

Original mailed today  
2/2

# USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 18<sup>th</sup> day of January, ~~19~~<sup>2000</sup> that 3740 Trent Rd (21133) (street address) should be and the same is hereby granted permission to operate a Class A Child Care Center; 8 children (Ms. Tracey Blackwell)

075769  
Permit Number

Carl Jablon  
Director, Zoning Administration & Development Management  
by: PP/As.

02-12-003210

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 Sherry Ridge  
 Street Address 3740 Trent Rd Randallstown, MD 21117 2113  
 Lot Number 7 Block Number B  
 \*If no lot or block number, give distance to nearest intersecting street \_\_\_\_\_ feet, north / south / east / west of \_\_\_\_\_ Street / Road / Avenue  
55,410' E of Burmont Ave.  
 Lot Size 9,999 sq. ft. Total x \_\_\_\_\_

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

9019 Liberty Rd Randallstown MD 21133  
Housed in a church.

General Information:

- A. Name and Address of Applicant/Operator  
Tracy Blackwell  
7 Windermere Ct.  
Swings Mills, MD 21117 Telephone Number (410) 654-5410
- B. Number of Employees 2 Hours of Operation 7a.m. - 6p.m.  
 Days of Week M-F
- C. Number of Children Enrolled 8
- D. Estimated Amount of Traffic Generated:  
 Morning 4 cars Afternoon 4 cars
- 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.

Tracy Blackwell  
 Applicant's Signature

*Faxed to me in Tracy B. I mailed to her 1/21 (gave to C.W. to type)*

**Baltimore County Zoning Review Request**

*rev 1/21  
JD*

To: Arnold Jablon, Director  
Permits & Development  
Management  
Room 111, Co. Office Bldg.  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Telephone - 410-887-3391

NOTICE TO APPLICANT: Please be aware  
Section 424 Balto. Co. Zoning Regulations  
controls these uses. If you are not certain  
of the requirements necessary for complying  
with these regulations, please contact the  
P.D.M. Office before submitting this form.

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:

NAME OF CENTER: \_\_\_\_\_

ADDRESS OF CENTER: 3740 Trent Rd., Randallstown, Md, 21133

NAME OF APPLICANT/LICENSEE: Ms. Tracey Blackwell

TELEPHONE: (410) 654-5410

EXISTING USE OF BUILDING \_\_\_\_\_

IF NEW BUILDING, PROPOSED USE N/A

COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER \_\_\_\_\_  
(non-residential only)

PROPOSED CHILD CARE USE: CHECK ONE  
Class A Group Child Care (9-12 Children)   
Class B Group Child Care (13 or More Children) \_\_\_\_\_  
Nursery School \_\_\_\_\_

Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.

1. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use: \_\_\_\_\_

Provide photocopies of the latest zoning public hearing order, use permit or letter.

2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property.

3. Provide a copy of the 1" = 200' scale official zoning map\* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. \*Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.

4. Provide a \$40 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.

After review, please complete the following and send to the Child Care Administration at the address listed below:

CCA, Region III  
409 Washington Avenue  
Suite LL8  
Towson, Maryland 21204  
Mail Stop 64

A CHILD CARE CENTER MAY OPERATE AT THE ABOVE-NAMED ADDRESS:  
Yes  No \_\_\_\_\_ (If No, please specify the grounds for disapproval and additional action required of the applicant.)

NAME/TITLE John Sullivan, Planner II  
(Please print)  
SIGNATURE [Signature]  
DATE: 1-21-00

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A CLASS A CHILD CARE CENTER USE PERMIT

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by John Sullivan on 12-10-99.  
DATE (A)

A sign indicating the proposed Child Care Center must be posted on the property for thirty (30) days before a decision can be rendered. Total cost, which includes application fee and posting, is \$75.00.

In the absence of a request for a public hearing during the 30-day posting period, a decision can be expected within approximately five weeks.

