

ORDER RECEIVED FOR FILING
DATE 1/23/79
FILED 1/23/79

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1979, that the herein Petition for Special Exception for a nursery school should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning. Said Special Exception must be utilized within five years or become null and void.

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

the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as...

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE ALSO:
111 N. Chesapeake Ave.
Towson, Maryland 21204

John L. Wimbley
Nicholas B. Commodari
Chairman
Bureau of Engineering
Department of Traffic Engineering
State Route Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

February 15, 1979

Mr. & Mrs. Warren D. Klawans
2 Harrow Court
Pikesville, Maryland 21208

RE: Item No. 99
Petitioner - Klawans
Special Exception Petition

Dear Mr. & Mrs. Klawans

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.

Because of your proposal to construct a one-story building to be utilized as a nursery school, on this vacant, R. C. 2 zoned site, this Special Exception is required. In view of the fact that revised site plans, incorporating in theory, the comments of the Highway Administration, this petition has been scheduled for a hearing date. However, after consultation with Mr. John Meyers concerning these plans, he indicated that if the petition was granted and at the time of application for the necessary building permits, some minor revisions would be required.

Particular attention should be afforded the comments of the Health Department and the Department of Permits and Licenses. Concerning this latter comment, you may contact Mr. Charles Burnham at 494-3987.

Item No. 99 - Klawans
Page 2
February 15, 1979

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/sf

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236



THORNTON M. MOURING, PE
DIRECTOR

December 21, 1978

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

Re: Item #99 (1978-1979)
Property Owner: Warren D. & Anita Klawans
E/S Hanover Pike 520' S. Fifth Ave.
Existing Zoning: RC 2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-50-X)
Acres: 3.00 District: 4th

Dear Mr. DiNenna:

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

General

Comments were supplied for this property for IDCA Project 77-29 and 78-50-X. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. The proposed subdivision plat of the overall property, remain to be approved prior to recordation.

Highways

Hanover Pike (Md. 30) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Future drainage and utility easements are required within this property.

Item #99 (1978-1979)
Property Owner: Warren D. & Anita Klawans
Page 2
December 21, 1978
Storm Drainage (Cont'd)

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.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property, which proposer to utilize private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demonstration Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S-10A, as amended. This property is tributary to Liberty Reservoir.

Very truly yours,

William T. Dwyer, P.E.
WILLIAM T. DWYER, P.E.
Chief, Bureau of Engineering

END (BAM:FWK:AS)

cc: Dr. Grise
B. Shalowitz
J. Wimbley

BB-SE Ray Sheet
88 MM 42 Pos. Sheet
NN 22 Ktogo
31 Tax Map



LESLIE H. GRAFF
DIRECTOR

February 6, 1979

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

Dear Mr. DiNenna:

Comments on Item #99, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Property Owner: Warren D and Anita Klawans
Location: E/S Hanover Pike 520' S. Fifth Ave
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-50-X)
Acres: 3.00
District: 4th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



Maryland Department of Transportation
State Highway Administration

Harmon E. Robinson
Secretary
W. E. Campbell
Administrator

November 22, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, November 7, 1978
Item: 99
Property Owner: Warren D. & Anita Klawans
Location: E/S Hanover Pike (Rte. 30) 520' S. Fifth Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-50-X)
Acres: 3.00
District: 4th

Dear Mr. DiNenna:

Due to the vertical alignment of Hanover Pike, there is inadequate stopping site distance at the proposed point of access. No access will be permitted south of a point 165' south of the north property line.

The frontage of the site must be improved with curbing and paving. The curb is to be 24' from the centerline of the highway.

There is an 80' right of way proposed for Hanover Pike that must be indicated on the plan.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

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

CL:JEM:ej

My telephone number is 383-6320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



JOHN SEVERIN
DIRECTOR

November 16, 1978

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

Dear Mr. DiNenna:

Comments on Item # 99 Zoning Advisory Committee Meeting, November 7, 1978 are as follows:

Property Owner: Warren D. & Anita Klawans
Location: E/S Hanover Pike 520' S Fifth Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA78-50-X)

Acres: 3.00
District: 4th

See items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X 2. A building permit shall be required before any action can begin.
- C. Additional _____ Permit to shall be required.
- C. Building shall be upgraded to new use - requires alteration permit.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- X 3. 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.
- C. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 40'.
- C. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- C. No Comment.
- X 4. Comments: Nursery is classified as an H-2 Use Group. construction shall satisfy LA or better construction for 1 story building. See Table 5 and 6. B.C.C.A. Code - Occupancy for Building Code requirements is 250 sq. ft. per person.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rz

JUN 10 1979

December 19, 1978

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

Item No. 99 - SAC - Meeting November 7, 1978
Property Owner: Warren D. & Anita Klawns
Location: E/S Hanover Pike 520' S. Fifth Avenue
R. C. 2
Existing Zoning: R. C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-5A-X)

Acres: 3.00
District: 4th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a Nursery School.

