IN RE: PETITION FOR SPECIAL HEARING
E/S private road ("Tony Drive"), 130' N
centerline of Green Spring Valley Road
8th Election District
3rd Councilmanic District
(10807 Tony Drive)

Montessori Society of Central Maryland Petitioner BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-315-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the Montessori Society of Central Maryland, by and through Albert Swartz and their attorney, G. Scott Barhight. The Petitioner is requesting special hearing relief for their school located at 10807 Tony Drive in the Lutherville area of Baltimore County. The special hearing request is to amend the previous site plans submitted in conjunction with Case Nos. 79-74-X, 84-99-SPH, 84-173-X and 89-380-SPH. The purpose of the special hearing request is to approve a proposed 75 ft. x 130 ft. multi-purpose building.

Appearing at the hearing on behalf of the special hearing request were Phillip Carroll, representing the engineering firm who prepared the site plan of the property, Albert Swartz and Stewart Levitas, appearing on behalf of the Montessori School, and G. Scott Barhight, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 6.57 acres, more or less, zoned R.C.2. The property is located on the north side of Green Spring Valley Road, west of its intersection with Falls Road. The property is the home of the Montessori School. Currently, the Montessori School utilizes seven buildings for the purpose of operating their private school. They are proposing at this time to construct a multi-purpose building addition with administrative offices as is depicted on Petitioner's Exhibit

SECTION OF THE PROPERTY OF THE PARTY OF THE

No. 1, the site plan submitted into evidence. The Petitioner met with the Falls Road Community Association and The Valleys Planning Council and brought to their attention their plans to construct this addition. Neither of those community groups oppose the Montessori School and their plans to construct this building. In fact, The Valleys Planning Council submitted a letter indicating that they have no opposition to the proposed expansion. That letter was submitted into evidence as Petitioner's Exhibit No. 2.

In order to approve the expansion plans, the granting of the special hearing request is necessary utilizing the proofs associated with Section 502.1 of the Baltimore County Zoning Regulations.

It is clear the Baltimore County Zoning Regulations permit the expansion plans by special exception. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the building proposal meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the buildings can be constructed without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has 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 construction of the multi-purpose building is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys

therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of March, 2003, that the Petitioner's Request for Special Hearing, to amend the previous site plans submitted in conjunction with Case Nos. 79-74-X, 84-99-SPH, 84-173-X and 89-380-SPH for a proposed 75 ft. x 130 ft. multi-purpose building, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner shall be prohibited from installing exterior lighting that may be excessive or inappropriate, given the rural character of the Montessori campus.
- 2. The Petitioner shall be required to submit to Mr. Jack Dillon, Executive Director of The Valleys Planning Council, architectural and landscape plans for the subject property prior to obtaining a building permit for this structure.
- 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.

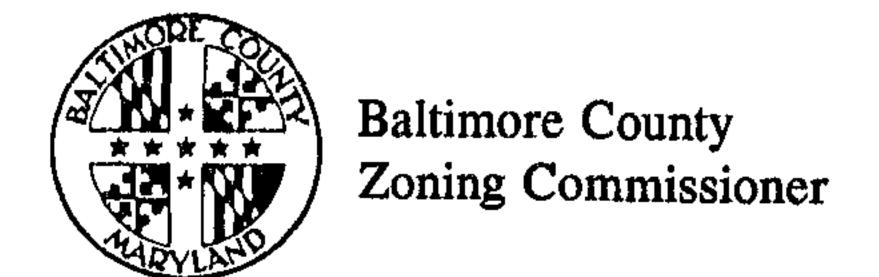
IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

YTMK:rai



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

Fax: 410-887-3468

March 12, 2003

G. Scott Barhight, Esquire Whiteford, Taylor & Preston, L.L.P. 210 W. Pennsylvania Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing Case No. 03-315-SPH Property: 10807 Tony Drive

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Musty llotroco

TMK:raj Enclosure

Copies to:

Albert Swartz 12704 Dover Road Reisterstown, MD 21136

Stewart Levitas 3405 Old Post Drive Pikesville, MD 21208

Phillip Carroll WBCM, LLC 849 Fairmount Avenue Towson, MD 21286

Copies to:

Albert Swartz 12704 Dover Road Reisterstown, MD 21136

Stewart Levitas 3405 Old Post Drive Pikesville, MD 21208

Phillip Carroll WBCM, LLC 849 Fairmount Avenue Towson, MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10807 Tony Drive	
which is presently zoned	R.C.2

This Petition shall be filed with the Department of Permits and 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

