Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 12, 2002

Ms. Jennifer F. Busse, Esquire
Whiteford, Taylor & Preston, LLP
210 West Pennsylvania Avenue
Towson, MD 21204-4515

Re: 10807 Tony Drive
Montessouri School
8th Election District

Dear Ms. Busse:

Your letter to Arnold Jablon, Director of Permits Development Management, has been referred to me for reply. Your client's request is for verification that a proposed 75 foot x 130 foot building addition to the existing multi-purpose building would be permitted without having to file a petition for a Special Hearing to amend prior Special Exception Case #84-173-X. The proposed addition is necessary to properly serve the student body and meet the schools needs. The school does not propose an increase in student enrollment. The proposed addition will only add at most, approximately 9,750 square feet to the campus. There will be no change to the existing uses on this site.

In a December 22, 1997 letter Mr. Joseph Merrey of this office permitted 1 10 foot x 32 foot modular office building as being within the Spirit & Intent of the prior zoning case. In Zoning Case # 89-380-SPH the Zoning Commissioner granted a Special Hearing, to amend the prior Special Exception permitting the relocation of proposed additions and the addition of a maintenance building (as shown on the submitted plans).

This matter has been reviewed by staff and it has been determined that a proposed 9,750 square feet expansion would require a Special Hearing.

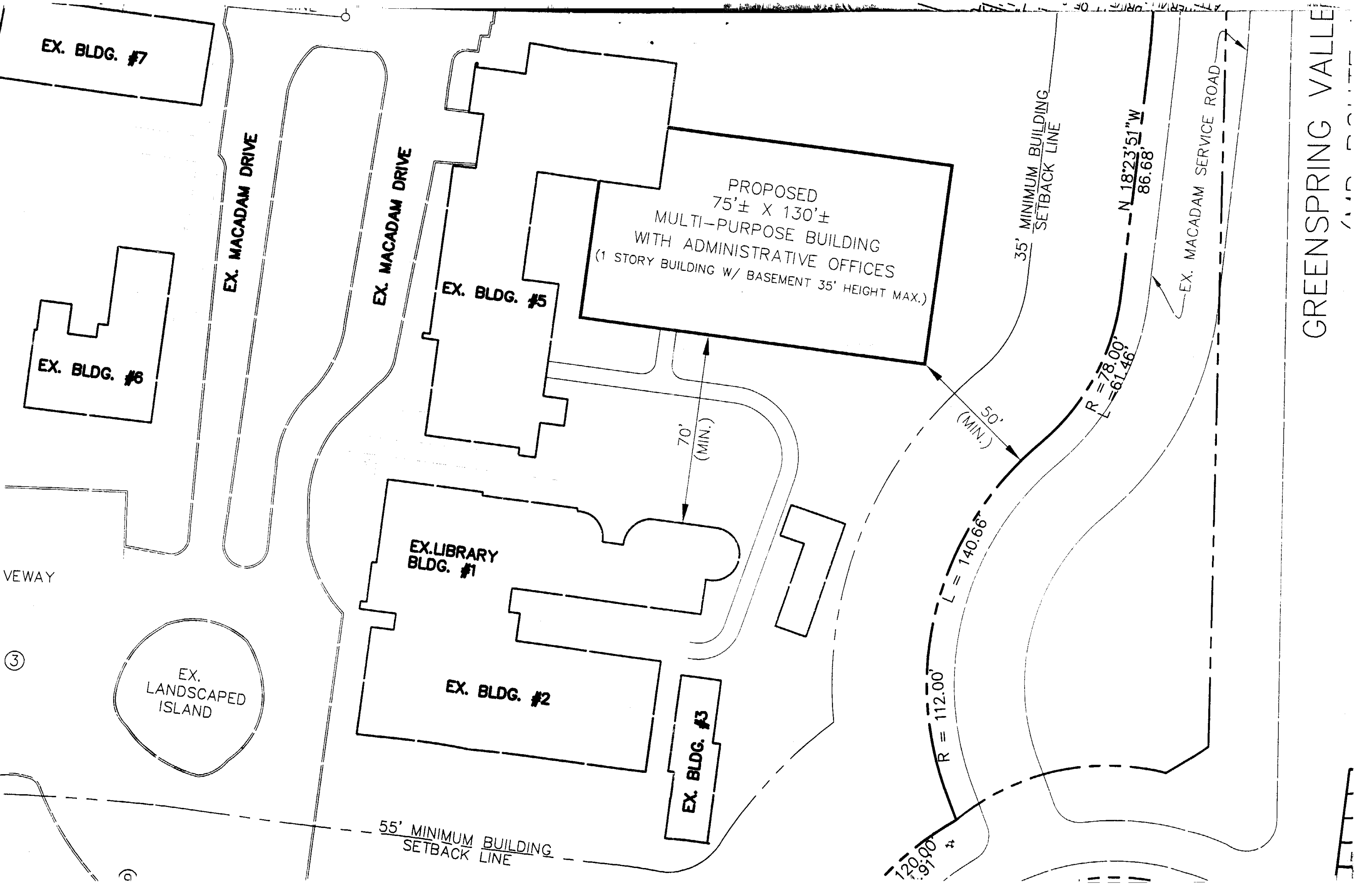
Printed with Soybean Ink
on Recycled Paper

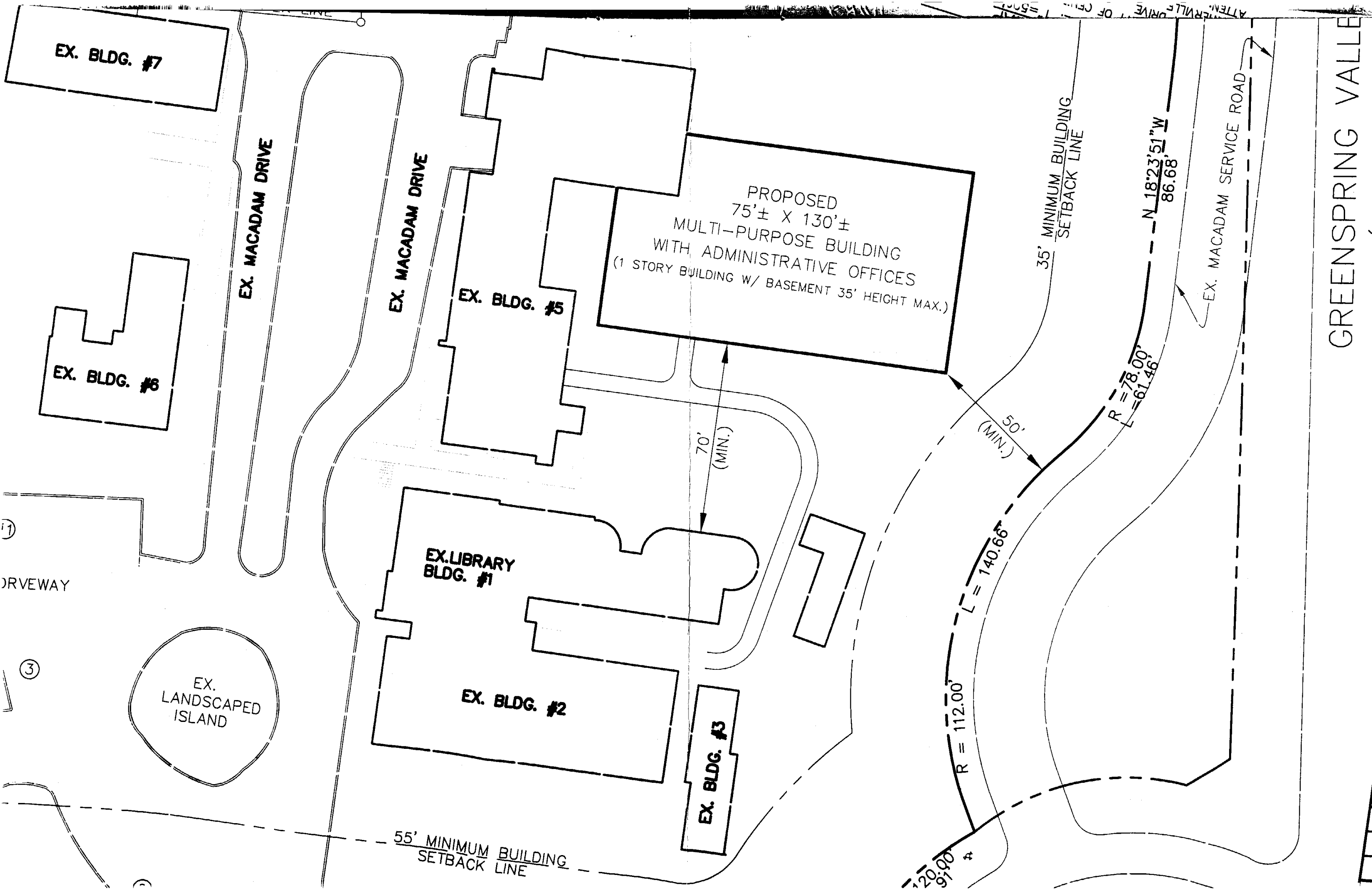
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need any further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan
Planner II
Zoning Review

cc Case #84-173-X File
Case #89-380-SPH FILE
Letter File


EX. BLDG. #7
EX. BLDG. #6
EX. MACADAM DRIVE
EX. MACADAM DRIVE
EX. BLDG. #5
PROPOSED
75'± X 130'±
MULTI-PURPOSE BUILDING
WITH ADMINISTRATIVE OFFICES
(1 STORY BUILDING W/ BASEMENT 35' HEIGHT MAX.)
35' MINIMUM BUILDING SETBACK LINE
N 18°23'51"W
86.68'
EX. MACADAM SERVICE ROAD
GREENSPRING VALLE
R = 78.00'
L = 61.46'
50' (MIN.)
70' (MIN.)
EX.LIBRARY BLDG. #1
L = 140.66'
R = 112.00'
VEWAY
EX. LANDSCAPED ISLAND
EX. BLDG. #2
EX. BLDG. #3
55' MINIMUM BUILDING SETBACK LINE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EX. BLDG. #2
EX. BLDG. #3
L = 140.66'
R = 112.00'
EX. LANDSCAPED ISLAND
55' MINIMUM BUILDING SETBACK LINE

IN RE: PETITION FOR SPECIAL HEARING
E/S Tony Drive, 85.08' N of
Greenspring Valley Road
(Falls & Greenspring Valley Rds.)
8th Election District
3rd Councilmanic District

Montessori Society of Central
Maryland, Inc. - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-380-SPH

* * * * * * * * * * * * *

AMENDED ORDER

WHEREAS, the Petitioners requested a special hearing to approve an amendment to the originally approved site plans in Case Nos. 79-74-X, 84-99-SPH and 84-173-X, to permit the relocation of proposed additions and the addition of a maintenance shed, in accordance with the plan submitted, identified as Petitioner's Exhibit 1;

WHEREAS, by Order issued May 3, 1989 the relief requested was granted with restrictions;

WHEREAS, a request was submitted by Counsel for the Petitioners advising of a technical error in said Order concerning Restrictions Nos. 2 and 5;

WHEREAS, a review of the issues raised by Counsel revealed that an amended Order should be issued;

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 1989 that the Order issued May 3, 1989 be and the same is hereby amended as follows:

Restriction No. 2 shall be amended to read: "Compliance with all Zoning Plans Advisory Committee Comments."

