IN RE: PETITION FOR VARIANCE SEC intersection of Chesworth And Rolling Roads 1st Election District 1st Councilmanic District (1229 N. Rolling Road) Aisha & Hussein Karachiwalla Petitioners	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 01-314-A

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Aisha and Hussein Karachiwalla. The variance request is for property located at 1229 N. Rolling Road in the Catonsville area of Baltimore County. The Petitioners are requesting a variance from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 48" chain link fence along the rear and side property lines of their property in lieu of the 5 ft. wooden stockade fence 20 ft. from the property lines.

Appearing at the hearing on behalf of the variance request was Hussein Karachiwalla, owner of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.5 acres, more or less, zoned DR 3.5. The subject property is improved with a single-family dwelling wherein the property owners operate a child care center. The Petitioners have lived in and operated the child care center for the past one year. The purpose of the variance request is to approve the existing chain link fence that is located along the rear and side property lines. The Petitioners wish to continue to utilize the chain link fence as opposed to replacing it with a 5 ft. wooden stockade fence. In addition, they wish to leave the existing fence

Certified Mail for Filing
Date 4/9/01

on the property line in lieu of 20 ft. from the property line. In order to continue to use the chain link fence, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

APPROVED FOR FILING
Date 4/9/01
By

THEREFORE, IT IS ORDERED this 9th day of April, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 48" chain link fence along the rear and side property lines of their property in lieu of the 5 ft. wooden stockade fence 20 ft. from the property lines, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
Date 4/9/01
By T. Jameson

Baltimore County
Zoning Commissioner

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

April 9, 2001

Mr. & Mrs. Hussein A. Karachiwalla
1229 N. Rolling Road
Baltimore, Maryland 21228

Re: Petition for Variance
Case No. 01-314-A
Property: 1229 N. Rolling Road

Dear Mr. & Mrs. Karachiwalla:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1229 N. Rolling Road

which is presently zoned DR 3.5

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) 424.1.B to allow a 48" chain link fence along the rear and side property lines in lieu of a 5' wooden Stockade fence 20' from the property lines. and to approve a Class A ~~Family Day Care Home~~. GROUP CHILD CARE CENTER of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Aisha H. Karachiwalla
Name - Type or Print

Aisha Karachiwalla
Signature

HUSTEIN A. KARACHIWALLA
Name - Type or Print

Karachiwalla
Signature

1229 N. ROLLING RD 410-869-3816
Address Telephone No

Baltimore MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 2/2/01

Case No. 01-314A

REV 9/15/98

4/9/01 R. Ramsey

FILING FEE PAID FOR FILING

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1229 N. Rolling Road.
(address)

Beginning at a point on the East side of
(north, south, east or west)

N. Rolling Road which is 60
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 25 South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Chesworth Rd.
(name of street)

which is 60 wide. *Being Lot # 1,
(number of feet of right-of-way width)

Block --, Section # 6 in the subdivision of Westview Park
(name of subdivision)

as recorded in Baltimore County Plat Book # 26, Folio # 33,

containing .5 (square feet or acres). Also known as 1229 N Rolling Rd
(property address)

and located in the 1st Election District, 1st Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

01-314A

BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 01707

DATE 8-2-01 ACCOUNT [illegible]

AMOUNT $ 50.00

RECEIVED FROM: [illegible]

FOR: [illegible] 1620 N. Kellenwood

01-314-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
[illegible]
Baltimore County, Maryland

01-314-A

CASHIER'S VALIDATION

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: #01-314-A
1229 North Rolling Road
SEC intersection of Chesworth and Rolling Roads
1st Election District
1st Councilmanic District
Legal Owner(s):Aisha H & Hussein A. Karachiwalla
Variance: to allow a 48-inch chain link fence along the rear and side property lines in lieu of a 5-foot wooden stockade fence 20 feet from the property lines and to approve a Class A Group Child Care Center.
Hearing: Wednesday, March 28, 2001 at 11:00 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 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.
JT/3/661 Mar. 13 C455998

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/15, 2001

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 3/13, 2001.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

ADMIN

RE. Case No. 01-314-A

Petitioner/Developer KARACHIWALLA

Date of Hearing/Closing 3/28/01

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 #1229 - N. ROLLING RD

The sign(s) were posted on 3/10/01
(Month, Day, Year)

