

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE – SE/Corner Essex Road *
 And Alter Street * DEPUTY ZONING COMMISSIONER
 (6834 Alter Street) *
 3rd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District *
 * Case No. 99-141-XA
 Board of Education for Baltimore County *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, the Baltimore County Board of Education, by Dunbar Brooks, President, and the Contract Lessee, the YMCA of Central Maryland, by Benjamin J. Petrilli. The Petitioners request a special exception for a “Class B” Child Care Center, and a variance from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between buildings, setback, front to rear, of 65 feet in lieu of the required 70 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner’s Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Christine Ader Soto, a representative of the YMCA, Joseph Larson, with Spellman, Larson & Associates, Inc., the consulting firm which prepared the site plan, and Theodore Millspaugh, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 17.45 acres, more or less, zoned D.R. 5.5, and is the site of the Campfield Elementary School. The YMCA proposes to lease a portion of the property and construct a one-story, Class “B” child care center, to be known as the Campfield Head Start Center. The head start program is a school readiness program for 3 and 4 year olds, and will serve not only the elementary school

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 Date 11/23/98
 BY [Signature]

district in this area, but also the seven surrounding elementary school districts. Children who utilize this facility will be prepared to enter kindergarten and elementary school. The proposed one-story building and accessory playground area are more particularly shown on Petitioner's Exhibit 1. Testimony indicated that due to the zoning of the property and the location of existing improvements thereon, the proposed building will be located 65 feet from the existing school. Thus, the requested special exception and variance are necessary in order to proceed with the proposed improvements.

It is clear that the B.C.Z.R. 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 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, irrespective 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 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.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md.

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DATE 11/23/98
BY [Signature]

208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petitions held, and for the reasons set forth above, the Petitions for Special Exception and Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of November, 1998 that the Petition for Special Exception for a "Class B" Child Care Center, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between buildings, setback, front to rear, of 65 feet in lieu of the required 70 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

restriction:

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Date 11/23/98
By [Signature]

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjjs



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
For Baltimore County

ORDER RECEIVED FOR FILING
Date 11/23/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 24, 1998

Mr. Dunbar Brooks, President
Baltimore County Board of Education
6901 N. Charles Street
Baltimore, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE/Corner Essex Road and Alter Street
(6834 Alter Street)
3rd Election District – 2nd Councilmanic District
Board of Education for Baltimore County – Petitioners
Case No. 99-141-XA

Dear Mr. Brooks:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Benjamin J. Petrilli, YMCA of Central Maryland
20 S. Charles Street, Baltimore, Md. 21201
Theodore Millsbaugh, Piper & Marbury
36 S. Charles Street, Baltimore, Md. 21201
Mr. Joseph Larson, Spellman, Larson & Associates
105 W. Chesapeake Avenue, Towson, Md. 21204
People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

Campfield Early Learning Center
6834 Alter Street

which is presently zoned

DR 5.5

This Petition shall be filed with the Department of Permits & 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

Class "B" CHILD CARE CENTER

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee: Benjamin J. Petrilli

Legal Owner(s): Dunbar Brooks, President

YMCA of Central Maryland
(Type or Print Name)

Board of Education of Balto. Co.
(Type or Print Name)

[Signature] LPA
Signature

[Signature]
Signature

20 S. Charles Street
Address

(Type or Print Name)

Baltimore MD 21201
City State Zipcode

Signature

Attorney for Petitioner:

6901 N. Charles St. 887-4313
Address Phone No.

(Type or Print Name)

Towson MD 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Joseph L. Larson
Spellman, Larson & Associates
Name

Address Phone No.

105 W. Chesapeake Ave. 823-3535
Address Phone No.

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING *1 1/2 hrs*
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER _____

REVIEWED BY: *[Signature]* DATE *10-6-98*

ORDER RECEIVED FOR FILING
Date *10/6/98*
By *[Signature]*

Revised 9/5/95

99-141-XA

141



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Campfield Early Learning Center
6834 Alter Street

which is presently zoned DR 5.5

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 Variance from Section(s) 1 B01.2 C.1.a.

to allow for a 65' distance between buildings front to rear in lieu of the required 70'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be fully explained and documented at the Zoning Hearing

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

I, or we, agree to pay expenses of above Variance 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/Lessee: Benjamin J. Petrilli

YMCA of Central Maryland

(Type or Print Name)

Signature

20 S. Charles Street

Address

Baltimore MD 21201

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s): Dunbar Brooks, President

Board of Education of Balto. Co.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6901 N. Charles Street 887-4313

Address Phone No.

Towson MD 21204

City State Zipcode

Name, Address and phone number of representative to be contacted.

Joseph L. Larson
Spellman, Larson & Associates

105 W. Chesapeake Avenue 823-3535

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See Sp. Ex.
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER
REVIEWED BY: [Signature] DATE 10-6-98

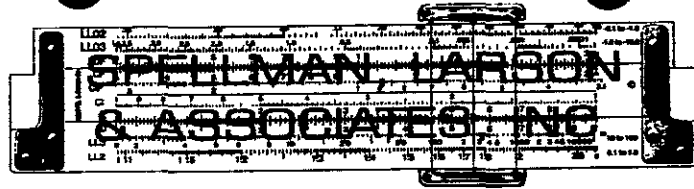
UNDER SECRETARY OF PUBLIC SAFETY
DATE 11/24/98



Printed with Soybean Ink
on Recycled Paper

99-141-XA

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ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

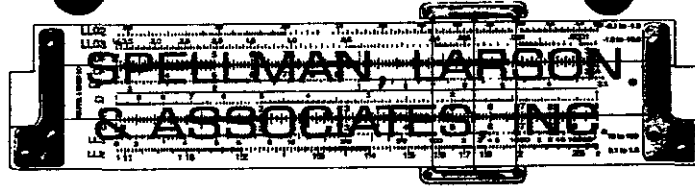
SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

