

IN RE: CLASS A CHILD CARE USE PERMIT
2813 Second Avenue
9th Election District

Eveline Koehn -
Applicant

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. CACC-91-4

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

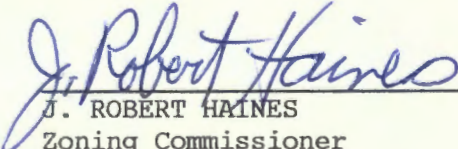
The Applicant has requested a use permit for a Class A Child Care Center at the above-captioned address, pursuant to Sections 424.4A, 424.5A and 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The subject property has been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Applicant has filed the supporting affidavits as required by Sections 424.4A and 500.4 of the B.C.Z.R. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Sections 424.4A, 424.5A and 500.4 of the B.C.Z.R.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of October, 1990 that a Use Permit for a Class A Child Care Center at the above-captioned location be and is hereby GRANTED.


J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Ms. Eveline Koehn

2813 Second Avenue, Baltimore, Md. 21234

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

CACC 91-4

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 94
Subdivision Harfordale
Lot Number 14 Block Number C
Street Address 2813 Second Ave
If no Lot or Block Number, give distance to nearest
intersecting street 225 feet, North/South/East/
West of C Fullerdale Ave Street/Road/Avenue
Lot Size 256 x 160

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

2808 Second Ave
Balto, Md. 21234

General Information:

A. Name & Address of applicant/operator

Eveline Koehn
2813 Second Ave
Baltimore, Md. 21234 Phone No. 665-3748

B. No. of employees none Hrs. of operation 7³⁰ a.m. - 5²⁰ p.m.
Days of the Week Mon - Fri.

C. Number of children enrolled 8 (including 2 sons)

D. Estimated amount of traffic generated:
Morning 7 vehicles Afternoon 7 vehicles

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.

MICROFILMED

Eveline P. Koehn
(Applicant's Signature)

665-3748

53342
300

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A CLASS A CHILD CARE CENTER USE PERMIT
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by C. A. Milton on 9-06-90.

A sign indicating the proposed Child Care Center must be posted on the property for thirty (30) days before a decision can be rendered. Cost of posting is \$25.00.

In absence of a request for a public hearing during the 30 day posting period, a decision can be expected within approximately five weeks.

*SUGGESTED POSTING DATE 17 Sept 90
B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED 9/17/90
C (CERTIFIED BELOW)

HEARING REQUESTED - YES _____ NO _____ - DATE _____

LAST DAY FOR HEARING REQUESTS _____
D (C + 30 DAYS)

APPROXIMATE DECISION DATE _____
E (A + 40 DAYS OR
D + 5 WORK DAYS)

*Within 14 days of filing.

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CERTIFICATE OF POSTING

District _____

Location of Property: 2813 Second Ave, Parkville, Md 21234

Posted by: M. A. H. H. H.

Date of Posting: 9/17/90

Number of Signs: 1



Baltimore County
Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

No 3350

Date

9/06/90

U9100009

USE PERMIT FEES	QTY	PRICE
190 -CLASS A CHILD CARE CENTER	1 X	\$35.00
TOTAL:		\$35.00
LAST NAME OF OWNER: KOEHN		

04A04#0079HICRC
BA C010:49AM09-06-90

\$35.00

Please make checks payable to: Baltimore County

Cashier Validation:



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

No 3351

Date

9/06/90

M9100184

PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$25.00
LAST NAME OF OWNER: KOEHN

04A04#0080MICHRC
BA C010:50AM09-06-90

\$25.00

Please make checks payable to: Baltimore County

Cashier Validation:

PETITIONER'S EXHIBIT # _____

CASE NUMBER: CACC 91-4



FRONT VIEW



Yard View from back
of home



h-16 2040



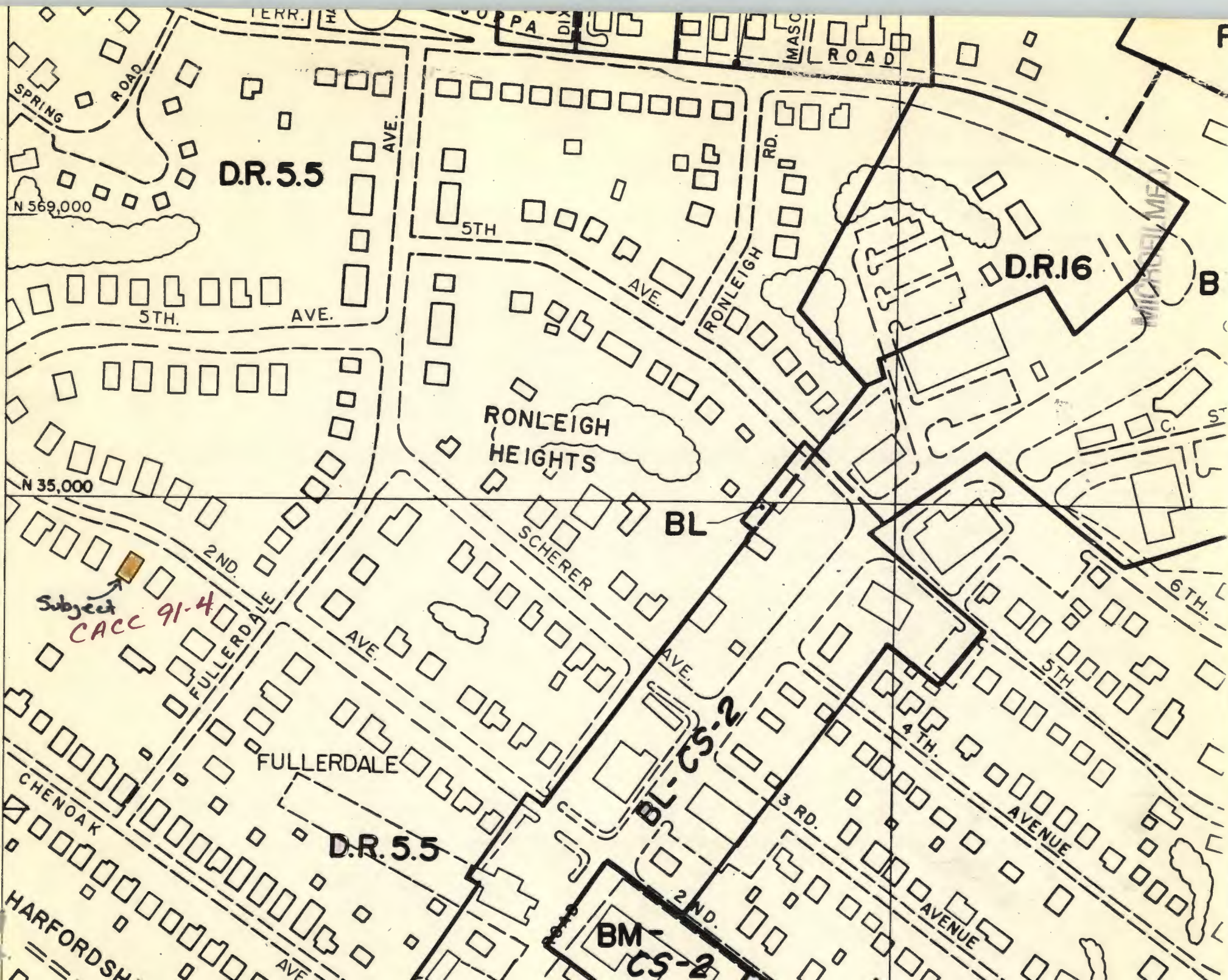
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET

N. E.

9-E



D.R. 5.5

D.R. 16

RONLEIGH
HEIGHTS

BL

BL-5.2

BM

CS-2

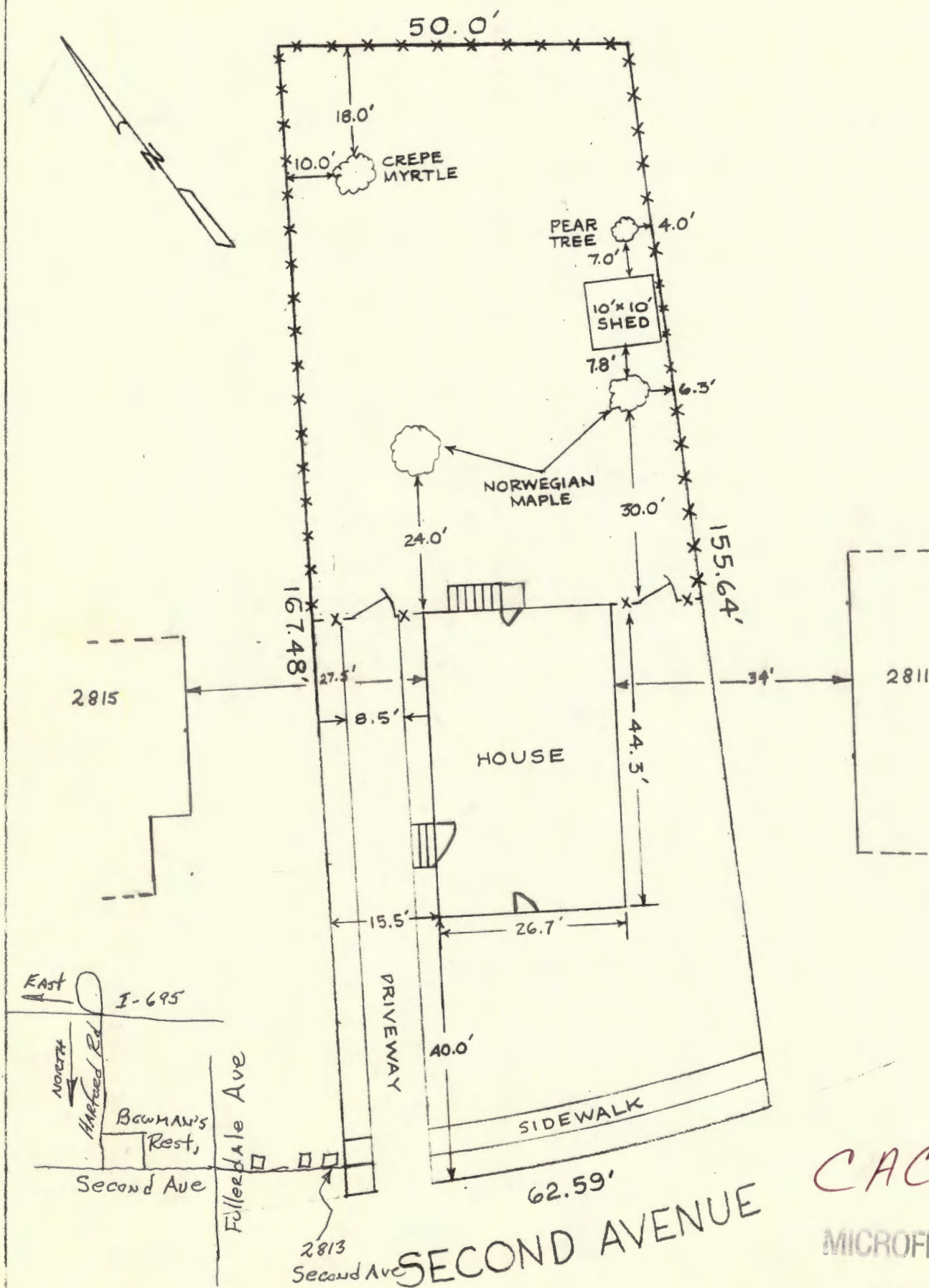
Subject
CACC 91-4

D.R. 5.5

N 569,000

N 35,000

NE
9E



- ① Applicant undertake additional screening for fence may be needed.
- ② Approximately 800 sq. ft. of interior for use of daycare (basement)
- ③ Approximately 4000 sq. ft. (new yard) need for daycare.

CACC 91-4

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KOEHN PROPERTY
2813 SECOND AVENUE

SCALE: 1" = 20'