

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND SPECIAL EXCEPTION – SW/Corner \* ZONING COMMISSIONER  
Park Heights Ave. & Velvet Valley Way \*  
(10724 Park Heights Avenue); E/S Celadon \* OF BALTIMORE COUNTY  
Road, 630' S of the c/I Velvet Valley Court \*  
(11 Celadon Road)  
3<sup>rd</sup> Election District \* Case No. 00-005-SPHX  
3<sup>rd</sup> Councilmanic District \*  
\*  
The School at Jemicy Farm, Inc. \*  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, The School at Jemicy Farm, Inc., by Harry Rosenthal, Chairman of the Board, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved special exception and site plan in prior Case No. 82-165-X, and a special exception for a school in an R.C.2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed expansion. 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 requisite hearing in support of the request were Harry Rosenthal, and Nancy Jones-Bonbrest, who appeared on behalf of The School at Jemicy Farm, Inc., Douglas L. Kennedy, Professional Engineer who prepared the site plan for this property, and Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

The subject site under consideration is approximately 22.2 acres in area, split zoned R.C.2 (17.2 acres) and R.C.5 (5.0 acres), and is located on the west side of Park Heights Avenue at its intersection with Velvet Valley Way in Owings Mills. In prior Case No. 82-165-X, The School at Jemicy Farm, Inc. obtained special exception relief for a school in an R.C.2 zone in 1982 and

ORDER RECEIVED FOR FILING  
Date 9/28/89  
By [Signature]

since that time, the Jemicy School has operated on the premises. This facility is a school for dyslexic children and enjoys an excellent reputation for the services it provides. Not only are children educated at this facility, but the school also conducts an outreach program to train teachers and other professionals. Presently, approximately 140 children commute to the school which accommodates elementary and middle school classes from Kindergarten through 8<sup>th</sup> Grade.

Recently, the School was gifted adjacent property, known as 11 Celadon Road, which is located to the rear of the existing school property. As more particularly shown on the site plan, the Petitioner proposes certain improvements to the existing facility and newly acquired property. These include a new entrance to the site from Park Heights Avenue, a new proposed parking area, an athletic field, an addition to an existing building, and a new freestanding structure. Special exception relief is requested to approve a school on that portion of the lot which was recently acquired by the school, and special hearing relief is necessary to amend the previously approved site plan and special exception to reflect the proposed improvements. In sum, relief is requested to permit the expansion of the school grounds and facility.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Clearly, the existing and proposed use is appropriate for the area and does not cause any detrimental impact on surrounding properties. The School provides a valuable service to the citizens of Baltimore County and its children. Based upon the uncontradicted testimony and evidence presented, I will grant the requested relief. However, in so granting, I will require compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), which generally relate to the proposed expansion on the new lot.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of September, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved special exception and site plan in prior Case No. 82-165-X

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Date 9/28/99  
BY [Signature]

to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a school in an R.C.2 zone, pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed expansion, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated August 10, 1999, and the Baltimore County Fire Department comments dated July 21, 1999, copies of which are attached hereto and made a part hereof.
- 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:bjs

ORDER RECEIVED FOR FILING  
Date 8/25/99  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 27, 1999

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & SPECIAL EXCEPTION  
SW/Corner Park Heights Ave. & Velvet Valley Way (10724 Park Heights Ave.); and,  
E/S Celadon Road, 630' S of the c/l Velvet Valley Court (11 Celadon Road)  
3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District  
The School at Jemicy Farm, Inc. - Petitioners  
Case No. 00-005-SPHX

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception 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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Harry Rosenthal  
12113 Heneson Garth, Owings Mills, Md. 21117  
Ms. Nancy Jones-Bonbrest, 132 Gittings Street, Baltimore, Md. 21230  
Mr. Douglas Kennedy, KCW Engineering Tech, Inc.  
3104 Timanus Lane, Suite 101, Baltimore, Md. 21244  
DEPRM; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 11 Celadon Road  
which is presently zoned RC-5, RC-2

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

**special hearing to amend the prior special exception and site plan previously approved in Case No. 82-165-X to expand the existing school use.**

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. and further agree to and are bounded 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:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

The School at Jernicy Farm, Inc.  
Name - Type or Print \_\_\_\_\_  
Signature: *[Signature]* Harry Rosenthal, Chairman of the Board

**Attorney for Petitioner:**

Robert A. Hoffman  
Name - Type or Print \_\_\_\_\_  
Signature *[Signature]* \_\_\_\_\_  
Venable, Baetjer and Howard, LLP  
Company  
210 Allegheny Ave (410) 494-6200  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
11 Celadon Road (410) 653-2700  
Address Telephone No.  
Owings Mills MD 21117  
City State Zip Code

**Representative to be Contacted:**

Robert A. Hoffman, Venable, Baetjer and Howard, LLP  
Name  
210 Allegheny Ave (410) 494-6200 day evening  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

**OFFICE USE ONLY**

Case No. 00-05-SPHX

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BR Date 2/6/99



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 11 Celadon Road

which is presently zoned RC-5, RC-2

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

special exception for a school in an RC-2 zone pursuant to Section 1A01.2.C.23 of the Baltimore County Zoning Regulations.

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. and further agree to and are bounded 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/Leasee:**

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney for Petitioner:**

Robert A. Hoffman  
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP  
Company

210 Allegheny Ave (410) 494-6200  
Address Telephone No.

Towson MD 21204  
City State Zip Code

**Legal Owner(s):**

The School at Jernicy Farm, Inc.  
Name - Type or Print

Signature

Harry Rosenthal, Chairman of the Board  
Name - Type or Print

Signature

11 Celadon Road 410-653-2700  
Address Telephone No.

Owings Mills MD 21117  
City State Zip Code

**Representative to be Contacted:**

Robert A. Hoffman, Venable, Baetjer and Howard, LLP  
Name

210 Allegheny Ave (410) 494-6200 day + evening  
Address Telephone No.

Towson MD 21204  
City State Zip Code

**OFFICE USE ONLY**

Case No. 00-05-SPHX

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BR Date 7/6/99



## ZONING DESCRIPTION

THE JEMICY SCHOOL  
#11 Celadon Road  
3<sup>rd</sup> Election District  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point being the intersection of the West side of Park Heights Avenue and the South side of Velvet Valley Way, and running thence the following courses and distances:

1. South 05 degrees 13 minutes 30 seconds West  
a distance of 600.00 feet to a point.
2. North 84 degrees 46 minutes 30 seconds West  
a distance of 27.69 feet to a point.
3. South 05 degrees 13 minutes 30 seconds West  
a distance of 20.00 feet to a point.
4. North 84 degrees 46 minutes 30 seconds West  
a distance of 222.51 feet to a point.
5. South 15 degrees 46 minutes 47 seconds West  
a distance of 321.28 feet to a point.
6. North 74 degrees 01 minutes 48 seconds West  
a distance of 324.57 feet to a point.
7. South 08 degrees 11 minutes 50 seconds West  
a distance of 434.82 feet to a point.
8. South 07 degrees 47 minutes 26 seconds West  
a distance of 138.05 feet to a point.
9. North 69 degrees 31 minutes 50 seconds West  
a distance of 573.10 feet to a point.
10. North 16 degrees 39 minutes 10 seconds East  
a distance of 449.10 feet to a point.

11. North 14 degrees 56 minutes 00 seconds West a distance of 235.00 feet to a point.
12. North 73 degrees 58 minutes 00 seconds West a distance of 67.23 feet to a point.
13. North 28 degrees 18 minutes 00 seconds West a distance of 31.30 feet to a point.
14. North 64 degrees 40 minutes 30 seconds East a distance of 25.03 feet to a point.
15. North 58 degrees 43 minutes 24 seconds East a distance of 25.03 feet to a point.
16. North 58 degrees 43 minutes 24 seconds East a distance of 264.23 feet to a point.
17. North 58 degrees 43 minutes 24 seconds East a distance of 81.83 feet to a point.
18. North 65 degrees 01 minutes 00 seconds East a distance of 78.89 feet to a point.
19. South 20 degrees 47 minutes 00 seconds East a distance of 18.25 feet to a point.
20. By a curve to the right having a radius of 484.89 feet, an arc length of 160.86 feet; a chord bearing North 73 degrees 43 minutes 17 seconds East 160.20 feet to a point.
21. By a curve to the left having a radius of 1014.00 feet, an arc length of 336.25 feet; a chord bearing North 73 degrees 43 minutes 30 seconds East 334.72 feet to a point.
22. By a curve to the right having a radius of 1133.97 feet, an arc length of 326.56 feet; a chord bearing North 72 degrees 28 minutes 30 seconds East 325.43 feet to a point.
23. North 80 degrees 43 minutes 30 seconds East a distance of 132.69 feet to the Point of Beginning.

CONTAINING 22.2 acres more or less.





**BALTIMORE COUNTY, MAF AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **070424**

DATE 7/6/99 ACCOUNT R001-6650

AMOUNT \$ 550.00

RECEIVED FROM: Unsuble, Boetjers Howard

FOR: Special Meeting & Special Exemption

**PAID RECEIPT**

PROCESS ACTUAL TIME  
7/07/1999 7/06/1999 15:51:20  
REG 4503 CASHIER PAGES PER DRAWER  
Dept 5 520 ZONING VERIFICATION  
Receipt # 009451  
CR # 070424

Receipt Tot 550.00  
550.00 CK .00 TN  
Baltimore County, Maryland

**00005-814**

CASHIER'S VALIDATION

DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER Item # 5  
WHITE - CASHIER

8/25/99 Les

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/12/ 1999

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 Tues 8/10/ 1999.

THE JEFFERSONIAN,

*J. Wilkinson*

LEGAL ADVERTISING

### NOTICE OF ZONING HEARINGS

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: #00-005-SPHX

11 Celadon Road

E/S Celadon Road, 630' S of centerline Velvet Valley Court

3rd Election District - 3rd Councilmanic District

Legal Owner: The School at Jernicy Farm, Inc.

Special Hearing: to amend prior special exception and site plan previously approved in case number 82-165-X to expand the existing school use. Special Exception: for a school.

Hearing: Wednesday, August 25, 1999 at 2:00 p.m. in Room 487, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, contact the Zoning Review Office at (410) 887-3391.

JUL 8/644 August 10

C330888

CERTIFICATE OF POSTING

8/25 8/25/99

RE: Case No.: 00-005 SPHX

Petitioner/Developer: JEMICY SCHOOL, ETAL  
% ROBERT HOFFMAN, ESQ.

Date of Hearing/Closing: 8/25/99

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 #11 CELADON RD.

The sign(s) were posted on 8/10/99  
(Month, Day, Year)

Sincerely,

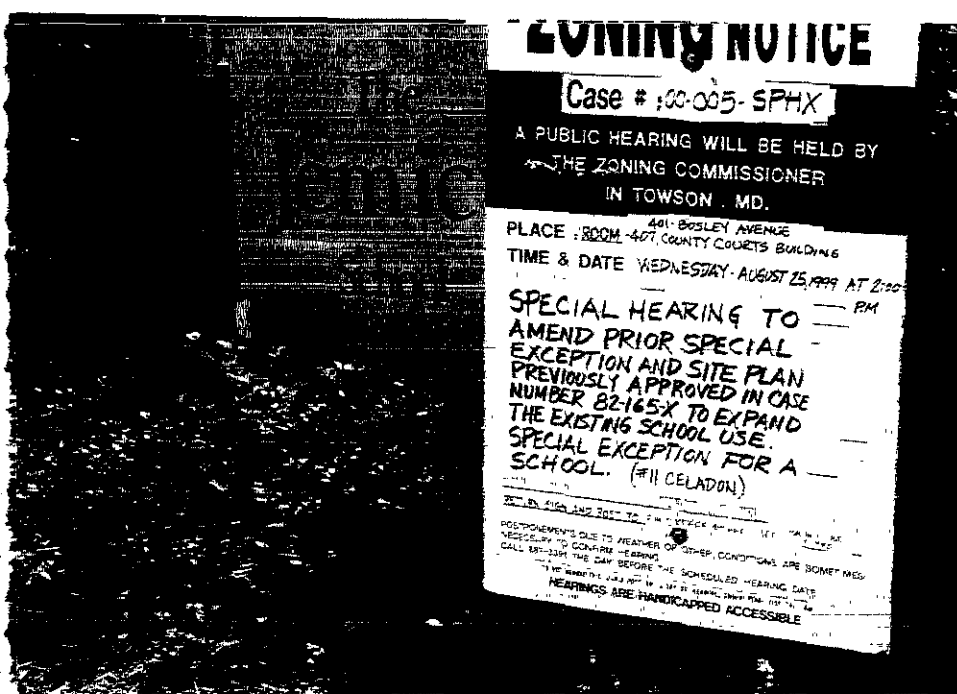
*Patrick M. O'Keefe* 8/11/99  
(Signature of Sign Poster and Date)

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)





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

July 28, 1999

## 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: 00-005-SPHX**  
11 Celadon Road  
E/S Celadon Road, 630' S of centerline Velvet Valley Court  
3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: The School at Jemicy Farm, Inc.

