

increasing the amount of children from 8 to 12. In order to proceed with this increase, the Petitioners filed a Use Permit pursuant to Section 424 of the B.C.Z.R.

After advertising their intention to increase the number of children from the current 8 to 12, a hearing was requested by Mr. Sherer, a property owner residing within 1000 ft. of the Petitioners' dwelling. Mr. Sherer and the others who attended from the neighborhood are opposed to the Petitioners' request to increase their child care center. The testimony and evidence offered in opposition to this request demonstrated that the neighbors are suffering adverse effects at this time from the current operation which accommodates 8 children. They, therefore, fear that increasing the number of children to 12, a 50% increase, would exacerbate the adverse effects that this particular child care center is having on their neighborhood. Their testimony demonstrated that their neighbors encounter problems with the parents who drop their children off in the morning and pick them up in the evening at the home of Mr. & Mrs. Roshal. The dwelling has a small parking pad in front of it whereupon parents are encouraged to park when transporting their children. However, the neighbors testified that on many occasions the parents double park out on Fox Haven Court causing traffic congestion. They also complained that some of the parents travel at high rates of speed on these residential streets and fail to stop at stop signs. They, therefore, request that the proposal to increase the number of children to 12 be denied.

After considering the testimony and evidence offered by the Petitioners, as well as the Protestants, I find that the Petitioners' request for Use Permit to increase the number of children at this group child care center should be denied. The Petitioners' property is not of sufficient size and design to accommodate a 50% increase in the number of children. As was testified to at the hearing, Fox Haven Court has become a shortcut for motorists traveling to the shopping center on Reisterstown Road. Any additional traffic coming in and out of this child care center over and above what currently exists on the property would be detrimental to the motorists who use Fox

ORDERED BY THE COURT

Date 11/13/01

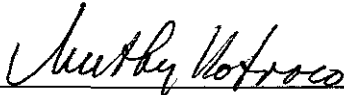
By [Signature]

Haven Court and the residents living in that neighborhood. Therefore, the Petitioners' request for this Use Permit should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of November, 2001, that the Petitioners' Request for Use Permit to increase the number of children at this group child care center, be and is hereby DENIED.

IT IS FURTHER ORDERED, that the property owners shall be permitted to continue to keep up to 8 children at this location.

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED & INDEXED
DATE 11/13/01
BY [signature]



Baltimore County
Zoning Commissioner

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

November 14, 2001

Vadim Mzhen, Esquire
10 Crossroads Drive, Suite 105
Owings Mills, Maryland 21117

Re: Request for Use Permit
Case No. 02-119-A
Property: 201 Fox Haven Court

Dear Mr. Mzhen:

Enclosed please find the decision rendered in the above-captioned case. The Request for Use Permit has been denied 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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. & Mrs. Alexsander Roshal
201 Fox Haven Court
Reisterstown, MD 21136

Mr. Mitchell Sherer
206 Cherry Valley Road
Reisterstown, MD 21136

Mr. & Mrs. Daniel Starr
103 Fox Haven Court
Reisterstown, MD 21136

Mr. Frederick M. Goethe
120 Nicodemus Road
Reisterstown, MD 21136

Ms. Anne Paulus
110 Danbury Road
Reisterstown, MD 21136

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4025

DATE 8/3/01 ACCOUNT 001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: L. Roshal

FOR: Class A Group Child Care

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/06/2001 8/03/2001 15:50:40
MS05 CASHIER ROL LRB DRAWER 3
RECEIPT # 198565 OFLN
Unit 5 528 ZONING VERIFICATION
CR NO. 004025

Receipt 40.00
.00 CK 40.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5785

DATE 9/12/01 ACCOUNT 001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: M. SHEPHER

FOR: FORMAL DEMAND FOR HEARING FOR A
POSTED APPLICATION FOR A CLASS A GROUP CHILD
CARE AT 201 FOX HAVEN CT.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
9/13/2001 9/12/2001 12:48:24
MS01 CASHIER JRO JMR DRAWER 1
RECEIPT # 062219 OFLN
Unit 5 528 ZONING VERIFICATION
NO. 005785

