

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, THE KOINONIA FOUNDATION, 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:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for A Nursery School.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at 10:00 o'clock _____ A.M.

Zoning Commissioner of Baltimore County

(over)

Ms. Dorothy Samuel, Executive Director
The Koinonia Foundation
1400 Greenspring Valley Road
Stevenson, Maryland 21153

cc: E. F. Raphael & Associates
701 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner The Koinonia Foundation
Petitioner's Attorney _____

cc: Ms. Joan Kolker
612 Wyndhurst Avenue
Baltimore, Maryland 21210

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

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, KOINONIA FOUNDATION, legal owner of the property situated in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 FT. scale maps, which are attached hereto, hereby make application to file for a special exception _____ in a _____ zone to use the herein described property for _____

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 42.1 AC. DEED REF. TB 1899/103

GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE Existing Building Spiritual Training Center

GROUND FLOOR _____ AREA _____

NUMBER OF FLOORS _____ TOTAL HEIGHT _____

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____

BUILDING USE Existing - Spiritual Activities

GROUND FLOOR _____ OTHER FLOORS _____

REQUIRED NUMBER OF PARKING SPACES All parking area existing

GROUND FLOOR _____ OTHER FLOORS _____ TOTAL _____

PAVING _____

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES _____

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.

APPLICANT, LESSEE OR CONTRACT PURCHASER _____

ADDRESS _____

THE PLANNING BOARD HAS DETERMINED ON _____ THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 12-8.1(F) OF THE BALTIMORE COUNTY CODE, 1988

SEP 18 1979 AM _____ DATE _____ CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO 2 REVISED 8-12-77

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
2500' NW from the Intersection of
Greenspring Valley Rd. &
Greenspring Ave., 3rd District : OF BALTIMORE COUNTY

KOINONIA FOUNDATION, Petitioner : Case No. 80-132-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of November, 1979, a copy of the foregoing Order was mailed to Dorothy Samuel, Executive Director, The Koinonia Foundation, 1400 Greenspring Valley Road, Stevenson, Maryland 21153, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 13, 1979

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

cc: Nicholas B. Commodari

Chairman

MEMBER:

Section of Engineering

Department of Traffic Engineering

State Road Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Young Administration

Industrial Development

Ms. Dorothy Samuel
Executive Director
The Koinonia Foundation
1400 Greenspring Valley Road
Stevenson, Maryland 21153

RE: Item No. 60
Petitioner - The Koinonia Found.
Special Exception Petition

Dear Ms. Samuel:

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.

This Special Exception is necessitated because of the existing nursery school, which was formerly church affiliated and is now privately operated. It was the decision of the Zoning Commissioner to allow the use to continue pending the outcome of this hearing.

As you can see by the enclosed comments from the State Highway Administration, adjustments must be made to the entrances along Greenspring Valley Road. In his comment, Mr. Meyers requested that the hearing date be withheld until the revised plans were submitted. However, I contacted him verbally and assured him that his comments would be reiterated in my letter, and he agreed that a hearing date could be scheduled. On December 12, 1979, I spoke with Ms. Joan Kolker who is operating the nursery school, and she indicated that she would contact Mr. Meyers and discuss these comments. The outcome of this conversation should be fully discussed at the scheduled hearing.

In addition to the above, particular attention should be afforded the comments of the Department of Permits & Licenses, concerning the type of construction of the existing building. If you have any questions concerning these comments, you may contact Mr. Ted Burnham at 494-3987.

Item No. 60
The Koinonia Foundation
Page Two - December 13, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
Chairman
Zoning Plans Advisory Committee

NBC/sf
Encl.

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

Ms. Joan Kolker
612 Wyndhurst Avenue
Baltimore, Maryland 21210

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HORIN M. MOURING
DIRECTOR

November 13, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #60 (1979-1980)
Property Owner: The Koinonia Foundation
2500' N/W Int. of Greenspring Valley Rd. and
Greenspring Avenue
Existing Zoning: RC 2
Proposed Zoning: Special Exception for a nursery
school (IDCA 79-42X)
Acres: 0.23 District: 3rd

Dear Mr. Hammond:

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 PIP 79-42X.

