

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S Moorehead Road & N/S of * ZONING COMMISSIONER
Sedgley Road *
900 Sedgley Road * OF BALTIMORE COUNTY
1st Election District *
1st Councilmanic District * Case No. 95-413-X
Carla A. Leonard
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 900 Sedgley Road in the Westview Park subdivision of Baltimore County. Special exception relief is requested for approval of a professional office for handicapped children within a residence in a D.R. 5.5 zone, pursuant to Section 1B01.1.C.9.b of the Baltimore County Zoning Regulations (BCZR). The Petition is filed by Carla A. Leonard, RN, CS-P co-property owner. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Carla A. Leonard, co-property owner/Petitioner. Also present was Thomas E. Phelps, Property Line Surveyor. There were no Protestants or other interested persons who appeared. However, a signed Petition was submitted (marked as Petitioner's Exhibit No. 4) from residents of the surrounding locale which indicated that they were not opposed to the special exception request. Also, there were signatures of three Officers of the Westview Park Improvement and Civic Association on the Petition who did not oppose the Petition.

Testimony and evidence offered by the Petitioner is that the subject site is approximately 0.1695 acres (2,459 sq. ft.) in area and is zoned D.R.5.5. The property is improved with an existing home which is occupied by the Petitioner and her husband, Randall D. Leonard. The balance of the site is improved with a 3 car parking area and driveway.

JACKSONVILLE

ORDER RECEIVED FOR FILING

Date

By

6/21/95
M. D. Cook

The Petitioner testified that she has owned the property, together with her husband, Randall D. Leonard, for approximately 5 years. She stated that she is a Registered Nurse and a Certified Psychotherapist licensed by the State of Maryland. A Psychotherapist is considered by the State as a "clinical specialist in child and adolescent psychiatric and mental health nursing", and would be considered a "professional person" under the BCZR.

Testimony revealed that the Petitioner is proposing to have a part-time private psychotherapy practice in the basement of her home. The basement will consist of an office with a separate entrance, a waiting room, therapy room and access to a bathroom. Each client session is scheduled for approximately 50 minutes. The patients are scheduled by appointment only with approximately 3 to 4 per day, Monday through Saturday. Parking will be available in the driveway (accommodating three cars) in the front of the residence on Sedgley Road. Moreover, the property sits adjacent to the intersection of Moorehead Road and Sedgley Road and both of these streets allow public parking. There would be no employees or office manager on site.

Mrs. Leonard presented a floor plan (marked as Petitioner's Exhibit No.1) which shows that 499 sq. ft. of the dwelling would be utilized for her office. The house totals 2,459 sq. ft., thus, the office space is within the 25% floor area allowed for an office.

In considering the Petition for Special Exception, I must adjudge the request in accordance with the standards set forth in Section 502.1 of the BCZR. Essentially, this section designates a list of criteria which must be evaluated to determine if the proposed use would cause detriment to the health, safety and welfare of the community.

OFFICE OF THE CLERK
6/21/95
M. G. G. G.

It is clear that the BCZR permits the use proposed in a D.R.5.5 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. In fact, 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, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 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 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 BCZR.

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.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of June, 1995 that, pursuant to the Petition for Special Exception, approval for a professional office for handicapped children

ORDER PREPARED FOR FILING
6/1/95
Dated: 6/1/95
By: M. Horat

within a residence in a D.R. 5.5 zone, pursuant to Section 1B01.1.C.9.b of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The special exception granted herein are limited to the Petitioner, Carla A. Leonard for so long as she resides on the property. In the event the subject property is sold, leased, or transferred to any other individual, the special exception granted herein shall be terminated.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/21/97
By M. G. Oak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 20, 1995

Mrs. Carla A. Leonard
900 Sedgley Road
Baltimore, Maryland 21228

RE: Case No. 95-413-X
Petition for Special Exception
Property: 900 Sedgley Road

Dear Mrs. Leonard:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. Thomas E. Phelps
945 Barron Avenue
Baltimore, Md. 21221

MICROFILMED





Petition for Special Exception

95-473-X

to the Zoning Commissioner of Baltimore County

for the property located at 900 Sedgley Road

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Regulations of Baltimore County, to use the herein described property for

PROFESSIONAL (PSYCHIATRIST FOR HANDICAPPED CHILDREN) OFFICE WITHIN A RESIDENCE, IN A DR5.5 ZONE

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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.

Legal Owner(s).

Carla A. Leonard

(Type or Print Name)

Carla A. Leonard

Signature

(Type or Print Name)

Signature

900 Sedgley Road (410) 747 4884

Address

Phone No

Baltimore Md. 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Thomas E..Phelps & Assoc.

Name

545 Barron Ave

(410) 574 6744

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *MDK*

DATE

5/12/95

Zoning Administration

Development Management

95-413-X
THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue
Baltimore, Maryland 21221-5202
(301) 574-6744

LAND SURVEYING

LAND PLANNING

Deacription of Carla Leonard Property

Being Lot #19, Block L, in the subdivision of
Westview Park Sec. 3B as recorded in Baltimore County Plat
Book 22 at Folio 23, containing 6963 Square Feet. Also
known as 900 Sedgley Road.



#408

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4
95-113-X

District 1st

Date of Posting 5/26/95

Posted for: Special Exception

Petitioner: Carla Leonard

Location of property: 900 Sedgely Rd

Location of Signs: Facing road by on property being zoned

Remarks: _____

Posted by M. J. [Signature]
Signature

Date of return: 6/2/95

Number of Signs: 1



6/2/95

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21204 as follows:

Case: #95-413-X
(Item 408)

900 Sedgley Road
E/S Moorehead Road and
N/S Sedgley Road
1st Election District
1st Councilmanic
Legal Owner(s):

Carla A. Leonard
Hearing: Wednesday,
June 14, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Special Exception for
professional (psychiatrist) for
handicapped children office
within a residence.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
5/333 May 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 5/25, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-413-X

Account: R-001-6150

Number

Date 5/12/95

Taken In Pay: 2750K

Item: 408

Leonard, Cock A - 900 Sedgely Rd.

050 - Special Exception - \$ 300.00

080 - 1 sign posting - \$ 35.00

Total - \$ 335.00

RECEIVED

03A03H044M121111C

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 408

Petitioner: Leonard, Carla A.

Location: 900 Sedgley Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leonard, Carla A.