#141

DESCRIPTION FOR
A SPECIAL HEARING
BOARD OF EDUCATION OF BALTIMORE COUNTY PROPERTY,
ALTER STREET, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the intersection of the southeast side of Essex Road 60 feet wide, (formerly Alter Street) and the northeast side of Campfield Road and running thence and binding on the northeast side of Campfield Road south 35 degrees 57 minutes east 67.46 feet south 20 degrees 26 minutes 10 seconds east 61.61 feet and south 20 degrees 26 minutes 10 seconds east 281.45 feet thence leaving Campfield Road and running north 69 degrees 33 minutes 50 seconds east 98.46 feet north 69 degrees 33 minutes 50 seconds east 53.08 feet south 20 degrees 26 minutes 10 seconds east 150.00 feet south 39 degrees 47 minutes 20 seconds east 604.90 feet north 36 degrees 14 minutes 49 seconds east 645.36 feet south 69 degrees 32 minutes 50 seconds east 140.02 feet and north 29 degrees 13 minutes 50 seconds east 99.02 feet to the southwest side of Alter Street, 60 feet wide, thence binding on the southwest side of Alter Street and continuing along the southeast side of Essex Road, formerly Alter Street, north 46 degrees 12 minutes 00 seconds west 16.00 feet northwesterly by a curve to the left having a radius of

99-141-XA



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

#141

DESCRIPTION FOR
A SPECIAL HEARING

Page 2

BOARD OF EDUCATION OF BALTIMORE COUNTY PROPERTY,
ALTER STREET, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND.

3246.94 feet the distance of 167.96 feet (the chord of the arc bears north 47 degrees 40 minutes 55 seconds west 167.94 feet) north 49 degrees 09 minutes 50 seconds west 695.85 feet westerly by a curve to the left with a radius of 241.91 feet the distance of 312.34 feet (the chord of the arc bears north 86 degrees 09 minutes 10 seconds west 291.10 feet) and south 56 degrees 51 minutes 30 seconds west 417.24 feet to the place of beginning.

Containing 17.45 acres of land, more or less.

9/10/98



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 089237

DATE 10-6-98 ACCOUNT R-001-6150
AMOUNT \$ 550.00

RECEIVED FROM: YMCA of Central MD.
FOR: Special Exception Variance
6834 Aiter St.

PAID RECEIPT

PROCESS ACTUAL TIRE
10/06/1998 10/06/1998 11:02:45
SEL US03 CASHIER PAYS PER DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 089237
OR NO. 089237

550.00 CHECK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-141-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. ¹⁴² 059238

DATE 10-6-98 ACCOUNT R-001-6150

AMOUNT \$ 550.¹⁰

RECEIVED FROM: YMCA of Central Maryland

FOR: Special Exception & Variance
4159 McDowell Lane

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
07/06/1998 10/06/1998 11:01:57
REG W003 CASHIER PWES PEW DRAWER 3
E MISCELLANEOUS CASH RECEIPT
Receipt # 061204 OFLN
CR NO. 059238

550.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. ¹⁴¹ 059237

DATE 10-6-98 ACCOUNT R-001-6150

AMOUNT \$ 550.⁰⁰

RECEIVED FROM: YMCA of Central MD.

FOR: Special Exception & Variance
6834 Aiter St.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
07/06/1998 10/06/1998 11:02:45
REG W003 CASHIER PWES PEW DRAWER 3
E MISCELLANEOUS CASH RECEIPT
Receipt # 061205 OFLN
CR NO. 059237

550.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 1998

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 10/29/, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-141-XA
8834 Aller Street (Campfield Early Learning Center)
500 Aller Street and Campfield Road
3rd Election District
2nd Councilmanic District
Legal Owner(s):
Board of Education of Baltimore County
Contract Purchaser:
YMCA of Central Maryland
Special Exception: for a Class I child care center.
Variance: to allow for a 69-foot distance between buildings front to rear in lieu of the required 70 feet.
Hearing: Wednesday, November 18, 1998 at 2:00 p.m. in Room 407 County Courts Bldg., 401 Bosley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

10/28 Oct. 29 C269659

CERTIFICATE OF POSTING

RE: Case No.: 99-141-XA

Petitioner/Developer: YMCA, ETAL
c/o JOE LARSON

Date of Hearing/Closing: 11/18/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #6834 ALTER ST.

The sign(s) were posted on _____

11/1/98
(Month, Day, Year)

Sincerely,

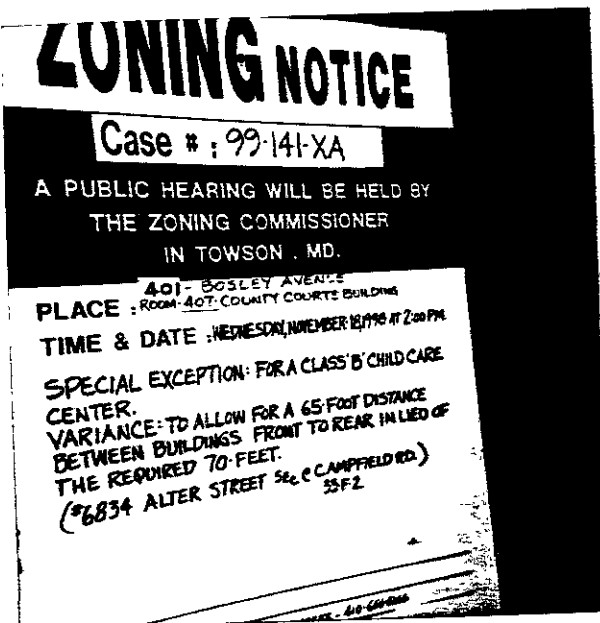
Patrick M. O'Keefe 11/5/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



99-141-XA
#6834 ALTER ST. @ CAMPFIELD
Y.M.C.A
11/18/98

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
Campfield Early Learning Center, 6834 Alter Street,
3rd Election District, 2nd Councilmanic

Legal Owners: Board of Education of
Baltimore County
Contract Purchaser: YMCA of Central Maryland

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-141-XA
*

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



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

October 20, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-141-XA
6834 Alter Street (Campfield Early Learning Center)
SEC Alter Street and Campfield Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Board of Education of Baltimore County
Contract Purchaser: YMCA of Central Maryland

Special Exception for a Class "B" child care center. Variance to allow for a 65-foot distance between buildings front to rear in lieu of the required 70 feet.

