

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 24 day of April, 2017, that Nancy Royster located at 6411 Liberty Road 21207 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Class A
Group Child Care Center

Per CASE # 1986-0493-SDH
No: 151584
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials gh

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 the proposed use of the property as a child care center pursuant to Section 424.4.1.3, B.C.Z.R.

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 provisions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I am 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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of April, 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 County, on the 3rd day of June, 1986, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Date of Posting: May 6, 1986
Posted for: Special Hearing
Petitioner: Charles E. Feagin, et ux
Location of property: SW corner of Liberty Rd. and Forest Hill Ave.
Location of Signs: SW corner of Liberty and Forest Hill Ave.
Remarks:
Posted by: J. J. Crater
Date of return: 5-16-86
Number of Signs: 1

April 10, 1986

To Whom It May Concern,

Beginning at a point on the southwest corner of Liberty Road (80 feet wide) and Forest Hill Avenue (30 feet wide) and running thence along the southeast side of Liberty Road south 57 degrees and 22 minutes East, 75 feet 5 1/2 inches thence leaving said right of way and running south 51 degrees 05 minutes West, 145 feet 4 1/2 inches, thence South 37 degrees 40 minutes East, 68 feet to the northwest side of Forest Hill Avenue, thence along the right of way North 52 degrees 20 minutes East, 165 feet 8 inches to the point of beginning.

Known as 6411 Liberty Road in the 2nd Election District.

PETITION FOR SPECIAL HEARING

2nd Election District
Case No. 86-493-SPH

LOCATION: Southwest Corner of Liberty Road and Forest Hill Avenue (6411 Liberty Road)
DATE AND TIME: Tuesday, June 3, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve a Class A child care center

Being the property of Charles E. Feagin, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/Corner of Liberty Rd. & : OF BALTIMORE COUNTY
Forest Hill Ave. (6411 Liberty :
Rd.), 2nd District
CHARLES E. FEAGIN, et ux, : Case No. 86-493-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles E. Feagin, 6411 Liberty Rd., Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
2nd Election District
Case No. 86-493-SPH
LOCATION: Southwest Corner of Liberty Road and Forest Hill Avenue (6411 Liberty Road)
DATE AND TIME: Tuesday, June 3, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve a Class A child care center
Being the property of Charles E. Feagin, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

CERTIFICATE OF PUBLICATION
76895

Pikesville, Md., May 14, 1986 19

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 3rd day of June 1986, publication appearing on the 14th day of May, 1986, the second publication appearing on the 1st day of May, 1986, the third publication appearing on the 1st day of May, 1986.

THE NORTHWEST STAR

Cost of Advertisement \$20.00

Mr. Charles E. Feagin
Mrs. Frances E. Feagin
6411 Liberty Road
Baltimore, Maryland 21207

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SW/Corner of Liberty Rd. and Forest Hill Ave. (6411 Liberty Rd.)
2nd Election District
Charles E. Feagin, et ux - Petitioners
Case No. 86-493-SPH

TIME: 11:00 a.m.
DATE: Tuesday, June 3, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

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

No. 013890

DATE: 5/16/86
ACCOUNT: 599.75
AMOUNT: \$ 599.75
RECEIVED FROM: J. J. Crater
FOR: J. J. Crater
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 28, 1986

Mr. Charles E. Feagin
Mrs. Frances E. Feagin
6411 Liberty Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL HEARING
SW/Corner of Liberty Rd. and Forest Hill Ave. (6411 Liberty Rd.)
2nd Election District
Charles E. Feagin, et ux - Petitioners
Case No. 86-493-SPH

Dear Mr. and Mrs. Feagin:

This is to advise you that \$59.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 021759

DATE: 5/16/86
ACCOUNT: 599.75
AMOUNT: \$ 599.75

RECEIVED FROM: J. J. Crater
FOR: J. J. Crater
VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION SPECIAL HEARING *
SW Corner of Liberty Rd. *
and Forest Hill Avenue *
(6411 Liberty Road) *
2nd Election District *
Charles E. Feagin, et ux, *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-493-SPH

- 5) Upon reasonable requests/complaints, zoning enforcement inspectors may make unannounced internal inspections to verify the number of children for whom care is being provided.
- 6) All drop off/pick up of children shall be from Forest Hill Avenue.

