Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

June 13, 2005

Mr. & Mrs. Javad Varzandeh 4302 Chapel Road Perryhall, MD 21128

Dear Mr. & Mrs.: Varzandeh

RE: Abandonment of the Special Exception Use granted in Zoning Case No. 94-405-XA, 9412 Belair Road

Pursuant to your letter dated June 6, 2005, the Baltimore County Office of Zoning Review hereby confirms the abandonment of the Special Exception use granted in Zoning Case 94-405-XA. Further the modification of the RTA standards will no longer apply due to the abandonment of the Class B Group Child Care Center. The front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling will remain in force. The principal use of the property will be as permitted and restricted by Section 202 of the Baltimore County zoning Regulations.

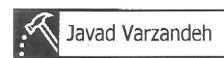
A copy of this letter will be made a part of the permanent zoning case file for this property.

Lloyd J. Moxley

Planner H, Zoning Review

LTM





Phone: 410-248-0545 Fax: 410-256-9393 Email: javadv@mail.com

In Re: Abandonment of Special Exception

11th Election District 5th Councilman District Case No. 94-405-XA

June 6, 2005

Dear Mr. Tim Kotroco

I am wiriting this note in order to request that the Special Exception for a Class B Group Child Care Center granted on June 13, 1994, be abandoned. We will no longer be using this property for a Child Care Facility. Please send confirmation by mail or fax so that I can ensuge that my request was approved.

Mr. & Mrs. Javad Varzanden

4302 Chapel Road Perryhall, MD 21128

B.C.Z.R.

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE AND VARIANCE - SW/Corner Belair * ZONING COMMISSIONER Road and Pinedale Drive (9412 Belair Road) * OF BALTIMORE COUNTY 11th Election District 5th Councilmanic District * Case No. 94-405-XA Javad Varzandeh, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance filed by the owners of the property, Javad and Shahrbanou Varzandeh for a Child Care Center on the subject property, known as 9412 Belair Road, located in the Perry Hall area of northeastern Baltimore County. Specifically, the Petitioners seek a special exception for a Class B Group Child Care Center on the subject property, zoned ROA, and a variance from Section 424.7.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required average of 25 feet, and a modification of RTA standards, pursuant to Section 1B01.1.B.1.C of the B.C.Z.R. based on the use being compatible to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Javad Varzandeh, property owner, and Paul Lee, Professional Engineer. Appearing as an interested party was Dorothy S. McMann, President of the Perry Hall Improvement Association. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.03 acres, more or less, zoned ROA and is improved with a one-story single family dwelling. The Petitioners are desirous of opening a Class B Group Child Care Center on the property in accordance with Petitioner's Exhibit 1. Testimony indicated that the proposed Center will be operated by the Petitioners' daughter, Anousheh Varzandeh, who holds a Masters degree in early child care. In addition to Ms. Varzandeh, there will be seven employees who will assist in operating the Center. Testimony indicated the Center will offer day care for up to 40 children between 2 and 6 years of age, Monday through Friday from 6:00 AM to 7:00 PM. The Petitioner testified that there will be no before or after school pick-ups as all of the children will be pre-school age who will be dropped off and picked up by their working parents. Further testimony revealed that there will be no improvements to the property but for the addition of a stockade fence to designate a play area to the rear of the dwelling and the extension of an existing driveway to provide additional parking.

As to the variance relief sought, testimony indicated that the variance from front setback requirements is necessary to legalize the dwelling which has existed on the property for many years. The site plan submitted indicates that the front of the dwelling is oriented towards Pinedale Drive and that the dwelling sits back 15 feet from that roadway. Further testimony indicated that inasmuch as there will be few physical changes to the property, the variance from RTA requirements meets the spirit and intent of the regulations and will not result in any detriment to the surrounding locale.

Reference is made to the proposed 2' x 2' illuminated identification sign for the day car center which is proposed to be located on the northeast corner of the site, adjacent to Belair Road. At the hearing, a question arose concerning the possibility that the sign might be located within the ultimate right-of-way for Belair Road. Paul Lee indicated that

he had investigated the ultimate right-of-way for Belair Road with the State Highway Administration (SHA) and was advised that the right-of-way had not been established. Therefore, the sign can remain where proposed, subject to a condition that it be relocated in the event its location is

Ms. Dorothy McMann appeared as an interested party on behalf of the Perry Hall Improvement Association. It is to be noted that Ms. McMann did not voice any opposition to the relief requested, but indicated that she is merely interested in all special exception and variance requests made for properties located in the Perry Hall area.

