

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – E/S Rolling Road,
95'S of the c/l John Wesley Way * ZONING COMMISSIONER
(3223 Rolling Road)
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 00-069-XA
Board of Child Care of the Baltimore/Washington
Conference, United Methodist Church *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance for the property known as 3223 Rolling Road in western Baltimore County. The Petitions were filed by the owner of the subject property, Board of Child Care of the Baltimore/Washington Conference of the United Methodist Church, Inc., by Thomas L. Curcio, Executive Director, through their attorney, Duncan Cornell, Esquire. The Petitioners request a special exception to approve the expansion of an existing community care center, originally approved in Cases Nos. 96-179-SPH and 98-217-SPHA, pursuant to Sections 1B01.C.6.a and 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, the Petitioners propose to construct a new (accessory) maintenance garage with office space for the purpose of serving an existing community care facility. Additionally, the Petitioners request a variance from Section 101 of the B.C.Z.R. to permit an accessory structure (the proposed maintenance garage) to be larger than the principal (residential) structure. The subject property and relief requested are more particularly described on the site plan marked as Petitioner's Exhibit 1, and the building elevation drawings for the proposed accessory structure, marked as Petitioner's Exhibits 3 and 4.

Appearing at the requisite public hearing held in this case were Thomas L. Curcio, Executive Director of the Board of Child Care; Robert Rosenfelt, Professional Engineer with Colbert-Matz-Rosenfelt, Inc., the engineering/consulting firm which prepared the site plan of this property; John P. Chalk, Architect; and, F. Duncan Cornell, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

This property is well-known to this Zoning Commissioner by virtue of prior zoning Cases Nos. 96-179-SPH and 98-217-SPHA. The Board of Child Care owns approximately 25 acres, split zoned B.L. and D.R.5.5. The majority of the property (18 acres) has been developed with facilities for the housing, education, and care of children in need. The Board of Child Care's worthwhile mission serves several hundred children in the area. At issue in the instant case is a 1.42-acre parcel, zoned B.L. As shown in several photographs submitted at the hearing, it is improved with an old building, which is being used as a garage for the vehicles used in connection with the operation of the Board of Child Care's mission. The Petitioners propose to raze this structure and build a new maintenance building in its place. Building elevation drawings submitted at the hearing show that the new building will be attractive in appearance and design, and will be designed and constructed in a manner to closely resemble the residential structures that exist on the property. These residential buildings are used to provide housing for those children who are in need of such services.

As noted above, the proposed garage will accommodate vehicles used by the Petitioner in connection with its mission and operation. It was indicated that the Board of Child Care owns approximately 16 personal vans, and a number of passenger cars, all of which are used to transport the Board of Child Care staff, social workers, and the children who live on-site. As shown on the site plan, the proposed garage will consist of two (2) service bays, as well as a wash bay, for the routine maintenance of these vehicles. In addition, an area for offices will also be provided.

Special exception relief is requested to amend the prior plans to permit the proposed building. As shown on the site plan and the building elevation drawings submitted at the hearing, the maintenance garage will indeed be larger than the principal residential building on the property. Thus, the requested variance is necessary. By definition, an accessory structure must be smaller than the principal structure served.

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions for Special Exception and Variance. The proposed building is clearly in keeping with the existing structures and use of the property. Clearly, there will be no detrimental impact on the health, safety or general welfare of the locale. To the contrary, the Board of Child Care provides a needed

ORDER RECEIVED FOR FILING
Date 10/21/99
[Signature]

service. The proposed garage will be more attractive and more aesthetically pleasing than the existing building.

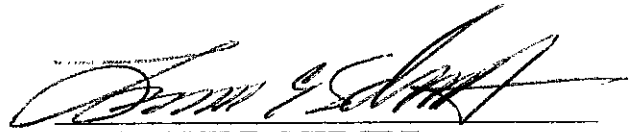
Moreover, variance relief will also be granted. In this regard, I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. Specifically, I find that the property is unique by virtue of its configuration and natural features, that a practical difficulty would result if relief were denied, and that relief can be granted without adverse impact to surrounding properties.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of October, 1999 that the Petition for Special Exception to approve the expansion of an existing community care center, pursuant to Sections 1B01.C.6.a and 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to construct an accessory building (maintenance garage with proposed offices), in accordance with Petitioner's Exhibits 1, 3 and 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 101 of the B.C.Z.R. to permit an accessory structure (the proposed maintenance garage) to be larger than the principal (residential) structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 21, 1999

F. Duncan Cornell, Esquire
Hooper, Kiefer & Cornell
408 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
E/S Rolling Road, 95' S of the c/l John Wesley Way
(3223 Rolling Road)
2nd Election District – 2nd Councilmanic District
Board of Child Care of the Balto./Wash.Conf., United Methodist Church - Petitioners
Case No. 00-069-XA

Dear Mr. Cornell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas L. Curcio, Executive Director
Board of Child Care, Baltimore/Washington Conference United Methodist Church
3300 Gaither Road, Baltimore, Md. 21244
Mr. Robert Rosenfelt, Colbert-Matz-Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3223 Rolling Road

which is presently zoned BL & DR 5.5

This Petition shall be filed with the Department of Permits & 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community care ~~facility~~ center as follows:

Construction of a new (accessory) maintenance garage and for proposed offices in an existing building, both for existing community care facilities, originally approved in Cases 96-179-SPH and 98-217-SPHA, pursuant to Section 1B01C.6a. and Section 230.13 of the BCZR.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception 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

Hooper, Kiefer & Cornell

Address

Phone No.