\*SUGGESTED POSTING DATE 12-17-99  
B (A + 7 DAYS OR NEXT FRIDAY)

*Assumed* DATE POSTED 12-17-99 ←  
C (CERTIFIED BELOW)

HEARING REQUESTED - YES \_\_\_\_\_ NO \_\_\_\_\_ - DATE \_\_\_\_\_

LAST DAY FOR HEARING REQUESTS 1-16-00  
D (C + 30 DAYS)

APPROXIMATE DECISION DATE 1-26-00  
E (A + 40 DAYS OR D + 5 WORK DAYS)

\*Within 14 days of filing

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C E R T I F I C A T E   O F   P O S T I N G

District \_\_\_\_\_

Location of Property: \_\_\_\_\_

Number of Signs: \_\_\_\_\_ Date of Posting: \_\_\_\_\_ →

Posted by: \_\_\_\_\_

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.]

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.]

3740 T.R.D

Rev. 2/13/77

Rancher

Brick Siding

2 Car Garage

4 Car Driveway

Core Carport

23 Acres

1072 sq ft

922 2691



RE: CASE # Bldg. Perm.  
PETITIONER/DEVELOPER  
(Tracey Blackwell)  
DATE OF Hearing  
(Jan 16, 2000)

*Undersized Lot*

ement

ENS

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 3740 Trent Road Baltimore, Maryland 21133—

The sign(s) were posted on \_\_\_\_\_ 12-17-99 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

*Thomas P. Ogle, Sr. 12/17/99*  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

Date to be posted: Anytime before but no later than 12-17-99.

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

*To allow a Class A Child Care Center*

## 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**

*Jan 16, 2000*

**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**

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **075769**

DATE 12-10-99 ACCOUNT R-001-6150

AMOUNT \$ 40.<sup>00</sup>

RECEIVED FROM: Tracy Blackwell

FOR: Zoning - Class A Child Care Center  
3740 Trent Rd (21133)

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PAYMENT	ACTUAL	TIME
12/10/1999	12/10/1999	10:50:48
REG MS06	CASHIER JKAR JLK	DRAWER
Dept 5	528 ZONING VERIFICATION	
Receipt #	098601	
CR NO.	075769	

Recpt Tot 40.00  
40.00 CR .00  
Baltimore County, Maryland

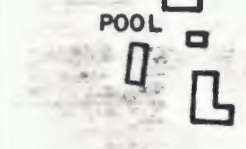
**CASHIER'S VALIDATION**

NW 8-I  
1" = 200'

3740 Trent Rd.  
Class A Child Care  
CTR. Use Permit  
Application

TREES

D.R. 3.5



POOL



POOL

N 29,000

TRENT RD.

N 562,000

BURMONT AVE.

D.R. 5.5

ROAD

SAMOSSET

TRENT

ROAD

BR

N 28,000

E 855,000

COLLIER RD.

ALLENSWOOD

D.F.

TURNB

EAST

BENG

ELKANAH PL.

N 52,500

NAUSET PL.

1996 COMPREHENSIVE ZONING

ADOPTED by

THE BALTIMORE COUNTY COU

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-9

*Kevin Kamene*

Borrower/Client Blackwell			
Property Address 3740 Trent Road			
City Randallstown	County Baltimore	State MD	Zip Code 21133
Lender Columbia National Mortgage			



**Subject Front**

3740 Trent Road  
Sales Price 130,000  
Gross Living Area 1,072  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.5  
Location Randallstown  
View Avg/Neigh.  
Site .230 acres+/-  
Quality Brk/Sid/Avg  
Age 34 y-renov

