



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

November 14, 2023

Ms. Laurie Anne Spagnola
President and CEO
Board of Child Care, Baltimore Campus
3300 Gaither Road
Baltimore, Maryland 21244

RE: Spirit and Intent/Zoning Confirmation Request
Zoning Approval for a Residential Treatment Center
Zoning Case No. 03-558-SPH
3300 Gaither Road
Election District 2, Councilmanic District 4

Dear Ms. Spagnola,

Your letter of November 6, 2023 to Jeff Perlow, Zoning Supervisor has been referred to me for reply. You requested a confirmation letter or written approval for 3300 Gaither Road to support or allow a new service line which is a residential treatment center (RTC). The RTC is supported by a state grant through the Maryland Department of Health. You indicated that the RTC program will provide residential stabilization services for approximately 4 youths (4 beds) and will operate within an existing renovated building. You also offer that in order to obtain RTC licensure, you are required by COMAR 10.07.04.04 A(4) to have the Baltimore County Zoning Review Office's (Zoning Review's) written approval.

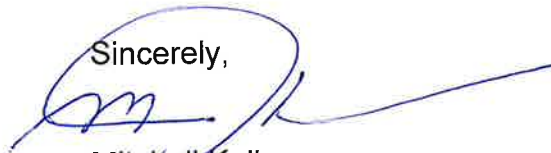
Based upon our review of Baltimore County's "My Neighborhood" website (County GIS), the property is zoned DR5.5, and the last approved zoning hearing for the property was Case No. 2003-0558-SPH. That hearing granted approval to amend the site plan and special exception within Zoning Case Nos. 95-479-XA and 98-217-SPHA. Within the 1995 case (The Case), testimony was accepted that the property was originally developed in the 1960's to provide a facility for neglected, abused, and homeless children. As stated within The Case, the facility continued to provide counseling and psychiatric services with a goal of assisting children in need and reunification of families, during their residence. The prior hearings approved and confirmed the use of the property as community care facility for those mentioned services.

Zoning Review will permit and consider the proposed RTC as within the scope of the previously approved and referenced hearing as it is our opinion that the RTC fits within the approved use of the property. Please note however that this approval is based upon that the facility is not licensed as recovery house, halfway house, alternative living unit (ALU), medical clinic, or state licensed medical clinic where care, housing, counseling, supervision, treatment, or rehabilitation is provided for alcoholics or drug abusers. If the aforementioned living types or services are provided, a Special Hearing will be required to amend all prior Zoning Cases.

THE FOREGOING IS MERELY AN INFORMAL ZONING OPINION; IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPREATION THEREOF.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'M. Kellman', with a long horizontal line extending to the right.

Mitchell Kellman
Zoning Review

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
ZONING VARIANCE
SW/end Gaither Road, 415 ft. +/- * ZONING COMMISSIONER
SW of c/l Subet Road
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Board of Child Care of the * Case No. 98-217-SPHA
Baltimore-Washington Conference
of The United Methodist Church, Inc.
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for the property located at 3300 Gaither Road in northwest Baltimore County. The Petitions were filed by the Board of Child Care of the Baltimore-Washington Conference of The United Methodist Church, Inc., property owner. Special Hearing relief is requested to approve an amendment to the site plan in zoning case No. 95-479-XA and the subsequent red line revision approvals. Variance relief is requested from Sections 1B01.2.C.1.a, 1B01.2.C.1.b. and 102.2 of the Baltimore County Zoning Regulations (BCZR) for a between-building setback of no less than 42 ft., in lieu of the required 70 ft.; and a variance from Sections 1B01.2.C.1.a and 102.2 of the BCZR to permit a between-building setback of no less than 10 ft., in lieu of the required 40 ft. The subject property and requested relief are more particularly shown on the Red Line plan to accompany the Petitions for Special Hearing and Variance marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Thomas L. Curcio, Executive Director of the Board of Child Care of the Baltimore-Washington Conference of The United Methodist Church, Inc., property owner. Also present was Bob Rosenfelt and Eric vonWetzberg from Colbert, Matz and Rosenfelt, the firm which prepared the site plan. Also present was Tom Kerns, a Architect who prepared the elevation drawings for the

ORDER RECORDED AND INDEXED

Date

By

1/28/98
[Signature]

proposed buildings. The Petitioner was represented by Duncan Cornell, Esquire. There were no Protestants or other interested persons present.

The subject property is approximately 18.8 acres in area, zoned D.R.5.5. The property is part of the campus of a facility owned and operated by the Board of Child Care of the Baltimore-Washington Conference of The United Methodist Church, Inc. This facility provides a residential/learning environment for abused, neglected and/or disadvantaged children. Although operated by the Board of Child Care of The United Methodist Church, a private entity, many of the children are referred to the facility through a contract with the State of Maryland and the Department of Social Services.

The good works of this corporate Petitioner, as well as the subject property and its use are known to this Zoning Commissioner through prior zoning proceedings. Initially, the project received approval pursuant to a Petition for Special Exception for a community care center under case No. 89-356-SPHX. On August 9, 1995, in case No. 95-479-XA, I granted special exception relief for a community care center building in D.R.5.5 zone, a variance from the RTA requirements as set forth in the BCZR and variances for several building setbacks. Additionally, there has been approval from the Development Review Committee (DRC) for limited exemptions under the development regulations for development of the property.

