

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
& VARIANCE		
SE/Corner Liberty Parkway & Dunmanway	*	COUNTY BOARD OF APPEALS
12 th Election District, 7 th Councilmanic		
	*	FOR
Elizabeth M. Nichols, Legal Owner		
Peter Rabbit Day Nursey, Inc., Lessee	*	BALTIMORE COUNTY
Petitioners	*	<u>Case No. 03-014-XA</u>
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*

ORDER

Elizabeth M. Nichols is the owner of 2901 Liberty Parkway; a 6,443 sq. ft. site zoned D.R. 10.5, located in the Dundalk area of Baltimore County. The property is improved with a two-story building. Ms. Nichols operates the Peter Rabbit Day Nursery, Inc. on the first floor of the building, and she had resided on the second floor. A day care has been operating on the site since 1947. Ms. Nichols intends to move her residence, and wishes to expand the day care center to the second floor. She filed a Petition for Special Exception for a Class B, Group Child Care Center for up to 44 children, and a Petition for Variance from the minimum lot size, setbacks, vegetative buffer, parking spaces, and fencing requirements. After a public hearing, the Zoning Commissioner granted the special exception and variances in an Order dated September 19, 2002.

People's Counsel appealed the Order of the Deputy Zoning Commissioner. The property was posted. A hearing was held before the Board on December 19, 2002. Carole S. Demilio, Deputy People's Counsel, Deborah Dopkin, attorney for Petitioner, Ms. Elizabeth Nichols, Petitioner, Mr. Bruce Doak, from Gerhold, Cross and Etzel, and Mr. Jeff Long of the Office of Planning and Zoning were present. There were no Protestants present.

Ms. Demilio stated that a Group Child Care Center, Class B, is permitted in the D.R. 10.5 zone by special exception under BCZR 424.5. A Class B Center is required for over 12 children. People's Counsel appealed the Order based on the number of children requested (44) for a site that is 6443 sq. ft. in lieu of the required 45,560 sq. ft. Subsequent to the appeal, the attorneys met.

At the onset, Ms. Dopkin stated her client agreed to limit the number of children at the site at any one time to thirty (30), and to construct a fence in accordance with recommendations by the Office of Planning and Zoning.

Ms. Dopkin proffered a history of the site, and details of the operation on behalf of her client. Ms. Demilio had no objection to Ms. Dopkin's proffer of the testimony of the Petitioner and Mr. Doak. Ms. Dopkin stated a child care center/nursery school has operated here for nearly 55 years, serving several generations of children in the area. A public school is located across the street from the Center. Ms. Nichols currently operates the Center for 27 children. The hours are 7:00 a.m. to 5:30 p.m. Attendance is staggered. The Center provides before and after school child care for some children and all day care for the preschool children. Ms. Dopkin proffered that based on the available interior space, the Center is licensed by the State of Maryland for 46 children.

Ms. Dopkin proffered that the variances from BCZR Section 424.7A on the minimum lot size, from Section 424.7B for setback requirements and from Section 301.1 and 424.7 for the setback of the porch pertain to the existing lot and building and are needed to legitimize existing conditions on the site. A daycare operated on the site before the 1 acre minimum lot size provisions were enacted. The building was constructed before the setback requirements for a child care facility were passed. Ms. Dopkin

proffered that Mr. Doak, an expert land planner and surveyor, would testify that the site is unique based on the age of the building and the continuous use of the site as a child care center prior to the enactment of the zoning regulations in 1955 and the Child Care regulations in Section 424 in 1985. Ms. Dopkin proffered on behalf of her client and Mr. Doak that compliance with the setback requirements is an immense practical difficulty for an existing building with a long-standing use that existed prior to the current regulations.

Ms. Dopkin also proffered that the site is a corner lot and the required 5 ft. fence would impair the sight line for drivers. Mr. Long testified regarding the fence and agreed that a 5 foot fence would not be practical here. Ms. Nichols agreed to design a new fence in accordance with the recommendations of the Office of Planning. Mr. Long was satisfied that a design could be agreed on between Ms. Nichols and his office.

Ms. Dopkin proffered that the Center has operated without on site parking since many of the children live in the neighbor and walk to the site, or park on the street where public parking is available.

Finally, Ms. Dopkin proffered evidence that the site is supported by the community, is not detrimental to the health, safety or general welfare, does not impact traffic, or create a potential hazard from fire or other dangers, does not overcrowd the land or cause undue concentration of population. She proffered that Mr. Doak would testify there is no impact on public facilities or services, air or light. Ms. Dopkin pointed out that the building was constructed prior to current regulations and would be permitted to remain, thus the special exception request here would not interfere with the impermeable surface as it exists. She also stated that site has operated a child care center

for over 50 years and would not be inconsistent with the spirit and intent of the regulations.

There was no evidence offered in opposition to the evidence proffered by Ms. Dopkin.

WHEREFORE, after reviewing the *Baltimore County Zoning Regulations*, and in consideration of the evidence proffered, and the statements made by Counsel, it is this 24th day of April, 2003 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Special Exception for a Group Child Care Center, Class B, for no more than thirty (30) children on site at any given time, be and is hereby **GRANTED**.

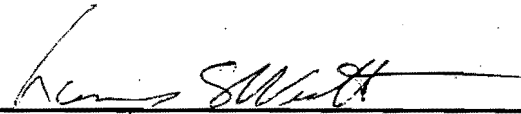
IT IS FURTHER ORDERED that the variance relief requested as follows:

1. from Baltimore County Zoning Regulations (B.C.Z.R.) Section 424.1B to permit a fence less than five (5) feet in height, to be constructed in accordance with the recommendations of the Office of Planning;
2. from Section 424.7A of the B.C.Z.R., to permit a lot size of 6,442.8 sq. ft. in lieu of the required 45,560 sq. ft.;
3. from Section 424.7B of the B.C.Z.R., to permit a side yard setback of as close as 8 ft. in lieu of the required 50 ft.; 0 ft. of vegetative buffer in lieu of the required 20 ft.; a rear yard setback of 38 ft. in lieu of the required 50 ft. and a maximum impervious surface area greater than 25% of the gross area;
4. from Section 409 of the B.C.Z.R., to permit 0 parking spaces in lieu of required 6;

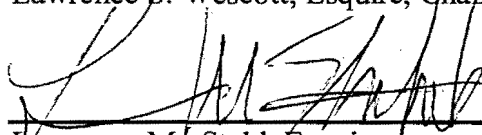
5. to approve an existing open projection having a setback of 3 ft. in lieu of the required 37.5 ft., pursuant to Sections 301.1 and 424.7 of the B.C.Z.R.; and
6. approve an existing accessory structure with a side yard setback of as close as 1 ft. in lieu of required 2-½ ft. pursuant to Section 400.1 of the B.C.Z.R.

Any Petition for judicial review from this decision must be made in accordance with Rule 7-201 through 7-210 of the *Maryland Rules*.