Receipt 40.00
.00 CK 40.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

District

4

Location of Property:

#201- FOX HAVEN CT

Number of Signs:

1-Sign

Date of Posting:

8/11/01

Posted by:

Pat O'Leary

USE/CHLD (TXTSOPH)
Revised 7/28/93

~~BROWN~~
~~THUR 8/9/01~~
~~@ HAN~~

10 PAUL POWER

**NOTICE OF ZONING
HEARING**

The Zoning Commission 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 #02-119

201 Fox Haven Court
S/S of Nicodemus opposite
side of Cherry Valley Road
4th Election District

3rd Councilmanic District
Legal Owner(s): Irina Poshal
~~Use Permit and Formal~~
~~Demand for Hearing~~ to
allow Class A child care
center at location.

Hearing: Friday, November
9, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Boston Ave.
Towson.

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 con-
cerning the File and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

10/24/01 Oct. 25 C501799

CERTIFICATE OF PUBLICATION

10/25/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/25/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: USE PERMIT FOR CLASS A GROUP CHILD CARE.

Address: 201 FOX HAVEN CT.

Petitioner(s): IRINA ROSHAL (APPLICANT).

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We MITCHELL SHERER AND COMPANY.
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

201 FOX HAVEN CT.
Address

BAET REISTERSTOWN MD 21136
City State Zip Code

410-526-2865
Telephone Number

which is located approximately 400 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

[Signature] 9/12/01
Signature Date

MITCHELL SHERER
Signature Date
Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

#201-FOX HAVEN CT.

RE Case No. USE PERMIT

Petitioner/Developer: _____

Date of Hearing/Closing 9/13/01

30 DAY SIGN

887-3468

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 #201 FOX HAVEN CT.

The sign(s) were posted on _____

8/11/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/13/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

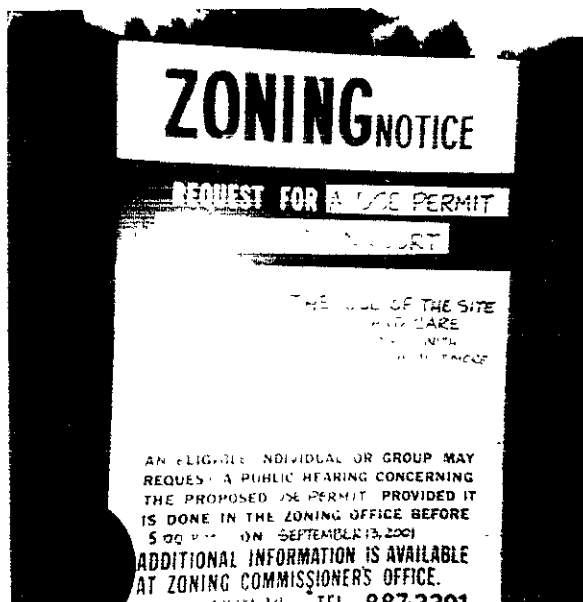
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



USE PER #201 FOX
HAVEN CT

9/13

CERTIFICATE OF POSTING

CHALLENGE

June

RE Case No 02-119

Petitioner/Developer ROSCHAL

Date of Hearing/Closing: 11/9/01

ATM brand fax transmittal memo 7671		# of pages 1
To	From	
BETTY OR ROBIN	O'KEEFE	
Co.	Co.	
ZONING - COMM		
Dept.	Phone #	
	512-462-1	
Fax #	Fax #	
410-887-3468	666-0929	

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

Attention: Ms Gwendolyn Stephens / GEORGE ZAHNER

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 #201- FOX HAVEN CT.