Please see attached

Property is to be posted and advertised as prescribed by the zoning regulations.
i, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be 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:	Legal Owner(s):
	Montessori Society of Central
N/A Name - Type or Print	Maryland
	Name - Type or Print Albert J. Swantz Han
Signature	Signature act J. Swaik He on of School
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature Rick Hansen
Attorney For Petitioner:	10807 Tony Drive 410-832-2077
	Address Telephone No.
Jennifer R. Busse	Lutherville, MD 21093
Name - Type or Print Signature	City State Zip Code Representative to be Contacted:
Whiteford, Taylor & Preston	Jennifer R. Busse Name
210 W. Pennsylvania Ave 410-832-2077	210 W. Pennsylvania Ave 410-832-2077
Address Telephone No.	Address Telephone No.
Towson, MD 21204 State Zip Code	Towson, MD 21204
State Zip Code	City State Zip Code
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 03-315-5PH	UNAVAILABLE FOR HEARING
Revie	ewed By Date

Attachment to Petition for Special Hearing 10807 Tony Drive

An amendment to the plans in Case Nos. 79-74-X, 84-99-SPH, 84-173-X and 89-380-SPH, to permit an expansion to the existing multi-purpose building.

215

ZONING DESCRIPTION OF LOTS 1, 2, & 3 OF "BROOKLANDWOOD" PLAT BOOK E.H.K. JR. 39, FOLIO 80 TAX MAP 60, GRID 13, PARCEL 88, 8th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point formed by the intersection of the easterly side of a private road known as "Tony Drive" (40' wide), and the southerly line of Lot 1, as shown on the plat "BROOKLANDWOOD" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. JR. 39, Folio 80, said point of beginning being approximately 130' from the centerline of Greenspring Valley Road (80'wide), known as MD Route 130.

THENCE leaving said point of beginning, referring all courses of this description to the above mentioned plat of "BROOKLANDWOOD"; the following seventeen (17) courses & distances, viz;

- (1) Running with said eastern side of "Tony Drive" with a curve to the left, having a radius of 120.00 feet and an arc length of 54.91 feet and being subtended by a chord of North 41 degrees 51 minutes 43 seconds West 54.44 feet
- (2) with a curve to the right, having a radius of 80.00 feet and an arc length of 90.71 feet and being subtended by a chord of North 22 degrees 29 minutes 12 seconds West 85.93 feet
- (3) North 09 degrees 59 minutes 45 seconds East 181.65 feet
- (4) with a curve to the left, having a radius of 580.00 feet and an arc length of 207.78 feet and being subtended by a chord of North 00 degrees 16 minutes 01 seconds West 206.67 feet
- (5) North 10 degrees 31 minutes 47 seconds West 7.47 feet

Thence leaving said "Tony Drive" and running with the following outlines of Lot 3

(6) North 79 degrees 28 minutes 13 seconds East 446.62 feet to intersect the west side of Falls Road (120'wide)

Thence binding thereon, the following two courses

- (7) with a curve to the left, having a radius of 5,789.58 feet and an arc length of 193.83 feet and being subtended by a chord of South 17 degrees 59 minutes 18 seconds East 193.81 feet
- (8) South 18 degrees 56 minutes 50 seconds East 227.06 feet

Thence leaving said Falls Road

- (9) South 71 degrees 03 minutes 10 seconds West 155.00 feet
- (10) North 62 degrees 16 minutes 27 seconds West 35.00 feet

Thence leaving the outlines of Lot 3 and running with the outlines of Lot 2

- (11) South 08 degrees 36 minutes 09 seconds West 68.07 feet
- (12) South 18 degrees 56 minutes 50 seconds East 177.81 feet
- (13) with a curve to the right, having a radius of 328.00 feet and an arc length of 130.02 feet and being subtended by a chord of South 87 degrees 14 minutes 51 seconds West 129.16 feet

#315

- (14) North 81 degrees 23 minutes 51 seconds West 86.68 feet
- (15) with a curve to the right, having a radius of 78.00 feet and an arc length of 61.46 feet and being subtended by a chord of North 58 degrees 49 minutes 28 seconds West 59.88 feet
- (16) with a curve to the left, having a radius of 112.00 feet and an arc length of 140.62 feet and being subtended by a chord of North 72 degrees 13 minutes 12 seconds West 131.56 feet
- (17) South 71 degrees 48 minutes 42 seconds West 12.03 feet

To the point of beginning,

CONTAINING an AREA of 6.57 ACRES of land, more or less.