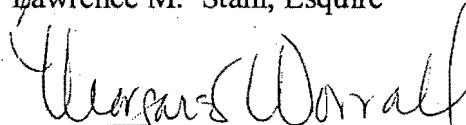
**COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY**



Lawrence S. Wescott, Esquire, Chair



Lawrence M. Stahl, Esquire

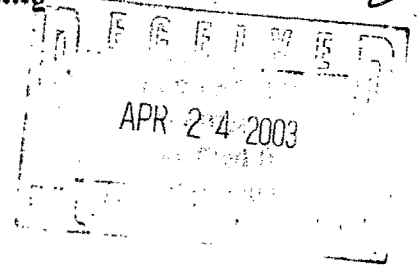


Margaret Worrall



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182



April 24, 2003

Carole S. Demilio
Deputy People's Counsel for
Baltimore County
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Peter Rabbit Day Nursery, Inc. CP;*
Elizabeth M. Nichols – Legal Owner
Case No. 03-014-XA

Dear Ms. Demilio:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board
of Appeals of Baltimore County in the subject matter.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: Deborah C. Dopkin, Esquire
Elizabeth M. Nichols
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

April 14, 2003

Kathleen Bianco, Administrator
Board of Appeal for Baltimore County
Old Courthouse
400 Washington Avenue, Rm 49
Towson, MD 21204

Re: Peter Rabbit Day Nursery, Inc.
Case No.: 03-014-XA

Dear Ms. Bianco:

Enclosed please find an order prepared by my office with regard to the above-captioned case for review by the Board. In addition, enclosed is a letter from Deborah Dopkin, stating she and her client have reviewed the order and are in agreement with such.

If you have any questions, please contact my office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Carole S. Demilio".

Carole S Demilio
Deputy People's Counsel for Baltimore County

CSD/rmw

Enclosures



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

March 13, 2003

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, MD 21204

Re: Peter Rabbit Day Nursery, Inc.
Case No.: 03-014-XA

Dear Deborah:

Enclosed please find a copy of the proposed Order I have drafted with regard to this case. Please review such order and let me know of any additions or changes you feel need to be made.

If you have any questions, please contact my office. Thanks you for your cooperation in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

CSD/rmw

Enclosure

cc: Elizabeth Nichols

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& VARIANCE		
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12th Election District, 7th Councilmanic	*	
	*	FOR
Elizabeth M. Nichols, Legal Owner	*	
Peter Rabbit Day Nursey, Inc., Lessee	*	BALTIMORE COUNTY
Petitioners	*	<u>Case No. 03-014-XA</u>

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ORDER

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At the onset, Ms. Dopkin stated her client agreed to limit the number of children at the site at any one time to thirty (30), and to construct a fence in accordance with recommendations by the Office of Planning and Zoning.

Ms. Dopkin proffered a history of the site, and details of the operation on behalf of her client. Ms. Demilio had no objection to Ms. Dopkin's proffer of the testimony of the Petitioner and Mr. Doak. Ms. Dopkin stated a child care center/nursery school has operated here for nearly 55 years, serving several generations of children in the area. A public school is located across the street from the Center. Ms. Nichols currently operates the Center for 27 children. The hours are 7:00 a.m. to 5:30 p.m. Attendance is staggered. The Center provides before and after school child care for some children and all day care for the preschool children. Ms. Dopkin proffered that based on the available interior space, the Center is licensed by the State of Maryland for 46 children.

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Finally, Ms. Dopkin proffered evidence that the site is supported by the community, is not detrimental to the health, safety or general welfare, does not impact traffic, or create a potential hazard from fire or other dangers, does not overcrowd the land or cause undue concentration of population. She proffered that Mr. Doak would testify there is no impact on public facilities or services, air or light. Ms. Dopkin pointed out that the building was constructed prior to current regulations and would be permitted to remain, thus the special exception request here would not interfere with the impermeable surface as it exists. She also stated that site has operated a child care center

for over 50 years and would not be inconsistent with the spirit and intent of the regulations.

There was no evidence offered in opposition to the evidence proffered by Ms. Dopkin.

WHEREFORE, after reviewing the *Baltimore County Zoning Regulations*, and in consideration of the evidence proffered, and the statements made by Counsel, it is this _____ day of _____, 2003 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Special Exception for a Group Child Care Center, Class B, for no more than thirty (30) children on site at any given time, be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the variance relief requested as follows:

1. from Baltimore County Zoning Regulations (B.C.Z.R.) Section 424.1B to permit a fence less than five (5) feet in height, to be constructed in accordance with the recommendations of the Office of Planning;
2. from Section 424.7A of the B.C.Z.R., to permit a lot size of 6,442.8 sq. ft. in lieu of the required 45,560 sq. ft.;
3. from Section 424.7B of the B.C.Z.R., to permit a side yard setback of as close as 8 ft. in lieu of the required 50 ft.; 0 ft. of vegetative buffer in lieu of the required 20 ft.; a rear yard setback of 38 ft. in lieu of the required 50 ft. and a maximum impervious surface area greater than 25% of the gross area;
4. from Section 409 of the B.C.Z.R., to permit 0 parking spaces in lieu of required 6;

5. to approve an existing open projection having a setback of 3 ft. in lieu of the required 37.5 ft., pursuant to Sections 301.1 and 424.7 of the B.C.Z.R.; and
6. approve an existing accessory structure with a side yard setback of as close as 1 ft. in lieu of required 2-½ ft. pursuant to Section 400.1 of the B.C.Z.R.

Any Petition for judicial review from this decision must be made in accordance with Rule 7-201 through 7-210 of the *Maryland Rules*.

**COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY**

Lawrence S. Wescott, Esquire, Chair

Lawrence M. Stahl, Esquire

Margaret Worrall

9/19

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/Corner Liberty Parkway *
and Dunmanway * DEPUTY ZONING COMMISSIONER
12th Election District *
7th Councilmanic District * OF BALTIMORE COUNTY
(2901 Liberty Parkway) *
* CASE NO. 03-014-XA
Elizabeth M. Nichols, *Legal Owner* and *
Peter Rabbit Day Nursery, Inc., *Lessee* *
Petitioners *

* * * * *

355 20

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owner of the subject property, Elizabeth M. Nichols and the lessee of the site, Peter Rabbit Day Nursery, Inc. The Petitioners are requesting zoning relief for property located at 2901 Liberty Parkway in the Dundalk area of Baltimore County. The special exception request is to approve a Class B, Group Childcare Center for up to 44 children as a principal use in a D.R. zone, pursuant to Section 424 of the Baltimore County Zoning Regulations. In addition, the following zoning variance relief is requested:

1. From Section 424.7A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot size of 6,442.8 sq. ft. in lieu of the required 45,560 sq. ft.;
2. From Section 424.7B of the B.C.Z.R., to permit a side yard setback of as close as 8 ft. in lieu of the required 50 ft.; 0 ft. of vegetative buffer in lieu of the required 20 ft; a rear yard setback of 38 ft. in lieu of the required 50 ft. and a maximum impervious surface area greater than 25% of the gross area;
3. From Section 409 of the B.C.Z.R., to permit 0 parking spaces in lieu of the required 6;
4. From Section 424.1B of the B.C.Z.R., to permit a chain link fence in lieu of the required solid wood stockade or panel, with a height of less than 5 ft. and a setback of 0 ft. in lieu of the required 20 ft.;
5. To approve an existing open projection having a setback of 3 ft. in lieu of the required 37.5 ft., pursuant to Sections 301.1 and 424.7 of the B.C.Z.R.; and

6. To approve an existing accessory structure with a side yard setback of as close as 1 ft. in lieu of the required 2-½ ft. pursuant to Section 400.1 of the B.C.Z.R.

