

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



July 19, 1994

(410) 887-3353

Ms. Janet M. Paszkiewicz
President/Director
A Small World, Inc.
Child Care Center
4506 Painters Mill Road
Owings Mills, Maryland 21117

Re: Zoning Review of a Proposed
26-Student Non-Public Kindergarten as a Permitted
Accessory Use to an Existing Class "B" Group Child Care
A Small World, Inc - 4506 Painters Mill Road (91-447-SPHXA)
2nd Election District

Dear Ms. Paszkiewicz:

Staff has reviewed your approval request for a non-public school kindergarten program to be located in a classroom in your existing building already approved for a Class "B" group child care center in zoning hearing 91-447-SPHXA.

Your provided information indicates that the kindergarten classroom will have a licensed capacity of 26 children as an extension of your regular, Class "B" child care program, which is currently approved for a maximum of 120 children, as shown on your approved zoning site plan.

This proposed 26-student kindergarten (as a non-public school) is approved for zoning as an accessory use to the existing Class "B" group child care subject to the understanding that the total number of children enrolled in all group child care, nursery school, or kindergarten uses or classes on site do not exceed the maximum permitted number of 120 children.

Very truly yours,

John L. Lewis
Planner II

JLL/cmm

c: Clare C. McNiff
File (91-447-SPHXA)

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on Recycled Paper



Maryland State Department of
EDUCATION

Nancy S. Grooms
State Superintendent of Schools

June 16, 1994

Director
Baltimore County Government
Office of Zoning Admin and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21201

Dear Director:

Nonpublic school approval regulations COMAR 13A.09.09 and COMAR 13A.09.10 require a nonpublic school to be in compliance with applicable State and local regulations, or both, governing health, fire safety, and zoning prior to the issuance of a Certificate of Approval by the State Board of Education. Written documentation confirming that a nonpublic school is in compliance with applicable regulations is required to be on file in the State Department of Education before initial occupancy of any facility to be used by a school.

Please notify us in writing whether the school listed below is in compliance with applicable Zoning regulations.

Name of School A Small World, Inc.

Street 4506 Painters Mill Road

City Owings Mills Zip Code 21117

County Baltimore Telephone 410-356-9290

Chief Administrative Officer Janet Paszkiewicz

Type of Educational Program kindergarten

Special Instructions (if any): This is proposed site for nonpublic school for kindergarten pending your

approval

Thank you for your continued cooperation.

Sincerely yours,

Clare C. McNiff
Clare C. McNiff
Specialist in Accreditation
Nonpublic School Approval Branch

CCM:ms

c: Janet Paszkiewicz



July 6, 1994

Mr. Arnold Jablon
111 W. Chesapeake Avenue
Baltimore County Office Building
Room 109
Towson, Md. 21204

Dear Mr. Jablon,

A Small World, Inc. was granted a special exception in July 1991 to operate a day care center at 4506 Painters Mills Road in Owings Mills. The case number was 91-447-SPH. A Small World was granted a permission to operate a class B child care center/nursery school with a capacity of 120 children. The center is licensed to care for two (2) through six (6) year olds. A Small World has been operating since March 29, 1993 and has a current licensed capacity of 74 children.

It is my intent to operate a non-public school Kindergarten program in one of the classrooms. The licensed capacity of this room will be 26 children. The Kindergarten curriculum will be an extension of our regular program currently offered to the 2 through 6 year olds. We will work on basic social, math, language, science and computer skills as all of our classes currently do. The teacher will have at least a B.A. in Early Childhood Education and will be licensed to teach Kindergarten.

I would appreciate your help in determining whether a non-public school Kindergarten program can be established at A Small World. I would be more than happy to show you the center and also the room that has been designated for future Kindergarten use. I would also be happy to show you the curriculum we will be using and our philosophy on how an accredited Kindergarten should operate. The demand from the children's parents for a certified Kindergarten has been overwhelming and the entire staff at A Small World is very excited about offering a quality program which will give all of the children enrolled a solid educational and social foundation.

Thank you for your consideration in this matter. If you have any questions please call me at (410) 356-9290.