Presently, the property is improved with a series of buildings which are used to support the campus use. These include an administrative building, a classroom building, a gymnasium, a multi-purpose building and a series of cottages which are used to house the children. In this regard, Mr. Curcio indicated that 90 children are residents of the overall campus, 62 of which are at the subject property.

The zoning Petitions under consideration arise from proposed expansion of the facility. Specifically, the Petitioners propose constructing

a single story chapel building near a corner of the site not far from one of the cottages. Approval for a 42 ft. setback between that building and an adjacent cottage is requested in lieu of the required 70 ft. It was indicated that the facility is in need of a separate chapel structure to accommodate the spiritual needs of the children and provide a place for religious purposes.

The second improvement proposed is an addition to the multi-purpose building. In this regard, an existing structure of approximately 5800 sq. ft. is to be razed and a 9,000 sq. ft. addition is proposed. The new structure will provide 4,000 sq. ft. of new office space and 5,000 sq. ft. for conferences. Variance relief is requested for this structure so as to approve a 10 ft. setback between buildings in lieu of the required 40 ft.

A Red Line plan was submitted at the hearing indicating that there will be two other improvements to the site. Neither of these improvements require variance relief, however, the Petitioner requested approval of the Red Line plan under the Petition for Special Hearing which has been filed. That Petition requests amendment to the previously approved site plan offered in the prior case. These two new improvements are the reconstruction of the swimming pool and a small addition to the existing gymnasium. In this regard, it was indicated that the existing pool has been shut down for repairs and the Petitioner has decided to replace same with a new pool. Moreover, a small addition for storage space in the gymnasium is proposed. Both of these improvements appear appropriate.

Additional testimony offered was that the proposal under consideration enjoys support of the surrounding community. In this regard, it is of note that there is no opposition to the expansion and that there was no written opposition received by this office and no Protestants or other interested persons appeared at the hearing. It was also indicated that DRC approval has been obtain for the Chapel and the 9,000 sq. ft. addition

to the multi-purpose center; and DRC approval has been applied for the gymnasium addition and new swimming pool. Additional proposed improvements to the site were described at the hearing, including the installation of the storm water management facility and additional landscaping, as requested by the Office of Planning.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. In my judgment, the Petitioner has offered sufficient evidence to satisfy the requirements of Section 502.1 of the BCZR. Specifically, it is clear that there will be no detrimental impact caused by the proposed improvements to the health, safety or general welfare of the community.

Moreover, the Petition for Variance should also be granted. In this regard, I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the BCZR. The Petitioner's plan is appropriate, in that it clusters the improvements in a confined area so as to not visually or otherwise detrimentally impact surrounding properties.

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

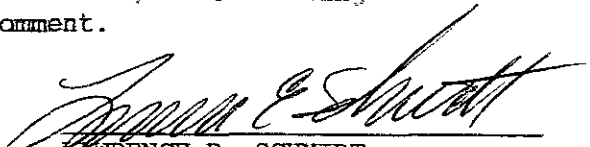
IT IS, THEREFORE, ORDERED, this 28th day of January 1998, that approval to amend the site plan in zoning case No. 95-479-XA and the subsequent Red Line revision approvals, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances from Sections 1B01.2.C.1.a, 1B01.2.C.1.b. and 102.2 of the Baltimore County Zoning Regulations (BCZR) for a between-building setback of no less than 42 ft., in lieu of the required 70 ft., and a variance from Section 1B01.2.C.1.a and 102.2 of the BCZR to permit a between-building setback of no less than 10 ft., in lieu of the required 40 ft., be and is hereby GRANTED, all in accordance with Petitioner's Exhibit No. 1, subject to the following restrictions:

OFFICE OF PLANNING
1/28/98
By: [Signature]
Date: [Signature]

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with the relevant provisions of the Forest Conservation Regulations as required by the Department of Environmental Protection and Resource Management and the Petitioner shall also implement landscaping along the eastern boundary of the property, as described at the hearing and requested by the Office of Planning in its Zoning Plans Advisory Committee comment.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 1/28/98
By M. Hovak



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 27, 1998

Duncan Cornell, Esquire
408 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 3300 Gaither Road
Case No. 98-217-SPHA

Dear Mr. Cornell:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. Thomas L. Curcio, Executive Director
Board of Child Care
3300 Gaither Road
Baltimore, Maryland 21244
- c: Mr. Robert S. Rosenfelt, P.E.
Colbert, Matz and Rosenfelt, Inc.
2835 G Smith Avenue
Baltimore, Md. 21209





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

3300 Gaither Road

which is presently zoned D.R. 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to Zoning Case No. 95-479-XA and subsequent redlined revision approvals.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Duncan Cornell, Esq.

(Type or Print Name)

Signature

408 Allegheny Avenue 410-823-3010

Address Phone No.

Towson
City

MD
State

21204
Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s) Board of Child Care of the
Baltimore-Washington Conference of
The United Methodist Church, Inc.

(Type or Print Name)

Thomas L. Curcio, Exec. Dir.

Thomas L. Curcio Executive Director

Signature

(Type or Print Name)

Signature

3300 Gaither Road 410-922-2100

Address Phone No.

Baltimore MD 21244

City State Zipcode

Name, Address and phone number of representative to be contacted.

