

IN RE: CLASS A CHILD CARE USE PERMIT * BEFORE THE
410 Virginia Avenue
9th Elec.Dist./4th Counc. Dist. * ZONING COMMISSIONER

Shelley J. Hawkins * OF BALTIMORE COUNTY
Applicant

* * * * *

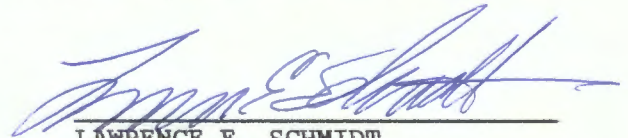
ORDER

This matter comes before me for consideration of an application for a use permit for a Class A Child Care Center for up to 12 children on the subject property, known as 410 Virginia Avenue, located in the vicinity of East Chesapeake Avenue in Towson. The application was filed by the owner of the property, Shelley J. Hawkins.

The property having 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 and affidavits submitted provide sufficient facts that the subject property 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 application should be approved.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of December, 1997 that a Use Permit for a Class A Child Care Center for up to 12 children at the subject location be and is hereby GRANTED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Shelley J. Hawkins
410 Virginia Avenue, Towson, Md. 21204

Case File

ORDER RECEIVED FOR FILING

Date 12/18/97

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:

East side of Virginia Ave,
250' South Pennsylvania Ave.

Election District 9
Subdivision 4
Street Address 410 Virginia Ave
Lot Number 7243 Block Number 493
*If no lot or block number, give distance to nearest intersecting
street N/A feet, north / south / east / west of
Street / Road / Avenue
Lot Size 52 x 142

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

Zoned For Kids 1 BLOCK EAST
300 Lennox Ave
TOWSON, MD 21286

General Information:

- A. Name and Address of Applicant/Operator
Shelley J. Hawkins
410 Virginia Avenue
TOWSON MD 21286 Telephone Number 410 4940166
- B. Number of Employees 3 Hours of Operation 6:00am - 12:00pm
Days of Week Monday - Saturday
- C. Number of Children Enrolled 8 (12 proposed)
- D. Estimated Amount of Traffic Generated:
Morning 8 (12 proposed) Afternoon 8 (12 proposed)
- 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

