

[illegible]

BEFORE

[illegible]

O P I N I O N

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting the petition to permit the use of the property located on the northwest corner of Glendale and Queens Ferry Road (6722 Queens Ferry Road) as a Class A child care center.

Ms. Wendy Englehardt-Millhausen first testified. She testified that she has a Master's Degree in child care and that she and her mother, both licensed by Baltimore County, operate the day care center. She described the property in question in detail, the various uses of all portions of the property, the activities conducted thereon, the number of children cared for, the traffic generated by this use, the ages and number of children cared for, the hours of operation and that a health department permit from the State of Maryland was in effect. She also testified that a life guard was employed during July and August when the swimming pool was in use. She also testified that she had lived at this address for more than 25 years and that her mother had lived there 33 years and that jointly they were the proprietors of the day care center and the only other paid employee was the life guard noted above.

Mr. Glenn Cook, Traffic Engineer, next testified. It was his testimony that he did a traffic study of this site, including an on-site study, and that it was his opinion no traffic problems nor any parking problems were evident.

On Monday, October 6, 1986, between 7:00 a.m. and 9:00 a.m., he witnessed only four vehicles at the site and between 4:30 p.m. and 6:00 p.m. same day, saw only three vehicles at the site. Under cross-examination, he testified that it was legal for autos at this site to make "U" turns since "U" turns are not illegal unless performed at the crest of a hill.

Ms. Catherine Drayton, Licensing Coordinator for Baltimore County Department of Health, was petitioner's next witness. She testified that she was familiar with this site and that it was operating under all proper licenses and that all requirements necessary to obtain these licenses had been complied with. She testified that she has personally inspected this site and that all proper Baltimore County authorities have also approved the site and its use. She entered as Petitioner's Exhibit #8 a coordinating sheet showing compliance with all pertinent regulations. It was her final testimony that this site meets and exceeds all standards for day care centers and was in fact a proper and desired use on this site.

Ms. Florence Oldhan, 1329 Dulaney Valley Road, testified in favor of the petition. She stated that she has resided here for more than 23 years and does not find the children's noise objectionable, that there was no traffic problem nor any parking problem nor in any way did this use adversely affect the neighborhood. Ms. Donna Larsen, 6626 Queens Ferry Road, whose home is about one mile from the center but whose child is enrolled at the center, concurred with Ms. Oldhan's testimony. This concluded direct testimony for the petition. The Board will note as part of the case file a list entered as Petitioner's Exhibit #9 of those present in favor of granting the petition.

Protestants called as their first witness Ms. Eva Englehardt, property owner and proprietor of the site. She testified that she had no formal degree in child care but that she had completed many college courses in this field.

Ms. Eleanor Sewell, 1331 Glendale Road, 27 year resident, testified in opposition to this petition. She noted that her residence directly faces this site and that the children's noise can be heard from this site. She testified that in her opinion there was no need for this child care center, there being many others in the general area, that it was having a negative impact on the neighborhood and that this was an inappropriate site for a day care center.

Mr. and Mrs. Albert Puliafico, 6718 Queens Ferry Road, next door neighbor to Ms. Sewell, joined in her testimony in opposition to the petition. Mrs. Maria Graff Foreacre, 6724 Queens Ferry Road, was Protestants' final witness. She noted that her residence directly abutted the subject site and was on a higher level than the subject site, and as a result of this, she found the noise from the center to be objectionable. She testified that it was her opinion that this use significantly reduced not only the enjoyment of the use of her property but also reduced its resale value. She also testified that no off-street parking was provided at this site for employees. In her closing testimony, she reiterated that in her opinion because of the noise, the traffic situation, the probable reduction in her real estate value and the lack of parking this petition should be denied. The Board will note as part of this case file a list entered as Protestants' Exhibit #5 of those present opposed to granting this petition.

After consideration of all the testimony and evidence received in this case, the Board is of the Opinion that the Petition for Special Hearing to permit a day care center at this location shall be granted. The Board notes that from testimony of Ms. Drayton all the necessary health department requirements have been complied with. The qualifications of the proprietors are more than adequate. There is no evidence that any significant traffic problems are herein created. There is no evidence that not providing an off-street parking area for

one employee during July and August creates any real problem. Further, though the regulation requires off-street parking for all employees, in this case Ms. Englehardt and Ms. Englehardt-Millhausen are partners and not technically "employees" of this venture, and we do not find that the life guard amounts to an employee requiring a parking space because of the limited amount of time that the life guard is present and there is no indication that this position will be continued in the future. It is the opinion of this Board that the owners should carefully consider abandoning the use of the pool for the little time it is used and convert this space to better use. The Board is not persuaded that the noise from supervised children is any major factor in real estate value. A family with a number of children not supervised could easily create a much worse situation. It is evident that the neighborhood is split over permitting this day care use and that noise is the principal objection. The Board is not about to referee neighborhood differences. Nor is zoning to be regulated by neighborhood differences. In this case, we have before us an apparently well-operated day care center, meeting all County requirements and creating no obvious traffic problems and being supervised by qualified people. In today's society, more and more of these centers are needed as finances dictate both parents be employed and if all children's noise is to be removed from residential areas, the problems are obvious. For all of the above reasons and the Petitioners' compliance with Baltimore County Zoning Regulations §424 and §502.1, it is the Opinion of this Board that the petition requested shall be granted and will so Order.

O R D E R

It is therefore this 5th day of November, 1986, by the County Board of Appeals ORDERED that the herein Petition for a Special Hearing for a

Case No. 86-380-SPH
Eva M. Englehardt, et al

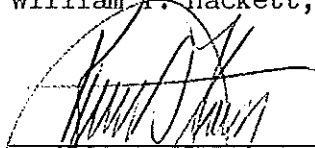
5.

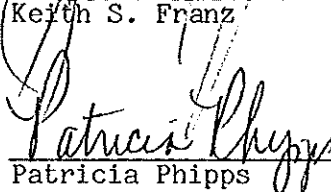
Class A child care center be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1
through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


William T. Hackett, Chairman


Keith S. Franz


Patricia Phipps



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

RECEIVED
NOV 7 1986
ZONING OFFICE

November 5, 1986

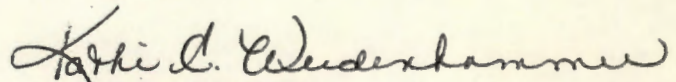
Mrs. A. Eleanor Sewell
Box 11450
Baltimore, MD 21239

Re: Case No. 86-380-SPH
Eva M. Englehardt, et al

Dear Mrs. Sewell:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the above-entitled case.

Sincerely,


Kathi C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Walter C. Foreacre, Jr.
Mrs. Eva M. Englehardt
Mrs. Wendy Englehardt-Millhausen
Deborah C. Dopkin, Esquire
Hon. F. Vernon Boozer, Maryland State Senate
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois
Norman Gerber
James Hoswell

IN RE: PETITION SPECIAL HEARING	*	BEFORE THE
NW/corner of Glendale and		
Queens Ferry Roads	*	DEPUTY ZONING COMMISSIONER
(6722 Queens Ferry Road) -		
9th Election District	*	OF BALTIMORE COUNTY
Eva M. Englehardt, et al,	*	Case No. 86-380-SPH
Petitioners	*	
* * * * *		

The Petitioners herein request a special hearing to approve a Class A Child Care Center.

Testimony by and on behalf of the Petitioners indicated that the owner of the property has resided in the dwelling for 32 years and has provided day care for the past 12 years. Her daughter has a Masters degree in Early Childhood Education and 11 years experience in the field. The two, the only employees, both have been licensed by the Baltimore County Social Services Department.

Catherine Drayton, Baltimore County Child Day Care Coordinator, spoke extensively on her observations and the compliance of the Petitioners as to programs related to health, environment, nutrition and child development.

At no time will there be more than 12 children on the site for whom care is being provided, although occasionally a past enrollee will visit. As many as 16 children may receive care within one day as some come for part of a day including before or after the public school day. At present, the age of the children ranges from 2½ to 10 years. Hours of operation are 7:00 a.m. to 6:00 p.m. Traffic is staggered with 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. being peak times. About 12 to 15 families utilize the center during any period of time and about 50% of the children come from the neighborhood. In addition to front and yard play areas, indicated on the plan submitted, the children use the living room for activities, the dining room for eating, and two of the original bedrooms for learning materials. There is no sign for the child care center on the site.

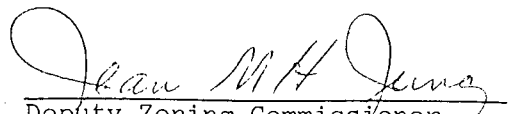
Supportive parents and neighbors said that the property is safe for children and in immaculate condition, that the center is a service rather than a business, and that traffic is no problem. A neighbor from 1½ blocks distance testified that, until November of 1985, he had been unaware that child care was provided at the subject site.