Sincerely,

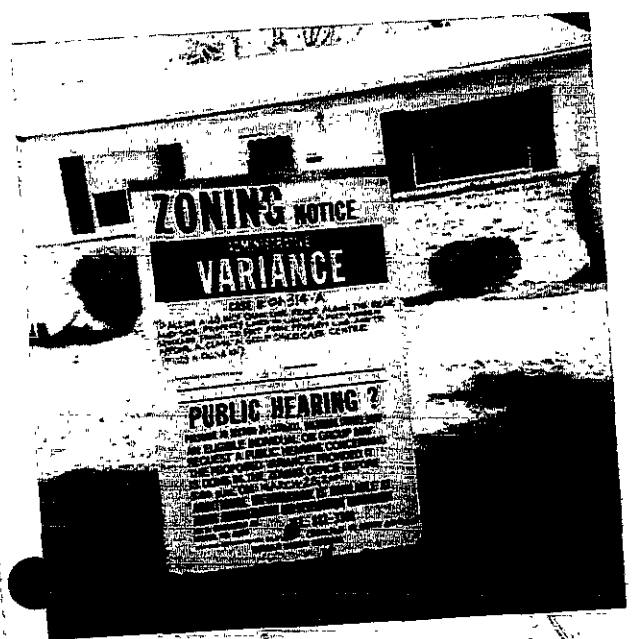
Patrick M. O'Keefe 3/11/01
(Signature of Sign Poster and Date)

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)



01-314-A
#1229 N. ROLLING RD.
KARACHIWALLA 3/28/01

APPLICATION FOR CHILD CARE CENTER

USE PERMIT

To: TAG 1/26/01 map and $ thru. AM

2pm 1/29

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 01
Subdivision Westview Park
Street Address 1229 N. Rolling RD. Baltimore, MD. 21228
Lot Number _____ Block Number _____
*If no lot or block number, give distance to nearest intersecting street ~~N~~ 20 feet, north / south / east / west of Chesworth Street / (Road) / Avenue
Lot Size 0.5 acre x _____

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

None

General Information:

A. Name and Address of Applicant/Operator
Aisha Karachiwalla
1229 N. Rolling Road. Baltimore, MD. 21228
Telephone Number 410-869-3816

B. Number of Employees 1 Hours of Operation 7am - 6pm
Days of Week ~~5~~ 5 days. Monday - Friday

C. Number of Children Enrolled 12

D. Estimated Amount of Traffic Generated:
Morning 8-12 Drop offs Afternoon 0 Evening - 8-12 pick-ups

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.

Aisha Karachiwalla
Applicant's Signature

01-314A

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 _____ on _____.
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 _____
B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED _____
C (CERTIFIED BELOW)

HEARING REQUESTED - YES _____ NO _____ - DATE _____

LAST DAY FOR HEARING REQUESTS _____
D (C + 30 DAYS)

APPROXIMATE DECISION DATE _____
E (A + 40 DAYS OR D + 5 WORK DAYS)

*Within 14 days of filing

==========

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: _____

USE PERMIT

IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 22ND of JUNE, 20 01, that 1229 N. ROLLING RD. (street address) should be and the same is hereby granted permission to operate a CLASS 'A' DAY CARE CENTER (ABC CHILD CARE.)

SUBJECT TO BALT. CO. ZONING HEARING 01-314-A

Permit No.

Director

Planner's Initials SDA

REV 06/00

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: 01-304-A

Petitioner: Hussein Karachiwalla

Address or Location: 1229 N. Rolling Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Hussein Karachiwalla

Address: 1229 N. Rolling Rd

BALTIMORE, MD 21228

Telephone Number: 410-869-3816

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 13, 2001 Issue – Jeffersonian

Please forward billing to:
Hussein Karachiwalla
1229 N Rolling Road
Baltimore MD 21228

410 869-3816

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: 01-314-A
1229 North Rolling Road
SEC intersection of Chesworth and Rolling Roads
1st Election District – 1st Councilmanic District
Legal Owners: Aisha H & Hussein A Karachiwalla

Variance to allow a 48-inch chain link fence along the rear and side property lines in lieu of a 5-foot wooden stockade fence 20 feet from the property lines and to approve a Class A Group Child Care Center.