Special Hearing to amend prior special exception and site plan previously approved in case number 82-165-X to expand the existing school use. Special Exception for a school.

**HEARING:** Wednesday, August 25, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon". There is a small "30" written below the signature.

Arnold Jablon  
Director

c: Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue,  
Towson 21204

The School at Jemicy Farm, Inc., Harry Rosenthal, Chairman of the Board, 11  
Celadon Road, Owings Mills 21117

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 10, 1999.**  
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**  
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, August 10, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord

410-494-6201

Venable

210 Allegheny Avenue

Towson, MD 21204

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## 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: 00-005-SPHX

11 Celadon Road

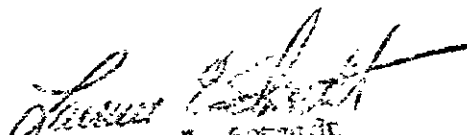
E/S Celadon Road, 630' S of centerline Velvet Valley Court

3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: The School at Jemicy Farm, Inc.

Special Hearing to amend prior special exception and site plan previously approved in case number 82-165-X to expand the existing school use. Special Exception for a school.

HEARING: Wednesday, August 25, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

SCS  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-05-SPHX  
Petitioner: The School at Jerney Farm, Inc.  
Address or Location: 11 Celadon Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormrod  
Address: Venable  
210 Allegheny Ave, Towson, Md 21204  
Telephone Number: 410-494-6201



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

August 20, 1999

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case No.: 00-05-SPHX  
Petitioner: The School at Jemicy Farm, Inc.  
Location: 11 Celadon Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 6, 1999.

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, appearing to read "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](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
DATE: August 10, 1999  
SUBJECT: Zoning Item #005  
Jemicy School, 11 Celadon Road.

Zoning Advisory Committee Meeting of July 19, 1999

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

A single Lot Declaration of Intent may address the requirements of the Regulations for Forest Conservation.

Prior to building permit approval, existing well and septic systems must be evaluated by the Ground Water Management Section to determine their adequacy.

ORDER RECEIVED FOR FILING  
Date 8/28/99  
*RBS*



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**Date:** August 11, 1999

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

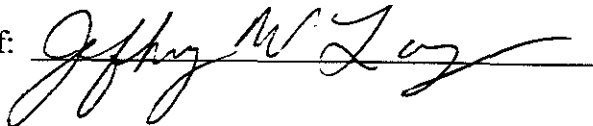
**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

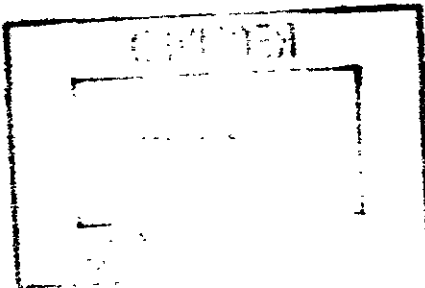
Item No(s): 001, 005, 023, 028, 030, 031, 032, 033, 034, 035, 038, 043, and 044

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 4, 1999  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Supervisor *RWB/DK*  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for July 26, 1999  
Item Nos. 525, 526, 528, 529, 530,  
531, 532, 001, 002, 003, 004, 005,  
006, 007, 009, 010, 011, 012, 013,  
and 014

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 7.20.99

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

RE: Baltimore County  
Item No. 005 BR

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, 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



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

July 21, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 19, 1999

Item No.: 005 006 001, 530, 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.

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 S. SAUERWALD  
Fire Marshal Office, PHONE 837-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
11 Celadon Road, E/S Celadon Rd,  
630' S of c/1 Velvet Valley Ct  
3rd Election District, 3rd Councilmanic

Legal Owner: The School at Jemicy Farm, Inc.  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-5-SPHX

\* \* \* \* \*

**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 or other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
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 30<sup>th</sup> day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioners.

  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND  
Interoffice Memorandum

DATE: April 4, 2001  
TO: Gail Morton, Aide  
Councilman T. Bryan McIntire  
FROM: James H. Thompson, Supervisor  
Code Enforcement  
SUBJECT: I.D. Sign – The Jemicy School  
11 Celadon Road

Per your request, enclosed you will find a copy of Permit Number B442112 that was issued February 22, 2001 to allow The Jemicy School to install a 10.25-square foot, 6-foot high non-illuminated sign on their property at 11 Celadon Road. Under Section 450.4 of the Baltimore County Zoning Regulations, the sign in question is considered an "Identification Sign" and can have a maximum square footage area of 25 square feet and it can be illuminated.

The subject property did have both a petition for special hearing and special exception (zoning case number 00-005-SPHX), with a decision rendered on September 28, 1999 by Zoning Commissioner Lawrence E. Schmidt. A review of that decision will note that this facility is not only a school for dyslexic children, but also one that conducts an outreach program to train other teachers and professionals. Having spoken to Ellen Kelley of The Jemicy School, the sign was erected to aid the various teachers/professionals who come to the facility as to where to actually enter the grounds.

Hopefully, this information will benefit the councilman in his reply back to his constituent.