Protesting neighbors testified that this child care center is not needed because of other existing centers, that the noise emanating from the site is objectionable, that the pool is unsightly, that more than 12 children are being cared for at a given time, that the area is inhabited generally by older persons, and that, indeed, the center is a business and thus inappropriate within the residential community.

After a visit to the site and the general neighborhood, in the opinion of the Deputy Zoning Commissioner, a Group Child Care Center, Class A, is not only appropriate but also an amenity to the neighborhood in the location indicated.

Pursuant to the advertisement, posting of property and public hearing, as well as a field inspection of the property, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioners, the requirements of Section 424, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County; this 9th day of May, 1986, that the herein Petition for Special Hearing for a Class A Child Care Center, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.


Deputy Zoning Commissioner
of Baltimore County



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 20, 1985

Mrs. Lydia Maria Graff-Foreacre
6724 Queens Ferry Road
Baltimore, Maryland 21239

RE: Demand for a public hearing on a
proposed Class A Child Care Center
6722 Queens Ferry Road, NW/corner
Glendale Road - 9th Election Dist.
86-5-CACC

Dear Mrs. Graff-Foreacre:

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,

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

W. Carl Richards, Jr.
Zoning Associate III

WCR:bg

Enclosures

11/8/85
TO CL
G
GLENDALE-GLENMONT COMMUNITY ASSOCIATION
P.O. Box 20383
Baltimore, MD 21284

+ 3389
Barbara Ba
Hts, Kahl A

November 7, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Zoning Notice for
Class A Child Care Center
6722 Queens Ferry Road
Baltimore, MD 21239

Dear Mr. Jablon:

The Glendale-Glenmont Community Association, Inc., would like to request a public hearing concerning the proposed child care center at 6722 Queens Ferry Road.

Please advise at the above address when and where the public hearing will be held.

Sincerely,

Judy O'Connor
Judy O'Connor
Secretary

321-8992
583-9499

Donald Weber Pres.
828-0086

27-6/10

Revised

Post by 10/18
Sign Printed
10/17/85
Posted - 10/18/85
MKS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

APPLICATION Class A Child Care Center

Your proposed ~~petition for amendment~~ ^{For Filing} has been reviewed and accepted by this office on 10/2/85.

A decision concerning this Child Care ~~amendment~~ is tentatively scheduled to be rendered on 11/22/85.

Anyone who desires a public hearing concerning said Child Care ~~amendment~~ has until the close of business on 11/18/85 to demand said hearing.

A sign indicating the proposed Child Care ~~amendment~~ will be posted on this property for fifteen ~~(15)~~ ⁽³⁰⁾ 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.

APPLICATION FOR
CHILD CARE CENTER

USE PERMIT

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 ninth 9TH
Subdivision Glendale
Lot Number 1 Block Number 6
Street Address 6722 Queens Ferry Rd.
If no Lot or Block Number, give distance to nearest
intersecting street _____ feet, North/South/East/
West of _____ Street/Road/Avenue
Lot Size 164.41 x 77

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

Loch Raven Methodist Church School 2 blocks away
Loch Raven Blvd. + Glendale Rd.
Baltimore, Md. 21239

General Information:

- A. Name & Address of applicant/operator
Wendy Engelhardt-Millhausen / Eva Engelhardt 337-8881
6722 Queens Ferry Rd.
Balt., Md. 21239
- B. No. of employees 2 Hrs. of operation 7:00 AM - 6:00 PM 5 days
- C. Number of children enrolled 12
- D. Estimated amount of traffic generated:
Morning 8-10 Afternoon 8-10
- 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.

Eva M. Engelhardt
(Applicant's Signature)
Wendy Engelhardt-Millhausen

6722 Queens Ferry Road
Baltimore, Maryland 21239
July 14, 1984

Ms. Barbara Bachur
Chairwoman, Baltimore County Council
Courthouse
Towson, Maryland 21204

Dear Ms. Bachur:

My purpose in writing you is to bring to your attention the advantages of and the need for the Class A Group Day Care Center. My daughter Wendy and I have operated a day care center for ten years. Wendy is a night student at Towson State University and has a B.S. degree in early childhood education and a Masters degree near completion.

Our home is located on 6722 Queens Ferry Road, and has also become the home for the children we care for. Most of the children start at the age of two to three months old and stay with us until they go off to kindergarten. Needless to say, there is a strong bond and commitment to the children and their parents.

Many of the parents live in our community and prefer a "family-like" situation for their children. The appropriate home environment provides the security the young child needs and enhances the child's social, emotional, physical and mental development. My own children stayed home with me until they entered kindergarten and they were far less prepared to separate and deal with the pressures that children are faced with upon entering school.

There is a great need for small group centers that can take children from infancy until they start kindergarten. When my daughter observed and taught in several large day care centers she would tell me about the lost two and three year olds wandering around with runny noses and untied shoes. She felt frustrated that there weren't enough arms available to hold them. I believe that was the time when she could see what we have to offer at home and realized that two and three year olds still need a lot of nurturing and preparation for a large group situation. The small group center is ideal for the preschool child; unfortunately, there are many regulations working against it.

The 7-12 group care license was mentioned to us over two years ago, and seemed to be the perfect solution. After talking to some people at the zoning department I felt an unyielding attitude. The present law and requirements are not only unrealistic, but they are discriminating against children. If the zoning department is acting on the complaints of some isolated individuals that will complain about anything, then the zoning department is not listening to the needs of the working parent.

We have talked with neighbors that live in our surrounding area and they have no objections to our day care center. In fact, they have offered to petition if we should run into zoning difficulties. How can a community object to a group of children (equivalent to a large family) who laugh and play outside for a few hours a day - five days a week? I feel that each day care facility should be evaluated on its own merit, and day care providers should be given the chance to grow and fulfill this great need for professional day care.

My daughter and I plan to attend the Baltimore County Planning Board public hearing on this issue on July 19, 1984. Some of our day care children's parents will also be there.

We would appreciate your consideration of our viewpoint.

Sincerely,

Eva Engelhardt

cc. Ms. Catherine Drayton
Child Care Coordinator
Baltimore County Department of Health
4001 Bosley Avenue
Towson, Maryland 21204

The "isolated" individual is probably the next-door neighbor who made the complaint in 1984. I am the other nearest neighbor and was NOT consulted. The idea of a "large family" is nonsense. The family has twelve or even six children who are approximately the same age and who never grow old enough to attend school.

86-949

9th

10/30/85
9

OCT 29 AM

Re: Request to operate a day care facility with a maximum of twelve children at 6722 Queens Ferry Road.

Box 11450
Baltimore, Maryland 21239
October 28, 1985

☐ Ansd	
☐ Recd	
☐ Retd	
☐ Entd	
☐ Chkd	
OFFICE OF PLANNING & ZONING	
By:	

Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir,

Ten years or so ago when I obliged a neighbor by filling in a form concerning day care for children so that a teen-aged daughter could "earn money for college," I had no idea that such care would become a full-time family business. While I have never made a complaint, I feel that now is the time that some factors must be considered. I am sending a copy of this letter to Mrs. Engelhardt, with the hope that it will not cause a rift in a casual, amicable relationship.

First and foremost, is the agency REALLY prepared to ENFORCE the limit of twelve children? On the Monday after the permit notice appeared I took time to count; fourteen children left the house between four and six o'clock. On Wednesday, fifteen children were picked up.

Another problem is noise. Children are, by nature, noisy creatures. They talk shrilly, shout, yell, and cry without inhibition. Unfortunately, the Engelhardt yard is small and surrounded by a hill, which acts as a sounding board. When people are outside, anything not said in a low voice can be distinctly heard.

Several summers ago a neighbor, whose name I do not know, lodged a complaint, which apparently caused an investigation, but no change. The truth was that there WERE and CONTINUED to be too many children, who made considerable noise, especially when they played in the large pool.

Because the property has no driveway, traffic flow is also a problem. Few people stop at the house and then continue to drive forward, particularly in the morning. Instead, they

Against

turn in my driveway or make U-turns--which is possible only because there are seldom any cars parked in front of my house. Sometimes the drivers even back to the corner, which is hidden by a slope, to turn around.

I know that there is a need for the care that Mrs. Engelhardt and her daughter provide. I am concerned, however, because they have consistently taken considerably more children than their permit allows and the day care agency has not prevented it. Fortunately, I have no plans to sell my home at the present time, for a large day care facility in a residential community is certainly no asset to the immediate neighborhood.

