

PETITION FOR SPECIAL EXCEPTION 82-289-X #201

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for
a nursery school and/or day care center

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

Richard O. Huffman, Jr.

(Type or Print Name)

Signature

Elizabeth S. Huffman

(Type or Print Name)

Signature

Address

City and State

Address for Petitioner:

Michael P. Tanczyn

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

Attorney's Telephone No.: 296-8822

Address

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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Winding Way, 1,195'
NW of centerline of Silver Spring Rd.,
11th District : OF BALTIMORE COUNTY

RICHARD O. HUFFMAN, JR., et ux, : Case No. 82-289-X
Petitioners

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.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of June, 1982, a copy of the

foregoing Order was mailed to Michael P. Tanczyn, Esquire, 501 York Road, Towson,

Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 23, 1982

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

cc: Nicholas B. Commodari
Chairman

MEMBERS:

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Item No. 201
Petitioner - Richard O. Huffman, Jr., et ux
Special Exception Petition

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

In view of your clients' proposal to construct a nursery school on this site, this hearing is required. As we discussed in our conversations, the buffer area should also be provided along the north property line, and if an office is proposed to be located in the dwelling, this should be indicated on revised plans.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC: bcc
Enclosures
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

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

Re: Item #201 (1981-1982)
Property Owner: Richard O. & Elizabeth S. Huffman, Jr.
N/S Winding Way 1,195' N/E from centerline of
Silver Spring Rd.
Acres: 4.74 District: 11th

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.

Highways:

Winding Way is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with a standard type roadway termination at the end thereof.

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.

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 #200 (1981-1982)
Property Owner: Richard O. & Elizabeth S. Huffman, Jr.
Page 2
May 19, 1982

Water and Sanitary Sewer:

There is an 8-inch public water main in Winding Way; as shown on the submitted plan, the main terminates approximately 150 feet northwesterly of this site. Additional fire hydrant protection is required in the vicinity.

Public sanitary sewer is not available to serve this property, which is utilizing private onsite sewage disposal facilities.

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demonstration Lim. Baltimore County Water and Sewerage Plans W and S-17B, as amended, indicate "Existing Service" at "Planned Service in 6 to 11 Years", respectively.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

cc: EAM:FWK:SS

cc: Jack Wimbley
William Munchell

M-NE Key Sheet
32 & 33 NE 32 & 33 Pos. Sheets
NE 8 H, 8 & 9 I Topo
72 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 14, 1982

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

re: Item 201 - Z/C meeting - April 13, 1982
Property Owner: Richard O. & Elizabeth S. Huffman, Jr.
Location: NE/S Winding Way 1,195' N/E from centerline
of Silver Spring Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery
school and/or day care center, in a residential
transition area.

Dear Mr. Hammond:

This office has no objection to the proposal, provided that the proposed 18 ft. macadam paved roadway is built to the end of the County maintenance as shown.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRW/bza

cc - Mr. Jack Thacker
Current Planning



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

NORMAN E. GERDER
DIRECTOR

June 11, 1982

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

Dear Mr. Hammond:

Comments on Item #201, Zoning Advisory Committee Meeting, April 13, 1982, are as follows:

Property Owner: Richard O. and Elizabeth S. Huffman, Jr.
Location: NE/S Winding Way 1,195' N/E from centerline of Silver Spring Road
Acres: 4.74
District: 11th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

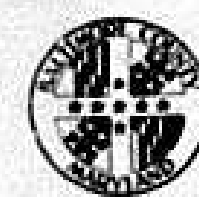
JLW:rh

Pursuant to the advertisement, posting of property, and public hearing on the 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 should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of September, 1982, that the Petition for Special Exception for a nursery school and/or day care center, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., dated March 17, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A maximum of 60 students shall be permitted if 25% of the total number are transported by minibus, van, or car pools averaging at least four students in each vehicle; otherwise, only 40 students shall be permitted. The records of transportation arrangements shall be available to the zoning office.
2. Winding Way shall be an 13-foot macadam paved roadway from the end of the current county maintenance to the property line with a standard type roadway termination at the end.
3. The owner, manager, or director shall reside on the site.
4. The site plan shall indicate the acreage of the site.
5. Compliance with Sections 1B01.1.5.1.b.3.(b) and 1B01.1.5.1.b.5 of the Baltimore County Zoning Regulations.
6. Compliance with the requirements of the Baltimore County Fire Department and Health Department.
7. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

June 16, 1982

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

Dear Mr. Hammond:

Comments on Item 201, Zoning Advisory Committee Meeting of April 13, 1982, are as follows:

Property Owner: Richard O. & Elizabeth S. Huffman, Jr.
Location: NE/S Winding Way 1,195' N/E from centerline of Silver Spring Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a nursery school and/or day care center, in a residential transition area.
Acres: 4.74
District: 11th

Metropolitan water is available to the property and presently serves the existing dwelling. Favorable soil percolation tests have been conducted for the nursery school, the results of which will be valid until December 4, 1984. The septic system serving the dwelling is failing, discharging sewage to the ground surface. This failure must be corrected immediately and a building permit to construct the nursery school will not be approved until the sewage overflow has been abated.