It is clear that the B.C.Z.R. permits the use proposed in the ROA zone by special exception and that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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 of the B.C.Z.R. 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 A.2d 1319 (1981).

or general welfare of the locality, nor tend to create congestion in

found to fall within the right-of-way once same has been established.

The proposed use will not be detrimental to the health, safety,

roads, streets, or alleys therein, nor be inconsistent with the purposes

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the

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

THEREFORE, AT IS ORDERED by the Zoning Commissioner for Baltimore County this 1500 day of June, 1994 that the Petition for Special Exception for a Class B Group Child Care Center on the subject property, zoned ROA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.

> 2) The special exception granted herein is limited to a Class B Group Child Car Center for a maximum of 40 children, which will operate Monday through Friday, only, from 6:00 AM to 7:00 PM.

> 3) The proposed 2' x 2' illuminated sign shall be extinguished between the hours of 10:00 PM and 6:00 AM. 4) In the event the identification sign noted above

> is located within the ultimate right-of-way, said sign

shall be relocated.

5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this

(B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling, and a modification of RTA standards, pursuant to Section 1B01.1.B.1.C of the B.C.Z.R., based on the use being compatible to the extent possible, be and is hereby GRANTED.

Zoning Commissioner for Baltimore County

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-4386 June 13, 1994 Francis X. Borgerding, Jr., Esquire 409 Washington Avenue, Suite 600 Towson, Maryland 21204 RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE SW/Corner Belair Road and Pinedale Drive (9412 Belair Road) 11th Election District - 5th Councilmanic District Javad Varzandeh, et ux - Petitioners Case No. 94-405-XA Dear Mr. Borgerding: Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order. In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391. Zoning Commissioner for Baltimore County cc: Mr. & Mrs. Javad Varzandeh 8637 Quinton Avenue, Baltimore, Md. 21234 Ms. Dorothy S. McMann, President, Perry Hall Improvement Assoc. P.O. Box 53, Perry Hall, Md. 21128

to the Zoning Commissioner of Baltimore County for the property located at 9412 Belair Rd., Perry Hall, MD 21236 which is presently zoned ROA This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Variance from Section(s) 424.7.8. of the BCZR to permit a front yard setback of 15 feet in lieu of the required existing front yard average of 25 feet (a variance of 10 feet) CONTINUED ON REVERSE of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or 1. Shape and configuration of the property; and 2. Such other and further reasons as will be presented at the time of the hearing of this matter. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that (/we are the legal owner(s) of the property which is the subject of this Petition. avad Varzandeh Shahrbancu Varzandeh Francis X. Borgerding, Jr. 8637 Quinton Ave. trams, Address and phone number or representative to be contacted. 409 Wash.Ave., Ste. 600 296-6820 Francis X. Borgerding, Jr. 409 Washington Ave., Suite 600 Towson, MD 21204 296-6820

of the property's zoning classification, nor in any other way be inconsis-

appears that the special exception should be granted with certain restric-

zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical

unleasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily

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

3) whether relief can be granted in such fashion

that the spirit of the ordinance will be observed and

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

such use, as proposed, will not be contrary to the spirit of the B.C.Z.R.

it is clear that practical difficulty or unreasonable hardship will result

if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land or struc-

ture which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use

It is clear from the testimony that if the variance is granted,

After due consideration of the testimony and evidence presented,

applied for would give substantial relief; and

public safety and welfare secured.

and will not result in any injury to the public good.

whether strict compliance with requirement would

difficulty for an area variance, the Petitioner must meet the following:

After reviewing all of the testimony and evidence presented, it

An area variance may be granted where strict application of the

tent with the spirit and intent of the B.C.Z.R.

tions as more fully described below.

LES:bjs

A variance for modification of RTA standards as shown on Petitioners' accompanying plat per Section 1BO1.1.B.1c of the BCZR based on the use being compatible and meeting the requirements of RTA as best as possible without adverse impact. Section 424.7.B.