Sincerely,

Janet M. Paszkiewicz
Janet M. Paszkiewicz
President/Director

4506 Painters Mill Road • Owings Mills, MD 21117 • (410) 356-9290

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
W/S Painters Mill Road, 500 ft. N of Lyons Mill Road
4508 Painters Mill Road * OF BALTIMORE COUNTY
2nd Election District * Case No. 91-447-SPHX
3rd Councilmanic District *
Stanley C. Miles, Legal Owner
Janet Paszkiewicz, Contract Purchaser, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to Petitions for Special Exception/Special Hearing, permission for a freestanding Class B Group Child Care Center in an RAE-1 zone and to permit a single family dwelling to remain in an RAE-1 zone; and, pursuant to a Petition for Zoning Variance, a variance from Section 200.3.C.1 of the B.C.Z.R. to permit a building setback and a property line setback of 0 ft. and 20 ft. in lieu of the required 45 ft. for new proposed building, and 10 ft. in lieu of the required 45 ft. for existing dwelling to lot lines and, a variance from Section 102.2 of the B.C.Z.R. to permit a building separation of 10 ft. in lieu of the required 90 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Contract Purchaser, Janet Paszkiewicz, appeared, testified and was represented by John Gontrum, Esquire. Appearing on behalf of the Petition were Dorothy Paszkiewicz, Norbert Paszkiewicz, Greg Paszkiewicz, Mary Beth Paszkiewicz, E.M. Ramm, Janet Quine, Richard Quine and Jacob E. Evans. Appearing as Protestants were Francis Prochazka, and Mary J. Beck. Appearing and testifying as a Protestant was David F. Beck.

The Petitioner is the Contract Purchaser of property known as 4508 Painters Mill Road. That property is improved with a single family detached dwelling house and several existing outbuildings, as indicated on

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Date 7/16/91
By M. J. Beck

Petitioner's Exhibit No. 1.

The Petitioner has proposed to build a Class B child care center on this property and also maintain the single family dwelling house as the owner's residence. The current property contains 65,073 sq. ft. and the proposed child care center will cover 7,541 sq. ft. The proposed child care center will have a maximum of 10 employees on any given shift and is proposed for a maximum of 120 children. There are 21 parking spaces to be provided for the day care center and circular driveway for the day care traffic to pass in front of the building and ingress and egress through a singular access point onto Painters Mills Road. The property is currently zoned RAE-1 and could be developable as an apartment complex with appropriate densities within the RAE-1 zone.

The Petitioner testified regarding the criteria for a special exception and for the variances as listed in the Petitions.

Mr. Jacob Evans testified that, in his opinion, the proposed use at the subject property would not be detrimental to the health, safety, and general welfare of the community, and that the conditions delineated in Section 502.1 of the B.C.Z.R. will be satisfied.

The Petitioner testified that, based on her professional experience, it was her opinion that the business would not cause any adverse impact and would not create traffic congestion over and above what already exists. She testified that the conditions delineated in Section 502.1 (B.C.Z.R.) will be satisfied.

Mr. David Beck, a residential property owner next door to the proposed subject site, testified in opposition to the variances for the proposed Class B group child center which would place the structure closer to his adjoining property line then would be permitted by the Baltimore County

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Zoning Regulations. Mr. Beck testified that he was opposed to the setback variances because of the intrusion that would be created by noise and light from the adjoining property onto his property. Mr. Beck testified in opposition to the intrusion of the child care center into this residential area.

The Petitioner is seeking a Class B group child care center within the RAE-1 zone, pursuant to Section 424.5.A of the B.C.Z.R. These regulations provide for group child care centers as a principal use by special exception in the RAE-1 and 2 zones.