Very truly yours,

A. Eleanor Sewell

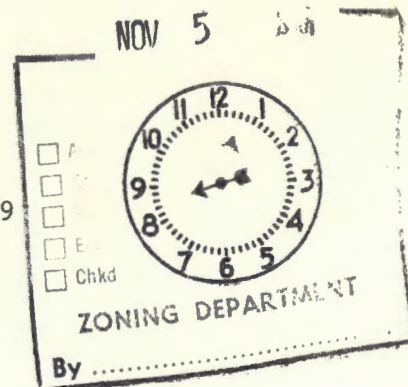
A. Eleanor Sewell

86-1000
HCL

11/5/85
TO C
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1329 Glendale Road
Baltimore, MD 21239

November 2, 1985



Planning & Zoning Board
County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

Gentlemen:

Day Nursery
6722 Queens Ferry Road
Baltimore, MD 21239

I am writing about a zoning notice posted at Glendale and Queens Ferry Roads regarding the property at 6722 Queens Ferry Road. This property is operated by the owner as a day nursery, and has been in operation for probably 12 or 15 years.

I live across the street from part of the property where the day nursery is located on Glendale Road, and I have lived in it for 22 years. This nursery has never been in any way a nuisance to me or to Virginia Mann who lives here too. Since the children arrive and leave at different times, I have observed that it presents no traffic problem at all.

When we are outside on a lovely, sunny day it is a joy to hear the sound of the children's laughter. Mrs. Engelhardt and her daughter, Wendy, are very careful to keep the sounds of the children from annoying the neighbors. If I had a child, I would be very happy and feel very safe to have the child in the care of these two fine women.

Truly I can not say enough in favor of granting the zoning for 12 children in this instance. They are an asset to the children, and the beauty of their property outside is an asset to the neighborhood.

Two neighbors are listed below who are entirely in accord with this letter regarding the zoning.

Sincerely,

Mrs. Edith Schultze
3127 Glendale Road

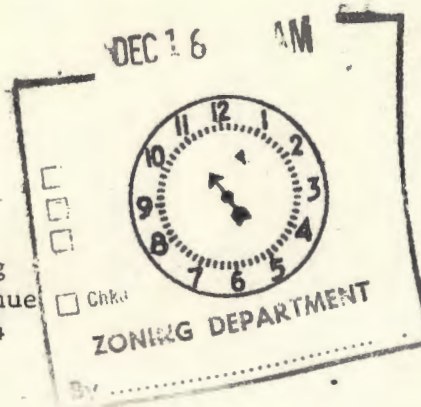
Mrs. Anita Bennett
3125 Glendale Road

Florence G. Oldham

Florence G. Oldham
Virginia Lee Mann
Virginia Lee Mann

96-1333
HCH

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



Mrs. Kim Marchesi
104 Croftley Rd.
Lutherville, Maryland 21093

December 11, 1985

6722 Queens Ferry Rd.

Dear Commissioner:

I am writing to support the efforts of Mrs. Engelhardt and her daughter, Wendy, to secure proper zoning and licensing for the operation of a day care center in Mrs. Engelhardt's home at 6722 Queens Ferry Road. I have used the day care services of Mrs. Engelhardt since 1978 when I placed my three month old daughter in her care. My son was born in 1981 and when he was three months old I returned to work and both he and my daughter went to Mrs. Engelhardt's for day care.

It has now been almost eight years since I interviewed Mrs. Engelhardt with an infant in my arms and watched her so closely as she held my baby the first time. Your heart aches when you leave the house without your baby. There is an awesome contract of trust made between a parent and a day care provider. I want you to know that in the years I have used Mrs. Engelhardt and Wendy for day care, they have never violated my trust. They run a professional day care program that exceeds any other program I have observed.

Unfortunately many programs provide little more than babysitting service. Mrs. Engelhardt's program goes beyond providing for the basic needs of the children. I have taken time off from work to observe the organized play activities provided by these fine people and I have seen 1½ to 2 year old children playing together, dancing, doing calendar activities, learning colors and shapes. The Engelhardt's have a very special knack of bringing out the abilities of these little children.

My son will start kindergarten next year and my need for day care is nearing an end. However, the need for quality day care goes on. I would hope that the zoning board would consider the critical and continuing need for day care in Baltimore County and would recognize that Mrs. Engelhardt and Wendy provide one of the best examples of day care in the State.

While I fully support the efforts being taken to inspect and license day care operations to assure these programs are safe and are being run properly, I am concerned that a successful program run by experienced day care providers should be subjected to such a lengthy period of

for

uncertainty as to whether licensing will be approved, and put under undue financial pressures to comply with "institutional requirements".

In closing, I would hope that the Zoning Board and the Baltimore County Department of Social Services would look favorably on this request for zoning and licensing Mrs. Engelhardt's home as a day care center.

Sincerely,

Kim Marchesi

Kim Marchesi

CC: Mrs. Catherine Drayton
Baltimore County Dept. of Health
401 Bosley Ave.
Towson, Md. 21204

86-1172
HCL

11/25/85
HCL
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November 22, 1985

NOV 25 1985

☐ Ans'd	
☐ Rec'd	
☐ Ret'd	
☐ F-ld	
☐ Chkd	
ZONING DEPARTMENT	
By	

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

Dear Sir:

I am writing in regard to the application for a Use Permit filed by Mrs. Eva Engelhardt for a child care center at her home on Queens Ferry Road.

I placed my then ten month old daughter at the Engelhardt's home in July of 1980. She remained there in day care until she began school in September, 1984. As I am certain any "Engelhardt parent" who has written has more than adequately detailed the superior standard of care, concern and affection for children in the home, I only additionally ask you to particularly take note of the resource the Engelhardts have offered to working mothers who need to place infants.

Even if I were to consider institutional day care acceptable, there is none for infants. Home care is the only choice, and with that, those who will accept infants are few and far between. Those who accept them and offer consistent and stimulating care are almost nonexistent.

My own experience with infant day care was a nightmare. I returned to work when my daughter was four months old. Between January 2 and July she had been to three different licensed Baltimore County homes. I believe my husband and I were extremely cautious in placing our child, carefully interviewing and inspecting homes ourselves. Each time my child needed to be relocated we would again screen whatever homes were listed by the Department of Social Services as having vacancies for infants. Obviously each time I selected what I thought was the best available. Each of those three placements was terminated because the day care mother informed us that she was unable to continue in infant care. One specifically told me she had forgotten how much trouble babies were!

My fourth day care placement was Mrs. Engelhardt. My point is simple. While the County offered me on paper homes that would accept infants, as a practical matter those homes did not exist.

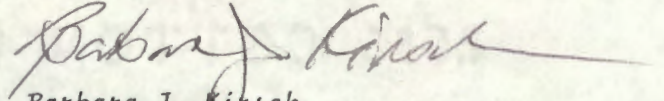
The Engelhardt home has enthusiastically accepted infants and has nurtured them. My daughter's stay there is the norm. I believe almost every child there and every "alumnus" came as a baby and stayed.

Realizing there are many aspects to be considered before the granting of a permit request such as Mrs. Engelhardt's, I ask only that in your review

For

you consider the parent's picture of County infant day care, to keep always in mind we are dealing with home care, to keep in your deliberations the flexibility to distinguish from institutional care.

Very truly yours,

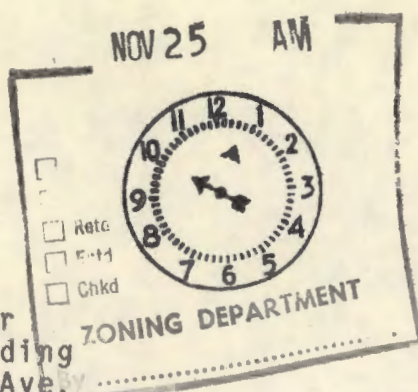
A handwritten signature in dark ink, appearing to read 'Barbara J. Kirsch', with a long horizontal flourish extending to the right.

Barbara J. Kirsch
12 Edgarwood Court
Phoenix, Maryland 21131

cc: Mrs. Catherine Drayton
Baltimore County Department of Health
401 Bosley Avenue
Towson, Maryland 21204

86-1173
HCR

11/25/85
DO CLK
8



1210 Ramblewood Road
Baltimore, Md. 21239
November 15, 1985

Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Sir:

It is time for some reform in zoning regulations and restrictions on Home Day Care Facilities. I am not against regulations, certainly, that are aimed at ensuring the safety and well-being of the day care providers and the children. When the regulations, however, put so much pressure on day care facilities that existing ones must keep making costly changes and new ones decide not to open because the expenses would be prohibitive, then I must protest.

As I am an employee of Baltimore County Public Schools, I naturally am not home during the day, and my son is in the care of a day care mother. I took one year's maternity leave when my son was born in September 1983, feeling that I wanted to be home to provide a stimulating, loving atmosphere for him, full of the reinforcement of a mother who thinks everything he accomplishes is a first time miracle.

When I decided to return to work in September, 1984 for financial reasons and because I missed the challenge of professional responsibilities, I took great care in interviewing day care mothers. Several had different values from mine. One had an unsafe playroom with an extension cord running across the middle of the room. Most would have been less stimulation than the teenage babysitter next door provides.