Petition for Special Exception
to the Zoning Commissioner of Baltimore County
for the property located at

9412 Belair Rd., Perry Hall, MD 21236
which is presently zoned ROA

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the describion and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Class B Group Child Care Center in an "ROA" zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Lew for Baltimore County.

My do sofemy declare and affirm, under the penalties of penyry, that I've are the legal connected of the property which is the subject of the Period.

Contract PurchasertLessee:

Legal Owner(s):

1 Javad Varzandeh

(Type or Print Name)

Shahrbanou Varzandeh
(Type or Print Name)

SHalirlined var-famelih-

8637 Quinton Ave. 668-4206

Baltimore MD 21234
City State Zipcode

One State Zipcode Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Towson, MD 21204 296-6820

Francis X. Borgerding, Jr.
N409 Washington Ave., Ste. 600

Address

City State Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.

(Type or Print Name)

Signspare

409 Wash. Ave., Ste. 600 296-6820

Address Phone No.

Towson MD 21204

Zipcode

Paul Los, P.E.

Paul Lee Engineering Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21208
410-821-5981
94-405-X12
DESCRIPTION

#9412 BELAIR ROAD

ELECTION DISTRICT 11 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located at the intersection of the South side of Pinedale Drive with the West side of Belair Road; thence binding on the West side of Belair Road (1) S 42°25'10" W - 225.00 feet, thence leaving said West side of Belair Road (2) N 47°34'50" W - 150.00 feet, (3) N 42°25'10" E - 25.83 feet, (4) N 77°19'35" W- 35.17 feet and (5) N 10°50'56" E - 141.31 feet to the South side of Pinedale Drive; thence binding on the South side of Pinedale Drive by a curve to the left (6) R = 546.43 feet for a length of 77.17 feet, and by a curve to the right (7) R = 155.00 feet for a length of 125.43 feet and (8) S 47°34'50" E - 90.00 feet to the point of beginning.

Containing 1.03 acres of land, more or less.

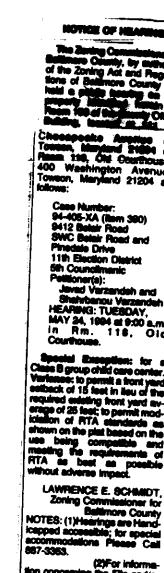


3/18/94 J.O. 94-007

Engineers — Sureeyers — Site Plann

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-405-XH

Posted for: Special Exception & Var	Date of Posting 376/
Potitioner: Fared + Shahaban	Were 11
Location of property: 9412 Belain A	& sw/cor Por dolo
Location of Signe Location Too dust 16	In property being zond
Remarks:	
Posted by Miffully	Date of return: 5/13/94
Sign about	Date of return: 3/13/44



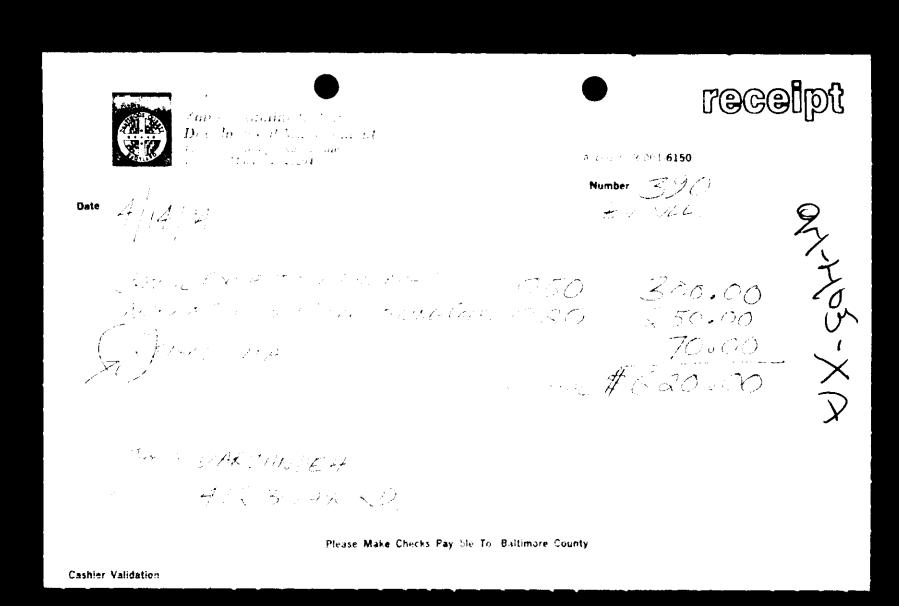
CERTIFICATE OF PUBLICATION

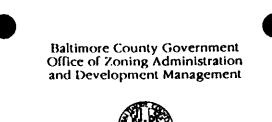
TOWSON, MD., Qquid 29, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on Qquid 28 19 24.