The Petitioners herein request a special hearing to approve a Class "A" child care center.

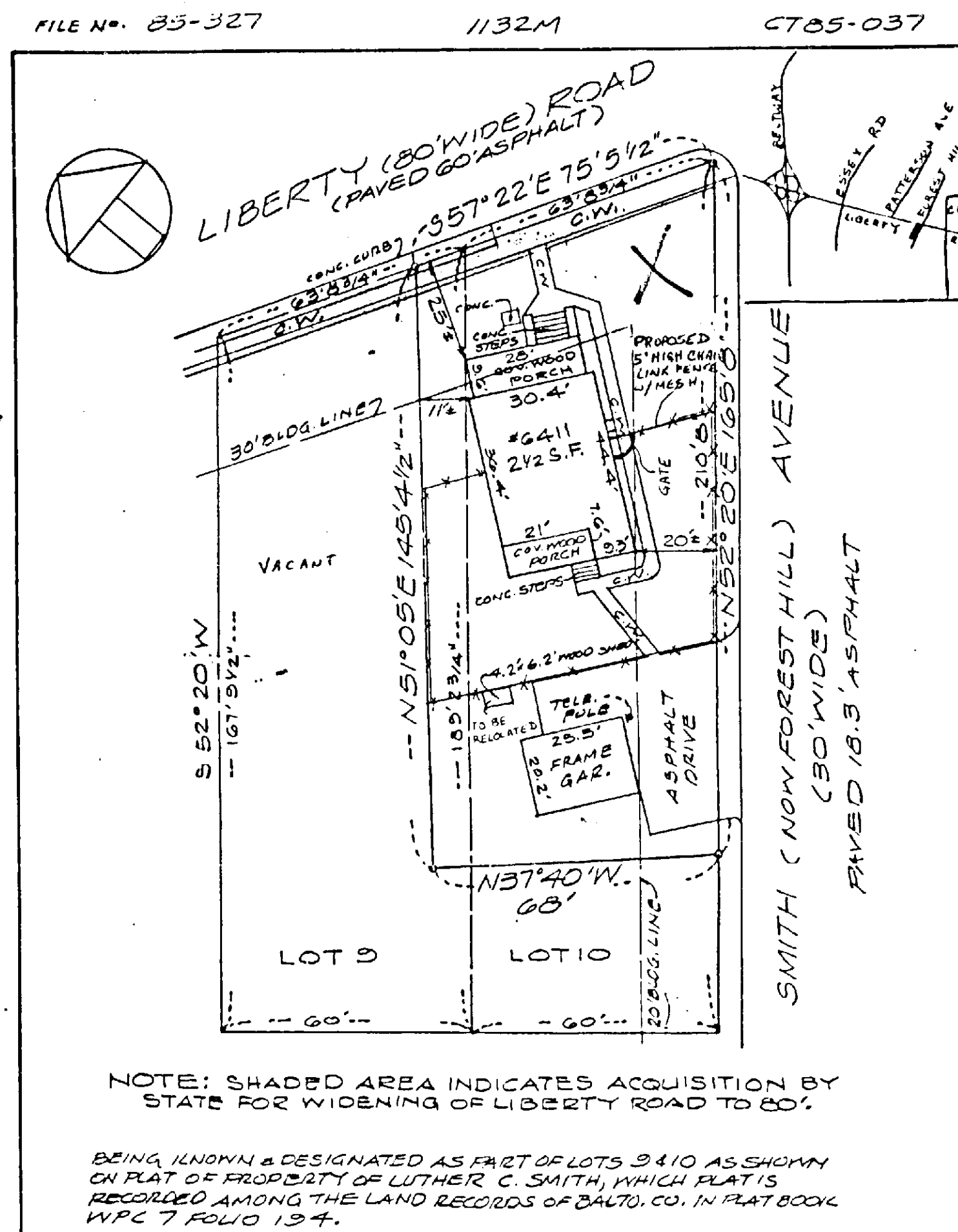
Testimony by the Petitioners indicated that the owners purchased and moved into a large house which they considered ideal for a Class "A" child care center. They propose the establishment of a center for no more than 12 children, including their own children, under six years of age. There would be no more than four employees; hours would not extend beyond 7:00 AM to 6:00 PM Monday through Friday. An extensive parking pad on Forest Hill Avenue would enable three or four vehicles to park for drop off/pick up of children and to turn around. No sign is planned. The owner/operator received her education in the field from the Community College of Baltimore.

