

IN RE: CLASS A CHILD CARE USE PERMIT * BEFORE THE
 6217 Ethel Avenue * ZONING COMMISSIONER
 1st Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 Patricia Harrington Bell * Case No. CACC-96-1
 Applicant * * * * *

ORDER

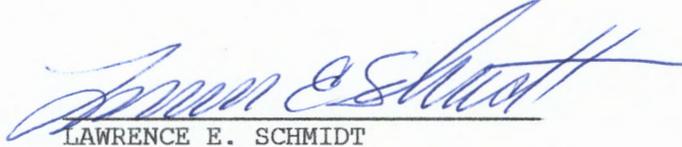
The Applicant has requested a use permit for a Class A Child Care Center at the above-captioned address, pursuant to Sections 424.4A, 424.5A and 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

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 10th day of June, 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. Patricia H. Bell
 6217 Ethel Avenue, Baltimore, Md. 21228

Case File
 CASE NO - 96-353-A

ORDER RECEIVED FOR FILING
 Date 6/10/96
 By [Signature]

IN RE: PETITION FOR ADMIN. VARIANCE
3/S Ethel Avenue, 410' E of
Rolling Road
(6217 Ethel Avenue)
1st Election District
1st Councilmanic District

Patricia Harrington Bell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-353-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 6217 Ethel Avenue, located in the vicinity of Rolling Road in Catonsville. The Petition was filed by the owner of the property, Patricia Harrington Bell. The Petitioner seeks relief from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required 5-foot high fence (for a Class "A" Group Child Care Center) to be located 10 feet from the side and rear property lines in lieu of the required 20 feet. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed a Petition for Administrative Variance and the subject property posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

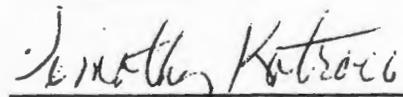
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information and pictures submitted provide sufficient facts that comply with the requirements of Section

307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required 5-foot high fence (for a Class "A" Group Child Care Center) to be located 10 feet from the side and rear property lines in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is 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 relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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 1
 Subdivision Ivy Spring Terrace
 Street Address 6217 Ethel Ave
 Lot Number 1 Block Number _____
 *If no lot or block number, give distance to nearest intersecting street 410 feet, north / south / east / west of Rolling Road Street / Road / Avenue
 Lot Size 60 x 130.15

Existing Nearest Child Care Center Location: (lot number, street address, etc.)

NONE KNOWN in the Vicinity

General Information:

- A. Name and Address of Applicant/Operator
PATRICIA HARRINGTON BELL
6217 Ethel Ave 21228
- Telephone Number 744-7009
- B. Number of Employees up to 2 Hours of Operation 7 AM - 6 PM
- Days of Week Monday through Friday
- C. Number of Children Enrolled 12 MAX
- D. Estimated Amount of Traffic Generated:
Morning 12 MAX Afternoon 12 MAX
- E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit
- F. 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 Harrington Bell
Applicant's Signature







