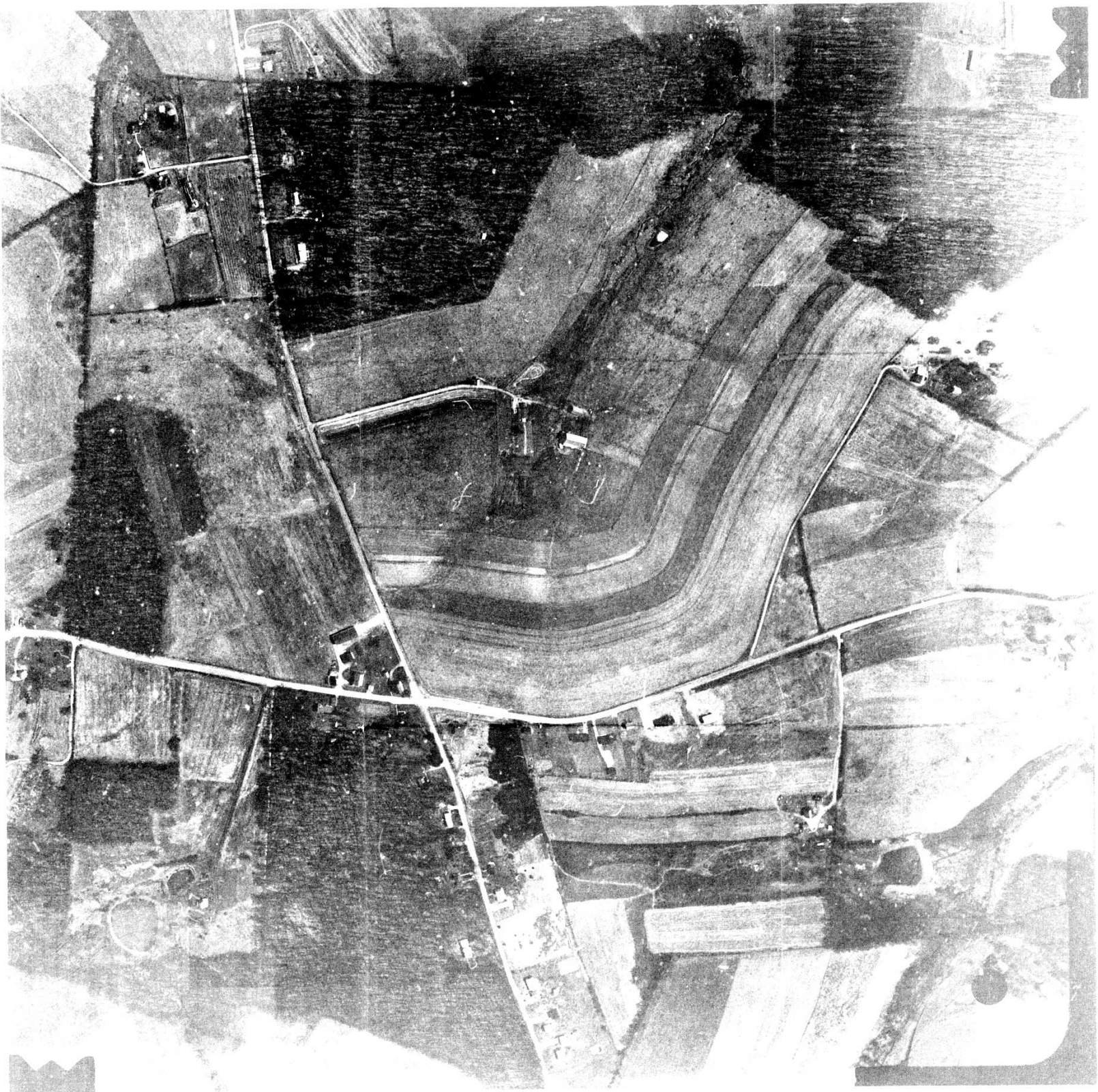
JOHN M. TOMBS
NANCY A. TOMBS
PROPERTY
2100 ELEC. POT. PAINT CO. MD.

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND

REVISION	DATE	SCALE	LOCATION	SHEET
		1" = 200'	SOUTHWEST OF HOFFMANVILLE	N.W.
		DATE OF PHOTOGRAPHY APRIL 1981		36-1

This map was compiled by the Photogrammetric Methods
MAPS INCORPORATED, BALTIMORE 22, MARYLAND





6-47 SW

CARROLL COUNTY

BALTIMORE COUNTY, PENNSYLVANIA
MASON-DIXON LINE



(SHEET 2F)

BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

EKLO

BALTIMORE COUNTY DATA SERIES

26

JUN 12 1979