ADDRESS: 900 Sedgley Rd

Baltimore, MD 21228

PHONE NUMBER: (410) 747-4884

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
May 3, 1995 Issue ~ Jeffersonian

Please forward billing to:

Carla A. Leonard
900 Sedgley Road
Baltimore, MD 21228
747-4884

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-413-X (Item 408)
900 Sedgley Road
E/S Moorehead Road and N/S Sedgley Road
1st Election District - 1st Councilmanic
Legal Owner(s): Carla A. Leonard
HEARING: WEDNESDAY, JUNE 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Ecception for professional (psychiatrist for handicapped children) office within a residence.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 18, 1995

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-413-X (Item 408)

900 Sedgley Road

E/S Moorehead Road and N/S Sedgley Road

1st Election District - 1st Councilmanic

Legal Owner(s): Carla A. Leonard

HEARING: WEDNESDAY, JUNE 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Ecception for professional (psychiatrist for handicapped children) office within a residence.

A handwritten signature in black ink, which appears to read "Arnold Jablon". The signature is fluid and cursive.

Arnold Jablon
Director

cc: Carla A. Leonard
Thomas E. Phelps & Associates

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 7, 1995

Ms. Carla A. Leonard
900 Sedgley Road
Baltimore, Maryland 21228

RE: Item No.: 408
Case No.: 95-413-X
Petitioner: C. A. Leonard

Dear Ms. Leonard:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 5, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning



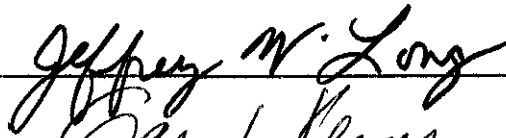
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

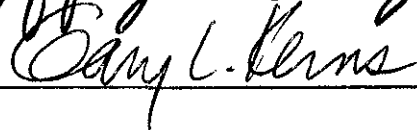
Item No. 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 30, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for May 30, 1995
 Item No. 408

The Developers Engineering Section has reviewed the subject zoning item. The issue of parking needs to be clearly addressed.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/30/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/22/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401
407
408
409
410
411

LS:sp

LETTY2/DEPRM/TXTSBP

4/16/95

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CARLA A. LEONARD

LOCATION: CORNER E/S MOOREHEAD RD. AND N/S SEDGLEY RD. (900 SEDGLEY RD.)

Item No. (408)

Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

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

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", 1991 edition prior to occupancy.

RECEIVED

MAY 30 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-16-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 408 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Carla A. Leonard

900 Sedgley Rd.

THOMAS PHELPS

945 BARNON AVE



*SPECIAL EXCEPTION
FOR PROFESSIONAL OFFICE WITHIN A
RESIDENCE*

Carla A. Leonard, RN, CS-P
Nurse Psychotherapist

*Ref No
2*

I am requesting a special exception for a professional to have a part-time private psychotherapy practice in my home. I have been employed in the mental health profession for seven years, working in both inpatient and outpatient settings. I have experience providing individual and family therapy to children, adolescents, and adults.

My goal is to work with the Catonsville community to develop a practice consisting largely of neighborhood families. I anticipate scheduling three-four clients per day, with appointments spread throughout the day, evening and weekend. The practice will not have advertising signage on the property.

The office will have a separate basement entrance, a waiting room, therapy room, and access to a bathroom. Each client session is scheduled for 50 minutes. I expect that one, possibly two cars may be parked at the house at the same time period.

Parking will be available in the driveway (accommodates three cars), in front of the house on Sedgley Road (accommodates three cars), and to the side of the house on Moorehead Road (accommodates three cars). Please note enclosed photos.

I have spoken with many neighbors to provide information and answer questions about my request. I have enclosed a collection of neighbors who do not oppose my request, including three Officers of the Westview Park Improvement and Civic Association.

Thank you for your consideration.

MICROFILMED

Carla A. Leonard has talked with me about her request for a Special Exception for professional office within a residence.

I am not opposed to her request:

Teresa + Norman Crone
Name

6215 Collinsway Rd.
Street Address

Don + Doreen
Name

922 Sedgley Rd
Street Address

Robbin + Kevin Dungey
Name

910 Sedgley Rd
Street Address

Neel + Brie Armiger
Name

924 Sedgley Rd.
Street Address

Darry Crain
Name

912 Sedgley Rd
Street Address

Grg + Karen Rainey
Name

932 Sedgley Rd
Street Address

Delores + Norman Burrell
Name

914 Sedgley Rd
Street Address

Delma C Fip
Name

937 Sedgley Rd
Street Address

Wilbur J KEETON Sr
Name

916 Sedgley Rd
Street Address

Mrs Mrs N. Benson
Name

935 Sedgley Rd.
Street Address

Red Nov 4

Carla A. Leonard has talked with me about her request for a Special Exception for professional office within a residence.

I am not opposed to her request:

Roberta Carbett
Name
925 Sedgley Rd.
Street Address

C. Lynn Alexander Jr
Name
901 Sedgley Rd
Street Address

Mark Lambert
Name
917 Sedgley Rd
Street Address

A B Boyce
Name
901 Barnwell Rd
Street Address

Robert W Myers
Name
913 Sedgley Rd.
Street Address

Eric Munk
Name
5926 Moorehead Rd.
Street Address

Jim J. Ritter
Name
909 Sedgley Rd.
Street Address

Robert J White
Name
6000 MOOREHEAD
Street Address

William J. Gerardi
Name
903 Sedgley Rd
Street Address

Russell J. Curran - WRICA
Name BOARD
MEMBER.
900 Sedgley Rd
Street Address

Carla A. Leonard has talked with me about her request for a Special Exception for professional office within a residence.

I am not opposed to her request:

Helen Costanzo
Name

6102 Wheatland Rd
Street Address

Name

Street Address

Ann Sentinella
Name

6261 Gilston Park Rd
Street Address

Name

Street Address

Name

Street Address

Name

Street Address

Name

Street Address

Name

Street Address

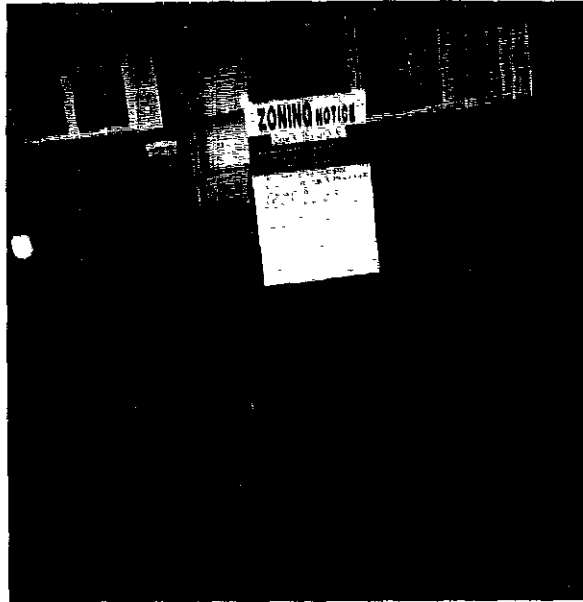
Name

Street Address

Name

Street Address

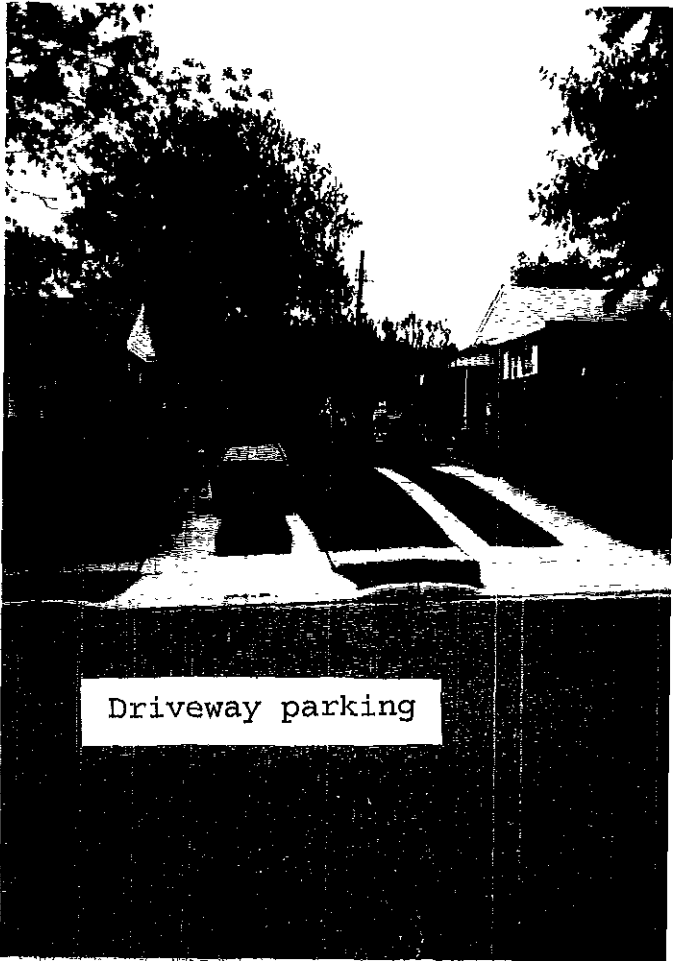
95-413-X



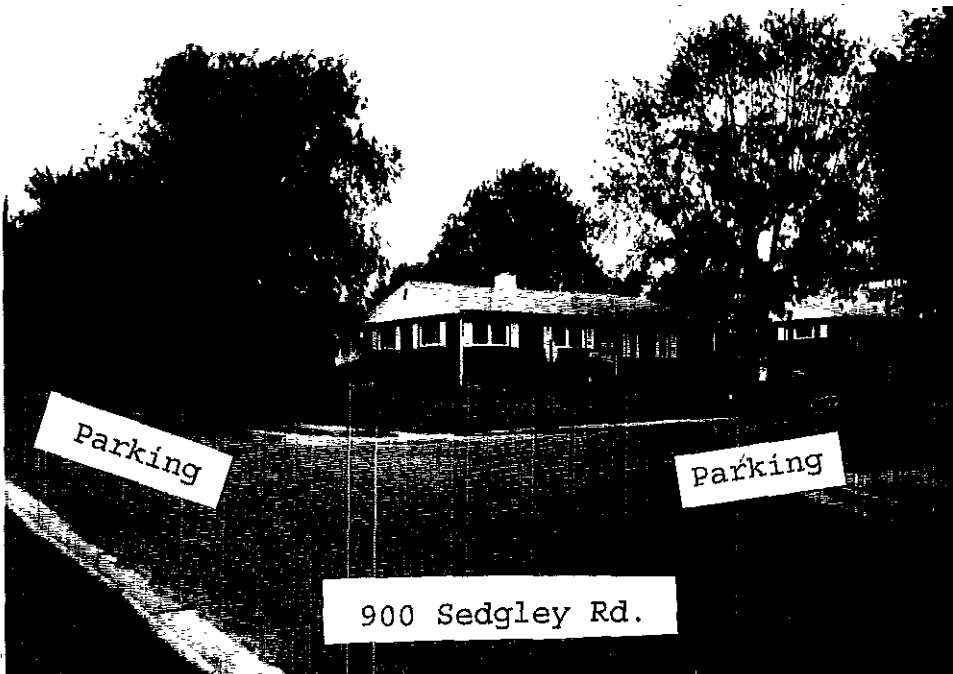
113

Petitioner's Exhibits

3



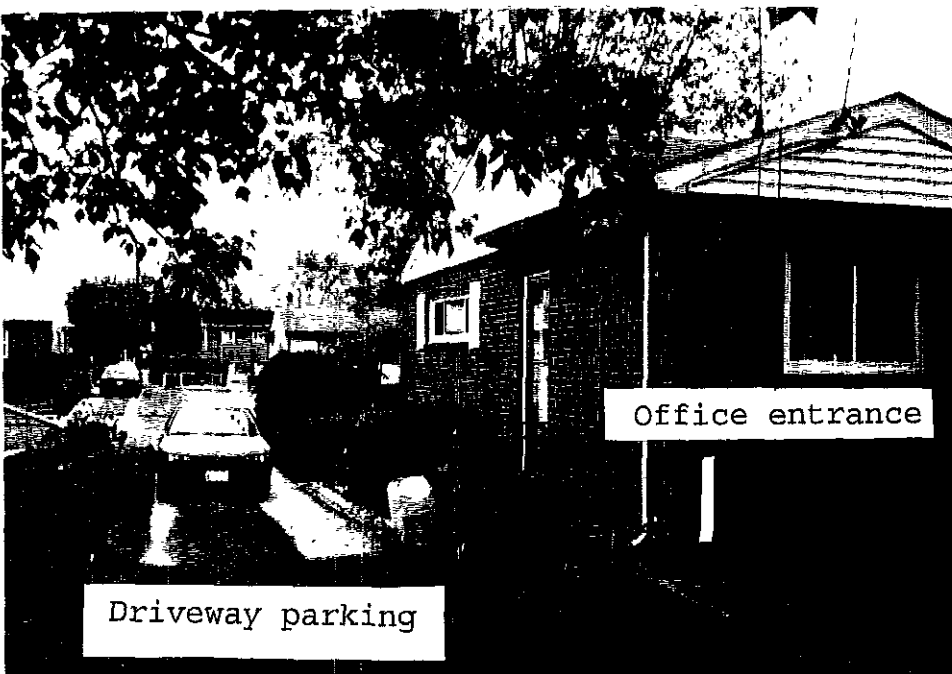
Driveway parking



Parking

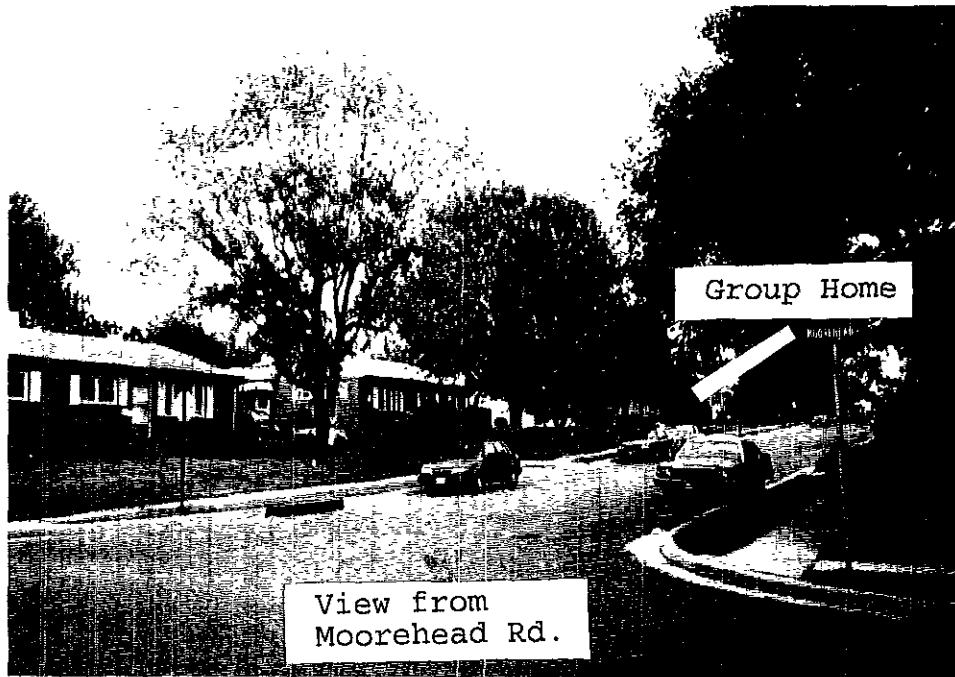
Parking

900 Sedgley Rd.



Office entrance

Driveway parking



View from
Moorehead Rd.



View from
Sedgley Rd.

408

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
75-413-X

Account: R-001-6150
Number
Taken In By: MK
Item: 408

Date: 5/12/95
Leonard, Carla A. - 900 Sedgley Rd.
050 - Special Exception - \$300.00
080 - 1 sign posting - \$35.00
Total - \$335.00

03A03B0144N1CHRD \$235.00
B&C 009:57A4D5-12-95
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 408
Petitioner: Leonard, Carla A.
Location: 900 Sedgley Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Leonard, Carla A.
ADDRESS: 900 Sedgley Rd
Baltimore, MD 21228
PHONE NUMBER: (410) 747-4844

AJ:ggg (Revised 04/09/93)

POTENTIAL PUBLISHING COMPANY
May 3, 1995 Issue - Jeffersonian
Please forward billing to:
Carla A. Leonard
900 Sedgley Road
Baltimore, MD 21228
747-4844

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-413-X (Item 408)
900 Sedgley Road
E/S Woodbrook Road and W/S Sedgley Road
1st Election District - 1st Councilmanic
Legal Owner(s): Carla A. Leonard
HEARING: WEDNESDAY, JUNE 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for professional (psychiatrist for handicapped children) office within a residence.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

May 18, 1995
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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-413-X (Item 408)
900 Sedgley Road
E/S Woodbrook Road and W/S Sedgley Road
1st Election District - 1st Councilmanic
Legal Owner(s): Carla A. Leonard
