

144
88-297-X

PETITION FOR SPECIAL EXCEPTION

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 the establishment of a Class B 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: ELVIRA FERRARA
 (Type or Print Name)
 Signature: [Signature]
 Address: 3712 CRICKSON RD.

Legal Owner(s): HENRY H. HOUSMAN, IV
 (Type or Print Name)
 Signature: [Signature]
 Address: 2 Winands Rd. 655-4453

MAP NW34
 E. D. 213
 DATE 1-12-88
 200 BF
 OF X

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE 10-15-87 ACCOUNT 870-615
 AMOUNT \$ 100.00
 RECEIVED FROM Mr. Elvira Ferrara DATE 11-11-87
 FOR Special Exception
 B 8241*****1000018 21524

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING: 1/23/88 (over)
 ALL 11:00 A.M. OTHER DATE 10-15-87
 REVIEWED BY: cdc DATE 10-15-87

VALIDATION OR SIGNATURE OF CARRIER
 I, J. Robert Haines, certify 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 12th day of Feb, 1988, at 11 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County.

Henry H. Housman, IV
 NE/S Winands Rd., SE of c/1 Century Town Rd.
 2nd Election District (8642 Winands)
 2nd E.D.
 88-297-X

IN RE: PETITION FOR SPECIAL EXCEPTION *
 NE/S Winands Road, SE of c/1 Century Town Road
 2nd Election District
 3rd Councilmanic District
 Henry H. Housman, IV, et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 88-297-X

ORDER OF DISMISSAL

Pursuant to the request of Petitioners at the hearing held in the above referenced matter on January 8, 1988, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of February 1988, that the subject Petition for Special Exception be and is hereby DISMISSED without prejudice;

IT IS FURTHER ORDERED that the Petitioners pay all open costs incurred in this matter, including but not limited to, the advertising and posting fees.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

JRH:mnn
 cci Peoples Counsel
 cci Harvey S. Levin, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
 TO: Zoning Commissioner
 P. David Fields
 FROM: Director of Planning and Zoning
 Zoning Petition Nos. 88-287-X,
 SUBJECT: 88-297-X, 88-341-A

Date: January 14, 1988

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

P. David Fields per J. Housman
 P. David Fields
 Director

PDF:JGL:dms
 cci: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
 File

RECEIVED
 JAN 19 1988
 ZONING OFFICE

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

1703 EAST JOPPA ROAD
 BALTIMORE, MARYLAND 21284
 (301) 961-1886

OCTOBER 14, 1987

DESCRIPTION OF A PARCEL OF LAND ON THE NORTH SIDE OF WINANDS ROAD KNOWN AS # 8642 WINANDS ROAD, BALTIMORE, MARYLAND.

BEGINNING FOR THE SAME ON THE NORTH SIDE OF WINANDS ROAD, IN THE SECOND ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, AT A PIPE FOUND AT THE END OF THE SECOND LINE OF THE LAND DESCRIBED IN A DEED FROM LELAND E. HIGGS AND WIFE TO WILLIAM C. VOLLAND AND WIFE DATED OCTOBER 29, 1943 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER RJS # 1300, FOLIO # 524, ETC.:

THENCE, RUNNING AND BINDING REVERSELY ON THE SAID SECOND LINE;

(1) NORTH 32° 46' EAST 200 FEET;
 TO A PIPE FOUND;
 THENCE, RUNNING WITH A LINE PARALLEL TO WINANDS ROAD;

(2) SOUTH 56° 45' EAST 100.0 FEET;
 TO A PIPE FOUND;
 THENCE, WITH A LINE PARALLEL TO THE FIRST LINE OF THIS DESCRIPTION;

(3) SOUTH 32° 46' WEST 200.0 FEET;
 TO THE NORTH SIDE OF WINANDS ROAD AND TO INTERSECT THE FIRST LINE OF THE LAND DESCRIBED IN A DEED FROM JOHN ROBINSON AND WIFE TO LEROY M. CONSTABLE AND WIFE DATED MAY 24, 1949 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER TBS #1742, FOLIO # 530 ETC.;

THENCE, RUNNING AND BINDING ON THE NORTH SIDE OF WINANDS ROAD, AND ON A PART OF THE FIRST LINE OF THE WHOLE TRACT;

(4) NORTH 56° 45' WEST 100.0 FEET;
 TO THE PLACE OF BEGINNING.