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue 410-653-3838

Address Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL ☒ OTHER

REVIEWED BY: CAM DATE 5 Dec 91

98-217-SPHA

217



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

3300 Gaither Road

which is presently zoned D.R. 5.5

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) 1B01.2.C.1.a, 1B01.2.C.1.b and 102.2, for a between-building setback of no less than 42 feet in lieu of the required 70 feet and, Section 1B01.2.C.1.a, and 102.2, for a between-building setback of no less than 10 feet in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Proposed construction must fit in available space in relation to existing buildings and parking.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Duncan Cornell, Esq.

(Type or Print Name)

Signature

408 Allegheny Ave. 410-823-3010

Address

Phone No.

Towson
City

MD
State

21204
Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s) Board of Child Care of the
Baltimore-Washington Conference of
The United Methodist Church, Inc.

(Type or Print Name)

Thomas L. Curcio, Exec. Dir.

Thomas L. Curcio Executive Director

Signature

(Type or Print Name)

Signature

3300 Gaither Rd. 410-922-2100

Address

Phone No.

Baltimore, MD

21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Phone No.

Baltimore MD

21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

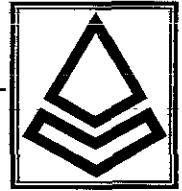
DATE



Printed with Soybean Ink
on Recycled Paper

98-217-SPHA

217



ZONING DESCRIPTION

18.81 ACRE PARCEL MORE OR LESS SITUATED IN THE SECOND ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE OUTLINES OF THE LAND CONVEYED TO BOARD OF CHILD CARE OF THE BALTIMORE/WASHINGTON CONFERENCE OF THE UNITED METHODIST CHURCH, INC. SAID POINT OF BEGINNING BEING DISTANT SOUTHWESTERLY 413 FEET MORE OR LESS FROM THE CENTERLINE OF SUBET ROAD AS MEASURED ALONG THE CENTERLINE OF GAITHER ROAD AND N 52° 11'00"W 171.68 FEET, RUNNING THENCE BINDING ON THE OUTLINES OF SAID LAND FOLLOWING FOUR (4) COURSES:

- (1) S 52° 11'00"E 780.25 FEET,
- (2) S 53° 01'30"W 1180.03 FEET,
- (3) N 19° 57'10"W 1052.87 FEET, AND
- (4) N 73° 51'20"E 713.76 TO THE PLACE OF BEGINNING

CONTAINING 18.81 ACRES OF LAND MORE OR LESS



98-217-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046952

DATE 5 Dec 97 ACCOUNT R-001-6150

217 AMOUNT \$ 500.00

RECEIVED FROM: Board of Child Care

FOR: Vac + SPH
3300 Gaither Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
2/05/1997 12/05/1997 11:17:43
PER 4507 CASHIER UNIL UNL DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 036910
CR NO. 046952
500.00 CHECK
Baltimore County, Maryland

98-217-SPHA

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055868

DATE 6/23/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRA)

RECEIVED FROM: Colbert Matz Rosenfelt Inc

FOR: VERIFICATION #98-2451

Board of Child Care (Gaither Rd)
#98-217-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069212

DATE 6/22/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JLL)

RECEIVED FROM: Colbert Matz Rosenfelt

FOR: #99-1647

3223 Roling Road
Board of Child care

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/23/1998 6/23/1998 11:14:35
PER 4506 CASHIER HUEL HMM DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 020836
CR NO. 055868
40.00 CHECK
Baltimore County, Maryland

PAID RECEIPT
PROCESS ACTUAL TIME
6/23/1999 6/23/1999 13:15:23
PER 4502 CASHIER LONI LXS DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 097466
CR NO. 069212
Receipt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Room 407, County Courts Building on the property identified herein as follows:

Case #98-217-SPHA
3300 Gather Road
SW/End Gather Road
415 +/- SW of Gentlelike Street
Road
2nd Election District
2nd Councilman's District
Legal Owner(s): Board of Child Care of the Baltimore-Washington Conference of the United Methodist Church, Inc.

Special Hearing: to approve an amendment to zoning case no. 95-479-XA and subsequent redefined revision approvals. Variance for a between building setback of no less than 42 feet in lieu of the required 70 feet; and for a between building setback of no less than 10 feet in lieu of the required 40 feet.
Hearing: Wednesday, January 14, 1998 at 10:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3393.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12260 Dec. 25 C197503

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 26, 1997

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 1 successive weeks, the first publication appearing on Dec. 25, 1997.

THE JEFFERSONIAN,
A. H. Enick
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.:

98-217-SPHA

Petitioner/Developer:

BOARD OF CHILD CARE, ETAL

40 R. MATZ

Date of Hearing/Closing:

1/14/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

#3300 GANTHER RD.

The sign(s) were posted on

12/26/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/17/98

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

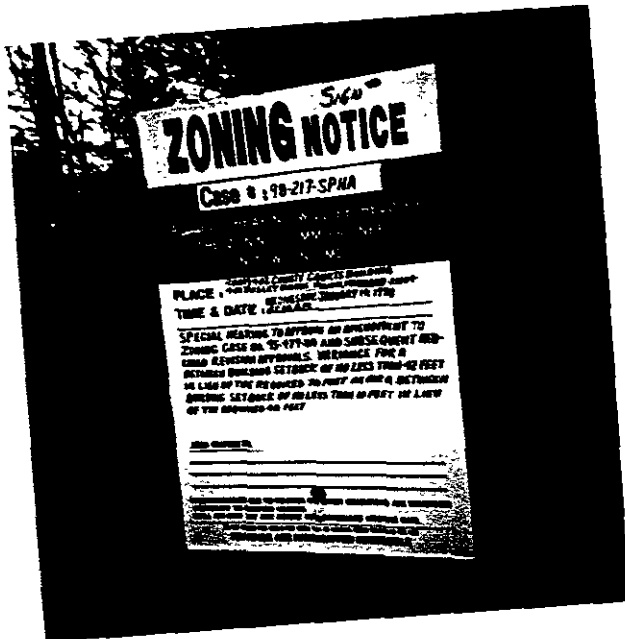
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) 666-6554