408 Allegheny Ave. 410-823-3010

City

State

Zipcode

Towson,

MD

21204

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)

Signature

Thomas L. Curcio, Exec. Director

(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 Smith Ave. Ste. G

410-653-3838

Address

Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Sept. 20-21 Next Two Months

ALL OTHER

REVIEWED BY: SM DATE 8-16-99

Revised 9/5/95

Date



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3223 Rolling Road

which is presently zoned BL & DR-5.5

This Petition shall be filed with the Department of Permits and 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)

101 of the BCZR, to permit an accessory structure which is not subordinate in area to the principal structure.

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

a maintenance garage by its requirements, is larger than the principal structure, an existing dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Duncan Cornell, Esq.

Name - Type or Print

Signature

Hooper, Kiefer & Cornell

Company

408 Allegheny Ave. 410-823-3010

Address

Telephone No.

Towson, MD

21204

City

State

Zip Code

Case No. _____

RE 9/15/98

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

Name - Type or Print

Signature

Thomas L. Curcio, Exec. Director

Name - Type or Print

Signature

3300 Gaither Road 410-922-2100

Address

Telephone No.

Baltimore, MD

21244

City

State

Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

410-653-3838

2835 Smith Ave., Suite G

Address

Telephone No.

Baltimore, MD

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING Sept. 20, 1998

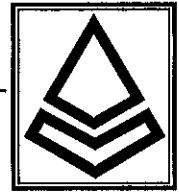
Reviewed By SM

Date

SM CO-069-XA

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

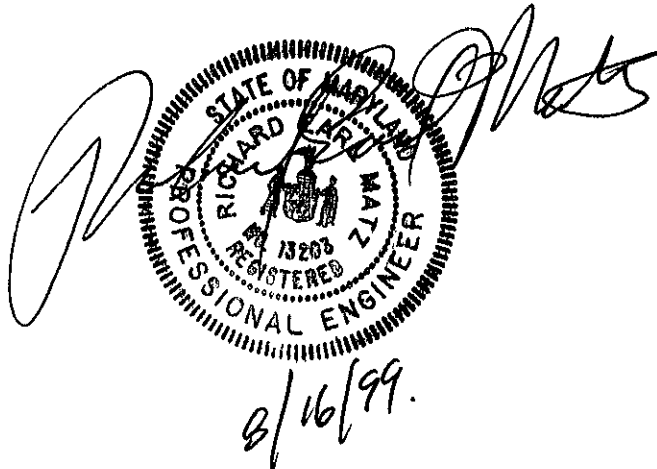


ZONING DESCRIPTION 3223 ROLLING ROAD

Beginning at a point on the east side of Rolling Road, which is of varying width, at the distance of 95 feet south of the centerline of John Wesley Way, which is 50 feet wide. Thence the following courses and distances:

North 73 degrees 53 minutes 10 seconds East, 233.89 ft.;
South 08 degrees 35 minutes 50 seconds East, 282.94 ft.;
South 73 degrees 23 minutes 36 seconds West, 237.32 ft.;
North 08 degrees 35 minutes 50 seconds West, 89.02 ft.; and
North 07 degrees 43 minutes 26 seconds West, 191.20 ft. to the
Point of Beginning.

Being Lot 1 in the subdivision of Enos Property, as recorded in Baltimore County Plat Book No. 67, Folio 113, containing 1.4223 acres (61,957 sq. ft.). Also known as 3223 Rolling Road and located in the 2nd Election District.



SM

00-069-XD

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINA
MISCELLANEOUS RECEIPT

00-069-XA.

No. 069841

DATE 8-16-99.

ACCOUNT

R.C. 016150

AMOUNT

\$ 550.00 cc.

RECEIVED

FROM: B.D. CF Cells Case

Cellu-Spec Exception 300.00

250

FOR:

Cellu. DCL.

550.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

CASHIER'S VALIDATION

00-069-XA

PAID RECEIPT

INDEX

ACTUAL

TIME

8/16/1999 8/16/1999 10:50:43

REB 1201 CASHIER JRIC JMR INKSTER

Dept 5 528 ZONING VERIFICATION

Receipt # 113945

CR #. 069841

Receipt Tot.

550.00

550.00 OK

.00 CA

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE Case No. 00-69-XA
Petitioner/Developer BOARD CHILD CARE, CTAL
R. MATZ
Date of Hearing/Closing 10/18/99

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 #1 3223 ROLLING RD.

The sign(s) were posted on

10/3/99

(Month, Day, Year) SINCE FIXED

Sincerely,

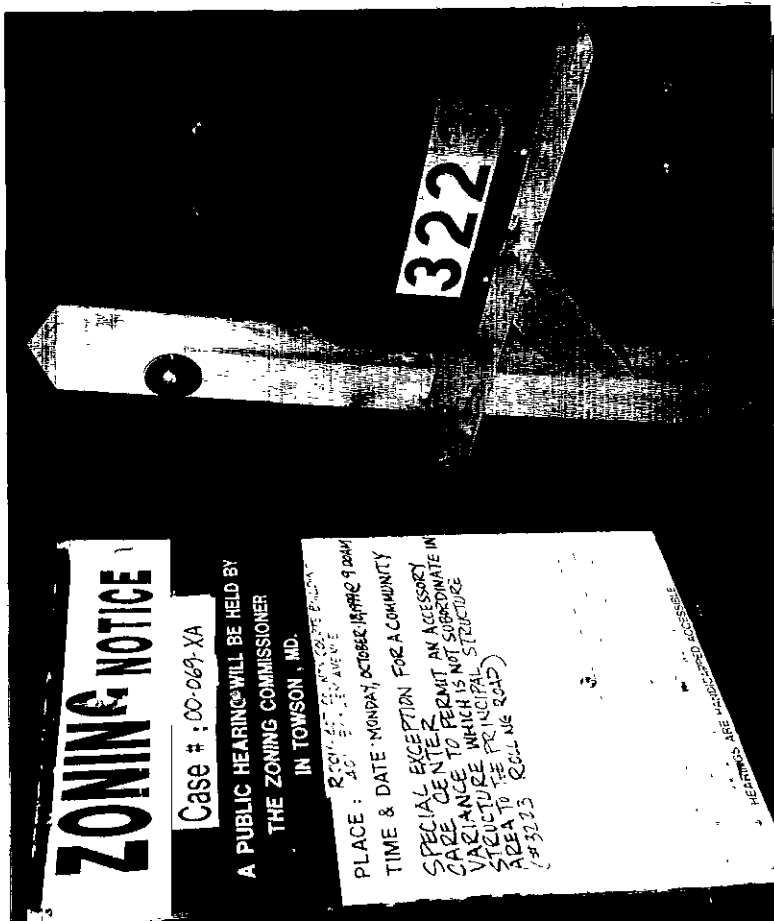
Patrick M. O'Keefe 10/12/99
Patrick M. O'Keefe 10/12/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080705