The sign(s) were posted on 10/22/01
(Month, Day, Year)

Sincerely,

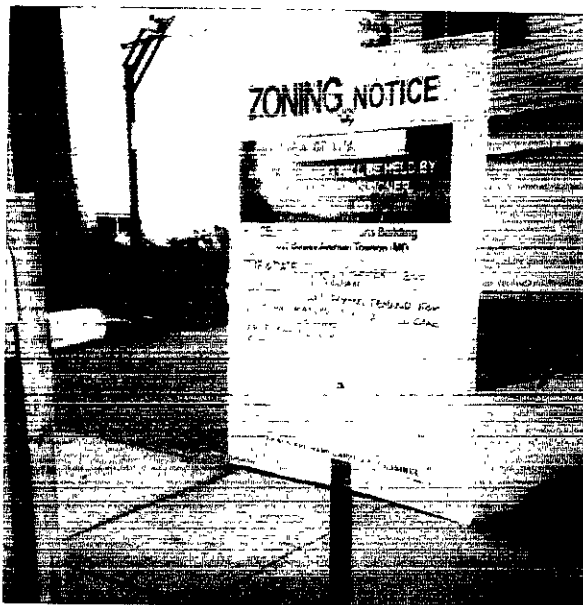
Patrick M O'Keefe 11/1/01
(Signature of Sign Poster and Date)

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)



02-119
#201- FOX HAVEN CT
11/9/01

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 25, 2001 Issue – Jeffersonian

Please forward billing to:
Irina Roshal
201 Fox Haven Court
Reisterstown MD 21136

410 526-2865

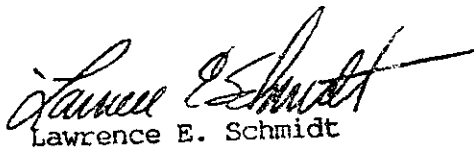
NOTICE OF ZONING HEARING

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: 02-119
201 Fox Haven Court
S/S of Nicodemus opposite side of Cherry Valley Road
4th Election District – 3rd Councilmanic District
Legal Owner: Irina Roshal

Use Permit and Formal Demand For Hearing to allow Class A child care center at location.

HEARING: Friday, November 9, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *LS*
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

October 12, 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: 02-119
201 Fox Haven Court
S/S of Nicodemus opposite side of Cherry Valley Road
4th Election District – 3rd Councilmanic District
Legal Owner: Irina Roshal

Use Permit and Formal Demand For Hearing to allow Class A child care center at location.

HEARING: Friday, November 9, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Irina Roshal, 201 Fox Haven Court, Reisterstown 21136
Mitchell Sherer, 206 Cherry Valley Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 25, 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.



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 11, 2001

Irina Roshal
201 Fox Haven Court
Reisterstown MD 21136

Dear Ms. Irina Roshal:

RE: Demand for Public Hearing, Undersized Lot Approval, Lot Number 25, Fox Haven Estates

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on September 12, 2001 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDR
Supervisor
Zoning Review

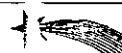
C: Mitchell Sherer, 206 Cherry Valley Road, Reisterstown 21136



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



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 2, 2001

Irina Roshal
201 Fox Haven Court
Reisterstown MD 21136

Dear Ms. Roshal:

RE: Case Number: 02-119, 201 Fox Haven Estates

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 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. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mitchell Sherer, 206 Cherry Valley Road, Reisterstown MD 21136
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item 119

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

The issue of children drop off should be addressed.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

October 15, 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: Irina Roshal - 119
Ann C & George G Cowman Jr. - 101

Location: DISTRIBUTION MEETING OF October 1, 2001

Item No. 119 and 101

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.
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", 2000 Edition prior to occupancy.

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

cc: File

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



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on Recycled Paper

11/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-101, 02-107, 02-110, 02-112, 02-113,
and 02-119

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

15

Section Chief: Jeffrey M. Z...