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 J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

cc: Paul Didier - Support Services
Mr. Richard Huffman
8450 Winding Way
Perry Hall, Md. 21128



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 22, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard O. and Elizabeth S. Huffman, Jr.

Location: NE/S Winding Way 1,195' N/E from centerline of Silver Spring Road
Item No.: 201 Zoning Agenda: Meeting of April 13, 1982

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 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 winding way exceeds 300 feet max. standard cul-de-sac or "T" turn around required. 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 operation.
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", 1978 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Pat. Commodari* 4/27/82
Planning Group
Special Inspection Division

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

JWmb/cn



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item #201 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard O. & Elizabeth S. Huffman, Jr.
Location: NE/S Winding Way 1,195' N/E from centerline of Silver Spring Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special exception for a nursery school and/or day care center, in a residential transition area.

Acres: 4.74
District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- B. A building/structure other than a single-family dwelling shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments: Show compliance to Handicapped Code on site plan. Under the 1981 B.O.C.A. Basic Building Code there is a distinct difference between Nursery School and Day Care Centers. A day care center is for more than 5 children over 2 1/2 years of age and is classified

See Page 2

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burham
Charles E. Burham, Chief
Plans Review

CEB:ru

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 13, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Meeting of: April 13, 1982

RE: Item No: 199, 200, 201
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

June 1, 1982

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
NE/S of Winding Way, 1,195' NW of the centerline of
Silver Spring Road
Richard O. Huffman, Jr., et ux - Petitioners
Case #82-289-X

TIME: 11:00 A.M.

DATE: Wednesday, June 30, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 21, 1982

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Petition for Special Exception
NE/S of Winding Way, 1,195' NW
of the center line of Silver
Spring Rd. - 11th Election
District
Richard O. Huffman, Jr., et ux -
Petitioners
NO. 82-289-X (Item No. 201)

Dear Mr. Tanczyn:

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

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Charles S. Loizeaux
8611 Winding Way
Baltimore, Maryland 21128

Ms. Hazel Newton
8622 Winding Way
Baltimore, Maryland 21128

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

Law Offices
Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
(301) 296-8822
(301) 296-8825

April 27, 1982

Mr. Nicholas Commodari
Baltimore County Office of
Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Richard and Elizabeth
Huffman
Petition for Daycare
Center
8650 Winding Way

Dear Nick:

Some time ago, we filed a Petition on behalf of the Huffmans requesting a special exception for a daycare center for the property zoned D.R.

I have reviewed a copy of Bill 47-82 passed by the County Council on April 5, 1982 and would ask you, if you agree, the passage of this Bill would entitle my client to file for a building permit of right for a daycare center in a D.R. zone. If that is the case, kindly advise me as soon as possible so that they may file as soon as possible after the effective date of the Act which I estimate to be May 20, 1982.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/kvm

cc: L. Alan Evans
Mr. and Mrs. Richard Huffman

Law Offices
Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
(301) 296-8822
(301) 296-8825

May 4, 1982

Mr. Nicholas Commodari
Baltimore County Office of
Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Richard O.
Huffman, Jr., et al.
Item 201
Petition for Daycare in a
D.R. 55 Zoning

Dear Nick:

I am writing, at the suggestion of Ms. Itter, to inform you that my clients are very interested in having an expedited hearing on their Petition.

I know that you will understand from the nature of their proposed use that it would be very helpful to my clients to be in a position to go forward with the September 1982 school year to begin operation of their daycare center if approved. In order to do this, we would need an expedited hearing date. Please rest assured that any necessary changes to the plans will be properly made and submitted as soon as possible before the scheduled hearing date.

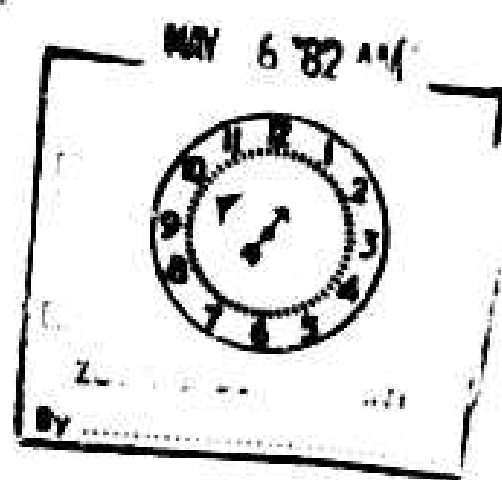
I would, therefore, ask that you set this matter in for hearing as soon as possible.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/kvm

cc: L. Alan Evans
Mr. and Mrs. Richard Huffman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1982