BEING the same lots of land as recorded among the Land Records of Baltimore County, Maryland in the following deeds; Liber 5731, Folio 659 & Liber 5765, Folio 839. Being known as 10807, 10809, & 10811 Tony Drive, and located in the 8th Election District.

315

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3/11/03 11 AM

10807 TONY DRIVE

Case #03-315-SPH

Case #03-315-SPH
Legal owner: Albert J. Swantz, head of School; Rick Hansen, Board chair, Montessori Society of Central Maryland

Special hearing to permit an expansion to the multi-purpose building and to amend zoning cases 89-380-SPH, 84-173-X, 84-99-SPH, and 79-74-X.

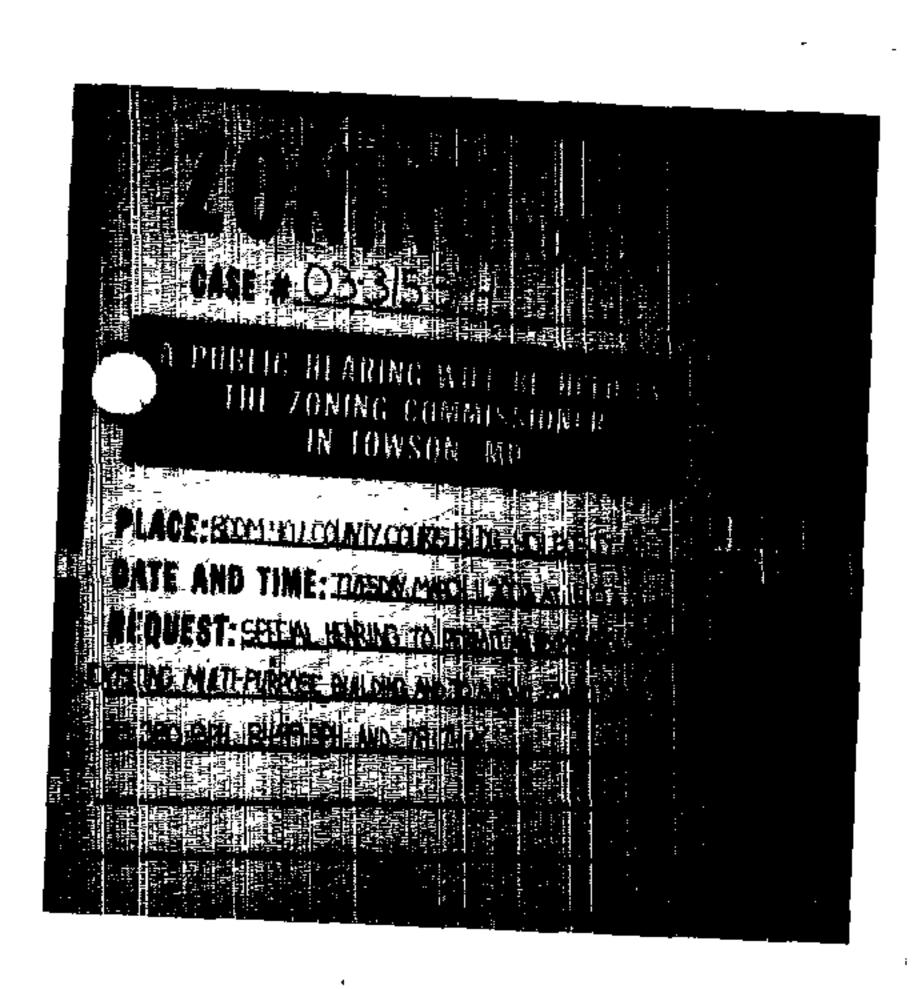
Pulled from Paper per Roben's request.

	RE: Case No.: 03-315-3PH
	Petitioner/Developer: MONTESSOR
•	SOCIETY OF CENTRAL MD.
	Date of Hearing/Closing: 3/1/03
Saltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Fowson, MD 21204	1 €
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
were posted conspicuously on the prop	perty located at 10807: TONY DRIVE
The sign(s) were posted on	2/22/03 (Month, Day, Year)
·	(Month, Dáy, Year)
	Clarameter
	Sincerely,
	2/22/03
ZONING CHRISTONIA	2/22/03
TONING COMMINATIONS ASSESSMENT OF THE PROPERTY	(Signature of Sign Poster and Date) 866 ROBERT BLACK (Printed Name)
TONING COMMISSIONED	(Signature of Sign Poster and Date) SEG KOBERT BLACK