DATE 4/25/00 ACCOUNT 001-6150

RECEIVED FROM: Albert Matz Research AMOUNT \$ 40.00 (LTM)

FOR: 3223 Rolling Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 4/27/00 4/26/2000 14:11:37
REQ NO. 145416
DEPT 5 528 ZIMMERS VERIFICATION
RECEIPT 145416
EX NO. 080705

Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 00-69-XA
Petitioner, Developer BOARD CHILD CARE, ETAL
R. MATZ
Date of Hearing/Closing 10/18/99

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 # 3223 ROLLING RD.

The sign(s) were posted on

10/3/99
(Month, Day, Year) S/N FIXED

Sincerely,

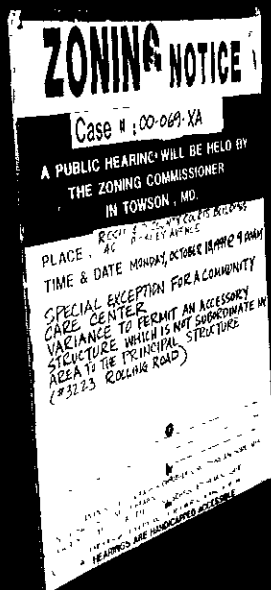
Patrick M. O'Keefe 10/14/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21036
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



NOTICE OF ZONING HEARINGS

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 #00-009-XA

3223 Rolling Road
ES Rolling Road, 95' S of centerline John Wesley Way
2nd Election District - 2nd Councilmanic District
Legal Owner: Board of Child Care of the Baltimore-Washington
Conference of the United Methodist Church, Inc.

Special Exception: for a community care center. Variance: to permit an accessory structure, which is not subordinate in area to the principal structure.

Hearing: Monday, October 18, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bessley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/24/99 Sept. 30

C34270Z

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30, 1999

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 9/30, 1999.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
3223 Rolling Road, E/S Rolling Rd,
95' S of c/l John Wesley Way
2nd Election District, 2nd Councilmanic

Legal Owner: Board of Child Care of Balt./Wash.
Conf. United Methodist Church, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-69-XA

* * * * *

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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16 day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Duncan Cornell, Esq., Hooper, Kiefer & Cornell, 408 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 21, 1999

NOTICE OF ZONING 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: 00-069-XA

3223 Rolling Road

E/S Rolling Road, 95' S of centerline John Wesley Way

2nd Election District – 2nd Councilmanic District

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

Special Exception for a community care center. Variance to permit an accessory structure, which is not subordinate in area to the principal structure.

HEARING: Monday, October 18, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "sc" or "sq" mark below it.

Arnold Jablon
Director

c: Duncan Cornell, Esq., Hooper, Kiefer & Cornell, 408 Allegheny Ave., Towson 21204
Board of Child Care of the Baltimore/Washington Conference of the United Methodist Church, Inc., 3300 Gaither Road, Baltimore 21244
Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 3, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas L. Curcio
Board of Child Care
3300 Gaither Road
Baltimore, MD 21244-2999

410-922-2100

NOTICE OF ZONING 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: 00-069-XA

3223 Rolling Road

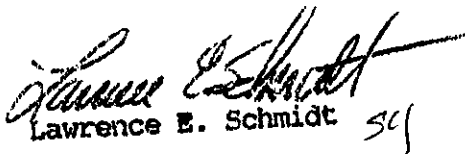
E/S Rolling Road, 95' S of centerline John Wesley Way

2nd Election District – 2nd Councilmanic District

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

Special Exception for a community care center. Variance to permit an accessory structure, which is not subordinate in area to the principal structure.

HEARING: Monday, October 18, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt scf

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-069-XA
Petitioner: Board of Child Care of the East/Washington
Conference of the United Methodist Church, Inc.
Address or Location: 3223 Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas L. Curcio
Board of Child Care
Address: 3300 Gaither Rd.
Baltimore, Md. 21244-2999
Telephone Number: 410-922-2100

Revised 2/20/98 - SCJ

SMA 00-069-XA



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

October 15, 1999

Mr. Duncan Cornell, Esq.
Hooper, Kiefer & Cornell
408 Allegheny Avenue
Towson, MD 21204

Dear Mr. Cornell:

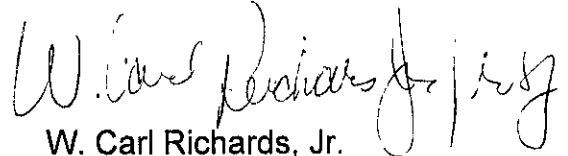
RE: 00-069-XA , 3223 Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: 3223 Rolling Road

INFORMATION:

Item Number: 069
Petitioner: Board of Child Care Baltimore / Washington Conference
Property Size: 1.43 Acres
Zoning: DR 5.5
Requested Action: Variance to construct a maintenance garage larger than the principal structure.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner provide a 6-foot wood privacy fence in order to maintain the residential character of the community. The fence should effectively conceal the proposed maintenance shed and parking spaces from the street and residential properties.

