

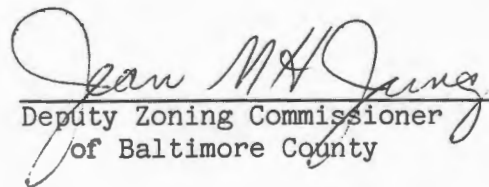
IN RE: PETITION SPECIAL HEARING *
Beginning at the NW/S of *
Francis Avenue, 100' NE of *
the centerline of Friendship *
Road (1102 Francis Avenue) - *
13th Election District *
Cynthia A. Lucas, et al, *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-308-SPH

* * * * *

ORDER OF DISMISSAL

Pursuant to a letter from Counsel for the Petitioners, dated February 4, 1986, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of February, 1986, that the above-referenced matter be and the same is hereby DISMISSED without prejudice.


Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

cc: Stephen J. Nolan, Esquire

People's Counsel

DATE February 5, 1986
BY Barbara A. Chalkin
ADMINISTRATIVE ASSISTANT

MICROFILMED

176

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and

----- issue a permit for a Class A Child Care Center pursuant to -----

----- Section 424.4.A.3. -----

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stephen J. Nolan

(Type or Print Name)

Signature Nolan, Plumhoff & Williams,
Chtd.

204 West Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

CYNTHIA A. LUCAS
(Type or Print Name)

Cynthia A. Lucas
Signature

JAMES F. LUCAS Jr
(Type or Print Name)

James F. Lucas Jr
Signature

William R. Lemkulles
1102 FRANCIS AVE 342-3098
Address Phone No.

BALTO. MD 21227
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Stephen J. Nolan
Name

204 West Pennsylvania Avenue
Address Phone No.
Towson, Maryland 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

HOME DAY CARE

Your proposed ~~petition for amendment~~ has been reviewed and accepted by this office on 9/20.

A decision concerning this amendment is tentatively scheduled to be rendered on 10/21.

Anyone who desires a public hearing concerning said amendment has until the close of business on 10/15 to demand said hearing.

A sign indicating the proposed amendment will be posted on this property for fifteen ³⁰~~15~~ days before the above date at a cost of \$5.00.

If a hearing is not requested, the tentative decision date shall cease to be tentative and the decision shall be rendered on this date.

*Posted 9-20-85
by J. J. Arute*

APPLICATION FOR
CHILD CARE CENTER

USE PERMIT

Printed
9/20/85

This Use Permit is requested in accordance with Sections 424.5 and 500.4 of the Baltimore County Zoning Regulations.

Proposed Child Care Center Location:

Election District 13th
Subdivision RELAY
Lot Number NONE Block Number NONE
Street Address 1102 FRANCIS AVENUE
If no Lot or Block Number, give distance to nearest
intersecting street 100' N.E. FRIENDSHIP RD. feet, North South East/
West of FRIENDSHIP Street Road/Avenue
Lot Size 95 x 239

- 242-3098

NW/S
100 FT North East of
FRIENDSHIP Rd.

Existing Nearest Child Care Center Location: (Lot Number, Street Address, etc.)

Relay Children's Center
South Rolling Rd AND Arlington Avenue
Relay, Maryland 21227

General Information:

A. Name & Address of applicant/operator

Cynthia A. Lucas
1102 FRANCIS AVENUE
Relay, Maryland 21227

B. No. of employees 1 Hrs. of operation 10 MON-FRI 7AM - 5:30 PM

C. Number of children enrolled 12

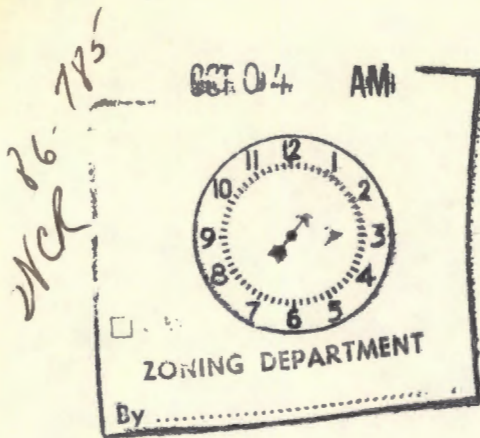
D. Estimated amount of traffic generated:
Morning 8 CARS 7-9AM Afternoon 8 CARS 4-5:30 PM

E. A Site Plan, drawn to scale, indicating location and type of structure on the lot in question, location and dimensions of play area(s), parking arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit

F. A snapshot of the structure

I am aware that the Zoning Regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and that I am responsible for, and hereby agree, to pay expenses for all posting, advertising and filing fees.