THE JEFFERSONIAN,

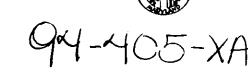
C. Henrikson LEGAL AD. - TOWSON





111 West Chesapeake Avenue Towson, MD 21204

*MUST BE SUPPLIED



(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

time of filing.

Posting fees will be accessed and paid to this office at the

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

1 2 14/32/431

For newspaper advertising:
Item No.: 344
Petitioner: VARZANDEH
Location: 1/4/2 12. (41)
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JAVAID VARDIVIDA 400 SCHILL
ADDRESS: Y S 2 / O D D D D D D D D D D D D D D D D D D
- PARTINELL STATES
PHONE NUMBER:

TO: PUTUXENT PUBLISHING COMPANY
April 28, 1994 Issue - Jeffersonian

Please foward billing to:

Javad Varzandeh-Esfabani 8637 Quention AVenue Baltimore, Maryland 21234 410-668-4206

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-405-XA (Item 390)
9412 Belair Road
SWC Belair Road and Pinedale Drive
11th Election District - 5th Councilmanic
Petitioner(s): Javad Varzandeh and Shahrbanou Varzandeh
HEARING: TUESDAY, MAY 24, 1994 at 9:00 a.m. Rm. 118 Old Courthouse.

Special Exception for a Class B group child care center.

Variance to permit a front yard setback of 15 feet in lieu of the required exisitng front yard average of 25 feet; to permit modificiation of RTA standards as shown on the plat based on the use being compatible and meeting the requirements of RTA as best as possible without adverse impact.

LAWRENCE E. SCHNIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 2120+

APRIL 21, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-405-XA (Item 390)
9412 Belair Road
SWC Belair Road and Pinedale Drive
11th Election District - 5th Councilmanic
Petitioner(s): Javad Varzandeh and Shahrbanou Varzandeh
HEARING: TWUESDAY, MAY 24, 1994 at 9:00 a.m. Rm. 118 Old Courthouse.

Special Exception for a Class B group child care center.

Variance to permit a front yard setback of 15 feet in lieu of the required exisitng front yard average of 25 feet; to permit modiciation of RTA standards as shown on the plat based on the use being compatible and meeting the requirements of RTA as best as possible without adverse impact.

Ell Jakler

Armold Jablon Director

cc: Javad and Shahrbanou Varzandeh Francis X. Borgerding, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean (iii)

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 9, 1994

Francis X. Borgerding, Jr., Esquire 409 Washington Avenue, Suite 600 Towson, Maryland 21204

RE: Case No. 94-405-XA, Item No. 390 Petitioner: Javad Varzandeh, et ux. Potitions for Variance and Special Exception

Dear Mr. Borgerding:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 April 14, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office. 1. The director of Zoning Administration and Development Management

has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Zoning Plans Advisory Committee Comments Francis X. Borgerding, Jr., Esquire Date: May 9, 1994 Page 2

- 2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
- 3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

WCR: cmm Enclosures

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 2, 1994 Zoning Administration and Development Management FROM:) Robert W. Bowling, Chief Developers Engineering Section

RE: Zoning Advisory Committee Meeting for May 2, 1994 Item No. 390

The Developers Engineering Section has reviewed the subject zoning item. If the Special Exception is given, this site will be subject to the Baltimore County Development Regulations, Divisions 5, 4 and 5 and the Department of Public Works Standard for Single Commercial Entrance, Plate

This proposal is subject to the Landscape Manual. A schematic landscape plan should be submitted and approved prior to the hearing. The required plantings of the RTA buffer must be included. RWB:sw

O. James Lighthizer Secretary Hai Kassoff Administrator

4-26-94

Re: Baltimore County
Item No.: + 390 (JLL) Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