Very truly yours,

Michael S. Plantigan
Engineer Associate II

NSP/lea

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

December 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #99, Zoning Advisory Committee Meeting of November 7, 1978, are as follows:

Property Owner: Warren D. & Anita Klawns
Location: E/S Hanover Pike 520' S. Fifth Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-5A-X)
Acres: 3.00
District: 4th

A private sewage disposal system and water well are proposed.

Prior to the approval of a building permit on the nursery school, an adequate source of potable water must be obtained. Soil evaluations have been performed on the property and are valid for a period of 3 years as per the approved, pero test plot plan dated May 9, 1978. Any major deviation from this plot plan may necessitate additional soil evaluations. For additional requirements regarding the nursery school, owner should contact the Division of Maternal and Child Health, Baltimore County Department of Health.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas B. Deola, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/SRP/PhS

cc: Eve Smith
J. J. Hester

Paul H. Heinicke
CHIEF

November 15, 1978

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

Re: Property Owner: Warren D. & Anita Klawns
Location: E/S Hanover Pike 520' S. Fifth Ave.

Item No. 99

Zoning Agenda Meeting of 11/7/78

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 vehicles dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
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. Hagan*
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 15, 1978

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

Z.A.C. Meeting of: November 7, 1978

Re: Item No. 99
Property Owner: Warren D. & Anita Klawns
Location: E/S Hanover Pike 520' S. Fifth Ave.
Present Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 78-5A-X)

District: 4th
No. Acres: 3.00

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrowski
Field Representative

NSP/lea

JOSEPH W. HIGGINS, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
ROBERT B. HAYDEN

THOMAS B. DEOLA
WILLIAM F. CHAMBERLAIN
ROBERT B. HAYDEN

ALVIN LEBRON
WILLIAM F. CHAMBERLAIN
ROBERT B. HAYDEN

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
this 11th day of January, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Klawns Reviewed by: *William B. Hagan*
Petitioner's Attorney: Nicholas D. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. Warren D. Klawns
2 Harrow Court
Pikesville, Maryland 21208

cc: Evans, Hagan & Holder, L.C.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of
11 1978. Filing Fee \$ 27. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner's Attorney: Submitted by: *William B. Hagan*
Petitioner's Attorney: Reviewed by: *William B. Hagan*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Feb. 11, 1979
Posted for: *Warren D. & Anita Klawns*
Petitioner: *Warren D. & Anita Klawns*
Location of property: *E/S Hanover Pike, 520' S. Fifth Ave.*
Location of Sign: *E/S Hanover Pike, 520' S. Fifth Ave.*
Remarks: *Warren D. & Anita Klawns*
Posted by: *William B. Hagan* Date of return: Feb. 16, 1979

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Feb. 11, 1979
Posted for: *Warren D. & Anita Klawns*
Petitioner: *Warren D. & Anita Klawns*
Location of property: *E/S Hanover Pike, 520' S. Fifth Ave.*
Location of Sign: *E/S Hanover Pike, 520' S. Fifth Ave.*
Remarks: *Warren D. & Anita Klawns*
Posted by: *William B. Hagan* Date of return: March 9, 1979

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, RA, CC, CA										
Reviewed by: <i>LEB</i>										
Revised Plans: Change in outline or description										
Previous cases:										

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 1, 1979

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 the 1st day of February, 1979 the 1979 publication appearing on the 1st day of February, 1979.

THE JEFFERSONIAN
S. Leach
Manager

Cost of Advertisement: \$

OFFICE OF THE CLERK NEWSPAPERS

TOWSON, MD 21204 February 8 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Warren D. Klawns is in the following

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Catonsville Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 1st day of February, 1979, that is to say, the same was inserted in the issues of February 8, 1979

STROMBERG PUBLICATIONS, INC.