Appearing at the hearing on behalf of the zoning relief were Elizabeth Nichols, owner of the property, Bruce Doak, a representative of Gerhold, Cross & Etzel, the firm who prepared the site plan of the property and Deborah Dopkin, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this zoning request, consists of 6,442 sq. ft., zoned D.R.10.5. The subject property is improved with a two-story brick and vinyl sided building which houses the "Peter Rabbit Day Nursery". The property has always contained a day care business since 1957 until the present time. Ms. Nichols, the proprietor of the operation, actually lives on the second floor of the building. She no longer intends to make the building her residence and intends to live off premises. Once her apartment is vacated she intends to expand her day care operation to include an after school program for many of the children and students in the surrounding Dundalk area. In order to proceed with the expansion of her day care business, the special exception is necessary and the variance relief is required for the existing improvements on the property. It should be noted that she does not intend to construct any additional structures on site. All uses will be located within the existing building which has been operated in this fashion since 1957.

It is clear the Baltimore County Zoning Regulations permits the Petitioners' use in a D.R. 10.5 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use will be conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner 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 Petitioner seeks 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.

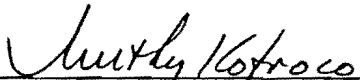
THEREFORE, IT IS ORDERED, this 19th day September, 2002, by this Deputy Zoning Commissioner, that the Special Exception to approve a Class B, Group Childcare Center for up to 44 children as a principal use in a D.R. zone, pursuant to Section 424 of the Baltimore County Zoning Regulations, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested as follows:

1. from Section 424.7A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot size of 6,442.8 sq. ft. in lieu of the required 45,560 sq. ft.;
2. from Section 424.7B of the B.C.Z.R., to permit a side yard setback of as close as 8 ft. in lieu of the required 50 ft.; 0 ft. of vegetative buffer in lieu of the required 20 ft.; a rear yard setback of 38 ft. in lieu of the required 50 ft. and a maximum impervious surface area greater than 25% of the gross area;
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4. from Section 424.1B of the B.C.Z.R., to permit a chain link fence in lieu of the required solid wood stockade or panel, with a height of less than 5 ft. and a setback of 0 ft. in lieu of the required 20 ft.;
5. to approve an existing open projection having a setback of 3 ft. in lieu of the required 37.5 ft., pursuant to Sections 301.1 and 424.7 of the B.C.Z.R.; and
6. to approve an existing accessory structure with a side yard setback of as close as 1 ft. in lieu of the required 2-½ ft. pursuant to Section 400.1 of the B.C.Z.R.

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 M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

TRANSMISSION VERIFICATION REPORT

TIME: 10/11/2002 12:57
NAME: BOARD OF APPEALS
FAX : 4108873182
TEL : 4108873180

DATE, TIME
FAX NO. / NAME
DURATION
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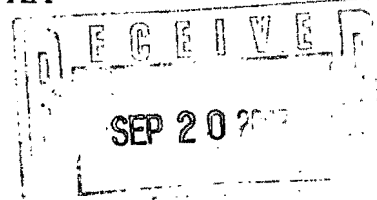
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To	Carole Demilio	From	Pat Huber		
Co./Dept.		Co.			
Phone #		Phone #	887-2188		
Fax #	825-3130	Fax #	887-3182		

IN RE: PETITION FOR SPECIAL EXCEPTION *
SE/Corner Liberty Parkway
and Dunmanway *
12th Election District
7th Councilmanic District *
(2901 Liberty Parkway) *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 03-014-XA

Elizabeth M. Nichols, *Legal Owner* and
Peter Rabbit Day Nursery, Inc., *Lessee*
Petitioners

* * * * *



FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owner of the subject property, Elizabeth M. Nichols and the lessee of the site, Peter Rabbit Day Nursery, Inc. The Petitioners are requesting zoning relief for property located at 2901 Liberty Parkway in the Dundalk area of Baltimore County. The special exception request is to approve a Class B, Group Childcare Center for up to 44 children as a principal use in a D.R. zone, pursuant to Section 424 of the Baltimore County Zoning Regulations. In addition, the following zoning variance relief is requested:

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2901 Liberty Parkway

which is presently zoned D.R. 1005

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 Special Exception Under the Zoning Regulations of Baltimore County, to use the herein described property for

a class B group child care center for up to 44 children as principal use in a D.R. zone pursuant to Baltimore County Zoning Regulations Section 424.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, 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:

Peter Rabbit Day Nursery, Inc.

Name - Type or Print

by: Elizabeth M. Nichols
Signature Elizabeth M. Nichols
2901 Liberty Parkway 410-284-1050
Address Telephone No.

Baltimore, Maryland 21222
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Deborah C. Dopkin
Signature
Deborah C. Dopkin, P.A.

Company

409 Washington Avenue 410-821-0200
Address Telephone No.
Suite 1000
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Elizabeth M. Nichols

Name - Type or Print

Elizabeth M. Nichols
Signature
Name - Type or Print

2901 Liberty Parkway 410-284-1050
Address Telephone No.
Baltimore, Maryland 21222
State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire

Name

409 Washington Avenue 410-821-0200
Address Telephone No.
Suite 1000
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 7/10/02

Case No. 03-014-XA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2901 Liberty Parkway

which is presently zoned D.R. 10.5

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)

See Attached

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

To be presented at hearing

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:

Peter Rabbit Day Nursery, Inc.

Name - Type or Print

by: Elizabeth M. Nichols

Signature Elizabeth M. Nichols

2901 Liberty Parkway 410-284-1050

Address Telephone No.

Baltimore, Maryland 21222

City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Deborah C. Dopkin

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue 410-821-0200

Address Suite 1000 Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Elizabeth M. Nichols

Name - Type or Print

Elizabeth M. Nichols

Signature

Name - Type or Print

Signature

2901 Liberty Parkway 410-284-1050

Address Telephone No.

Baltimore, Maryland 21222

City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire

Name

409 Washington Avenue 410-821-0200

Address Suite 1000 Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 03-014-XA

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 7/10/02

1. Section 424.7A to permit a lot size of 6,442.8 sq. ft. in lieu of the required 45,560 sq. ft.
2. Section 424.7B to permit a side yard setback of as close as 8' in lieu of the required 50';
0' of vegetative buffer in lieu of the required 20';
rear setback of 38' in lieu of the required 50';
maximum impervious surface area greater than 25% of the gross area.
3. Section 409 to permit 0 parking spaces in lieu of the required 6.
4. Section 424.1B to permit a chain link fence in lieu of the required solid wood stockade or panel, with a height of less than 5' and a setback of 0' in lieu of the required 20';
5. To approve an existing open projection having a setback of 3' in lieu of the required 37.5, pursuant to Sections 301.1 and 424.7;
6. To approve an existing accessory structure with a side yard setback of as close as 1' in lieu of the required 2 1/2', pursuant to Section 400.1..



Baltimore County
Department of Permits and
Development Management

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

September 6, 2002

Deborah C Dopkin Esquire
409 Washington Avenue
Suite 1000
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 03-014-XA, 2901 Liberty Parkway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2002.