98-217-SPHA
3300 GANTHER RD.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-217-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A DISTANCE BETWEEN
Buildings of 42' AND 10' in lieu of the respective
70' AND 40' AND Special Hearing to Amend
Previous Zoning Case 95-479-XA AND
Subsequent Redlined Revisions.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

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

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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

For newspaper advertising:

Item No.: 217

Petitioner: Board of Child Care

Location: 3300 Gaither Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Board of Child Care, Thomas L. Ciercio, Exec. Dir.

ADDRESS: 3300 Gaither Road

Baltimore, Md. 21244

PHONE NUMBER: 410-922-2100

AJ:ggs

(Revised 09/24/96)

98-217-SPHA

TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:

Thomas L. Curcio, Executive Director 410-922-2100
Board of Child Care
3300 Gaither Road
Baltimore, MD 21244

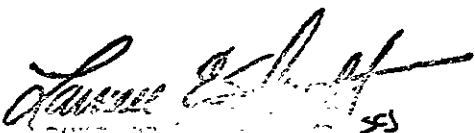
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-217-SPHA
3300 Gaither Road
SW/end Gaither Road, 415' +/- SW of centerline Subet Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Board of Child Care of the Baltimore-Washington Conference of the United Methodist Church, Inc.

Special Hearing to approve an amendment to zoning case no. 95-479-XA and subsequent red-lined revision approvals. Variance for a between building setback of no less than 42 feet in lieu of the required 70 feet and for a between building setback of no less than 10 feet in lieu of the required 40 feet.

HEARING: Wednesday, January 14, 1998 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

December 12, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-217-SPHA

3300 Gaither Road

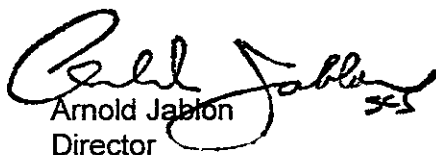
SW/end Gaither Road, 415' +/- SW of centerline Subet Road

2nd Election District - 2nd Councilmanic District

Legal Owner: Board of Child Care of the Baltimore-Washington Conference of the United Methodist Church, Inc.

Special Hearing to approve an amendment to zoning case no. 95-479-XA and subsequent red-lined revision approvals. Variance for a between building setback of no less than 42 feet in lieu of the required 70 feet and for a between building setback of no less than 10 feet in lieu of the required 40 feet.

HEARING: Wednesday, January 14, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Duncan Cornell, Esquire
Board of Child Care of the Baltimore-Washington Conference of the United Methodist Church, Inc.
Colbert, Matz, Rosenfelt, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 30, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 7, 1998

Duncan Cornell, Esquire
408 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 217
Case No.: 98-217-SPHA
Petitioner: United Methodist Church

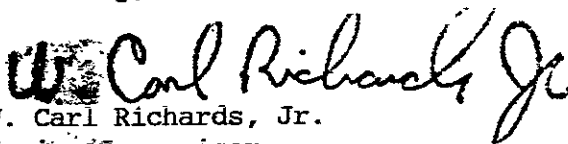
Dear Mr. Cornell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 5, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Jes
1/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 19, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 3300 Gaither Road

INFORMATION

Item Number: 217

Petitioner: Board of Child Care of the Baltimore-Washington Conference of
the United Methodist Church, Inc.

Zoning: DR 5.5

Requested Action: Special Hearing & Variance

Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that a landscape plan be submitted which reflects the provision of compact screening along the eastern edge of the subject property.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 29, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Board of Child Care of the Baltimore-
Washington Conference of the United
Methodist Church, Inc.
and
Management Investors Corp.
and
Nottingham Village, Inc.

Location: DISTRIBUTION MEETING OF December 15, 1997

Item No.: 217, 219 and 220 Zoning Agenda:

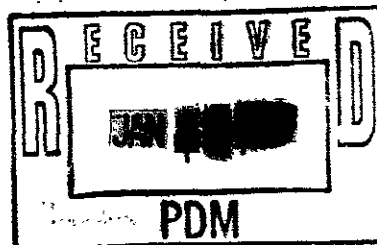
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 19, 1997

FROM: Arnold F. "Pat" Keller, III, Director
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SUBJECT: 3300 Gaither Road

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Petitioner: Board of Child Care of the Baltimore-Washington Conference of
the United Methodist Church, Inc.

Zoning: DR 5.5

Requested Action: Special Hearing & Variance

Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that a landscape plan be submitted which reflects the provision of compact screening along the eastern edge of the subject property.