BY *S. Leach*

No. 76262

January 30, 1979

01-662

150.00

Alvin L. Hagan

Filing Fee for Case No. 7-18-7

5.00

March 7, 1979

01-662

150.00

Alvin L. Hagan

Filing Fee for Case No. 7-18-7

5.00

March 7, 1979

01-662

150.00

Alvin L. Hagan

Filing Fee for Case No. 7-18-7

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March 7, 1979

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March 7, 1979

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150.00

Alvin L. Hagan

Filing Fee for Case No. 7-18-7



4-26 NE

HANOVER PIKE

MD. RTE 30

520

WATER ROAD

WATER ROAD

WATER ROAD

WATER ROAD

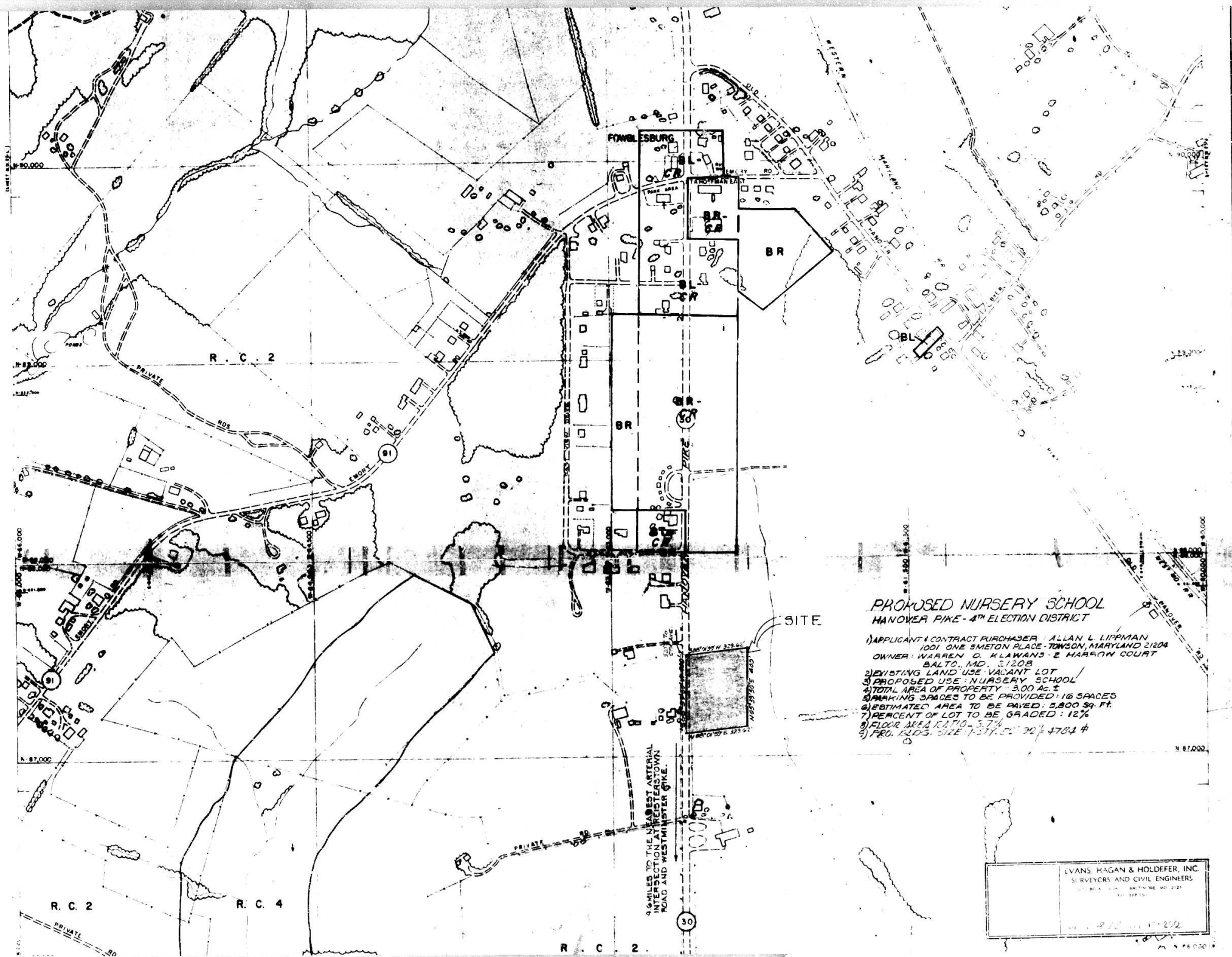
WATER ROAD

WATER ROAD

WATER ROAD

WATER ROAD

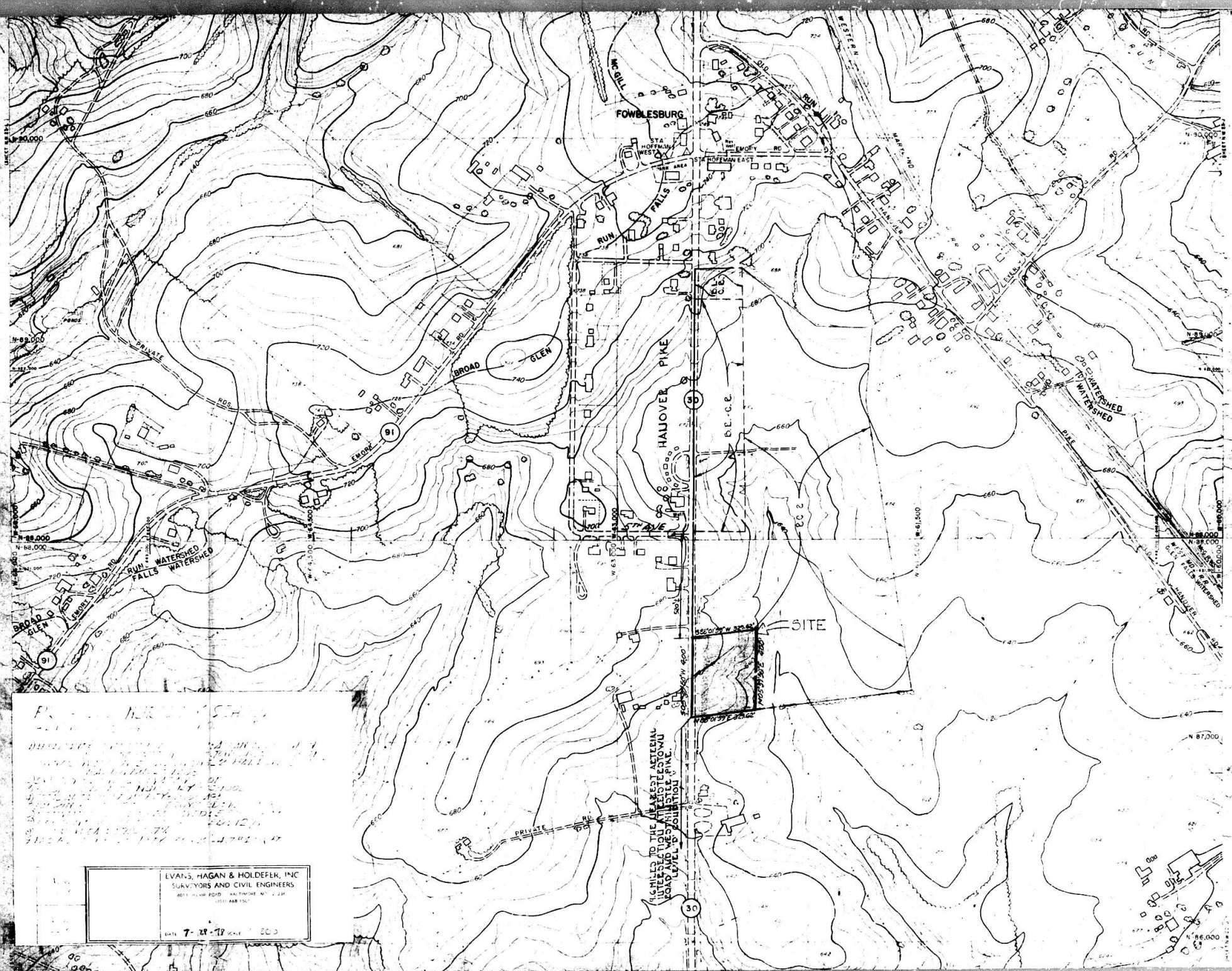
WATER ROAD



PROPOSED NURSERY SCHOOL **HANOVER PIKE - 4TH ELECTION DISTRICT**

- 1) APPLICANT / CONTRACT PURCHASER: ALLAN L. LIPPMAN
 1001 ONE SMETON PLACE - TOWSON, MARYLAND 21204
 OWNER: WARREN D. KILAWANS - 2 HARRISON COURT
 BALTO., MD. 21208
- 2) EXISTING LAND USE: VACANT LOT
