

IN RE: CLASS A CHILD CARE USE PERMIT
5733 Calverton Street
12th Election District

Patricia C. Boulter -
Applicant

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. CACC-93-3
* * * * *

ORDER

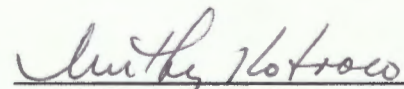
The Applicant has requested a use permit for a Class A Child Care Center at the above-captioned address, pursuant to Sections 424.4A, 424.5A and 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

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 14th day of July, 1993 that a Use Permit for a Class A Child Care Center at the above-captioned location be and is hereby GRANTED.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Patricia C. Boulter
5733 Calverton Street, Catonsville, Md. 21228

Case File

ORDER RECEIVED FOR FILING

Date

By

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 12
Subdivision Catonsville Heights
Lot Number 1, 2, 3, & 4 Block Number 8
Street Address 5733 Calverton Street
If no Lot or Block Number, give distance to nearest
intersecting street N.A. feet, North/South/East/
West of N.A. Street/Road/Avenue
Lot Size 80 x 120

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

"Little Rascals"
Shipley Street
Baltimore, Maryland 21228

General Information:

- A. Name & Address of applicant/operator
Patricia C. Boulter
5733 Calverton Street
Catonsville, Md. 21228 Phone No. 788-1624 11 total
- B. No. of employees 2 Hrs. of operation 7:30 AM. - 5:15 P.M.
- C. Days of the Week Monday through Friday
- D. Number of children enrolled Presently 8 to be enrolled = 30
- E. Estimated amount of traffic generated:
Morning 5 cars Afternoon 5 cars (sometimes 6 cars)
- F. 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.

Patricia C. Boulter
(Applicant's Signature)

41-D/1
H-400 8/1/93
CACC 93-3

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

Eq Roll # 2 RC
54 RA # 40

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by Mitch Kellman on 6/3/93
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 ~~is~~ \$75.00

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

6/18/93

B (A+7 DAYS OR NEXT FRIDAY)

DATE POSTED

6/13/93

C (CERTIFIED BELOW)

HEARING REQUESTED - YES ☐ NO ☐ - DATE

LAST DAY FOR HEARING REQUESTS

7-12-93

D (C+30 DAYS)

APPROXIMATE DECISION DATE

7/19/93

E (A+40 DAYS OR D+5 WORK DAYS)

*Within 14 days of filing

CERTIFICATE OF POSTING

District 17th

Location of property:

5733 Calverton St. Catonsville Hgts

Posted by:

M. Kellman
Signature

Date of Posting:

6/13/93

Number of Signs:

1

Section 424--FAMILY CHILD CARE HOMES, GROUP CHILD CARE CENTERS,
AND NURSERY SCHOOLS [Bills No. 47, 1985; No. 66, 1985;
Policy A-B No. 300-90.]

Family child care homes, group child care centers, and nursery schools are permitted in all zones in accordance with this section. If a conflict arises between this section and other specific provisions of these zoning regulations, this section shall govern. [Bill No. 47, 1985.]

424.1--General. Family child care homes, group child care centers, and nursery schools shall meet the following requirements:

- A. Any such use shall be registered, licensed, or certified as required by the applicable state or local agency. [Bill No. 47, 1985.]
- B. In addition, with respect to group child care centers and nursery schools, outdoor play space abutting residential property shall be fenced. Fences shall be solid wood stockade or panel, a minimum height of five (5) feet, and no closer to the property line than twenty (20) feet. [Bills No. 47, 1985; No. 26, 1988, No. 200, 1990.]
- C. On or after April 15, 1985, no family child care home, group child care center or nursery school shall be permitted adjoining a residentially used property or dwelling unit in a D.R. or R.C. zone that has an existing family child care home or group child care center or nursery school adjoining such residentially used property or dwelling unit. [Bills No. 47, 1985; No. 66, 1985.]

*YOUR APPLICATION FOR A CLASS "A" CHILD CARE CENTER
REQUIRES A USE PERMIT ISSUED BY ZONING ADMINISTRATION + DEV. MANAGEMENT
CALL 887-3391 FOR AN APPOINTMENT TO FILE
ONCE ALL PAPERWORK AND PLANS ARE READY*

REV 05/91

*PLEASE READ AND FOLLOW ALL INSTRUCTIONS
CAREFULLY*

4-88

*APPT FOR FILING
THURS JUNE 3
10:45 AM
WITH JOHN LEWIS*

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.]

CACC-93-C



CACC-93-5





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number CACC-93-3

Date 6/3/93

Group Child Care Center

Taken In By: MTK

Patricia C. Boulter - 5733 Calverdon Street

190 - Class A Child Care ——— \$ 40.00

080 - 1 sign ——— \$ 35.00

Total ——— \$ 75.00

01A01#0132MICHRC
BA 0011:02AMD6-03-93

\$75.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Residence

36' ±

CACC 93-3

CALVERTON ST.

Empty Lot

Residence

105' ±

KENT AVE

EX.
BUILDING
(Dwelling)

DECK

PLAY AREA
2,700 S.F. ±

LANDSCAPE

DRIVEWAY #2

DRIVEWAY #1

Empty Lot

85' ±

Residence

3' CHAIN LINK
FENCE

Residence

12' ±

SHED

PLOT PLAN

1" = 30'

CATONSVILLE HEIGHTS

BLOCK 8

LOTS 1, 2, 3 & 4

ZONING: DR 5.5

Site Plan to Accompany
Use Permit for a
"Class A Group Child
Care Center"

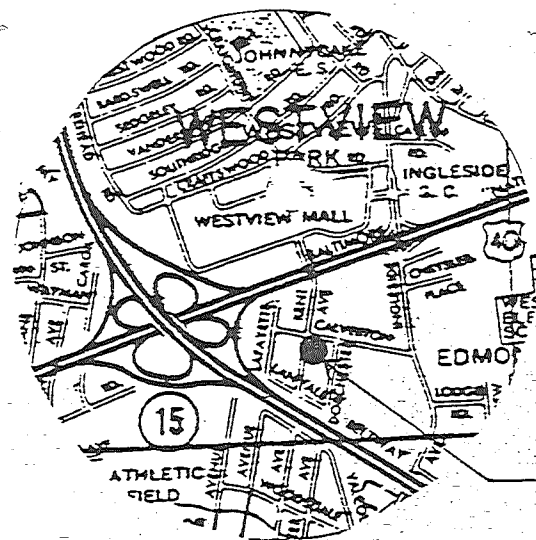
6/2/93
4/28/93

RESIDENCE OF

JOHN & PAT BOULTER

5753 CALVERTON ST.

CATONSVILLE, MD 21228



VICINITY PLAN

SITE

UP-1993-0006-CC