

IN RE: CLASS A CHILD CARE USE PERMIT * BEFORE THE
3511 Washington Avenue *
2nd Election District * ZONING COMMISSIONER
2nd Councilmanic District *
Sadie M. Prioleau, Applicant * OF BALTIMORE COUNTY
* * * * *

ORDER

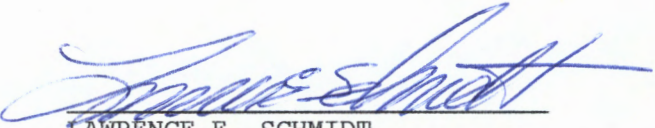
The Applicant has requested a use permit for a Class A Child Care Center at the above-captioned address, pursuant to Sections 424.4A, 424.5A and 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

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 the use proposed at the subject location complies 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 28th day of October, 1996 that a Use Permit for a Class A Child Care Center at the above-captioned location be and is hereby GRANTED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Sadie M. Prioleau
3511 Washington Avenue, Baltimore, Md. 21244

Case File

ORDER RECEIVED FOR FILING

Date 10/28/96

By [Signature]

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 2ND
Subdivision LYNNE ACRES 20/133
Lot Number 48 Block Number — (Section 3)
Street Address 3511 WASHINGTON AVE
If no Lot or Block Number, give distance to nearest
intersecting street 25' feet, North/South/East/
West of LYNNE HAVEN ROAD Street/Road/Avenue
Lot Size 105 x 65.17

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

NO ADJACENT PROPERTIES. NO KNOWN
WITHIN 500'

General Information:

A. Name & Address of applicant/operator

SADIE PRIOLEAU
3511 WASHINGTON AVE Phone No. 922-0652

B. No. of employees 2 Hrs. of operation 7:30-5:30 PM
Days of the Week Monday through Friday

C. Number of children enrolled 12 MAX

D. Estimated amount of traffic generated:
Morning 12 MAX Afternoon 12 MAX

E. A Site Plan, drawn to scale, indicating location and type
of structure on the lot in question, location and dimen-
sions 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.

Sadie M. Prioleau
(Applicant's Signature)

Also item
See item
108
Posted 9-20-96
By Mark Gault

3. the arcade is clearly subordinate in area, extent, and purpose to the principal use;
4. the zoning commissioner specifies the maximum number of amusement devices to be maintained in the arcade; and
5. in the resource conservation, density residential, elevator-apartment residence, residential-office, and office zones, the principal use is operated as a private club for the benefit of persons who are bona fide members paying dues for the principal use and the use of the arcade is restricted to such members and their guests and is not open to the general public or to lessees of said private club. [Bill No. 66, 1983.]

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





BALTIMORE COUNTY, M
OFFICE OF FINANCE - REVENUE
MISCELLANEOUS CASH

DATE

6 Sept 90

No.