Section Chief:

Jeffrey W. Long

AFK: JL

for 10/1/8



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Sven Stephens

Re: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

Re: The Fire Marshall's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshall's Office
PHONE 887-4561, MS-1102F

*Break in sequence.

cc: File

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



Printed with Soybean Ink
on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: September 20, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 20, 1999
 Item No. 069

The Bureau of Development Plans Review has reviewed the subject zoning item. Rolling Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

The developer will be responsible for road improvements along his frontage with Rolling Road.

RWB:HJO:jrb

cc: File

ZAC09209.069



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3 . 13 . 99

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

RE: Baltimore County
Item No. 069 JRA

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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

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
S+I 6/22/99
6/4/99
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: Euro 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
10 acres, but it shows how the properties connect.

The dwelling at 3223 Rolling Road appears
to be about 35' x 45'

SEE CARL.

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 dark ink, appearing to read "John L. Lewis".

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



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert Rosenfelt

Colbert Matz Rosenfelt

THOMAS L. CURCIO

2825 Smith Ave Suite G
Balt MD 21209

Thomas L. Curcio Ex. Director

Board of Child Care

William Brown - F. Duncan
JOHN P. CHALK Connell

Board of Child Care
JPC ARCHITECTS.





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

May 5, 2000

Ms. Judith M. Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Ste. G
Baltimore, Maryland 21209

Dear Ms. Floam:

RE: Spirit and Intent Request, Case #00-069-XA, 3223 Rolling Road, 2nd Election District

Your letter addressed to Mr. Arnold Jablon, dated April 20, 2000 has been referred to me for reply. After careful review of the red-lined plan submitted with your letter and the file for zoning case #00-069-XA the following has been determined.

Baltimore County Department of Permits and Development Management considers the proposed addition to the subject accessory maintenance garage to be within the scope of the order granted by the Zoning Commissioner in the aforementioned zoning case.

You must sticky-back a copy of this letter on all plans submitted to Baltimore County for permit approval.

Please prepare an amended plan clearly showing the addition and other collateral changes, including a signature block titled:

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN
AND ORDER IN ZONING CASE # _____.

Signed By _____

Date _____

This amended plan will be included in the zoning case file.

Ms. Judith M. Floam



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

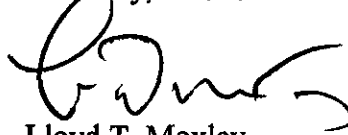
Come visit the County's Website at www.co.ba.md.us

May 5, 2000

Page 2

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 'L. Moxley', written over the printed name.

Lloyd T. Moxley
Planner II
Zoning Review

LTM:kew

COLBERT MATZ ROSENFIELD, INC.

 2835 Smith Avenue Suite G
BALTIMORE, MARYLAND 21209

 (410) 653-3838
FAX (410) 653-7953

TO Balt. County Young Office
111 W. Chesapeake Ave.
Lowson Md. 21204
Rm. 100

LETTER OF TRANSMITTAL

DATE	4/20/00	JOB NO.	96118
ATTENTION	Arnold Jablon		
RE:	3223 Rolling Rd.		
	Case No. 00-069-XA		

 WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Letter & Intent Letter & Plan Fee (\$40.00)

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

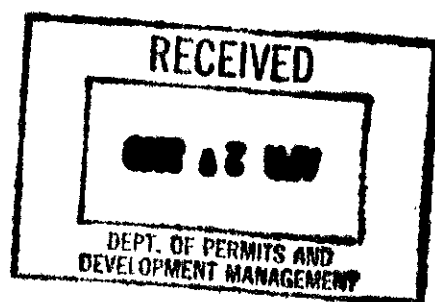
REMARKS _____

 COPY TO file

SIGNED:

Judy Hoan

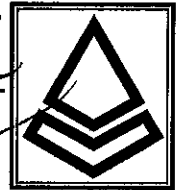
If enclosures are not as noted, kindly notify us at once.



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

To: LTM
4/24/00
talk to JRA
B Casheer



April 20, 2000

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

Re: "Spirit and Intent" Request, Case No. 00-069-XA
Board of Child Care, 3223 Rolling Road
CMR Job No. 96118

Dear Mr. Jablon,

This property was the subject of a Special Exception and Variance Hearing, Case No. 00-069-XA, for approval of construction of a maintenance garage and use of an existing dwelling for offices. The maintenance garage is an accessory use for the Board of Child Care facilities, which have been approved as a community care center by Special Exception, pursuant to Section 1B01.C.6.a of the BCZR.

The garage approved in Case No. 00-069-XA was 24' x 58' (1392 sq. ft.). The owner proposes to expand the garage to 32'-8"x58' (1895 sq. ft.). We hereby request approval of this adjustment as within the Spirit and Intent of Zoning Case No. 00-069-XA.

We look forward to your approval of this request.