HEARING: WEDNESDAY, JUNE 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for professional (psychiatrist for handicapped children) office within a residence.

Arnold Jablon
Director

cc: Carla A. Leonard
Thomas E. Phelps & Associates

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 7, 1995

Ms. Carla A. Leonard
900 Sedgley Road
Baltimore, Maryland 21228

RE: Item No.: 408
Case No.: 95-413-X
Petitioner: C. A. Leonard

Dear Ms. Leonard:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 5, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Emily L. Evans

PK/JL

ITEM408/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: May 30, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 30, 1995
Item No. 408

The Developers Engineering Section has reviewed the subject zoning item. The issue of parking needs to be clearly addressed.

RWB:gw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/30/95

FROM: DEPRM
Development Coordination

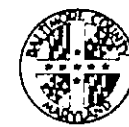
SUBJECT: Zoning Advisory Committee
Agenda: 5/24/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 401
407
408
409
410
411

LS:sp

LETTY2/DEPRM/TXTSBP



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CARLA A. LEONARD

LOCATION: CORNER E/S MOOREHEAD RD. AND N/S SEDGLEY RD. (900 SEDGLEY RD.)

Item No.: 408 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

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

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", 1991 edition prior to occupancy.

RECEIVED
MAY 30 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-16-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 408 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Carla A. Leonard 900 Sedgley Rd.
Theresa Phelps 945 Barton Ave

SPECIAL EXCEPTION
FOR PROFESSIONAL OFFICE WITHIN A
RESIDENCE

Carla A. Leonard, RN, CS-P
Nurse Psychotherapist

I am requesting a special exception for a professional to have a part-time private psychotherapy practice in my home. I have been employed in the mental health profession for seven years, working in both inpatient and outpatient settings. I have experience providing individual and family therapy to children, adolescents, and adults.