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: Peter Rabbit Day Nursery Inc, Elizabeth M Nichols, 2901 Liberty Parkway,
Baltimore 21222
People's Counsel

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





**Baltimore County
Fire Department**

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

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

July 18, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 15, 2002

Item No.: 006; 009; (014); 016

Dear Mr. Zahner:

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2002
Item No. 014

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

The issues of parking and children drop-off area shall be addressed.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS HLT*

DATE: July 22, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

583, 001-008, 011 (014) 016



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.16.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 014

JMP

Dear Mr. Zahner:

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

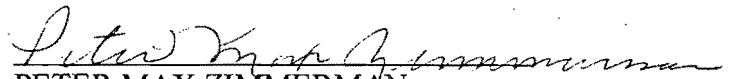
RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE * ZONING COMMISSIONER
S/east corner Liberty Parkway *
& Dunmanway *
12th Election District 7th Councilmanic * FOR
District *
Legal Owner: Elizabeth M. Nichols * BALTIMORE COUNTY
Petitioner *
* 03-014-XA

FILE COPY

* * * * *

ENTRY OF APPEARANCE

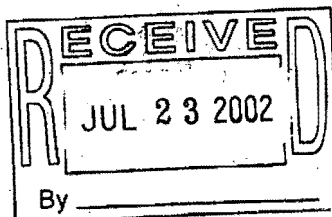
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

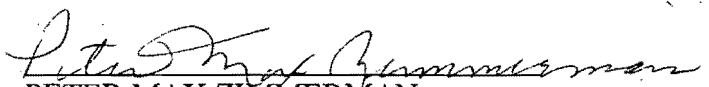

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 19th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, Maryland 21204 Attorney for Petitioner(s).




PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

FILE COPY

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

October 21, 2002

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

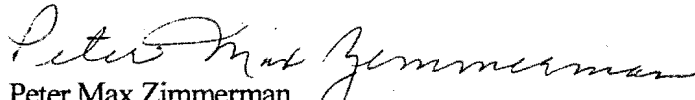
Re: PETITION FOR SPECIAL EXCEPTION
SE/Corner Liberty Parkway
and Dunmanway
(2901 Liberty Parkway)
12th Election District 7th Councilmanic
Legal Owners: Elizabeth M. Nichols
Case Nos. 03-014-XA

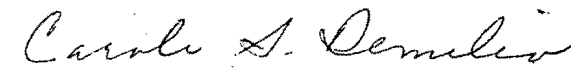
Dear Mr. Jablon:

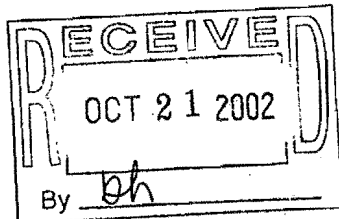
Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated September 19, 2002 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,


Peter Max Zimmerman
People's Counsel for Baltimore County


Carole S. Demilio
Deputy People's Counsel



PMZ/CSD/pah

c: Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, MD 21204
Attorney for Petitioner(s)



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 28, 2002

Deborah Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case No. 03-014-XA, 2901 Liberty Parkway

Please be advised that an appeal of the above-referenced case was filed in this office on October 21, 2002 by Peter Max Zimmerman, People's Counsel for Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

c: Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM
People's Counsel
Elizabeth M. Nichols, 2901 Liberty Parkway



BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E M E M O R A N D U M

TO: The Honorable John Olszewski, Sr.
Councilman for the 7th District

FROM: Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County PMZ

SUBJECT: IN THE MATTER OF : PETER RABBIT DAY NURSHEY, INC. CP:
ELIZABETH M NICHOLS-LEGAL OWNER, CASE NO.:03-014-XA

DATE: May 2, 2003

Enclosed please find a courtesy copy of the agreed County Board of Appeals Order approving a group childcare center at 2901 Liberty Parkway for not more than 30 children at any given time, along with variances. This involves a moderate expansion for a facility that has operated for many years without objection and has served the community. If you have any questions or if I can be of any assistance to you, please do not hesitate to contact my office.

Thank you for your consideration.

PMZ\rmw

Enclosure (1)

TRANSMISSION VERIFICATION REPORT

TIME: 10/03/2002 12:47
NAME: BOARD OF APPEALS
FAX : 4108873182
TEL : 4108873180

DATE, TIME	10/03 12:45
FAX NO./NAME	94108238509
DURATION	00:01:06
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2002

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

SUBJECT: 2901 Liberty Parkway

Post-it® Fax Note 7671		Date 10/3/02	# of pages 2
To Deborah Dopkin		From Carole Demilio	
Co./Dept.		Co. People's Counsel	
Phone #		Phone # 410-887-2188	
Fax # 410-823-8509		Fax # 410-887-3182	

INFORMATION:

Item Number: 03-014XA
Petitioner: Elizabeth M. Nichols
Property Size: 6,442.8 s.f.
Zoning: D.R. 10.5
Requested Action: Special Exception, Variance
Hearing Date: September 10, 2002

REQUEST:

The request in this case is to allow for a class B group child care center for up to 44 children as a principal use in a D.R. zone pursuant to Baltimore County Zoning Regulations Section 424 and to request a variance from the following sections of the BCZR: a) Section 424.7A to permit a lot size of 6,442.8 square feet in lieu of the required 45,560 square feet, b) Section 424.7B to permit a side yard setback of as close as 8' in lieu of the required 50'; 0' of vegetative buffer in lieu of the required 20', a rear setback of 38' in lieu of the required 50' and a maximum impervious surface area greater than 25% of the gross area, c) Section 409 to permit 0 parking spaces in lieu of the required 6, d) Section 424.1B to permit a chain link fence in lieu of the required solid wood stockade or panel, with a height of less than 5' and a setback of 0' in lieu of the required 20' e) to approve an existing open projection having a setback of 3' in lieu of the required 37.5, pursuant to Sections 301.1 and 424.7; and e) and to approve an existing accessory structure with a side yard setback of as close as 1' in lieu of the required 2 pursuant to Section 400.1.

The subject property is located on the southwest corner of Liberty Parkway and Dunmanway Road in the Dunlogan section of Old Dundalk.. It is a two story, single family detached dwelling. The property has been improved with many additions and equipment to facilitate a day care operation. The surrounding land use is residential and institutional, with DR 16 to the northeast and west, and DR 10.5 to the south. The site is directly adjacent to the Dundalk National Register Historic District.

SUMMARY OF RECOMMENDATIONS:

The majority, if not all, of the building and site alterations requiring variances were completed prior to receiving the necessary permits. This office does not condone the commencement/ completion of work prior to applying for and being granted the appropriate approvals. While we do not have an objection to the current/proposed use of the property for a daycare operation, we propose that approval be contingent upon the following conditions:

1. Although it is requested that up to 44 children be accommodated, this office recommends that the capacity of the center should be phased, beginning with a maximum of 20 children. The site is fairly constrained, with little drop off and pick up space other than curbside and no additional off street parking spaces to serve the center. Additionally, there is a bus stop located in front of the property making drop off and pick up difficult. After a reasonable period of time to be determined by the hearing officer, if the applicant wishes to increase the capacity beyond 20 children, an additional hearing shall be convened at which time this office will review the request.
2. The current chain link fence should be replaced with a metal picket fence that is more in keeping with the historic nature of the neighborhood. Screening in the form of shrubbery shall be planted along the fence line to assist with privacy and provide some relief for the outdoor play area that is completely paved with impervious surface.
3. The current freestanding sign shall be replaced with a professionally fabricated ground mounted sign that incorporates a landscaping treatment around the base.