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

Restriction No. 5 shall read: "There shall be no (new) access to the subject property from Falls Road," and;

IT IS FURTHER ORDERED that all other conditions and restrictions of the Order issued on May 3, 1989 shall remain in full force and effect.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

June 12, 1989

Ira C. Cooke, Esquire
Equitable Bank Center Tower II
100 South Charles Street
Baltimore, Maryland 21201-3060

RE: PETITION FOR SPECIAL HEARING
E/S Tony Drive, 85.08' N of Green Spring Valley Road
(Falls Road and Green Spring Valley Road)
8th Election District - 3rd Councilmanic District
Montessori Society of Central Maryland, Inc. - Petitioners
Case No. 89-380-SPH

Dear Mr. Cooke:

In response to your letter dated June 2, 1989 on the above-captioned matter, enclosed please find a copy of the Amended Order incorporating the relief requested.

With respect to the Fire Department requirements set forth in their comments dated February 7, 1989, please submit a copy of the revised site plan which reflects the existence of the fire hydrant on Tony Drive at the southwestern corner of the subject property and a copy of the signed permits issued your client by the Plans Review Division of the Fire Department for inclusion in the case file. As stated in your letter, the original site plan submitted did not reflect this particular hydrant which was installed some time after the hearing date and prior to the issuance of the Order dated May 3, 1989.

For your information, the original copy of the Order in the case file reflects an issue date of May 3, 1989; apparently your copy was not dated prior to its mailing and we are sorry for the oversight.

In the event you have any further questions on the subject, please do not hesitate to call this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Ms. Lisa Keir, Executive Director
Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

People's Counsel; File

IN RE: PETITION FOR SPECIAL HEARING
E/S Tony Drive, 85.08' N of
Greenspring Valley Road
(Falls & Greenspring Valley Rds.)
8th Election District
3rd Councilmanic District

Montessori Society of Central
Maryland, Inc. - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-380-SPH

* * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the originally approved site plans in Case Nos. 79-74-X, 84-99-SPH and 84-173-X, to permit the relocation of proposed additions and the addition of a maintenance shed as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Marcia Hettinger, Head Mistress, appeared, testified, and were represented by Ira C. Cooke, Esquire. Also appearing on behalf of the Petition was Mark Levin, Architect with Levin/Brown & Associates, Inc. Lisa Keir, Executive Director, appeared and testified on behalf of the Valleys Planning Council as an interested party. There were no Protestants.

Testimony indicated that the subject property, located off of Green Spring Valley Road between Tony Drive and Falls Road, consists of 6.573 acres zoned R.C. 2, and is the site of the Montessori School. Testimony indicated that the subject property was granted a special exception for a private school in Case No. 79-74-X, a special hearing to approve its expansion in Case No. 84-99-SPH, and a subsequent special exception for further expansion and renovations in Case No. 84-173-X. Ms. Hettinger testified the Petitioner has been in the process of renovating and expanding the existing facilities since its purchase of the property in 1976.

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

At the present time, the Petitioners propose constructing an addition and renovations to the existing library and a class room/work room addition in the locations as shown in Petitioner's Exhibit 1. Testimony indicated the proposed additions were previously approved in Case No. 84-173-X; however, the locations are different from that previously approved. The proposed library addition was originally planned to be located to the rear of the existing library; however, it is now proposed for placement alongside the existing structure. The proposed class room/work room addition, which was originally planned as a freestanding structure to be constructed between existing Buildings 6 and 7 as set forth in Petitioner's Exhibit 1, is now proposed as an addition to the existing science room. Further testimony indicated the size and dimensions of the proposed additions have not changed. The proposed science room addition has been planned for use as a computer science laboratory and its new location is believed to be more appropriate. Testimony indicated, however, that the relocation of this addition will result in the loss of an existing maintenance garage. Accordingly, Petitioners propose constructing a new maintenance shed/garage facility to the rear of the site as shown in Petitioner's Exhibit 1. The proposed maintenance shed will be used solely for the storage of tools and equipment used in the upkeep and maintenance of the school campus.

Mr. Levin testified the site plan submitted herein as Petitioner's Exhibit 1 is the same as that previously approved in prior cases. He testified the proposed relocations will not have any impact or detrimental affect on the use of the subject property or surrounding uses. Mr. Levin further testified that Petitioner's Exhibit 6, which was submitted as the floor plans for the proposed additions, was architecturally wrong and submitted revised floor plans which have been identified as Petitioner's

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Date 6/13/89
By Bette Schulman

Exhibits 6A and 6B. Testimony and evidence presented by both Mr. Levin and Ms. Hettinger indicated the conditions set forth in Section 502.1 of the zoning regulations will be met by this proposal.

Ms. Keir, testifying on behalf of the Valleys Planning Council, indicated the Council has no objection to the proposed additions, however, the Council is concerned about the growth of the school's membership.

Mrs. Hettinger testified in response to the Valleys Planning Council's concerns regarding school membership and indicated the current student enrollment stands at 325 students which is within the maximum permitted by the Order issued in Case No. 84-173-X.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irresistive of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below. In the opinion of the Zoning Commissioner, the Petitioners' request is a limited modification of previously approved plans. The proposed relocations will not have any adverse affect upon the conditions or restrictions of the relief previously granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of May, 1989 that the Petition for Special Hearing to approve an amendment to the originally approved site plans in Case Nos. 79-74-X, 84-99-SPH and 84-173-X, to permit the relocation of proposed additions and the addition of a maintenance shed, in accordance with Petitioner's Exhibits 1 and 6A and 6B, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with all Zoning Plans Advisory Committee comments, including, but not limited to, the comments submitted by the Fire Prevention Bureau of the

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

Fire Department, dated February 7, 1989, attached hereto and made a part hereof.

3) Prior to the issuance of any permits, Petitioners shall comply with the requirements of the Fire Department as set forth in Restriction No. 2 above.

4) Petitioners shall submit a detailed landscaping plan for approval by the Baltimore County Landscape Planner. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

5) There shall be no access to the subject property from Falls Road.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 6/13/89
By Bette Schulman

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

February 7, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: The Montessori Society of Central Maryland, Inc.
Location: E/S Tony Drive, 85.08' N of Greenspring Valley Road
Item No.: 292 Zoning Agenda: Meeting of January 24, 1989

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.

(X) 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. Fire Hydrants at 300' Intervals.

( ) 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.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. New Fire Main and Hydrants Shall Be Installed Before Buildings Are Constructed.

(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.

REVIEWER: Capt Joseph Kelly 2-8-89
Planning Group
Special Inspection Division

NOTED & APPROVED: John F. O'Neill
Fire Prevention Bureau

/jl

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 3, 1989

Dennis F. Rasmussen
County Executive

Ira C. Cooke, Esquire
Equitable Bank Center Tower II
100 South Charles Street
Baltimore, Maryland 21201-3060

RE: PETITION FOR SPECIAL HEARING
E/S Tony Drive, 85.08' N of Green Spring Valley Road
(Falls Road and Green Spring Valley Road)
8th Election District - 3rd Councilmanic District
Montessori Society of Central Maryland, Inc. - Petitioners
Case No. 89-380-SPH

Dear Mr. Cooke:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Ms. Lisa Keir, Executive Director
Valleys Planning Council
P.O. Box 5402, Towson, Md. 21285-5402

People's Counsel

File

292

PETITION FOR SPECIAL HEARING

89-380-SPH

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plans in Zoning Case No. 84-173X, as depicted on revised plan (see attached revised plan and prior special exception and amendment thereto)

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

I, or we, agree to pay expenses of the above Special Hearing 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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
THE MONTESSORI SOCIETY OF CENTRAL MARYLAND, INC.
(Type or Print Name)
By Marcia Hettinger
Signature
Marcia Hettinger, Head Mistress
(Type or Print Name)
Signature

Attorney for Petitioner:
Ira C. Cooke
(Type or Print Name)
Ira C. Cooke
Signature
Equitable Bank Center Tower II
Address 100 South Charles Street
Baltimore, Maryland 21201-3060
City and State
Attorney's Telephone No.: 301/332-8540

Falls and Greenspring Valley Roads
Address Phone No.
Lutherville, Maryland 21093
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address Phone No.

MAP NW12C
2C
E.D. 8th
DATE 7-3-90
200 BF
1000 BF

ORDER RECEIVED FOR FILING
Date 5/3/89
By Bettie Schulman

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1989, 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 17th day of March, 1989, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

Tracking System

Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Date (Day Month Year)	Receipt Number	FEE TYPE	Identification Number	Council District	Election District	Zip Code
1 30 1 89	059807	04	01-615	3	08	21093

Petitioner: The Montessori Society of Central MD
(Last) (First) (Middle Initial)

Property Address: Falls and Greenspring Valley Rds.
(Number) (Street)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059807

DATE 1/13/89 ACCOUNT 01-615

AMOUNT $ 100.00

RECEIVED FROM: [illegible]

FOR: Filing for Special Hearing (Item 292)

B B 033*****10000:a 813 F

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER VALIDATION OR SIGNATURE OF CASHIER

292

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 2B Lutherville, Maryland 21093
252-4552

DESCRIPTION OF THE MONTESSORI SCHOOL
PROPERTY ON FALLS ROAD AND GREENSPRING VALLEY ROAD
BALTIMORE COUNTY, MARYLAND
OWNED BY THE
MONTESSORI SOCIETY OF CENTRAL MARYLAND, INC.
KNOWN AS LOTS 1, 2 AND 3 AS SHOWN ON
THE PLAT OF "BROOKLANDWOOD"
PLAT REFERENCE 39/80

Beginning for the same at a point, said point being the Northwesternmost corner of Lot 3 as shown on the plat of "Brooklandwood" as recorded among the Land Records of Baltimore County, Maryland in Plat Book 39, Page 80, said point having the coordinate value of North 45545.48, West 16192.83, referring to the system of coordinates as established in the Baltimore County Metropolitan Grid System, thence running with and binding on the Northernmost lot line of Lot 3 as shown on the abovementioned plat of "Brooklandwood", as now surveyed,

1) North 79 degrees 28 minutes 13 seconds East, 446.62 feet to a point, said point being on the curve in the Westernmost Right-of-Way line of Maryland Route 25, also known as Falls Road, thence running with and binding on part of the curve and along the Westernmost Right-of-Way line of Falls Road and on the lot lines of Lot 3, the two following courses and distances, as now surveyed,

2) For a curve to the left having a radius of 5,789.58 feet, for

---

a length of 193.85 feet, with a chord bearing and distance of South 17 degrees 59 minutes 24 seconds East, 193.84 feet to a point, said point being at the end of the curve, thence

3) South 18 degrees 56 minutes 50 seconds East, 227.07 feet to a point, thence leaving said Right-of-Way line of Falls Road and running with and binding on the lot lines of Lot 3, the two following courses and distances, as now surveyed,

4) North 71 degrees 03 minutes 10 seconds East, 155.00 feet to a point, thence running with and binding reversely on the lot line of Lot 3, as now surveyed,

5) North 62 degrees 16 minutes 27 seconds West, 35.00 feet to a point, said point being at the common lot corner of Lots 2 and 3 as shown on the aforementioned plat of "Brooklandwood", thence running with and binding on the lot lines of Lot 2, the five following courses and distances, as now surveyed,

6) South 08 degrees 36 minutes 09 seconds West, 68.07 feet to a point, thence

7) South 18 degrees 56 minutes 50 seconds East, 177.81 feet to a point, thence

8) For a curve to the right having a radius of 328.00 feet, for a length of 130.02 feet, with a chord bearing and distance of South 87 degrees 14 minutes 48 seconds West, 129.17 feet to a point, thence