HEARING: Wednesday, March 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
GD 2

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.

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

February 14, 2001

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: 01-314-A
1229 North Rolling Road
SEC intersection of Chesworth and Rolling Roads
1st Election District – 1st Councilmanic District
Legal Owners: Aisha H & Hussein A Karachiwalla

Variance to allow a 48-inch chain link fence along the rear and side property lines in lieu of a 5-foot wooden stockade fence 20 feet from the property lines and to approve a Class A Group Child Care Center.

HEARING: Wednesday, March 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Aisha & Hussein Karachiwalla, 1229 N Rolling Road, Baltimore 21228

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 13, 2001**
(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.

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

March 23, 2001

Aisha H & Hussein A Karachiwalla
1229 N Rolling Road
Baltimore MD 21228

Dear Mr. & Mrs. Karachiwalla:

RE: Case Number: 01-314-A, 1229 N Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2001

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

FEB 21

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-314**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

W:\DEVREV\ZAC\nocomment.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-314**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Jeffrey W Long

AFK/JL:MAC

W:\DEVREV\ZAC\nocomment.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 7, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2001
Item No. 314

The Bureau of Development Plans Review has reviewed the subject zoning item.

The proposed fence should not block the line of sight.

RWB:HJO:jrb

cc: File

ZAC-2-20-2001-ITEM 314-372001.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2-13-01

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

RE: Baltimore County
Item No. 314 TAG

Dear. Ms. Jackson:

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., 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

Baltimore County
Fire Department

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

February 13, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: Aish H. Karachiwalls & Hussein A. Karachiwalla

Location: DISTRIBUTION MEETING OF February 12, 2001

Item No.: 314

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 12, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
305	2516 Summerson Road
306	710 Maplehurst Lane
307	14921 Tanyard Road
310	11701 Reisterstown Road
311	10812 Reisterstown Road
312	6324 Baltimore National Pike
314	1229 North Rolling Road

RE: PETITION FOR VARIANCE 1229 N. Rolling Road, SEC Chesworth and Rolling Rds *1st Election District, 1st Councilmanic* Hussein A. and Aisha H. Karachiwalla Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 01-314-A

* * * * * * * * * * * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Hussein A. and Aisha H. Karachiwalla, 1229 N. Rolling Road, Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County Zoning Review Request

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: ABC Child Care.

ADDRESS OF CENTER: 1229 N. Rolling RD.

NAME OF APPLICANT/LICENSEE: Aisha Karachiwalla.