Highways:

Greenspring Valley Road (Md. 130) 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.

Greenspring Avenue, an existing public road, is proposed to be improved in the future as an 80-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 applications.

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 Drains:

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

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 and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a nursery school, to be located on the first floor only of the improvements already constructed on the land described as follows:

"Beginning from the same at a point located due west 250' from the beginning of the 33rd line of the land which by deed dated October 13, 1950, was conveyed by Hugo R. Hoffmann and wife to Koinonia Foundation, said point being located west from the intersection of Greenspring Valley Road and Green Spring Avenue, the two following courses and distances: (1) W 2000' and (2) N 550', running thence N 70° E 100' S 20° E 100' S 70° W 100' N 20° W 100' to the place of beginning."

and consisting of two rooms, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of March, 1980, that the herein Petition for Special Exception for a nursery school, to be located on the first floor only of the improvements already constructed and consisting of two rooms, in accordance with the site plan prepared by E. F. Raphael and Associates and contained in this file, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Maximum number of children shall be no more than 16.
2. Hours of operation shall be limited to between 9:00 a.m. and 12:00 noon, Monday through Friday.
3. Compliance with the comments submitted by the Department of Permits and Licenses, dated October 15, 1979, and the Maryland Department of Transportation, dated October 3, 1979.
4. A revised site plan be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Item #60 (1979-1980)
Property Owner: The Koinonia Foundation
Page 2
November 13, 1979

Storm Drains: (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.

Drainage and utility easements are required through this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line, partially within two areas designated "Planned Service in 11 to 30 Years" and "No Planned Service" on Baltimore County Water and Sewerage Plans W-16B and S-16B, as amended, respectively.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Somers, D. Grise

S-SW Key Sheet
46-47 NW 15 & 16 Pos. Sheets
NE 12 & 13 D Topo
59 Tax Map



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

November 9, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

Property Owner: The Koinonia Foundation
Location: 2500' NW int. of Greenspring Valley Rd. & Greenspring Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 79- X)
Acres: 0.23
District: 3rd

The nursery school building is presently served by two private wells and a sewage disposal system, all 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.

Very truly yours,

Jan F. Foxworth, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRF/sthC

cc: E. Smith



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: The Koinonia Foundation
Location: 2500' NW int. of Greenspring Valley Rd and Greenspring Ave.
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a nursery school (IDCA 79- -X)
Acres: 0.23
District: 3rd

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

James I. O'Donnell
Secretary
M. S. Caltrider
Administrator

October 3, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 25, 1979
ITEM: 60.
Property Owner: The Koinonia Foundation
Location: 2500' NW int. of Greenspring Valley Rd. (Route 130) & Greenspring Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 79- -X)
Acres: 0.23
District: 3rd

Dear Mr. Hammond:

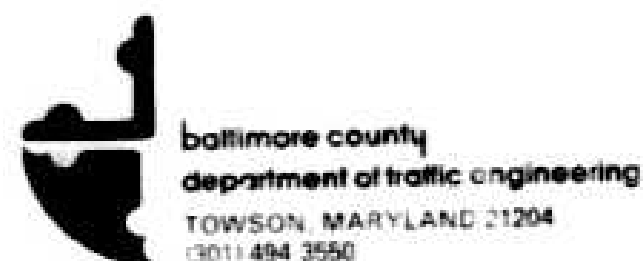
An inspection at the site revealed that there are two entrances into the site from Greenspring Valley Road. Stopping sight distance is poor at both locations due to the horizontal alignment of Greenspring Valley Road and the vegetation along the edge of the highway. We are especially concerned about the easterly entrance (indicated on the plan). The combination of poor sight distance and the extreme angle of the entrance to the highway, renders right turns out and left turns in, extremely hazardous. We believe that signs should be erected that would preclude these movements and that would direct traffic desiring these movements to the westerly entrance.

The plan must be revised to indicate the westerly entrance, direction signs and the cutting back of roadside vegetation in the vicinity of the entrances.