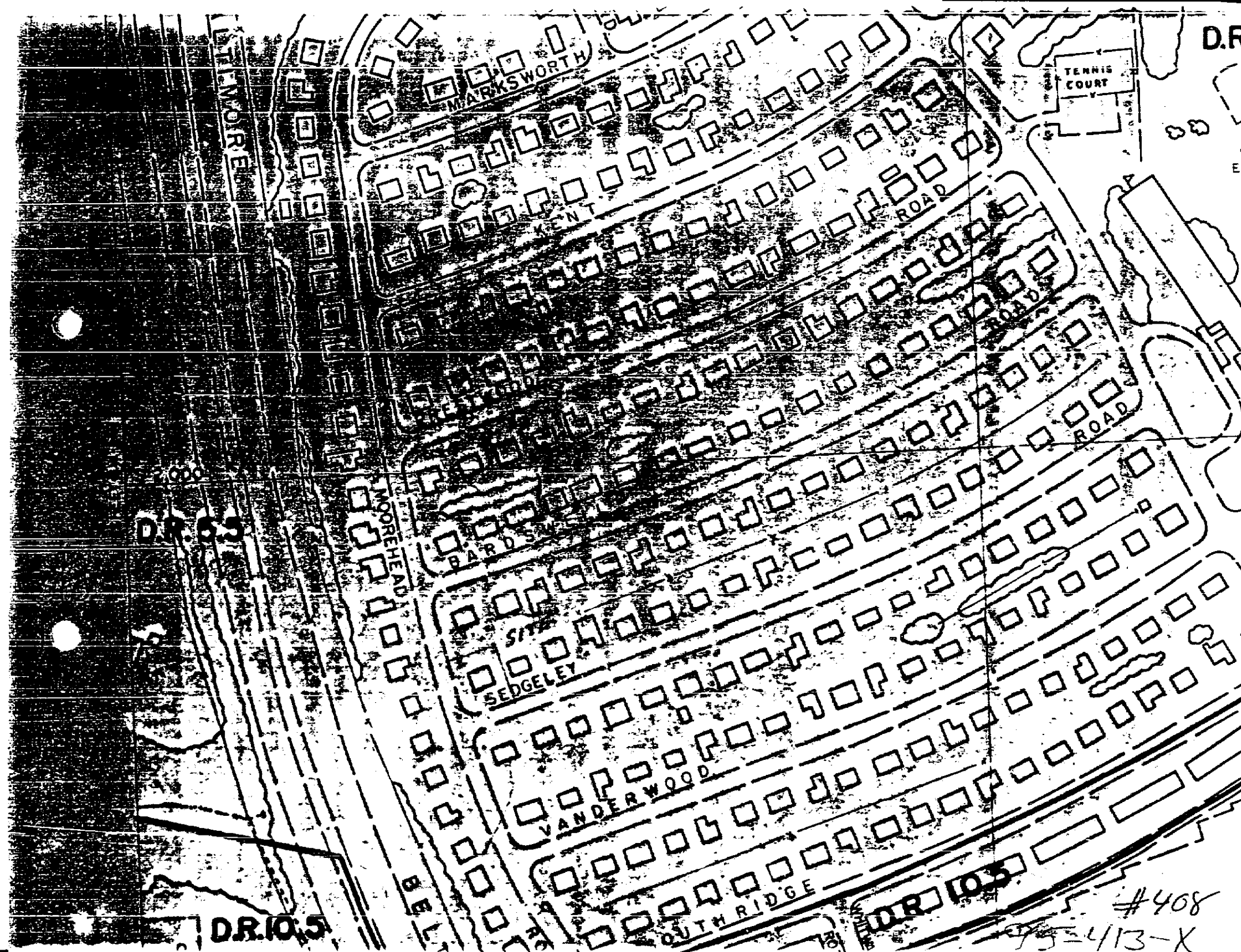
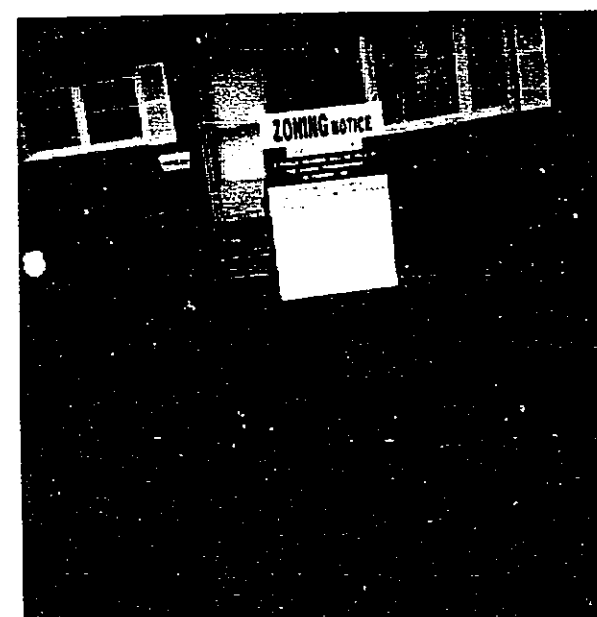
My goal is to work with the Catonsville community to develop a practice consisting largely of neighborhood families. I anticipate scheduling three-four clients per day, with appointments spread throughout the day, evening and weekend. The practice will not have advertising signage on the property.

The office will have a separate basement entrance, a waiting room, therapy room, and access to a bathroom. Each client session is scheduled for 50 minutes. I expect that one, possibly two cars may be parked at the house at the same time period.

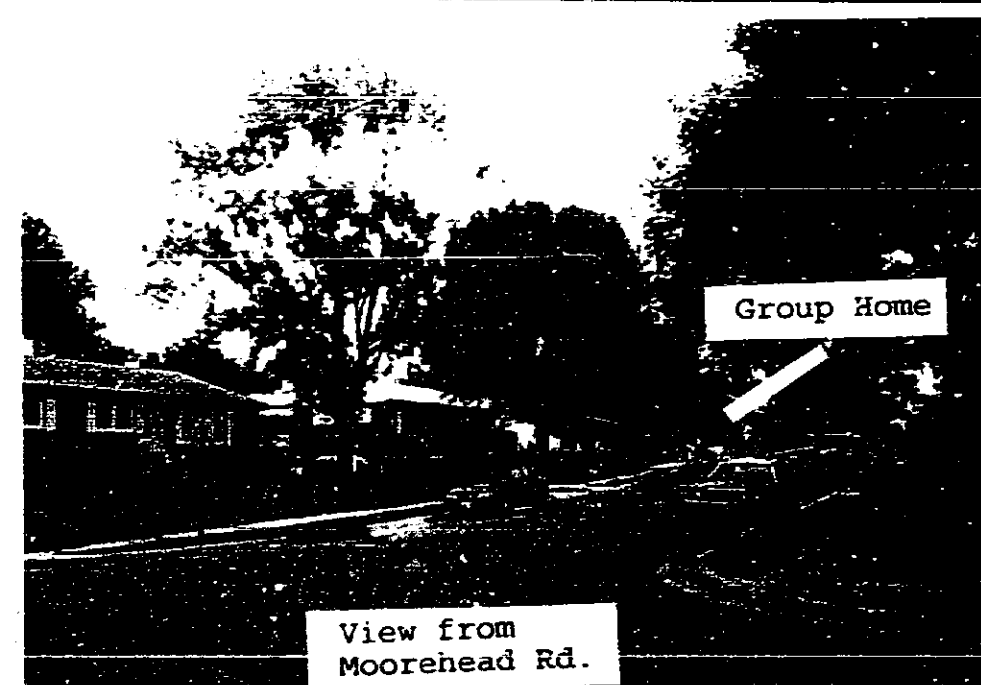
Parking will be available in the driveway (accommodates three cars), in front of the house on Sedgley Road (accommodates three cars), and to the side of the house on Moorehead Road (accommodates three cars). Please note enclosed photos.