9) North 81 degrees 23 minutes 51 seconds West, 86.68 feet to a point, thence

---

10) For a curve to the right having a radius of 78.00 feet and a length of 61.46 feet, and passing over the common lot corner between Lots 1 and 2 at a distance of 15.55 feet from the end thereof, said curve having a chord bearing and distance of North 58 degrees 49 minutes 29 seconds West, 59.88 feet to a point, thence running with the lot lines of Lot 1 as shown on the aforementioned plat of "Brooklandwood", the five following courses and distances, as now surveyed,

11) For a curve to the left having a radius of 112.00 feet, for a length of 140.62 feet, with a chord bearing and distance of North 72 degrees 13 minutes 12 seconds West, 131.55 feet to a point, thence

12) South 71 degrees 48 minutes 41 seconds West, 12.03 feet to a point, thence

13) For a curve to the left having a radius of 120.00 feet for a length of 54.91 feet, with a chord bearing and distance of North 41 degrees 51 minutes 42 seconds West 54.43 feet to a point, thence

14) For a curve to the right having a radius of 80.00 feet, for a length of 90.71 feet, with a chord bearing and distance of North 22 degrees 29 minutes 14 seconds West, 85.93 feet to a point, thence

15) North 09 degrees 59 minutes 45 seconds East, 181.65 to a point, said point being a common lot corner of Lots 1 and 3, thence, running with and binding on the Westernmost lot line of Lot 3, as now surveyed,

---

16) For a curve to the left having a radius of 580.00 feet, for a length of 207.78 feet, with a chord bearing and distance of North 00 degrees 16 minutes 01 seconds West, 206.67 feet, thence

17) North 10 degrees 31 minutes 47 seconds West, 7.47 feet to the point of beginning.

Containing 6.573 Acres of land, more or less, as now surveyed, on April 21, 1988 by Vitti, Robel & Associates, Inc., and shown as Lots 1, 2 and 3 on a plat attached hereto, and intended to be recorded herewith as part of the description contained herein. Bearings and distances shown hereon are based on the Baltimore County Metropolitan Grid System.

Being known and designated as Lots 1, 2 and 3 as shown on the plat of "Brooklandwood" and recorded among the Land Records of Baltimore County, Maryland in Plat Book 39, Page 80. Lots 1 and 2 being the same lots which referred to in a deed dated March 7, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber 5731, Folio 659 were granted and conveyed by Brooklandwood Associates to The Montessori Society of Central Maryland, Inc.

Lot 3 being the same lot which referred to in a deed dated April 22, 1977 and recorded among the Land Records of Baltimore County,

---

Maryland in Liber 5765, Folio 839 was granted and conveyed by Brooklandwood Associates to The Montessori Society of Central Maryland, Inc.

Subject to all easements and rights-of way as shown on the aforementioned plat of "Brooklandwood".

STATE OF MARYLAND
MARK L. ROBEL
REGISTERED
PROPERTY LINE SURVEYOR

LEVIN/BROWN & ASSOC[...]S, INC.
Architects/Planners
17 Warren Rd. Suite 7B
BALTIMORE, MARYLAND 21208

(301) 486-9006

LETT[ER] OF TRANSMITTAL

DATE: March 17, 1989
JOB NO.:
ATTENTION: Mr. J. Robert Haines
RE: MONTESSORI SCHOOL
Additions & Alterations

TO: Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

WE ARE SENDING YOU XX Attached ☐ Under separate cover via Mail the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1	Rev.1-3/17	A101B	Maintenance Building Plan
1	"	A102B	Elevations

RECEIVED
MAR 20 1989
ZONING OFFICE

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
XX As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE ______ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: These drawings have been revised to indicate the correct orientation. Also, all notes refer to "T-1-11 wood siding". Should you require additional information, please contact me.

Thank You.

COPY TO: Ms. Lisa Keir
Valley Planning Council, Inc.

SIGNED: Joseph R. Chmura
Joseph R. Chmura

If enclosures are not as noted, kindly notify us at once.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-380-SPH

Date of Posting: 2-24-89

District: 8th
Posted for: Special Hearing
Petitioner: The Montessori Society of Central Maryland, INC
Location of property: East side of Tony Drive, 85.08' N of Greenspring Valley Road - Falls & Greenspring Valley Roads
Location of Signs: East side of Tony Drive in front of subject property
Remarks:
Posted by: S. J. Auter (Signature)
Date of return: 3-3-89
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 2, 1989

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

PO 10438
req M 27052
price $95.29

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 21204 as follows:

Petition for Special Hearing
Case number: 89-380-SPH
E/S Tony Drive, 85.08' N Greenspring Valley Road
Falls & Greenspring Valley Roads
8th Election District
3rd Councilmanic
Petitioner(s):
The Montessori Society of Central Maryland, Inc.
Hearing Date: Friday, Mar. 17, 1989 at 9:00 a.m.

Special Hearing: An amendment to the site plans in Zoning Case No. 84-173-X as depicted on revised plans.

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

TJ/3/051 Mar. 2.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

February 17, 1989

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:

Petition for Special Hearing
CASE NUMBER: 89-380-SPH
E/S Tony Drive, 85.08' N Greenpsring Valley Road
Falls & Greenspring Valley Roads
8th Election District - 3rd Councilmanic
Petitioner(s): The Montessori Society of Central Maryland, Inc.
HEARING SCHEDULED: FRIDAY, MARCH 17, 1989 at 9:00 a.m.

Special Hearing: An amendment to the site plans in Zoning Case No. 84-173-X as depicted on revised plans.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: The Montessori Society of Central Maryland, Inc.
Ira C. Cooke, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 3/8/89

Dennis F. Rasmussen
County Executive

The Montessori Society of Central Maryland, Inc.
Falls and Greenspring Valley Roads
Lutherville, Maryland 21093

ATTN: MARCIA HETTINGER, HEAD MISTRESS

Re: Petition for Special Hearing
CASE NUMBER: 89-380-SPH
E/S Tony Drive, 85.08' N Greenpsring Valley Road
Falls & Greenspring Valley Roads
8th Election District - 3rd Councilmanic
Petitioner(s): The Montessori Society of Central Maryland, Inc.
HEARING SCHEDULED: FRIDAY, MARCH 17, 1989 at 9:00 a.m.

Dear Petitioner:

Please be advised that $110.29 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) 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(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before [...] post set(s), there [...] each set not [...]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 087478

DATE: 3/17/89 ACCOUNT: R-01-615-000
AMOUNT: $ 110.29
RECEIVED FROM: Montessori Society
FOR: P/A 3/17/89 hearing 89-380-SPH

B B 002*****11029:a 0134F

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

3 9 5
Tax Account Number: 17-00-007580
10809 Tony Dr. Bldg #5
Building Address: ~~Greenspring Valley & Falls Road, Lutherville MD. 21093~~
Owners Name: MONTESSORI SOCIETY OF CENTRAL MARYLAND
Mailing Address: GREENSPRING VALLEY & FALLS RD. LUTHERVILLE MD. 21093
Tenant: MONTESSORI SOCIETY OF CENTRAL MARYLAND
Building Contractor: NOT SELECTED
Engineer or Architect: LEVIN/BROWN & ASSOC. INC. 17 WARREN ROAD, SUITE 7B BALTO. MD. 21208
If under contract of sales give seller's name and address: N/A
Transfer Description: ES Tony Dr. / Greenspring Valley / Tony Dr. ES 93 N. Grnspg Vd
Building Permit No.: B- Control No.: C-8908 District: 8 Precinct: 2

A. TYPE OF IMPROVEMENT: ☑ Addition

PLACE UNDER WORK TO BE DONE: "ZONING PROVISIONALLY APPROVES THIS PERMIT, IT IS CONDITIONED UPON THE GRANT OF THE REQUESTED IN ZONING CASE ITEM 292 IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL OWNERS' CONDITION. IF GRANTED, AN UPDATED PERMIT APPLICATION MAY BE REQUIRED." OK JRH 2/1/89

1 OR 2 FAM. CODE ☐ 1978 BOCA CODE ☒

Construct addition on side of existing School Bldg #5 for use as educational facilities. Int alt to include removing walls. Z. Code 04 CAM/JRH

C. TYPE OF USE: ☑ 17. School, college, other educational

B. OWNERSHIP: ☑ Privately owned
Estimated cost of material & labor: $80,000.00
24. Proposed use(s): Same & add & alt.
Existing use(s): School bldg.

TYPE OF WATER SUPPLY: Public system ☑ Exists
TYPE OF SEWAGE DISPOSAL: ☑ Private system, septic ☑ Exists

F. DIMENSIONS: Building size: width 78, depth 44, height 18', stories 1
Lot size: 262/245 x 220/262
Property line setbacks: Front N/C, Side 61'/N/C, Rear 170'
Lot numbers: 02

G. LEVIN/BROWN & ASSOCIATES INC
17 WARREN RD 7B PIKESVILLE MD 21208
☒ Agent Phone 486 9006
Permit fee: add $133.00 + 110.00 = $243.00

Assessment Land: 102400 Improvements: 587260
Subdivision name: H Brooklandwood Liber 39 Folio 80
Zoning: Rm. 113 CAMilton JRH Final 17 Feb 89
Buildings: Cert # 47494

INVESTIGATION FEE
NO PERMIT FEES REFUNDED
OCCUPANCY FEE $5.00

Transfer office Bsmt Old Ct. House
C.E. 6/8/88 Total fee $248.00

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

December 8, 1989

Ira C. Cooke, Esquire
Birrane, Harlan, Sharretts & Cooke
Jefferson Bldg. 9th Floor
Baltimore, Maryland 21202

RE: Montessori School
Falls & Greenspring Road
8th Election District

Dear Mr. Cooke:

Building Permits # B003903, B003911 and B003898 were approved conditionally with the understanding that revisions may be necessary. This office has no record that the Zoning Commissioner's restriction on Case #89-380-SPH have been brought into compliance. Because of this, a violation of the Order and the conditional approvals exists on the above mentioned permits.