Plat to accompany Application For

-CLASS "A" GROUP CHILD CARE CENTER USE PERMIT-

PROPERTY ADDRESS: 6217 Ethel Avenue

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

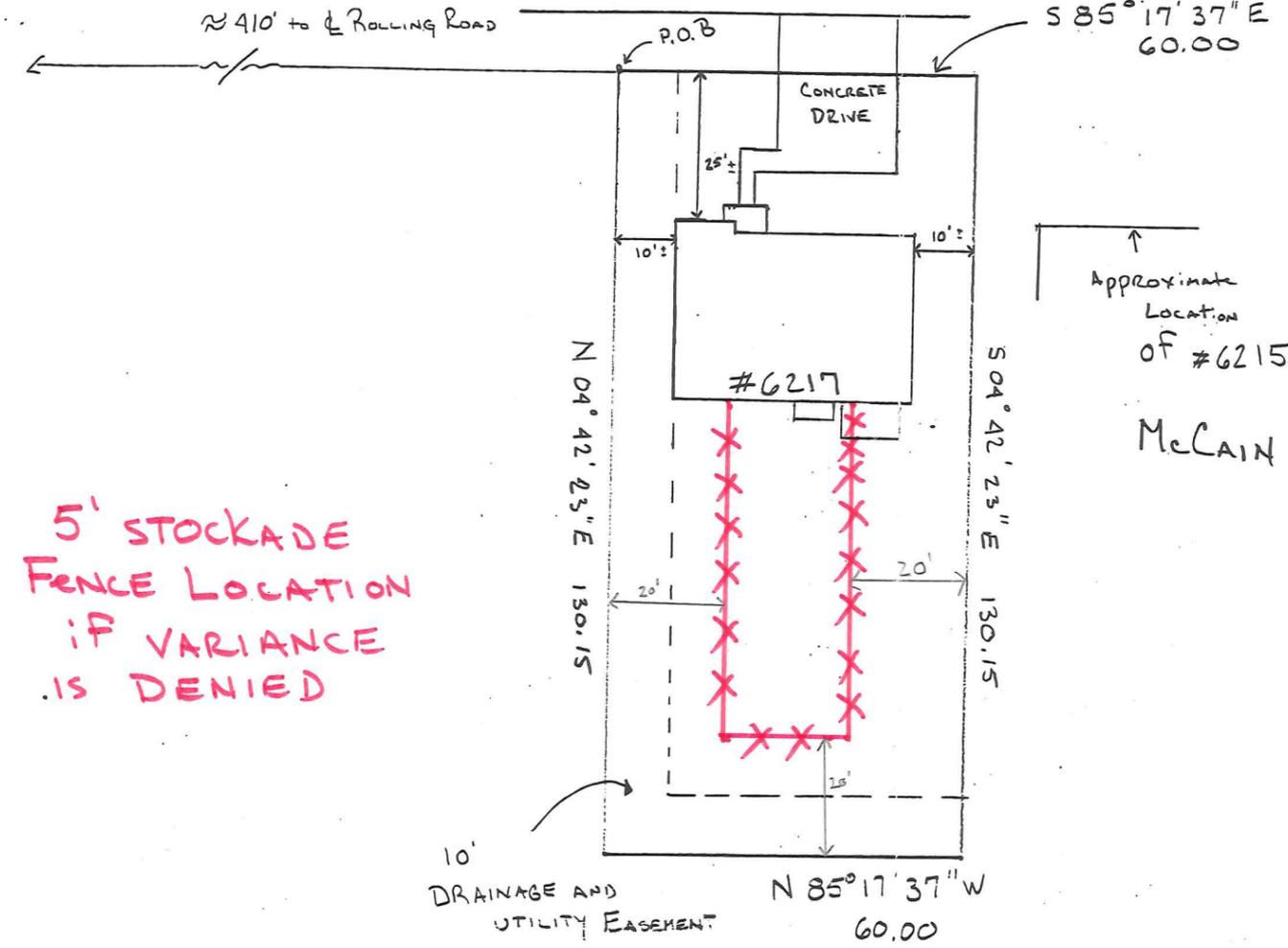
Subdivision name: Ivy Spring Terrace

plat book# 59, folio# 101, lot# 1, section# N/A

OWNER: PATRICIA HARRINGTON BELL

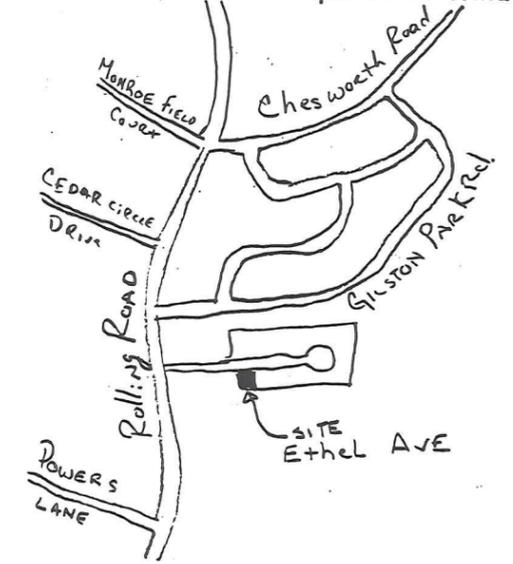
ETHEL AVENUE

30' ON A 50' RW



5' STOCKADE FENCE LOCATION IF VARIANCE IS DENIED

Approximate Location of #6215 McCAIN



Vicinity Map scale: 1"=1000'

LOCATION INFORMATION

Election District: 1ST
 Councilmanic District: 1ST
 1"=200' scale map#: SW 1G
 Zoning: DR 5.5
 Lot size: 0.179 acreage 7809 square feet

Flood Zone		public	private
"C"	SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:		yes	no
		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Zoning Hearings:
87-106-A ; 96-353-A

Zoning Office USE ONLY!

reviewed by: CAM ITEM #: CASE#:



North

date: _____
 prepared by: _____

Scale of Drawing: 1"= 30'