It is clear that the B.C.Z.R. permits the use proposed in an RAE-1 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the

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property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

A special exception is a granting by the Zoning Commissioner or Deputy Zoning Commissioner, pursuant to the existing provisions of the Baltimore County Zoning Regulations (B.C.Z.R.). It is subject to the guidelines and standards contained in the provisions of the B.C.Z.R. A special exception is a use which has been predetermined by the Baltimore County Council to be conditionally compatible with the uses permitted as of right in a particular zone. The Zoning Commissioner or Deputy Zoning Commissioner must in each case, decide under the specific standards set forth in Section 502 of the B.C.Z.R. whether the presumptive compatibility does, in fact, exist in this case. See, Rockville Fuel and Feed Company, Inc., v. Board of Appeals of the City of Gaithersburg, 257 Md. 183, 262 A.2d 499 (1970). Furthermore, "... there cannot be a grant of a Special Exception unless the B.C.Z.R. provide that the conditional use sought is permissible in the zone in which the land involved is situated. ..." Schultz v. Pritts 291 Md. 1, 432 A.2d 1319 (1981). The duty of the Zoning Commissioner or Deputy Zoning Commissioner is to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the zoning plan.

The Petitioner has the burden of adducing testimony which will establish that the Petitioner's use meets the prescribed standards and requirements. He does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community and, furthermore, if the Petitioner shows to the satisfaction of the Zoning Commissioner or Deputy Zoning Commissioner that the proposed use would be conducted without real

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detriment to the neighborhood and would not actually adversely affect the public interest, then the Petitioner has met the burden of proof. See Anderson v. Sawyer, 23 Md. App. 612, 617, 329 A.2d 716, 720 (1974).

In the opinion of the Zoning Commissioner, the Petitioner has provided detail evidence that the Class B child care center would be permissible in the RAE-1 zone and would not adversely affect the general neighborhood.

The Petitioner has requested certain variances in relationship to the establishment of the building which will serve as the proposed Class B group child care center and its relationship to the existing home.

The Petitioner has also requested certain relief, pursuant to a special hearing contained within the Petition for Special Exception to permit the detached single family dwelling house to remain as a second principal use upon the subject site as a nonconforming use.

The Petitioner has proposed that the existing two story brick and frame dwelling house known as 4508 Painters Mills Road be permitted to remain as a dwelling house for the Petitioner in conjunction with the operation of the proposed child care center.

The evidence and testimony clearly indicate that the existing dwelling house was established more than 30 years ago. That the existing dwelling house has remained as a residential property continuously every year since it was built until the present. The Petitioner has proposed that this dwelling house be used as a single family dwelling house in conjunction with the operation of the child care center.

The evidence and testimony indicate that in 1980 the subject site was zoned R.C.3 which permitted single family dwelling houses on a site of this size as a matter of right. That in 1984 the zoning of this property was changed to RAE-1 as part of the 1984 comprehensive rezoning process.

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Clearly, the single family dwelling house is a nonconforming use upon this site. The single family dwelling house was constructed and used as a matter of right within the zoning that existed on the land until 1984. The single family dwelling house has been used and occupied as a single family residence since the change in zoning in 1984 and there have been no lapses in the use of this nonconforming structure. Furthermore, there has been no change or expansion of the prior nonconforming use and the nature, extent and utilization of the nonconforming use has no substantial different impact upon the community and neighborhood either prior to the construction and use of the Class B child care center currently or in the future.

Section 307.1, Baltimore County Zoning Regulations (B.C.Z.R.) states that the Baltimore County Zoning Commissioner and or Deputy Zoning Commissioner shall have the power to create variances from an area regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "(t)he standard for granting a variance. . . is . . . whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the Zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." McLean v. Soley.

The question, therefore, is whether it was fairly debatable that the evidence shows strict compliance with the regulations would result in practical difficulty or unreasonable hardship.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his

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property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances, special exception and special hearing relief were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances and special exception requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

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THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of July, 1991 that, pursuant to a Petition for Special Exception/Special Hearing, permission for a freestanding Class B Group Child Care Center in an RAE-1 zone and to permit a single family dwelling, as a nonconforming use, may remain in an RAE-1 zone is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to a Petition for Zoning Variance, a variance from Section 200.3.C.1 of the B.C.Z.R. to permit a building setback and a property line setback of 0 ft. and 20 ft. in lieu of the required 45 ft. for new proposed building, and 10 ft. in lieu of the required 45 ft. for existing dwelling to lot lines is hereby GRANTED; and,

IT IS FURTHER ORDERED that, a variance from Section 102.2 of the B.C.Z.R. to permit a building separation of 10 ft. in lieu of the required 90 ft., is hereby GRANTED, in accordance with Petitioner's Exhibit No. 1, subject, however, to the following restriction which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner us hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
cc: Peoples Counsel