Yours truly,

Judith M. Floam

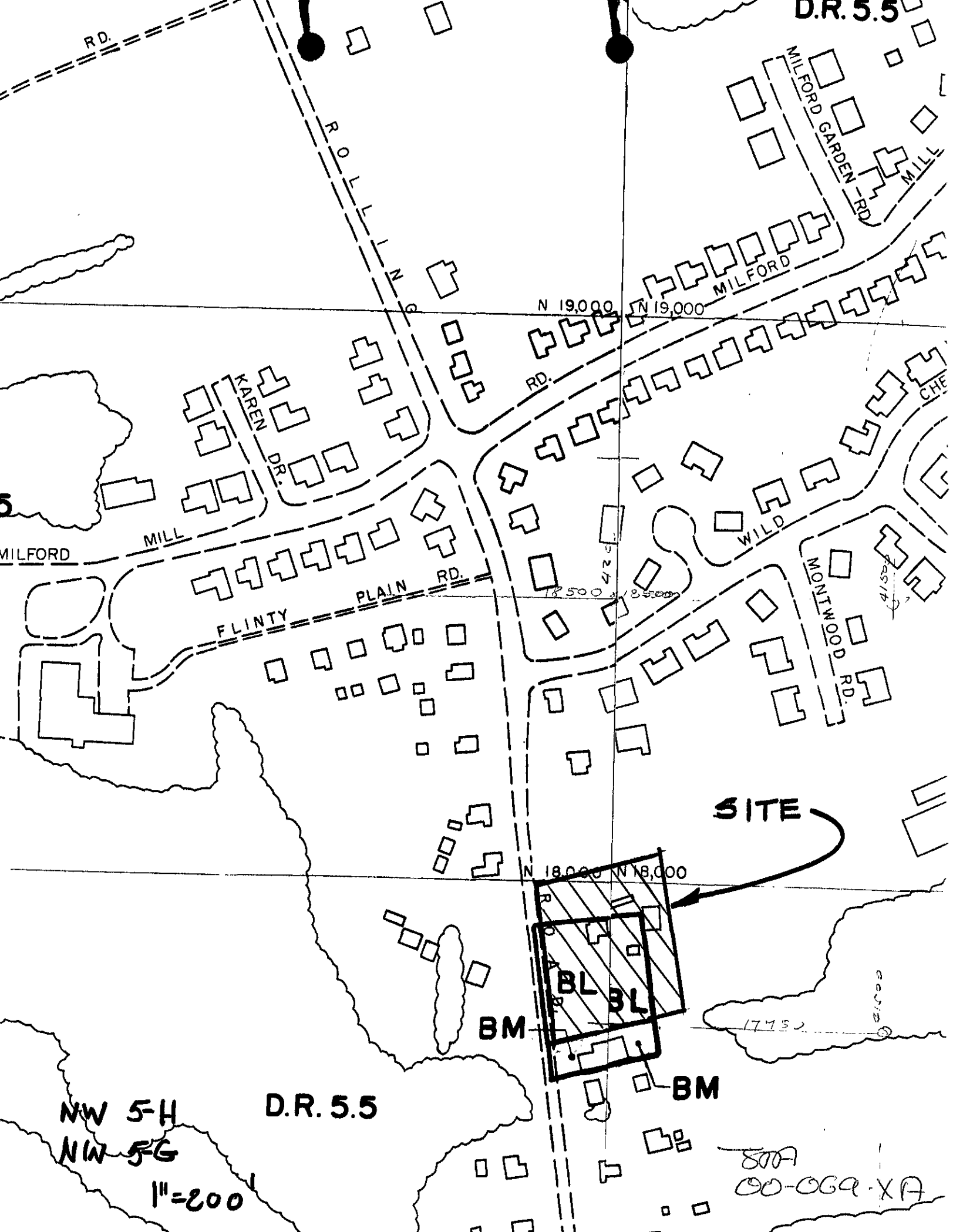
Judith M. Floam
COLBERT MATZ ROSENFELT, INC.

cc: Tom Curcio
Alan Clatterbuck
John Chalk

J:\96118\96118ltr.doc.10

- * NO CBCA
- * NO PROTESTANTS
- * FAR OK
- * 7 SPS REQ.
8 PROVIDED
- * SETBACKS OK
- * NO ADJACENT DWELLINGS

WHAT WILL THE EXPANDED
AREA BE USED FOR?
OFFICE OR SERVICE



D.R. 5.5

R.D.

R

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6

N 19,000

N 19,000

KAREN
DR.

RD.

MILFORD

MILFORD GARDEN RD.

MILL

MILL

MILFORD

PLAIN RD.

FLINTY

18,500

18,500

WILD

MONTWOOD RD.

