ORDER REGENVED FOR FILING

IN RE: PETITION FOR SPECIAL HEARING

N/S Quail Covey Court, 272' N of the c/l

Fox Trail Court

(8 Quail Covey Court)

8th Election District

3rd Council District

Charles P. McCormick, III, et ux Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-298-SPH

*

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Charles P. McCormick, III and his wife, Susan Kimmel McCormick, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners request a special hearing to approve a Class "A" Group Child Care Center on the subject property, pursuant to Section 424.4.A.5 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Charles and Susan McCormick, property owners, Vincent Moskunas, a representative of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Paul P. Petryszak, adjacent property owner.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Quail Covey Court, just north of its intersection with Fox Trail Court in the Shaneybrook Farms subdivision in northern Baltimore County. The property contains a gross area of 1.61 acres, more or less, zoned R.C.5 and is improved with a two-story, single-family dwelling. The Petitioners filed the instant Petition to expand an existing child day care facility within the home.

CHUER RECEIVED FOR FRI 1819 Date 2007 100 FOR FRI 1819 An understanding of the relevant provisions of the B.C.Z.R. relative to child care operations is fundamental to the issue in this case. Section 101 of the B.C.Z.R. defines the words and terms used throughout the regulations. A "family child care home" is defined as a private residence wherein care, protection and supervision is provided for a fee for part or all of a day, at least twice a week, to no more than eight children at one time." Section 424.3 of the B.C.Z.R. indicates that family child care homes are permitted by right and as an accessory use within dwellings in all zones. Thus, under the B.C.Z.R., a family child care home is permitted on the subject property by right. In fact, testimony and evidence presented established that the Petitioners are operating such a facility at the present time.

Section 101 of the B.C.Z.R. also defines a "group child care center" as "A building or structure wherein care, protection and supervision is provided for part or all of a day, on a regular schedule, at least twice a week to at least nine children." A Class "A" group child care center is a facility where care is provided for between 9 and 12 children. A Class "B" group child care center is a facility where care is provided for more than 12 children. In the instant case, the Petitioners propose expanding their operation from 8 to 12 children. Thus, approval is requested for a Class "A" group child care facility.

Section 424.4 of the B.C.Z.R. sets out the process for the application of such approval. Under that process, notice of the application for a use permit for a Class A Group Child Care Center is posted on the property at issue for a period of at least 30 days. Within that period, any owner/occupant within 1,000 feet of the property may file a formal request for a public hearing before the Zoning Commissioner. In this case, the adjacent property owners, Paul and Sharon Petryszak, filed a formal request and the matter was scheduled for a public hearing, which was conducted in its entirety on March 4, 2003.

Section 424.4.6 of the B.C.Z.R. provides that the Zoning Commissioner review the application. Approval or denial of the application shall be based upon factors relating to the character of the surrounding community and the anticipated impact of the proposed use on that community. Additionally, the Zoning Commissioner may impose requirements upon the approval

of any application in order to assure that the use will not be detrimental to the health, safety and general welfare of the locale. The full breadth of these regulations is set out in Section 424 of the B.C.Z.R.

Testimony and evidence offered at the hearing revealed that Mr. & Mrs. McCormick have owned and resided on the property since 1996 and that Mrs. McCormick has operated the child care facility in her home since approximately May 1999. At the present time, she cares for up to eight children, all of who are 3 years of age or younger. She indicated that the children typically arrive at the property between 8:00 AM and 9:00 AM, and are picked up by parents or family by no later than 6:00 PM. The facility operates five days a week, Monday through Friday. Mrs. McCormick indicated that there is a high demand for her services. Many of her clients come from the neighborhood and approximately 80% of her clients reside within a 5-mile radius. There is no advertising and clients are obtained by word of mouth. The facility currently has a waiting list which prompted Mrs. McCormick to seek approval of a Class A group child care facility to allow her to have up to 12 children. Mrs. McCormick also fully described her qualifications and background as a day care provider as well as the number of employees, her licensing and the general day-to-day operations at the facility.