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

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vrdr
cc: Mr. J.L. Wimbley
Mr. C.R. Moore
My telephone number is (301) 383-4320
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS
DIRECTOR

November 21, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 60 - ZAC - Meeting of September 25, 1979
Property Owner: The Koinonia Foundation
Location: 2500' NW int. of Greenspring Valley Rd. & Greenspring Ave.
Existing Zoning: A.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 79- -X)

Acres: 0.23
District: 3rd

Dear Mr. Hammond:

The requested special exception for a nursery school is not expected to be a major traffic generator.

Greenspring Valley Road is a state road and all entrances shall be subject to the State Highway Administration's approval.

Sincerely yours,

Michael S. Flanigan
Traffic Engineering Associate II

MSE/mjm



Paul H. Reincke
CHIEF

October 8, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner The Koinonia Foundation

Location: 2500' NW int. of Greenspring Valley Rd. & Greenspring Ave.

Item No. 60 Zoning Agenda Meeting of 9/25/79

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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 _____

EXCEEDS the maximum allowed by the Fire Department.

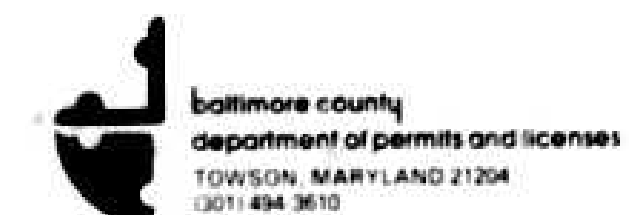
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(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 M. Neumann
Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT
DIRECTOR

October 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 60 Zoning Advisory Committee Meeting, September 25, 1979 are as follows:

Property Owner: The Koinonia Foundation
Location: 2500' NE int. of Greenspring Valley Road & Greenspring Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a nursery school (IDCA 79-X)

Acres: 0.23
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

B. A building permit shall be required before construction can begin. Change of occupancy permit and miscellaneous

X C. Additional permits shall be required.

X D. Building shall be upgraded to new use - requires alteration permit.

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

X F. 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.

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

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

J. Comment: This use is not permitted in unprotected wood frame construction and is only allowed to be 1 story in protected frame or unprotected 30 type construction. The upper story appears to be of wood frame. Please have your architect verify construction before proceeding. If your

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 30, 1979

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

Z.A.C. Meeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCCORMAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOTHAUS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUSE
ROGER B. HAYDEN

ALVIN LOBECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Nov. 30, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: THE KOINONIA FOUNDATION
Location of property: 2500' NW FROM THE INTERSECTION
GREENSPRING VALLEY ROAD AND GREENSPRING AVENUE
Location of Sign: At (location sign) N/S GREENSPRING VALLEY RD. 1100' +/- W OF
GREENSPRING AVE. #2 2500' +/- NW FROM THE INTERSECTION OF
GREENSPRING VALLEY RD. & GREENSPRING AVE. (ENTRANCE RD. TO PROPERTY)
Remarks: GREENSPRING VALLEY RD. & GREENSPRING AVE. (ENTRANCE RD. TO PROPERTY)
Posted by: IRVING G. BOLAND Date of return: Dec. 7, 1979

2-SIGNS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7th day of September, 1979.
Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☐ Other

(E.A. Director)
Petitioner: Dorothy Samuel Submitted by: Joan Kolker
Petitioner's Attorney: William E. Hammond Reviewed by: William E. Hammond
William E. Hammond, Zoning Commissioner

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

March 3, 1980

Ms. Joan Kolker
612 Wyndhurst Avenue
Baltimore, Maryland 21210

RE: Petition for Special Exception
2500' NW from the intersection of
Greenspring Valley Road and Green-
spring Avenue - 3rd Election District
The Koinonia Foundation - Petitioner
NO. 80-132-X (Item No. 60)

Dear Ms. Kolker:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WER/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 823-3308

September 7, 1979

RESIDENCE: 771-4592

Description to Accompany
Special Exception
For Nursery School

Beginning for the same at a point located due west 250' from the be-
ginning of the 3rd line of the land which by deed dated October 13, 1956,
was conveyed by Hugo R. Hoffmann and wife to Koinonia Foundation, said
point being located west from the intersection of Green Spring Valley Road
and Green Spring Avenue, the two following courses and distances: (1) W 2000'
and (2) N 550', running thence N 70° E 100' S 20° E 100' S 70° W 100' N 20° W
100' to the place of beginning.