Cynthia A. Lucas
(Applicant's Signature)



1101 Francis Avenue
Baltimore, Maryland 21227

October 2, 1985

The Zoning Commission of
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Day Care Center Proposed at 1102 Francis Avenue - 21227

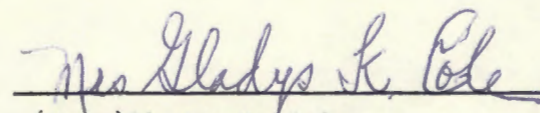
Dear Commissioner:

I am protesting the granting of a permit for a Day Care Center at 1102 Francis Avenue for the following reasons:

1. A group of children (12) causes considerable noise in a quiet residential area.
2. This is a residential area and I am opposed to anything which increases the noise and traffic.
3. I have owned this property since 1938, whereas the permit applicant has lived here a few months.

The property at 1100 and 1105 Francis Avenue are both for sale, hence you may not get a protest from them.

Respectfully,


(Mrs.) Gladys K. Cole

dcr

76-908
NCR

Walter A. Krouse
1103 Francis Avenue
Baltimore, Maryland 21227

10/7/85
ct
8

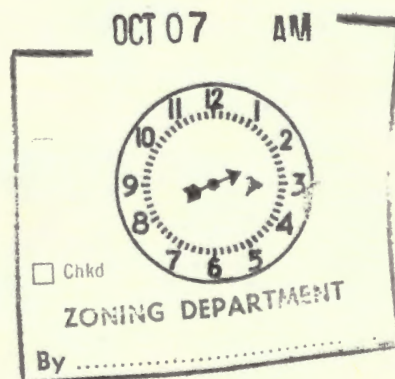
oct 2, 1985

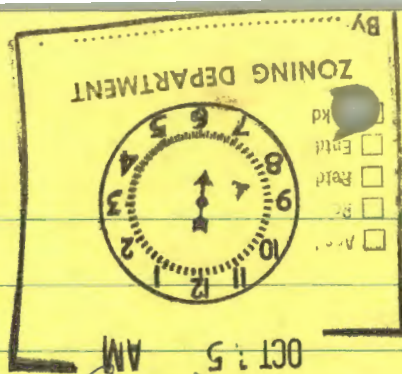
Dear Commissioner;

I would like a hearing
to be held on the applicatn for a
permit for the proposed day
care center at 1102 Francis Ave

I oppose this center to be
opened in our strictly residential
area.

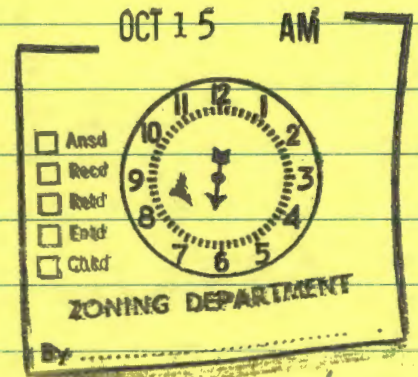
Sincerely
Walter A. Krouse





1104 Francis Avenue
Relay, Maryland 21227.
October 7, 1985

Zoning Commissioner
C/o Mr. Carl Richards
111 W. Chesapeake Avenue
Towson, Maryland 21204



Dear Mr. Richards:

This is to inform the zoning commission that we vehemently oppose the proposed zoning for "special exception" for a day-care center at 1102 Francis Avenue in Relay, Maryland.

We demand an open, public hearing for this proposal to be aired. We will be in court for the hearing.

I can say with reasonable certainty that Mrs. Lucas expected to expand to a day-care center, at the time she purchased the property on Francis Avenue. There is no doubt in my mind that she knew this area is zoned residential and not for business purposes. Previously, Mrs. Lucas applied to the zoning board for another day-care center. It was to care for twenty children at "The ^{New} Testament Tabernacle on Arbutus Avenue. What ever happened to that proposal?

The majority of residents in our block are retired or semi-retired. This has always been a quiet residential neighborhood, and zoned as such. We do not need nor want a day-care center here. We are opposed to any zoning changes, just to accomodate one, new family.

I understand from Social-Services the Mrs. Lucas is registered to have six children (total) in her day-care-home. Mrs. Lucas has two pre-school children of her own, so that means a maximum of four outside children. Neighbors have observed eight children being there at one time. The noise factor is so great at times, that we close all of the windows, to block out the noise. And the cars and vans delivering and picking up children are noisy and a traffic nuisance.