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

Re: Petition for Special Exception
NE/S of Winding Way, 1,195' NW of
centerline of Silver Spring Rd.
Richard O. Huffman, Jr., et al. - Petitioners
Case #82-289-X Item #201

Dear Mr. Tanczyn:

This is to advise you that \$87.35 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107696
DATE 6/30/82 ACCOUNT 01-666
AMOUNT \$87.35
RECEIVED FROM Elizabeth Huffman
FOR Advertising & Posting Case #82-289-X
0 049*****873516 8308A
VALIDATION OR SIGNATURE OF CASHIER



HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR ROAD / BALTIMORE, MD. 21226 (301) 886-1501
539 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 224-3350
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
71 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

March 29, 1982

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
FOR A NURSERY SCHOOL IN A DR 5.5 ZONE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast side of Winding Way from the centerline of Silver Spring Road, thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 06 seconds East 309.66 feet, and thence (2) South 15 degrees 11 minutes 51 seconds East 589.05 feet to the northwest right of way line of the John F. Kennedy Memorial Highway, thence running and binding thereon the two following courses and distances, viz: (3) South 42 degrees 57 minutes 59 seconds West 220.03 feet, and thence (4) South 59 degrees 10 minutes 49 seconds West 166.91 feet, thence running the four following courses and distances, viz: (5) North 45 degrees 24 minutes 41 seconds West 175.30 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 45.20 feet, thence (7) North 10 degrees 11 minutes 51 seconds East 302.79 feet, and thence (8) North 75 degrees 52 minutes 09 seconds East 227.48 feet to the aforesaid northeast side of Winding Way, thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 51 seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet (the arc of said curve being subtended by a chord bearing North 35 degrees 16 minutes 56 seconds West 75.55 feet) to the place of beginning. Containing 4.74 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

L. Alan Evans



Law Offices
Michael P. Tanczyn
501 York Road
Towson, Maryland 21204
(301) 296-8822
(301) 296-8825

August 18, 1982

Ms. Jean Jung
Deputy Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Richard & Elizabeth Huffman, et al.
Winding Way
Petition for Special Exception
for a Nursery School and/or
Daycare Center 12-289-X

Dear Ms. Jung:

As you may recall, you conducted a hearing on this matter on June 30, 1982. As I have received certain inquiries from my clients recently, I am writing to ask you if you have made your decision as of yet in this case.

If there are any questions or if I can be of any further assistance to you in this matter, please feel free to give me a call.

If you have any time frame in mind in which you will render your decision, I would appreciate hearing from you so that I may advise my clients.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/kvm

RE: Item 201
Petition for Daycare and D.R. 55 Zoning

cc: Mr. and Mrs. Richard Huffman



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

TO WHOM IT MAY CONCERN:

Baltimore County wishes to request your permission to have our surveyors enter upon your property for the purpose of obtaining various topographical features. This work is necessary to complete the design of a current Sewer project, and it is hoped we may secure your cooperation. Naturally, our crews are instructed not to disturb any plantings or any other ornamentation on your property. In addition, if anything should accidentally be destroyed, we are fully insured to correct the damage.

We sincerely trust you will realize the importance of this work and we shall endeavor to complete our work as promptly and efficiently as possible. Thank you for your courtesy in this matter.

If further information is desired or if you have any objections to having our surveyors enter upon your property, you may contact E. Gary Wuest, Chief, Division of Surveys at 454-3540.

HARRY J. PISTEL, P.E.
Director of Public Works

PETITIONER'S
EXHIBIT

PROTEST OF PETITION FOR SPECIAL EXCEPTION

Petition for
Special
Exception
11TH ELECTION
DISTRICT

LOCATION: Northeast side of Winding Way, 1,195 ft. Northwest of the centerline of Silver Spring Road.
DATE & TIME: Wednesday, June 30, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a nursery school and/or day care center.

All that parcel of land in the Eleventh District of Baltimore County BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast

side of Winding Way, Northwest from the centerline of Silver Spring Road, thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 06 seconds East 309.66 feet, and thence (2) South 15 degrees 11 minutes 51 seconds East 589.05 feet to the northwest right of way line of the John F. Kennedy Memorial Highway, thence running and binding thereon the two following courses and distances, viz: (3) South 42 degrees 57 minutes 59 seconds West 220.03 feet, and thence (4) South 59 degrees 10 minutes 49 seconds West 166.91 feet, thence running the four following courses and distances, viz: (5) North 45 degrees 24 minutes 41 seconds West 175.30 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 45.20 feet, thence (7) North 10 degrees 11 minutes 51 seconds East 302.79 feet, and thence (8) North 75 degrees 52 minutes 09 seconds East 227.48 feet to the aforesaid northeast side of Winding Way, thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 51 seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet (the arc of said curve being subtended by a chord bearing North 35 degrees 16 minutes 56 seconds West 75.55 feet) to the place of beginning. Containing 4.74 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

By Order Of
William E. Hammond
Zoning Commissioner
of Baltimore County

TO ZONING COMMISSION

STRS.