UP 1996-0004-CC

Plat to accompany **APPLICATION FOR**

CLASS "A" GROUP Child Care Center Use Permit

PROPERTY ADDRESS: 6217 Ethel Avenue

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

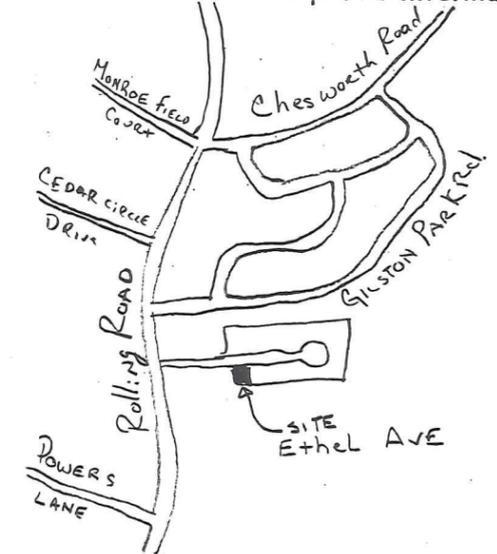
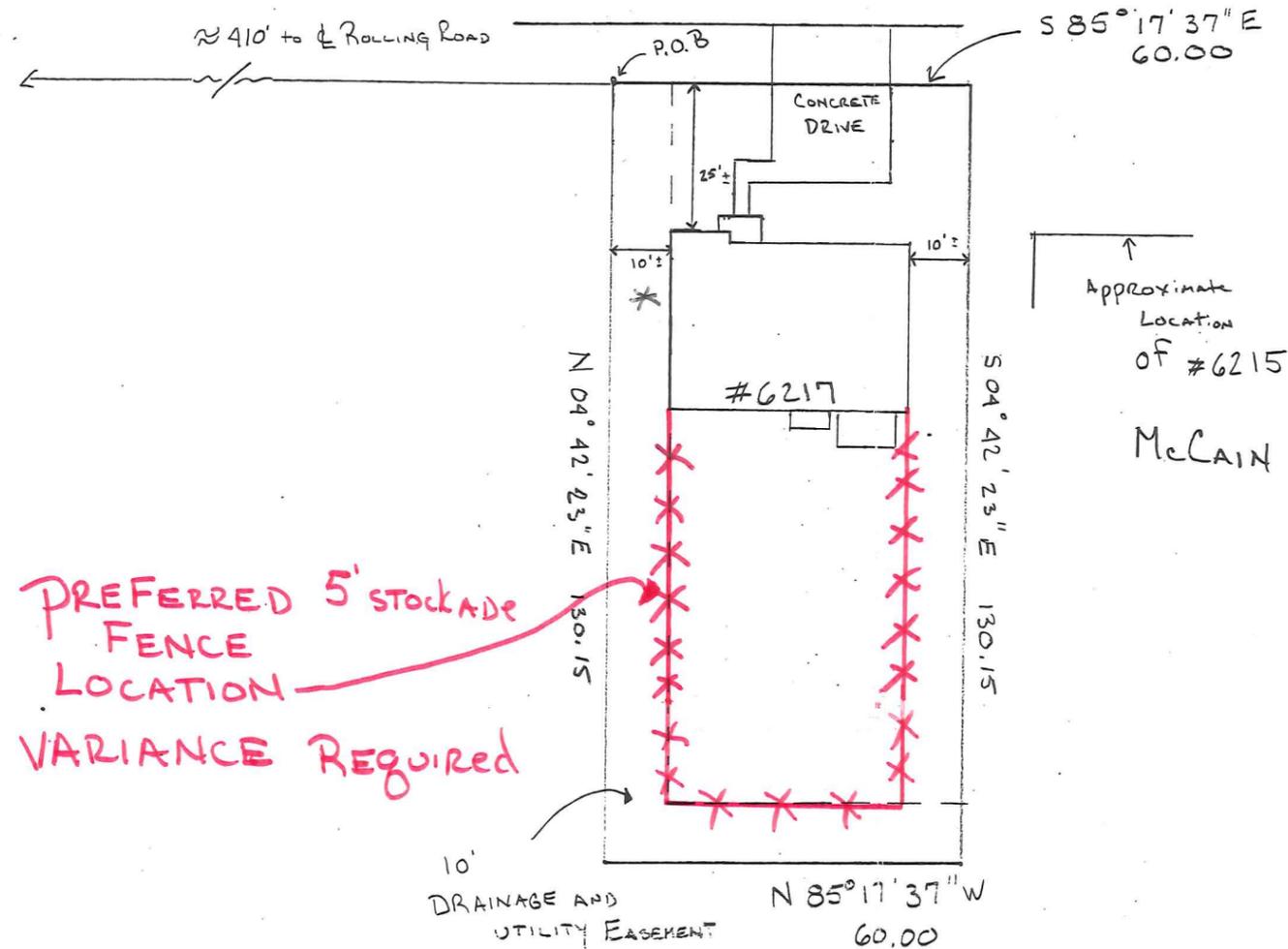
Subdivision name: Ivy Spring TERRACE

plat book# 59, folio# 101, lot# 1, section# N/A

OWNER: PATRICIA HARRINGTON BELL

ETHEL AVENUE

30' ON A 50' RW



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 1ST
 Councilmanic District: 1ST
 1"=200' scale map#: SW 1G
 Zoning: DR 5.5
 Lot size: 0.179 acreage 7809 square feet

Flood Zone "C"
 SEWER: public private
 WATER: public private
 Chesapeake Bay Critical Area: yes no

Prior Zoning Hearings:
*87-106-A, 96-353-A

Zoning Office USE ONLY!

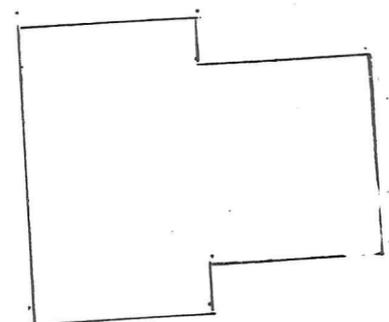
reviewed by: CAM ITEM #: CASE#:



North

date: _____
 prepared by: _____

Scale of Drawing: 1"=30'



UP-1996-0004-CC