Containing .23 acres of land, more or less.



E. F. Raphael
Eugene F. Raphael
Reg. Pro. Land Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning

Date: December 6, 1979

SUBJECT: Petition No. 80-132-X - Item 60

Petition for Special Exception
2500 feet Northwest from the intersection of Greenspring Valley Road and
Greenspring Avenue
Petitioner - Koinonia Foundation

3rd District

HEARING: Thursday, December 20, 1979 (10:00 A.M.)

This office is not opposed to the granting of the subject petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:dne

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 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 29th day of
November, 1979, the first publication
appearing on the 29th day of November,
1979.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83274
DATE: November 19, 1979 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Joan Boyce Kolker
FOR: Filing Fee for Case No. 80-132-X
812 0211 20 50.00
VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR SPECIAL EXCEPTION
FOR NURSERY SCHOOL
NOTING: Petition for Special Ex-
ception
LOCATION: 2500 feet Northwest
from the intersection of Green-
spring Valley Road and Green-
spring Avenue
DATE: A True and Correct Copy of the
Petition for Special Exception, No. 80-132-X, was
filed in the Office of the Zoning Commissioner, Baltimore County, Maryland, on the 29th day of November, 1979.
The Zoning Commissioner of Bal-
timore County, by authority of the
Board of Commissioners of Baltimore
County, has held a public hearing
on the Petition for Special Exception
for a Nursery School, and has
determined that the same is in
conformity with the Zoning Ordinance
of Baltimore County, Maryland, and
has approved the same for the
purpose of the same.

CERTIFICATE OF PUBLICATION
A0905

Pikesville, Md., Dec. 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement
was published in the Pikesville STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the _____ day
of _____, 19____.

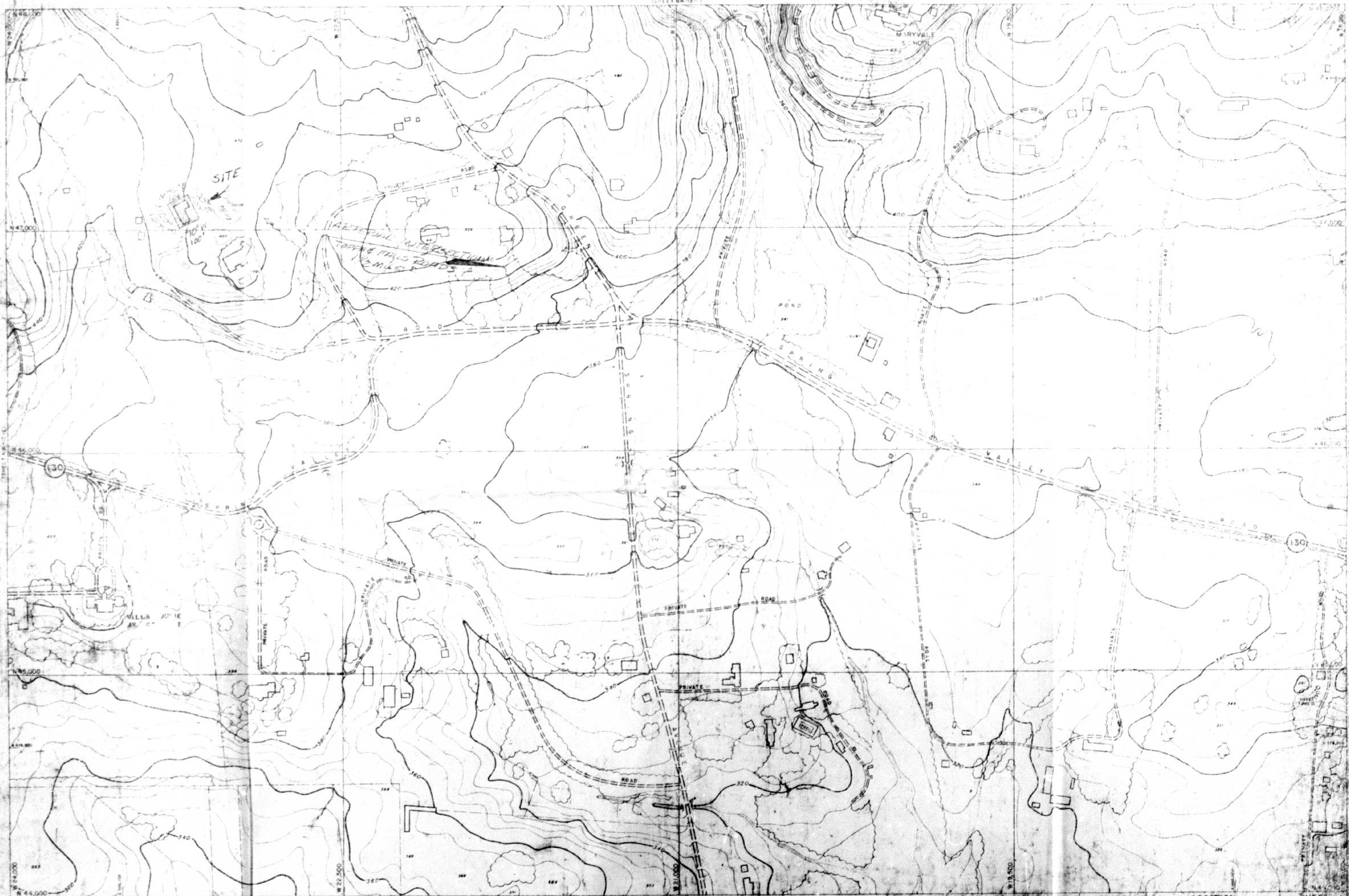
the first publication appearing on the
_____ day of Nov., 1979
the second publication appearing on the
_____ day of _____, 19____
the third publication appearing on the
_____ day of _____, 19____