DAVID W. RAMSEY, ACTING CHIEF Engineering Access Permits Division

My telephone number is ______ Maryland Belay Service for Impaired Hearing or Speech 1-300-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baillmore, MO 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION* BEFORE THE PETITION FOR VARIANCE ZONING COMMISSIONER SWC Belair Road and and Pinedale Drive OF BALTIMORE COUNTY (9412 Belair Road) 11th Election Dist., Case No. 94-405-XA 5th Councilmanic Dist. UAVAD VARZANDEH, et al. Petitioners

ENTRY OF APPEARANCE

* * * * * * * * * *

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

> Peter Max Zimmermes PETER MAX ZIMMERMAN People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204

CERTIFICATE OF SERVICE

(410) 887-2188

I HEREBY CERTIFY that on this 17^{40} day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

May Zimmernan

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE TO: Arnold Jablon, Director

Zoning Administration & Development Management FROM: Pat Keller, Deputy Director Office of Planning and Zoning

DATE: April 26, 1994

SUBJECT: 9412 Belair Road

INFORMATION: Item Number:

Petitioner: Property Size: Zoning:

Hearing Date: SUMMARY OF RECOMMENDATIONS:

Requested Action:

Based upon the information provided, staff supports the applicant's request subject to the following conditions:

- Amend the plan to show the ultimate right-of-way for Belair Road.

- Any sign to be erected should be ground mounted.

- Provide a landscape plan subject to the review and approval by the Office of Planning and Zoning.

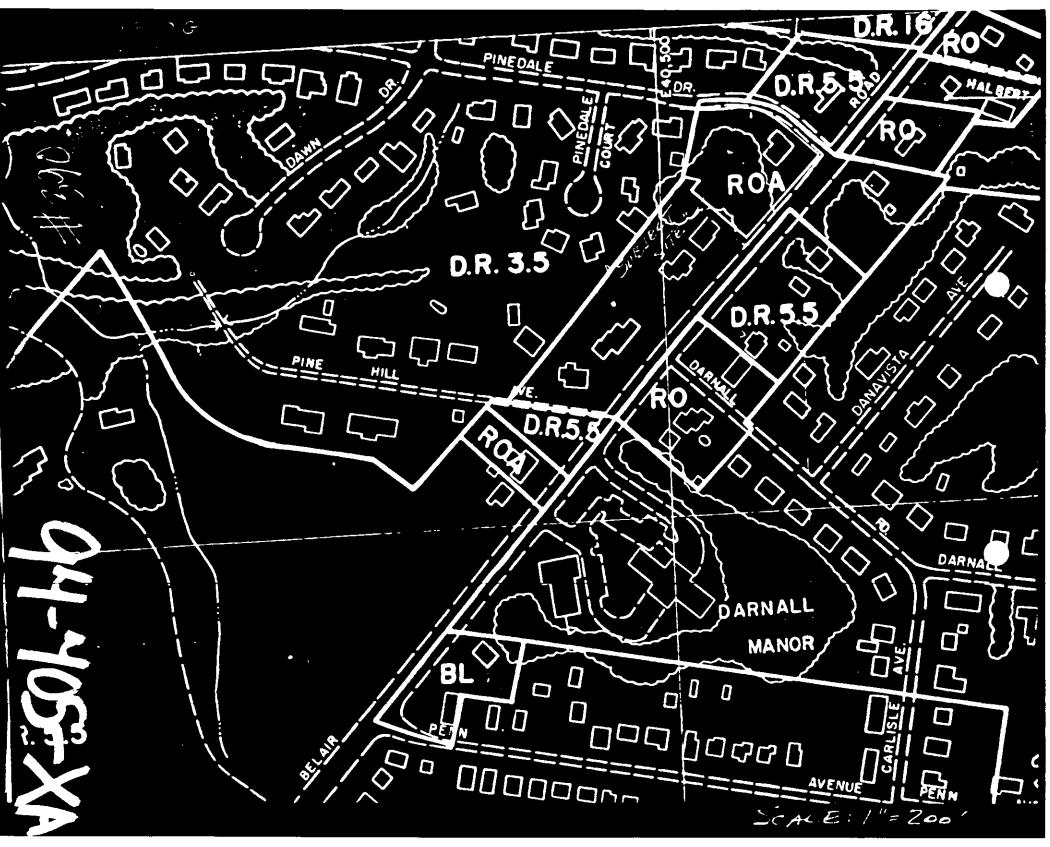
Division Chief:

ZAC.390/PZONE/ZAC1

PLEASE PRINT CLEARLY PETITION	NER(S) SIGN-IN SHEET
<u>NAME</u>	ADDRESS
Davad Var Jundel	304 W. Janua Are more 8637 Grant One

Printed with Soybean link on Recycled Paper

		8		
PLEASE PRINT CLEARLY	PROTESTANT(S) SIGN-IN SHEET			
Limache S. h	E Pros PHZH	P.C Bexis.	Penny Hall, Into 2112	
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	N. L.			
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	1 contract
Address: 9412 Belai Perry Hall	ir RD 1, MD 21236
Contact Person: Anou	sheh Varzandeh
Phone Number: 668-4	206
of a day care center at	the Perry Hall community, I do not object to the opening 9412 Belair Road. Furthermore, I do not feel that a da
	and the second s
Name,	Street
Name	Street 3040 / Laurenciev 1
Name	Street
Name Hiciss/ Humanu	Street 300 / Lannier
Name Hamidal July	Street 3 940 Klaussier 1 440 Lekelin E. 9 Yay o. Kay.
Name Hamidal July	Street 3 940 Klaussniew T 440 Lekelin E 9 4012 Silvere Rd
Mome Herricha Juli Dioparlos Diaparlos	Street 3900 Klaussories 1 4404 Lekelin E. 9 yay on the all " 4001 Salar Lane

11/12

4115 Stentock Ld. 21236

310 AIRENTETTALL 21009

9:45 Dorduck El 21236

See Seen Cipe

Name	Street
Vicki Sadler	Glen tack Kal
	Glen Fack Ral.
TONY MISIAK	CHAPEL TRANE CIR
gan Henry	Snyder Lare

	IN	C	re a
Lean		Center	

DR. SUE SADRI DIRECTOR

May 17, 1994

To whom it may concern;

Ms. Anousheh Varzandeh has worked with us at Learn n' Care Learning Center for the past two years. Ms. Varzandeh's growth as a person has been impressive. Today I would consider her to be one of the most outstanding young persons to be found anywhere. She has qualities and character that are extremely noteworthy.

She goes beyond what is expected of her and is well-respected by those who work with her. I believe she would be an asset to any place of employment, and I would certainly want her as part of any staff I would supervise.