17,500

SITE

N 18,000

N 18,000

BL BL

BM

BM

NW 5-H
NW 5-G

D.R. 5.5

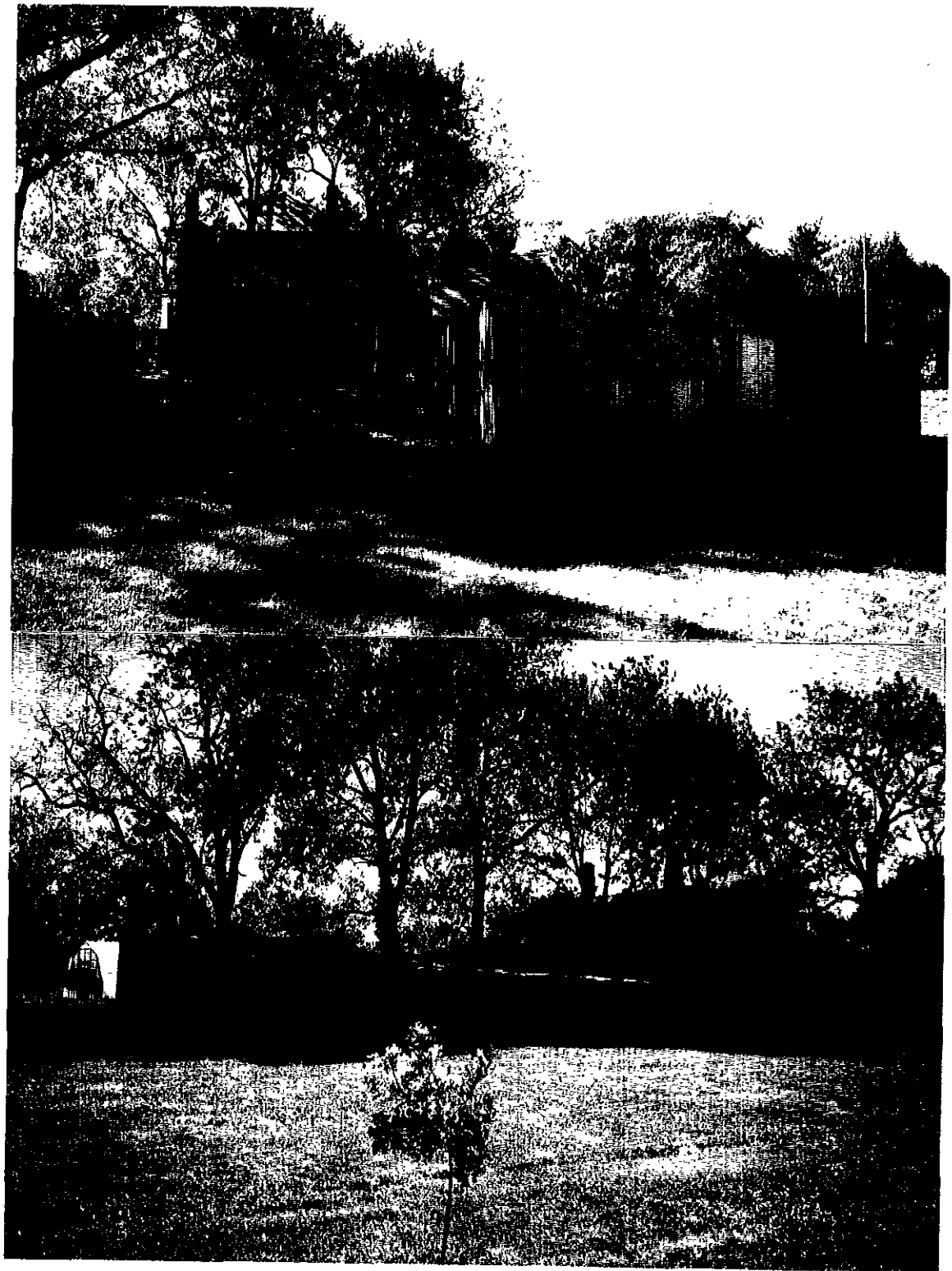
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80A
00-069-XA