CONTAINING 20,000.0 SQUARE FEET, OR 0.459137 ACRES OF LAND, MORE OR LESS.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-297-X
 NE/S Winands Road, SE of c/1 Century Town Road
 (8642 Winands Road)
 2nd Election District - 3rd Councilmanic District
 Petitioners: Henry H. Housman, IV, et ux
 DATE/TIME: MONDAY, FEBRUARY 8, 1988 at 11:00 a.m.

Special Exception - the establishment of a Class B Day Care Center.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 Zoning Commissioner of
 Baltimore County

cc: Mr. & Mrs. Henry H. Housman, IV
 File ✓

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 484-3333

J. Robert Haines
 Zoning Commissioner

December 1, 1987

Mr. & Mrs. Henry H. Housman, 4th
 8642 Winands Road
 Randallstown, Maryland 21133

Re: Case number: 88-297-X
 NE/S Winands Road, SE of c/1 Century Town Road
 (8642 Winands Road)
 2nd Election District - 3rd Councilmanic District
 Petitioners: Henry H. Housman, IV, et ux

Dear Mr. & Mrs. Housman:

Please be advised that 75.78 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to 113, Towson, Maryland 21284.

Very truly yours,
J. Robert Haines
 Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 45910
 DATE 11/18/87 ACCOUNT [unclear]
 AMOUNT \$ 75.78
 RECEIVED FROM [unclear]
 FOR [unclear]
 B 811*****7578*****11/18/87

SILBERMANN & ASSOCIATES

Engineers • Planners • Surveyors

DESCRIPTION OF A PARCEL OF LAND ON THE NORTH SIDE OF WINANDS ROAD, KNOWN AS # 8642 WINANDS ROAD, BALTIMORE COUNTY, MARYLAND.

CONTINUED

BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM LEROY M. CONSTABLE, JR. AND MARY C. CONSTABLE, HIS WIFE OF LAKE COUNTY, IN THE STATE OF FLORIDA, TO HENRY H. HOUSMAN, 4TH AND JANET LEE HOUSMAN, HIS WIFE, OF BALTIMORE COUNTY, IN THE STATE OF MARYLAND, DATED JANUARY 5, 1970, AND FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER # 5311, FOLIO # 493 ETC.

CARLTON LEROY PRICE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND P.L.S. # 10698

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd
 Date of Posting: 1-21-88

Posted for: Special Exception

Petitioner: Henry H. Housman, IV

Location of property: NE/S Winands Road, SE of Century Town Road (8642 Winands Road)

Location of Signs: Along front of 8642 Winands Road

Remarks: [unclear]
 Posted by: [unclear]
 Number of Signs: 1

Date of return: 1-22-88

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3333

J. Robert Haines
Zoning Commissioner

December 1, 1987

Mr. & Mrs. Henry H. Housman, 4th
8642 Winands Road
Randallstown, Maryland 21133

Case number: 88-297-X
NE/S Winands Road, SE of c/l Century Town Road
(8642 Winands Road)
2nd Election District - 3rd Councilmanic District
Petitioners: Henry H. Housman, IV, et ux

Dear Mr. & Mrs. Housman:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:
cc:file ✓

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan. 21, 1988

THIS IS TO CERTIFY that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 21, 1988

OWINGS MILLS TIMES,
Susan Shuler Obrecht
Publisher

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
NE/S Winands Rd., SE of c/l of Century Towne Rd. (8642 Winands Rd.), 2nd Election District OF BALTIMORE COUNTY
HENRY H. HOUSMAN, IV, et ux, Case No. 88-297-X
Petitioners