I have spoken with many neighbors to provide information and answer questions about my request. I have enclosed a collection of neighbors who do not oppose my request, including three Officers of the Westview Park Improvement and Civic Association.

Thank you for your consideration.



View from
Sedgley Rd.



Group Home

View from
Moorehead Rd.



Driveway parking



Parking

900 Sedgley Rd.

Office entrance

Driveway parking

Carla A. Leonard has talked with me about her request for a Special Exception for professional office within a residence.

I am not opposed to her request:

Terence & Norman Cone Name 1645 Collingwood Rd. Street Address	Theresa Phelps Name 900 Sedgley Rd. Street Address
Robert & Susan Dwyer Name 900 Sedgley Rd. Street Address	Mike & Bice Aminger Name 934 Sedgley Rd. Street Address
Darryl Craig Name 912 Sedgley Rd. Street Address	Greg & Karen Roney Name 934 Sedgley Rd. Street Address
Delores & Norman Bussell Name 914 Sedgley Rd. Street Address	Debra C. Fip Name 934 Sedgley Rd. Street Address
Wilbur J. Keeton Sr. Name 916 Sedgley Rd. Street Address	Mrs. Mrs. N. Benson Name 935 Sedgley Rd. Street Address

Red No 4

D.R.

TENNIS COURT

MARKSWORTH

KENT

ROAD

ROAD

ROAD

BARDSWELL

SITE

SEDGELEY

VANDERWOOD

SOUTHRIDGE

MTIMORE

MOOREHEAD

BELT

2,000

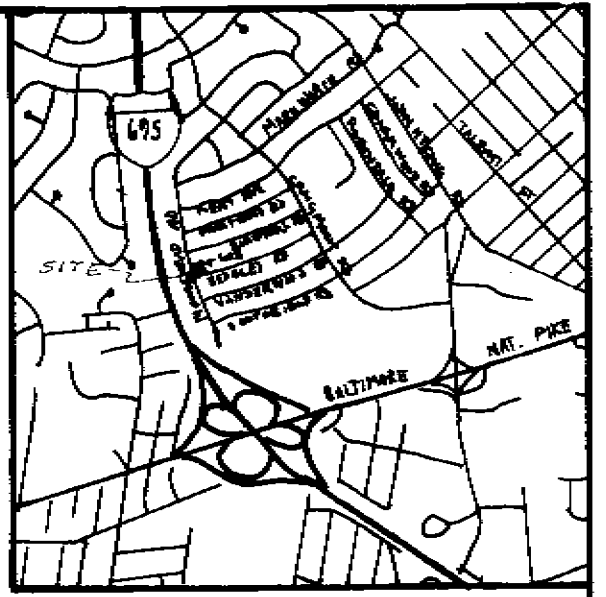
D.R. 5.3

D.R. 10.5

D.R. 10.5

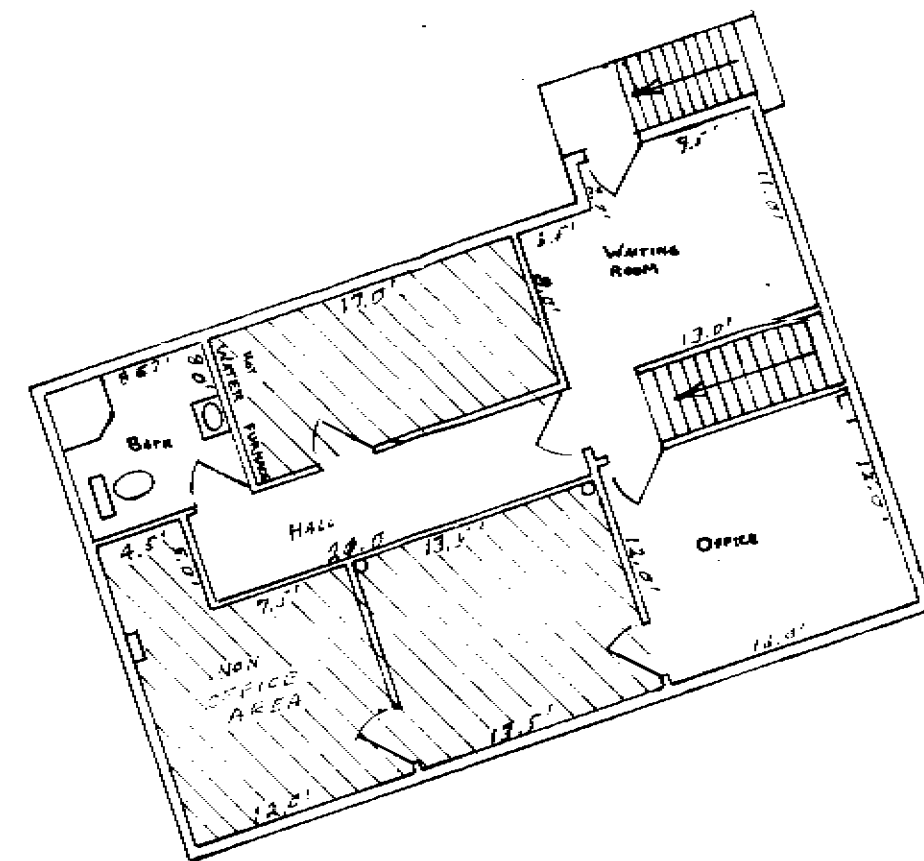
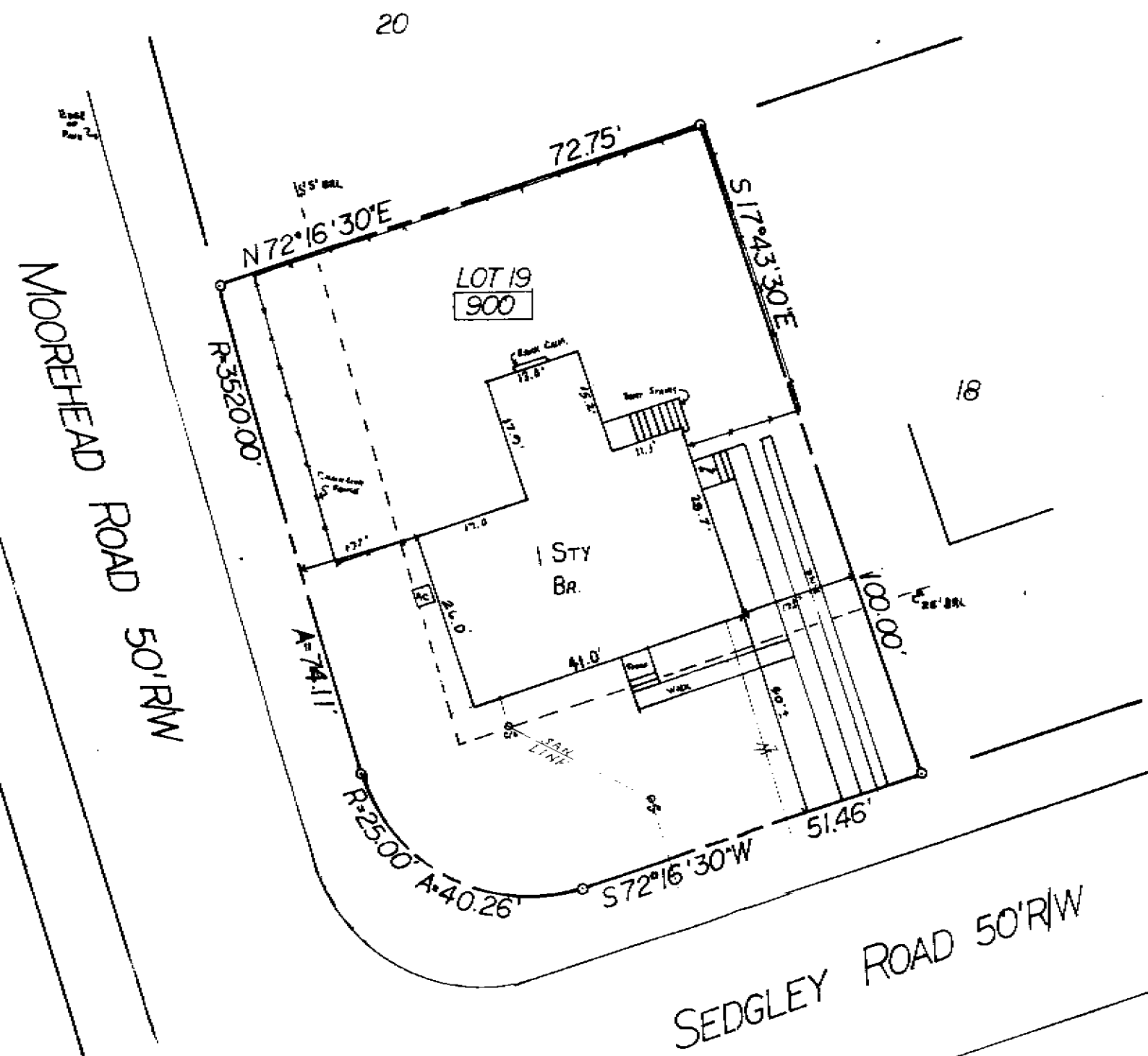
#408