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By M. J. Beck

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 18, 1991

John B. Gontrum, Esquire
814 Eastern Blvd
Baltimore, MD 21221

RE: Item No. 453, Case No. 91-447-SPHXA
Petitioner: Stanley C. Miles, et ux
Petition for Special Exception and
Special Hearing

Dear Mr. Gontrum:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Stanley C. Miles
Ms. Janet Paskiewicz

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 18, 1991

John B. Gontrum, Esquire
814 Eastern Blvd
Baltimore, MD 21221

RE: Item No. 453, Case No. 91-447-SPHXA
Petitioner: Stanley C. Miles, et ux
Petition for Special Exception and
Special Hearing

Dear Mr. Gontrum:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Stanley C. Miles
Ms. Janet Paskiewicz

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-1500

MAY 31, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STANLEY C. MILES
Location: #4508 PAINTERS MILL ROAD
Item No.: 453 Zoning Agenda: JUNE 4, 1991

Gentlemen:

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

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", 1988 edition prior to occupancy. SECTION 10-7

REVIEWER: *Pat Keller* 6.3.91 Meted and Approved *James E. Dyer*
Planning Group Fire Prevention Bureau

JK/REK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

June 3, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #453, Zoning Advisory Committee Meeting of June 4, 1991, Mr. Stanley C. Miles, Contract Purchaser: Janet Paskiewicz, W/S Painters Mill Road, 500' N of Lyons Mill Road (#4508 Painters Mill Road), D-2, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

SSF:rmk
453ZNG/GWRMK

Stanley C. Miles, Item No. 453
Page Two
June 27, 1991

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM453/ZAC1

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

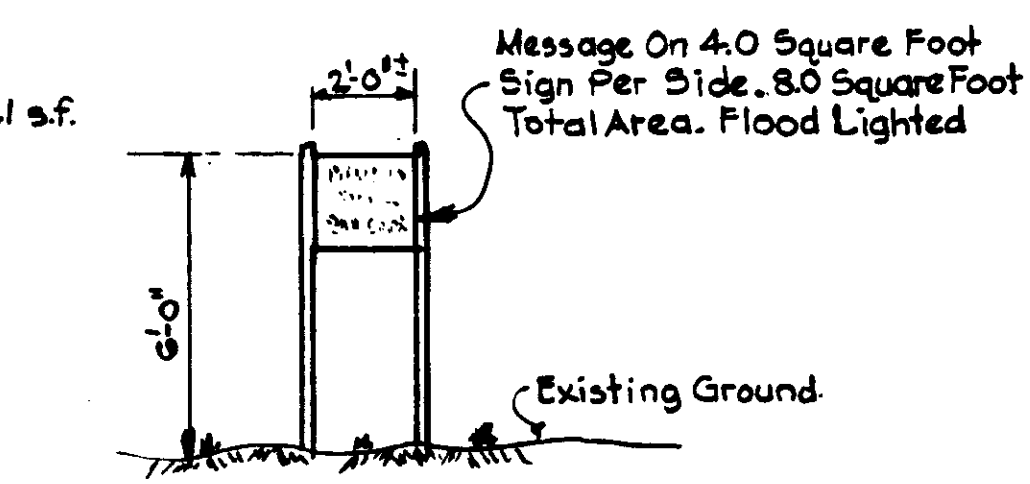
NAME	ADDRESS
<i>Pat Keller</i>	154 Blackhorse Ln Lutherville, 21093
<i>Dorothy M. Miles</i>	154 Blackhorse Ln Lutherville, 21093
<i>Robert W. Bowling</i>	
<i>Greg Paskiewicz</i>	
<i>Maya B. Paskiewicz</i>	
<i>Stanley C. Miles</i>	4508 Painters Mill Rd, 21206
<i>James E. Dyer</i>	4508 Painters Mill Rd, 21206
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RESIDENTIAL USE (OWNERS APT.)