(City, State, Zip Code)

(Telephone Number)

(410) 282-7940



	RE: Case No.: 03.3/5-3PH
	Petitioner/Developer: MONTESSOR
•	SOCIETY OF CENTRAL MD.
	Date of Hearing/Closing: 3/11/03
Baltimore County Department of Permits and Development Management County Office Building, Room III 11 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
The sign(s) were posted on	
	2/22/03 (Month, Dey, Year)
	. Sincerely,
A PUBLIC HEARING WILL	(Signature of Sign Poster and Date)
THE TONING COMMISSION IN TOWSON, MD	SSG NOBERT BLACK
DATE AND TIME: THE MANNEY TO THE	(Printed Name)
DEDUEST: SPECIAL MARKE TO FROM WILLIAM TO THE SPECIAL MARKET TO FROM THE SP	1506 Leslie Rd
EVETIC MITTANEOR BAIDING NO. TV.	(Address)
	Dundalk, Maryland 21222
PATTOMENT DOT TO STATIST OF STATISTICS AND STATISTI	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE

10807 Tony Drive; Eside Tony Drive, 130ft

+/- N ctrline Greenspring Valley Rd * ZONING COMMISSIONER

8th Election District

3rd Councilmanic District * FOR

Legal Owner(s): Montessori Society of Central

MD, Albert J. Swantz, Head of School * BALTIMORE COUNTY

Petitioner(s)

* 03-315-SPH

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DÉMILIO
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 22 day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAXZIMMERMAN

Delan Mar 11

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 25, 2003 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse

410-832-2077

210 W. Pennsylvania Avenue

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: 03-313-SPH

Powers Lane & Nuwood Drive

Northeast side of Nuwood Drive at the distance of 44 feet northeast center line Chantilla Road

1st Election District – 1st Councilmanic District

Legal Owner: Merry Hill LLC, Eric Levitt, Member

Special Hearing to amend the First Amended Partial Development Plan and Partial Final Development Plan and Partial Final Development Plan "Catonsville Gateway"

Hearings: Tuesday, March 11, 2003 at 10:00 a.m. in Room 407, County Courts

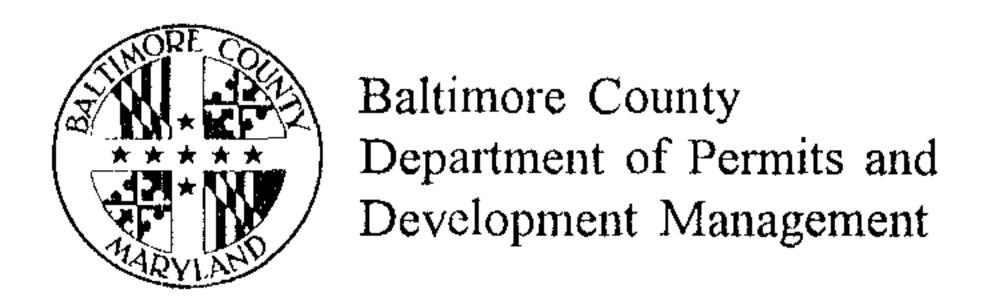
Building, 401 Bosley Avenue

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.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

January 23, 2003

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: 03-315-SPH

10807 Tony Drive

E/side Tony Drive, 130 feet +/- north of centerline of Greenspring Valley Road 8th Election District – 3rd Councilmanic District

Legal Owner: Montessori Society of Central Maryland

Special Hearing to permit an expansion to the existing multi-purpose building and to amend zoning cases 89-380-SPH, 84-99-SPH, and 79-74-X.

Hearings:

Tuesday, March 11, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Jennifer R. Busse, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204 Montessori Society of Central Maryland, Albert J. Swartz, 10807 Tony Drive, Lutherville 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 24, 2003.

- (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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

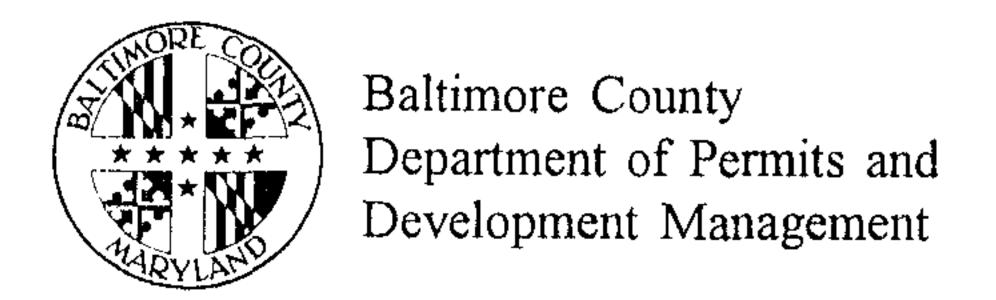
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-315-3PH
Petitioner: MMtMori
Address or Location: 10807 Towy Drive
PLEASE FORWARD ADVERTISING BILL TO:
Name: Jun Gusse
Address: 210 W. Pennsylvania Avc.
Towson MD 21204
Telephone Number: 410 832 2077