JHT:scj

Enclosure



*[Signature]*  
DIRECTOR

BUILDING PERMIT

*[Signature]*  
BUILDINGS ENGINEER

PERMIT #: B442112 CONTROL #: SI-1 DIST: 03 PREC: 01  
DATE ISSUED: 02/22/2001 TAX ACCOUNT #: 0322000780 CLASS: 01

PLANS: CONST 1 PLOT 1 R PLAT DATA ELEC NO PLUM NO  
LOCATION: 11 CELADON AVE  
SUBDIVISION: 550 S VELVET VALLEY CT

OWNERS INFORMATION  
NAME: KELLEY, ELLEN  
ADDR: 11 CELADON AVE

TENANT: THE JEMICY SCHOOL  
CONTR: ASI SIGNS

ENGR:   
SELLR:   
WORK: INSTALL ONE D/F F/S SCHOOL ID SIGN  
36"X41"=10.25SFT 6FT HIGH NON ILLUM

BLDG. CODE: BOCA CODE  
RESIDENTIAL CATEGORY: OWNERSHIP:  
PROPOSED USE: SCHOOL & SIGN (SCHOOL ID)  
EXISTING USE: SCHOOL

TYPE OF IMPRV: NEW BULDING CONSTRUCTION  
USE: SIGN  
FOUNDATION: BASEMENT:  
SEWAGE: WATER:

LOT SIZE AND SETBACKS  
-----  
SIZE: 0000.00 X 0000.00  
FRONT STREET:  
SIDE STREET:  
FRONT SETB:  
SIDE SETB:  
SIDE STR SETB:  
REAR SETB:



TOWSON, MD 21204  
410-887-3391

1 C12111 1274112  
RECEIPT # 42193

### SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 11 Celanow Rd  
 BUSINESS NAME The Nemicy School ZONING RC2  
 OWNER'S NAME Ellen Kelley PHONE NO. 653-2700 HISTORIC DISTRICT:  Yes  No  
 MAILING ADDRESS 11 Celanow Rd  
 APPLICANT/OWNER'S AGENT Steve Kolar PHONE NO. 653-2700  
 SIGN COMPANY NAME ASI Signs PHONE NO. 783-ASI1  
 TYPE OF SIGN: TAX ACCOUNT NO. 03, 221,000 780

- Temporary - Including Real Estate/Construction/Event      Temporary Sign(s) in the Last Year:  Yes  No  
 Permanent       Changeable Copy       Wall       Face Change Only       Non-Illuminated  
 Freestanding       Pylon       Monument       Illuminated (separate electrical permit required)

Size: 36" feet X 41" feet = 10.25 square feet      Height: 6 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front \_\_\_\_\_, sides \_\_\_\_\_ and \_\_\_\_\_, and rear \_\_\_\_\_  
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

- PROHIBITIONS - including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):
1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
  2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
  3. Signs cannot be placed in or project into or above street right of way or government property.
  4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
  5. Vehicle cannot be parked for the purpose of displaying an attached sign.
  6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
  7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
  8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.

Work Description (including number of signs, special conditions, materials, locations, and size):  
INSTALL ONE 36" X 41" SIGN. POSTS IN CONCRETE.  
SCHOOL ID SIGN

PLEASE PRINT OR TYPE LEGIBLY

#### OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete and correct.

[Signature]      2/22/01      Stephen T. Kolar III  
 Signature      Date      Print/Type Name

Copies: White - Office; Yellow - Applicant (keep this copy for your permanent records)

Authority under Section 500A, BCZR      PBM APPROVAL (SIGN ONLY)  
[Signature]      CK      2/21/01  
 Signature      Initials      Date



**Jemicy School  
Outreach Program**

**ASI Modlex Compass Series**  
Double Sided Aluminum Post and Panels  
With Computer Die-Cut Vinyl Text  
and Graphics

**Specifications:**

**Dimensions:** 96" L x 41-1/2" W  
Header Panel 36" L x 36" W  
Footer Panel 6" H x 36" W  
Post 2-3/4" Diameter x 96" H

**Copy / Gill Sans**

**Color:** Header Panel:  
Copy Blue - PMS 289  
Background Anodized Aluminum  
Footer Panel:  
Copy White - SC901 - DuPont  
Background Blue - PMS 286

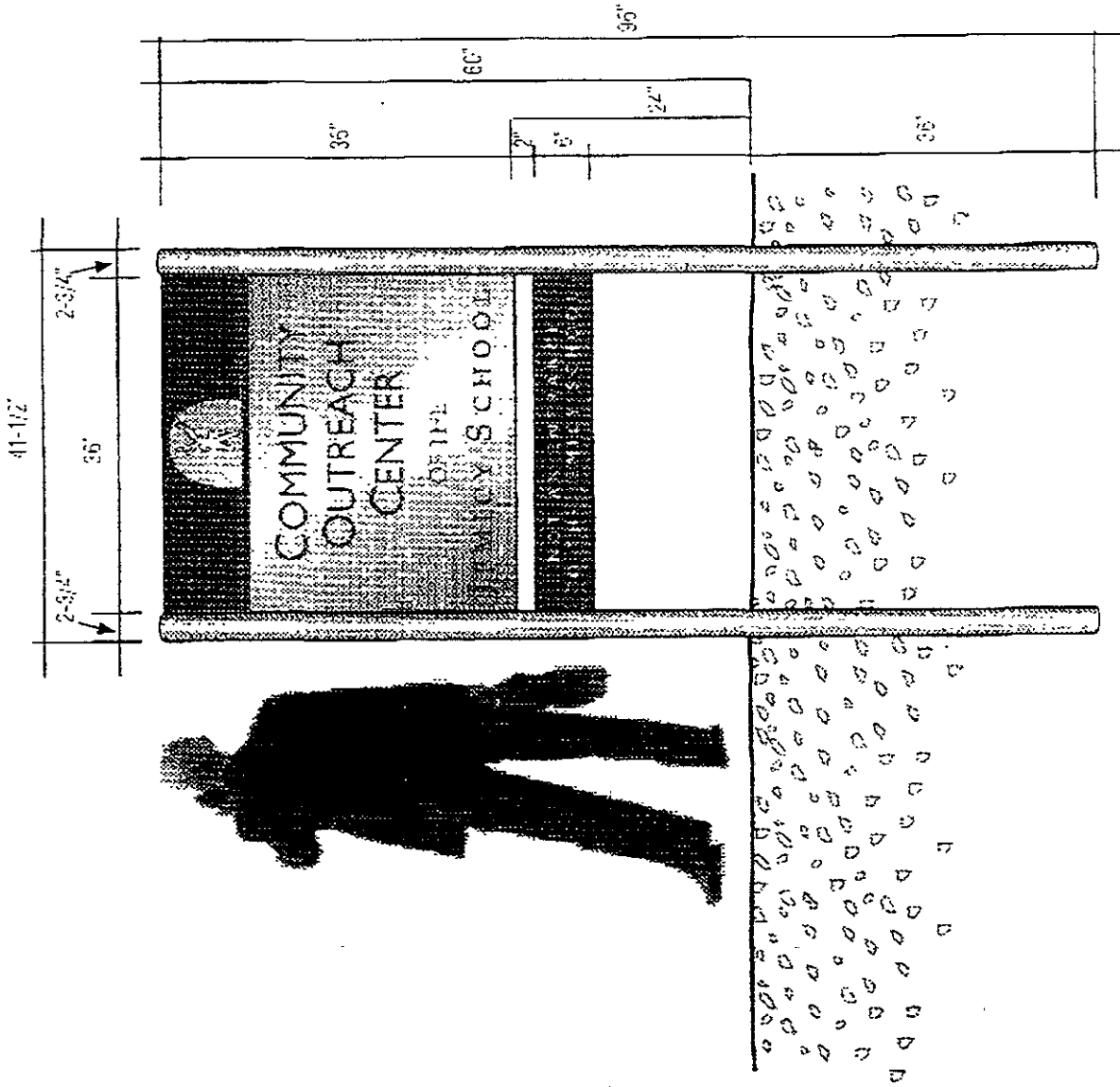
**Note:** To Be Direct Buried With 2" J  
Cement