Gross Lot Area : 65,073 s.f.
Net Lot Area : 57,010 s.f.
Gross Floor Area : 3,680 s.f.
Minimum Required A.O.S. Ratio: 0.70
Amenity Open Space: 54,446 s.f.
Actual A.O.S. Ratio: 54,446/3,680 = 14.8
F.A.R. : N/A

GROUP CHILD CARE

Gross Lot Area : 29,271 s.f.
Net Lot Area : 29,271 s.f.
Gross Floor Area : 6829 s.f., Adj. Gross : 7,541 s.f.
Minimum Required A.O.S. Ratio: 0.70
Amenity Open Space: 13,143 s.f.
Actual A.O.S. Ratio: 13,143/7,541 = 1.7
F.A.R. : N/A



DETAIL-SIGN

Scale : No Scale

Robert E. & Susan O. Turner
4631 / 608

PARKING DATA

Residential Requirement : 2 Spaces Per 2 BR Owners Apartment.
Residential Spaces Provided : 2 Spaces
Group Child Care Requirement : 1 Per Employee On Largest Shift, 2 Minimum.
Maximum Shift : 10 Employees
Child Care Spaces Provided : 19 (One Handicapped)
Total Spaces Provided : 21 Spaces
Paving Type : Bituminous Concrete (Roads & Parking), Concrete (Sidewalks).
Parking Stall Markings : Permanent Yellow Traffic Paint.
All Site Parking Spaces With Direct Access To Vehicular Traffic As Approved By Traffic Engineering.

NOTES

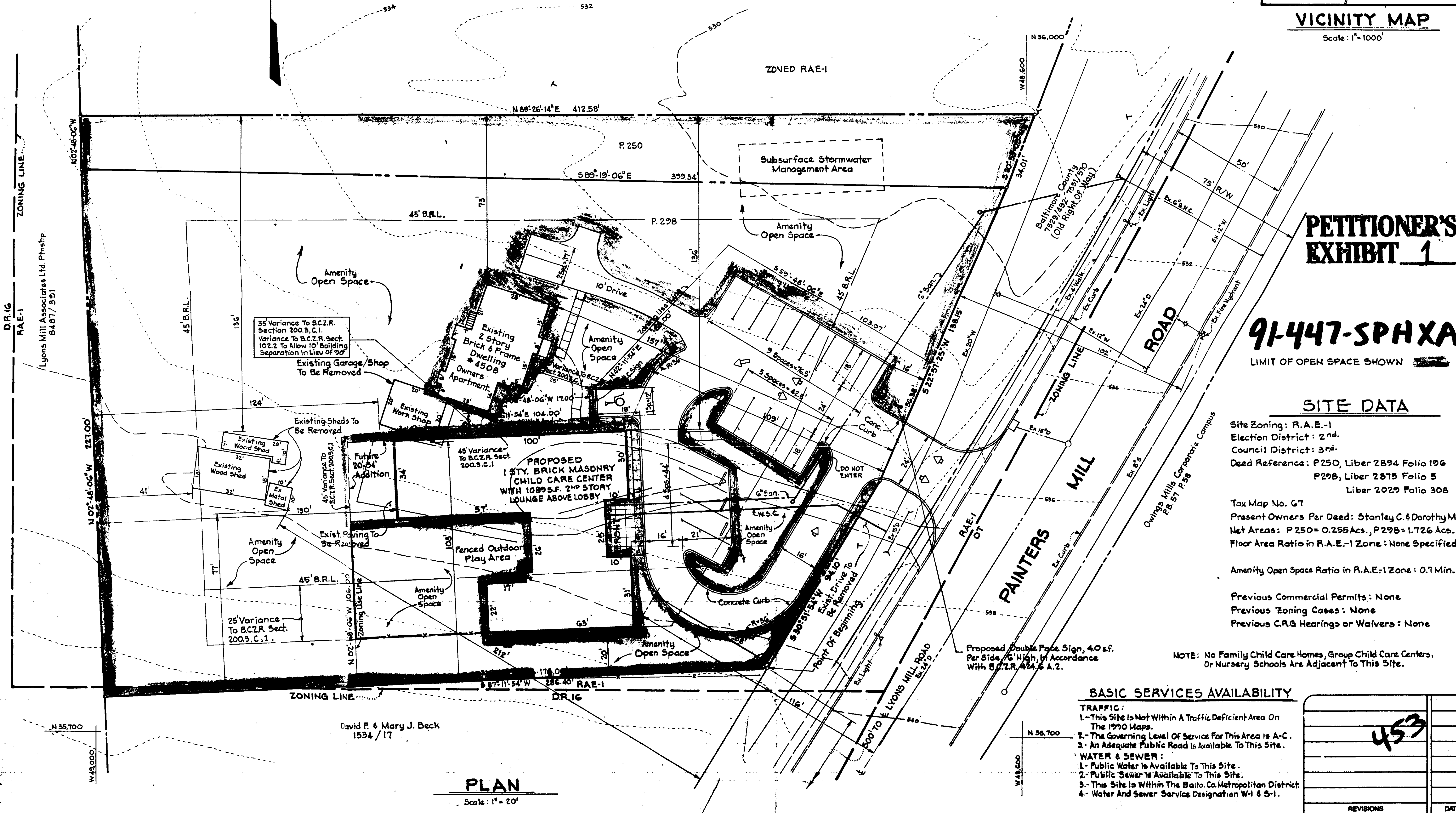
- 1- The Proposed Group Child Care Shall Conform To All Requirements Of B.C.Z.R. Section 424 For Class B Group Child Care.
- 2- Maximum Number Of Children Per Day = 120.