At this time, we have requested that final occupancy of the school addition (B003903) be held until the conditional approval can be changed to final approval (see enclosed memo). If revised site plans and a landscape plan have not been submitted for review by January 4, 1990, we have no choice but to move forward with the violation procedure.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

Catherine A. Milton
BY: Catherine A. Milton
Planning & Zoning Associate

CAM:jat

cc: Zoning File 89-380-SPH
James Thompson, Zoning Enforcement

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

3 9 5
Tax Account Number: 17-00-007580
10809 Tony Dr.
Building Address: ~~Greenspring Valley & Falls Rd. Lutherville MD. 21093~~
Owners Name: MONTESSORI SOCIETY OF CENTRAL MARYLAND
Mailing Address: GREENSPRING VALLEY & FALLS RD. LUTHERVILLE MD. 21093
Tenant: MONTESSORI SOCIETY OF CENTRAL MD.
Building Contractor: NOT SELECTED
Engineer or Architect: LEVIN/BROWN & ASSOC. INC. 17 WARREN RD. SUITE 7B BALTO 21208
If under contract of sales give seller's name and address: N/A
Transfer Description: Tony Dr ES / 93 N. Grnspg Va. Rd
Control No.: C-8908 Precinct: 2

A. TYPE OF IMPROVEMENT: ☑ New building construction

PLACE UNDER WORK TO BE DONE: "ZONING PROVISIONALLY APPROVES THIS PERMIT, IT IS CONDITIONED UPON THE GRANT OF THE REQUESTED IN ZONING CASE ITEM 292 IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL OWNERS' CONDITION. IF GRANTED, AN UPDATED PERMIT APPLICATION MAY BE REQUIRED." OK JRH 2/1/89

1 OR 2 FAM. CODE ☐ 1978 BOCA CODE ☒

Construct maintenance shed on rear of property Z. Code 04 JRH CAM

C. TYPE OF USE: ☑ Industrial, storage building

B. OWNERSHIP: ☒ Privately owned
Estimated cost of material & labor: $35,000.00
24. Proposed use(s): Maintenance shed
Existing use(s): 2 school bldg's (Bldg. 6 & 7)

TYPE OF WATER SUPPLY: ☒ Public system ☒ Exists
TYPE OF SEWAGE DISPOSAL: ☒ Private system, septic ☒ Exists

F. DIMENSIONS: Building size: floor area 1200, width 30, depth 40, height 11
Lot size: 12/5/120 x 6 11/446
Property line setbacks: Front N/C, Side 230' 42', Rear 16'
Lot numbers: 03

G. LEVIN/BROWN & ASSOC. INC.
17 WARREN RD 7B PIKESVILLE MD. 21208
☒ Agent Phone 486-9006
Permit fee: $110.00

Assessment Land: 104490 Improvements: 223920
Subdivision name: H Brooklandwood Liber 39 Folio 80
Zoning: Rm 113 CAMilton Final JRH 17 Feb 89
Buildings: Cert # 47494

INVESTIGATION FEE
NO PERMIT FEES REFUNDED
OCCUPANCY FEE $5.00

Transfer Office C.E. 6/8/88 Total fee $115.00
WAIVE DATA SHEETS

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

5
Tax Account Number: 7-00-007580 29
10809 Tony Dr. Bldg #1
Address: ~~Greenspring Valley & Falls Rd. Lutherville MD 21093~~
Owners Name: MONTESSORI SOCIETY OF CENTRAL MARYLAND
Mailing Address: GREENSPRING VALLEY & FALLS RD. LUTHERVILLE MD. 21093
Tenant: MONTESSORI SOCIETY OF CENTRAL MARYLAND
Building Contractor: NOT SELECTED
Engineer or Architect: LEVIN/BROWN & ASSOC. INC. 17 WARREN RD SUITE 7B BALTO. 21208
If under contract of sales give seller's name and address: N/A
Transfer Description: Tony Dr ES / 93 N. Grnspg Va. Rd.
Control No.: C-8908

A. TYPE OF IMPROVEMENT: ☑ Addition

PLACE UNDER WORK TO BE DONE: "ZONING PROVISIONALLY APPROVES THIS PERMIT, IT IS CONDITIONED UPON THE GRANT OF THE REQUESTED IN ZONING CASE ITEM 292 IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL OWNERS' CONDITION. IF GRANTED, AN UPDATED PERMIT APPLICATION MAY BE REQUIRED." OK JRH 2/1/89

1 OR 2 FAM. CODE ☐ 1978 BOCA CODE ☒

Construct addition on side of existing Bldg #1 ~~library~~ to be used for additional rm for library. Z. Code 04 CAM/JRH

C. TYPE OF USE: ☑ 17. School, college, other educational

B. OWNERSHIP: ☐ Privately owned
Estimated cost of material & labor: $90,000.00
24. Proposed use(s): Same + add
Existing use(s): School library

TYPE OF WATER SUPPLY: ☒ Public system ☒ Exists
TYPE OF SEWAGE DISPOSAL: ☒ Private system, septic ☒ Exists

F. DIMENSIONS: Building size: floor area 1400, width 35, depth 40, height 18, stories 1
Lot size: 3/2/232 x 127/23
Property line setbacks: Front N/C, Side N/C 84', Rear 46'
Lot numbers: 01

G. LEVIN/BROWN & ASSOC. INC.
17 WARREN RD. 7B PIKESVILLE MD 21208
☒ Agent Phone 486-9006
Permit fee: $110.00

Assessment Land: 119250 Improvements: 192720
Subdivision name: H Brooklandwood Liber 39 Folio 80
Zoning: CAMilton Final JRH 17 Feb 89
Buildings: Cert # 47494

INVESTIGATION FEE
NO PERMIT FEES REFUNDED
OCCUPANCY FEE $5.00

Transfer Office C.E. 6/8/88 Total fee $115
RC-2.
TAIWO ILUYOMADE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Raymond S. Wisnom
Building Inspection Chief

DATE: December 8, 1989

FROM: James E. Dyer
Zoning Supervisor

SUBJECT: Building Permit #003903
Montessori School
Falls & Greenspring Road
8th Election District

On February 1, 1989, this office conditionally approved Building Permit #8003903. As of this date, the conditions of the approval have not been met.

We are requesting that final occupancy not be given until the time that this office's conditional approval can be changed to a final approval.

James E. Dyer
JAMES E. DYER
Zoning Supervisor

BY: Catherine A. Milton
Catherine A. Milton
Planning & Zoning Associate

CAM/jat
cc: Ira C. Cooke, Esquire
Messrs. Harlan, Sharretts & Cooke

89-380-SPH

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 25th day of January, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Marcia Hettinger, et al
Petitioner's Attorney Ira C. Cooke

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

---

cc: Ms. Marcia Hettinger
The Montessori Society of Central MD, Inc.
Falls and Greenspring Valley Road
Lutherville, MD 21093

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

March 1, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 264, 277, 278, 280, 281, 282, 283, 284, 286, 287, 288, 292, 293, 294, 295 & 296.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
MAR 3 1989
ZONING OFFICE

LAW OFFICES OF
MELNICOVE, KAUFMAN, WEINER & SMOUSE

EQUITABLE BANK CENTER TOWER II
SIXTH FLOOR
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

BALTIMORE (301) 332 8500
WASHINGTON (202) 775 9080
FAX (301) 332 8594
TELEX (710) 234 2414

(301) 332 8540

RECEIVED
JUN 6 1989
ZONING OFFICE

IRA C. COOKE

June 2, 1989

DELIVERED BY HAND

J. Robert Haines, Esquire
Zoning Commissioner
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
E/S Tony Drive, 85.08' N of Green Spring Valley Road (Falls Road and Green Spring Valley Road)
8th Election District-3rd Councilmanic District
Montessori Society of Central Maryland, Petitioner
Case No. 89-380-SPH

Dear Mr. Haines:

On behalf of my client, Montessori Society of Central Maryland and myself, I wish to thank you for your responsiveness and the alacrity with which the above-referenced matter was handled.

I do, however, wish to touch on a few concerns with regard to your Findings of Fact and Conclusions of Law, and Order. For your convenience, I shall set them forth the items in seriatim.

1. Page 4. The effective date of the Order was not filled in, and I feel certain you will wish to correct this omission promptly, in order to allow the appropriate time period to run.

2. Page 5. Paragraph 5 states "There shall be no access to the subject property from Falls Road." I believe this inclusion is in error, in that there has always been access to the subject property from Falls Road. I believe the intent of this paragraph to be that there should be no new access to the property from Falls Road. The drawings submitted to you for the special exception clearly indicate the access from Falls Road. My notes do not reflect any discussion of an abandonment of the access as a result of our receiving the special exception.

MELNICOVE, KAUFMAN, WEINER & SMOUSE, P.A.

J. Robert Haines, Esquire
Zoning Commissioner
for Baltimore County
June 2, 1989
Page 2

3. Attached as a part of your Findings of Fact and Conclusions of Law and Order was a letter from the Baltimore County Fire Department dated February 7, 1989, concerning fire hydrants at the subject property. Please be advised that the plan submitted does not indicate the fire hydrant which now exists on Tony Drive at the southwestern corner of Montessori's property. The School complex is within 300 feet of this particular hydrant, as required by the Code. It is only the Maintenance Building that is not within the aforementioned 300 feet. Nevertheless, this building is well within the normal 500 foot guidelines. Moreover, the Plans review process, including the Fire Department, have issued our permits without reference to an additional fire hydrant. It is my understanding that Baltimore County comments and subsequent permits issued should supersede comments of agencies for a zoning hearing. Unfortunately, your Order, on page 5, paragraph 2, would make the comments contained in the Fire Department's letter of February 7, 1989, supersede current County action.

I would respectfully request that, at your convenience, you review this letter and your Order.

Very truly yours,

Ira C. Cooke
Ira C. Cooke

ICC/ps
3714F

cc: Ms. Marcia Hettinger
Montessori Society

Mr. Mark D. Levin, AIA
Levin/Brown & Associates, Inc.

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

P. David Fields
Director

RECEIVED JUN 22 1988

June 17, 1988

Dennis F. Rasmussen
County Executive

Mr. Joseph R. Chmura
Levin/Brown & Associates
17 Warren Road Suite 7B
Baltimore, Maryland 21208

Re: Montessori School
Greenspring Valley and Tony Drive
W-88-134

Dear Mr. Chmura:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRG and CRG (meeting/process) would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51). Should you have any questions, please contact Gary Kerns, Chief, Current Planning and Development at 494-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,

P. D. Fields

P. David Fields
Director of Planning and Zoning

PDFirh

cc: James A. Markle
Robert Bowling
File

PETITIONER'S EXHIBIT 8

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

March 6, 1989

Ira C. Cooke, Esquire
Equitable Bank Center Tower II
100 South Charles Street
Baltimore, MD 21201-3060

RE: Item No. 292, Case No. 89-380-SPH
Petitioner: Marcia Hettinger, et al
Petition for Special Hearing

Dear Ms. Cooke:

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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVEANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

SHA *Maryland Department of Transportation*
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 27, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
The Montessori Society of Central Maryland
Zoning Meeting of 1-24-89
W/S Fils Road (MD 25)
North of Greenspring Valley Road
(Item #292)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amendment to the site plans in Zoning Case No. 84-173X, we find the plan must be revised to show a future 80' right of way (40' measured from the centerline of Falls Road).