ENTRY OF APPEARANCE

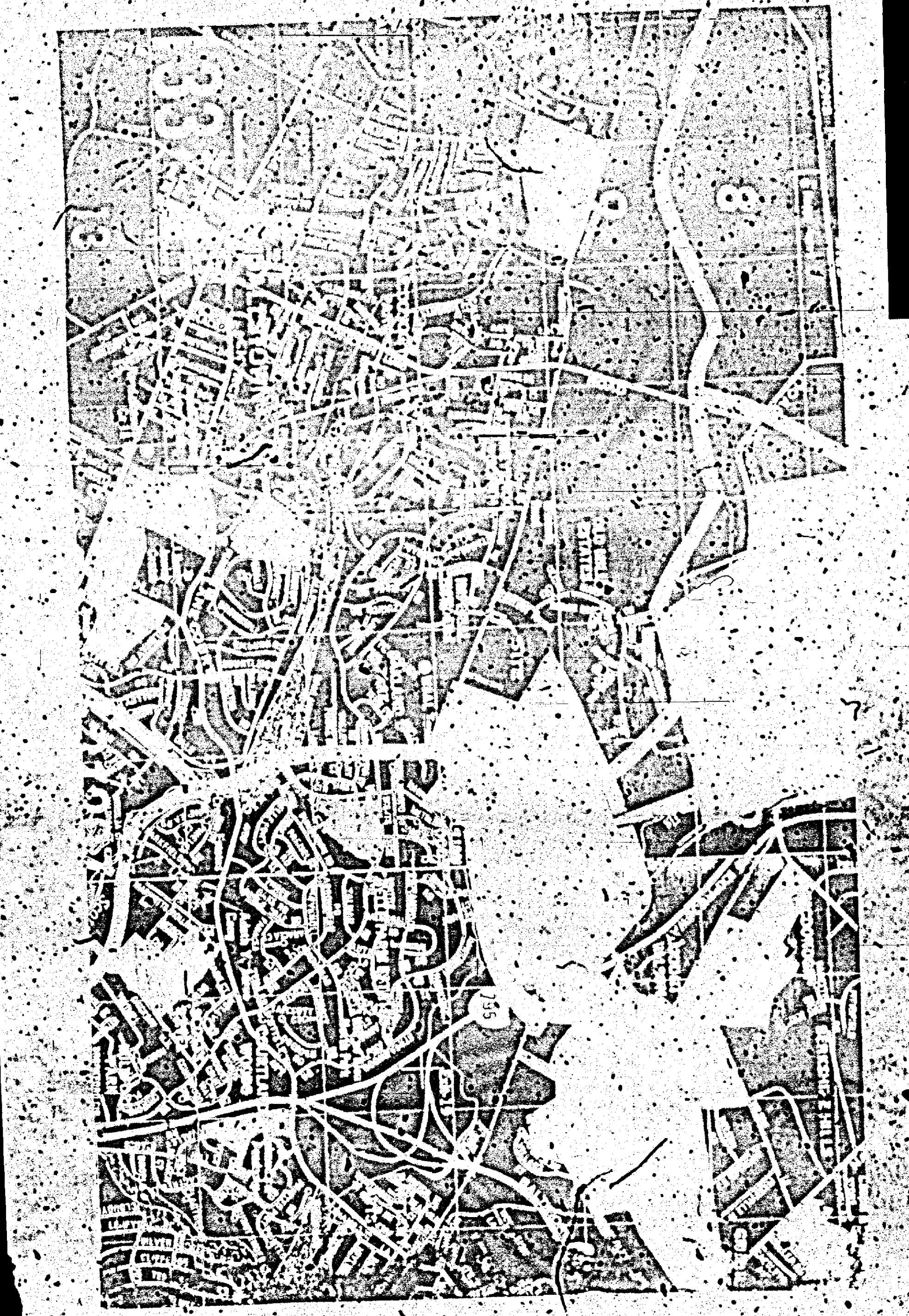
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
484-2188

I HEREBY CERTIFY that on this 18th day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Henry H. Housman, IV, 8642 Winands Rd., Randallstown, MD 21133, Petitioners; and Elvira Ferrara, 3702 Grierson Rd., Randallstown, MD 21133, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



RECEIVED
FEB 5 1988
ZONING OFFICE

The Legal Clinic of
Harvey S. Levin, P.A.
ATTORNEY AT LAW
8008 HARFORD ROAD, BALTIMORE, MARYLAND 21286
TELEPHONE (301) 488-8100

February 4, 1988

Zoning Commissioner of Baltimore County
Room 106
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #88-297-X
NE/S Winands Road
SE of c/l Century Town Road
(8642 Winands Road)
2nd Election District;
3rd Councilmanic District
Henry H. Housman, IV, et ux -
Petitioners

Dear Sir:

Please be advised that this office represents Winands Road Synagogue Center which is opposed to the establishment of a Class B day care center in the above petition.

The Synagogue, which is located within a block of the proposed center, already provides child care facilities in the area. There is no need for a duplication.