THE NORTHWEST STAR

William E. Hammond
Manager

Cost of advertisement, \$29.40

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 85555
DATE: December 19, 1979 ACCOUNT: 01-662
AMOUNT: \$29.40
RECEIVED: The Zoning Department of Baltimore County
FOR: Advertisement and Filing Fee Case No. 80-132-X
820 7211 19 29.40
VALIDATION OR SIGNATURE OF CASHIER



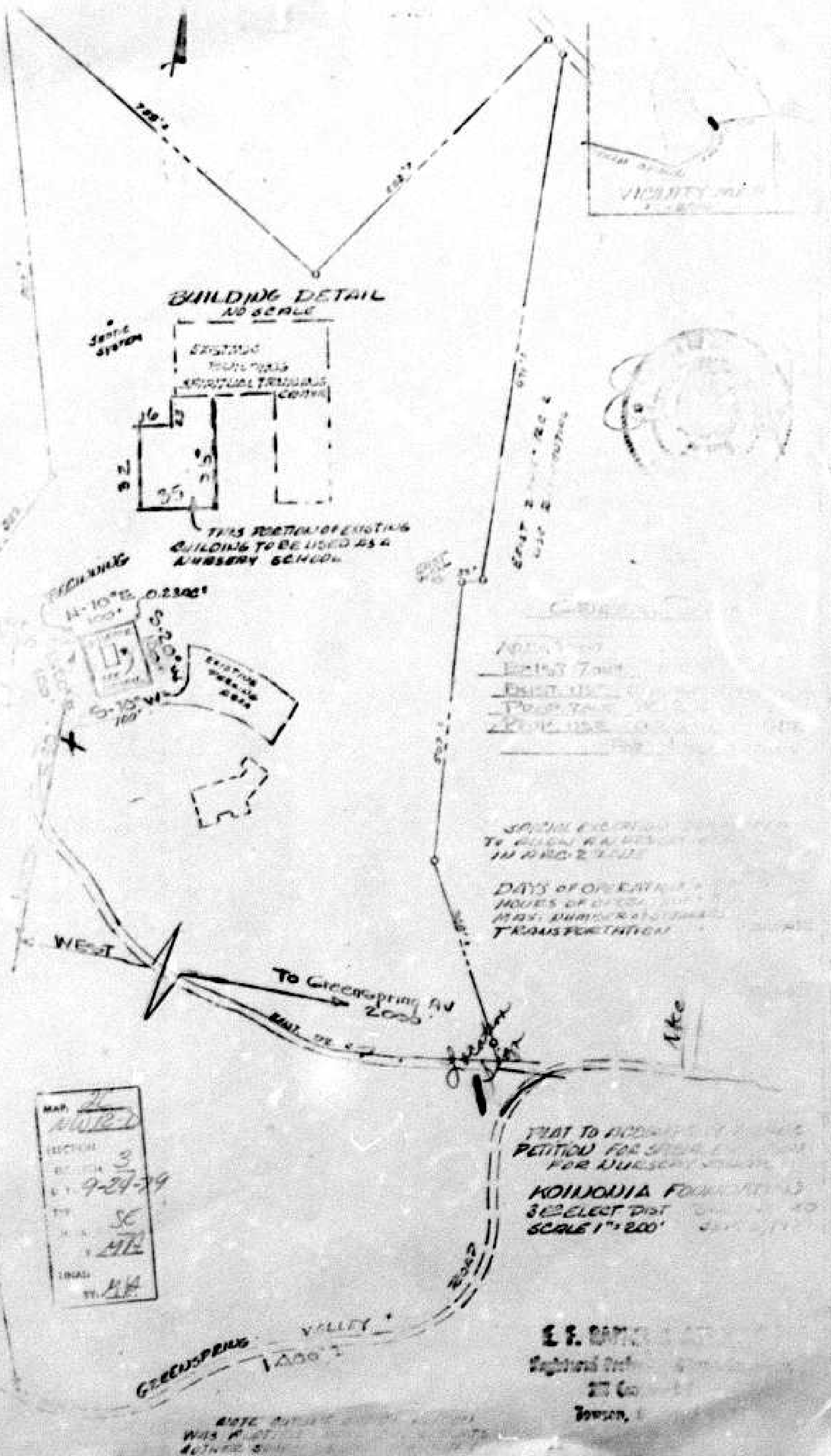
IDCA APPLICATION
KONIONIA FOUNDATION
1" = 200'

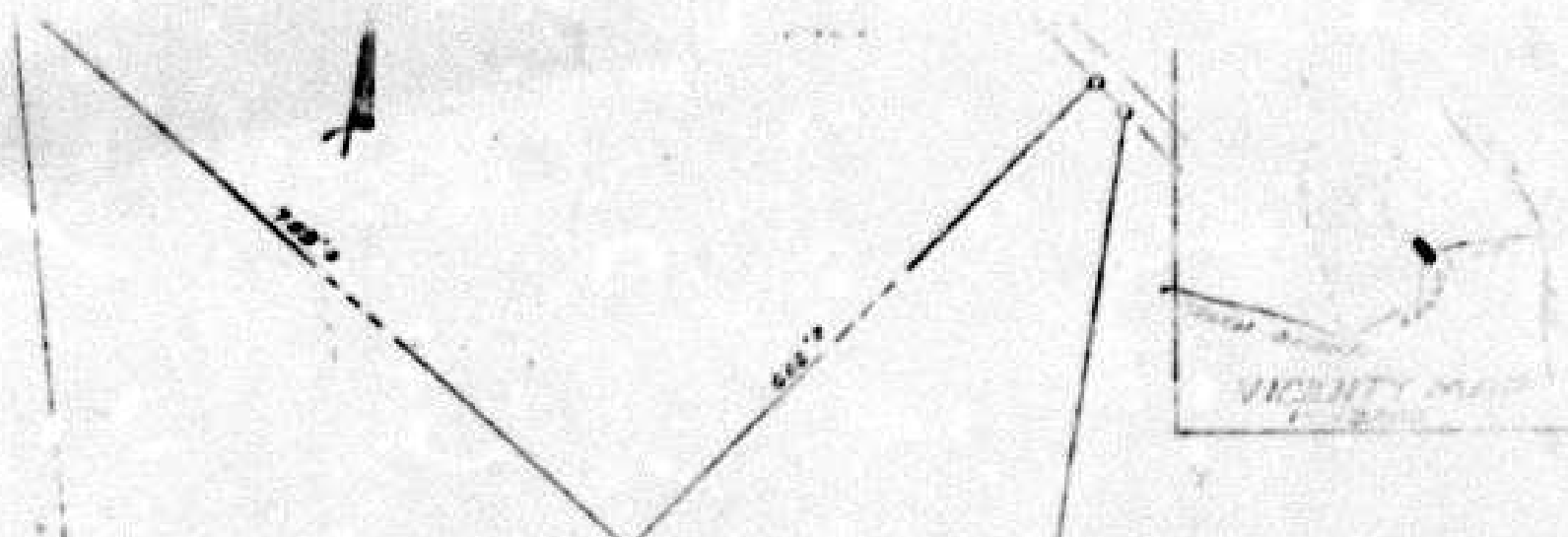
E. P. RAFFEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