I WISH TO STRONGLY PROTEST THE ABOVE PETITION FOR SPECIAL EXCEPTION AND REQUEST THAT IT NOT BE GRANTED.

NAME Stanley G. Loizeaux

ADDRESS 5140 Silver Spring Road #1128
June 15 1982
PROTESTANT'S
EXHIBIT

PROTEST OF PETITION FOR SPECIAL EXCEPTION

Petition for
Special
Exception
11TH ELECTION
DISTRICT

LOCATION: Northeast side of Winding Way, 1,195 ft. Northwest of the centerline of Silver Spring Road.
DATE & TIME: Wednesday, June 30, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a nursery school and/or day care center.

All that parcel of land in the Eleventh District of Baltimore County BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast

side of Winding Way, Northwest from the centerline of Silver Spring Road, thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 06 seconds East 309.66 feet, and thence (2) South 15 degrees 11 minutes 51 seconds East 589.05 feet to the northwest right of way line of the John F. Kennedy Memorial Highway, thence running and binding thereon the two following courses and distances, viz: (3) South 42 degrees 57 minutes 59 seconds West 220.03 feet, and thence (4) South 59 degrees 10 minutes 49 seconds West 166.91 feet, thence running the four following courses and distances, viz: (5) North 45 degrees 24 minutes 41 seconds West 175.30 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 45.20 feet, thence (7) North 10 degrees 11 minutes 51 seconds East 302.79 feet, and thence (8) North 75 degrees 52 minutes 09 seconds East 227.48 feet to the aforesaid northeast side of Winding Way, thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 51 seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet (the arc of said curve being subtended by a chord bearing North 35 degrees 16 minutes 56 seconds West 75.55 feet) to the place of beginning. Containing 4.74 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

By Order Of
William E. Hammond
Zoning Commissioner
of Baltimore County

TO ZONING COMMISSION

STRS.

I WISH TO STRONGLY PROTEST THE ABOVE PETITION FOR SPECIAL EXCEPTION AND REQUEST THAT IT NOT BE GRANTED.

NAME Marguerite Loizeaux

ADDRESS 5140 Silver Spring Rd 21128
June 15 1982

PROTEST OF PETITION FOR SPECIAL EXCEPTION

: **Special**
: **Exemption**

Special
Exception
11TH ELECTION
DISTRICT
ZONING: Petition for
Special Exception
LOCATION: Northeast
side of Winding Way, 1.195
ft. Northwest of the cen-
terline of Silver Creek
Road.
DATE & TIME:
Wednesday, June 20, 1962
at 11:00 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson,
Maryland.
The zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing and a petition for Special Exception for a certain school as parcel of day care center.

All that portion of land in the Eleventh District of Baltimore County
BEGINNING FOR THE SAME on the northeast
side of Winding Way, 1.195
feet wide, at a point dis-
tance 1.195 feet, more or
less, measured on the
west, north and northeast

Road, thence leaving said
place of beginning and
running the two following
courses and distances, viz: (1) North 31 degrees 34
minutes 05 seconds East
209.64 feet, and thence (2)
South 67 degrees 12 min-
utes 18 seconds East 159.05
feet to the northwest right
of the line of the
Keeney Memorial High-
way, thence running as
above and thereon the two
following courses and dis-
tances, viz: (3) South 45
degrees 15 minutes 19 sec-
ond East 239.03 feet, and
thence (4) South 19 de-
grees 18 minutes 49 sec-
onds East 166.91 feet, thence
as above and thereon the
four following courses and
distances, viz: (5) North
45 degrees 45 minutes 24
seconds East 41.00 feet,
thence (6) North 45 de-
grees 45 minutes 24 sec-
onds East 175.30 feet, thence (7)
South 67 degrees 12 min-
utes 18 seconds East 200.00
feet, thence (8) North 10
degrees 11 minutes 18 sec-
onds East 265.79 feet, and
thence (9) North 75 de-
grees 12 minutes 05 sec-
onds East 227.42 feet to the
southeast side of Winding
Way, thence running as
above and binding thereon
the two following courses and
distances, viz: (10) North
75 degrees 12 minutes 05
seconds East 20.15 feet,
and thence (11) North 75
degrees 12 minutes 05 sec-
onds East 111.00 feet to the
place of beginning.

Containing 4.76 acres of
more or less.

This description has been
prepared for the purpose
purposes only and is not
to be used for any
purpose.

Being the property of
Richard O. Hoffman, Jr.,
as shown on plan
attached to the
petition.

Deposited:
this 14th day of Wednes-
day, June 20, 1962 at 11:00
A.M.

Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson,
Maryland.