**Drawn By:** Benny Zencott  
**Scale:** Not to Scale  
**Drawing No.:** 1 RV 1 BZ  
**Date:** 12/12/2000

This drawing and all the designs, ideas, and concepts expressed herein are the sole property of ASI Sign Systems, Inc. No part of this information contained on this drawing is confidential and may not be divulged or disclosed in any way or be used other than as intended for this project. Copyright © 1999 ASI Sign Systems.

**asi** Sign Systems  
1035 West Baltimore Street  
Baltimore, Maryland 21223  
Phone 410-783-ASI-1 (2741)  
Fax 410-783-4688

Approved: B. Zencott  
Date: 12/19/00



JEMICY SCHOOL  
8-25-99

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DOUGLAS L. KENNEDY  
KCW ENGR. TECH, Inc.

3104 TIMANUS LA., SUITE 101  
BALTIMORE, MD. 21244

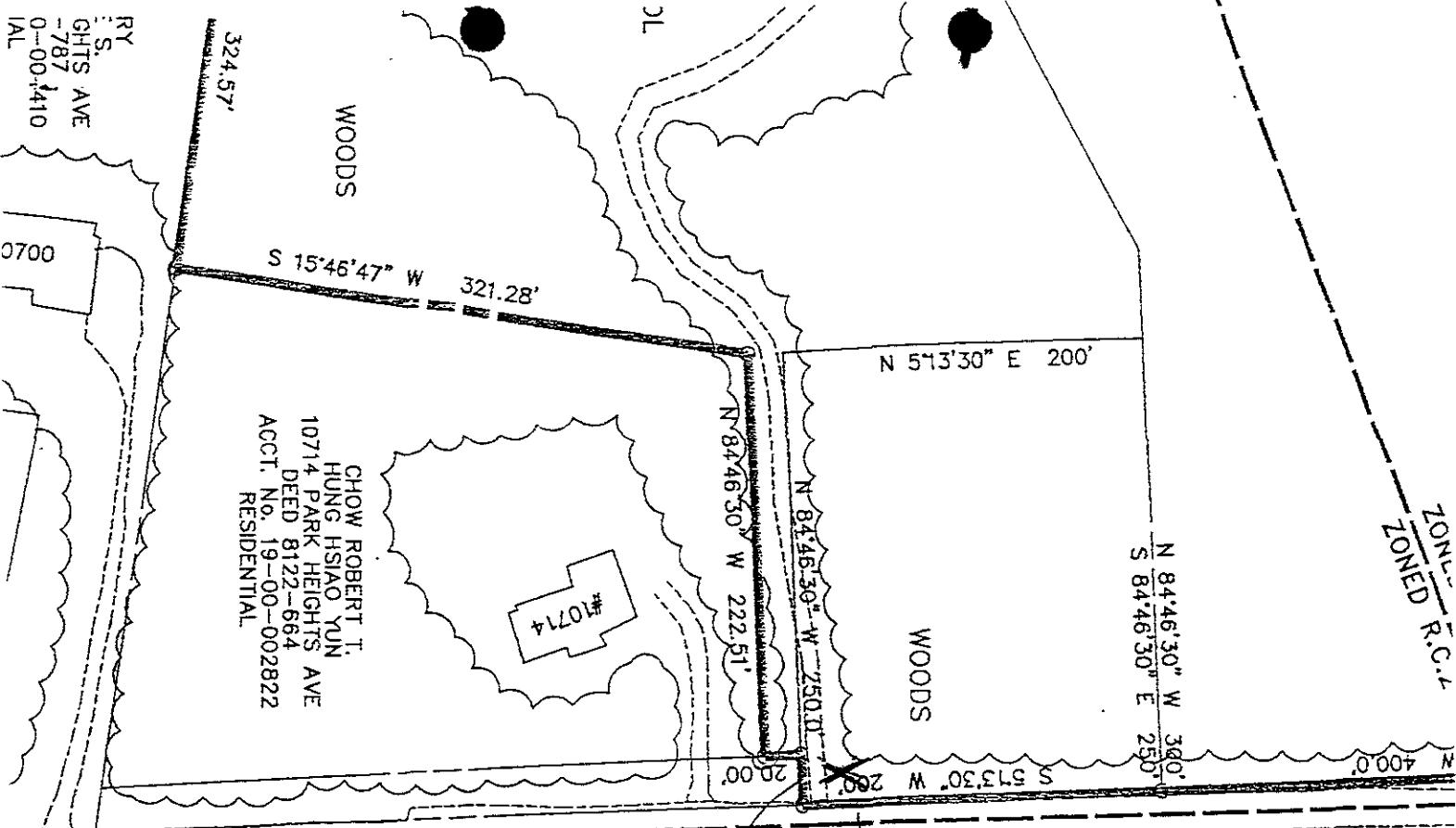
Rob Hoffman  
Nancy Jones-Bonbrest  
HARRY ROSENTHAL