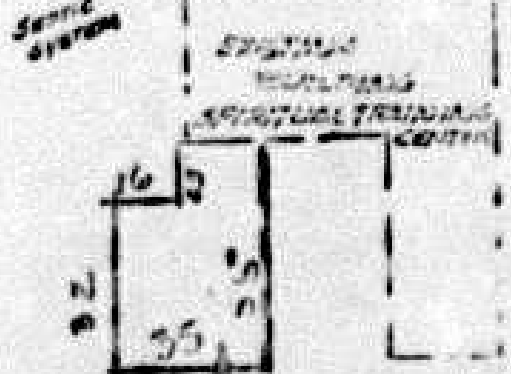
0 1 2 3 4 5 6 7 8 9 10 11 12

REVISIONS		SCALE	LOCATION	SHEET
NO.	DATE	1" = 200'	BROOKLANDVILLE	1
1		DATE OF PHOTOGRAPHY APRIL 1953		

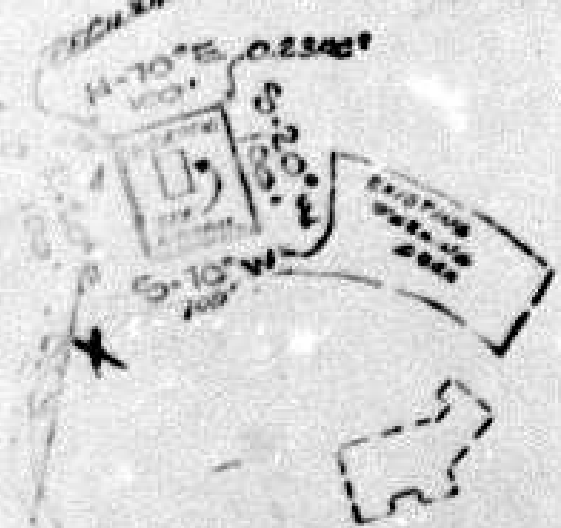




BUILDING DETAIL NO SCALE



THIS PORTION OF EXISTING BUILDING TO BE USED AS A NURSERY SCHOOL



NOT A ROAD
EXISTING TRAIL
DRAINAGE
PROP. TRAIL
PROP. DRAINAGE

SPRING CREEK TRAIL
TO BE OPENED TO PUBLIC
IN DEC. 2 1966

DAYS OF OPERATION
HOURS OF OPERATION
MAX. NUMBER OF VISITORS
TRANSPORTATION

MAP NO. 10
SECTION 3
DATE 9-27-79
BY [Signature]
TITLE [Signature]

PLAT TO INCORPORATE
PETITION FOR SUBDIVISION
FOR NURSERY CENTER

KOINOVIA FOUNDATION
32 ACRES DIST. 1/4 SEC. 36 T. 10 N. R. 10 E. S. 1
SCALE 1"=200'

E. S. DAVIS
Registered Draftsman
27 Co.
TOWN, I.

GREENSPRING VALLEY
1400'