TELEPHONE: 410-869-3816

EXISTING USE OF BUILDING Residential / Family Day Care home

IF NEW BUILDING, PROPOSED USE _____

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

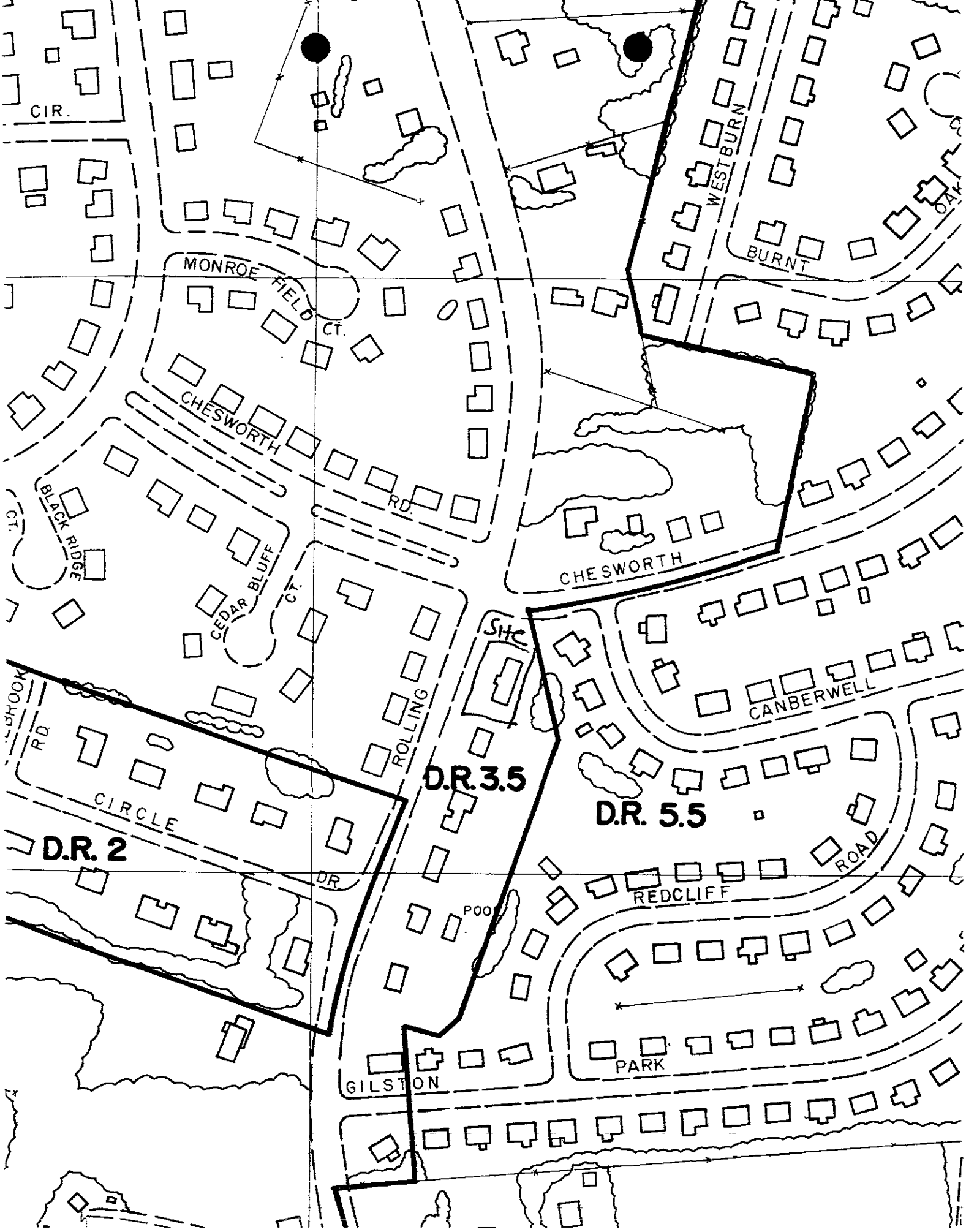
A CHILD CARE CENTER MAY OPERATE AT THE ABOVE-NAMED ADDRESS:
Yes ✓ No _____ (If No, please specify the grounds for disapproval and additional action required of the applicant.)

SUBJECT TO BALTIMORE COUNTY ZONING Hearing Case #01-314-A.

NAME/TITLE JOHN R ALEXANDER
(Please print)

SIGNATURE for Arnold Jablon

DATE: 06-22-01



SW 16 1" = 200'