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10-5-01

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

RE: Baltimore County
Item No. 119 RDD

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,

 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

Case Number 02-119

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

IRINA ROSHAL

201 Fox Haven Ct. Reisterstown, Md

Alexander Roshal

VADIM Mzhen, attorney
for petitioners

10 Crossroads Drive, Suite 105
Owings Mills, MD 21117



G Drive
Shells
Hearing - Undersized Lot. Dot

Dear :

RE: Demand for Public Hearing, ~~Undersized Lot Approval~~ _____

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on _____ for a public hearing concerning your proposed ~~undersized lot~~. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section ~~304.4~~ of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

C: Protestants

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 David Duval on 8-3-01.
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 8-13-01
B (A + 7 DAYS OR NEXT FRIDAY)

Assumed DATE POSTED 8-13-01 ←
C (CERTIFIED BELOW)

HEARING REQUESTED - YES _____ NO _____ - DATE _____

LAST DAY FOR HEARING REQUESTS 9-13-01
D (C + 30 DAYS)

APPROXIMATE DECISION DATE 9-21-01
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: _____

410 887 339

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 04
Subdivision Fox Haven Estates
Street Address 201 Fox Haven Ct.
Lot Number 25 Block Number _____
*If no lot or block number, give distance to nearest intersecting
street _____ feet, north / south / east / west of
Street / Road / Avenue _____
Lot Size 32.68 x 133.21'

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

None

General Information:

- A. Name and Address of Applicant/Operator
Irina Roshal 201 Fox Haven Ct.
Reisterstown, MD 21136
- B. Number of Employees 2 Telephone Number (410) 526-2865
Days of Week 5 Hours of Operation 7:30 a.m. - 6:00 p.m.
- C. Number of Children Enrolled 12
- D. Estimated Amount of Traffic Generated:
Morning 12 cars Afternoon 12 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.

I. Roshal

Applicant's Signature

CLASS A GROUP CHILD CARE
MUST MEET SECT 424.7 WHEN
SPECIAL EXCEPTION IS REQUIRED.

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.]

Policy A-B
Section 424--FAMILY CHILD CARE HOMES, GROUP CHILD CARE CENTERS,
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.]

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-1 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.]

September 2001

Prot Ex #1

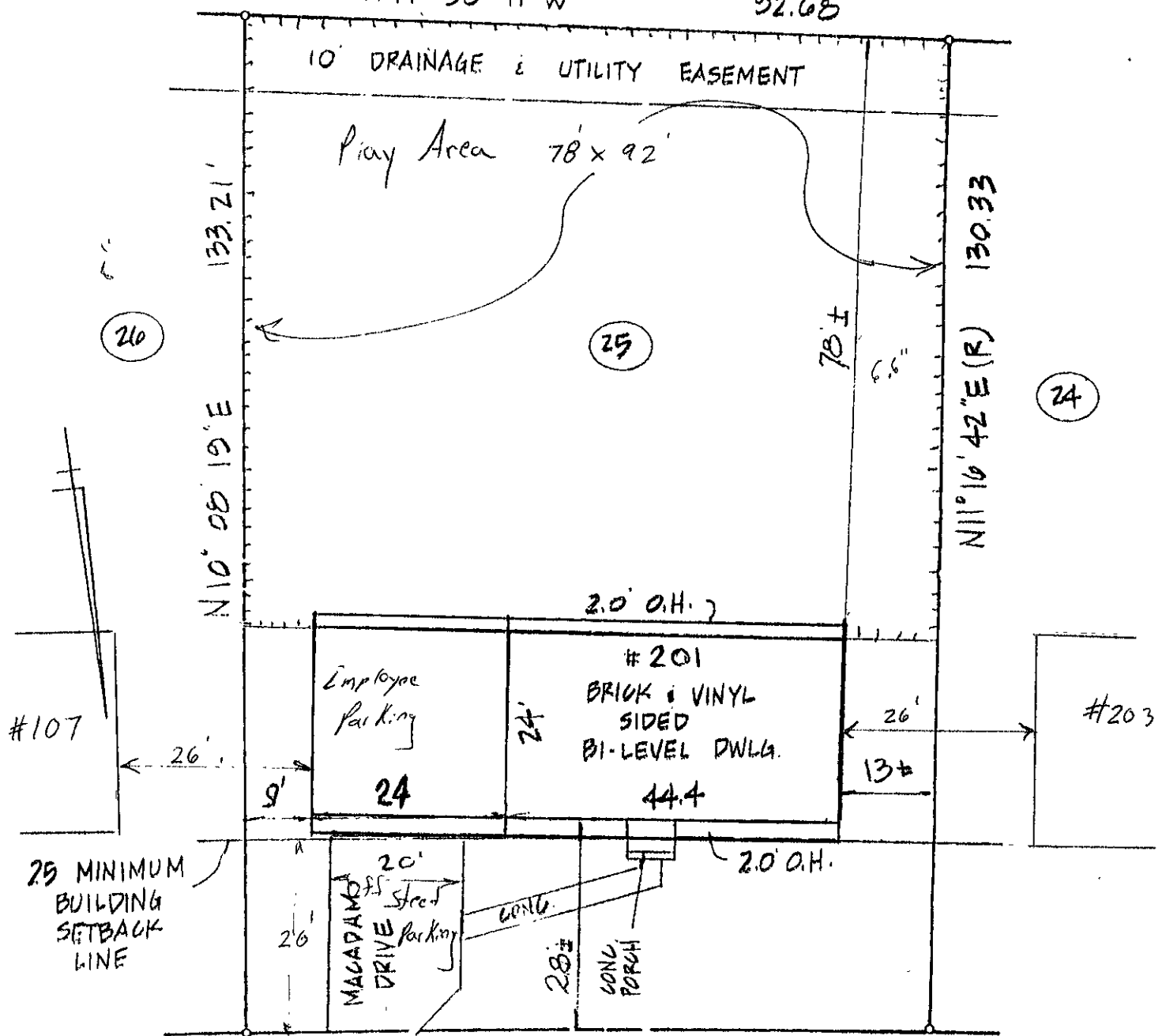
To Whom It May Concern:

Please be advised that the below list of registered voters and property owners of the subdivision in district 4 precinct 7 known as FOXHAVEN ESTATES are formally requesting a public hearing against the owners of the property located at 201 FOXHAVEN DEN in Reisterstown. It is our understanding that the residence would like to increase their current daycare facility to a Class A daycare for which they will be allowed up to twelve children. As our neighbors have already observed, this daycare ~~has~~ already had up to twenty children at one time. Obviously not following their current daycare guidelines for the amount of children they are allowed in their residence. In addition, with the opening of FOXLAIR DR. to DELIGHT RD. this residence is in a prime location for heavy traffic. As it stands now, there is a congestion with cars having to stop due to children from the daycare running out to their parent's car. In addition, people coming to pick up their children at the daycare home, drive at an excessive rate of speed up our street with no regard to our own children and families who live in the development. At this point, the residence is currently operating a daycare facility and our community does not want to see it increase. This is not a suitable neighborhood for that type of increase with all the traffic. We are desperately worried for our own children and families who live here, not to mention the children from the daycare running out in the street and someone getting seriously hurt. Again, our neighborhood is not a suitable place for a large daycare.

Thank you for taking our requests for public review under consideration.

~~Mr. & Mrs. [Signature]~~ 206 Cherry Valley Rd.
Mrs. & Mrs. Robert [Signature] 205 Cherry Valley Rd.
Mr. & Mrs. Bruce W. [Signature] 208 CHERRY VALLEY RD.
MR & MRS Dan [Signature] 103 Fox Haven Ct
Tracy & Tony Pinson 212 Fox Haven Court
Mr & Mrs Gerald K. [Signature] 101 Fox Haven Ct.
Stephen & Nicole [Signature] 203 Cherry Valley Rd
Edward & Rose [Signature] 204 Cherry Valley Road

BALTIMORE GAS & ELECTRIC R/W Small Group Child Care Center
12 Children
N77° 30' 41" W 92.68



Garage for Employees R: 4525.00' L: 90.01
PAVING EDGE

2 Employees

2 car off street parking FOX HAVEN COURT
on the driveway

Mon-Fri. 7:30 am - 6:00 pm (50.00' R/W)

12 cars max traffic

- 1.) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer financing or re-financing.
- 2.) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3.) The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4.) I have examined Flood Insurance Rate Map Panel Number 240010-0205B for the subject property and it appears to lie within Zone C per said map.
- 5.) Dimensions shown to apparent lot line are ± 3.
- 6.) Date of field work: 6-10-96.