Several neighbors and the President of Lochearn Improvement Association spoke in protest. There is a tremendous amount of traffic on Liberty Road. Forest Hill Avenue has no sidewalks and is very narrow.

There is not ample space to park and turn around. Deep concern was expressed in the fragile balance in the Liberty Road area. In addition, fear was expressed that approval of a Class "A" child care center at this location would set a precedent for the granting of numerous special exceptions, hearings and variances, and would lead to rezoning in this area for uses other than

JMU:bjs

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County



PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR A CLASS 'A' CHILD CARE CENTER.

PUBLIC WATER AND SEWER EXIST IN LIBERTY

DR 5-5
2ND ELECTION DISTRICT
1"=30'

OFFICE COPY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 15, 1986.

THE JEFFERSONIAN

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL HEARING
2nd Election District
Case No. 86-493-SPH

LOCATION: Southwest Corner of Liberty Road and Forest Hill Avenue (6411 Liberty Road)
DATE AND TIME: Tuesday, June 3, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing to approve a Class A child care center. Being the property of Charles E. Feagin, et ux, as shown on plat plan filed with the Zoning Office. In the event that the Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, exercise any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. By Order of: ARNOLD JABLON, Zoning Commissioner of Baltimore County May 15, 1986.

residential. The residents want this area to remain residential in name, in use and in spirit.

All parties to the hearing stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood. Following a site inspection of the area, in the opinion of the Deputy Zoning Commissioner, a Group Child Care Center, Class "A", with and only with specific restrictions, is not only appropriate but is also an asset and 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 16th day of June, 1986, that the herein Petition for Special Hearing to approve 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, subject, however, to the following restrictions:

- 1) A Group Child Care Center, Class "A" may be operated on the site only so long as Frances E. Feagin is the resident operator of the center.
- 2) There shall be no additions or external changes to the house.
- 3) No additional paving shall be placed on the lot. Grass, shrubbery and landscaping shall not be less than that currently on the property.
- 4) There shall be no sign identifying the property as the site of a day care center.

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 16, 1986

Mr. Charles E. Feagin
6411 Liberty Road
Baltimore, Maryland 21207

Re: Petition for Special Hearing
SW Corner of Liberty Road
and Forest Hill Avenue
(6411 Liberty Road)
2nd Election District

Dear Mr. Feagin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMU:bjs

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: May 19, 1986

SUBJECT: Zoning Petition No. 86-493-SPH

With the exception of the fenced area denoted on the site plan, this submittal is devoid of any of the information necessary to evaluate the subject petition with respect to Section 424 of the Baltimore County Zoning Regulations. Consequently, this office cannot offer any comments. Perhaps consideration should be given to a complete submittal prior to the hearing.

Norman E. Gerber per [Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sjm

CPS-008

CASE NO. 86-493-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 29th day of April, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Charles E. Feagin, et ux
Petitioner's Attorney: [Signature]

Received by: [Signature]
Chairman, Zoning Plans
Advisory Committee

June 1, 1986

We are protecting the zoning of 6411 Liberty Road because up until now this has been a residential area and we would like it to stay that way for the benefit of all our neighbors.