01-314A

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

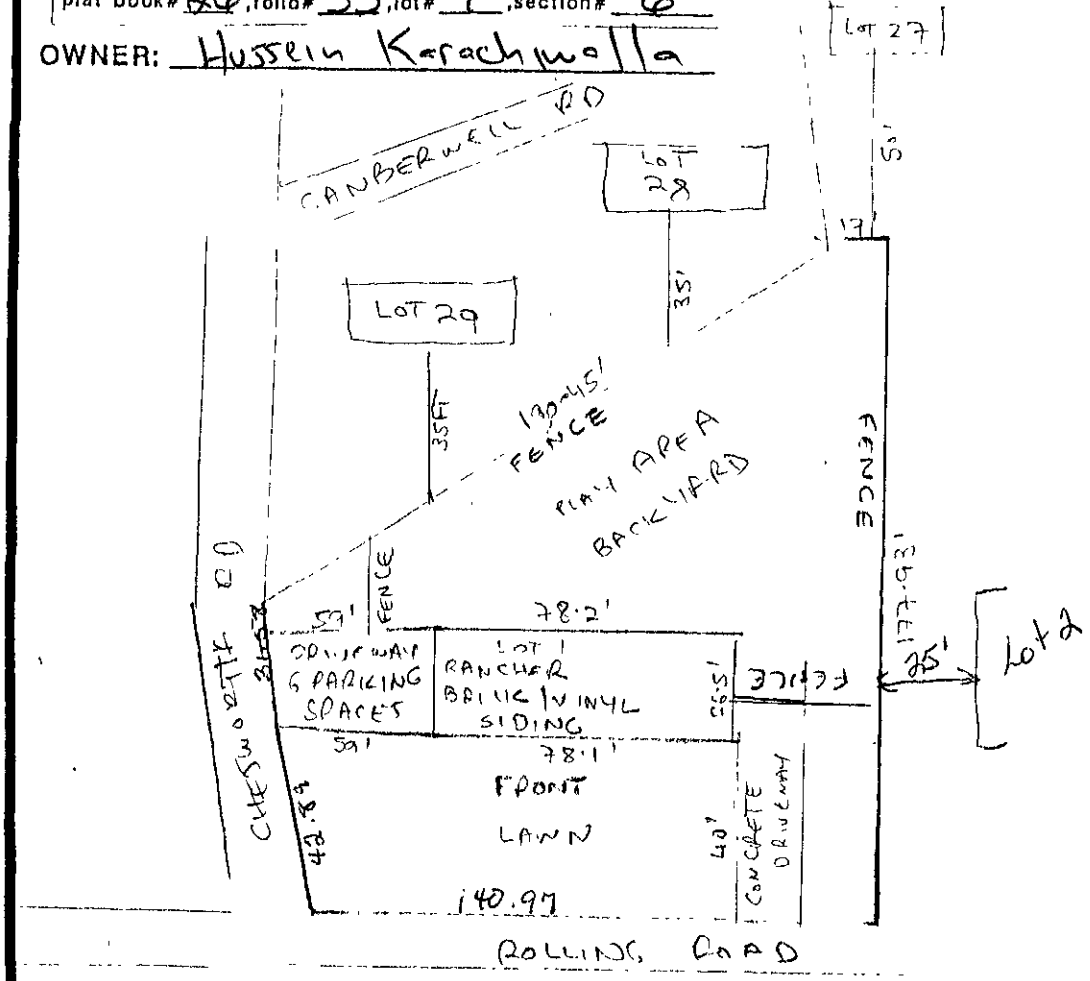
PROPERTY ADDRESS: 1229 N Rolling Road

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

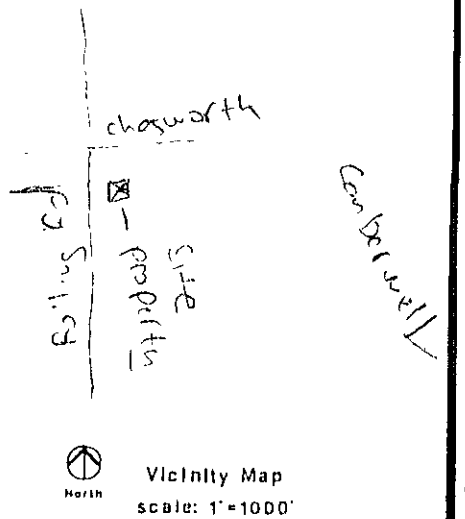
Subdivision name: Westview Park

plat book# 26, folio# 33, lot# 1, section# 6

OWNER: Hussein Karachiwalla



Pet. #1



LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200 scale map#: SW 1G

Zoning: DR 3.5

Lot size: 0.5 acreage _____ square feet

	public	private
SEWER:	[X]	[ ]
WATER:	[X]	[ ]

	yes	no
Chesapeake Bay Critical Area:	[ ]	[X]

