

IN RE: CLASS A CHILD CARE USE PERMIT
8616-A Quentin Avenue
9th Election District

Donna Lee Hunt -
Applicant

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. CACC 91/7

* * * * *

ORDER

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 23rd day of January, 1991 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: Donna Lee Hunt

8616-A Quentin Avenue, Baltimore, Md. 21234

ORDER RECEIVED FOR FILING

Date 1/23/91

By [Signature]

28-116

CACC 91-7

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 9th Elec Dist
Subdivision Resubdivision Terra Heights Little Farms
Lot Number 111 Block Number ---
Street Address 8616 A Quenton Ave
If no Lot or Block Number, give distance to nearest
intersecting street _____ feet, North/South/East/
West of _____ Street/Road/Avenue
Lot Size --- x ---

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

NO ADJACENT CHILD CARE CENTER
NEAREST IS 600' AWAY

General Information:

A. Name & Address of applicant/operator

Donna Lee Hunt
8616 A Quenton Ave
Baltimore MD, 21234 Phone No. 882-4780

B. No. of employees 1 Hrs. of operation 7:00 - 5:30
Days of the Week M-F

C. Number of children enrolled 8

D. Estimated amount of traffic generated:
Morning 8 cars Afternoon 8 cars different times

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.

Donna Hunt
(Applicant's Signature)

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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 John R. Alexander on 11-19-90.
Date (A)

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 \$5.00.

In the 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

12-5-90

B (A+7 DAYS OR NEXT FRIDAY)

DATE POSTED

12/4/90

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

C E R T I F I C A T E O F P O S T I N G

District 9th

Location of property: Lot # 111, 8616A ~~Dist~~ Quenton Ave, 21234

9th District

Posted by: [Signature]
Signature

Date of Posting: 12/4/90

Number of Signs: 1

424.4--A. Group child care centers, Class A are permitted as an accessory use within single-family detached dwellings in all residential zones except R.C.4, in all industrial zones, and in R.O. and O.T. Zones if the Zoning Commissioner grants a use permit under the following procedure:

1. Upon application for a use permit, the owner or agent shall provide the following information:

- a. number of employees;
- b. Number of children to be enrolled;
- c. Hours of operation;
- d. Estimated amount of traffic generated;
- e. A site plan 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;
- f. A snapshot of the structure. [Bill No. 47, 1985.]

2. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of thirty days following the filing of the application. [Bill No. 47, 1985.]

3. Within the thirty day posting period, any occupant or owner within 1,000 feet of the lot in question may file a formal request for a public hearing with the Zoning Commissioner in accordance with Section 500.7. [Bill No. 47, 1985.]

4. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for a child care center if the proposed use meets all the requirements of this subsection and any other applicable requirements. Such use permit may be issued with such conditions or restrictions as determined appropriate by the Zoning Commissioner to satisfy the provisions of 424.4.A.6.c below and to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community. [Bill No. 47, 1985.]

5. If a formal request for a public hearing is filed, the Zoning Commissioner shall schedule a date for the public hearing, such hearing to be held not less than 15 days following public notice of such hearing in two newspapers of general circulation and not more than 60 days from the date of filing of the requests for public hearing. [Bill No. 47, 1985.]

6. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:

- a. his findings following the public hearing;
- b. the character of the surrounding community and the anticipated impact of the proposed use on that community;
- c. the manner in which the requirements of subsection 424.1 and other applicable requirements are met; and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community and as are deemed necessary to satisfy the objectives of Section 502.1 of these regulations. [Bill No. 47, 1985.]
- d. Section 1B01.1.B notwithstanding, the Zoning Commissioner may modify 1B01.1.B.1.b.3 as it pertains to such use in D.R. Zones. [Bill No. 47, 1985.]

- B. Group child care centers, Class A are permitted as an accessory use within single-family detached dwellings in O-1 and O-2 Zones and in all business zones, by right. [Bill No. 47, 1985.]

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

receipt

Account: R-001-6150

Number

No 3922

Date

11/19/90

M9100435

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

04A04#0028MICHRC \$25.00

BA 0004:07PM11-19-90

Please make checks payable to: Baltimore County, EXT BUSINESS DAY

Cashier Validation:



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

receipt

Account: R-001-6150

Number

No 3921

Date

11/19/90

U9100025

USE PERMIT FEES

QTY

PRICE

190 -CLASS A CHILD CARE CENTER

1 X

\$35.00

TOTAL:

\$35.00

LAST NAME OF OWNER: HUNT

04A04#0029MICHRC

\$35.00

BA C004:07PM11-19-90

NEXT BUSINESS DAY

Cashier Validation:

Please make checks payable to: Baltimore County

CASE #: CACC 91-7



PETITIONER'S EXHIBIT #2

UP-1991-0001CC

CASE #: CACC91-7



PETITIONER'S EXHIBIT #3

UP 1991-0001-CC

RESUBDIVISION-LOT NO. III

JOPPA HEIGHTS

LITTLE FARMS

9TH ELECT. DIST.