When I met Eva and Wendy Englehardt, I knew I had found what I had been searching for. Their environment is clearly one of a warm and loving home full of security and acceptance; yet, there is the stimulation of the classroom, calendar time, tumbling, and a variety of educational toys. Outdoors was the huge sandpit with jungle gym and swings, the tot playing area with playhouse and wading pool. I was told at that time (July, 1984) that they were in the midst of a zoning dispute and didn't know how many children they would be allowed to have.

In September matters appeared to have settled, and Mathew went to them at 11 months old. I think the separation was harder on me than on him. He was given all the security and love I would have provided. Mrs. Englehardt concentrated her attention on the four children under two, all within a few months of Mathew's age. She held them during feeding time and talked to them during changing time. They learned to interact with their peers; a child who was

EW

inappropriate was placed in time out. She also gave me the reassurance I needed to sooth my conscience for "abandoning" him. One day he developed a high fever due to an ear infection. By the time I reached her home, Mrs. Englehardt had contacted the doctor, given infant tylenol, and wrapped him in wet towels. This kind of loving concern does not come with a license and zoning permit; it is a gift. If the zoning regulations make it impossible for them to continue, we and many other families will be without a special type of service which is essential for our society to continue. If mothers continue to work (and I think it unlikely that this would end), we will continue to need quality day care.

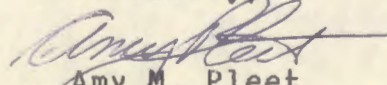
Mathew is now two. He can more or less count to five, knows a few letters, speaks in sentences, has used a potty twice, assembles puzzles, tells me the names of his playmates, draws colorful pictures of who knows what, and laughs, hugs, and kisses me when I pick him up. Soon he will be spending more time with "Miss Wendy" in the classroom with the big kids. I expect he'll learn his letters and numbers and be writing his name. He is developing friendships; in fact, any toddler we meet with blond hair and blue eyes is "Bobby".

I understand that the zoning regulations that were apparently settled over a year ago are still being disputed. Eva and Wendy have had to take First Aid and CPR courses, have their home submitted to inspections by every agency I've ever heard of and more, have had to have a sign on the front lawn to be gawked at by passersby, and have been told that their brick house has a wooden frame. You have got to be kidding! How long do they have to put up with the uncertainty? If the final regulations dictate that day care can only take 2 and 1/2 year olds, what will we do with Mathew until March? My husband and I are discussing having another child. Our preference would be to have her with her big brother Mathew where he has gotten such a good start. The continuity of Englehardt day care is like the continuity of being at home with mom. If the regulations restrict day care to children over two, then must I go shopping again for day care for the new baby?

There may be some other quality day care homes in Baltimore, but my impression is that they are rare, especially ones of the quality Eva and Wendy Englehardt offer. If restrictions discourage people from offering this service, then I and other working mothers will be discriminated against. Have you heard the rule: "If it's not broken, don't fix it!"

Thank you for your time.

Sincerely,


Amy M. Pleet

96-1266
NCL

12/5/85
TO
8

1212 Ramblewood Road
Baltimore, Maryland 21239
November 26, 1985

DEC 5

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

☐ Ansd
☐ Recd
☐ Retd
☐ Entr
☐ Chkd



ZONING DEPARTMENT

Dear Members of the Zoning Commission:

As a parent of two children who have been in family daycare in Baltimore County since 1980, I am interested in the entire daycare issue. However, the case that specifically concerns me is that of Eva and Wendy Engelhardt of Queens Ferry Road. At this time, the Engelhardts are trying to gain approval for a license that would allow them to have up to twelve children in a daycare situation in the Engelhardt house. For a number of months, the Engelhardts, the parents, and the children cared for by them have been in a state of uncertainty concerning the licensing process.

As a working parent, I did alot of investigating before I decided to entrust my children to the care of Eva and Wendy. Working is a fact of life rather than a choice for many parents--mothers and fathers--and a loving parent can not be an effective employee if the quality of care being received by his or her child is a cause for worry. Well, I could go on for pages about the expert physical and emotional care received by my children when they are in the Engelhardt home. Anyone who has toured her house can attest to the clean, safe, and healthy environment. More importantly, talk to any of the "Engelhardt children" for five minutes and you will understand something about the warmth and care and love that is provided on a daily basis.

In talking to Wendy and Eva about the progress of the licensing procedures, I have learned something about the various agencies with which they have had to deal and the numerous forms they have had to complete. While I realize that some cross-checking among agencies is important for safety reasons and as a means to control the quality of the homes certified, I do think that it is discouraging for the Engelhardts to find another roadblock everytime they think that their license is near approval. Just recently they were informed that they must have another sign posted in front of their home because of a neighbor's request for a hearing. While I do not dispute the necessity of a hearing, it is my understanding that the Engelhardts may have to wait several months before their case is scheduled. In the meantime, the children and the parents --and the Engelhardts--live with the uncertainty concerning the ultimate granting of a license.

It is difficult to understand why it is not possible for the different offices within the government of Baltimore County

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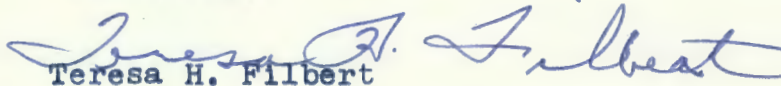
to work together in order to streamline the licensing process for daycare. It is especially imperative that people of the caliber of Wendy and Eva Engelhardt not be discouraged and driven away from their profession. Somehow "profession" does not quite describe the task they have undertaken. Either of them could certainly locate a better paying job. However, they are dedicated to working with these young children, to opening their minds to the world, to giving them a sense of self-worth. I admire them for their ability to carry on as they do in the face of all the licensing obstacles.

Another concern to me as a parent is that even if the license is finally approved, it probably will be only for children who are ages older than two or two and a half. Most places of employment allow a mother about six weeks of maternity leave, unless she wishes to take a longer unpaid leave and possibly risk the loss of the position she leaves at the time of her child's birth. Think of the special kind of person who can step in to care for a child that is not even two months old. The Engelhardts wish to open their home to some of these very young children, and have done so with great success in the past. I hope that there is enough leeway in our present laws to allow an exception so that the Engelhardts can have the kind of license that will allow them to continue their work. At the end of along day at work, I love to pick up my children at the Engelhardts because I am surrounded by happy, excited faces. No matter how rough my day may have been, I am glad when I realize that my children have had a fine day--as usual.

It is difficult to discuss this daycare licensing without emotion, so I apologize if my letter has rambled. I do hope that your agency and others that are involved will be able to work together to resolve the problems that still prevent the granting of a license to the Engelhardts. They are certainly willing to work with you to speed up the drawn out process.

If there is any information that I can provide concerning the care of my children by Eva and Wendy Engelhardt, I will be happy to do so.

Sincerely,


Teresa H. Filbert

cc: Mrs. Catherine Drayton, Department of Health
Office for Change of Occupancy
Eva and Wendy Engelhardt

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DEC 1 AM

1212 Ramblewood Road
Baltimore, Maryland 21204
November 26, 1985

☐ Ansd
☐ Recd
☐ Rcd
☐ Entd
☐ Chkd



ZONING DEPARTMENT

By

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

Dear Members of the Zoning Commission:

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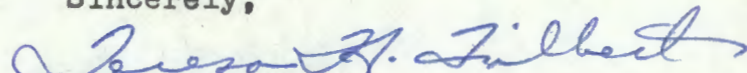
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It is difficult to discuss this daycare licensing without emotion, so I apologize if my letter has rambled. I do hope that your agency and others that are involved will be able to work together to resolve the problems that still prevent the granting of a license to the Engelhardts. They are certainly willing to work with you to speed up the drawn out process.

If there is any information that I can provide concerning the care of my children by Eva and Wendy Engelhardt, I will be happy to do so.

Sincerely,


Teresa H. Filbert

cc: Mrs. Catherine Drayton, Department of Health
Office for Change of Occupancy
Eva and Wendy Engelhardt

86-1119
WCK

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Towson
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NOV 5 1985



November 11, 1985

Zoning Commissioner
111 West Chesapeake Avenue
Towson, Md. 21204

Dear Sir:

We are writing this letter in support of the zoning change for Mrs. Eva Englehardt of 6722 Queensberry Road, Baltimore, Md. 21239.

Not only do we live in the neighborhood and are active members in the Greater Glendale Glenmont Community Association, but our ten year old son actually attends the Englehardt's day-care facility.

As working professionals, the need for quality day-care and after school care is important. Without convenient services of people like the Englehardts parents are forced to use unlicensed and often unreliable baby sitters or leave children unattended as "latch Key" kids. As caring parents we find the latter alternatives unacceptable.

Three years ago we found that right in our own neighborhood was an outstanding day-care run by Mrs. Eva Englehardt and her daughter, Mrs. Wendy (Englehardt) Milhouse. It is ironic that we drove by their house twice a day for over five years and never knew that the day-care existed. Resting on a hill and nestled within a beautiful landscaped yard is the warmth of a private house and the care and supervision of two fine professionals.