Do the number of families dwelling in one home have a bearing on fire department regulations, health department regulations, licensing regulations, or zoning laws; in regard to day-care centers? There are either two, or three families living there now.

Any change in the zoning law leads to more change, and soon a domino effect changes the whole area. Please help us preserve our residential zoning.

Sincerely yours,
Louise George



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 3, 1985

Ms. Cynthia A. Lucas
1102 Francis Avenue
Baltimore, Maryland 21227

RE: Demand for a public hearing on a
proposed Class A Child Care Center
1102 Francis Avenue, 100' NE of
Friendship Road - 13th Elec. Dist.

86-4 CACC

Dear Ms. Lucas:

The purpose of this letter is to notify you that the posting of your property for the above-referenced proposed child care center has resulted in a demand for a public hearing by Mr. Walter A. Krouse on October 2, 1985.

If you wish to proceed, you must apply for a public special hearing without delay before the Zoning Commissioner. This procedure takes about ninety days to complete and you would be responsible for paying \$100.00 filing fee plus the posting and advertising.

If you wish to proceed you should visit this office as soon as possible to pick up the required forms. If we do not hear from you within thirty days it will be assumed that you have withdrawn your request for a child care center.

If you have any questions concerning this procedure, please call me in this office at 494-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Associate III

WCR:bg

cc: Mr. Walter A. Krouse
1103 Francis Avenue
Baltimore, Maryland 21227

*Picked up forms
10/14/85
WCR*



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 3, 1985

Mr. Walter A. Krouse
1103 Francis Avenue
Baltimore, Maryland 21227

RE: Demand for a public hearing on a
proposed Class A Child Care Center
1102 Francis Avenue, 100' NE of
Friendship Road - 13th Elec. Dist.

86-4 CACC

Dear Mr. Krouse:

This office has accepted your demand for a public special hearing on the above-referenced proposed child care center. Therefore, pursuant to Sections 424.4.A.3 and 500.7 of the Baltimore County Zoning Regulations, a public hearing is required if the applicant wishes to pursue the request.

I have enclosed a copy of the notification letter and, if the applicants decide to proceed, there will be another sign posted on the property 15 days prior to the hearing giving the date, time, and place as outlined in paragraph 5 of the enclosed procedural steps.

If you need any additional information concerning this procedure, you may visit this office and review the case file, or call me at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Associate III

WCR:bg

Enclosures

cc: file

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2584

DATE 1/24/05 ACCOUNT P-01-615-000

AMOUNT \$ 5.00

RECEIVED FROM: Cindy Lucas

FOR: feeling fee for Day Care Center

8 805*****5000 02/05

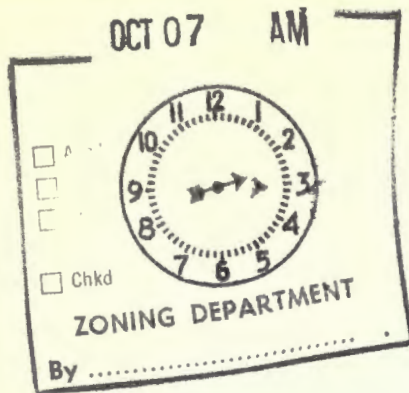
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting Sept 20, 1985
Posted for: Proposed Child Care Center
Petitioner: Cynthia A. Lucas
Location of property: 1102 Francis Avenue

Location of Signs: in front of 1102 Francis Avenue

Remarks: _____
Posted by S. J. Arata Date of return Sept 27, 1985
Signature
Number of Signs: 1



86-809

10/7/85
TO U
8

1017 FRANCIS AVVNUUE
Baltimore Md. 21227
October 3, 1985

The Zoning Commission
of Baltimore County
111W. Chesapeake Avenue
Towson Md. 21204

Re: Day care center proposed at 1102 Francis Ave. 21227 .
Dear Commissioner;

We are protesting the Granting of a permit for a DAY CARE CENTER at
1102 Francis Ave. for the following reasons,

1. Property lies below a crest of a steep hill, and is dangerous to stop, and turn in ,without creating a traffic hazard.
2. Less than 1 mile from this site, is a well established nursery school, with high standards and good record,
3. This is a strictly residential neighbor hood, and we feel this permitted ,will lead to many other commercial ventures in our neighbor hood,
4. Having a group of childred yelling and and playing activities is not desirable to us,.
as we already have zoning in the area to construct 500 townhouse type bldgs, and this street is one of the main arteries into it, we feel we have been imposed upon enough, without further zoning changes,
5. We have lived here for 20 years, and have considersble investment, and surely pay enough taxes. and feel this would lower the value of our property, at a time when because of our age we will be forced to sell in th e not too distany future.
6. the properties adjoining, 1100 and 1105 are for sale and you will not have any objections from that source.
6. the permit applicant. has just recently moved into the area, and has no roots here, and does not participate in community efforts.