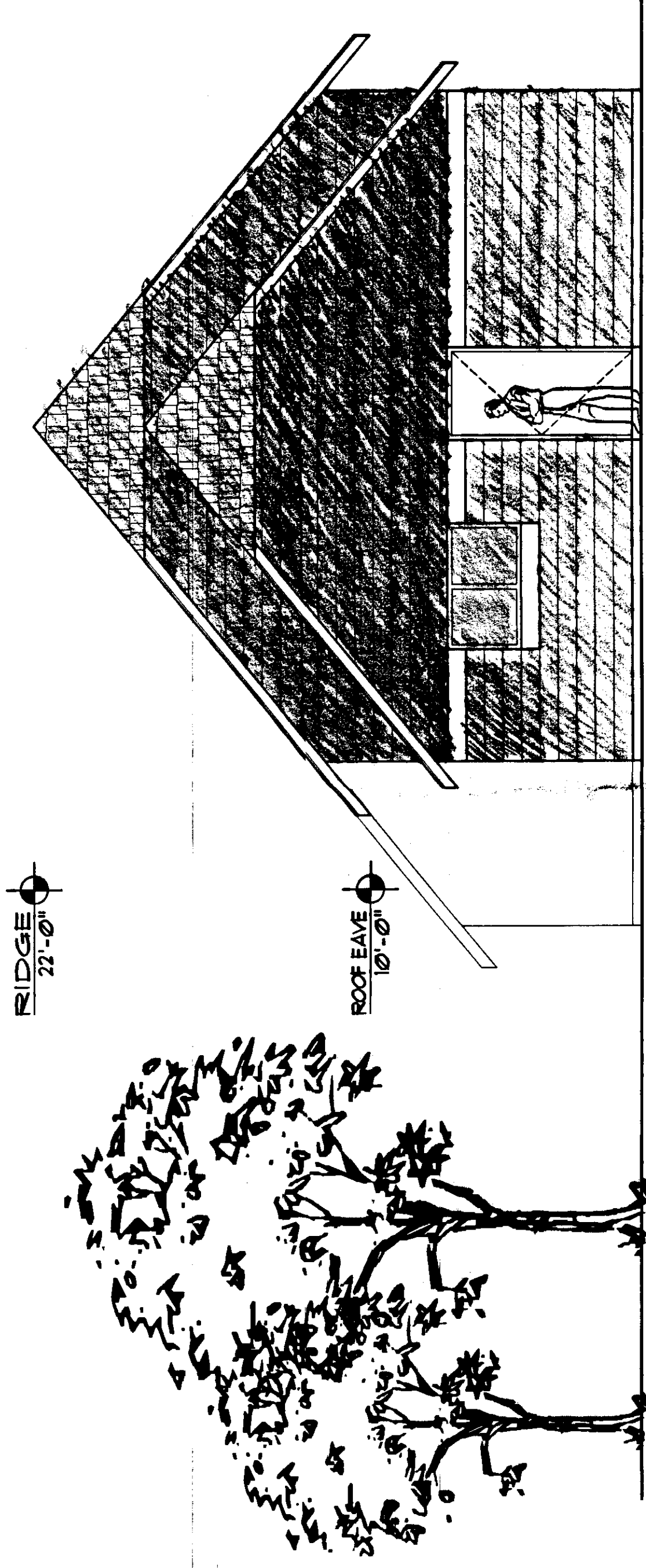
photographs

Case 10-069-XA

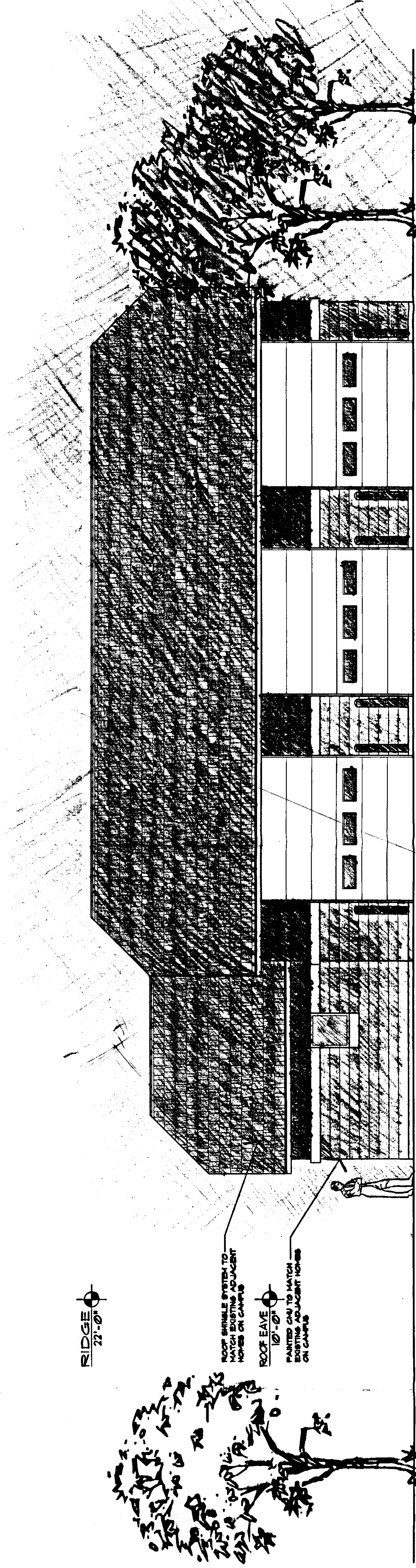








Entrance Side Elevation
Scale: 1/4" = 1'-0"



Service Side Elevation
Scale: 1/4" = 1'-0"

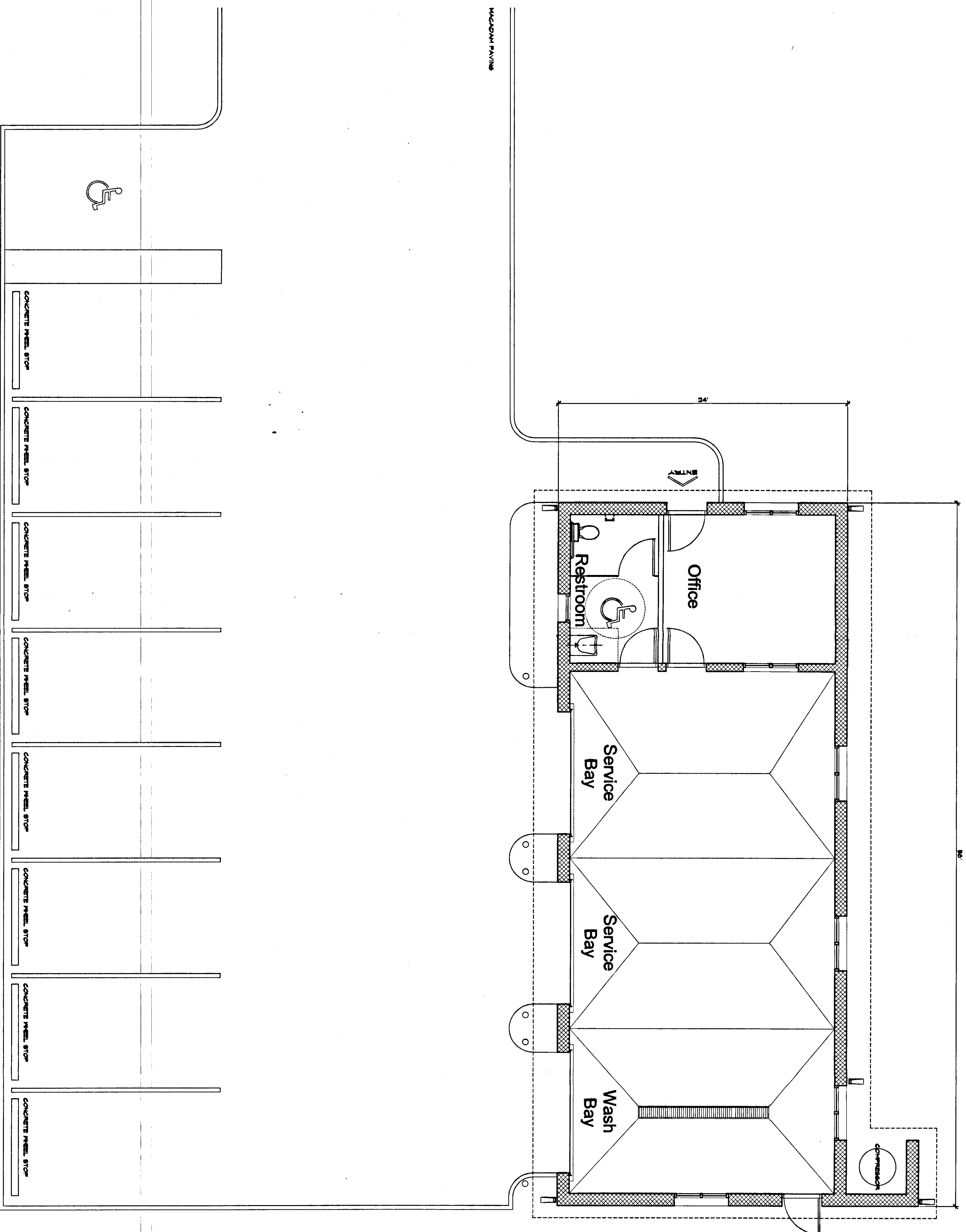
Board Of Child Care . Maintenance Facility

Struever Bros., Eccles & Rouse, Inc.