95-413-X



VICINITY MAP
1"=2000'

95-413-X



BASEMENT FLOORPLAN

Ref No 1

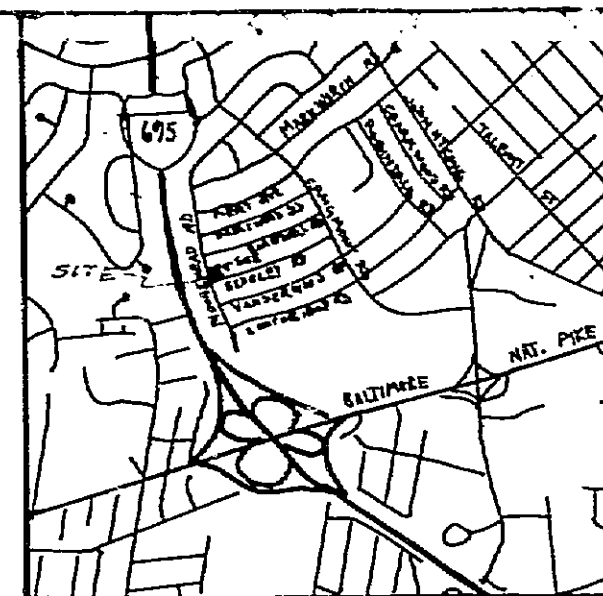
1. HOUSE FLOOR SPACE 2,459 SQFT
2. OFFICE FLOOR SPACE 499 SQFT OR 20 %
3. SPECIAL EXCEPTION REQUEST IS FOR A PROFESSIONAL OFFICE WITHIN A RESIDENCE IN A DR 5.5 ZONE PER SEC 180.1.1.96
4. ZONING DR 5.5
5. COUNCILMANIC DIST. 1
6. LOT SIZE 7383 4/16 AC. 0.1695 ACRES
7. ZONING MAP 1"=200' SW 1F
8. NO PRIOR ZONING HEARINGS ON PROPERTY
9. NOT WITHIN CRITICAL AREA