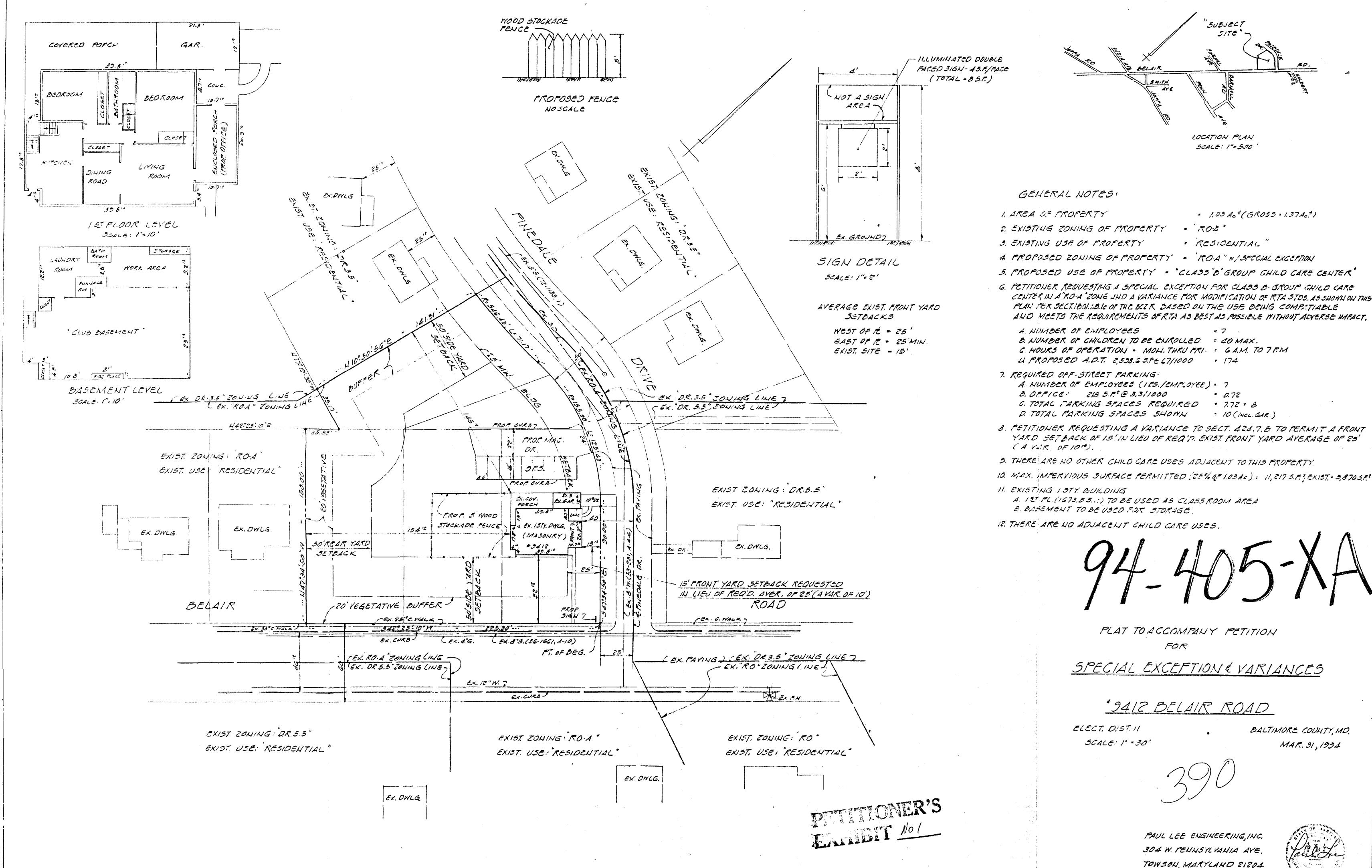
Sincerely,

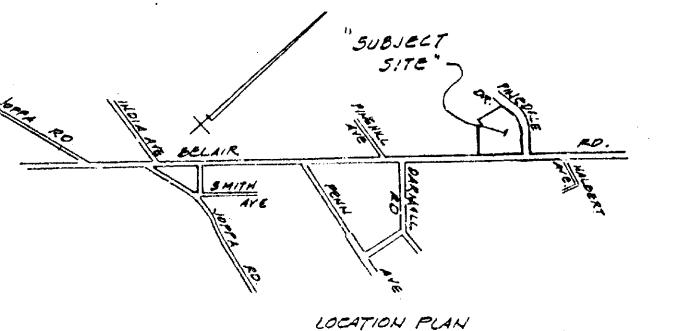
Sue Sadri, Ph.D.

Child Development

Re: Questions, call (301) 736-7410

2509 Ritchie Road, Forestville, MD 20747 (301) 736-7410





- 4 PROPOSED ZONING OF PROFERTY = "RO-A" N/SPECIAL EXCEPTION
- 5. PROPOSED USE OF PROPERTY = "CLASS" B' GROUP CHILD CARE CENTER"
- G. PETITIONER REQUESTING A SPECIAL EXCEPTION FOR CLASS B. GROUP CHILD CARE CENTER IN A RO-A ZONE AND A VARIANCE FOR MODIFICATION OF RTA STOS. AS SHOWN ON THIS FLAN PER SECT. 1801.1.8.10 OF THE BOZK BASED ON THE USE BEING COMP. TIABLE AND MEETS THE REQUIREMENTS OF RTA AS BEST AS POSSIBLE WITHOUT ADVERSE IMPACT.

 - 0.72

 - . 10 (INCL.GAR.)
- 8. PETITIONER REQUESTING A VARIANCE TO SELT. 424.7.B TO PERMIT A FRONT YARD SETBACK OF IS! IN LIEU OF REQ'D. EXIST. FRONT YARD AYERAGE OF 25'

PLAT TO ACCOMPANY PETITION

SPECIAL EXCEPTION & VARIANCES

9412 BELAIR ROAD

BALTIMORE COUNTY, MD. MAR. 31, 1994

PAUL LEE ENGINEERING, INC. 304 W. PENNSTLYANIA AVE. TOWSON, MARYLAND 21204