ADJACENT LAND USE MAP

Scale : 1" = 200'

VICINITY MAP

Scale : 1" = 1000'



PETITIONER'S EXHIBIT 1

91-447-SPHXA

LIMIT OF OPEN SPACE SHOWN

SITE DATA

Site Zoning : R.A.E.-1
Election District : 2nd.
Council District : 3rd.
Deed Reference : P250, Liber 2894 Folio 196
P298, Liber 2875 Folio 5
Liber 2029 Folio 308

Tax Map No. G7
Present Owners Per Deed : Stanley C. & Dorothy Miles
Net Areas : P250 = 0.255 Acs., P298 = 1.726 Acs.
Floor Area Ratio in R.A.E.-1 Zone : None Specified

Amenity Open Space Ratio in R.A.E.-1 Zone : 0.7 Min.

Previous Commercial Permits : None
Previous Zoning Cases : None
Previous C.R.G. Hearings or Waivers : None

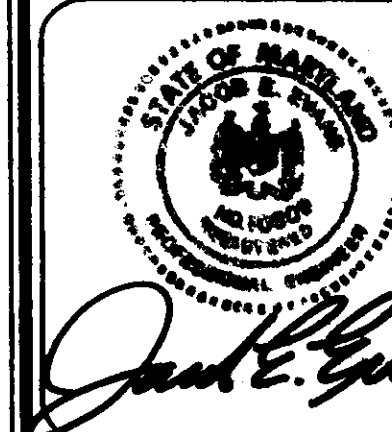
NOTE : No Family Child Care Homes, Group Child Care Centers, Or Nursery Schools Are Adjacent To This Site.

BASIC SERVICES AVAILABILITY

- TRAFFIC :
- 1- This Site Is Not Within A Traffic Deficient Area On The 1990 Maps.
 - 2- The Governing Level Of Service For This Area Is A-C.
 - 3- An Adequate Public Road Is Available To This Site.
- WATER & SEWER :
- 1- Public Water Is Available To This Site.
 - 2- Public Sewer Is Available To This Site.
 - 3- This Site Is Within The Balto. Co. Metropolitan District
 - 4- Water And Sewer Service Designation W-1 & S-1.

Civil Consultant Services, Ltd.

Engineering Design - Studies
5706 Annapolis Road
Baltimore, MD 21206
(301) 886-3074