By Order Of
William C. Hammond
Commissioner
of Baltimore County

TO ZONING COMMISSION

SIRS,
I WISH TO STRONGLY PROTEST THE ABOVE PETITION FOR SPECIAL CONCESSION
AND REQUEST THAT IT NOT BE GRANTED.

NAME Mrs Sharon Boller
ADDRESS 8615 Winding Way Perry Hall, Md 21128

PROTEST OF PETITION FOR SPECIAL EXCEPTION

**Special
Exemption**

WINDING WATER DISTRICT.
JOINT Petition for Special Easement.
LOCATION: Northeast corner of Winding Water, 1/2 mi. N. West of the center of Silver Spring.

DATE & TIME:
Wednesday, June 30, 1902 at 11:00 A.M.

PUBLIC HEARING:
At the 106 County Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, as authority for the Zoning Act and Regulations of Baltimore County, has decided to publish herewith the Petition for Special Easement for a narrow right-of-way for a school and day care center.

All that parcel of land in the Eleventh District of Calverton Calverton, Maryland, known as

BEGINNING: FOR THE SAME: on the northeast corner of Winding Water, 1/2 mile wide, at a point distant 1,195 feet, more or less, measured on the west, north and northeast

Running the two following courses and distances, to-wit: (1) North 31 degrees 34 minutes 1/4 seconds East 200 feet, and thence (2) South 15 degrees 11 minutes 34 seconds East 110 feet, to the northeast right of way line of the John P. Jones Memorial School way, thence running and binding thereon the two following courses and distances, viz: (3) South 12 degrees 57 minutes 30 seconds East 103 feet, and thence (4) South 29 degrees 18 minutes 30 seconds East 465.5 feet, thence running the four following courses and distances, to-wit: (5) North 45 degrees 34 minutes 41 seconds West 100 feet, thence (6) South 87 degrees 12 minutes 19 seconds West 100 feet, thence (7) North 10 degrees 11 minutes 51 seconds West 302.79 feet, and thence (8) North 75 degrees 55 minutes 09 seconds East 100 feet to the aforementioned right of way line of Winding Water, thence running and binding thereon the two following courses and distances, viz: (9) North 15 degrees 11 minutes 34

seconds West 60.7 feet, and thence (10) Northeast 1/4 mile, then curving to the left with a radius of 1/4 mile for a distance of 77.12 feet, to the arc of said curve, being subtended by a chord bearing N.W. 25 degrees 16 minutes 00 seconds East 70.75 feet to the place of beginning.

Containing 4.74 acres of land, more or less.

The Zoning Commissioner has been prepared for signing the same, and the same is intended to be used for easement.

Witness my hand at the property of Richard O. Hoffman, Jr., Clerk of Baltimore County, on file with the Zoning Commission, this 26th day of June, 1902 at 11:00 A.M.

Witness: The Zoning Commissioner of Baltimore County, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
The Zoning Commissioner of Baltimore County.

TO ZONING COMMISSION

SIRS,
I WISH TO STRONGLY PROTEST THE ABOVE PETITION FOR SPECIAL EXCEPTION
AND REQUEST THAT IT NOT BE GRANTED.

NAME Mrs Jean R Glenn Jr
ADDRESS 8616 Winding Way Perry Hall Md 21125

PROTEST OF PETITION FOR SPECIAL EXCEPTION

Petition for Special Exception

ZONING: Petition for Special Exception
DISTRICT: HIRELECTION
LOCATION: Northeast side of Winding Way, 1.95 ft. Northeast of the centerline of Silver Spring Road.
DATE & TIME: Wednesday, June 30, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
Vice Zoning Commissioner of Baltimore County: By authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing, Petition for Special Exception for a nursery school and/or day care center.
All that parcel of land in the Eleventh District of Baltimore County BEGINNING FOR THE SAME on the northeast side of Winding Way, 40 feet wide, at a point distant 1.95 feet, more or less, measured on the west, north and northeast

side of Winding Way, Northwest from the centerline of Silver Spring Road, thence leaving said place of beginning and running the two following courses and distances, viz: (1) North 31 degrees 34 minutes 56 seconds East 207.66 feet, and thence (2) South 15 degrees 11 minutes 52 seconds East 110.12 feet to the northwest right of way line of the John F. Kennedy Memorial Highway, thence running and binding thereon the two following courses and distances, viz: (3) South 47 degrees 51 minutes 50 seconds West 229.83 feet, and thence (4) South 39 degrees 16 minutes 49 seconds West 146.91 feet, thence running the four following courses and distances, viz: (5) North 45 degrees 14 minutes 41 seconds West 178.50 feet, thence (6) South 42 degrees 12 minutes 19 seconds West 45.23 feet, thence (7) North 10 degrees 11 minutes 51 seconds West 352.74 feet, and thence (8) North 10 degrees 52 minutes 29 seconds East 227.48 feet to the aforementioned northeast side of Winding Way, thence running and binding thereon the two following courses and distances, viz: (9) North 45 degrees 11 minutes 51

seconds West 60.15 feet, and thence (10) northwesterly by a line curving to the left with radius of 110 feet for a distance of 77.12 feet the arc of said curve being subtended by a chord bearing North 75 degrees 16 minutes 36 seconds West 75.23 feet to the place of beginning. Containing 2.174 acres of land, more or less.
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.
Given the property of Richard O. Huffman, Jr., et al., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, June 30, 1982 at 11:00 A.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of William E. Hammond, Zoning Commissioner of Baltimore County