024862

001-6150

0AM

35.00

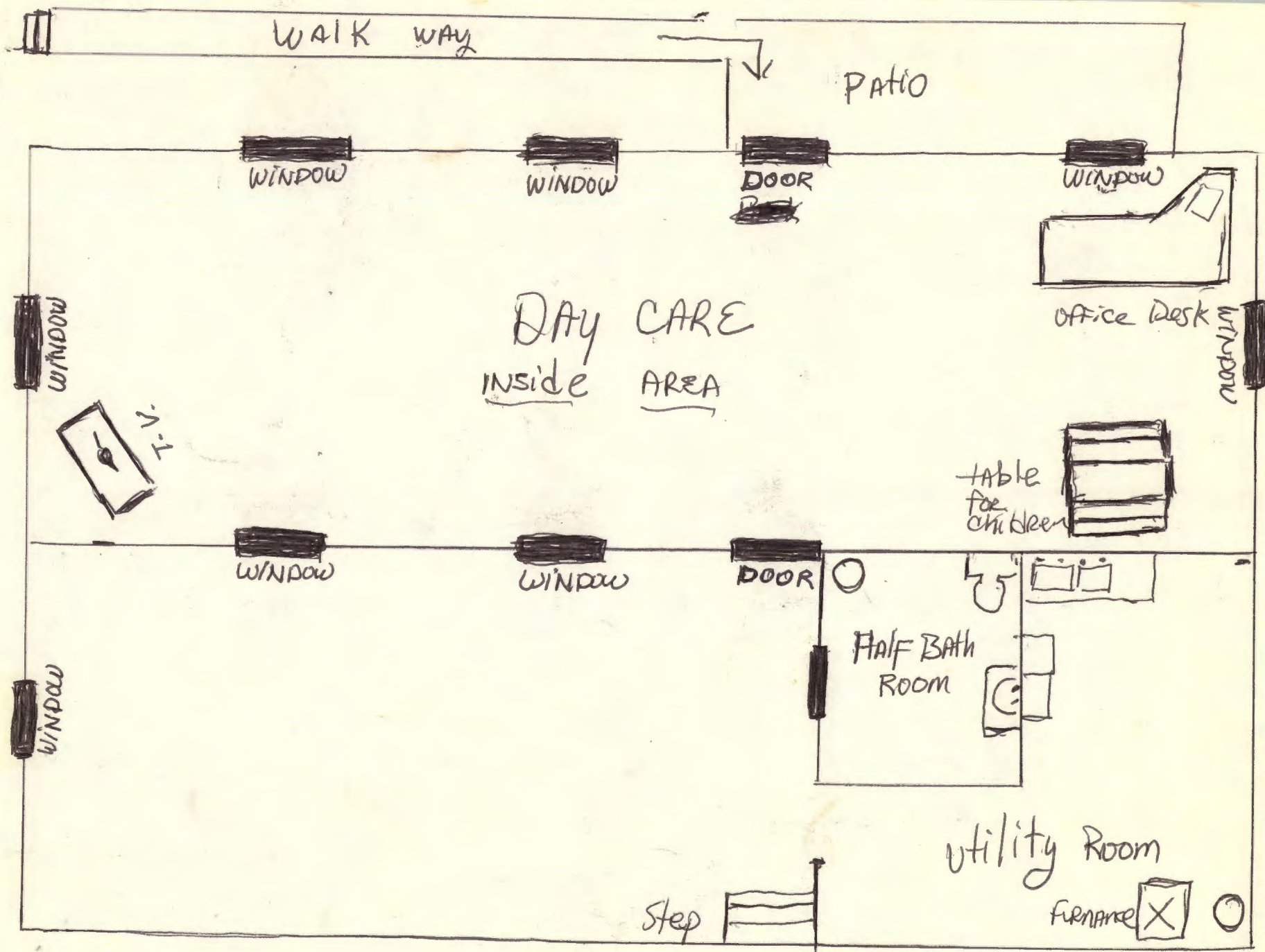
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Sand T's (Care of) Love

FOR:

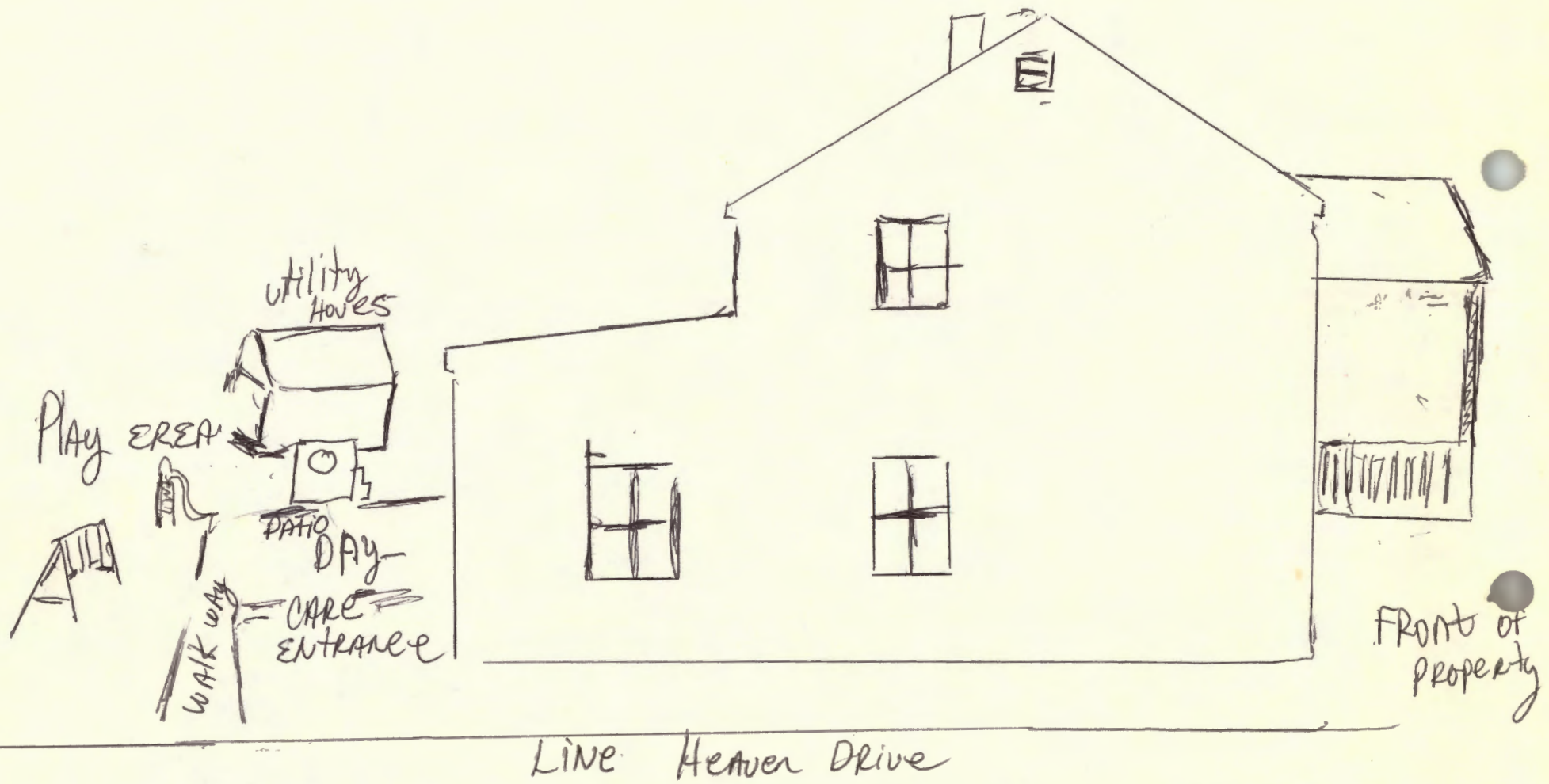
Class "A" Child Care

1 photo
from corner



Class A Child Care 3511 Washington Ave

side view



Class A Child Care 3511 Washington Ave



3511 WASHINGTON Ave Play AREA
LAND
REAR side

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

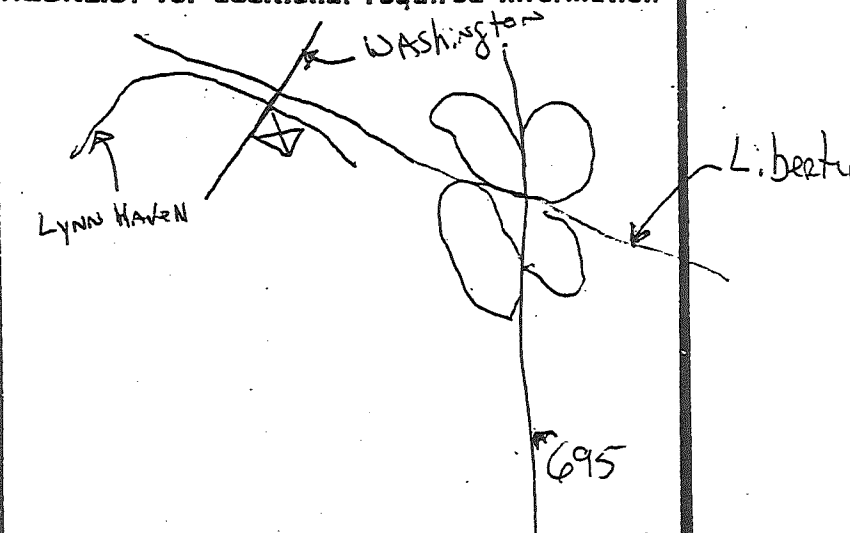
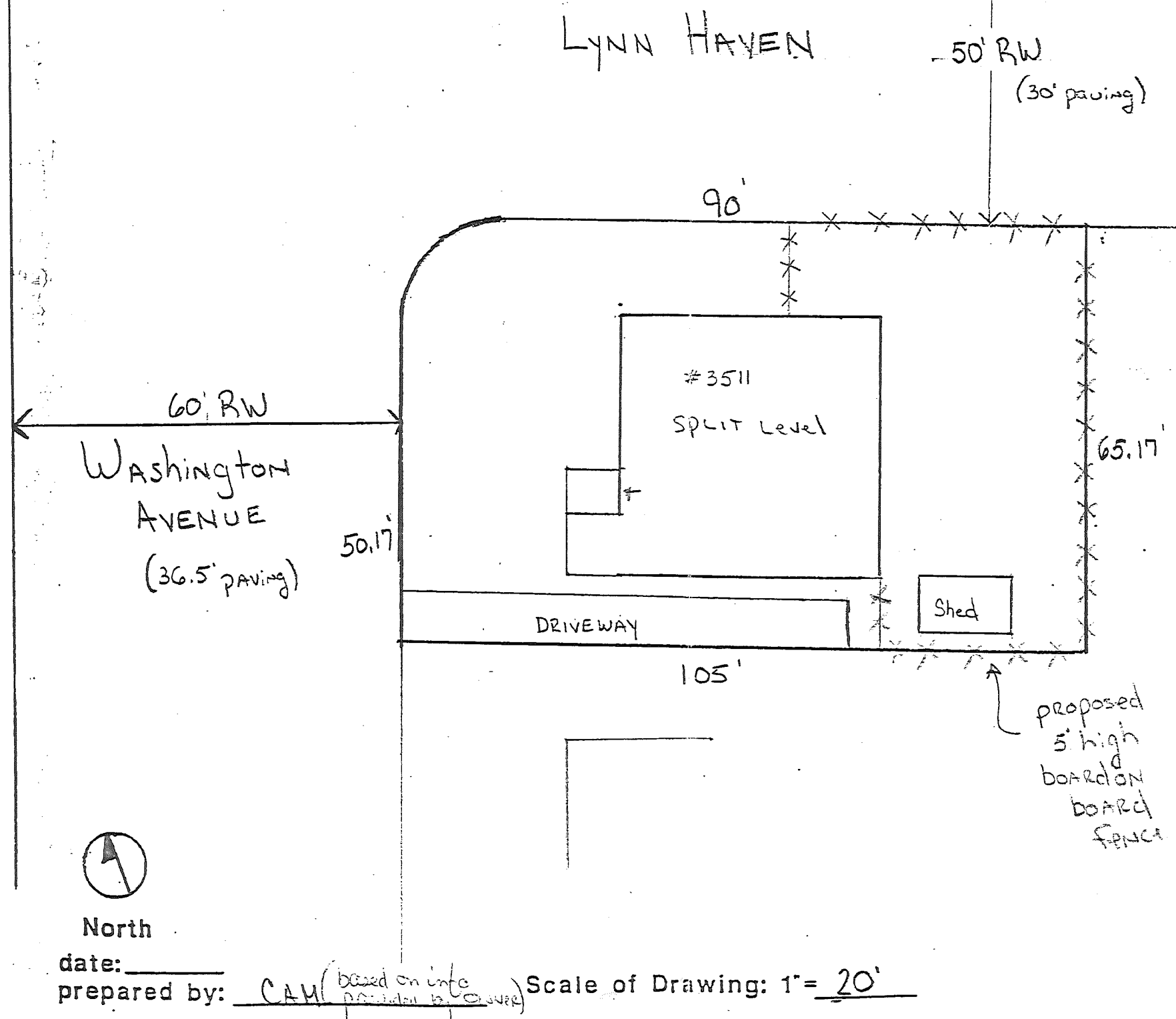
PROPERTY ADDRESS: 3511 Washington Ave