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Hills
Creston J. Hills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Mildenberg, Mochi & Assoc., Inc.
Mr. J. Ogle

RECEIVED
JAN 31 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

Date: March 14, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Montessori Society
Zoning Petition No. 89-380-SPH

The petitioner is requesting a special hearing to provide for the expansion of an existing school complex. The applicant received approval in Zoning Case No. 84-173-X. In reference to the above request staff provides the following information:

* The proposed expansion should not increase the current student enrollment at the school

Based upon the information provided and analysis conducted, staff recommends approval of the petitioner's request subject to the following:

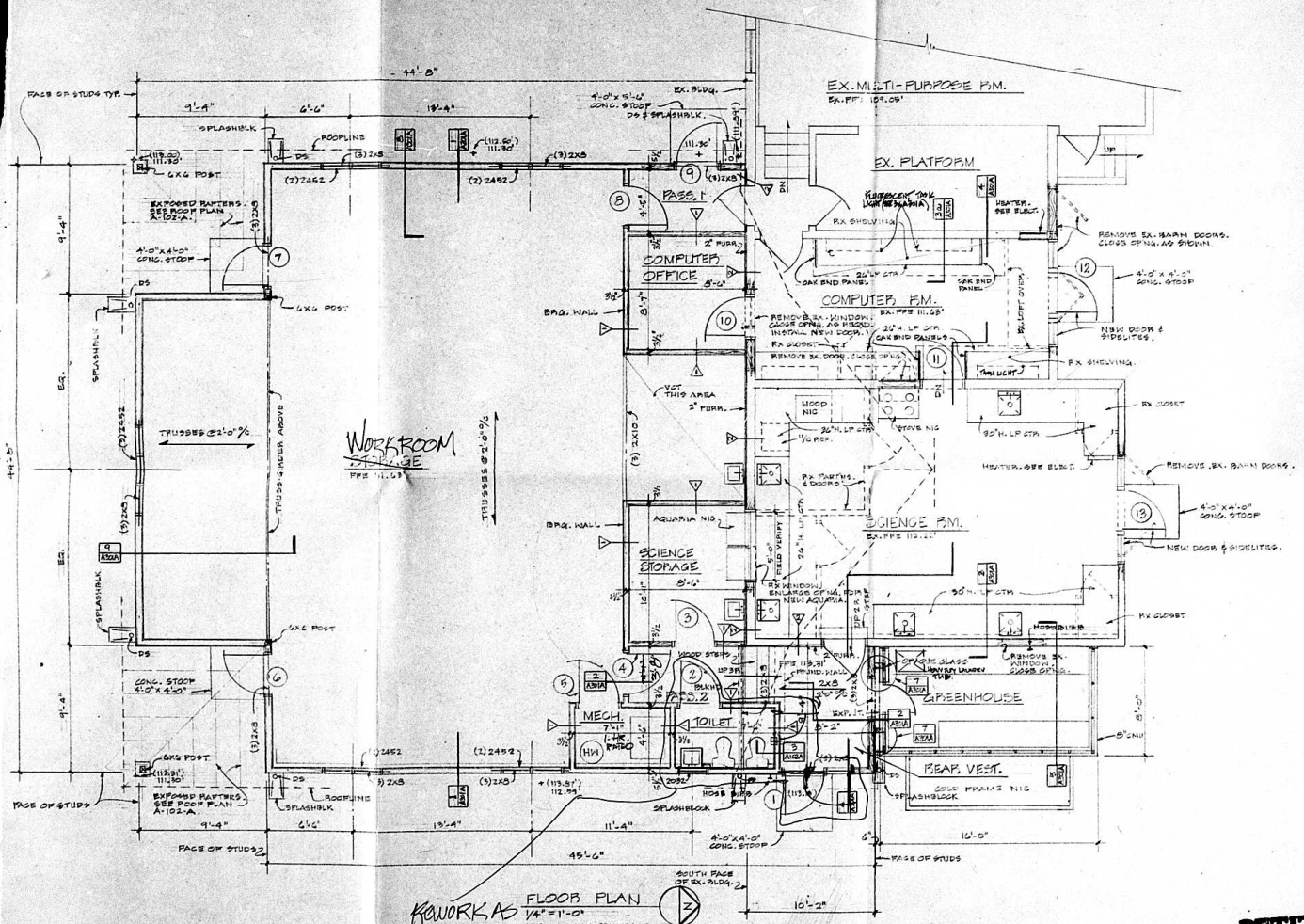
* A landscape plan shall be reviewed and approved by the County Landscape Planner.

* The proposed expansion shall be in conformance with a Master Plan for the school and school site.

* Access shall not be permitted onto Falls Road.

PK/sf

CPS-008



PETITIONER'S EXHIBIT 5

date of revisions
PERMIT 6/3/04

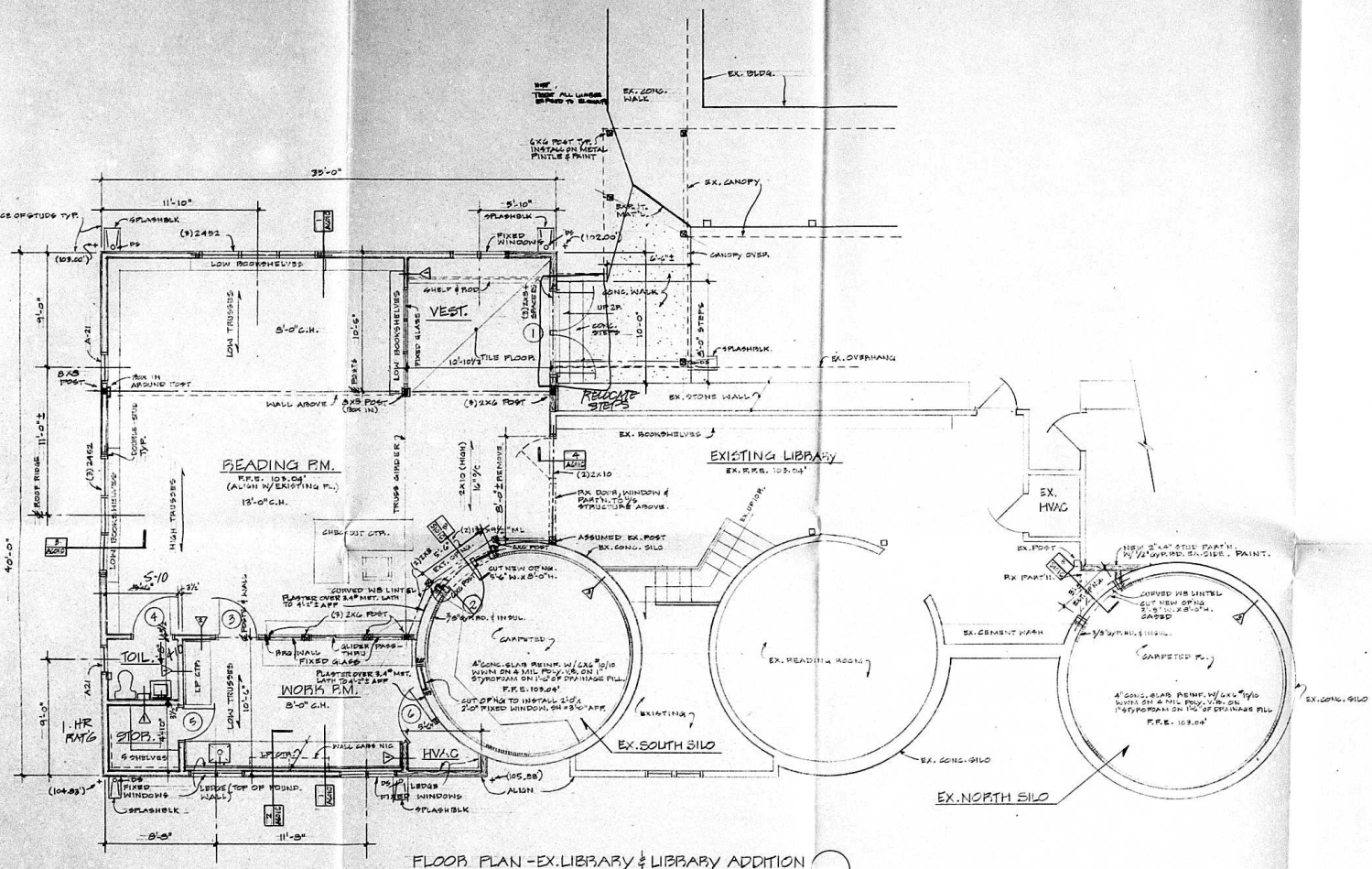
MONTESSORI SCHOOL STORAGE ROOM ADDITION

seal

Levin/Brown & Associates, Inc.
ARCHITECTS
17 Warren Road
Suite 7B
Baltimore, Maryland
21208
(301) 486-9006

sheet no.

A101A



FLOOR PLAN - EX. LIBRARY & LIBRARY ADDITION

1/4" = 1'-0"

(105.88') = EXISTING GRADE ELEVATION

NOTE:

INSTALL R-30 KRAFT-FACED INSULATION ABOVE CEILINGS IN NORTH & SOUTH SILO.

PETITIONER'S EXHIBIT 4

date of revisions

PERMIT 6/13/95

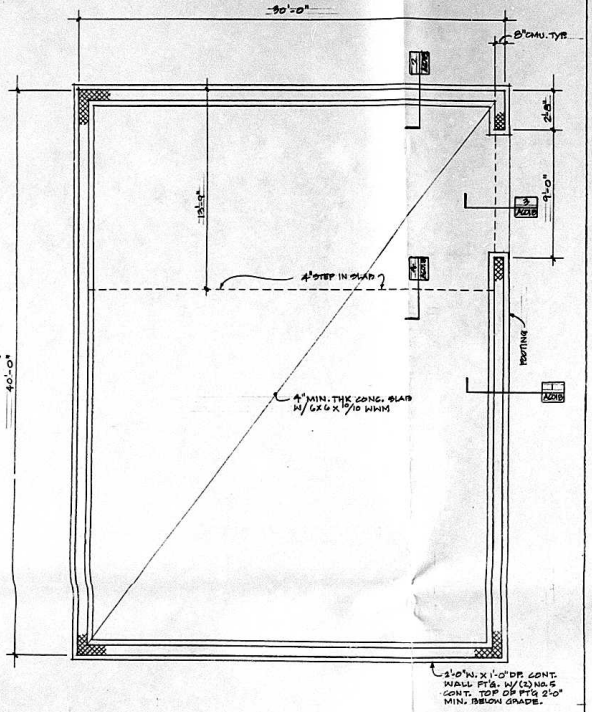
MONTESSORI SCHOOL LIBRARY ADDITION

seal

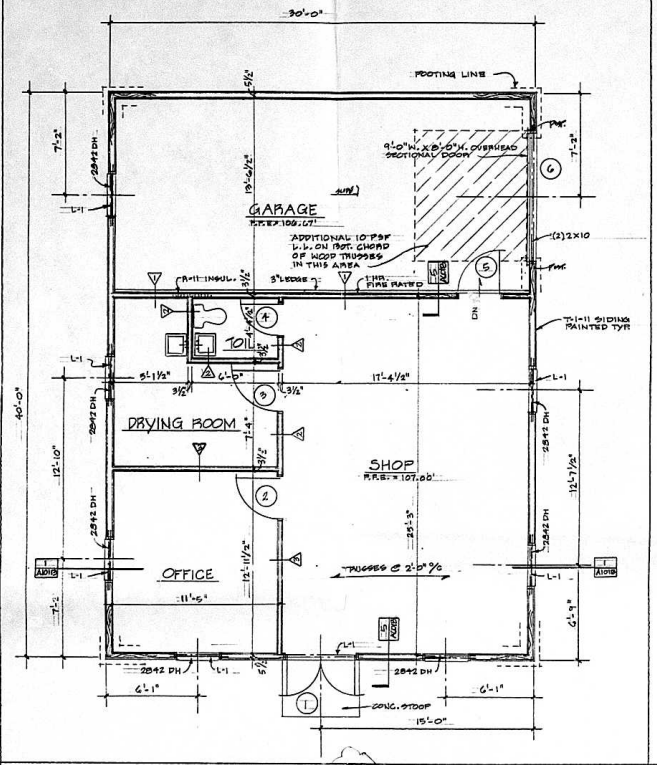
Levin/Brown & Associates, Inc.
ARCHITECTS
17 Warren Road
Suite 7B
Baltimore, Maryland
21230-3503
(301) 486-9006

sheet no

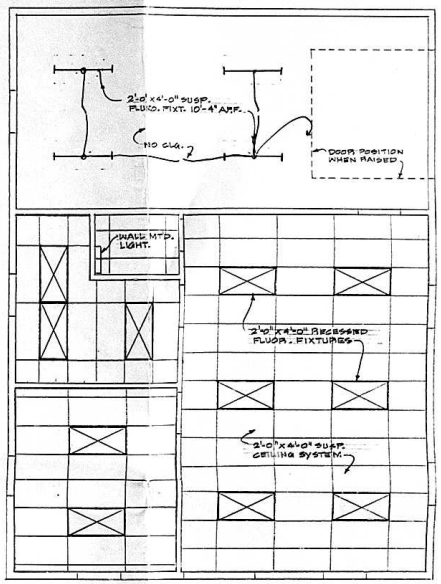
A101C



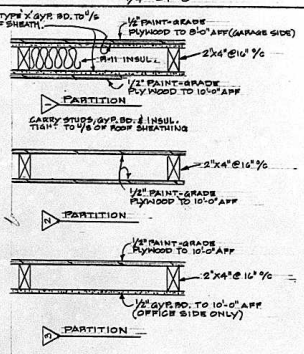
FOUNDATION PLAN
1/4" = 1'-0"