TO ZONING COMMISSION

SIRS,
I WISH TO STRONGLY PROTEST THE ABOVE PETITION FOR SPECIAL EXCEPTION AND REQUEST THAT IT NOT BE GRANTED.

NAME Erin A. Cadde

ADDRESS 8646 Winding Way Perry Hall Md 21128

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 82-289-X
SUBJECT: Petitioner: Richard O. Huffman, Jr.

Date: June 11, 1982

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber per J. H. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

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 _____, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Richard O. Huffman, Jr.

Petitioner's Attorney: Richard O. Huffman, Jr.

Reviewed by: J. H. Howell

Nicholas S. Commey
Chairman, Zoning Plans
Advisory Committee

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										

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

No. 105789

DATE: 3-31-82 ACCOUNT: 01-662

AMOUNT: \$0.00

RECEIVED FROM: H. O. Huffman, Jr.
FOR: H. O. Huffman, Jr.
R. O. Huffman, Jr.

55015488 31

50.00000

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 6/14/82
Posted for: Petition for Special Exception
Petitioner: Richard O. Huffman, Jr., et al.
Location of property: 8646 Winding Way, 1195' North of the centerline of Silver Spring Rd.
Location of Signs: 2 locations facing intersection of Winding Way & Silver Spring Rd. facing Winding Way.
Remarks: Plan 2, 1st Man
Posted by: Plan 2, 1st Man Date of return: 6/18/82
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 1982

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 one time _____ before the 30th day of _____ June, 1982, the last publication appearing on the 10th day of _____ June, 1982.

THE JEFFERSONIAN.