Prepared by: Jeffrey W. Jones

Division Chief: Cary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: January 6, 1997

To: Arnold L. Jablon

From: Bruce Seeley *BS/gp*

Subject: Zoning Item #217

Board of Child Care, Gaither Road

Zoning Advisory Committee Meeting of December 15, 1997

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

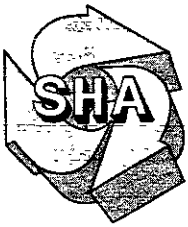
 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)

 X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BK:GP:sp



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-12-97
Item No. 217 CAM

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
121 Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 22, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, 210, 213, 214, 215,
216, 217, 218, and 220

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1222.NOC

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
3300 Gaither Road, SW/end Gaither Road,	*	ZONING COMMISSIONER
415' +/- SW of centerline Subet Road		
2nd Election District, 2nd Councilmanic	*	OF BALTIMORE COUNTY
Board of Child Care of the Balto.-Wash.	*	CASE NO. 98-217-SPHA
Conf. of The United Methodist Church, Inc.		
Petitioner	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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 Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Duncan Cornell, Esq., 408 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

June 24, 1998

Robert S. Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, MD 21209

RE: Spirit and Intent Request
Board of Child Care Facility
Gaither Road
Zoning Case #98-217-SPHA
2nd Election District

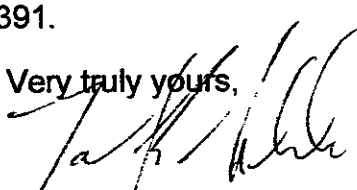
Dear Mr. Rosenfelt:

Having reviewed zoning case number 98-217-SPHA and finding that surrounding properties are not further physically encroached upon by the proposed addition, we will grant approval, subject to the following red-lined revisions to the plan as approved by the Zoning Commissioner in the above referenced case.

1. Note on the plan that the proposed addition will be for existing residents only and will not increase the number of people residing or attending classes on the property.
2. Show revised parking calculations adjusted for the proposed addition.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:scj

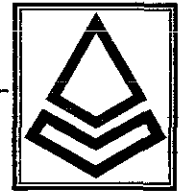
Enclosure

c: zoning case 98-217-SPHA



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



June 17, 1998

Mr. Arnold Jablon, Director
Dep't. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Md. 21204

Re: Spirit and Intent Request
Board of Child Care Gaither Road Facility
Case No. 98-217-SPHA
Job No. 95086.6

Dear Mr. Jablon,

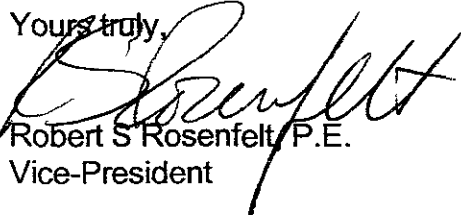
We hereby request approval of a proposed addition to the existing classroom buildings on the Board of Child Care property, as being within the Spirit and Intent of Case No. 98-217-SPHA. That case was an amendment to the existing Special Exception for a community care facility for two new facilities on the site, a chapel and a conference center.

The proposed addition will have a total floor area of approximately 10,600 square feet., in two stories. The addition will include 10 classrooms and 720 square feet of office space. The required parking will therefore be 13 spaces: 10 for additional staff and 3 for the additional office space. Existing parking areas on the site include 124 spaces, with a parking requirement of 103 spaces. The remaining 21 spaces can accommodate the increased parking requirement.

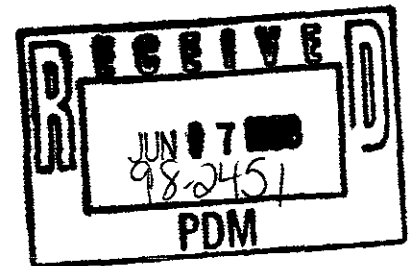
The addition is designed to avoid disrupting existing classroom operations during construction, and to maintain natural light exposure in the existing classrooms. The building is also designed to avoid encroaching on easements for the stormwater management facility and a storm drain. The enclosed plan is a redline of the zoning plat of Case No. 98-217-SPHA.

We look forward to your approval of this request.

Yours truly,


Robert S. Rosenfelt, P.E.
Vice-President

cc: Thomas Curcio
Andrew Cheng





Baltimore County
Department of Permits and
Development Management

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

August 4, 1998

Robert S. Rosenfelt, P.E.
Vice-President
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, MD 21209

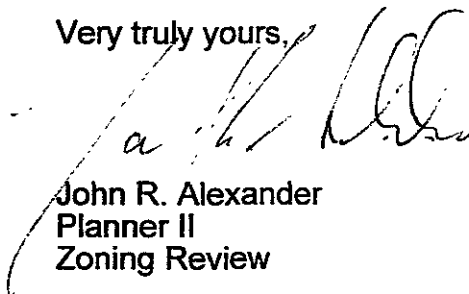
Dear Mr. Rosenfelt:

RE: Spirit and Intent, Board of Child Care Gaither Road Facility, Zoning Case Number 98-217-SPHA, 2nd Election District

Having considered the operation of the existing on-site educational program and residential program, this request appears to be an extension of the existing operation of the facility. The proposed students are to be bussed in to an expanded existing facility, according to your letter of July 2. Therefore, based on the representation stated in your letter and the lack of protestants or staff issues at the case hearing, the proposed changes are considered to be within the spirit and intent of the order. Any further changes or additions will require a further hearing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:scj

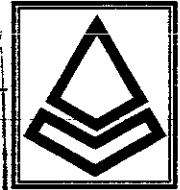
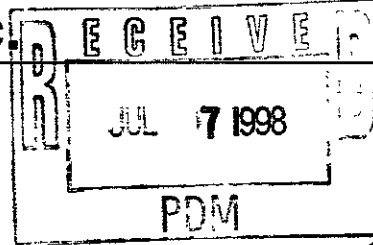
Enclosure

c: zoning case #98-217-SPHA



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



July 2, 1998

Mr. John Alexander
Office of Zoning
Dep't. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Md. 21204