HEARING: Wednesday, November 18, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Board of Education of Baltimore County
YMCA of Central Maryland
Spellman, Larson & Associates

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 3, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

Spellman, Larson & Associates, Inc. 410-823-3535
105 West Chesapeake Avenue
Suite 406
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-141-XA
6834 Alter Street (Campfield Early Learning Center)
SEC Alter Street and Campfield Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Board of Education of Baltimore County
Contract Purchaser: YMCA of Central Maryland

Special Exception for a Class "B" child care center. Variance to allow for a 65-foot distance between buildings front to rear in lieu of the required 70 feet.

HEARING: Wednesday, November 18, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 39

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-141-XA
Petitioner: BALTO. CO. BD of ED (Campfield Early Learning CTR)
Address or Location: 6834 Alter St.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Spellman, Larson & Assoc. Inc
Address: 105 W. Chesapeake Suite 404
Towson MD 21204
Telephone Number: 410-823-3535

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-141-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____ *Class B*

REQUEST: *A special Exception to allow a Child Care Center
and A Variance to allow a front to rear distance
between buildings of 65 ft. in lieu of the minimum
required 70 ft.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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

November 12, 1998

Mr. Joseph Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No.: 141
Case No.: 99-141-XA
Location: 6834 Alter Street

Dear Mr. Larson:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (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. All comments 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.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



B A L T I M O R E C O U N T Y, M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: October 28, 1998

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 26, 1998
 Item No. 141

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Adequate sight distance along Alter Street shall be provided.

RWB:HJO:jrb

cc: File

ZONE1026.141



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

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

RE: Property Owner: HIGHLAND #689 LLC - 142
BOARD OF EDUCATION OF BALTIMORE COUNTY - 141

Location: DISTRIBUTION MEETING OF OCTOBER 19, 1998

Item No.: 141 142 Zoning Agenda:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.20.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 141 JJS

Dear Ms Stephens:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'M. M. Lenhart'.

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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

TO: PDM

FROM: R. Bruce Seeley *RBS/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/19/98

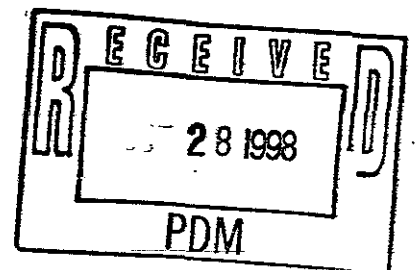
DATE: 10/26/98

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

Item #'s: 140 148
141 152
142 160
145
146
147

RBS:sp

BRUCE2/DEPRM/TXTSBP



*Sign
11/18*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 6, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 6834 Alter Street

INFORMATION:

Item Number: 141

Petitioner: YMCA of Central Maryland

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

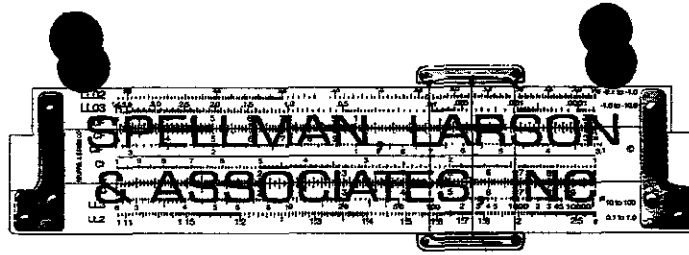
The proposed site is located in a Community Conservation Area. The use is consistent with the objectives of the Office of Community Conservation and must proceed in a timely manner in order to receive federal funding.

The design of the proposed use is not compatible with the architecture of the surrounding neighborhood. Within the parameters of the current funding for this project, the petitioner should use building materials consistent with the surrounding neighborhood and install hardy landscaping to minimize the impact of the building as proposed.

Section Chief:



AFK/JL:



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

10/7/98
WCR

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

early th. dates

October 6, 1998

Mr. Arnold Jablon, Director
Department of Permits &
Development Management
Baltimore County
County Office Building

"HAND DELIVERED"

Re: Campfield Child Care Center,
Highland Village Child Care Center

Dear Arnold:

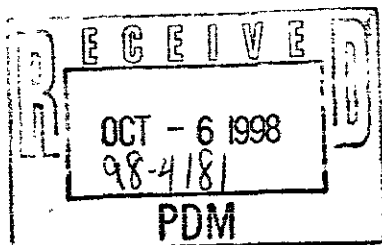
The YMCA of Central Maryland is currently pursuing the development of two Child Care Centers at the above-captioned locations which will require Zoning Hearings for conformance to the Baltimore County Zoning Regulations for Child Care Facilities.

These two Petitions were officially accepted by your office, this date, for scheduling of the respective Zoning Hearings.

The YMCA is under specific severe time constraints to get these facilities up and running as quickly as possible.

Fortunately, all of the site layout and leasing arrangements have been resolved with the property owners, hence, at this point I am respectfully requesting consideration from your office to afford us the earliest Hearing dates possible.

I appreciate your cooperation and indulgence and setting these Cases in for Hearings as soon as possible.



Very truly yours,
SPELLMAN, LARSON & ASSOC.

Joseph L. Larson
PRESIDENT

cc:Larry Townsley
Chris Ader Soto

99-144-XA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOSEPH LARSON

105 W. Chesapeake Ave

Christine Ader Soto

20 S. Charles Street, Balto 21201

Ted Millsbaugh (Piper + Marbury)

36 So Charles St., Balto. 21201





C.A. Dutch Ruppertsberger
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-4049

May 29, 1997

Ms. Chris Ader Soto
Director of Child Care and Family Services
YMCA of Central Maryland
Sun Life Building
20 S. Charles Street
Baltimore, Maryland 21201

Dear Ms. Soto:

I am pleased to write this letter of support for the YMCA of Central Maryland in their application of funds to establish a Head Start program at the Campfield Early Learning Center in Baltimore County.

We, in Baltimore County government, have always held the Head Start program in high regard. The organization has a superb reputation for providing a wide array of services to needy young children and families. Expanding the program into the Campfield Early Learning Center in Baltimore County would be extremely beneficial to the four hundred children enrolled in the school. The Center currently serves pre-kindergarten, special education and private wrap-around child care and offers a broad spectrum of programs. By combining resources with Head Start, the center would be able to offer even more services to children and families in need.

I support your efforts to expand the services of the Head Start program in an effort to better serve more children and families. Best wishes in your endeavors.