L. L. Smith, Jr.
Manager

Cost of Advertisement, \$ _____



2E



2F



2A



2D



2C



2B

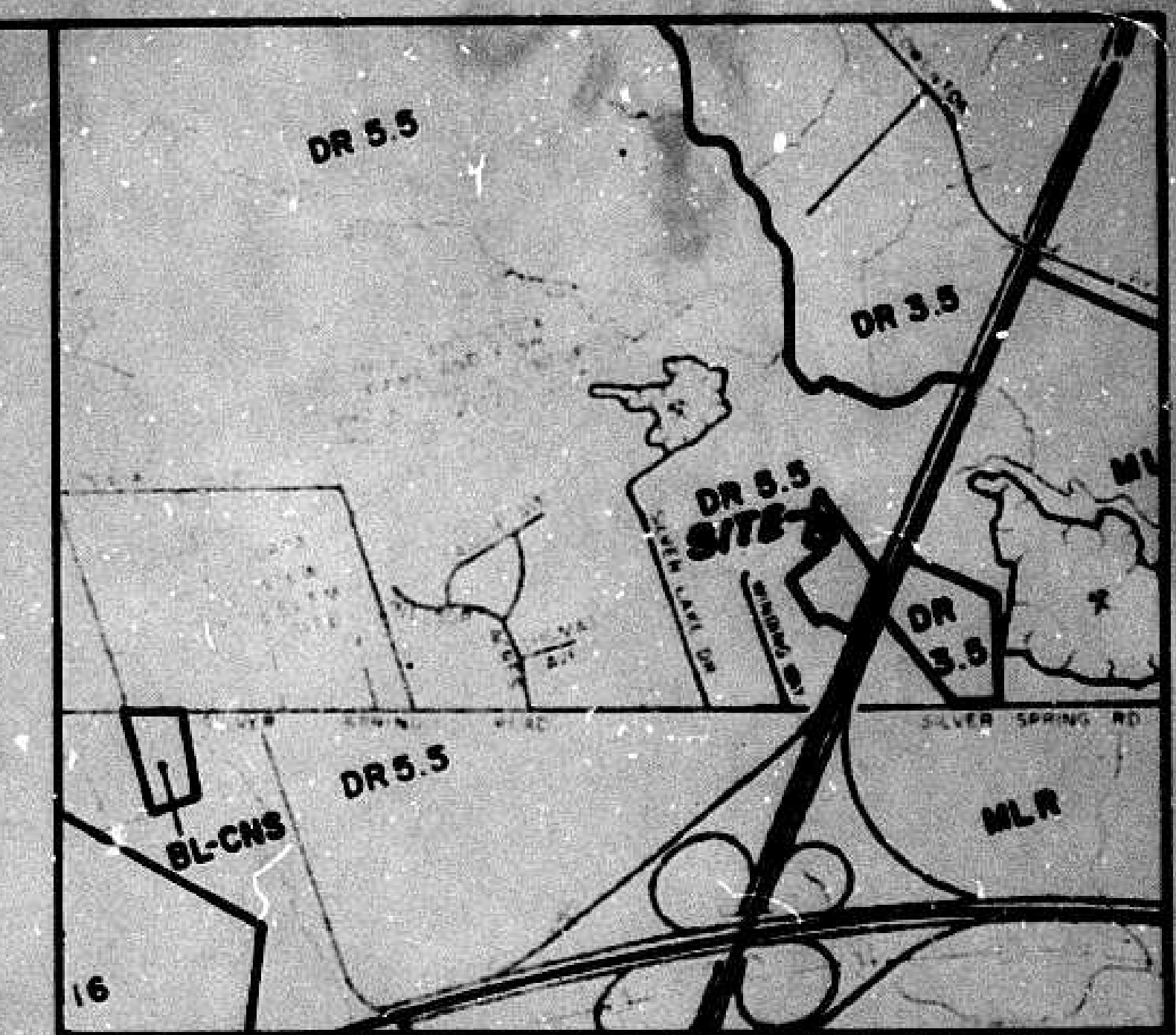


BUFFER AREAS

On-site natural vegetation in buffer areas, as specified herein, will be reviewed by the Planning Board, the Zoning Commissioner, or the Board of Appeals, as the case may be, during the months of January, February or upon completion of improvements so as to determine compliance with the Baltimore County Zoning Regulations, Sections 1801.1.B.1.b.3.(b) and 1801.1.D.1.5. If on-site natural vegetation is determined not to comply with the aforementioned Zoning Regulations, owners agree to conform with Sections by the planting required in the buffer areas so as to meet said regulations, within a reasonable time following written notification, but not later than the planting season next following completion of the improvements or occupancy, whichever shall first occur.

If on-site natural vegetation is determined to be in compliance with the aforementioned Zoning Regulations then the owners agree to revise the site plan to show the location with this area of all evergreens and trees over two inches in diameter, within sixty days.