Their house is on a corner lot, and therefore convenient for parents to park and quickly pick up or drop off children.

The atmosphere is pleasant, the children are well supervised and happy - and we are proud to have this facility in our neighborhood.

From both vantage points - as residents of the community and as parents - we urge that the proposed zoning change for the Englehardt day-care facility be unequivocally endorsed. It is an asset to Glendale and to the establishment and maintenance of quality day-care in Maryland.

Sincerely,

Morton and Evelyn Wood

Dr. and Mrs. Morton Wood

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86-7054
WCR

11/12/85
to CR
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Mrs. Lydia Maria Graff-Foreacre *George*
6724 Queens Ferry Road *825-3987*
Baltimore, Maryland
21239

NOV 12 PM

☐	Ansd
☐	Recd
☐	Rel'd
☐	Ent'd
☐	Chkd

OFFICE OF PLANNING & ZONING

By.....

Baltimore, Nov. 9, 1985

To: Baltimore County Zoning Commissioner
111 Chesapeake Ave. Towson, MD 21204 (RESIDENTIAL)

Ref.: Protest

Dear Sir:

I herewith protest against the proposed zoning change
at 6722 Queens Ferry Road. To wit: To permit a Child-
Care-Center- there.

I am a resident -owner at 6724 Queens Ferry Road, and
do live within 1000 feet of the residence in question.

Thank you for your kind consideration.

Sincerely,

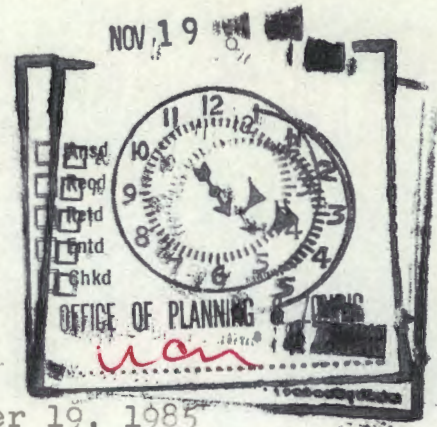
Lydia Maria Graff
Foreacre

Against

Lydia Maria Graff

6724 Queens Ferry Road

Baltimore, Maryland, 21239



Baltimore, November 19, 1985

To; Baltimore County Zoning
" Maryland
inTowson, 21204

Addendum to the letter of Protest of Zoning Change proposed
for 6722 Queens Ferry Road, Balt. 21239.

Dear Mr. Richards,

Pursuant to our discussion (Nov. 18, 1985) I hereby formally and
specifically request a hearing on this matter,

Sincerely,

Lydia M. Graff.
Tbeacte

October 31, 1985

Ms. A. Eleanor Sewell
Box 11450
Baltimore, Maryland 21239

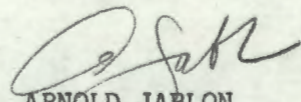
RE: Use Permit for Child Day
Care Facility
6722 Queens Ferry Road
Election District

Dear Ms. Sewell:

If you would like an inspector to visit the site to investigate the situation and if you are willing to prosecute, please advise and this office will follow through to ensure that the Baltimore County Zoning Regulations are enforced. However, we need the cooperation of the community and individuals in order to do so.

If you are requesting a hearing on the subject use permit, please advise me immediately. If not, no hearing will be held but the concerns in your letter will definitely be considered and addressed.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

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11/12/85
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6833 Queens Ferry Road
Baltimore, Maryland 21239
November 9, 1985

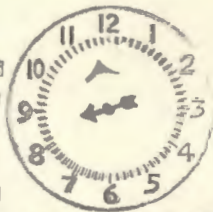
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

NOV 12 PM

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OFFICE OF PLANNING & ZONING

By.....



Re : REQUEST TO OPERATE A DAY CARE FACILITY AT 6722 QUEENS FERRY ROAD

Dear Sir :

The intention of this letter is to express strong support for the proposed day care facility at 6722 Queens Ferry Road.

As working parents, we are very much interested in, and highly supportive of, a community based, quality day care center for our children. We can attest first-hand that Mrs. Engelhardt and her daughter, Wendy, have established a nurturing learning environment which provides children with the love and discipline inherent to their becoming valuable members of the community. In addition, the facility is attractively arranged and more than suitable for young children while at the same time not infringing upon the privacy of the surrounding community.

As active members of the Glendale-Glenmont Association, we feel confident that the Engelhardt's day care facility will provide a much needed service for the immediate community by providing working parents with the assurance that their children are being taken care of in an attractive, well-ordered, and safe environment.

As Glendale-Glenmont homeowners, we wish to point out that the availability of good child care is an important factor in determining residential home values. We believe that a child care facility like the one proposed by the Engelhardts will, in fact, increase home values in the area by meeting the child care needs of the largest segment of the homebuying public in existence today : the young marrieds who both work. Conversely, a residential area without the type of child care to be provided by the Engelhardt's, would have limited value to this segment of the homebuying market.

The substantive issue before the Zoning Commission, in our opinion, is whether the public interest is best served by granting the Engelhardt request - more specifically, whether the very real and urgent child care needs of the public at large and the local community will be met by the proposed facility. For the reasons outlined above, we can see no answer other than : "yes!"

We would be glad to give our testimony at any public hearing on the subject matter as often as is desired by your commission. If it is not too much trouble, please let us know of any such meeting in advance so that we can voice our strong concern over the matter in question.

Truly yours,

Christine Noya
Christine Noya

Manny Noya
Manny Noya

4/85



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 20, 1985

Ms. Wendy Engelhardt-Millhausen
6722 Queens Ferry Road
Baltimore, Maryland 21239

RE: Demand for a public hearing on a
proposed Class A Child Care Center
6722 Queens Ferry Road, NW/corner
Glendale Road - 9th Election Dist.
86-5-CACC

Dear Ms. Engelhardt-Millhausen:

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 on November 12, 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.
Zoning Associate III

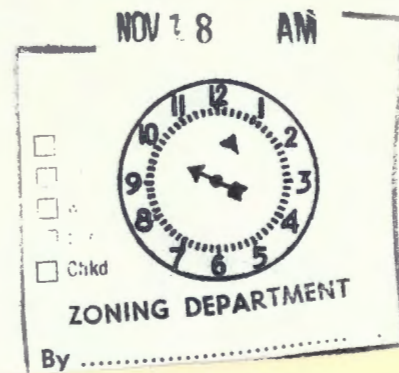
WCR:bg

cc: Glendale-Glenmont Community Assoc.
P. O. Box 20383
Baltimore, Maryland 21284

Mrs. Lydia Maria Graff-Foreacre
6724 Queens Ferry Road
Baltimore, Maryland 21239

86-1139
HCL

6722 2 news Ferry Ref.
11/18/85
TO CR
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November 14, 1985

Carol A. Kessler
3404 Acton Road
Baltimore, Maryland 21234

Mr. Arnold Jablon
Zoning Commissioner
Baltimore, Maryland

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Council to this end.

Commissioner Jung, the reason this letter has been delayed is because I have been away for two weeks and just returned yesterday to find the licensing decision is not decided yet and that Miss Sewell has written a further appeal. Until Virginia and I found out about all this yesterday, we have been always on friendly terms with Eleanor Sewell.

...licensed. I understand that ... of this year legislation was enacted by our County Council to this end.

Clearly there is a need for day care in Baltimore County. The economy of today is such that many women with small children and infants have to work. Most companies and the County itself require new mothers to return to work four to six weeks after the birth of a child. This creates an enormous need for day care, particularly for infants and children under the age of two years, as most larger day care facilities will not accept children under the age of two, sometimes two and a half. I know what it is like to find a quality center for your child, and it is a very difficult task indeed.

Since many day care centers will not accept infants and young children, this places a burden on day care homes, with mothers who can accept only two children under the age of two. These spaces are filled so quickly many parents must resort to unlicensed care for their children. This cannot be in anyone's best interest, especially for those who cannot speak for themselves, our children.

We need more centers like the one Mrs. Engelhardt provides. She and her daughter give our children not only the guidance and structured environment they need, but most importantly the individual attention and love they would never get from a large day care center.

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con't.

I urge you to help Mrs. Engelhardt in any way that you can to obtain a permit to operate a small day care center. Her center is a model that all of us could learn from.

Thank you.