Zone DR-2

0.28 acres

LOT No 25 (62.88)

PLAT 1 of 2

FOX HAVEN ESTATES

4TH. ELECTION DISTRICT
3rd Councilmanic District
BALTIMORE COUNTY MD

LOCATION DRAWING

201 FOX HAVEN COURT

J.S. DALLAS, INC.

Surveying & Engineering
13523 LONG GREEN PIKE
BALDWIN, MD 21013
(410) 817-4600

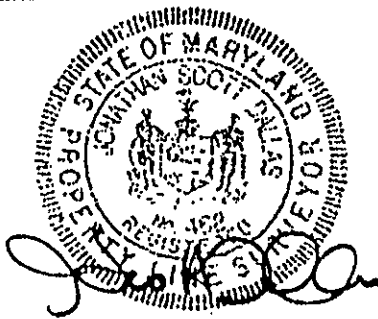
Date: 6-11-96

Scale: 1" = 20'

Job Number: HP-1115

Drawn By: SS

Checked By: USD



Class A Group Child Care

Per Ex #1

FORM #1SD130

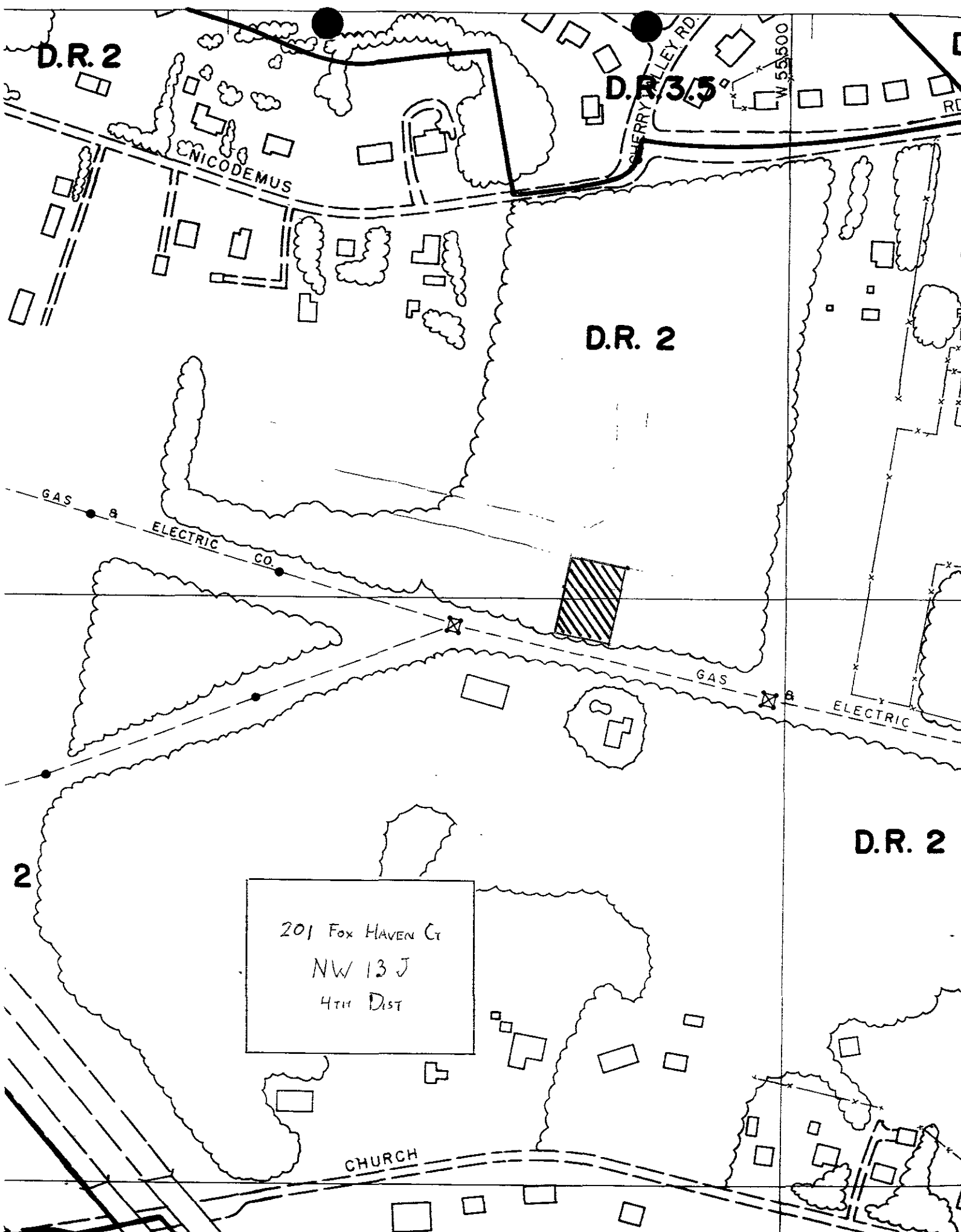
D.R. 2

D.R. 3/5

D.R. 2

D.R. 2

201 FOX HAVEN CT
NW 13 J
4TH DIST

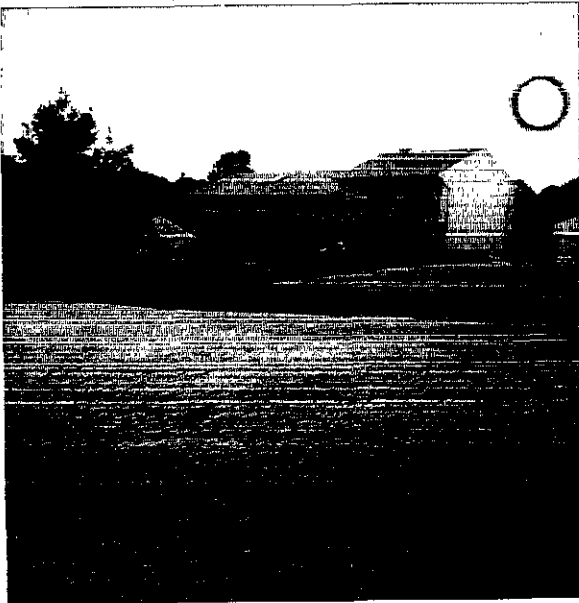




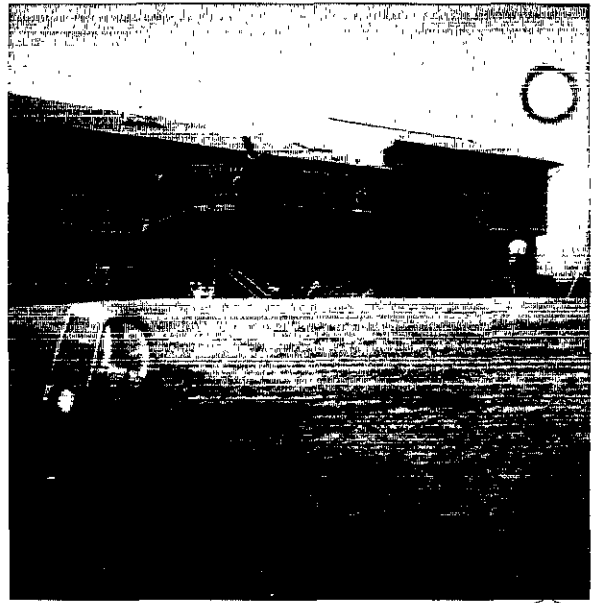
C.



C.



C.



C.