Section Chief _____

AFK:LH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2002

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

*Planning
Comment*

SUBJECT: 2901 Liberty Parkway

INFORMATION:

Item Number: 03-014XA
Petitioner: Elizabeth M. Nichols
Property Size: 6,442.8 s.f.
Zoning: D.R. 10.5
Requested Action: Special Exception, Variance
Hearing Date: September 10, 2002

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3. The current freestanding sign shall be replaced with a professionally fabricated ground mounted sign that incorporates a landscaping treatment around the base.

Section Chief _____

AFK:LH

no more than
30 at any
one time

7:00 -

$$1 + 3 = 4$$

$$7:30 \quad 3 + 4 + 7 = 14$$

$$8:00 \quad 3 + 5 + 10 = 18$$

$$8:30 \quad 7 + 7 + 0 = 14$$

$$9:00 \quad 8 + 8 = 16$$

↓

$$3:00 \quad 7 + 6 + 0 = 13$$

$$3:30 \quad 6 + 6 + 9 = 21$$

3:30 - 5:00

$$4:00 \quad 4 + 6 + 10 = 20$$

$$4:30 \quad 1 + 6 + 10 = 17$$

$$5:00 \quad 0 + 2 + 10 = 12$$

$$5:30 \quad 0 + 0 + 0 = 0$$

27 current

9 more upstairs

total
19 more based on spare

DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513
(410) 821-0200

FAX TRANSMISSION LEAD SHEET

NOTICE

The information contained in the following pages is PRIVILEGED AND CONFIDENTIAL and belongs to Deborah C. Dopkin, P.A., and/or its clients. The information is intended solely for the use of the person or entity named below to whom it is addressed. Deborah C. Dopkin, P.A. expressly preserves and asserts all privileges and immunities applicable to this transmission. If you are not the intended recipient or an agent or employee of the intended recipient, then you have received this transmission in error -- READ ONLY THIS COVER SHEET, immediately call the phone number below to explain that you have received this transmission in error, and return all pages to us by mail. If you are not the intended recipient, any review, examination, use, disclosure, reproduction, or distribution of this transmission or the information contained herein is PROHIBITED.

DATE: November 27, 2002

NAME: Carole S. DeMilio, Esquire
Deputy People's Counsel

COMPANY: People's Counsel

FAX NO. 410-887-3182
410-825-3130

RE: Nichols Property

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410) 821-0200 should you experience any problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 2

Hard Copy to Follow? yes

Comments to Recipient:

Deborah C. Dopkin

From: "Jeff Long" <jlong@co.ba.md.us>
To: <ddopkin@dopkinlaw.com>
Sent: Wednesday, October 16, 2002 3:17 PM
Subject: Peter Rabbit Day Nursery, Inc

Debra,

Thank you for giving your immediate attention to this matter. As we discussed, the Office of Planning is no longer opposed to your client's Petitions for Special Exception and Special Hearing. Ms. Nichols' cooperation with this office is appreciated with respect to the issues related to the existing fence and sign--as outlined in your recent letter. Please contact me if you have further questions. Jeff

10/16/2002

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

clp
Ph2

OCT 22 2002
PEOPLES

DEBORAH C. DOPKIN

October 18, 2002

**VIA FACSIMILE TRANSMISSION
AND FIRST CLASS MAIL**

Carole S. DeMilio, Esquire
Deputy People's Counsel
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

**RE: Peter Rabbit Day Nursery, Inc. - Case No. 03-014-XA
Petitions for Special Exception and Variance**

Dear Carole:

On Wednesday, October 16, 2002, I received the enclosed email from Jeff Long in response to my letters to him of October 7th and October 14, 2002, copies of which are enclosed. If you should have any questions regarding this matter, please do not hesitate to call me.

In response to your telephone inquiry, the daycare center operates between 6:30 a.m. and 5:30 p.m. There are currently 27 children at the center, of whom only 12 attend for the full day. There is one preschooler who comes for half day and 14 children who are either before and/or after school students. Both drop off and pick-up are staggered throughout the day, with parents arriving by car or public transportation. By 5:00 p.m., there are only one or two children at the center. It is hard to predict with certainty whether the additional children will be preschool, full-time or before or after care. However, the Maryland Childcare Administration Regulations limit the number of children who will be permitted to use the second floor space based on the size of that space.

I am trying to reach my client to determine what number the state will permit and how many children of each age group she anticipates. I will get back to you as soon as I speak to her.

Once again, thank you for your cooperation.

Very truly yours,


Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Ms. Elizabeth Nichols

C:\docs\KMC\DCD\LETTERS 2002\demillio carole.wpd

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW

409 WASHINGTON AVENUE, SUITE 1000

TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200

FACSIMILE 410-823-8509

e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

November 27, 2002

VIA FACSIMILE TRANSMISSION
AND FIRST CLASS MAIL

Carole S. DeMilio, Esquire
Deputy People's Counsel
206 Washington Avenue
Towson, Maryland 21204

RE: Peter Rabbit Day Nursery, Inc. - Case No. 03-014-XA

Dear Carole:

Please find enclosed the additional information regarding the above captioned matter. According to Elizabeth Nichols, the director of Peter Rabbit Day Nursery and owner of the property, under the Maryland Child Care Administration Guidelines for indoor space requirements, she is permitted a total of 46 students, two more than she has requested under the zoning petition. A copy of the applicable COMAR provision is included.

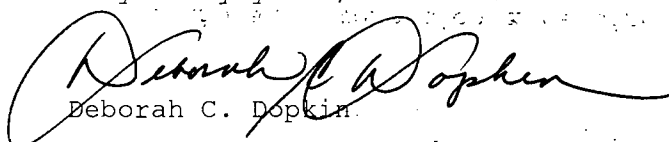
Also included is the staffing pattern for child care centers showing the number of children who are at the center during the week at different times of the day broken down by total number of children and age group. Ms. Nichols has provided this information for last year for the current year.

If you read these two documents together, you will see that she is permitted to add up to nine more children in the 5-10 year old group that will occupy the additional space on the second floor of the property. Only eight additional children could be accommodated in the younger age groups. As you can see from the staffing pattern reports, enrolment is divided nearly evenly among the three age groups and attendance is staggered over the course of the day.

Ms. Nichols could not predict with certainty who her new students will be or their ages, but could say with certainty that she will abide by the State regulatory guidelines. Initially, she does not anticipate adding more than twelve children to the day care center and must complete building alterations and adding sprinklers before she can use the additional space.

I hope this information is helpful in resolving the questions you have raised. I look forward to meeting with you on Tuesday, December 3, 2002.

Very truly yours,



Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Ms. Elizabeth Nichols

F:\docs\KMC\DCD\LETTERS 2002\demillio carole2.wpd

.15 Capacity.

A. An office shall determine the capacity of the center according to criteria established in:

(1) These regulations affecting floor space, outdoor play space, staffing, equipment, ages of the children to be enrolled, and sanitary facilities; and

(2) Applicable codes, including zoning, building, and fire codes.

B. An operator shall limit the total number of children in care at one time to the capacity approved by the office.

.16 Enrollment and Attendance.