JPC Architects

Set No 3

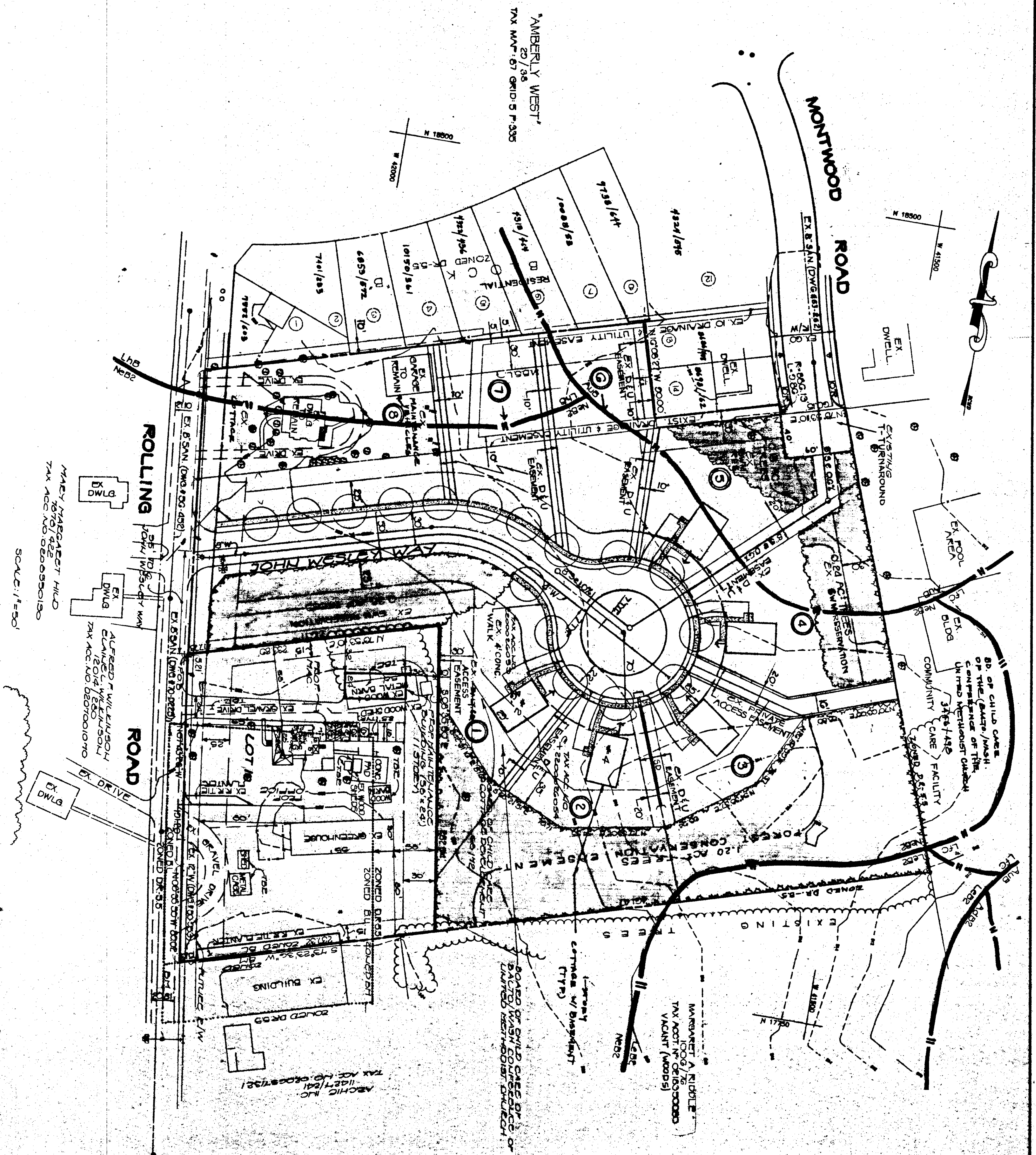
Set No 1



Board Of Child Care . Maintenance Facility

Struener Bros., Eccles & Rouse, Inc.

JPC Architects



1. Owner:
Church of Christ, Care of the Baltimore/Washington
Division of the United Methodist Church, Inc.
3300 Galilee Rd.
Baltimore, Md. 21244
(410) 822-2100
2. Site Data:
Parcel Account No. 2230023463
Parcel Name 12119D474
Parcel No. 67115
3. Zoned BL and DR-4.5
County Map No. HW 5-2 and NW 1-4
4. Siting Use: Single-family dwelling
Proposed Use: Offices and maintenance garage.
5. There are no identifiable zoning cases for this property. Community care facilities on adjoining land of the Church care property were approved by Case No. 66-175-SPH and Case No. 68-4174-PMH.
6. CM Sheet Pricing Calculations
Office: 100 sq. ft. @ 1 space/200 sq. ft. = 5 spaces
Provided: 4 spaces, 111 HC
7. Floor Area Ratio Calculations
Total Floor Area (2 buildings and greenhouse) = 5,006 sq. ft.
Site Area = 142 acres (51,446 sq. ft.)
Floor Area Ratio: 0.10
Max. Permitted P.A.R. (BL Zone) = .35
8. Previous commercial permit: None
9. Property is served by public water and sewer.
10. No signs are proposed for this development.
11. Not in Flood Plain.
12. Not in Coastal Zone (CBCA).

PLAN TO ACCOMPANY SPECIAL EXCEPTION
AND VARIANCE HEARING
BOARD OF CHILD CARE
MAINTENANCE GARAGE
3223 POLING ROAD
SECTION 50 DISTRICT 802 BATHONE COUNTY MD
SCALE: 1" = 20' JULY 28, 1995