MICROFILMED #408

OWNER
CARLA LEONARD
900 SEDGLEY ROAD
BALTO, MD, 21228 PH 747 4584

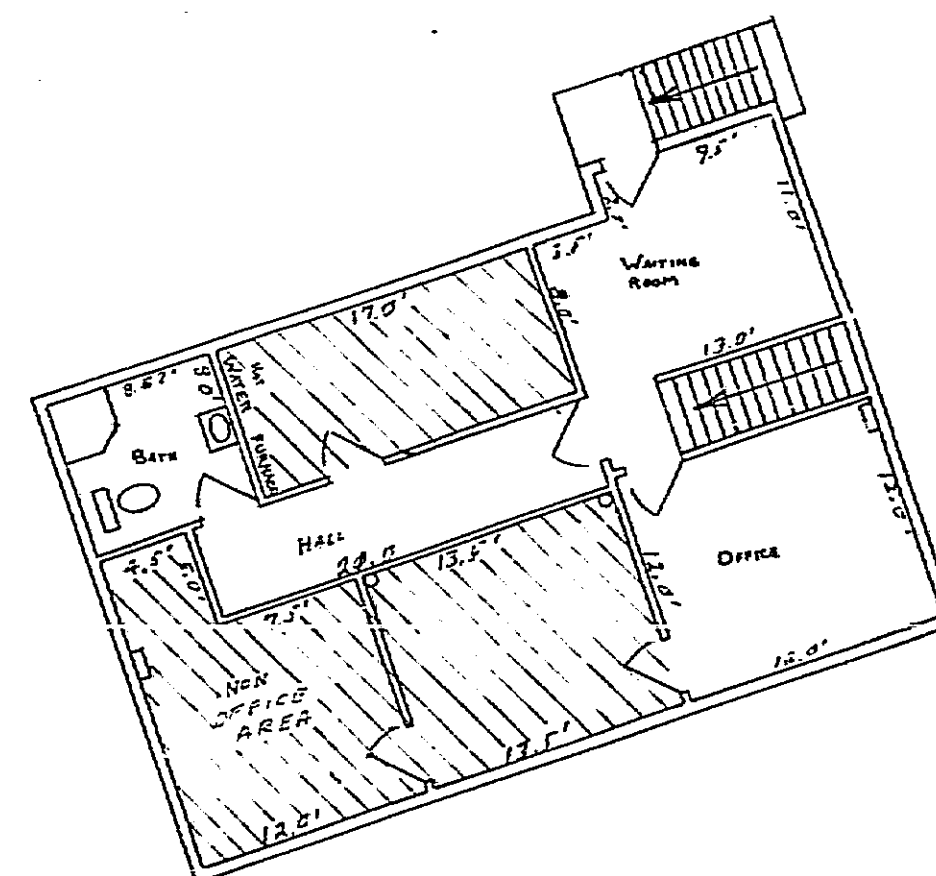
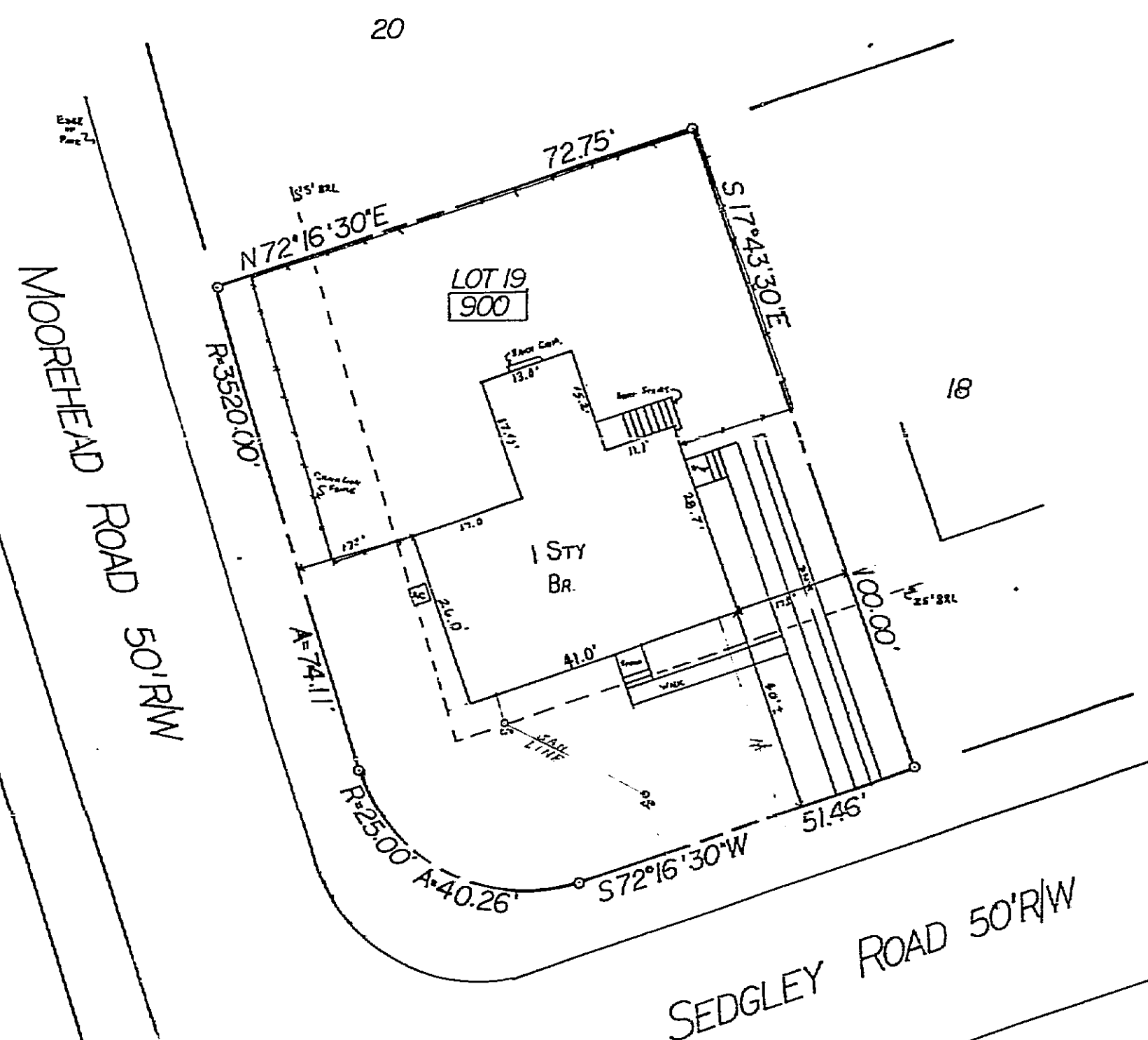
THOMAS E. PHELPS & ASSOC., INC.
945 BARRON AVE.
BALTIMORE, MARYLAND 21221
PHONE: (410) 574 6744

REVISIONS			Special Exception Plat	
			900 Sedgley Road	
			Lot 19 of Westview Park 22/23	
			1st Elec. Dist. Balto. Co., Maryland	
			DRAWN BY: TAV	SCALE: 1"=20'
			CHECKED BY: TEP	DATE: 4/10/95



VICINITY MAP
1"=2000'

X-814-56



BASEMENT FLOORPLAN

Ref No 1

1. HOUSE FLOOR SPACE 2,459 SQFT
2. OFFICE FLOOR SPACE 499 SQFT OR 20 %
3. SPECIAL EXCEPTION REQUEST IS FOR A PROFESSIONAL OFFICE WITHIN A RESIDENCE IN A DR 5.5 ZONE PER SEC 1801.1 C. 96
4. ZONING DR 5.5
5. COUNCIL MATE DIST. 1
6. LOT SIZE 1383 SQ FT OR 0.1695 ACRES
7. ZONING MAP 1"=235' SW 1F
8. NO PRIOR ZONING HEARINGS ON PROPERTY
9. NOT WITHIN CRITICAL AREA

#408

OWNER
CARLA LEONARD
900 SEDGLEY ROAD
BALTO., MD., 21228 P. 747 4884

THOMAS E. PHELPS & ASSOC., INC.
945 BARRON AVE.
BALTIMORE, MARYLAND 21221
PHONE: (410) 574 6744

REVISIONS		Special Exception Plat	
		900 Sedgley Road	
		Lot 19 of Westview Park 22/23	
		1st Elec. Dist. Balto. Co., Maryland	
		DRAWN BY: TAN	SCALE: 1"=20'
		CHECKED BY: TEP	DATE: 4/10/95