Re: Spirit and Intent Request
Board of Child Care Gaither Road Facility
Case No. 98-217-SPHA
Job No. 95086.6

Dear Mr. Alexander,

In response to your letter of June 24, 1998 regarding approval of the proposed addition to the classroom building:

The note that you requested does not correctly reflect the use of the Board of Child Care on-site classrooms. The Board is licensed by the State Department of Education since 1994 to provide classes for students with special needs and they are primarily for day students who live in Baltimore County and surrounding counties. Of the current school enrollment (projected for September 1998) of 90 students, only 10 are on-site residents. The building expansion will provide for 50 additional students, all of them from off site. The students are brought to the school by buses, which drop them off and pick them up. The buses do not remain on-site.

The school was originally designed for a certain number of students based on State standards. However, the Board has found through its experience that more space per student is needed than was originally anticipated. The Board therefore needs more space in the school than originally anticipated.

The school is a permitted use in the D.R.-5.5 zone, although the Board of Child Care facility is a Special Exception use.

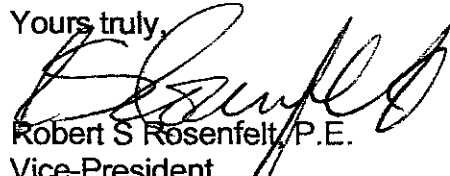
We are also requesting an additional minor change to the overall site plan, which came up in the final grading design of the cottages. Cottage No. 5 is being moved approximately 20 feet to the east, toward Cottage No. 4, to provide additional outdoor space near the gym. The new location meets all setback requirements. If possible, we would like to incorporate this change in the current Spirit and Intent request, in the interest of efficiency, as suggested by Joe Merrey at the Development Review Committee meeting.

Spirit and Intent Request
Board of Child Care
7/2/98
page -2-

The enclosed revised Spirit and Intent Plan includes a note stating that the classroom addition will not increase the number of people residing on the property, and shows the revised parking calculations. The plan also shows the shift of Cottage No. 5.

We look forward to your approval of this request.

Yours truly,

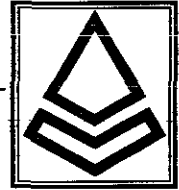


Robert S. Rosenfelt, P.E.
Vice-President
Colbert Matz Rosenfelt, Inc.

cc: Tom Curcio
Andrew Cheng

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



June 21, 1999

Mr. Arnold Jablon
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Board of Child (formerly the Enos Property)
3223 Rolling Road
CMR Job No. 96118

TO: JLL
6/22/99
STI
6/24/99
8
WCR

Dear Mr. Jablon,

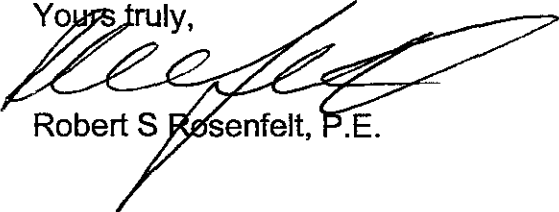
We are writing to request a clarification of the zoning regulations. The site in question is occupied by a single-family house, several accessory buildings and a greenhouse. The site was formerly a farm stand business and dwelling. The property has an area of 1.42 acres and is split-zoned DR-5.5 and BL. The current owner, the Board of Child Care, wishes to construct a garage for maintenance equipment. The garage would be 24 ft. x 58 ft. with a parking pad. The dwelling and greenhouse would remain. Access to the site would be from Rolling Road.

The site is adjacent to property owned by the Board of Child Care. The adjacent properties are under separate Special Exceptions for a community care center (most recent Case Nos. 96-179-SPH and 98-217-SPHA).

Is this development a permitted use under the zoning regulations? If it is not, we would request that, since the use is an accessory to the Board of Child Care operations and there will be separate access from Rolling Road, that the development of the garage and parking pad be considered as within the Spirit and Intent of the previous zoning orders.

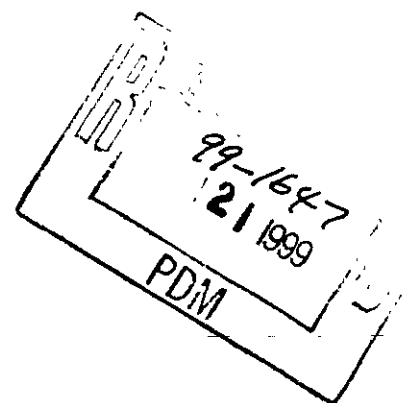
We look forward to hearing from you on this matter.

Yours truly,


Robert S. Rosenfelt, P.E.

cc: Alan Clatterbuck

I:\Jobs\96118\96118ltr.doc.1



facsimile memo

DATE: 6/24/99TO: John LewisFAX NO.: 887-2824

TO: _____

FAX NO.: _____

TO: _____

FAX NO.: _____

FROM: Judy HoanPROJECT NO.: 96118PROJECT NAME: Euros Property - Rolling Road

MESSAGE: _____

John -

Does this clarify it? The plan shows
only a small portion of the Gutter
Road campus property, which is over
18 acres, but it shows how the properties connect.

The dwelling at 3523 Rolling Road appears
to be about 35' x 45'

TOTAL PAGES INCLUDING COVER SHEET _____

Original to Follow under Separate Cover _____

If you do not receive all pages, kindly notify us at once.