Sincerely,

C.A. Dutch Ruppertsberger
C.A. Dutch Ruppertsberger
County Executive

CADR/es

SEARCHED
SERIALIZED
INDEXED
FILED
MAY 30 1997
FBI - BALTIMORE
JA





**Baltimore County
Department of Health**

One Investment Place, 11th Floor
Towson, Maryland 21204-4111
(410) 887-3740
Fax: (410) 296-0639
Maryland Relay Service: 1-800-735-2258

May 22, 1997

Ms. Chris Ader Soto
Director of Child Care and Family Services
YMCA of Central Maryland
Sun Life Building
20 South Charles Street
Baltimore, MD 21201

Dear Ms. Soto:

I am pleased to write in strong support of the YMCA of Central Maryland, the Head Start Grantee in Baltimore County, in its application for federal funds to establish a Head Start program at the Campfield Early Learning Center in Baltimore County.

As a pediatrician and Bureau Director for Child, Adolescent and Reproductive Health Services for the Baltimore County Health Department, I have long supported the need for early childhood intervention programs. Head Start's success in delivering comprehensive services in Baltimore County, most recently at the Riverview Head Start Center, emphasizes the value of Head Start as a community service, a unifying force for families, and a catalyst for early childhood education efforts between the public and non-public sectors.

The Campfield Early Learning Center, like Riverview, is another model of services integration and partnerships. The Center already combines pre-kindergarten, kindergarten, special education, private wrap-around child care, social work, health services, speech pathology, parent education, and other early learning programs serving the 400 young children who attend the school. There is already a well-developed infrastructure in place to assure success for a Head Start program. The partnership and sharing of resources at the site will greatly enhance both the Campfield and Head Start programs from the very beginning.

The Baltimore County Health Department, Bureau of Child, Adolescent and Reproductive Health Services strongly endorses your application and looks forward to continued collaboration through our Infant and Toddler Program, Child Care Consultation, School Health, and well child services. We will be exploring the option of establishing a nearby wellness center service for the children depending upon availability of space and staffing. We have seen the success of such an endeavor at Riverview with the opportunity to follow children from birth through high school in the Lansdowne school and preschool cluster.

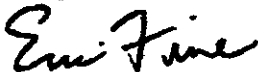
2B



Ms. Chris Ader Soto
Page 2

Baltimore County is undergoing rapid changes in family needs and resources which underscore, all the more, the critical importance of working with families and young children early in their developmental lives. Your placement of a Head Start program at Campfield will assure high quality professional support, monitoring, and assistance for families trying to obtain the best learning opportunities for their children. I sincerely hope the federal agency recognizes the value of your experience and past successes by approving your application. Please keep me informed of your progress.

Sincerely,



Eric M. Fine, MD, MPH
Bureau Director
Child, Adolescent and Reproductive Health Services

C:

Michelle A. Leverett, MD
Health Officer

Michele O. Prumo, RN, MS
Coordinator
Office of Student and Employee Health Services, BCPS

2C



HOUSE OF REPRESENTATIVES
WASHINGTON, D. C. 20515

ELIJAH E. CUMMINGS
SEVENTH DISTRICT
MARYLAND

May 22, 1997

Ms. Chris Ader Soto
Director of Child and Family Services
YMCA of Central Maryland
20 South Charles Street
Baltimore, MD 21201

Dear Ms. Soto:

I am writing to thank the YMCA of Central Maryland and the Liberty Road Corridor Head Start Group for your efforts to expand the Head Start Services available to children in the Liberty Road area of Baltimore County.

As someone long convinced of the value of Head Start, I am painfully aware that only a small percentage of children eligible for Head Start are currently being served in the Liberty Road area.

After reviewing information related to the proposal to seek Head Start Expansion Funds to serve 102 additional 3-5 year old children in the Campfield area (Baltimore County), I believe that the Campfield proposal would significantly benefit the young children and their families living in the northwestern section of the 7th Congressional District.

For these reasons, I am honored to write this letter of support for the YMCA of Central Maryland and its application for funds to establish a Head Start Program at Campfield Early Learning Center in Baltimore County.

Please keep me informed as to the progress of your grant application. You may contact my Special Assistants, Vernon Simms (410-496-2010) or Michael Christianson (410-367-1900), in the event you wish to provide me with further information as to your progress.

Sincerely,

Elijah E. Cummings
Member of Congress

EC: mc

2C



Baltimore County
Department of Social Services

One Investment Place
Towson, Maryland 21204
(410) 887-2520
Deaf/TDD: (410) 887-2314

May 23, 1997

Ms. Chris Ader Soto
Director of Child Care and Family Services
YMCA of Central Maryland
Sun Life Building
20 South Charles Street
Baltimore, MD 21201

Dear Ms. Soto:

I write in strong support of the YMCA of Central Maryland, the Head Start Grantee in Baltimore County, in its application for funds to establish a Head Start program at the Campfield Early Learning Center in Baltimore County.

The Baltimore County Department of Social Services has long supported the goals of Head Start, recognizing that early intervention in a supportive nurturing environment can significantly improve the quality of life for children and families. The addition of a Head Start program to the Campfield Early Learning Center will further enhance and expand the comprehensive services currently available. The Campfield Early Learning Center has demonstrated its commitment to collaboration, innovation and creative partnerships and will provide an excellent host environment for a Head Start program.

We look forward to working with the YMCA of Central Maryland and the Campfield Early Learning Center. As you know, the Department of Social Services provides a host of services to the citizens of Baltimore County, including income supports, welfare-to-work initiatives, child protection and family preservation services, specialized services to adults and adolescents, school-linked family services, housing subsidy and housing counseling programs, the Young Parent Support Center and many others. Through our experience as a partnering agency at the YMCA Riverview Head Start Village Center in Lansdowne, we have learned the importance of providing those services that most effectively blend with the efforts of others. We look forward to developing the specific linkages and services that will enhance the operation of the Head Start Program at the Campfield Early Learning Center.

Very truly yours,

A handwritten signature in cursive script that reads "Camille B. Wheeler / LCSW".

Camille B. Wheeler, LCSW
Director

Handwritten initials "C.B." in a stylized cursive font.