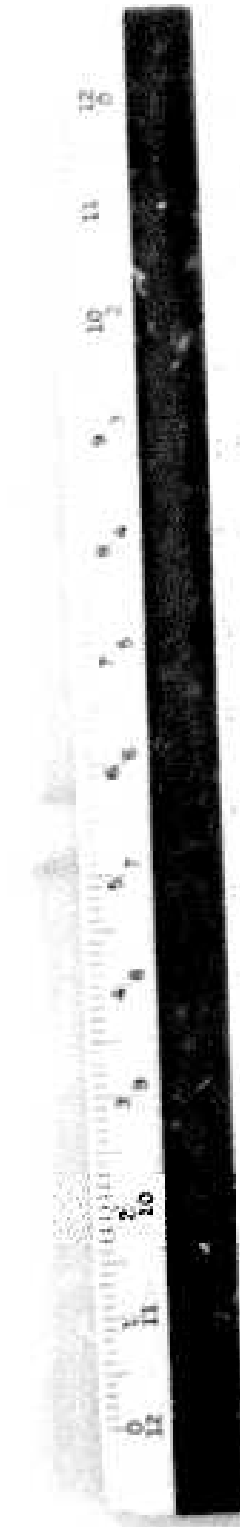
NOTE: BUILDING DETAIL
WAS PLATED
BOTH BY S.A.

222



4

11-14 NW

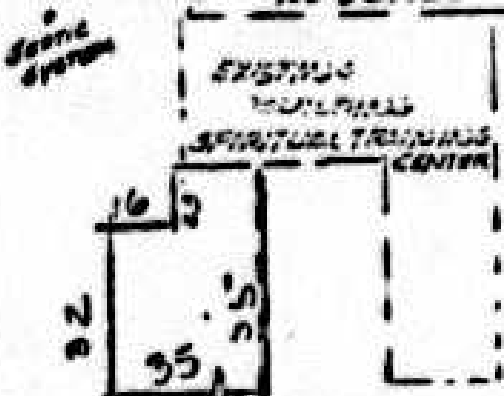


GREENSPRING AVE.

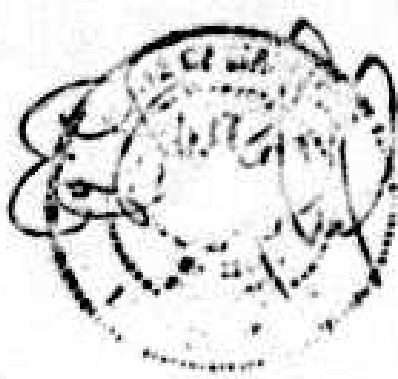
VICINITY MAP
1" = 2,000'

BUILDING DETAIL

NO SCALE



THIS PORTION OF EXISTING BUILDING TO BE USED AS A NURSERY SCHOOL



GENERAL DATA

AREA PROP 44.8 AC
EXIST. ZONE R-C 2
EXIST. USE: SPIRITUAL CENTER
PROP. ZONE RC-2 WITH SE
PROP. USE: 0.23 AC OF SITE
FOR NURSERY SCHOOL

SPECIAL EXCEPTION REQUESTED
TO ALLOW A NURSERY SCHOOL
IN R-C 2 ZONE

DAYS OF OPERATION: 5 DAYS
HOURS OF OPERATION: 9-12 M. P.M.
MAX. NUMBER OF STUDENTS: 16
TRANSPORTATION: PRIVATE

SHRUBBERY HAS BEEN CLEARED
FROM THE RIGHT OFF WAY OF
GREEN SPRING AVE.

To Greenspring Av
2000'

WEST BOUND
ONLY SIGN

NO RIGHT
TURN SIGN

NO LEFT
TURN SIGN

VALLEY

80-132X

PLAT TO ACCOMPANY ZONING
PETITION FOR SPECIAL EXCEPTION
FOR NURSERY SCHOOL

KOINONIA FOUNDATION
300 ELECT. DIST. BOLD RD. MO
SCALE 1" = 200' SEPT. 5, 1979

E. F. DAVIS & ASSOCIATES
Professional Drafters
216 E. 1st St.
TOWSON, MD 21204

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John Z. [Signature]*

DATE: 6-2-80

80-132-X

NOTE: OUTLINE SHOWN HEREIN
WAS PLOTTED FROM USGS PLATS
OTHER SOURCES & IS NOT A GUARANTEE