As noted above, the property is an irregular shaped lot located at the end of a cul-desac, which provides access to Fox Trail Court. In fact, access to the subject property is provided by way of a panhandle driveway, which serves the subject lot and four other properties on Quail Covey Court. The panhandle driveway is 16 feet wide and macadam paved. Photographs were submitted at the hearing which show the subject property and driveway access. These photographs also show that this is an affluent neighborhood featuring substantial homes on relatively large lots.

Although Mrs. McCormick apparently enjoys the support of many of the residents of Shaneybrook and several of her neighbors, Mr. Petryszak appeared in opposition to the request. He resides immediately adjacent to the subject property. His concerns generally fell within two areas. First, he complained of problems with traffic, particularly during drop-off and pick-up times. Additionally, he expressed concern regarding the impact of the proposed use on his property value.

SETTINE PROFITED OF FILING

This is a close case. On the one hand, the existing operation of a day care facility for up to eight children is permitted by right and has apparently existed on the site for nearly four years. The addition of four children mandates the special hearing relief requested herein. In my view, the impact of these four additional children will be minimal. This is particularly so, given the young age of the children who are cared for at this site. On the other hand, Mr. Petryszak has valid concerns regarding traffic, particularly since a panhandle driveway serves the subject property. In this regard, the Petitioners have offered to expand their driveway from 12 feet to 20 feet to better accommodate vehicles and the drop-off and pick-up of children.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my view the proposed increase from 8 to 12 children will not detrimentally impact the neighborhood from the standpoint of visual impact on adjacent properties. Although traffic is a more viable concern, I am persuaded that the existing road system and driveway can accommodate the modest increase in use. However, pursuant to Section 424.4.6.C of the B.C.Z.R., I will impose certain conditions to protect the health, safety or general welfare of the surrounding locale. Although established under the definition, the proposed use shall be limited to 12 children, 3 years of age or younger. There will be no signage or exterior advertising of the day care center on the subject property or anywhere along the panhandle driveway or the public right-of-way on Quail Covey Court. The hours of operation shall be restricted to 8:00 AM to 6:00 PM, five days a week (Monday through Friday). In order to maintain the residential character of the area, the Petitioners' driveway shall remain at a width of 12 feet. However, the Petitioner shall provide written notice to all clients that they shall not park on adjacent properties and must use the Petitioners' driveway for parking and to drop-off/pick-up children to the extent possible.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Andrew day of March, 2003 that the Petition for Special Hearing to approve a Class "A" Group Child Care Center on the subject property, pursuant to Section 424.4.A.5 of the Baltimore

County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

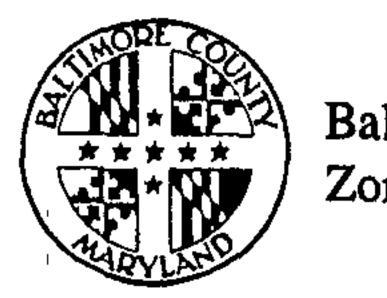
- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed use shall be limited to 12 children, 3 years of age or younger.
- 3) There will be no signage or exterior advertising of the day care center on the subject property or anywhere along the panhandle driveway or the public right-of-way on Quail Covey Court.
- 4) The hours of operation shall be restricted to 8:00 AM to 6:00 PM, five days a week (Monday through Friday).
- 5) The Petitioners' driveway shall remain at a width of 12 feet; however, the Petitioner shall provide written notice to all clients that they shall not park on adjacent properties and must use the Petitioners' driveway for parking and to drop-off/pick-up children to the extent possible.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bis



Baltimore County Zoning Commissioner

March 28, 2003

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

Fax: 410-887-3468

Deborah C. Dopkin, Esquire 409 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Quail Covey Court, 272' N of the c/l Fox Trail Court
(8 Quail Covey Court)
8th Election District — 3rd Council District
Charles P. McCormick, III et ux - Petitioners
Case No. 03-298-SPH

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

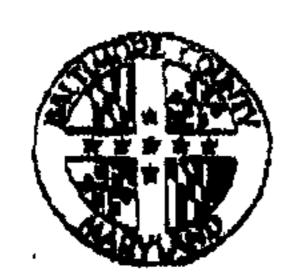
LES:bjs

cc:

Mr. & Mrs. Charles P. McCormick, III 8 Quail Covey Court, Reisterstown, Md. 21136 Mr. Vincent Moskunas, Site Rite Surveying, Inc. 200 E. Joppa Road, #101, Towson, Md. 21286

Mr. Paul P. Petryszak, 10 Quail Covey Court, Reisterstown, Md. 21136

People's Counsel; Case File



ORDER RECE

Date_

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property	located at #8	Quai1	Covey	Court	
	which is pr	resently	zoned_	RC5	

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Group Child Care Center Class "A"

pursuant to Section 424.5.A B.C.Z.R.

4A 5

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

If or we, agree to pay expenses of above Special Hearing, advertising, posting, stc. 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.

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	We do solemnly declare and attirm, under the panalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lesses:	Legal Owner(s):
Name - Type or Print	SUSAN KIMMEL McCORMICK
Signature	Chisand McCouniel
Address Telephone No.	CHARLES P. McCORMICK TITE
City Sie Code	Charles P. Mc Cennite
Attorney For Petitioner:	8 AVAIL COVEY COURT 410.252.0636
Delegrach C Dopkin, 1559	REISTERSTOWN MO 21136
Beborah (a)	Representative to be Contected:
Deborah O Dopkin PA	Site Rite Surveying, Inc.
409 Washington Ave 410821020 Address Telephone No.	727
10woon MD 21204	Towson, MD 21286
State Zip Code	City State Zip Gode
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 03-298-SPH	Unavaelable for hearing
780 9/5/98	wiewed by D.T.Hompson Date 12205

ZONING DESCRIPTION FOR #8 QUAIL COVEY COURT

BEGINNING at a point on the north side of Quail Covey Court, which is 40 feet wide at the distance of 272 feet north of the centerline of Fox Trail Court, which is 40 feet wide. Being.Lot No. 36 in the subdivision of "Shaneybrook Farms" as recorded in Baltimore County Plat Book No. 68, folio No. 125, containing 70,131 square feet. Also known as #8 Quail Covey Court and located in the 8th. Election District, 3rd. Councilmanic District.



J. Tilghman Downey, Jr.

Site Rite Surveying, Inc. 200 E. Joppa Road Room 101 Towson, MD 21286 (410)828-9060



FORMAL DEMAND FOR HEARING

CASE NUMBER: 55-208-5-1
Address: SQUAIL COVEY CT
Petitioner(s): SUSAH MCCORMICK
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
IWe PAUL - SHARON PETRYSZAK Name - Type or Print
(v) Legal Owner OR (v) Resident of
10 QUAIL COVEY CT.
Address /
REISTERS TOWN MARYLAND 2-1136
City Zip Code
410-453-0147-
Telephone Number
which is located approximately ADJACEHT 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 Revised 9/18/98 - wcr/scj

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: #03-298-SPH
8 Quail Covey Court
N/side Quail Covey Court
272 feet north of centerline
Fox Trail Court
8th Election District
2nd Councilmanic District
Legal Owner(s): Charles
and Susan McCormick
Special Hearing: to permit
a Group Child Care Center
class "A."
Hearing: Tuesday, March
4, 2003 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.
(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 8873391.
JT 2/705 Feb 18, C588469

CERTIFICATE OF PUBLICATION

2/20/.2003
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THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 218 ,2003.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilking.