MV/mv:cbwcas



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on Recycled Paper

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ACCREDITED
COUNCIL ON ACCREDITATION
OF SERVICES FOR FAMILIES
AND CHILDREN, INC.



State of Maryland ♦ Executive Department

GOVERNOR'S OFFICE FOR CHILDREN, YOUTH, AND FAMILIES

301 West Preston Street, 15th Floor ♦ Baltimore, Maryland 21201 ♦ (410) 767-4160 ♦ TDD (410) 333-3098 ♦ FAX (410) 333-5248

Placing The Needs Of
**Children &
FAMILIES**
— FIRST —

PARRIS N. GLENDENING
Governor
KATHLEEN KENNEDY TOWNSEND
Lieutenant Governor
LINDA S. THOMPSON, Special Secretary
Children, Youth, and Families

May 2, 1997

x
x
x
x

Dear x:

The Liberty Hill Head Start Group is requesting a letter of support for its application for Head Start Expansion Funds to serve 102 three to five year-old children and their families in the Campfield area of Baltimore County. The national Head Start program received a \$412 million dollar funding increase for Fiscal Year 1997, and the U.S. Department of Health and Human Services has made \$200,598,000 of that increase available to "expand Head Start enrollment in communities served by existing Head Start grantees" through a competitive application process. The priority of the Request for Proposal is to serve new families and to accomadate low-income working families, including families transitioning into work through welfare reform initiatives, by providing full-day/full-year Head Start early childhood programs.

Working from the succesful Riverview Head Start model (see attached pamphlet on Riverview), the Liberty Hill Head Start Group has chosen the Campfield Early Learning Center as the site for the new Head Start services (see attached pamphlet on Campfield). Campfield is an excellent choice because of the quality infrastructure it has already created to serve young children and their families. Campfield Early Learning Center currently serves 400 children aged two through five from seven different Baltimore County feeder schools. An on-site Head Start program would enhance the Center's services to low-income families and the Head Start children would have access to wrap-around care from the pre-kindergarten and on-site child care programs.

I have enclosed a sample letter of support for the Campfield Head Start expansion grant. Please return the letter of support sent to Charlotte Payne by **Friday, May 23rd**. Your support is extremely valued and will be appreciated by the children and families of Baltimore County. If you have any questions about this proposal, please call Chris Ader Soto of the YMCA (410-837-9622), or Campfield's principal, Sue Dingle (410-887-0684). Thank you for your help.