210 Allegheny Ave  
132 Gittings St. Balto 21230  
12113 HENRIERON (W/TH OWINGS MILL)  
21117



RY  
S  
GHTS AVE  
-787  
0-00-1410  
IAL

0700



CHOW ROBERT T.  
HUNG HSIAO YUN  
10714 PARK HEIGHTS AVE  
DEED 8122-664  
ACCT. No. 19-00-002822  
RESIDENTIAL

#10714

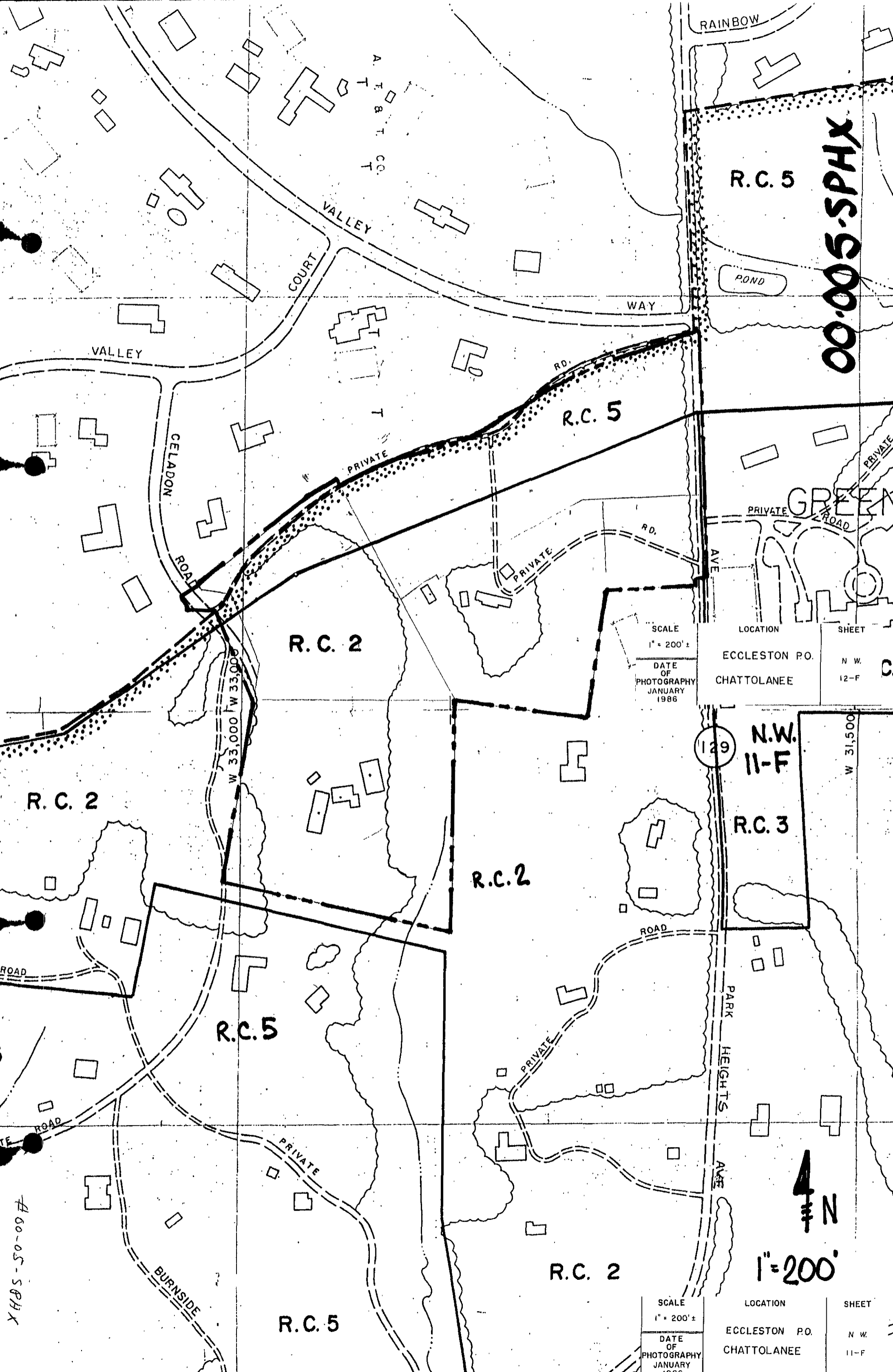
ZONED  
R.C.4

PARK HEIGHTS AVENUE

BAPTIST HOME  
OF MARYLAND

SITE  
OF

School  
Permitted 82-165-X



00-005-SPHX

R.C. 5

POND

WAY

VALLEY COURT

A. T. & T. CO.

VALLEY

R.C. 5

PRIVATE

CELADON ROAD

PRIVATE

GREEN ROAD

R.C. 2

SCALE  
1" = 200' ±  
DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION

SHEET

ECCLESTON P.O.  
CHATTOLANEE

N.W.  
12-F

W 33,000 W 33,000

N.W.  
11-F

W 31,500

R.C. 2

R.C. 3

R.C. 2

ROAD

R.C. 5

PARK HEIGHTS AVE

PRIVATE

4 N

1" = 200'