OUR PHONE NO: (410) 653-3838 - OUR FAX NO: (410) 653-7953

Colbert Matz Rosenfelt, Inc.

Civil Engineers Surveyors Planners
2835 Smith Avenue Suite G
Baltimore, Md. 21209

CC: _____

SENT BY: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 29, 1999

Robert S. Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Mr. Rosenfelt:

RE: Zoning Verification, 3223 Rolling Road, Board of Child Care formerly
Enos Property, 2nd Election District

Concerning your letter of 6/21/99, I have reviewed the proposed equipment garage proposal for the above referenced location with Mr. Richards of this office. The fact that this is a building to be used for maintenance equipment storage for the adjacent Board of Child Care community care centers (approved under Case Numbers 96-179-SPH and 98-217-SPHA) means that it will require a special exception zoning hearing to support the community care center uses.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis", is written over a faint, larger signature.

John L. Lewis
Planner II
Zoning Review

c: Zoning Cases 96-179-SPH and 98-217-SPHA

JLL:ggs

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Season's Greetings

Let No 3

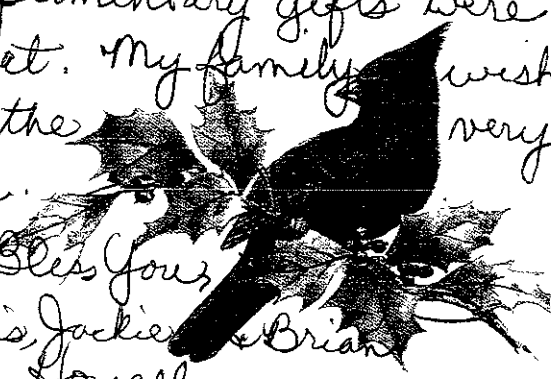
Jan. 2, 1998

Dear Mr. Curcio,

Happy New Year! Thank you very much for your Christmas card and especially the open house invitation. I was very pleased with the accommodations and renovations you are making to meet the needs of the children. I was very impressed with the arrangements you and your staff have made to renovate and construct new sites and buildings.

It was so nice of you to invite us to dine and discuss your future plans. Communication is the key to a peaceful coexistence. The complimentary gifts were an extra special treat. My family wishes you and your staff the very best in the New Year.