Sincerely,

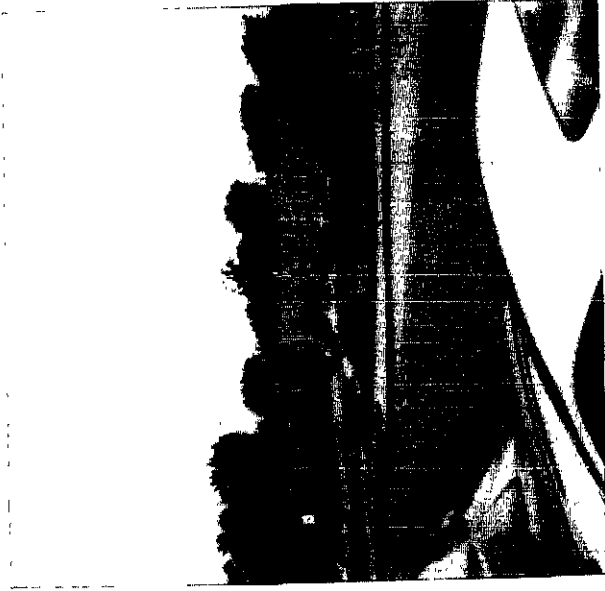
Louise J. Corwin, Director



PHOTOGRAPH
EXHIBIT
CAMPFIELD



PHOTOGRAPHS
3



4

PHOTOGRAPH EXHIBIT

RIVERVIEW

**PROPOSED
CHILDCARE
CENTER**

**ALTER
STREET**

D.R. 5.5

CAMPFIELD
ELEM SCHOOL

TENNIS
COURTS

CAMPFIELD
ELEM SCHOOL

D.R. 5.5

**CAMPFIELD
ROAD**

D.R. 3.5

AUGSBURG
LUTHERAN
HOME

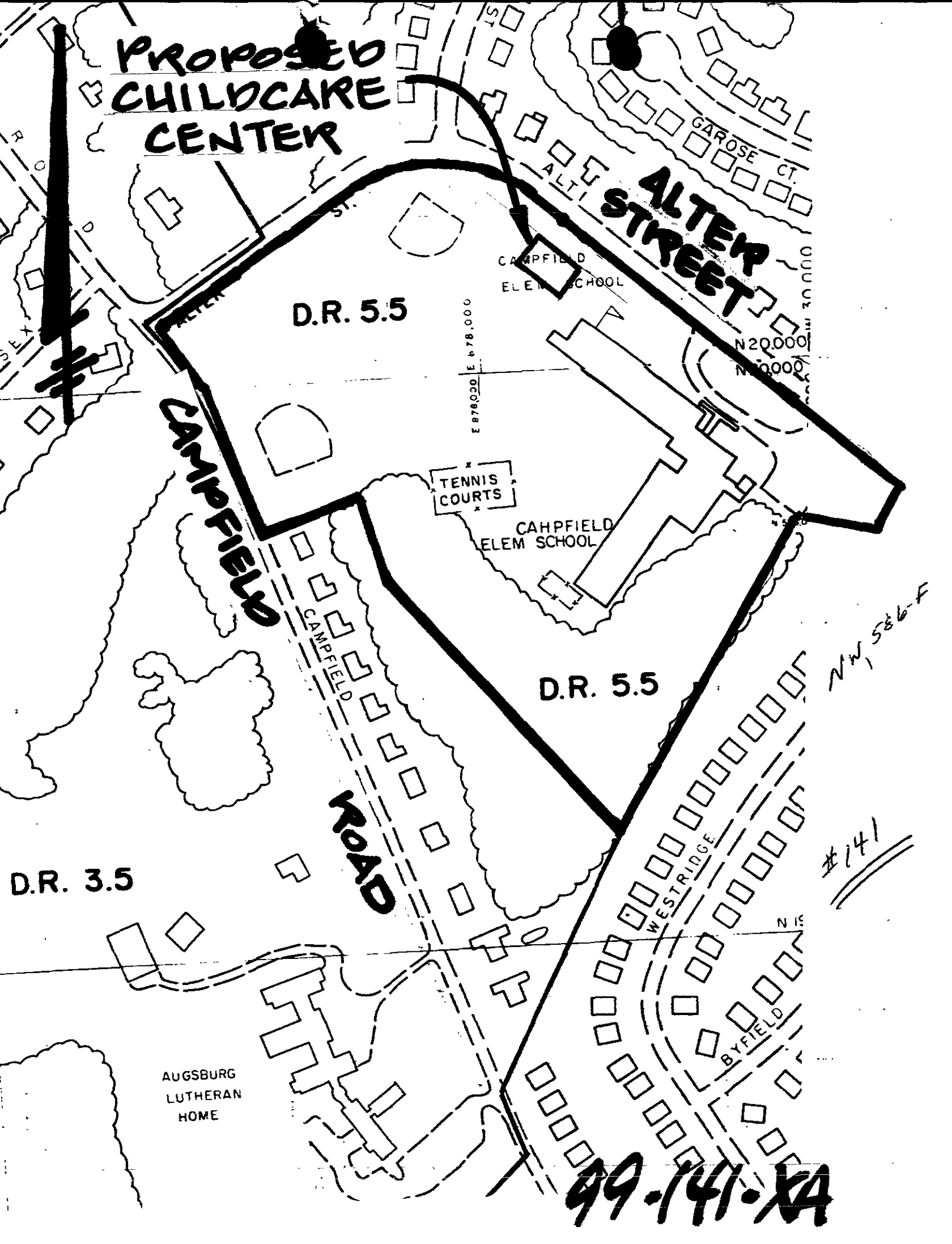
WESTRIDGE

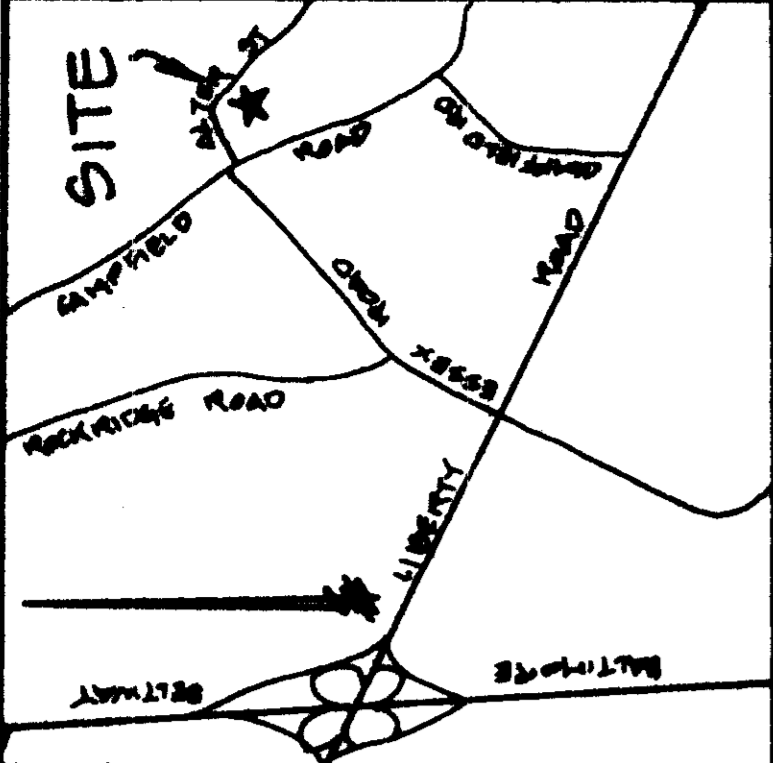
BYFIELD

NW, 586-F

#141

99-141-XA





VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

DEED REFERENCE: 2221 / 221
 TAX ACCOUNT NO.: 0302050170
 COUNCILMANIC DIST: 2
 EXISTING ZONING: DM 3.5
 DM 5.5

PROPOSED USE: CHILDRENS CENTER CLASS B - 72 CHILDREN

GENERAL NOTES:

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT HAS NO PREVIOUS COMMERCIAL PERMITS, CMAs, OR WAIVERS.
3. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

CONVINCING PETITION NOTE

THIS PETITION IS TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR CHANGE OF ZONING CLASS TO CHILDRENS CENTER IN A DM 3.5 ZONE. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

PARKING TABULATION

PARKING REQUIRED: 1 PER EMPLOYEE
 15 EMPLOYEES LARGEST SHIFT
 15 SPACES
 PARKING PROVIDED: 17 SPACES

NO.	DATE	REVISIONS	DESCRIPTION
1	07/11/00	1	PER E.P. HARRIS ZONING CASE 03-01-0170

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 408 JEFFERSON BLDG. TOWSON, MD 21284
 PHONE 823 3535