Prior Zoning Hearings: NONE

North

date: 2/2/01

prepared by: JK

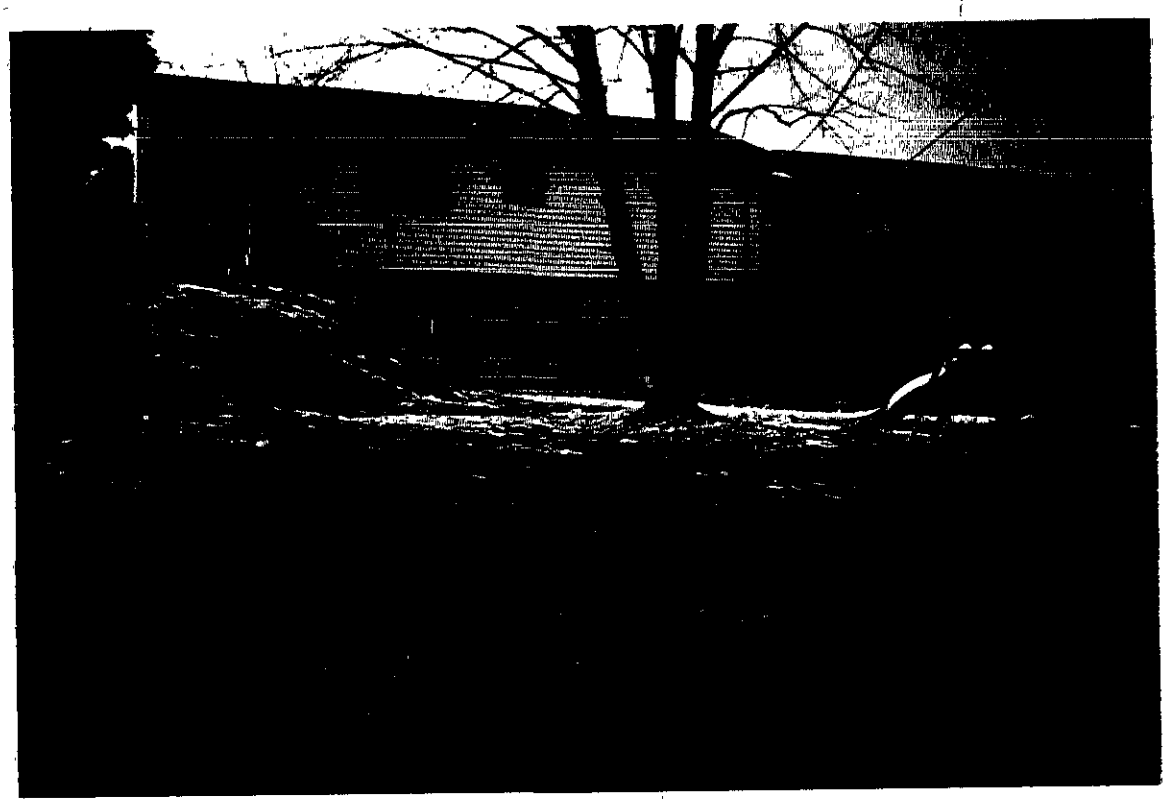
Scale of Drawing: 1"= 50'