A. All children in care at any one time are counted as being in attendance for purposes of complying with the regulations governing capacity, group size, and staff/child ratios.

B. An operator may not enroll a child for more than 14 hours in a 24-hour period unless approved in advance by the office.

C. An operator shall maintain written records of:

(1) Enrollment by the child's name, address, telephone number, date of birth, and dates and time periods for which enrolled; and

(2) Attendance by groups of children which indicate the dates of attendance of each child in the center.

D. An operator may not admit an infant who is younger than 6 weeks old.

E. An operator may only enroll a child when the office has given written approval for the center to care for children of that child's age.

.17 Indoor Space Requirements.

A. In a center licensed before December 1, 1971, a minimum of 30 square feet of floor space shall be provided for each child.

B. In a nursery school which holds a certificate of approval to operate issued by the State Board of Education, or which holds a letter of exemption from approval issued by the State Board of Education under Education Article, §2-206, Annotated Code of Maryland, before December 1, 1971, which is still in effect, a minimum of 30 square feet of floor space shall be provided for each child.

C. In a center licensed after December 1, 1971, a minimum of 35 square feet of floor space shall be provided for each child.

D. In calculating the square footage of floor space provided for each child, the following may not be included:

(1) Any floor space, rooms, or areas that are not available for the daily program activities of the children, such as columns, vestibules and corridors, food preparation areas, kitchens, bathrooms, adult work areas, permanently equipped isolation areas or sleeping rooms, storage units, and storage space; and

(2) Furniture, except for:

(a) Children's chairs and tables which are nonfixed and multi-purpose,

(b) Moveable equipment used for infant care, such as high chairs and swings,

(c) Moveable play equipment,

(d) An adult-size rocking chair or other adult-size comfortable chair,

(e) An adult-size couch, and

(f) Open shelves for children's daily activities.

E. In a small center, the space for children may include space within the family living area.

F. In centers caring for infants, diapering stations shall be included in calculating the square footage of floor space provided for each child.

G. Square Footage for Programs Operating Before July 1, 1990, but Not Licensed as a Child Care Center.

(1) An applicant for a child care center license, who cannot meet the square footage requirements of this regulation, may receive approval for less square footage if the applicant documents to the satisfaction of the office that before July 1, 1990, the center was:

(a) Operating as a:

(i) Nursery school program holding a certificate of approval from the State Department of Education,

(ii) Nursery school program holding a letter of exemption from approval from the State Department of Education,

(iii) Preschool program connected to a parks and recreation department,

(iv) Before-school and after-school child care program, or

(v) School-age child care program; and

(b) Not licensed under the regulations then in effect in COMAR 10.05.01 for group day care centers.

(2) An office may grant the request for approval of required square footage if the:

(a) Applicant demonstrates to the satisfaction of the office the impossibility of complying with the minimum square footage of floor space per child, required by §§A—F of this regulation, while maintaining economic viability; and

(b) Office determines that the reduced square footage for each child does not threaten the child's health, safety, or welfare.

H. If additions or enlargements are made to a center operating under reduced square footage, capacity may not be increased until the square footage requirements of §§A—F of this regulation are met.

.18 Supervision.

A. An operator shall ensure that each child receives:

(1) Attention to the child's individual needs; and

(2) Adequate supervision and care at all times which is appropriate to the child's age and individual needs.

B. Staff Member in Charge of a Group.

(1) An operator shall provide a senior staff person to be in charge of each group of preschool children and infants and toddlers as needed to meet the requirements for group size and staffing in Regulations .31—.33 and .68 of this chapter.

(2) A senior staff person shall be in charge of a full day, 5-year-old program in a preschool setting.

(3) The operator shall provide a group leader or assistant group leader to be in charge of each group of school-age children as needed to meet the requirements for group size and staffing in Regulations .31—.33 of this chapter.

(4) If no senior staff member, group leader, or assistant group leader is available, a director may be in charge of a group of children as needed to meet the requirements for group size and staffing in Regulations .31—.33 and .68 of this chapter.

C. Staff Availability.

(1) An operator shall designate a teacher, a group leader, or a senior staff member to be present and in charge of the center in case of the director's temporary absence from the center.

MARYLAND DEPARTMENT OF HUMAN RESOURCES
Child Care Administration
STAFFING PATTERN FOR CHILD CARE CENTERS
AND
LETTER OF COMPLIANCE FACILITIES

Name of Facility:	<u>Peter Rabbit Day Nursery, Inc.</u>		Facility #:	<u>15432</u>	
Hours of Operation:	<u>6:30 - 5:30</u>	Total hours per week:	<u>55</u>	Days of operation:	<u>5</u>
Effective Date:	<u>1947</u>		Director:	<u>Elizabeth Nichols</u>	

DIRECTOR'S WORK SCHEDULE

SUN:	MON:	TUES:	WED:	THURS:	FRI:	SAT:
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Number of hours each day the Director is regularly scheduled with a group to directly supervise children:

SUN:	MON: 7	TUES: 7	WED: 7	THURS: 7	FRI: 7 —	SAT:
------	--------	---------	--------	----------	----------	------

See directions on back for instructions on how to fill in the staffing pattern.

Time of Day am or pm	Rmt/Group ID:				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age:							
	Capacity:							
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.				
8:00	*	*	*	*				
8:30	.	.	.	.				
9:00	*	*	*	*				
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.				
3:00	*	*	*	*				
3:30	.	.	.	.				
4:00	*	*	*	*				
4:30	.	.	.	.				
5:00	*	*	*	*				
5:30	.	.	.	.				
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

Time of Day am or pm	Rmt/Group ID: III				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age: 5-10							
	Capacity:							
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.				
8:00	*	*	*	*				
8:30	.	.	.	.				
9:00	*	*	*	*				
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.				
3:00	*	*	*	*				
3:30	.	.	.	.				
4:00	*	*	*	*				
4:30	.	.	.	.				
5:00	*	*	*	*				
5:30	.	.	.	.				
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

MARYLAND DEPARTMENT OF HUMAN RESOURCES
Child Care Administration
STAFFING PATTERN FOR CHILD CARE CENTERS
 AND
LETTER OF COMPLIANCE FACILITIES

Name of Facility: Peter Rabbit Day Nursery, Inc. Facility #: 03-15432
 Hours of Operation: 6:30 - 5:30 Total hours per week: 55 Days of operation: 5 /wk.
 Effective Date: _____ Director: Elizabeth Nichols

DIRECTOR'S WORK SCHEDULE 6:30 - 5:30 M-F

SUN:	MON:	TUES:	WED:	THURS:	FRI:	SAT:
------	------	-------	------	--------	------	------

Number of hours each day the Director is regularly scheduled with a group to directly supervise children:

SUN:	MON: <u>6.5</u>	TUES: <u>6.5</u>	WED: <u>6.5</u>	THURS: <u>6.5</u>	FRI: <u>6.5</u>	SAT:
------	-----------------	------------------	-----------------	-------------------	-----------------	------

See directions on back for instructions on how to fill in the staffing pattern.