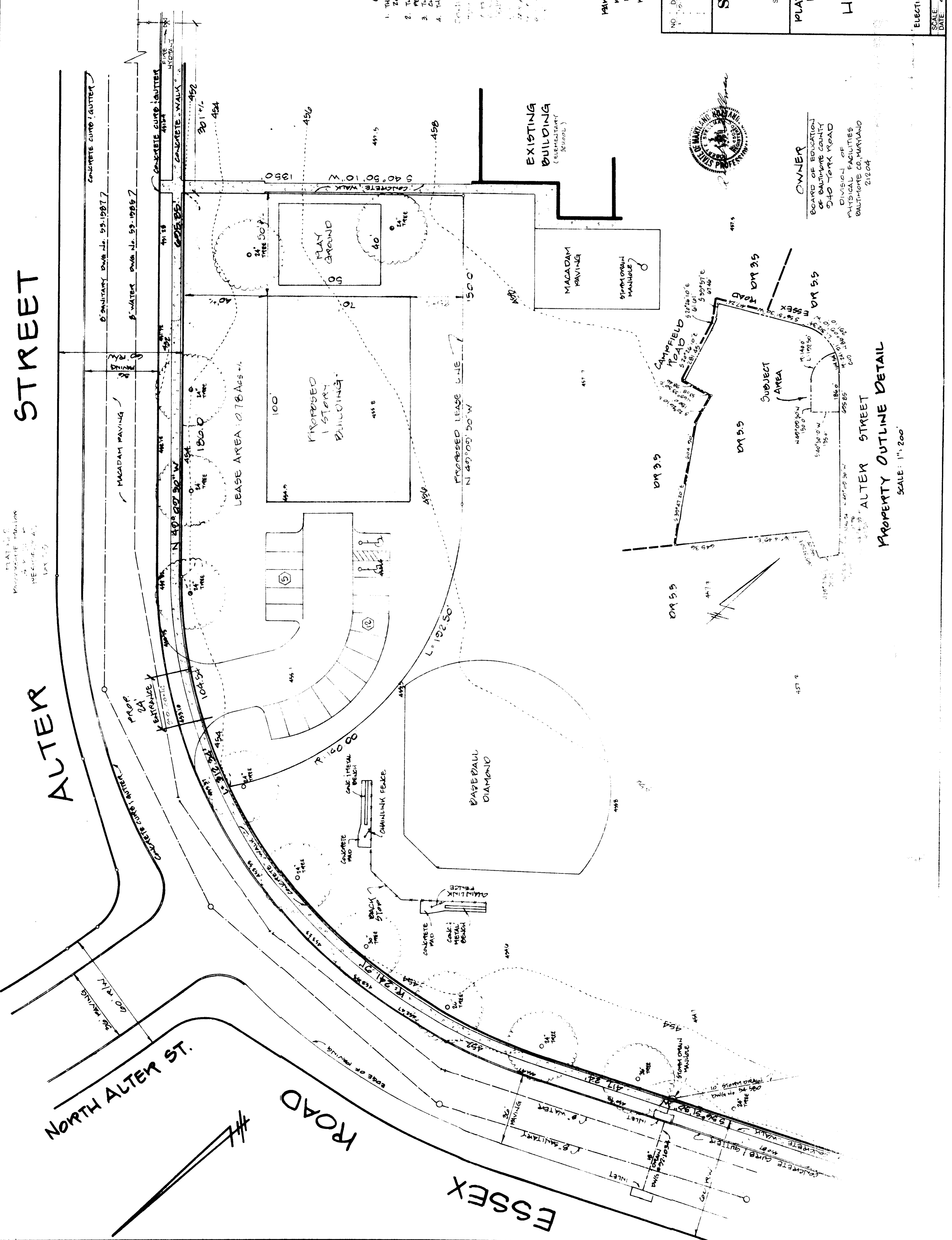
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION CAMPFIELD HEAD START CENTER AND VARIANCE

99-141-XA

ELECTION DIST. N. 3 BALTIMORE CO., MD

SCALE: 1" = 20' DES. BY: P.M.H. SHT. 1 OF 1
 DATE: 07/11/00 DRN. BY:

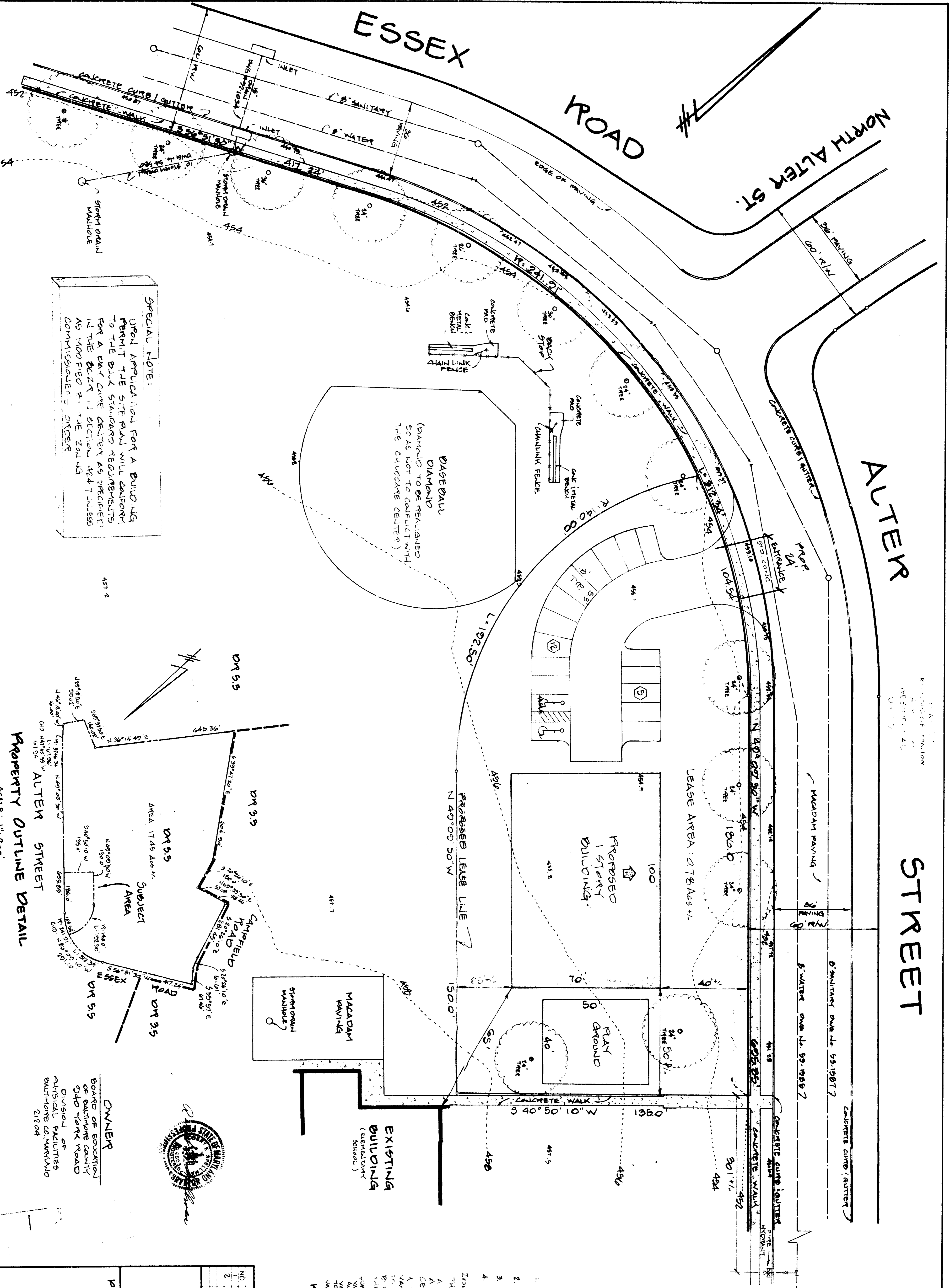
06090



OWNER
 BOARD OF EDUCATION
 OF BALTIMORE COUNTY
 940 YORK ROAD
 DIVISION OF
 PHYSICAL FACILITIES
 BALTIMORE CO., MARYLAND
 21204