- 3) PROPOSED USE: NURSERY SCHOOL
- 4) TOTAL AREA OF PROPERTY: 3.00 AC. ±
- 5) PARKING SPACES TO BE PROVIDED: 16 SPACES
- 6) ESTIMATED AREA TO BE PAVED: 5,800 SQ. FT.
- 7) PERCENT OF LOT TO BE GRADED: 12%
- 8) FLOOR AREA RATIO: 3.7%
- 9) PRO. LOTS. SIZE: 1.31 AC. ± 30' x 470' ±

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 1015 N. W. 10th St. - Suite 101
 Fort Lauderdale, FL 33304
 Tel. 305-551-1200

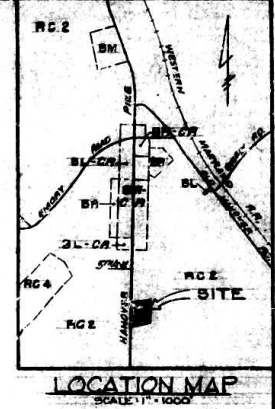
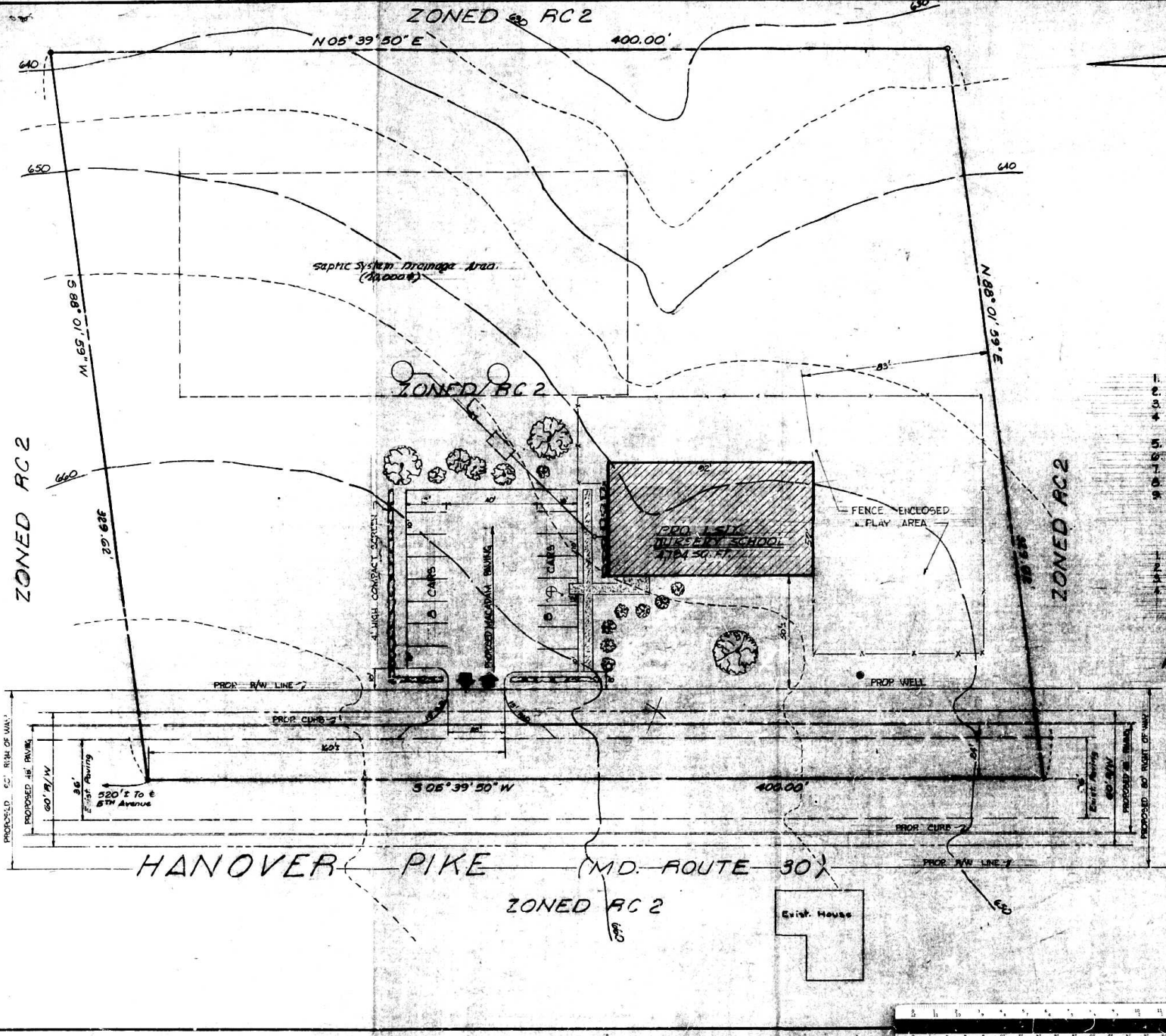