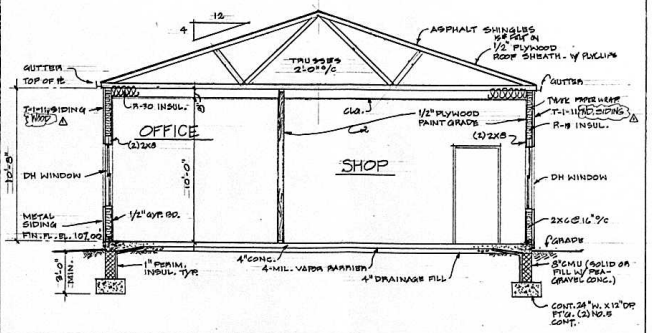
FLOOR PLAN
1/4" = 1'-0"



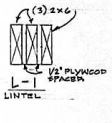
REFLECTED CEILING PLAN
1/4" = 1'-0"



PARTITION SCHEDULE



BUILDING SECTION
1/4" = 1'-0"
A101B



PRE-FAB WOOD TRUSSES

DESIGN LOADS:
TOP CHORD LL - 30 PSF
DL - 10 PSF
BOTT. CHORD DL - 10 PSF (SEE NOTE @ GARAGE)

TRUSS SUPPLIER SHALL FURNISH CERTIFICATION THAT ALL TRUSSES MEET THE ABOVE DESIGN CRITERIA.

PETITIONER'S EXHIBIT 6A, Pg. 1

date of revisions
Permit 6/5/99
1 8/31 8/27/99

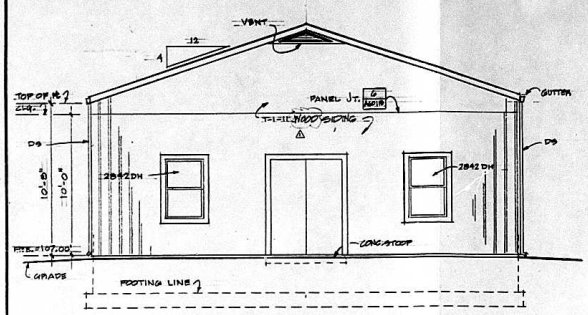
MONTESSORI SCHOOL
MAINTENANCE BUILDING

seal

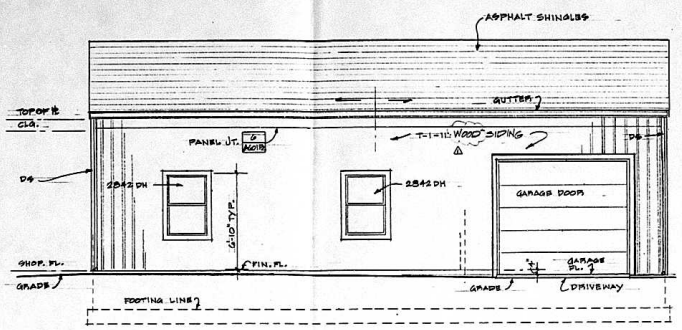
17 Warren Road
Suite 213
Baltimore, Maryland
21208
(301) 486-9006

Levin/Brown & Associates, Inc.
ARCHITECTS

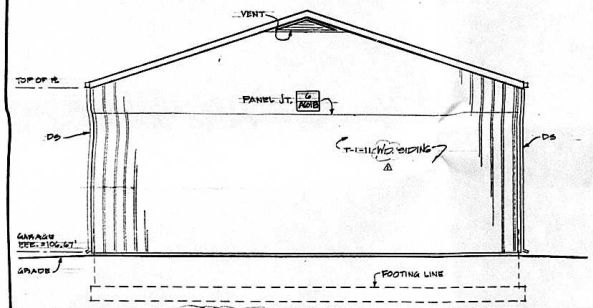
sheet no.
A101B



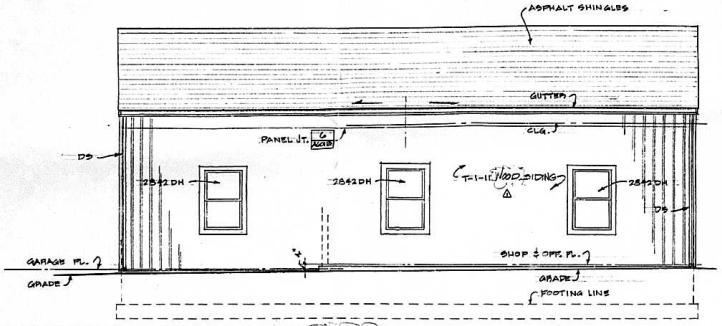
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

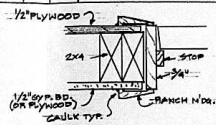


EAST ELEVATION
1/4" = 1'-0"

DOOR & FRAME SCHEDULE

MK.	FROM	TO	DOOR TYPE	SIZE -W-	SIZE -H-	FRAME TYPE	HARDWARE LOCK SET	HARDWARE FLOOR STOP	HARDWARE WALL STOP	REMARKS
1	SHOP	EXTERIOR	FW	(2)2'-6"	(2)6'-8"	WD	●			
2	SHOP	OFFICE	FW	3'-0"	6'-8"	WD	●		●	
3	SHOP	DRYING RM.	FW	3'-0"	6'-8"	WD	●		●	
4	SHOP	TOILET	FW	2'-4"	6'-8"	WD	●		●	PRIVACY LOCK.
5	SHOP	GARAGE	FW	3'-0"	6'-8"	WD	●			1-HOUR FIRE RATED.
6	GARAGE	EXTERIOR	—	8'-0"	9'-0"	WD.				ELECTRIC OPERATION.

DOOR & HARDWARE NOTES:
FW = FLUSH WOOD
ALL DOORS SHALL RECEIVE 1½ PR. BUTTS.
ALL DOORS - 1 3/4" THICK, SOLID-CORE, FLUSH WOOD TO BE PAINTED.



TYP. JAMB
3" = 1'-0"

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG. MAT'L.	CLG. HT.	REMARKS
SHOP	CONC.	4" PAINT	PLYWOOD PAINT	PLYWOOD PAINT	PLYWOOD PAINT	PLYWOOD PAINT	AC/MB SUSP.	10 / 0	
OFFICE	CONC.	4" VB	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	DO	10 / 0	
DRYING RM.	CONC.	4" PAINT	PLYWOOD PAINT	PLYWOOD PAINT	PLYWOOD PAINT	PLYWOOD PAINT	DO	10 / 0	
TOILET	CONC.	4" PAINT	DO	DO	DO	DO	DO	10 / 0	
GARAGE	CONC	4" PAINT	DO	DO	DO	DO	—	—	

CONC. - CONCRETE
VB - VINYL BASE
GYP. BD. - GYPSUM BOARD
AC/MB, SUSP. - ACOUSTICAL MINERAL BOARD, SUSPENDED.

ARCHITECTURAL SPECIFICATIONS - MAINTENANCE BUILDING

DIVISION 1: GENERAL REQUIREMENTS

1. Applicable standards. Building Officials and Code Administrators (1981 Edition.) BOCA Code.
2. Shop drawings and product data. Submit to the Architect all shop drawings, product data, brochures, etc. required by these specifications. Prior to submission, Contractor shall check shop drawings for accuracy and conformance to the contract documents.

DIVISION 2: SITEWORK - See Site Plan.

DIVISION 3: CONCRETE

DIVISION 4: UNIT MASONRY

DIVISION 6: WOOD AND PLASTICS

1. Rough carpentry. Includes wood framing, sheathing and installation of all wood siding. Plywood used for roof sheathing shall be ½" thick, Group I with Panel Index of 42/20. All framing - Hem-fir #2 with a moisture content of 19% maximum. All exposed lumber shall be preservative treated.
2. Finish carpentry. Includes fitting and installation of all doors and hardware. Submit shop drawings for all doors and hardware.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. Insulation where shown on the drawings shall be glass-fiber with a Kraft-faced vapor barrier. See drawings for "R" values. Manufacturer: Owens-Corning or equal. Install 1" thick Styrofoam perimeter insulation under floor slab where shown.
2. Install membrane flashing at window heads and sills.
3. Caulking and sealants. Caulk perimeter of all door and window frames. Product: "Acrylic Latex Caulk" by DAP, Inc., Tremco Acrylic Latex Caulk" by Tremco Mf'g. Co. Install per manufacturer's instructions.

DIVISION 8: DOORS AND WINDOWS

1. Overhead rolling, sectional garage door, wood construction to size as shown as manufactured by Overhead Door. Furnish complete with track assembly, electric motor and all attachments required for installation. Submit shop drawings.
2. Wood doors. All doors shall be 1-3/4" thick, solid-core construction with face veneer suitable for painting. See Door Schedule for sizes and hardware. Submit shop drawings. (MORGAN OR EQUAL)
3. Windows. All windows wood, double-hung, with insulating glass. See drawings for size. Submit shop drawings. (ANDERSEN OR EQUAL)

DIVISION 9: FINISHES

1. Gypsum wallboard. Includes furnishing and installation of gypsum wallboard including screws, tape, joint compound, etc. Product: 4'-0" x 8'-0" x ½" thick, type X where shown. Manufacturer: U.S. Gypsum Co. Seal fire-rated partition around perimeter. Seal all perforations such as at ducts and pipes.
2. Acoustical treatment. Includes furnishing and installation of suspended lay-in ceiling panels and exposed grid suspension system. System to accommodate 2'-0" x 4'-0" boards. Furnish complete with main and cross tees, edge mouldings and accessories such as clips and hanging wire. Manufacturer, Chicago Metallic. Panel manufacturer, Armstrong or Celotex. Submit shop drawings.
3. Painting. Includes painting to completion all items such as interior plywood, gypsum board, doors and frames and base. Also includes painting of all exterior wood siding and wood trim. Paint manufacturer, Pittsburgh, Glidden, Sherwin-Williams. All colors as selected by the Architect.

PAINT SYSTEM NO. 1	PAINT SYSTEM NO. 2	PAINT SYSTEM NO. 3
Surface: gypsum board	Surface: plywood	Surface: T-1-11 siding
Gloss: semi-gloss	Gloss: semi-gloss	Gloss: flat
Primer: latex primer-sealer	Primer: ALKYD UNDERCOATING	Primer: ALKYD EXTERIOR WOOD PRIMER
1st coat: alkyd enamel	1st coat: ALKYD SEMI GLOSS	1st coat: ACRYLIC LATEX
2nd coat: alkyd enamel	2nd coat: ALKYD SEMI GLOSS	2nd coat: ACRYLIC LATEX

DIVISION 10: MISCELLANEOUS SPECIALTIES

1. Paper towel dispenser - Bobrick B-359.
   Toilet paper holder - Bobrick B-685.
   Mirror with shelf-Meek Mf'g. Co.- H-3100.