ALTER STREET PROPERTY OUTLINE DETAIL

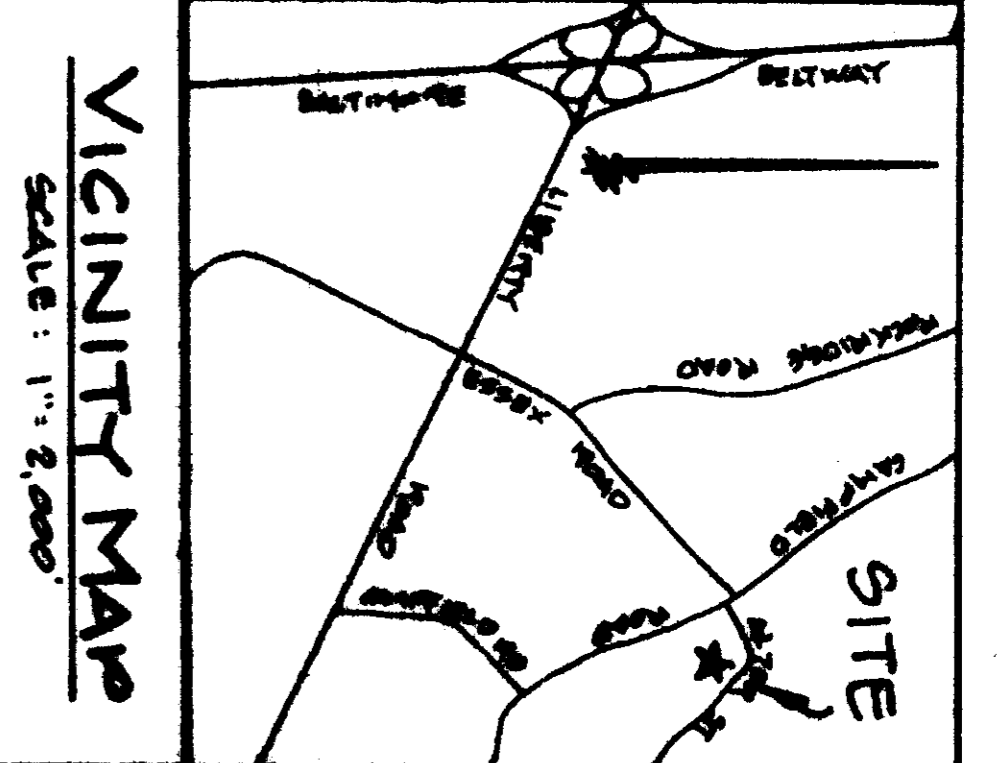
SCALE: 1" = 200'



SPECIAL NOTE:
 UPON APPLICATION FOR A BUILDING PERMIT THE SITE PLAN WILL CONFORM TO THE BULK STANDARD REQUIREMENTS FOR A DAY CARE CENTER AS SPECIFIED IN THE ZONING ORDINANCE UNLESS AS MODIFIED BY THE ZONING COMMISSIONER'S ORDER.

PROPERTY OUTLINE DETAIL
 SCALE: 1" = 200'

OWNER
 BOARD OF EDUCATION
 OF BALTIMORE COUNTY
 340 YORK ROAD
 DIVISION OF PHYSICAL FACILITIES
 BALTIMORE CO, MARYLAND
 21204



SITE DATA

DEED REFERENCE: 2291/231
 TAX ACCOUNT NO.: 0302088170
 COUNCILMANIC DIST: 2
 EXISTING ZONING DISTRICT: DR 55
 EXISTING TOTAL ACRES: 17.45 AC ±

GENERAL NOTES:

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT HAS NO PREVIOUS COMMERCIAL PARKING OR USES OR UTILITIES.
3. THE PROPOSED USE IS NOT LISTED WITHIN THE ZONING DISTRICT.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

ZONING DISTRICT NOTE

THIS PART IS TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A TEMPORARY PLAY GROUND TO CHILD CARE CENTER IN A DR 55 ZONE.
 A ZONING VARIANCE PETITION FOR A VARIANCE FROM SECTION 1701.201(A) TO ALLOW FOR A 65' DISTANCE BETWEEN EXISTING AND PROPOSED PLAY GROUND OR THE REQUIRED 70'.
 UPON INITIAL PETITION REQUEST OF Zoning Hearing: VARIANCE FROM SECTION 1701.201(A) TO ALLOW FOR 0 TO 25 FEET FROM THE PROPERTY LINE TO THE NEAR YARD SETBACK OF 30' TO ALLOW FOR 25' FROM THE NEAR YARD SETBACK OF 30' VARIANCE TO THE RESIDENTIAL TRANSITIONAL AREA.
PARKING TABULATION
 PARKING REQUIRED: 1 PER EMPLOYEE
 IS SPACES
 IS EMPLOYEE'S LIMITED SLIFT
 IS 17 SPACES
 PARKING PROVIDED

SPELLMAN & LARSON ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 408 JEFFERSON BLDG. TOWSON, MD 21284
 PHONE 823.3535

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR PLAY GROUND AND VARIANCE

NO.	DATE	REVISIONS
1	07/11/20	PRELIMINARY ZONING PETITION
2	07/11/20	REVISED FOR ZONING HEARING

SCALE: 1" = 30'
 DES. BY: P.M.L.
 DATE: 07/11/20
 ELECTION DIST. NO. 5
 BALTIMORE CO., MD
 SHEET 1 OF 1
 08030