FOWBLESBURG, MD.
 1. HAUOVER PIKE
 2. STA. HOFFMAN WEST
 3. STA. HOFFMAN EAST
 4. EMORY
 5. PRIVATE
 6. BROAD
 7. GLEN
 8. HAHOVER PIKE
 9. SITE
 10. 30'
 11. 50'
 12. 100'
 13. 150'
 14. 200'
 15. 250'
 16. 300'
 17. 350'
 18. 400'
 19. 450'
 20. 500'
 21. 550'
 22. 600'
 23. 650'
 24. 700'
 25. 750'
 26. 800'
 27. 850'
 28. 900'
 29. 950'
 30. 1000'

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8011 OLIVER ROAD BALTIMORE, MD. 21207
 (301) 444-1100

DATE: 7-27-77 SCALE: 1" = 200'





NOTES

1. AREA = 3.00 AC.±
2. EXISTING ZONING - RC 2
3. EXISTING USE - VACANT
4. PROPOSED ZONING - RC 2 WITH SPECIAL EXCEPTION TO ALLOW NURSERY SCHOOL
5. PROPOSED USE - NURSERY SCHOOL
6. AREA OF BUILDING - 4784 SQ. FT.
7. NUMBER OF PARKING SPACES REQUIRED - 4784/300 = 16
8. NUMBER OF PARKING SPACES PROVIDED - 16
9. I.D.E.A. # 77-223

PROPOSED NURSERY:

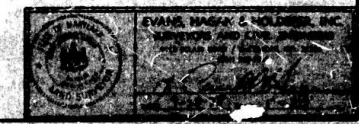
1. BUILDING WILL BE IN USE MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM.
2. TRANSPORTATION WILL BE BY JOINT BUS OR FAMILY PICKUP.
3. NURSERY SCHOOL CONTAINS FOUR CLASS ROOMS.
4. STAFF WILL BE FIVE TEACHERS AND FIVE AIDS.

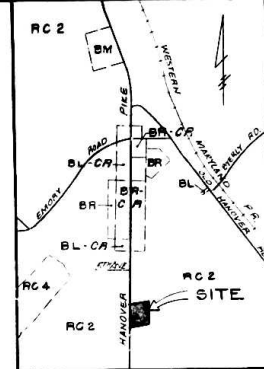
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION IN A
RC 2 ZONE

NURSERY SCHOOL
HANOVER PIKE - BALTIMORE COUNTY, MD.

FOR
ALLAN L. LIPPMAN
1001 ONE SMETON PLACE
TOWSON, MARYLAND 21204

79-182-X
Klauners
JUL 11 1980
OFFICE OF PLANNING & ZONING





LOCATION MAP
SCALE 1" = 1000'

1. AREA = 3.00 AC. ±
2. EXISTING ZONING - R C 2
3. EXISTING USE - VACANT
4. PROPOSED ZONING - R C 2 WITH SPECIAL EXCEPTION
TO ALLOW NURSERY SCHOOL
5. PROPOSED USE - NURSERY SCHOOL
6. AREA OF BUILDING - 4784 SQ. FT.
7. NUMBER OF PARKING SPACES REQUIRED - $4784 \div 300 = 16$
8. NUMBER OF PARKING SPACES PROVIDED - 16
9. I.D.C.A. # 77-229

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION IN A
RC 2 ZONE

NURSERY SCHOOL
HANDYER PIKE - BALTIMORE COUNTY, MD.

ALLAN L. LIPPMAN
1001 ONE SMETON PLACE
TOWSON, MARYLAND 21204

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD BALTIMORE, MD 21236
(301) 668-1501

[Signature]
DATE 7-28-78 SCALE 1" = 20'