ALTERNATE SPECIFICATIONS
PRE-ENGINEERED METAL BUILDING

1. DESIGN CRITERIA
   a. Wind load ---------- 20 PSF
   b. Roof live load ---------- 30 PSF
   c. Roof dead load:
      (1) Plywood ---------- 3PSF
      (2) Shingles ---------- 5PSF
      (3) Ceiling, etc. ---------- 7PSF
      15 PSF plus building structural system.
   d. Footing, foundation and floor slab design required to meet design criteria of the pre-engineered building shall be the responsibility of the Contractor.
2. Acceptable manufacturer: Varco-Pruden; Inryco; Armco; Butler Mf'g. Co.
3. Size: 30'-0" wide, 40'-0" long (clear span).
4. Eave height: 12'-0" ± (10'-0" ceiling height required).
5. Metal siding (insulated) with bonderized finish on the exterior.
6. Interior finishes - same as shown.
7. Window system - operable, manufacturer's standard. Same locations as shown. Furnish with screens.
8. Garage door: 9'-0"w. x 8'-0"h., electric operation.
9. Pass doors: (2) 2'-6"w x 6'-8" with vision panels and of metal construction.
10. Provide with gutter and downspouts.
11. Provide with roof ventilation.

PETITIONER'S EXHIBIT 6A, 6B

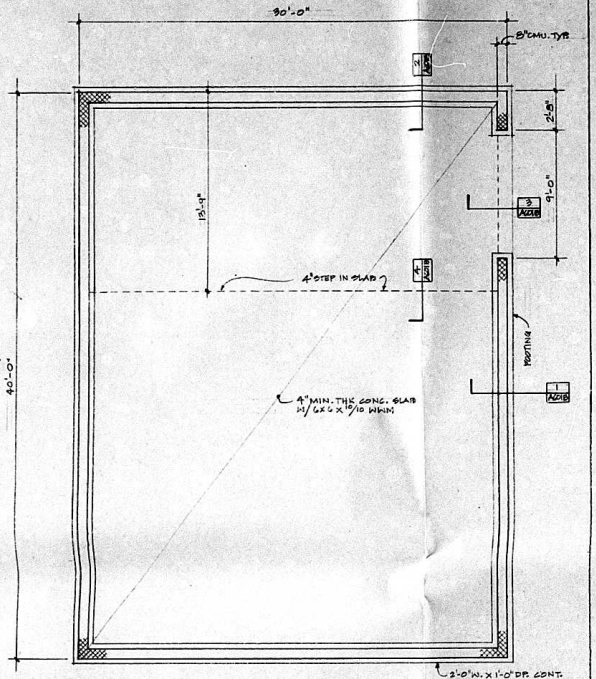
date of revisions
PERMIT 6/1/89
ASBUILT 5-17-89

MONTESSORI SCHOOL
MAINTENANCE BUILDING

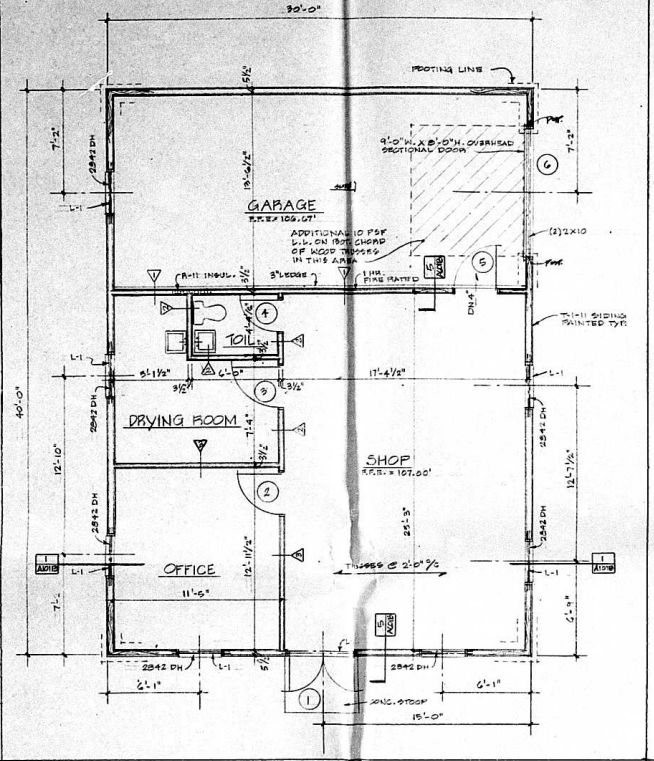
seal

Levin/Brown & Associates, Inc.
ARCHITECTS
17 Warren Road
Suite 278
Baltimore, Maryland
21208
(301) 486-9006

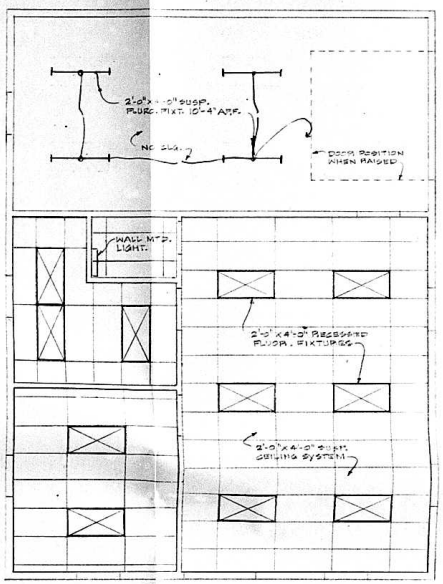
sheet no.
A201B



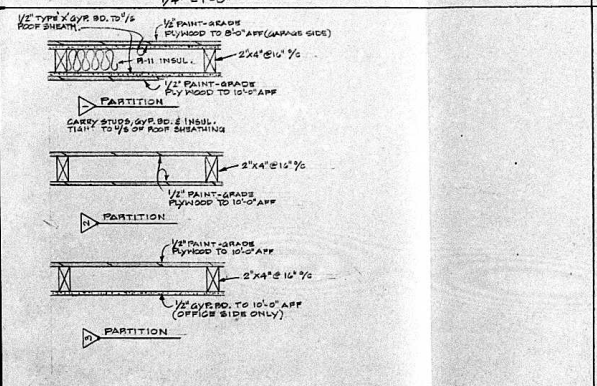
FOUNDATION PLAN
1/4" = 1'-0"



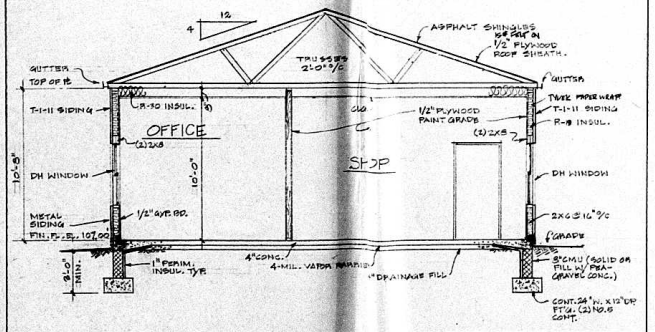
FLOOR PLAN
1/4" = 1'-0"



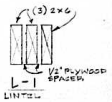
REFLECTED CEILING PLAN
1/4" = 1'-0"



PARTITION SCHEDULE



BUILDING SECTION
1/4" = 1'-0"



PRE-FAB WOOD TRUSSES

DESIGN LOADS:
TOP CHORD LL - 30 PSF
DL - 10 PSF
BOTT. CHORD DL - 10 PSF (SEE NOTE @ GARAGE)

TRUSS SUPPLIER SHALL FURNISH CERTIFICATION THAT ALL TRUSSES MEET THE ABOVE DESIGN CRITERIA.

PETITIONER'S EXHIBIT 6

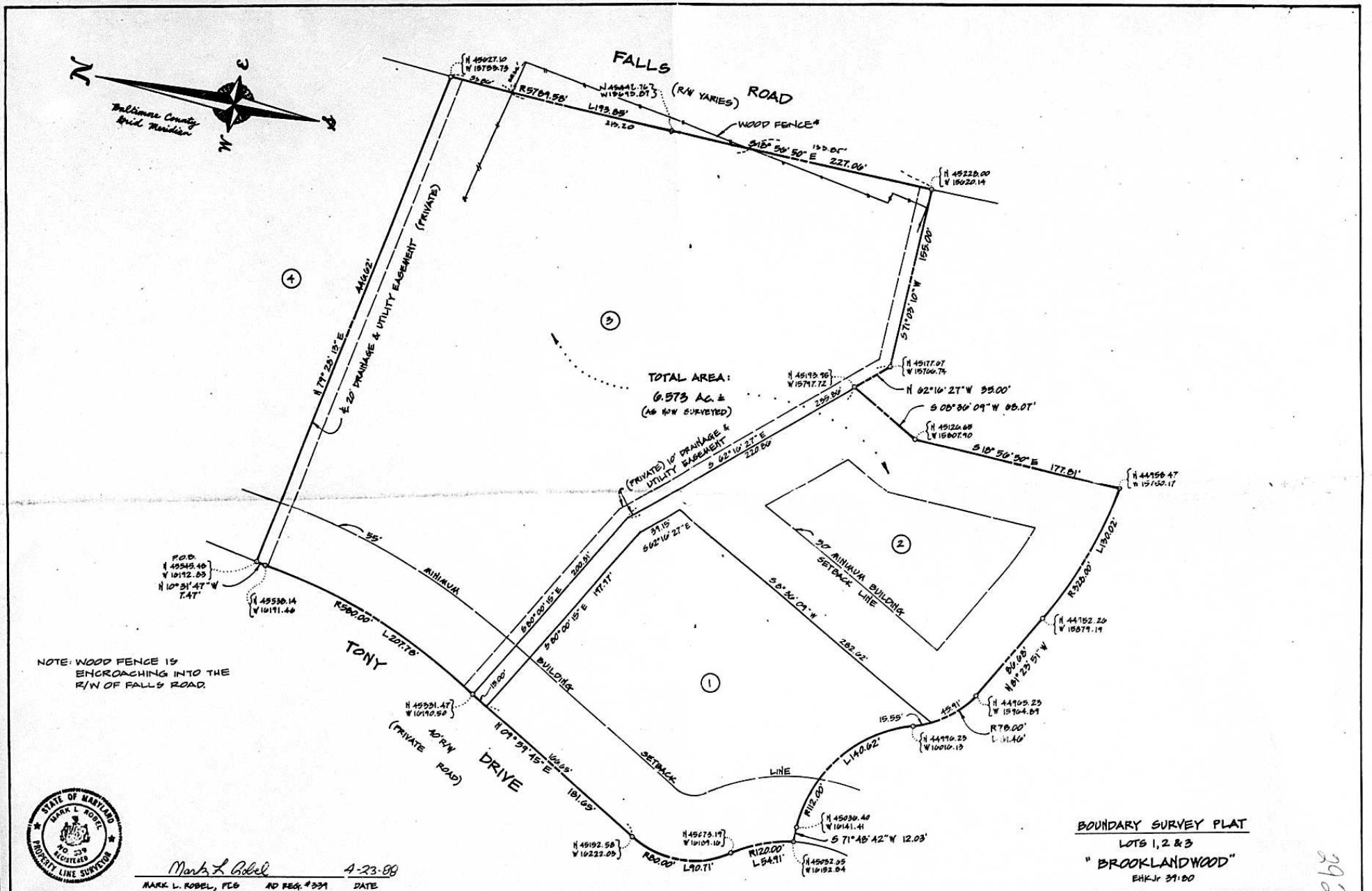
date of revisions
PERMIT 6/5/98

MONTESSORI SCHOOL MAINTENANCE BUILDING

seal

Levin/Brown & Associates, Inc.
ARCHITECTS
17 Warren Road
Suite 7B
Baltimore, Maryland
21208
(301) 486-9006