Time of Day am or pm	Rm#/Group ID: <u>II</u>				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age: <u>2-3</u>	Capacity: <u>9</u>						
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.				
8:00	*	*	*	*	2	2		
8:30	*	*	*	*	4	3		
9:00	*	*	*	*	7	4		
9:30	*	*	*	*				
10:00	*	*	*	*				
10:30	*	*	*	*				
11:00	*	*	*	*				
11:30	*	*	*	*				
12:00	*	*	*	*				
12:30	*	*	*	*				
1:00	*	*	*	*				
1:30	*	*	*	*				
2:00	*	*	*	*				
2:30	*	*	*	*				
3:00	*	*	*	*	6	3		
3:30	*	*	*	*	5	2		
4:00	*	*	*	*	4	1		
4:30	*	*	*	*	4	1		
5:00	*	*	*	*	0	0		
5:30	.	.	.	.				
6:00	*	*	*	*				
6:30	.	.	.	.				

Day(s) _____

Time of Day am or pm	Rm#/Group ID: <u>II</u>				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age: <u>3-4</u>	Capacity: <u>8</u>						
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*	3	1		
7:30	*	*	*	*	4	1		
8:00	*	*	*	*	6	1		
8:30	*	*	*	*				
9:00	*	*	*	*	7			
9:30	*	*	*	*				
10:00	*	*	*	*				
10:30	*	*	*	*				
11:00	*	*	*	*				
11:30	*	*	*	*				
12:00	*	*	*	*				
12:30	*	*	*	*				
1:00	*	*	*	*				
1:30	*	*	*	*				
2:00	*	*	*	*				
2:30	*	*	*	*				
3:00	*	*	*	*	6			
3:30	*	*	*	*	5			
4:00	*	*	*	*				
4:30	*	*	*	*	4			
5:00	*	*	*	*	1			
5:30	.	.	.	.	0	0		
6:00	*	*	*	*				
6:30	.	.	.	.				

Day(s) _____

Signature of Operator, Agent or Director: Elizabeth Nichols

Date: Aug 30 2001

MARYLAND DEPARTMENT OF HUMAN RESOURCES
Child Care Administration
STAFFING PATTERN FOR CHILD CARE CENTERS
 AND
LETTER OF COMPLIANCE FACILITIES

Name of Facility: Peter Rabbit Day Nursery, Inc. Facility #: 03-15432
 Hours of Operation: 6:30 - 5:30 Total hours per week: 55 Days of operation: M - F (5)
 Effective Date: _____ Director: Elizabeth Nichols

DIRECTOR'S WORK SCHEDULE 6:30 - 5:30 M - F

SUN:	MON:	TUES:	WED:	THURS:	FRI:	SAT:
------	------	-------	------	--------	------	------

Number of hours each day the Director is regularly scheduled with a group to directly supervise children:

SUN:	MON: <u>6.5</u>	TUES: <u>6.5</u>	WED: <u>6.5</u>	THURS: <u>6.5</u>	FRI: <u>6.5</u>	SAT:
------	-----------------	------------------	-----------------	-------------------	-----------------	------

See directions on back for instructions on how to fill in the staffing pattern.

Time of Day am or pm	Rmt/Group ID: Age: <u>5-10</u> Capacity: <u>10</u>				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.				
8:00	*	*	*	*				
8:30	.	.	.	.				
9:00	*	*	*	*				
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.				
3:00	*	*	*	*				
3:30	.	.	.	.				
4:00	*	*	*	*				
4:30	.	.	.	.				
5:00	*	*	*	*				
5:30	.	.	.	.				
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

Time of Day am or pm	Rmt/Group ID: Age: _____ Capacity: _____				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.				
8:00	*	*	*	*				
8:30	.	.	.	.				
9:00	*	*	*	*				
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.				
3:00	*	*	*	*				
3:30	.	.	.	.				
4:00	*	*	*	*				
4:30	.	.	.	.				
5:00	*	*	*	*				
5:30	.	.	.	.				
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

Signature of Operator, Agent or Director:

Elizabeth Nichols

Date:

Aug 30 2001

MARYLAND DEPARTMENT OF HUMAN RESOURCES
Child Care Administration
STAFFING PATTERN FOR CHILD CARE CENTERS
AND
LETTER OF COMPLIANCE FACILITIES

Name of Facility: Peter Rabbit Day Nursery, Inc. Facility #: 15432
Hours of Operation: 6:30 - 5:30 Total hours per week: 55 Days of operation: 5
Effective Date: Since 1947 Director: Elizabeth Nichols

DIRECTOR'S WORK SCHEDULE

6:30 - 5:30

SUN:	MON:	TUES:	WED:	THURS:	FRI:	SAT:
------	------	-------	------	--------	------	------

Number of hours each day the Director is regularly scheduled with a group to directly supervise children:

SUN:	MON: <u>7</u>	TUES: <u>7</u>	WED: <u>7</u>	THURS: <u>7</u>	FRI: <u>7</u>	SAT:
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See directions on back for instructions on how to fill in the staffing pattern.

Time of Day am or pm	Rmt/Group ID: <u>I</u>				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age: <u>2-3</u>	Capacity: <u>4</u>						
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*	1	1		
7:30	.	.	.	.	3	2		
8:00	*	*	*	*	3	3		
8:30	.	.	.	.	7	5		
9:00	*	*	*	*	8	6		
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.	↓	↓		
3:00	*	*	*	*	7	5		
3:30	.	.	.	.	6	4		
4:00	*	*	*	*	4	3		
4:30	.	.	.	.	1	1		
5:00	*	*	*	*	0	0		
5:30	.	.	.	.	0	0		
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

Time of Day am or pm	Rmt/Group ID: <u>II</u>				Total # of Children	# of 2 yr. olds	# of Toddlers 18-24 mo.	# of Infants 0-18 mo.
	Age: <u>3-4</u>	Capacity: <u>8</u>						
6:00	*	*	*	*				
6:30	.	.	.	.				
7:00	*	*	*	*				
7:30	.	.	.	.	4			
8:00	*	*	*	*	5			
8:30	.	.	.	.	7			
9:00	*	*	*	*	8			
9:30	.	.	.	.				
10:00	*	*	*	*				
10:30	.	.	.	.				
11:00	*	*	*	*				
11:30	.	.	.	.				
12:00	*	*	*	*				
12:30	.	.	.	.				
1:00	*	*	*	*				
1:30	.	.	.	.				
2:00	*	*	*	*				
2:30	.	.	.	.	↓			
3:00	*	*	*	*	6			
3:30	.	.	.	.	↓			
4:00	*	*	*	*	↓			
4:30	.	.	.	.	6			
5:00	*	*	*	*	2			
5:30	.	.	.	.	0			
6:00	*	*	*	*				
6:30	.	.	.	.				
Day(s)								

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

December 9, 2002

VIA FACSIMILE TRANSMISSION
AND FIRST CLASS MAIL

Carole S. DeMilio, Esquire
Deputy People's Counsel
206 Washington Avenue
Towson, Maryland 21204

RE: Peter Rabbit Day Nursery, Inc. - Case No. 03-014-XA

Dear Carole:

I am pleased to advise you that Liz Nichols, the Director for Peter Rabbit Day Nursery, has reviewed your proposal and is agreeable to the limitation of thirty children at any one time at the Day Nursery.

When I spoke to Ms. Nichols, I advised her that we would have to go to a hearing before the Board of Appeals so the Board can incorporate the limitation in an order. Since she teaches at the Community College beginning January 2, 2003, Ms. Nichols asked if it were possible to schedule the hearing between December 17th and December 31st. I subsequently checked with the Board of Appeals and was advised that December 19th is available if you are agreeable to setting the matter in for that date.