God Bless You,
Dennis, Jackie & Brian
Howell



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

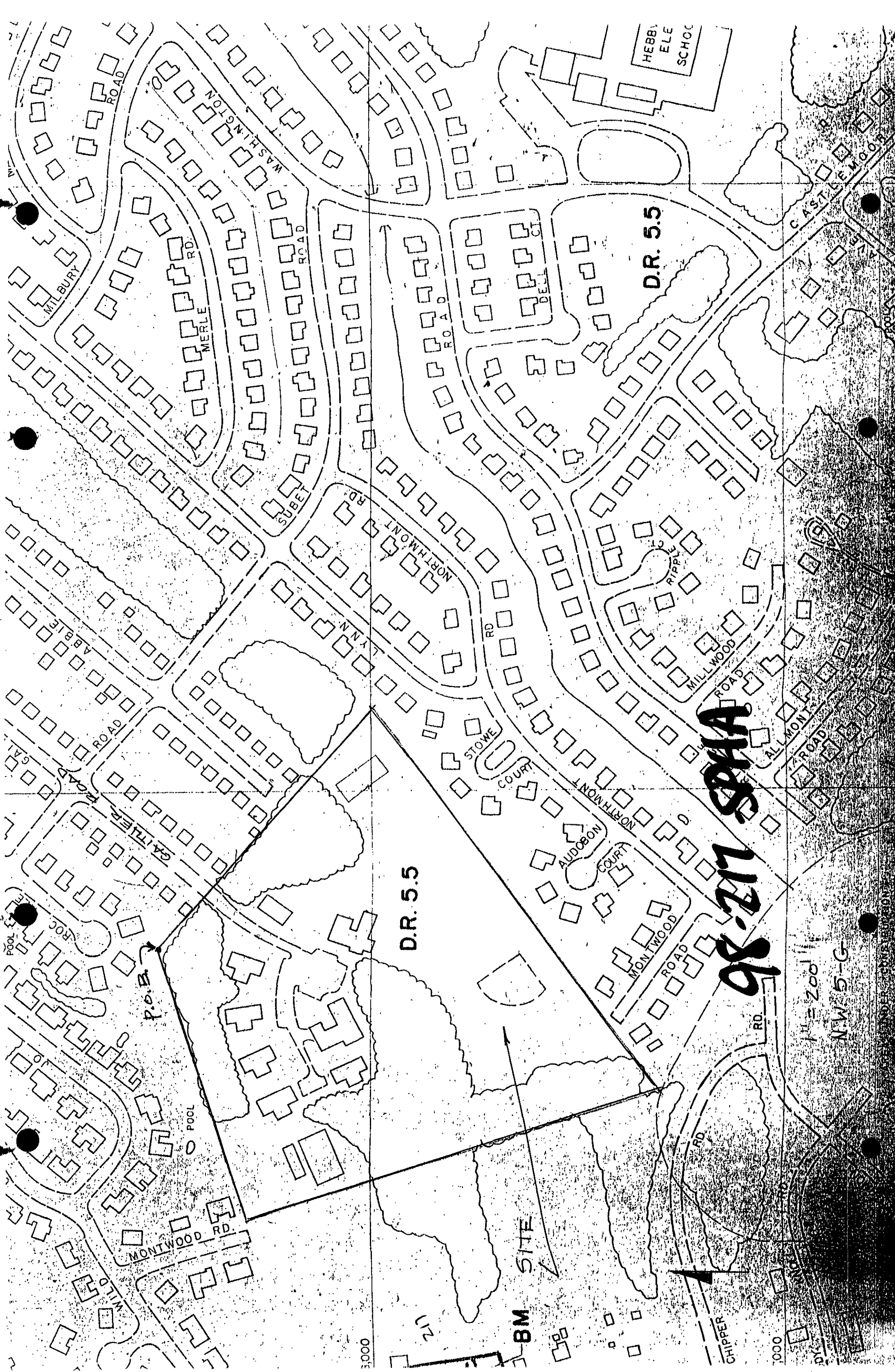
ADDRESS

Bob Rosenfelt
Tom Curran Ex. Director
Muran Brown Eng.
TOM KERNS.
Eric von Wolff

Colbert Matz Rosenfelt
Board of Child Care
Council, Board of Child Care
KERNS GROUP ARCHITECTS:
Colbert Matz Rosenfelt

RUNCAN CONNELL, Eng.

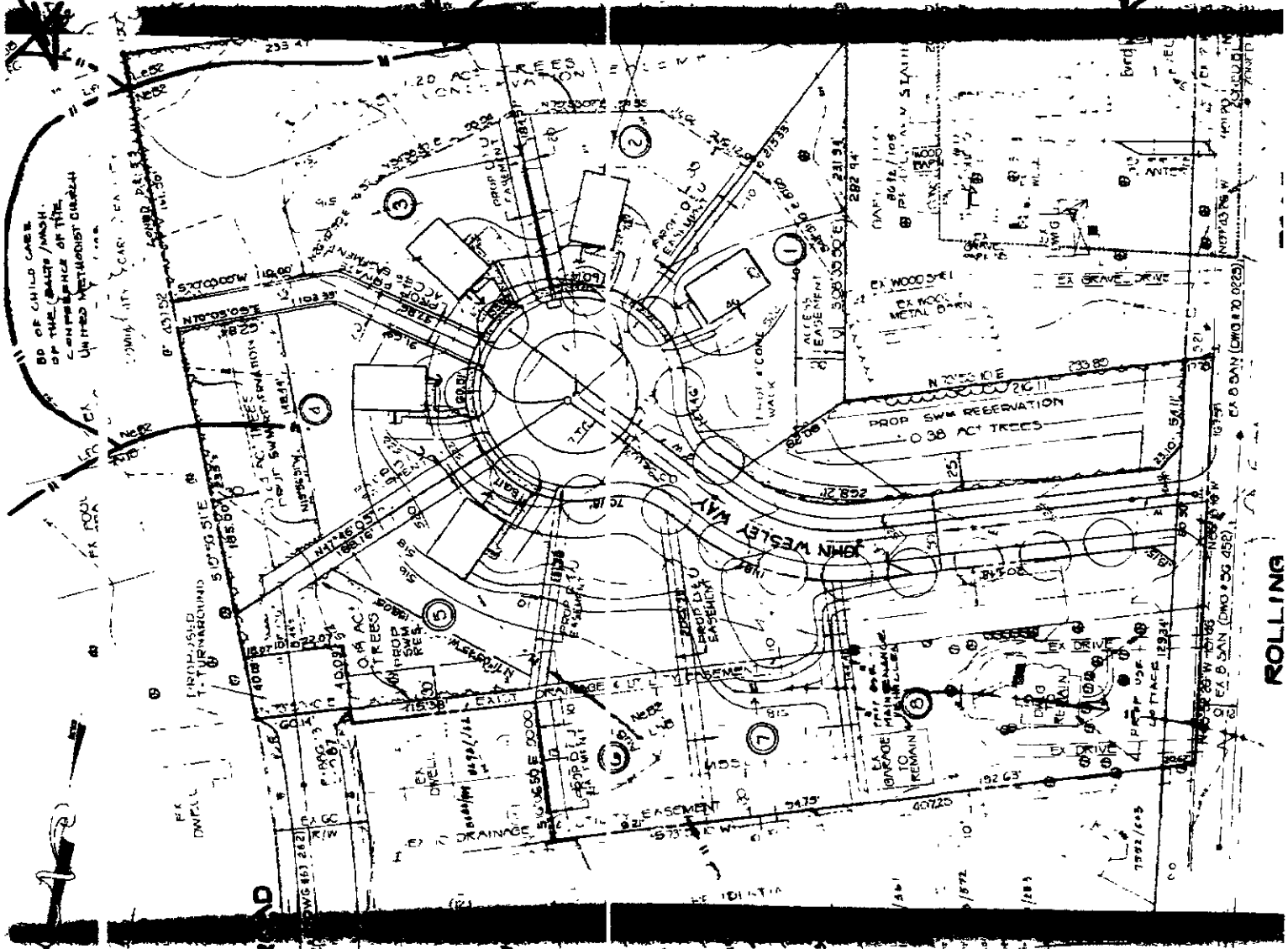




PROPERTY
FOR
CASE NO.
98-217-SPHA
(GATHER ROAD
CAMPUS)

PROPERTY
FOR
CASE NO.
96-179-SPH
(COTTAGES)

PROPERTY
FOR
PROP. GARAGE



COTTAGE W/ BASEX
(TYP.)