BALTO. CO., MD.

SCALE: 1"=50'

MAY 1, 1980

OWNED AND DEVELOPED BY

STEWART P. JUNG, SR. & WIFE

2613 MATTHEWS DR.

BALTIMORE, MD. 21234

E.H.K. JR. 47 FOLIO 33

Filed for record

Date JAN 9 1981

Test

 Clerk

1213463 ***15.10
1213464 ***15.10

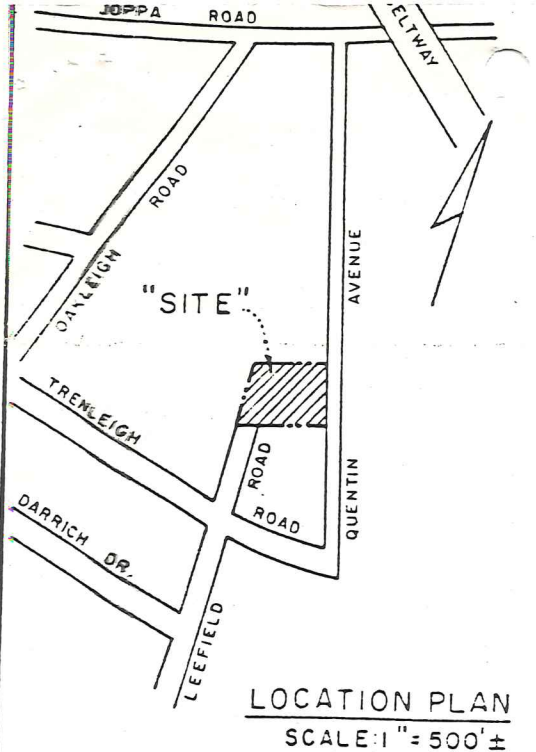
5' REVERTIBLE SLOPE EASEMENT

EXISTING MACADAM PAVING

10' DRAINAGE & UTILITIES EASEMENT

HIGHWAY WIDENING LINE

30' TO BE ACQUIRED BY BALTO. CO.

N36143.72
E17752.66

NOTES

- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. GRID SYSTEM, USING HUB NO. 12965 FOR POSITION (N35007.46, E17553.63) AND HUB NO. 12965 TO HUB NO. 12964 FOR AZIMUTH (BEARING N75°-39'-17"W).
- 2) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- 3) FOR TITLE, SEE EHK JR. 6081-603.
- 4) THIS DEVELOPMENT IS IN THE HERRING RUN WATERSHED.
- 5) "JOPPA HEIGHTS LITTLE FARMS" RECORDED IN WPC 6-166.
- 6) THE STREETS AND/OR ROADS AS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- 7) HIGHWAY AND HIGHWAY WIDENING-SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO., MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO. CO., MD. AT NO COST.

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

BY

DATE

Director

"HILLEDALE FARMS" WPC 8-92 AND 93
LOT 3
LOT 4
LOT 5

STONE FOUND
N36638.24
E17379.88

PARCEL "A"

"OAKLEIGH MANOR ADDITION"

GLB 23-18

LOT 1

E17500

N36250

PIPE
N36203.51
E17432.01

10' DRAINAGE & UTILITIES EASEMENT

N73°-16'-39"E 289.35'

PIPE
N36278.14
E17680.39

64.35'

94.60'

100.40'

30.00'

CENTERLINE 10'
DRAINAGE &
UTILITIES EASEMENT

#8616

3

30' WIDE

ACCESS

EASEMENT

FRONT BLDG.

LINE

195.00'

N16°-55'-51"W

69.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

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N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

N16°-55'-51"W

59.76'

PARCEL "A"

SECTION TWO

SITE DATA

EXISTING ZONING _____ D.R. 5.5
GROSS ACREAGE _____ 1.039 AC. ±
NO. OF LOTS _____ 5
GROSS RESIDENTIAL DENSITY _____ 4.81 LOTS/AC.

QUENTIN AVENUE

E17750

N36000

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1991-0001-CC