sheet no.
A101B



Mark L. Robel 4-23-88

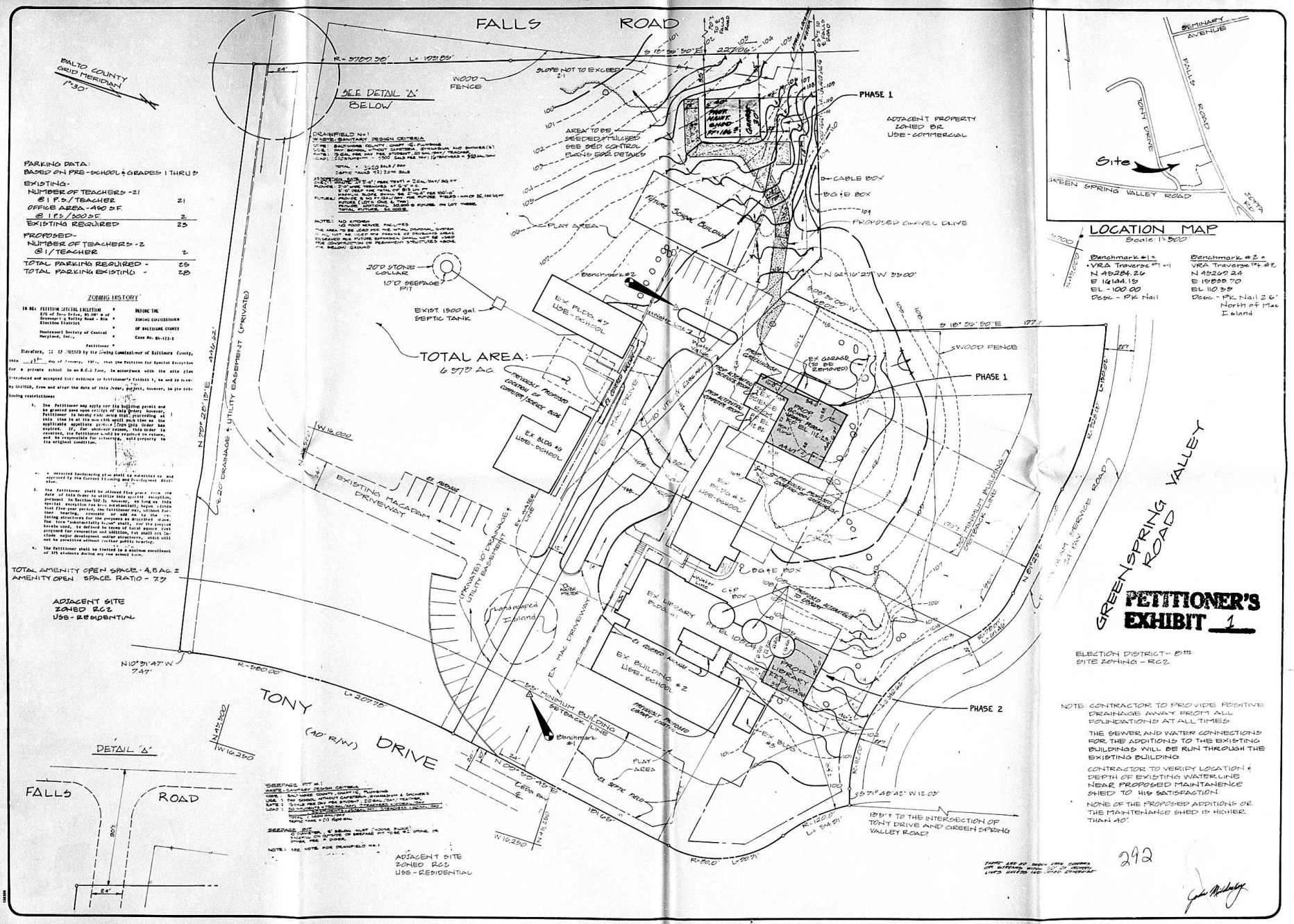
MARK L. ROBEL, PLS NO REG. # 339 DATE

VITTI, ROBEL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1717 YORK ROAD SUITE 2B LUTHERVILLE, MD 21093
(301) 252-4552

BOUNDARY SURVEY PLAT
LOTS 1, 2 & 3
" BROOKLANDWOOD"
EHKJr 39:80

8TH ELECTION DISTRICT BALTIMORE CO., MD

SCALE: 1" = 50' APRIL 21, 1988



Site Plan
MONTESSORI SCHOOL

project: 1-3-80
drawn: 1-3-80
revisions: 1-7-80
scale: 1" = 200'
approved: 1-7-80

MILDENBERG MOCH & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3330 North Ridge Road, Suite 230, Ellicott City, Maryland 21043-3350
(410) 461-9310 FAX: (410) 461-9282

1 of 1

Benchmark #1:
VRA Traverse Pt #1
N 48284.26
E 16144.15
EL - 100.00
Desc - PK Nail

Benchmark #2:
VRA Traverse Pt #2
N 49200.24
E 19888.70
EL 110.87
Desc - PK Nail 2.5' North of Mac Island

PETITIONER'S EXHIBIT 2

ELECTION DISTRICT - 03
SITE ZONING - RCZ
SITE ACREAGE - 6.073 AC.

NOTE: CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS AT ALL TIMES.

THE SEWER AND WATER CONNECTIONS FOR THE ADDITIONS TO THE EXISTING BUILDINGS WILL BE RUN THROUGH THE EXISTING BUILDING

CONTRACTOR TO VERIFY LOCATION & DEPTH OF EXISTING WATER LINE NEAR PROPOSED MAINTANENCE SHED TO HIS SATISFACTION

S ——— S - SILT FENCE
— — — — - LIMIT OF DISTURBANCE
S.C.E. - STABILIZED CONSTRUCTION ENTRANCE

FOR SEDIMENT CONTROL DETAILS AND NOTES, SEE SHEET 2 OF 2.

PROJECT 03003	DATE 6.5.08	
DRAWN BY UHV	ENGINEERING UBM	
SCALE 1"=20'	DESIGNED RBC	

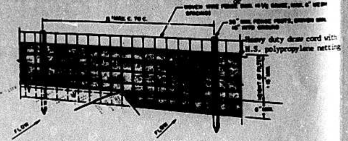
3	REVISE PER COMMENTS	6/23/08
2	REVISE PER COMMENTS	6/17/08
1	ADDED PHASES	6/6/08

Sediment Control Plan
MONTESSORI SCHOOL

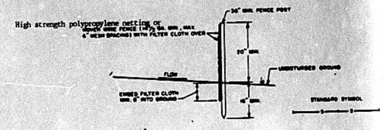
MILDENBERG, MOCHI & ASSOCIATES, INC.
Engineers • Surveyors • Planners
3300 North Ridge Road, Suite 225, Ellicott City, Maryland 21043-2158
(301) 461-1033 Fax (301) 461-1192

1 of 2

SILT FENCE



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. High strength polypropylene netting or WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 1½" x 1½" Min. (Actual) Hardwood

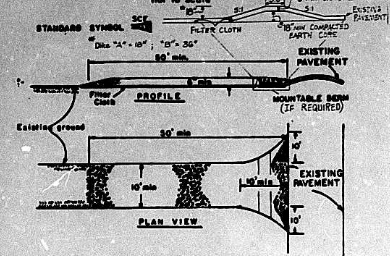
FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING or high strength polypropylene netting

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

STABILIZED CONSTRUCTION ENTRANCE

not to scale



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 ft. (except on a single residence lot where a 30 ft minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) ft. minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

1) Preferred-Apply 2 tons per acre dolomitic limestone (92lbs./1000/ square ft.) and 600 lbs. per acre 10-10-10 fertilizer(14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 urea form fertilizer (9lbs./1000/sq. ft.)

2) Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000/ sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23lbs./1000/ sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding-For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 tall fescue For the period May 1 thru July 31, seed with 60lbs. Kentucky 31 tall fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru Febuary 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well anchored straw.

Mulching-Apply 1½ to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 ga./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

Maintenance-Inspect all seeded areas and make needed repairs, replacements and reseedings

TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru Nov. 15, seed with 2½ bu. per acre of annual rye (3.2 lbs./1000 sq. ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./ 1000 sq. ft.) For the period November 16 thru Febuary 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1½ to 2 tons per acre (70-90 lbs./sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

SEQUENCE OF OPERATION NOTES: (NON-PUBLIC WORKS PLANS)

1. Notify Baltimore County Department of Permits and Licenses, Sediment Control Division, (494-3226) at least 48 hours prior to beginning work,
2. Clear and grub for sediment & erosion control measures or devices only,
3. Install all sediment & erosion control measures and devices,
4. Notify Baltimore County Department of Permits and Licenses, Sediment Control Division, upon completion of said installation,
5. With the approval of Baltimore County Department of Permits & Licenses and the sediment control inspector, clear and grub remainder of site.
6. INSTALL S.C.E. AT BACK OF SITE NEAR FALLS ROAD.
7. INSTALL SILT FENCE AROUND STOCKPILE, AND AROUND PROPOSED BUILDINGS & ADDITIONS.
8. CONSTRUCT MAINTENANCE SHED, STORAGE ROOM & LIBRARY.
9. GRADE AREAS AROUND ADDITIONS.
10. STABILIZE ALL DISTURBED AREAS.
11. WITH APPROVAL OF BALTO. CO. DEPT. OF PERMITS & LICENSES, AND THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.
12. STABILIZE AREAS DISTURBED BY SEDIMENT CONTROL DEVICES.

GENERAL NOTES

1) Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for standard details and detailed specifications of each practice specified herein.

2) With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.

3) At the end of each working day, all sediment control practices will be inspected and left in operational condition.

4) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a.) seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and b.) fourteen days as to all other disturbed or graded areas on the project site.

5) Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.

6) Dust control will be provided for all disturbed areas. Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, pp 62.01 and 62.02 for acceptable methods and specifications for dust control.

7) Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

8) Excess cut or borrow material shall go to or come from, respectively, a site with an approved sediment control plan.

OWNERS/DEVELOPERS CERTIFICATION

"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic on-site evaluation by the Baltimore County Soil Conservation District Board of Supervisors or their authorized agents.

Owner/Developer (Name & title) ________ Date ________

Print Name, Title, Firm & Address ________

PETITIONER'S EXHIBIT 3

MICROFILMED

CONSULTANT'S CERTIFICATION

"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and 'Standards and Specifications for Soil Erosion and Sediment Control.' I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: [signature] Md. License No. 10090 P.E. Date June 2 '88

Print Name: John Mildenberg

project	date
87009	6-3-88
illustration	engineering
JHW	JBM
scale	approval
1" = 20'	MOC

no	description	date
	revisions	

Sediment Control Plan
MONTESSORI SCHOOL

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