Secondly, the proposed facility will create traffic problems because it's location on Winands Road is at one of the narrowest points of the road. In addition thereto, it is located near a new housing development which would impede the already heavy flow of traffic on the aforesaid Winands Road. Lastly, the location would cause a traffic hazard to individuals during ingress and egress from the property. It does not appear sufficiently large enough to accommodate the large number of vehicles coming to this place of business.

The Synagogue will present additional objections to the proposed change at the time of the aforesaid hearing on February 8, 1988, at 11 AM.

Very truly yours,
Harvey S. Levin
Harvey S. Levin
HSL:emp

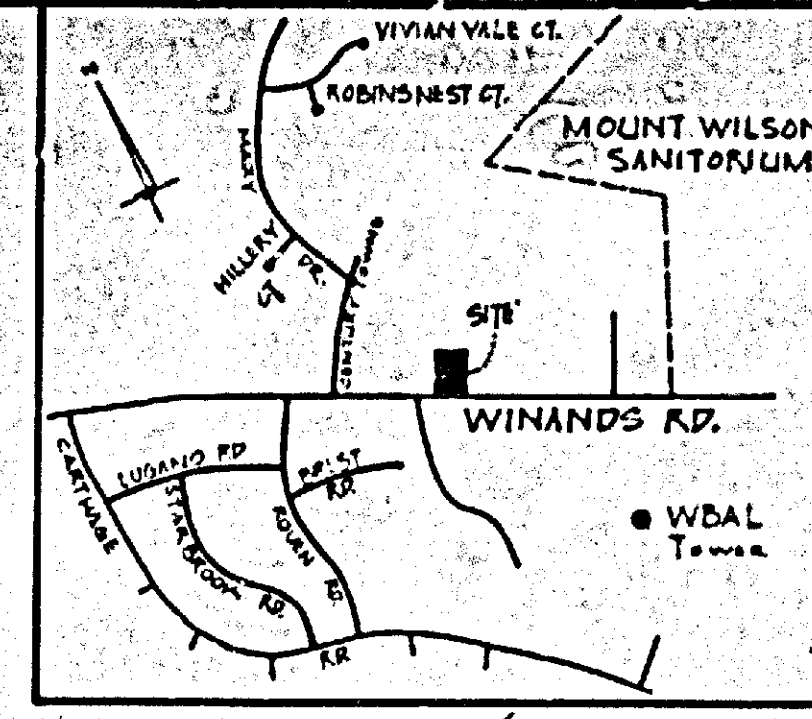
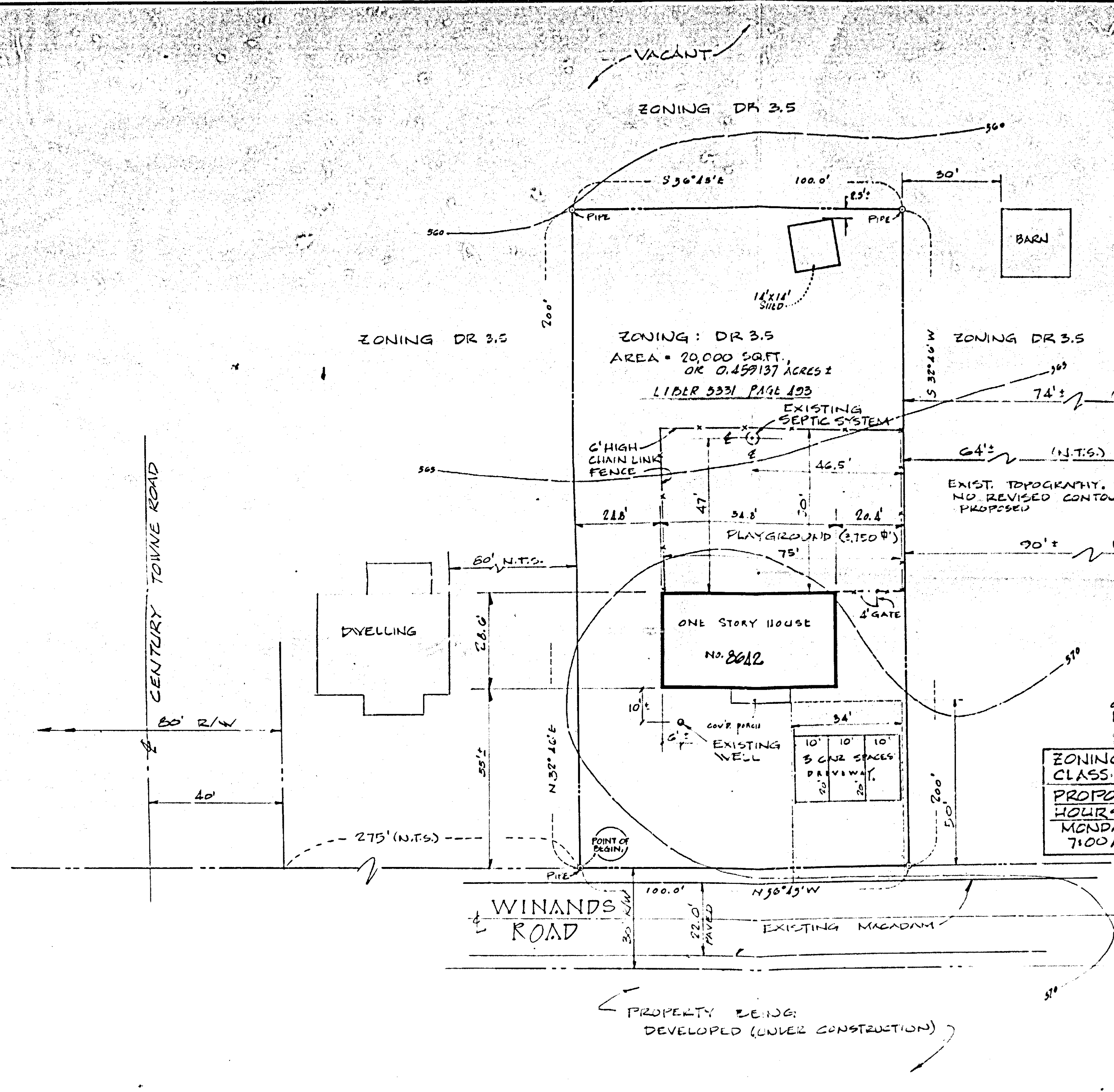
TO WHOM IT MAY CONCERN:

Re: Petition for Special Exception
NE/S Winands Road, SE of c/l of Century Towne Road
(8642 Winands Road)
Petitioner(s): Henry H. Housman, IV, et ux

Special Exception - The establishment of a Class B Day Care Center

I, Elvira Ferrara, Contract Purchaser, relative to the above Petition, hereby withdraw my request for a Special Exception. All advertising and posting fees have been paid to Baltimore County, (my check #928). Also the County Zoning sign has been returned.

Feb 1 88
Date
Elvira Ferrara
ELVIRA FERRARA

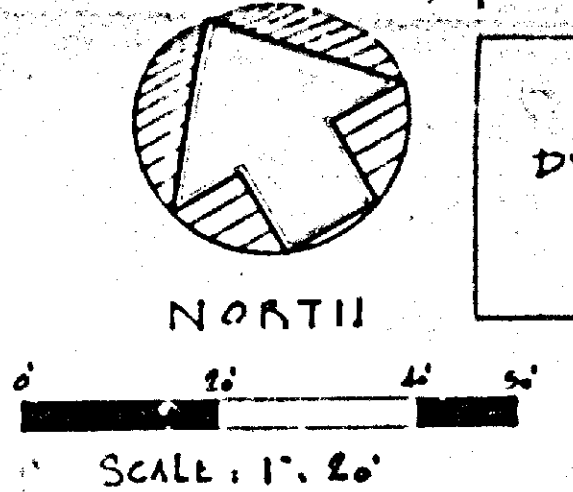


SILBERMAN and ASSOCIATES
 Engineers
 Surr'yors
 1703 East Joppa Road
 Baltimore, Maryland, 21234
 ph: 301-661-5888

8642 WINANDS ROAD
 BALTIMORE COUNTY, MARYLAND
 LIBER 5391 FOLIO 499 - LILGION VENTURE #2
 PROJECT: HOUSE CONVERSION TO DAYCARE CENTER
 DED. SURT. 8, 1987

ZONING VARIANCE FOR CLASS "B" DAYCARE CENTER
 PROPOSED NO OF CHILDREN - 24
 HOURS OF OPERATION
 MONDAY THRU FRIDAY
 7:00 AM TO 6:00 P.M.

ZONING VARIANCE FOR CLASS "B" DAYCARE CENTER



PROPERTY BEING DEVELOPED (UNDER CONSTRUCTION)

REVISED PLANS
 10-21-87
 # 144