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
TAG		01-314A

01-314-A

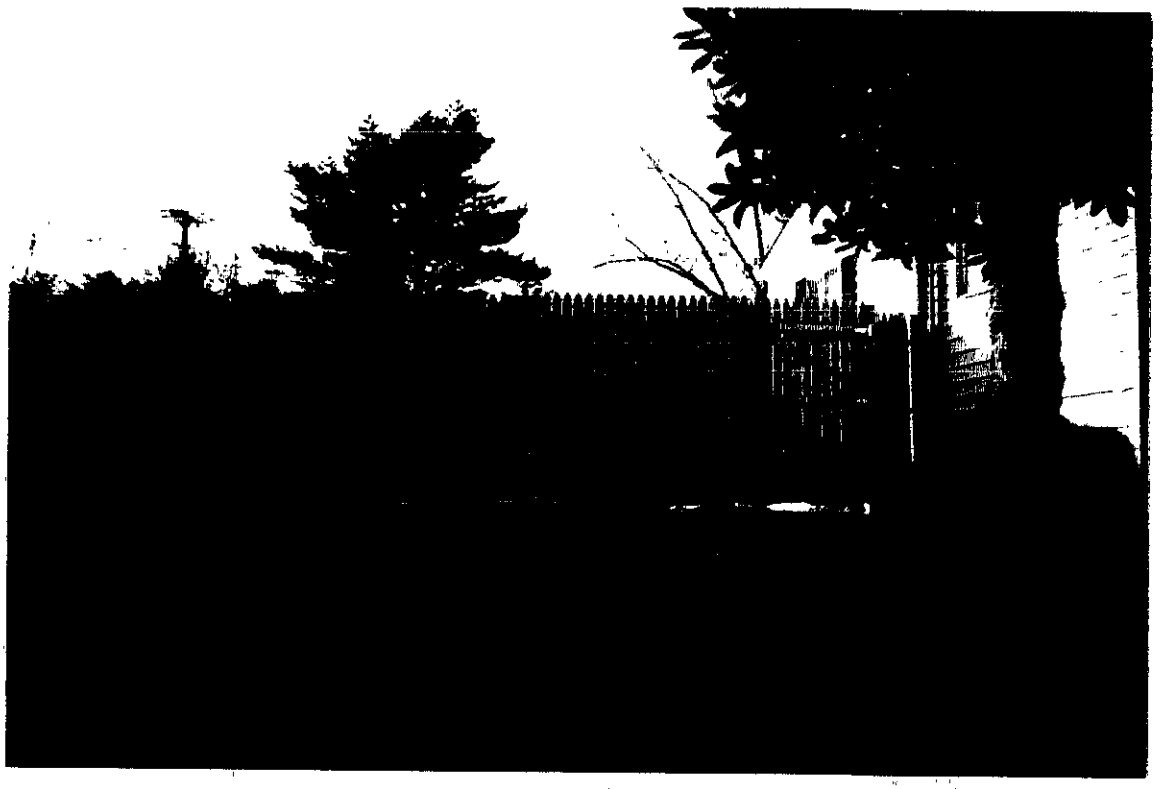
-15-



Pet Ex #2

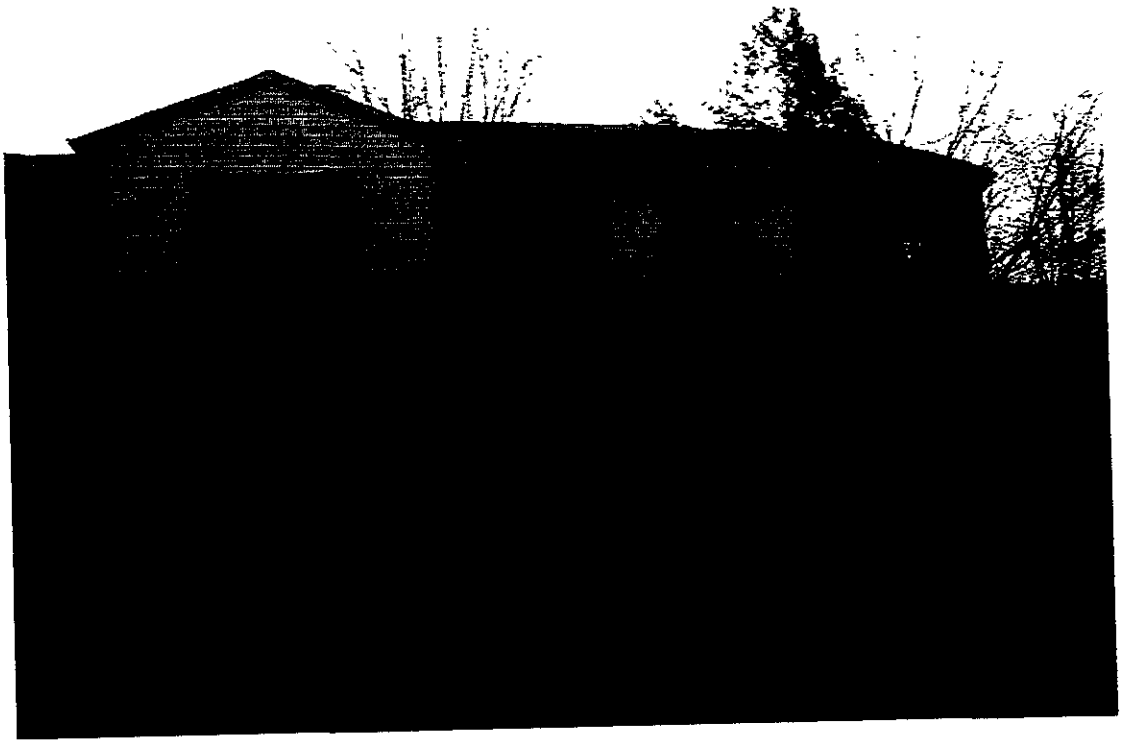
01-314-A

01-314-A



01-314-A

1229 N ROLLINS RD



01-314-A