fenced yard



**Subject Rear**

MP-2000-8003-CC



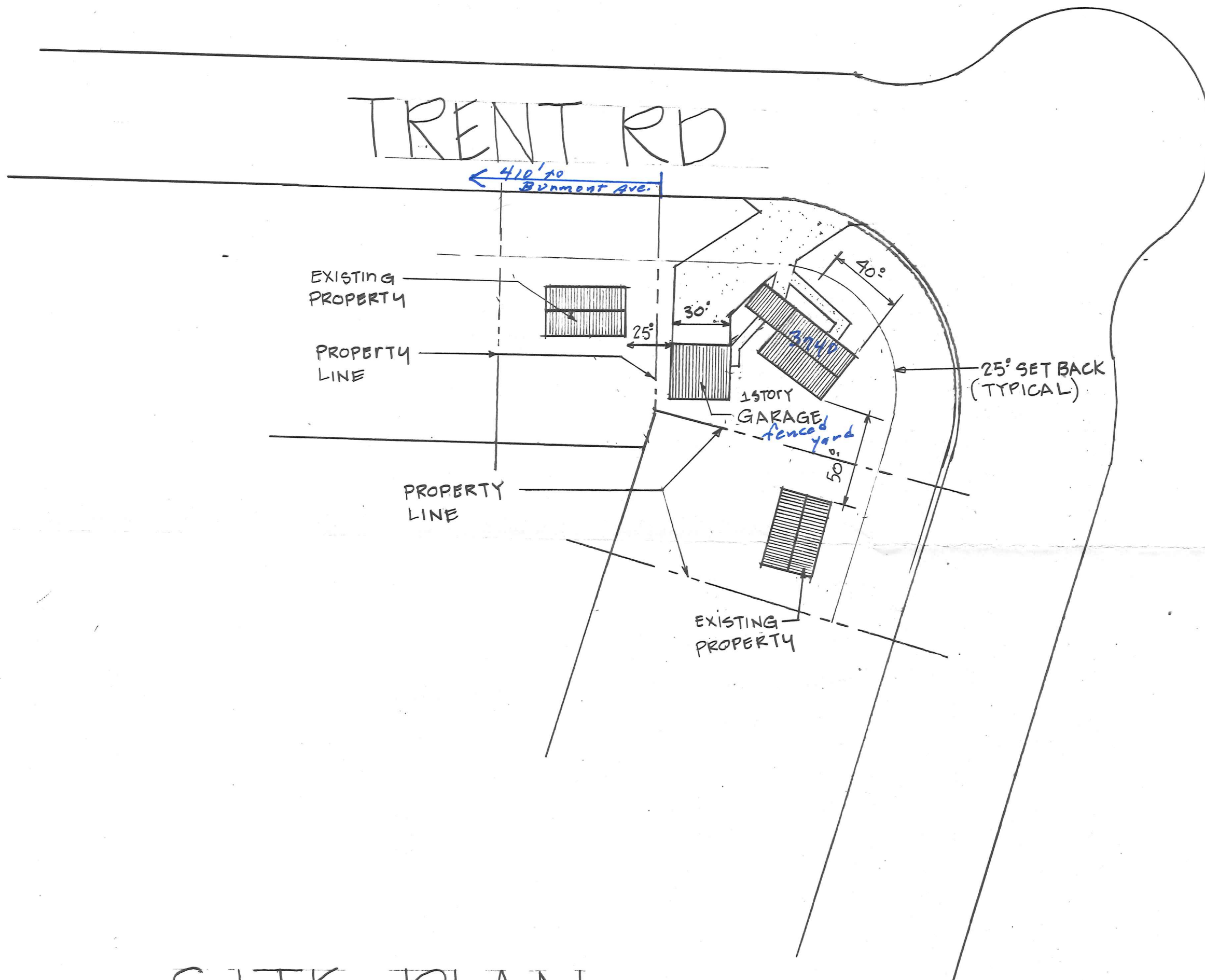
**Subject Street**

Class A Child Care Center  
Use Permit

Owner: Jeffrey Blackwell  
3740 Trent Rd.  
Randalls town, Md, 21133

Subdivision: Sherry Ridge  
Block B, Lot 7  
Book 32 folio 119

Lot: 9999 sq. ft. ±  
Zoning: DR-5.5 (1" = 200' scale)  
Zoning Map No.



SITE PLAN

SCALE: 1" = 50'-0"