Sincerely,

Carol A. Kessler
Carol A. Kessler

CC:

Mrs. Eva Engelhardt

Ms. Catherine Drayton, Baltimore County Department of Health

86-7118
WCL

11/15/85
TO WCL
8

1205 St. Andrews Way
Baltimore, Md. 21239

November 11, 1985

Zoning Commissioner
111 West Chesapeake Ave.
Towson, Md. 21204

NOV 15 1985

☐ A.S.
☐ Recd.
☐ Ret.
☐ F.
☐ Chkd



ZONING DEPARTMENT

By

Dear Sirs:

We are writing in response to the notice of the Zoning Board about the child day care center at 6722 Queens Ferry Rd., Glendale. We live 3 blocks away from Mrs. Engelhardt's home and have a 3-year old son who has stayed in her child care center since he was 6 weeks old. We would like to make an urgent plea to grant a permit to Mrs. Engelhardt and her daughter Wendy to operate together a day care center in this location.

The search of working parents for a quality day care facility for their children is universally a very frustrating experience. We have been very fortunate in that we have in our neighborhood an exceptional child care center that has been operated by Mrs. Engelhardt and her daughter Wendy for several years with great success. Both Mrs. Engelhardt and Wendy are well known and highly respected in the Glendale community for the very fine work in child care they have provided for so many years. A neighbor of ours commented after we mentioned that we leave our son during the day with the Engelhardts: "You are very lucky!" - and we know we are.

It is difficult to overstate how unique and special their child care center is - there may not be another setting like this one in all of Maryland. This is not only our assessment but apparently also that of our son: after four days of camping on Assateague Island last summer our son asked: "Dad, can I go back to Wendy's house?" There are undoubtedly many factors that need to come together to shape a day care center into the kind of home setting that one finds in Mrs. Engelhardt's place. Without question, one of the reasons that Mrs. Engelhardt's and Wendy's child care home so exceptionally successful is the fact that they are able to work as a team. Their combined efforts allow them greater flexibility and make it possible for them to provide far more than just routine day care. Not even the most devoted, committed and experienced individual could possibly match the variety of activities that Mrs. Engelhardt and Wendy provide every day. Wendy, who has received her training in child

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education at Towson State University, devotes a great deal of her time to teach the older children and to engage them in activities that create the pleasant and joyful atmosphere and beyond that a very stimulating and educational environment. One needs to spend only a few minutes and see all those happy little faces to learn why the children call it their favorite place.

Mrs. Engelhardt indicated to us that if the Zoning Board did not grant a permit, she would not continue to provide day care. This is a most depressing and grim prospect for all of us involved. Closure of this child care center would be totally unacceptable for the Glendale community, and would be a disaster for the children who have enjoyed many happy days in this home and are looking forward to many more to come. We very much hope that our local government agencies recognize the need for a quality child care center in our community and that they make every effort to allow Mrs. Engelhardt and her daughter Wendy to continue to provide this important service.

Carmelita Grzanna

Carmelita Grzanna, Ph.D.

R. Grzanna

Reinhard Grzanna, Ph.D.

86-1145
NCH

11/19/85
JO CR
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November 16, 1985

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

RE: Mrs. Eva Englehardt
6722 Queens Ferry Road
Baltimore, Maryland 21239

To whom it may concern:

I am responding in reference to Mrs. Englehardt's request for zoning for a day-care center. I understand that consideration is being given for day-care of children two and one-half years of age and older.

As a parent of a child in attendance at Mrs. Englehardt's, I am stongly urging that you please reconsider this request. My daughter has been in the care of Mrs. Englehardt and her daughter, Wendy, for approximately one year. My daughter started attending at the age of one, and as a very concerned parent, I can tell you that in my efforts to locate a good, reliable, caring day-care provider, I could not have found anyone more suitable then Mrs. Englehardt and her daughter. Each child is given individual care and guidance. Much effort on teaching skills are applied. At the age of 22 months, my daughter has been taught most of the days of the weeks, some of her ABC's, and how to count, along with the different colors. All of which was taught to her at the Englehardt's. No one could give this kind of instruction, guidance, love and caring these children need as well as Mrs. Englehardt and her daughter have done, including myself. As a working mother with limited time it is crucial on my behalf to have someone like Mrs. Englehardt and her daughter to give this kind of attention and care to my child when I myself cannot be there to do so.

In my efforts to locate a day-care provider for a child of one year of age, I came in contact with many licensed facilities that I definitely would not have left the responsibility of the care of my child with. I feel that it is a great injustice to have so many poorly run licensed facilities, and then someone as good and caring as Mrs. Englehardt and her daughter try to do the right things by becoming licensed and zoned for a day-care center have run into so many obstacles.

The greatest injustice as I see, is the licensing and zoning for a day-care center for children two and one-half years of age and older. Again, the greatest needs are for those facilities for children under two and one-half years of age. What are families suppose to do when they have a child, not go back to work until that child is two and one-half years of age or older.

102

Well unfortunately, that would be financially damaging to myself and many others. There are so many licensed commercial facilities for children over two and one-half years of age, and yet there are very few, if any, for infants and toddlers. The greatest need is for these children. Please consider Mrs. Englehardt and her daughter for the care of these infants, for that would be the greatest justice of all. These people are wonderful providers, and I feel an excellent choice for the care of my child.

Please reconsider Mrs. Englehardt and her daughter for the care of all ages of children, especially the little ones, for they need the love and guidance they can give.

If you feel that you would like to contact me with any questions or to discuss the care Mrs. Englehardt and her daughter give my child, please feel free to do so. It would be an honor on my part to be of any help that I could for the Englehardt's.

Thank you,

Tammy L. Kolb

Tammy L. Kolb
460 Abbey Circle
Abingdon, Md. 21009

Home: 879-3871

Work: 554-2553

TLK:tlk

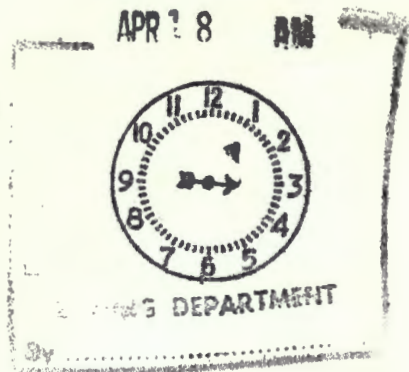
cc: Mrs. Catherine Drayton
Baltimore County Department of Health
401 Bosley Avenue
Towson, Maryland 21204

NOV 19 AM

☐ Asst	
☐ Rec	
☐ Rel	
☐ Emt	
☐ Chkd	
ZONING DEPARTMENT	
By	

April 16, 1986

1329 Glendale Road
Baltimore, MD 21239



Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Planning & Zoning
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: "Make Room For Ducklings Day Care Center"
6722 Queens Ferry Road, Baltimore, MD, 21239
CASE NO. 86-380 SPH

Dear Commissioner Jung:

On Tuesday, April 1st, I attended the hearing in your court regarding the licensing of the above Day Care Center operated by Eva Engelhardt. Unfortunately I had to leave at 2:15 for an important business appointment and did not have an opportunity to state my side of the case.

Mrs. Engelhardt's Day Care Center is directly across the street from my home. Not as much exposure as that of Eleanor Sewell who is my next door neighbor, but directly overlooking the playground. I have lived here for 22 years, and my friend, Virginia Lee Mann, has shared this home with me for 16 years. Mrs. Schultze lives next door to me and has lived in her home for 25 years. Mrs. Schultze was able to attend the meeting and she did speak in favor of the Day Care Center being granted the new license. Next door to Mrs. Schultze is Mrs. Bennett who has lived in her home for 25 years. She also favors the licensing of the Center, and we have all lived here for a long time and have had ample opportunity to observe the conduct of this Center. These ladies have read this letter and agree with its contents.

In all the years I have lived here and watched the formation of the Day Care Center which started 12 years ago, I have never been disturbed by the children. Also we all agree we have never ever seen 16 cars parked by the Engelhardt's although I do not know why Miss Sewell makes an issue of that since it is not against the law. Upon occasion quite a few cars have been parked by all of our houses, and Miss Sewell entertains her walking club and has her share.

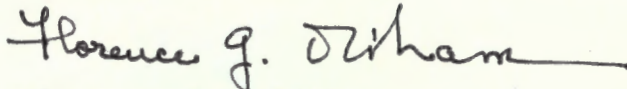
There is great dissension now in our neighborhood especially among those of us living close by who feel very strongly that this issue is being blown out of all proportion. It can change many lives, and, for the life of me, I don't know who will benefit. Surprisingly enough, this is a stabilizing influence in our neighborhood in our opinions. Who will gain by the refusal of a license for this Center which has done so much for many years for a great many children and their working parents. We have all observed these children many times and they are well behaved, well cared for and loved and happy!

CASE NO. 86-380 SPH

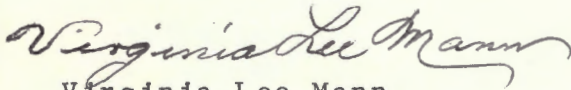
Do please consider the far-reaching effect of a refusal of this requested license in view of the feelings of the other close neighbors to this Day Care Center. We feel it would be a harsh decision affecting many persons adversely.

Thank you for your consideration and, we hope, your approval.