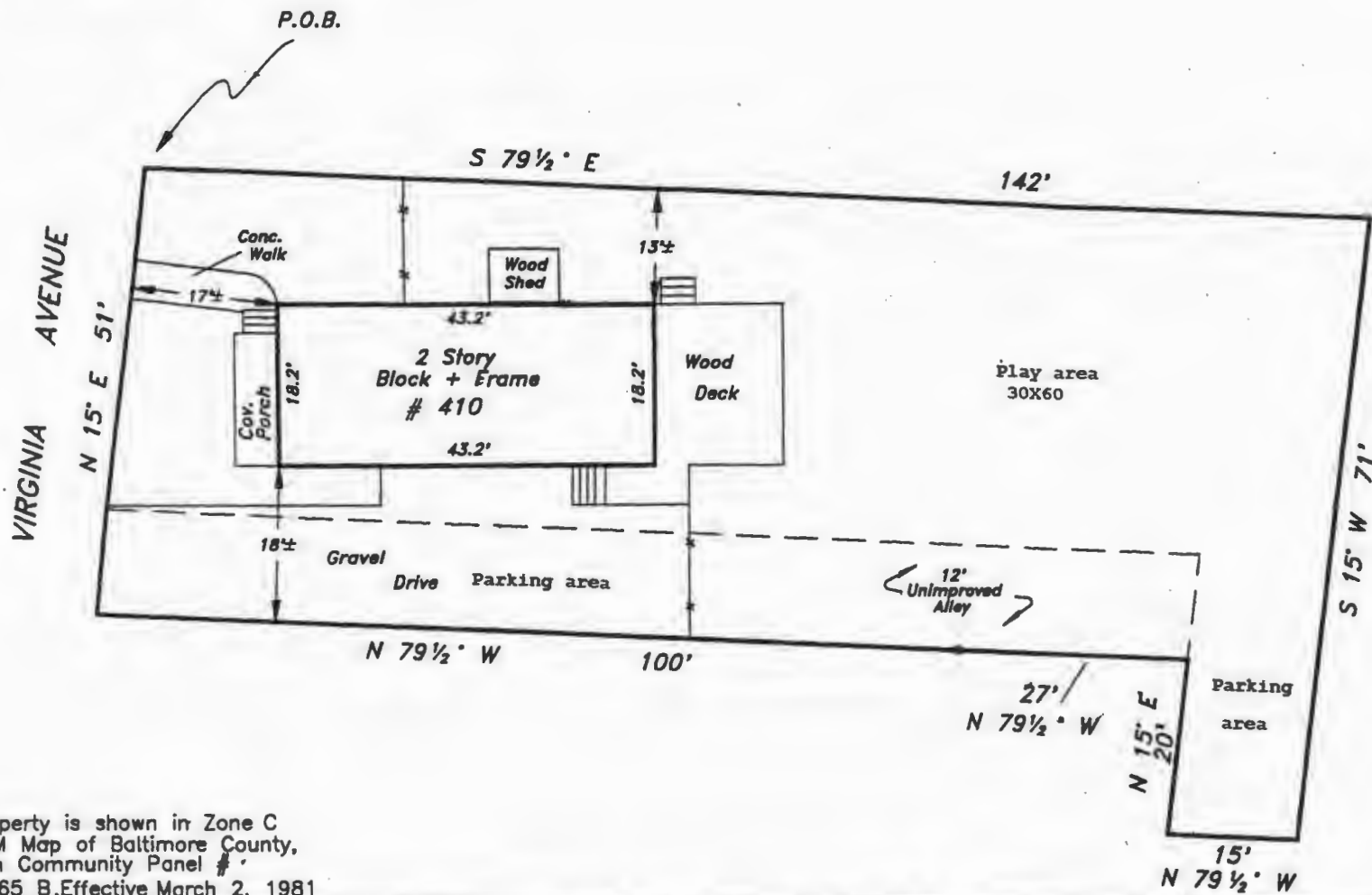
I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and that I am responsible for, and hereby agree, to pay expenses for all posting, advertising, and filing fees.

Shelley J. Hawkins
Applicant's Signature

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.]

Proximity of Adjacent Dwellings
 S 79.5 East property line - 50 feet
 N 79.5 West property line - 6 feet
 S 15 South property line- 75 feet



Subject property is shown in Zone C
 on the FIRM Map of Baltimore County,
 Maryland on Community Panel #
 240010 0265 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon,
 being known as 410 Virginia Avenue

and recorded among the land records of Baltimore County,
 Maryland in Liber 7243, folio 493
 for the purpose of locating the improvements thereon.



J. Carl Hudgins PLS #96

LOCATION DRAWING
410 Virginia Avenue
Baltimore County, Maryland

NTT Associates, Inc.

16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410)442-2031
 Fax No. (410)442-1313

Scale: 1" = 20'
 Date: 1.09.96
 Field By: bp
 Drawn By: bp
 Drawing # 6495 CU

Exhibit C

Date to be posted: Anytime before but no later than September 19, 1997

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

For a "Class A" Group Child Care Center
(maximum 12 children)

PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

October 19, 1997

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

148

96-482-SPHA

PENNSYLVANIA

ROA

D.R. 10.5

LENNOX

HILLEN

RO

RO

SUSQUEHANNA

BL

SUSQUEHANNA

TOWSON

D.R. 3.5

AVE.

MANOR

WILLOW

AVE.

D.R. 16

ALLEY

WILDEN DR.

MARYLAND

E 4,500

LINDEN

AVE.

SCALE

1" = 200' ±



Front



Rear



North Side (rear)



South Side (front)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92

DATE 4/12/97 ACCOUNT 01-615

AMOUNT \$ 40.00

RECEIVED FROM: Shelley J. Hinkins - 910 Virginia Avenue

FOR: 190- Class A - Child Care Center

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE: 4/12/97 9/12/97 14/03/97
RECEIVED BY: CENTER CLM 190 DMDR
MISCELLANEOUS CASH RECEIPT
Receipt # 021875
CR NO. 042792
40.00 CHECK: 111
Baltimore County, Maryland