Please let me know if we can move forward on the schedule. I appreciate your ongoing cooperation.

Very truly yours,


Deborah C. Dopkin

DCD/kmc
Enclosure

cc: Ms. Elizabeth Nichols

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DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW

409 WASHINGTON AVENUE, SUITE 1000

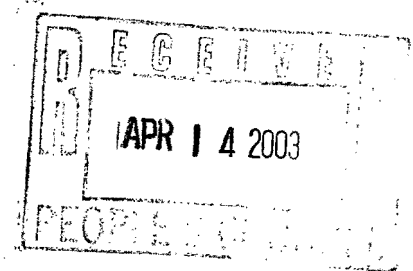
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200

FACSIMILE 410-823-8509

e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN



April 9, 2003

Carole S. DeMilio, Esquire
Deputy People's Counsel
400 Washington Avenue
Old Courthouse, Room 47
Towson, Maryland 21204

RE: Peter Rabbit Day Nursery, Inc. - Case No. 03-014-XA

Dear Carole:

Thank you for your letter of March 13, 2003 and the proposed Order for Peter Rabbit Day Care Center. I have reviewed the Order as has Ms. Nichols, the proprietor of the center. Both my client and I do not feel that there are any changes or additions that need to be made to the Order. We appreciate your taking the time to have drafted it.

Please let me know if you would like me to contact the County Board of Appeals to let them know that we are in agreement with the Order as drafted.

Once again, thank you for your cooperation in this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Ms. Elizabeth Nichols

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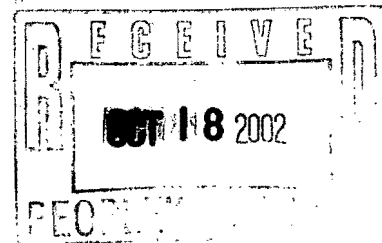
to be made to the Order. We appreciate your taking the time to have drafted it. I have reviewed the Order as has Ms. Nichols, the proprietor of the center. Both my client and I do not feel that there are any changes or additions that need to be made to the Order. We appreciate your taking the time to have drafted it. Please let me know if you would like me to contact the County Board of Appeals to let them know that we are in agreement with the Order as drafted.

April 11, 2003

DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513
(410)821-0200

FAX TRANSMISSION LEAD SHEET

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DATE: October 18, 2002

NAME: Carole S. DeMilio, Esquire
Deputy People's Counsel

COMPANY: People's Counsel

FAX NO. 410-887-3182

RE: Nichols Property

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410)821-0200 should you experience any problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 3

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1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513
(410) 821-0200

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DATE: December 9, 2002

NAME: Carole S. DeMilio, Esquire
Deputy People's Counsel

COMPANY: People's Counsel

FAX NO. 410-887-3182
410-825-3130

RE: Nichols Property

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410)821-0200 should you experience any problem with this transmission.

Fax Number: (410) 821-8509

Number of Pages, Including This Lead Sheet: 2

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Comments to Recipient:

DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513
(410)821-0200

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DATE: November 27, 2002

NAME: Carole S. DeMilio, Esquire
Deputy People's Counsel

COMPANY: People's Counsel

FAX NO. 410-887-3182
410-825-3130

RE: Nichols Property

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410)821-0200 should you experience any problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 8

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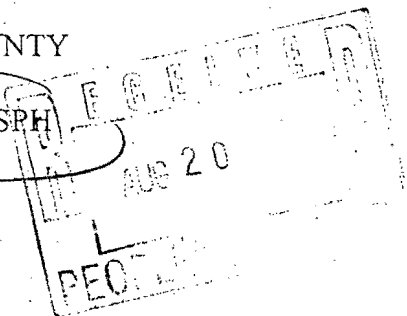
Comments to Recipient:

IN THE MATTER OF
THE APPLICATION OF
BOB CAT PROPERTIES, LLC -
PETITIONER FOR SPECIAL HEARING
ON PROPERTY LOCATED ON THE
S/S COCKEYSVILLE ROAD
233 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 02-321-SPH

* * * * *

ORDER



Bob Cat Properties, LLC ("Petitioner") is the owner of 233 Cockeysville Road; Performance Cycles, Inc. (hereinafter "Performance") is Lessee thereof. The site is zoned Manufacturing Light (ML-IM). Performance operates a motorcycle repair facility (service garage). Petitioner seeks Special Hearing relief to permit Performance to sell used motorcycles.

The Special Hearing Petition was approved by the Deputy Zoning Commissioner on April 18, 2002. People's Counsel filed a timely appeal. A hearing was held before the Board of Appeals ("CBA") on July 16, 2002. Public deliberation was held the same day.

Deborah Dopkin, attorney for the property owner and tenant, and Carole S. Demilio, Deputy People's Counsel, were present.

In a prior case, the site received Special Exception approval for a service garage. Ms. Demilio agrees that a service garage is a permitted use in this zone. She is not challenging the special exception use previously granted. In the instant case, Petitioners filed a Special Hearing Petition to sell motorcycles. People's Counsel filed an appeal because used automobile and motorcycle sales are not permitted in the ML zone. Used motor vehicle sales are permitted by right in the Business Roadside zone, and by special exception in the Business Major zone with a PUD-C. Ms. Demilio stated that under very limited conditions, and with appropriate restrictive language in an Order, occasional sales of used vehicles incidental to the service garage use has been permitted. Ms. Demilio stated that in her opinion the appropriate and necessary restrictive language was not

IN THE MATTER OF
THE APPLICATION OF
BOB CAT PROPERTIES, LLC -
PETITIONER FOR VARIANCE
ON PROPERTY LOCATED ON THE
S/S COCKEYSVILLE ROAD
239 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 02-322-A

* * * * *

ORDER

The Office of People's Counsel filed an appeal in this case from a setback variance for a construction storage yard granted by the Deputy Zoning Commissioner. This case was filed as a companion case to Case No. 02-321-SPH for Special Hearing relief, which was also appealed by People's Counsel.

A hearing was held before the County Board of Appeals ("Board") on July 16, 2002. Carole S. Demilio, Deputy People's Counsel, and Deborah C. Dopkin, attorney for Petitioners, were present.

At the hearing, Ms. Demilio stated that, if the Board limits the Special Hearing relief by the restrictions agreed to by the parties and their counsel in Case No. 02-321-SPH, her office will dismiss the appeal in this case. She stated under those circumstances it would not be in the public interest to appeal the variance relief.

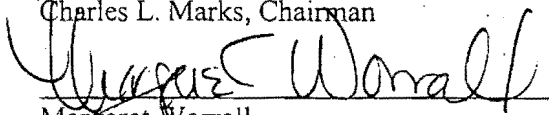
In light of the Order signed by this Board in Case No. 02-321-SPH, the appeal of People's Counsel in the instant case is hereby dismissed.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

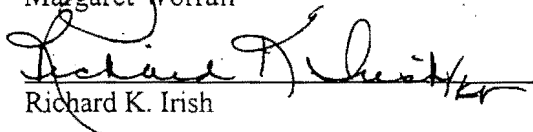
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



Charles L. Marks, Chairman



Margaret Worrall



Richard K. Irish