Sincerely

Martin S. Wrenn
Charles E. Wrenn



From Garage Door showing
Adequate parking and
play Area.



Showing Adequate parking
AND showing how much
Lower neighbors House is.

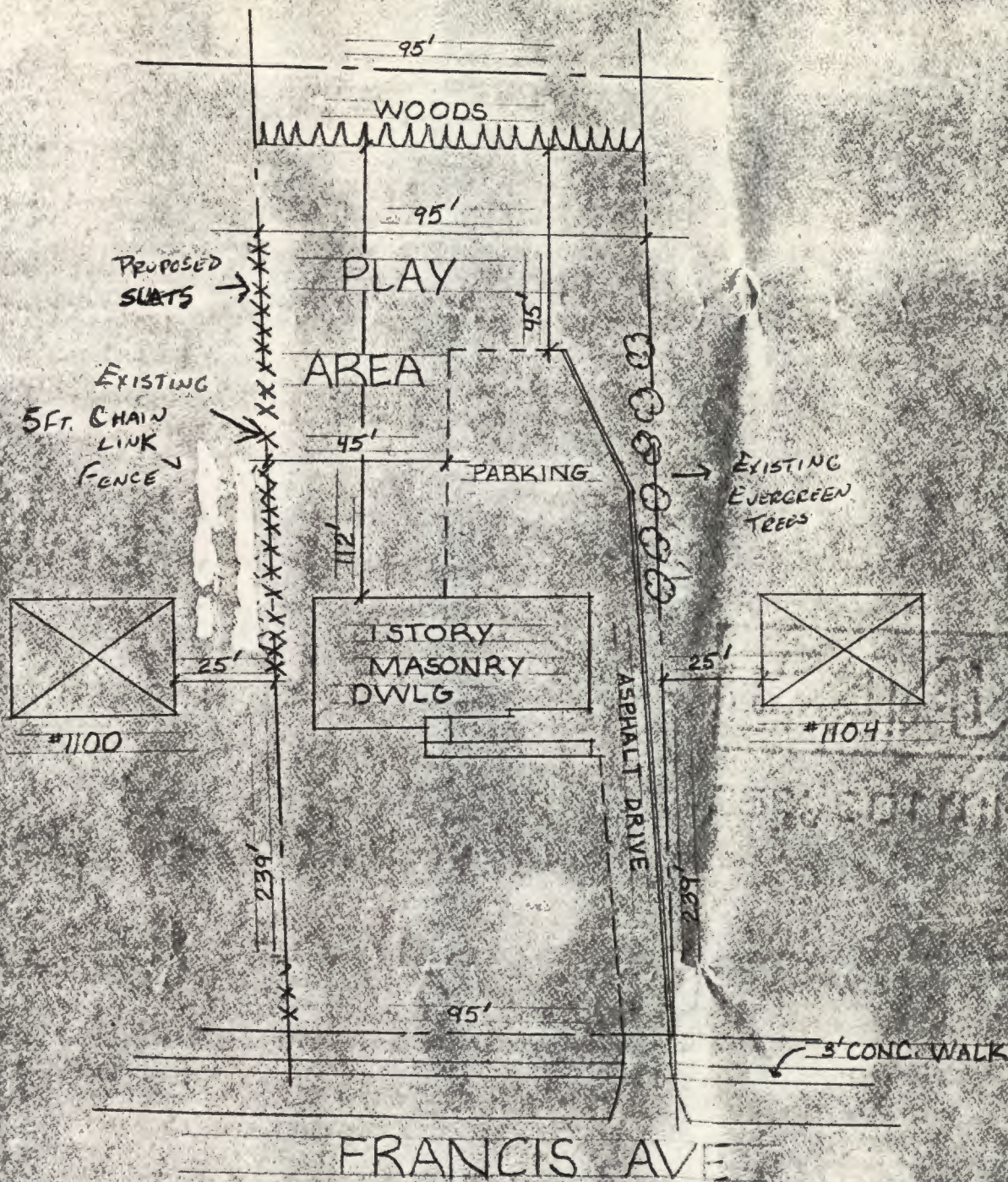


1102 Francis Ave.
TAKEN FROM Center
Line of Road (Francis
Ave)



Showing Distance
between 1102 Francis
AND — Francis.