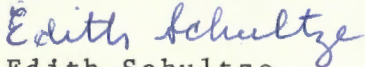
Very sincerely,



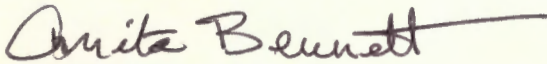
Florence G. Oldham



Virginia Lee Mann
1329 Glendale Road



Edith Schultze
1327 Glendale Road



Anita Bennett
1325 Glendale Road

cc: Ms Catherine Drayton
Child Day Care Coordinator
Baltimore Co. Dept. of Health
401 Bosley Avenue
Towson, MD 21204

cc: Barbara F. Bachur
Councilwoman 4th District
County Council of Baltimore County
Court House
Towson, MD, 21204





















* see back

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

No. 912321

DATE 10/2/15 ACCOUNT 01-615-000

AMOUNT \$ 5.00

RECEIVED FROM: Eva M. Englehardt

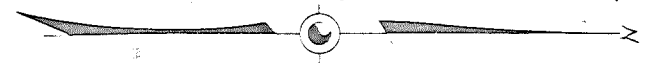
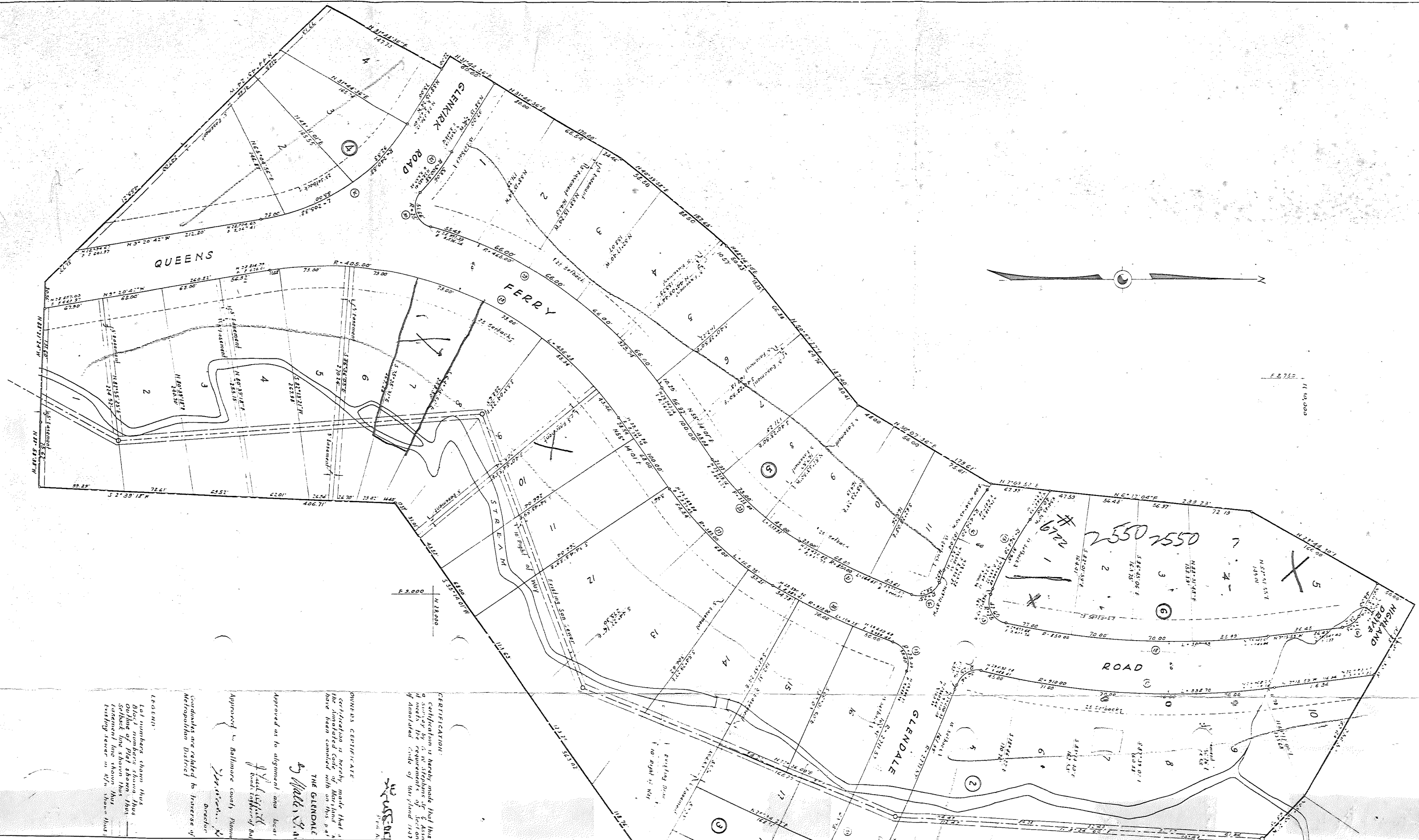
FOR: Day Care 6722 Quincey Rd.

005200000150072 72201

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9Th Date of Posting 10/18/85
Posted for: Class "A" Child Care Center
Petitioner: Wendy Engulhardt-Millhanson & Eva W. Engulhardt
Location of property: NW/cor. of Queens Ferry & Glendale Rds.
6792 Queens Ferry Rd.
Location of Signs: Facing intersection of Queens Ferry & Glendale Rd.
Approx. 15' E. roadway, on property of Petitioner
Remarks: _____
Posted by M. Wheeler Date of return: 10/27/85
Signature
Number of Signs: 1



1:10,000
F. 2.750

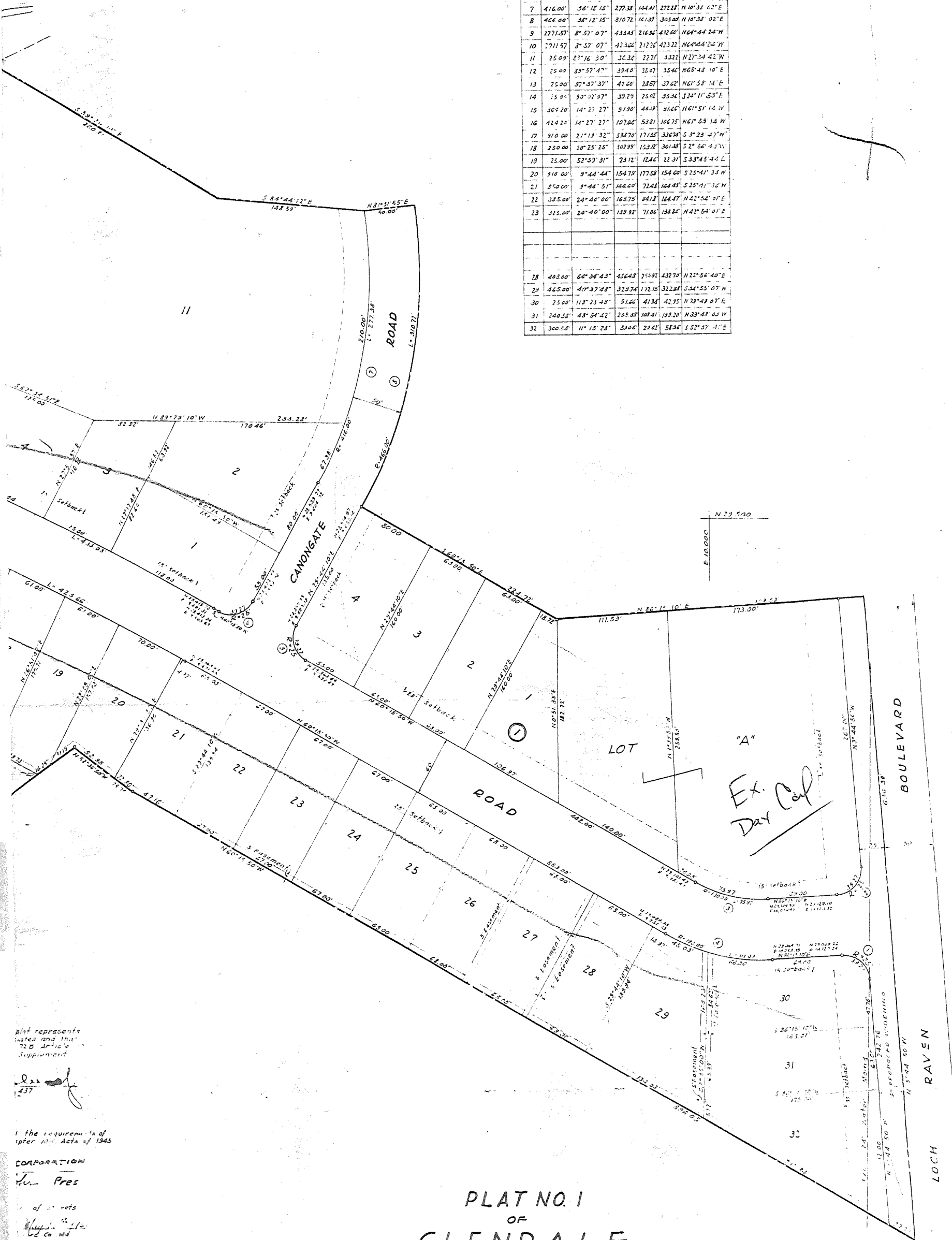
CERTIFICATION:
Certification is hereby made that this
survey was made in accordance with the
requirements of the Surveyors' and
of Annotated Code of Maryland 1947

OWNERS CERTIFICATE
Certification is hereby made that the
survey was made in accordance with the
requirements of the Surveyors' and
of Annotated Code of Maryland 1947
THE GLENDALE
by Walter D. A.