Mrs Jean E Carr
3522 Forest Hill Rd 21207

Kenneth E Carr
3522 Forest Hill Rd 21207

Mrs. Beatrice E. Carr
3508 Forest Hill Rd 21207

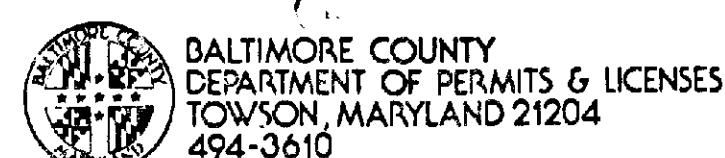
Charles W. Fenner
3510 Forest Hill Rd 21207

Regina A. Fenner
3514 Meadowside Rd. 21207

Mr. & Mrs. Robert E. Fenner
3518 Meadowside Rd.

Mr. & Mrs. Donald E. Fenner
3520 Meadowside Rd. 21207

Mrs. Margaret Smith
3518 Forest Hill Rd 21207



TED ZALESKI, JR.
DIRECTOR

May 14, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 363 Zoning Advisory Committee Meeting are as follows:
Property Owner: Charles E. Feagin, et ux
Location: SW/Corner Liberty Road and Forest Hill Avenue
District: 2nd.

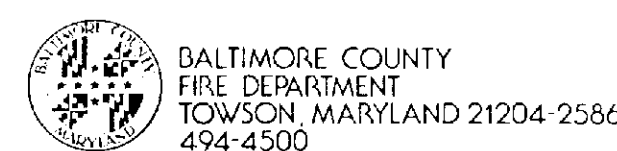
APPLICABLE ITEMS AND COMMENTS:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B. Bill #17-85) and other applicable Code and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1008, and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____. See Section 102 of the Building Code, See Section 304.1, 307.2, and 307.3. Also See Section 404 and 406.0 in conjunction with Table 501 and Table 401.
- The proposed project appears to be located in a Flood Plain. Please refer to the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE: If there are more than six children under 24 years of age the Use Group shall be Institutional II. Institutional II 307.3 and Council Bill #51-85 will not be permitted if the structure is Type 5B wood frame construction. See Table 501. We need to know how many children and what ages to correctly determine the use group and if and how it can meet the Code. See also Section 1702.3.

Three abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: E. B. Fenner, Chief
Building Plans Service



PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson Maryland 21204

RE: Property Owner: Charles E. Feagin, et ux

Location: SW/Corner Liberty Rd. and Forest Hill Ave.

Item No.: 363 Zoning Agenda: Meeting of April 22, 1986

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman:

MEMBERS:

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Charles E. Feagin
Mrs. Frances E. Feagin
6411 Liberty Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL HEARING
Item No. 363 - Case No. 86-493-SPH
Charles E. Feagin, et ux - Petitioners

Dear Mr. and Mrs. Feagin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kastoff
Administrator

April 29, 1986

Re: Baltimore County
Item # 363
Property Owner: Charles E. Feagin, et ux
Location: SW/Corner Liberty Road (Route 26) AND Forest Hill Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Spec.
Hearing for a Class "A" Child Care Center
Acres: .24
District: 2nd

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ATTENTION JAMES DYER

Dear Mr. Dyer:

On review of the submittal of April/86, and field inspection, the State Highway Administration finds the site plan generally acceptable with no vehicular access to Liberty Road.

With a MTA-Bus Stop located at the Liberty Road frontage, the State Highway Administration recommends all drop offs to the Child Care Center be by way of Smith Avenue only.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21202 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item N. 363 -ZAC- Meeting of April 22, 1986
Property Owner: Charles E. Feagin, et ux
Location: SW Corner Liberty Rd and Forest Hill Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing for Class "A" Child Care Center
Acres: .24 acres
District: 2nd

Dear Mr. Jablon:

The property owner must provide a safe off-street loading area for the children.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

MAY 12, 1986

Re: Zoning Advisory Meeting of April 22, 1986
Item # 363
Property Owner: CHARLES E. FEAGIN, et ux
Location: SW/CORNER LIBERTY RD. & FOREST HILL AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ The minutes of the meeting will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Preliminary calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 20-53 of the Development Regulations.
- ☒ Development of this site will constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 17-89. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by the level of service as defined by Bill 17-89, and as conditions change the deficient service area may be revised. The basic service areas are established annually by the County Council.

Additional comments:

cc: MSF:lt

Stephen E. Collins
Chief, Current Planning and Development

86-493-SPH