R.C. 2

SCALE  
1" = 200' ±  
DATE OF PHOTOGRAPHY  
JANUARY

LOCATION

SHEET

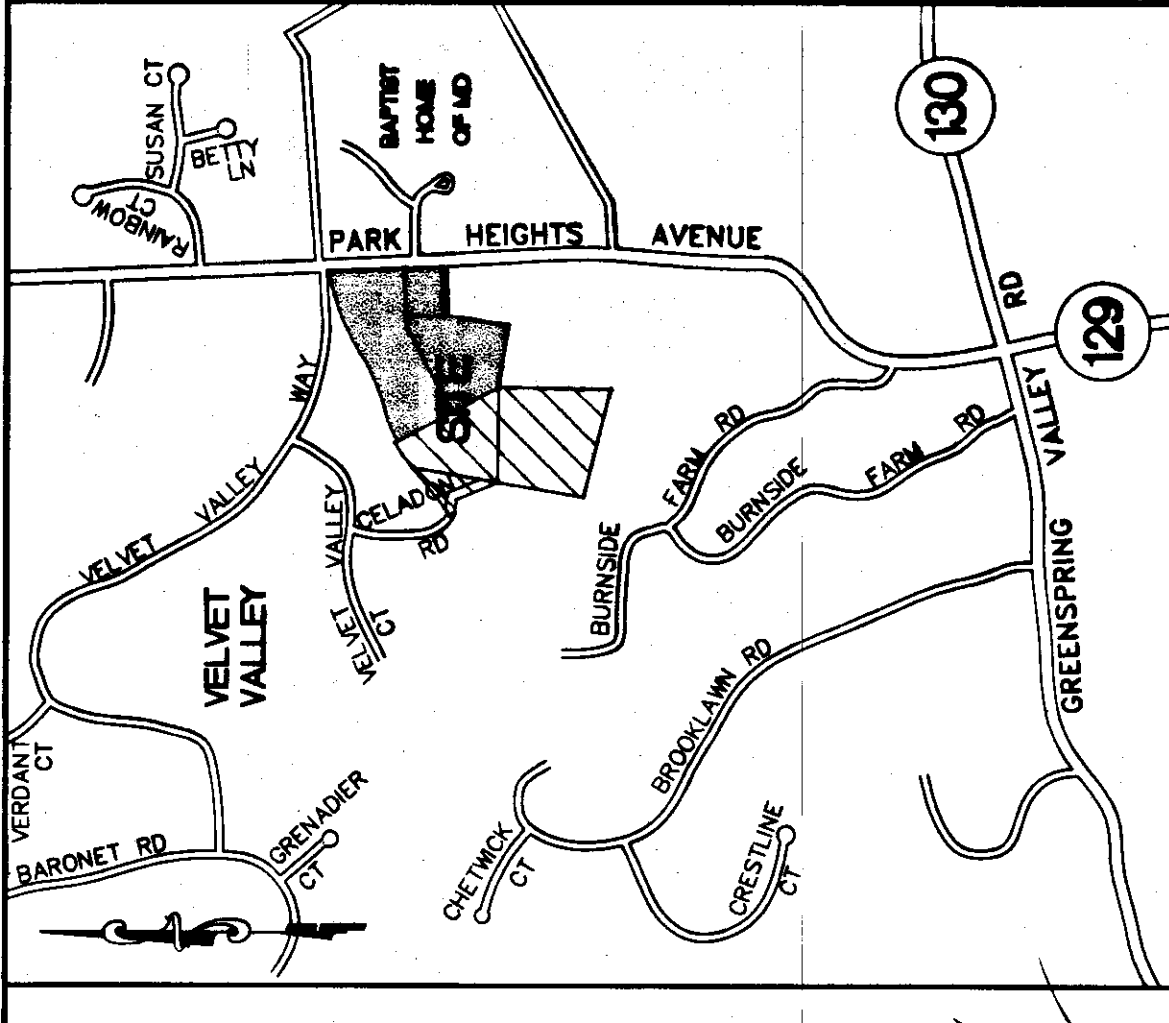
ECCLESTON P.O.  
CHATTOLANEE

N.W.  
11-F

R.C. 5

#60-05-SPHX

BURNSIDE

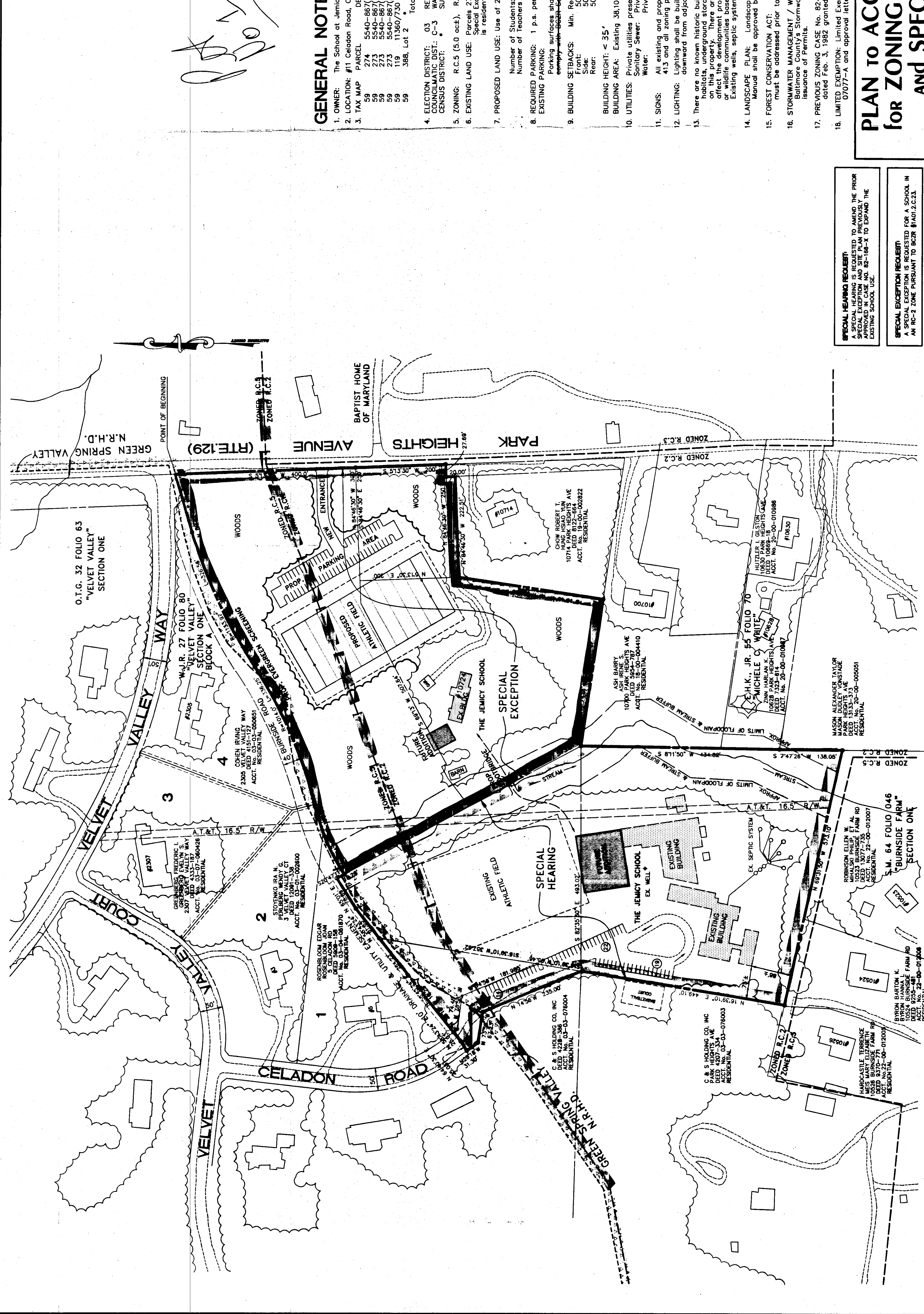


**GENERAL NOTES**

- OWNER: The School at Jemicy Farm, Inc.
- LOCATION: #11 Celadon Road, Owings Mills, MD 21117
- TAX MAP PARCEL DEED AREA ACCOUNT NO. ADDRESS  
 59 274 5540-867(Parcel 1) 6.18 ac. 03-22-000780 11 CELADON ROAD  
 59 273 5540-867(Parcel 2) 0.34 ac. 03-22-000781 11 CELADON ROAD  
 59 272 5540-867(Parcel 3) 3.68 ac. 03-22-000782 11 CELADON ROAD  
 59 271 5540-867(Parcel 4) 7.98 ac. 03-22-000783 11 CELADON ROAD  
 59 119 11367/720 4.15 ac. 03-22-000784 10724 PARK HEIGHTS AVE  
 59 388, Lot 2 Total Area 22.2 ac. 19-00-002823 10724 PARK HEIGHTS AVE
- ELECTION DISTRICT: 03 REGIONAL PLANNING  
 COUNCIL/DISTRICT: C-3 WATERSHED  
 CENSUS DISTRICT: 113
- ZONING: R.C.5 (5.0 ac±), R.C.2 (17.2 ac±) Zoning Map N.W.12-F, N.W.11-F  
 Parcel 273 and 274 (10.78 ac.) are used as a school per Zoning Ordinance Case No. 82-165-X; Parcel 119 is Vacant; Parcel 388 is residential use.
- EXISTING LAND USE: Parcels 273 and 274 (10.78 ac.) are used as a school per Zoning Ordinance Case No. 82-165-X; Parcel 119 is Vacant; Parcel 388 is residential use.
- PROPOSED LAND USE: Use of 22.2 acre site as a private, non-profit school, The Jemicy School.
- REQUIRED PARKING: 1 p.s. per employee (1 p.s.)(55 emp)= 55 p.s.  
 Number of Students: 150  
 Number of Teachers / Admin.: 35
- EXISTING PARKING: 1 p.s. per employee (1 p.s.)(55 emp)= 55 p.s.  
 Number of Students: 150  
 Number of Teachers / Admin.: 35
- PARKING SURFACES shall be a minimum of 9' x 18', and comply with Section 10-10-01-01.
- BUILDING SETBACKS: Min. Rear: R.C.5 / R.C.2 Existing Bldgs  
 Front: 50 ft. / 50 ft. 540 ft.  
 Side: 50 ft. / 35 ft. 75 ft.  
 Rear: 50 ft. / 35 ft. 88 ft.
- BUILDING HEIGHT: < 35'
- UTILITIES: Existing 38,100 s.f. Future 14,900 s.f. Total 53,000 s.f.  
 Private utilities presently serve this site.  
 Sanitary Sewer: Private septic sewage disposal system.  
 Water: Private drilled wells (2).
- Signs: All existing and proposed signs shall comply with BCCR Section 413 and all zoning policies for R.C. zones.