Approved as to alignment and local
interest
by the Baltimore County Planning
Commission
Director
Coordinates are related to Inverse of
Metropolitan District

LEGEND:
Lot numbers shown thus
Street numbers shown thus
Outline of Plat shown thus
Setback line shown thus
Easement line shown thus
Boundary shown in R/W shown thus

CURVE DATA					
NO	RAD	Δ	ARC	TAN CH	L.C.B.
1	25.00	90°00'00"	39.27	25.00	548°44'50"W
2	25.00	90°00'00"	39.27	25.00	541°15'10"W
3	130.00	33°29'00"	75.97	33.10	177°00'20"W
4	190.00	33°29'00"	111.03	57.15	103°44'20"W
5	25.00	90°00'00"	39.27	25.00	515°15'50"W
6	25.00	90°00'00"	39.27	25.00	534°44'10"E
7	416.00	58°12'15"	277.38	144.07	110°38'12"E
8	464.00	58°12'15"	310.72	161.39	110°38'02"E
9	2771.87	8°57'07"	433.43	216.86	164°44'24"W
10	2711.57	8°57'07"	423.66	212.76	164°44'24"W
11	25.00	21°16'30"	36.34	22.71	127°34'42"W
12	25.00	33°57'47"	39.40	25.07	165°48'10"E
13	25.00	33°57'47"	39.40	25.07	161°58'14"E
14	25.00	30°01'27"	39.29	25.02	124°11'53"E
15	364.70	14°27'27"	51.90	46.19	161°51'14"W
16	124.25	14°27'27"	107.62	53.81	161°59'14"W
17	910.00	21°19'32"	334.70	171.33	53°23'47"W
18	850.00	20°25'26"	307.99	153.12	52°54'43"W
19	25.00	52°59'31"	23.12	12.46	53°45'44"E
20	910.00	9°44'44"	154.73	177.53	525°41'38"W
21	850.00	9°44'51"	144.60	164.48	525°41'38"W
22	135.00	24°40'00"	165.75	84.18	142°54'01"E
23	325.00	24°40'00"	139.92	71.06	142°54'01"E
24	405.00	64°34'43"	456.48	755.92	122°56'40"E
25	465.00	40°37'48"	329.74	172.15	534°55'07"W
26	25.00	118°23'48"	51.66	41.34	173°48'07"E
27	240.58	48°54'42"	265.38	103.41	133°48'03"W
28	360.58	11°15'28"	530.62	29.62	552°37'47"E
29	405.00	64°34'43"	456.48	755.92	122°56'40"E
30	465.00	40°37'48"	329.74	172.15	534°55'07"W
31	25.00	118°23'48"	51.66	41.34	173°48'07"E
32	240.58	48°54'42"	265.38	103.41	133°48'03"W
33	360.58	11°15'28"	530.62	29.62	552°37'47"E



plat represents
notes and this
72B Article
Supplement

437

the requirements of
1945 Act of 1945

CORPORATION

Pres

of 1945

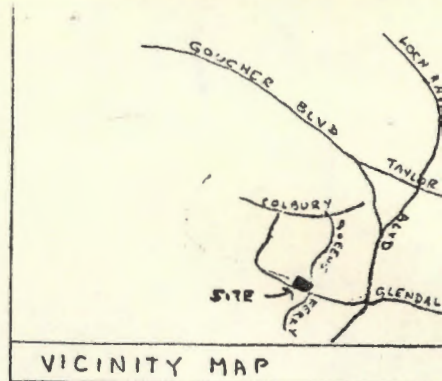
1945 Act of 1945

Commission

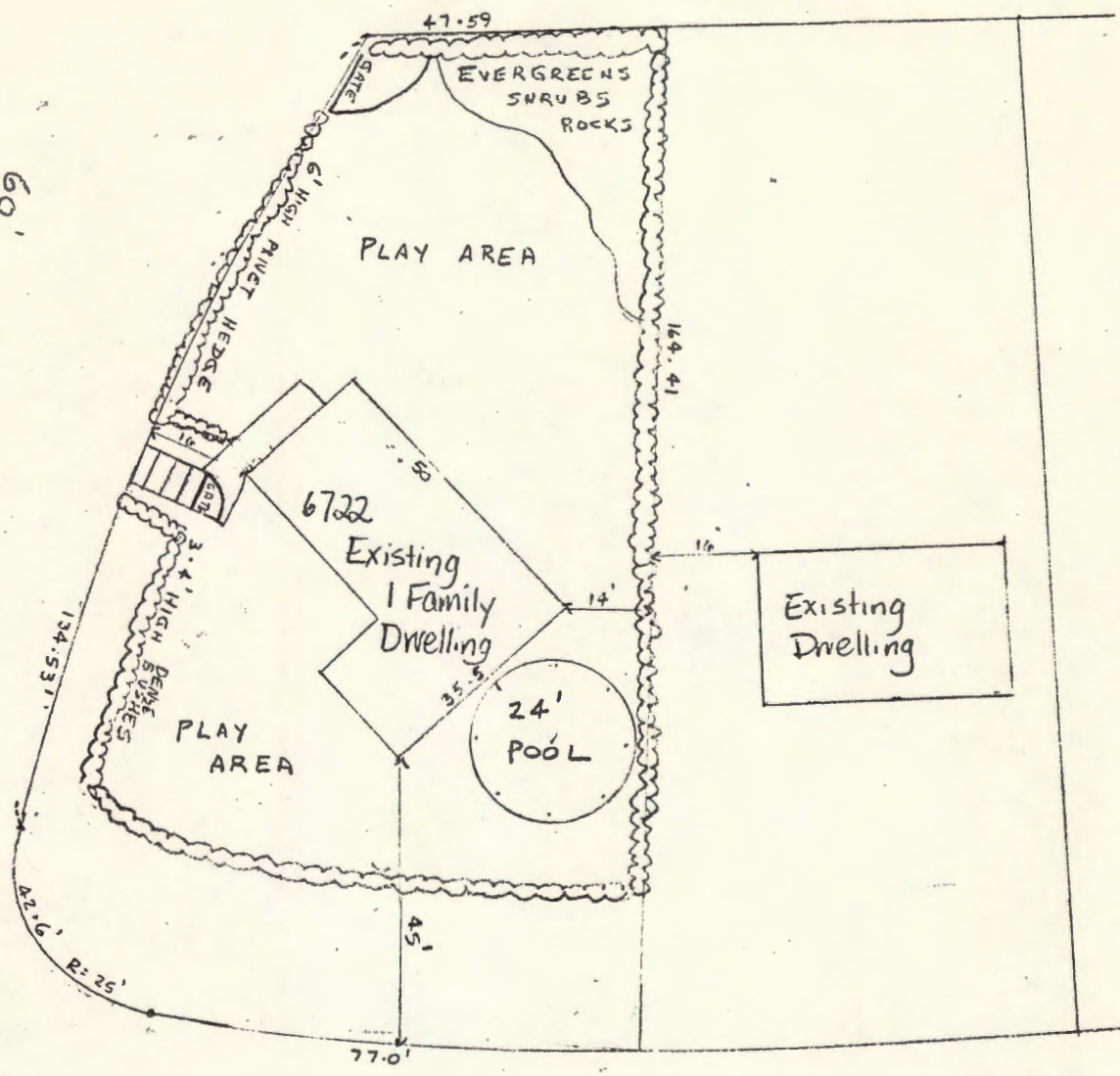
1945 Act of 1945

Baltimore, Md.

PLAT NO. 1
OF
GLENDALE
NINTH ELECT. DIST. BALTIMORE CO. MD.
THE GLENDALE CORP.
1620 COURT SQUARE BLDG.
BALTIMORE 2, MD.
SCALE 1"=50 FT. APRIL 24, 1951



60' WIDE
GLENDALE ROAD



Proposed Child Care Center

OWNER: EVA ENGELHARDT
9TH ELECTION DISTRICT
ZONE: DR 5.5
LOT 1, BLOCK 6
PLAT 1 OF GLENDALE

60' WIDE
QUEENS FERRY ROAD