PROPOSED CLASS B GROUP CHILD CARE CENTER

4508 PAINTERS MILL ROAD OWINGS MILLS, MD 21117

BALTIMORE COUNTY

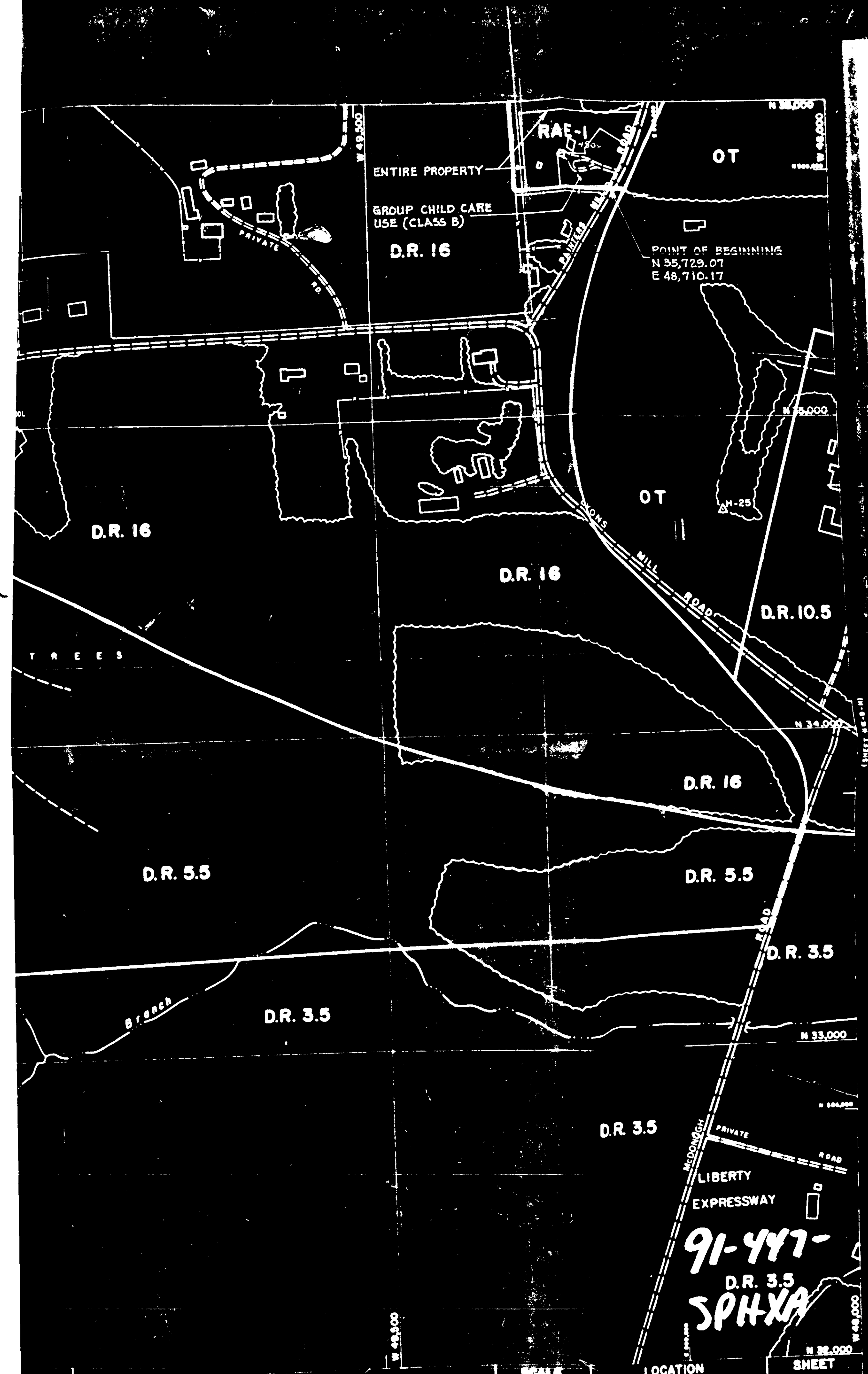
2ND ELECTION DISTRICT

DATE:	March 1991
SCALE:	As Shown
DESIGN:	J.E.E.
CHECK:	J.E.E.
JOB NO.:	E91102
NO.:	
SHEET	OF
1	1



RE COUNTY
NING AND ZONING
APHIC MAP

SCALE 1" = 200'±	LOCATION 91-447-SPHXA	SHEET N.W. 9-1
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY 453	



UNTY
AND ZONING
NG MAP

SCALE 1" = 200'±	LOCATION 91-447-SPHXA	SHEET N.W. 9-1
	VICINITY 453	