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LYNN Acres

plat book# 20, folio# 133, lot# 48, section# 3

OWNER: Thomas E. Prioleau



North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NW5.G

Zoning: DR5.5

Lot size: .14 acreage 6489.00 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

Not in Flood Plains / No Known Hearings

Zoning Office USE ONLY!

reviewed by: CAM ITEM #: CASE #:

date:

prepared by: CAM (based on info provided by owner) Scale of Drawing: 1"= 20'

Class A
Child Care

3511
Washington Ave

UP-1996-0003-CC

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

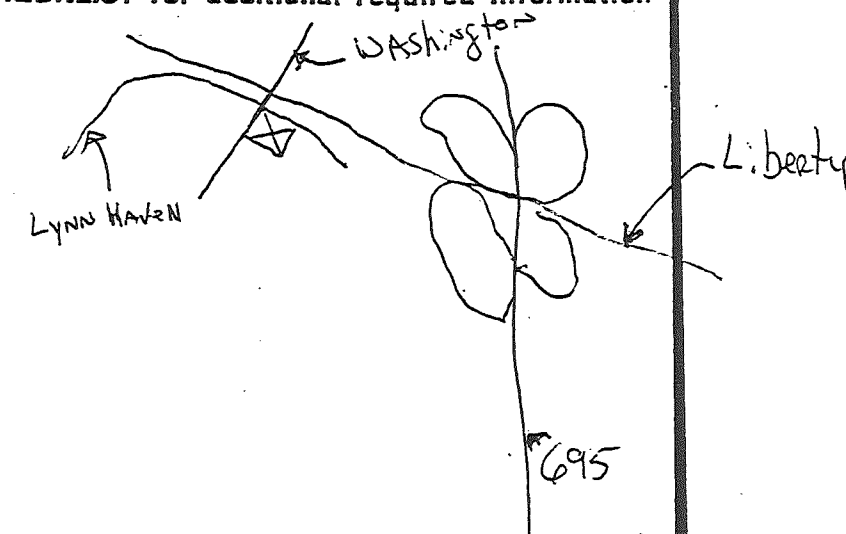
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CAM

LYNN HAVEN

50' RW
(30' paving)

90'

60' RW

WASHINGTON
AVENUE
(36.5' paving)

50.17'

#3511
SPLIT LEVEL

Existing
Addition

12' x 26'
AREA that
the Regulation
would Allow

65.17'

DRIVEWAY

Shed

105'

Proposed location
of the fence should
the variance be
denied



North

date: _____

prepared by: CAM

Scale of Drawing: 1"= 20'