Revised 2/20/98 - SCJ



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

March 7, 2003

Jennifer R. Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 03-315-SPH, 10807 Tony Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 9, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callielal)

WCR:klm

Enclosures

c: People's Counsel Montessori Society of Central MD, Albert Swantz, Head, Rick Hansen, Board Chair, 10807 Tony Drive, Lutherville 21093



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No(s).:

306, 312(-315)

Dear Ms. Hart:

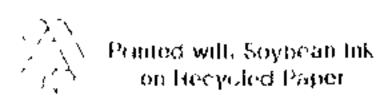
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 28, 2003

TO: Arnold Jablon, Director

Department of Permits & Development Management

FROM()

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 27, 2003

Item Nos. 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 320, 321, 322, 323, 324, and 325

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley PBS FTUT

DATE:

February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

305-308, 310, 311, 313 (315-319, 321-325

1mi

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 29, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

JAN 2 9 2003

ZONING COMMISSIONER

SUBJECT:

10807 Tony Drive

INFORMATION:

Item Number:

03-315

Petitioner:

Montessori Society of Central Maryland

Zoning:

RC 2

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, the existing 1-story Library/Classroom building (BLDG. # 2) should be identified as BA 1715.

Prepared by:

Section Chief:

AFK/LL:MAC:



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 1.17.03

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County

> Item No. 315 J J S

Dear, Mr. Zahner:

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,

Menneth A. McDonald Jr., Chief Engineering Access Permits Division



Robert I. Ehrlich Jr. Governor Michael S. Steele I.A. Governor

Andrey E. Scott Secretary

January 21, 2003

Ms. Rebecca Hart Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue, Room 111 Mail Stop #1105 Towson MD 21204

Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA(03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

james Gall.

Local Planning Assistance Unit

Mike Nortrup cc:

The Valleys Planning Council, Inc

207 Courtland Avenue, Towson, Maryland 21204 Mailing Address P.O. Box 5402, Towson, Maryland 21285-5402 Phone: 410-337-6877, Fax: 410-296-5409

March 6, 2003

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Montessori School

10807 Tony Drive

Dear Mr. Schmidt:

The Valleys Planning Council Has reviewed the requested Limited Exemption for development at the Montessori School and offer the following observations.

On Monday, March 3, 2003 I and Ms Deirdre Smith a neighbor and VPC Board member visited the school and met with Head Master Albee Swartz. Mr. Swartz gave us a tour of the school and the area proposed for the future expansion of the school. We found that the location was in an area that is appropriate for the campus and that with a building design that is sensitive to the present "farmstead" architecture the building would not have an adverse impact to the Historic Distric nor to the passer-by.

We did raise a concern about exterior lighting that might be excessive or inappropriate and Mr. Swartz assured us that no floodlights or excessive lighting was contemplated.

The issue of additional landscaping was discussed because a number of deciduous trees will be removed to accommodate the new structure. Again Mr. Swartz indicated that additional landscaping would be provided. Our concern is that the landscaping be with native species that are consistent with the Secretary of Interior Standards for National Register Historic Districts. The Baltimore County Landscape Architect is familiar with these standards.

Based upon our review, field inspection and meeting with Mr. Swartz the Valleys Planning Council has no objection to the approval of this request. As a matter of courtesy we would like the opportunity to review the final architectural and landscape plans prior to building permit application.

Jack Dillon

Executive Director

cc: George Doub, Esq.

Deirdre Smith

Jennifer R. Busse, Esq.

E. Avery Harden Jr.

PLEASE PRINT CLEARLY

CASE NAME MOUSSON, SOLLING CASE NUMBER 28-5/20

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
PHILLIP CARROLL	Expount AVE.	1	pagrio 110 whom con
Albert Swar 12	12704 Dover RA Pustingo	20 M. 12 2113C	AJSWANTE @ Act Con
STEWART LEVITAS	3405 DW BAT DAVE	ALeswille MD 24208	mount on
}			