DATE _____ OWNER _____

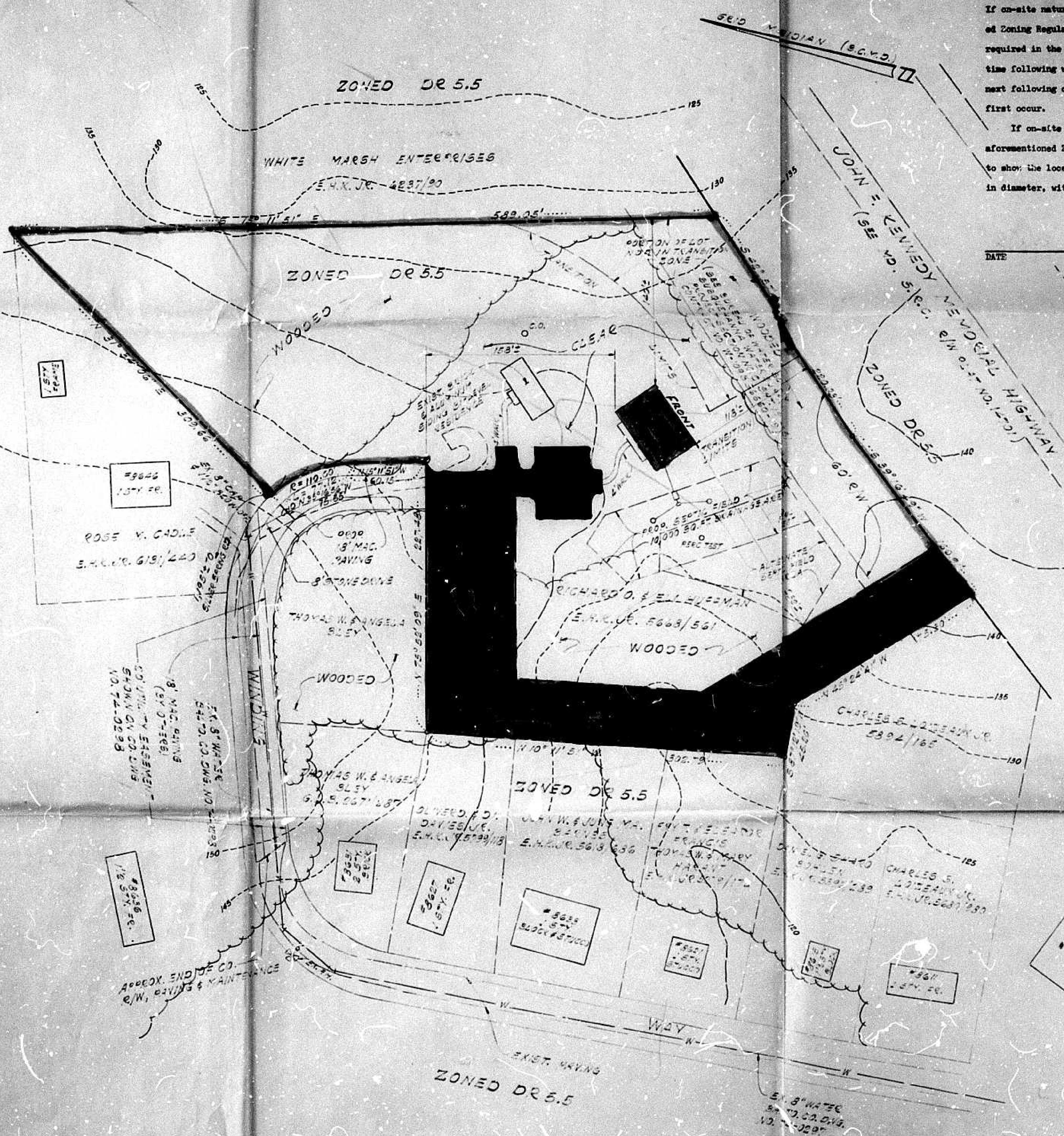


LOCATION MAP
SCALE: 1"=100'

ZONED DR 5.5

POST # 50
1 STY. BRICK

OVERSEA POS- # 30
C.W.D. 182/92



NOTES

- | | |
|--|---|
| 1. AREA | 474 AC |
| 2. EXISTING ZONING | DR 5.5 |
| 3. EXISTING USE | RESIDENTIAL |
| 4. PROPOSED ZONING | DR 5.5 WITH SPECIAL EXCEPTION TO ALLOW NURSERY SCHOOL SECTION 1801.1.C.11 OF THE BALTO. CO. ZONING REGULATIONS. |
| 5. PROPOSED USE | NURSERY SCHOOL |
| 6. AREA OF BUILDING | 8400 SQ. FT. |
| 7. NUMBER OF PARKING SPACES REQUIRED (1/ST. TEACHER = 10 (SEE NOTE 8)) | |
| 8. NUMBER OF PARKING SPACES REQUIRED FOR RESIDENCE 2 | |
| 9. TOTAL PARKING REQUIRED | 12 |
| 10. TOTAL PARKING PROVIDED | 12 |

PROPOSED DAY CARE CENTER:

1. BUILDING WILL BE IN USE MONDAY THRU FRIDAY 7:00 AM TO 6:00 PM
2. TRANSPORTATION WILL BE BY MINI BUS OR FAMILY PICK-UP
3. DAY CARE CENTER CONTAINS 3 CLASS ROOMS, OFFICE, KITCHEN, 2 BATHS & STORAGE ROOMS.
4. STAFF WILL BE 1 DIRECTOR, 6 TEACHERS & 3 AIDES

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A NURSERY SCHOOL IN A DR 5.5 ZONE.

ELECTION DISTRICT II BALTIMORE CO., MD.

FOR

MR. & MRS. RICHARD HUFFMAN
8650 WINDING WAY
PERRY HALL MARYLAND 21228

PETITIONER'S EXHIBIT 1

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
Drwg. No. 7215		
SURVEYORS AND CIVIL ENGINEERS		
8013 BELAIR ROAD / BALTIMORE, MD. 21236		
(301) 862-1501		
1309 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 228-3366		
111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 846-1790		
133 WASHINGTON STREET / EASTON, MD. 21601 / (301) 822-9433		
L. O. P. [Signature]		
DATE 3-17-82 SCALE 1"=50'		

85-2613

6-18
OK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon

Date June 18,

FROM Samuel A. Bellestri

SUBJECT Silver Spring Road Area
Sanitary Sewer Project



85-289-X

Currently, the Baltimore County Bureau of Land Acquisition is acquiring construction areas and utility easements for the construction of sanitary sewers for the subject area. The extension of the sewer system was initiated by the County Health Department to correct failing private disposal systems.

For us to construct this system it is necessary to acquire a construction area from the Richard O. Huffman property on Winding Way. As a basis for recent zoning on this property, it was necessary that a buffer area of trees be maintained on the Huffman property. Our construction will require the removal of some trees in this buffer area and the property owner is concerned that the granting of this construction area will jeopardize the zoning.

Based upon a conversation with Mr. Paul Y. Rickman of this office, you indicated that the current zoning will not be affected by this construction. We are proceeding on this basis and will advise the property owner accordingly.

We are attaching a print of construction drawing 83-0905, file 1, showing the construction area to be acquired.

Samuel A. Bellestri
SAMUEL A. BELLESTRI, P.E.
Chief, Sanitary Sewer Design
and Approval Section

SAB:PYR:hbm

Attachment

cc: G. A. Shaffer
File

[illegible]