- Lighting: Lighting shall be building or pole mounted and directed away and downward from adjacent residential properties and public R/W.
- There are no known historic buildings, archaeological sites, endangered species habitats, underground storage tanks, or hazardous material sites located on this property. There are no significant views or site features that may be affected by the proposed development. The proposed development is consistent with the community goals of the Comprehensive Zoning Ordinance and the current Land Use Plan.
- LANDSCAPE PLAN: Landscapes Plan in accordance with the current Landscape Manual shall be approved by PDM prior to issuance of Permits.
- FOREST CONSERVATION ACT: The requirements of the Forest Conservation Act must be addressed prior to issuance of Permits.
- STORMWATER MANAGEMENT / WATER QUALITY MANAGEMENT: The requirements of Baltimore County's Stormwater Management Policy shall be addressed prior to issuance of Permits.
- PREVIOUS ZONING CASE No. 82-165-X per Order of the Deputy Zoning Commissioner dated Feb. 3, 1982 granted approval for a school in a R.C. 2 zone per Site Plan.
- LIMITED EXEMPTION: Limited Exemption under Section 26-171(A)(7) granted per D.R.C. 070777-A and approval letter dated Jan. 2, 1998 for a building addition.

**PLAN TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING AND SPECIAL EXCEPTION**

**THE JEMICY SCHOOL**  
 #11 CELADON ROAD  
 3rd ELECTION DIST. COUNCIL DIST. C-3  
 BALTIMORE COUNTY, MARYLAND



**REVISIONS**

DATE	DESCRIPTION
8-25-99	ZONING HEARING
7-1-99	REVISED PER BALTIMORE COUNTY OFFICE OF ZONING
6-10-99	SUBMIT WITH PETITION FOR SPECIAL HEARING

**OWNER:**  
**THE SCHOOL AT JEMICY FARM, INC.**  
 11 Celadon Road  
 Owings Mills, Maryland 21117

**OWNER:**  
 KCM Engineering Technologies, Inc.  
 3104 Timanus Lane, Suite 101  
 Baltimore, MD 21244  
 (410) 281-0033  
 Fax (410) 281-1065  
 www.KCW-ET.com

**DATE:** June 1, 1999  
**DESIGNED:** DLK  
**DRAWN:** MT  
**CHECKED:** DLK  
**DRAWING NO.:** C-100

**SPECIAL HEARING REQUEST:**  
 A SPECIAL HEARING IS REQUESTED TO AMEND THE PRIOR SPECIAL EXCEPTION AND SITE PLAN PREVIOUSLY GRANTED FOR THE PROPOSED DEVELOPMENT TO EXPAND THE EXISTING SCHOOL USE.

**SPECIAL EXCEPTION REQUEST:**  
 A SPECIAL EXCEPTION IS REQUESTED FOR A SCHOOL IN AN R.C.2 ZONE PURSUANT TO BCCR §101.2(C)(2).