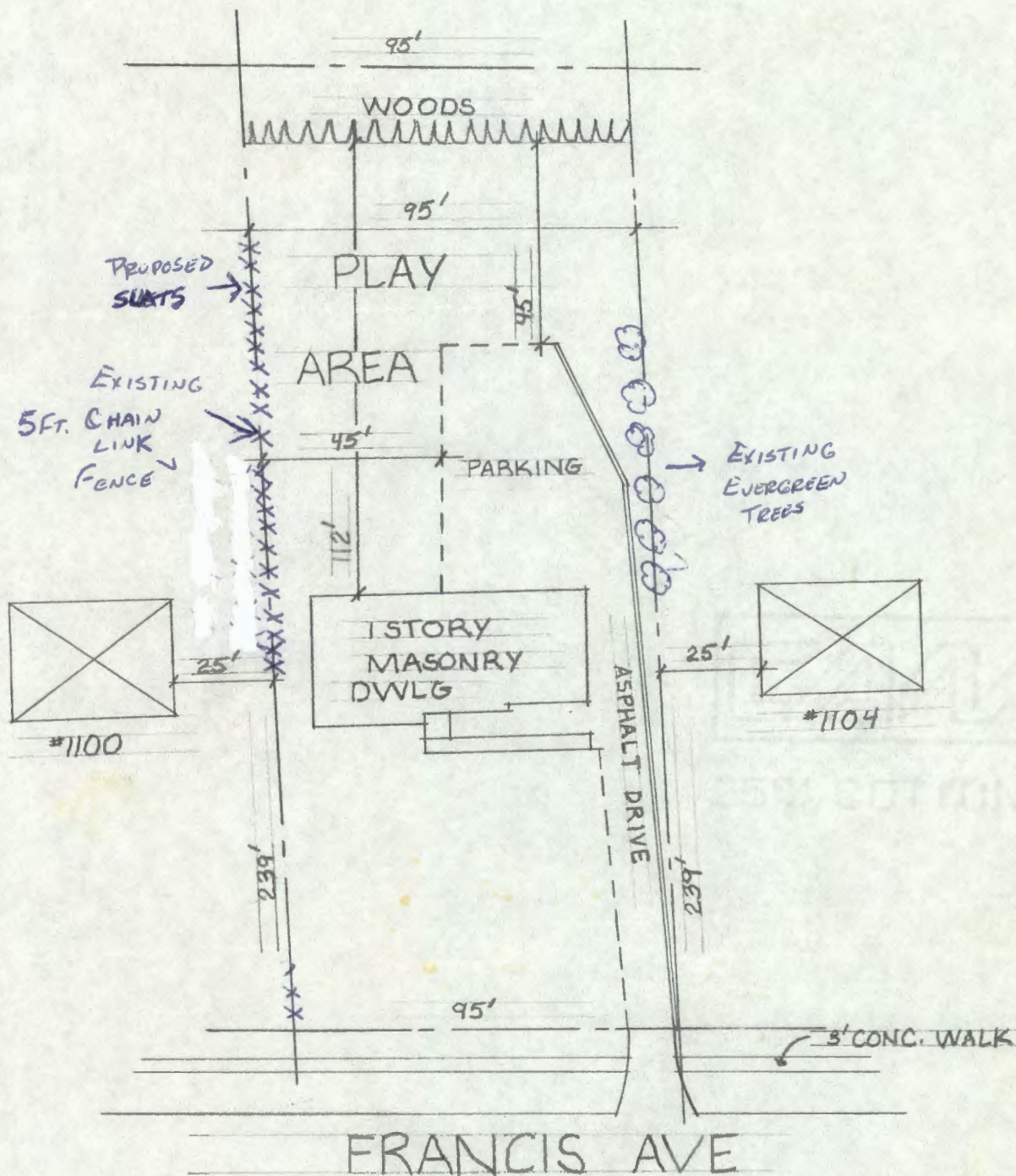




SCALE 1"=40'

ZONE DR 3.5

LITTLE PEOPLE'S
FAMILY GROUP
#1102 FRANCIS AVE



SCALE 1"=40'
ZONE DR 3.5

LITTLE PEOPLE
FAMILY GROUP
#1102 FRANCIS AVE