LEGAL ADVERTISING

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CASHIER'S VALIDATION

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OR NO. 020457

Caltimore County, Mary Land

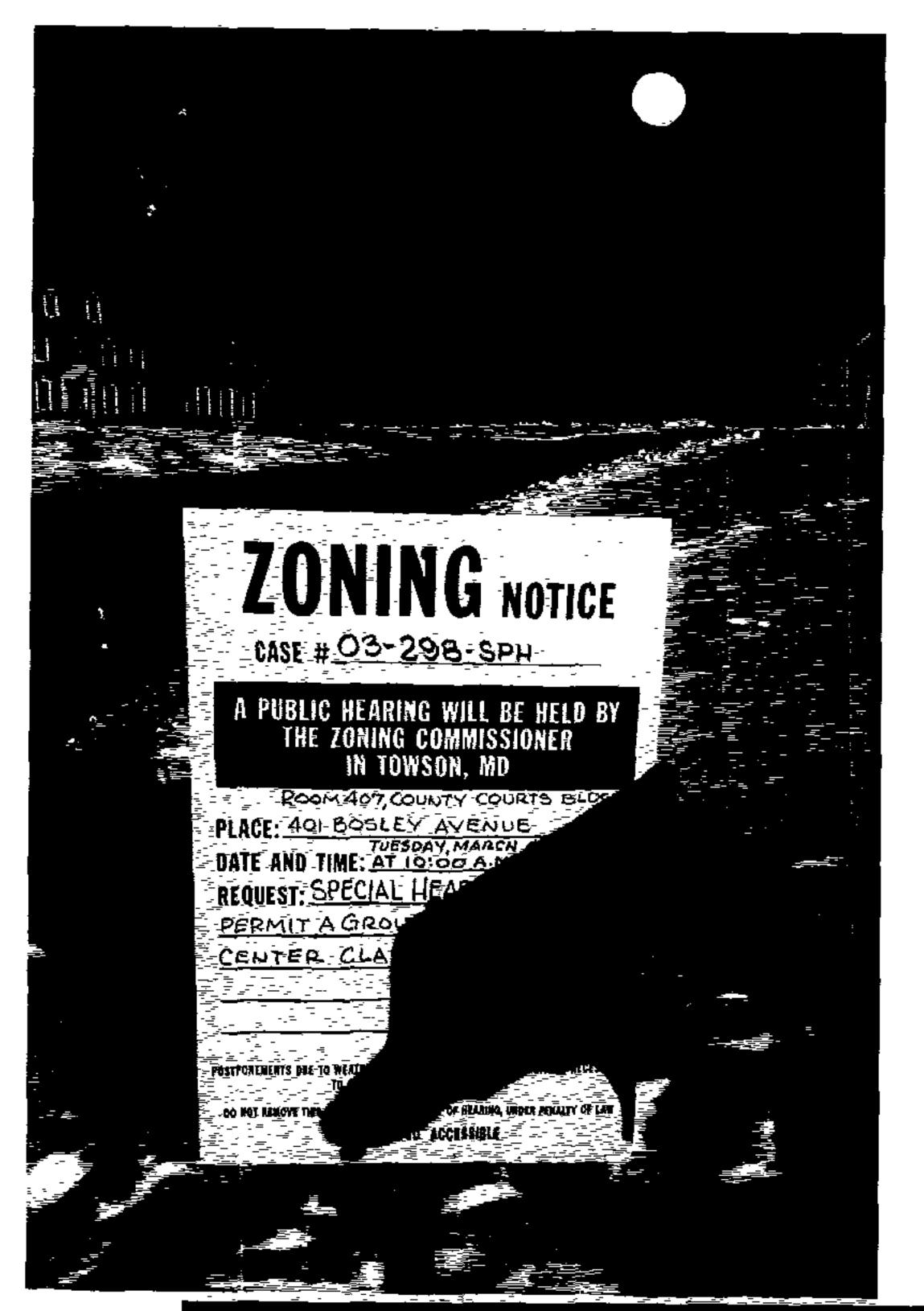
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

	Date of Hearing/Closing: MAR 4, 2003
altimore County Department of ermits and Development Management ounty Office Building, Room 111. 11 West Chesapcake Avenue owson, MD 21204	
Attention: Mr. George Zahner	
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he sign(s) were posted on	AGB 14, 2003
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	Signature of Sign Poster and Date)
	CARLANDE, MODIZE (Printed Name)
	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(4(0) 242-4263 (Telephone Number)

RE: Case No.: 03-298-5PH

Petitioner/Developer: CHAPLES & SUBAUL MCCORMICK





FOR A BUILDING PERMIT APPLICATION PURSUANT TO

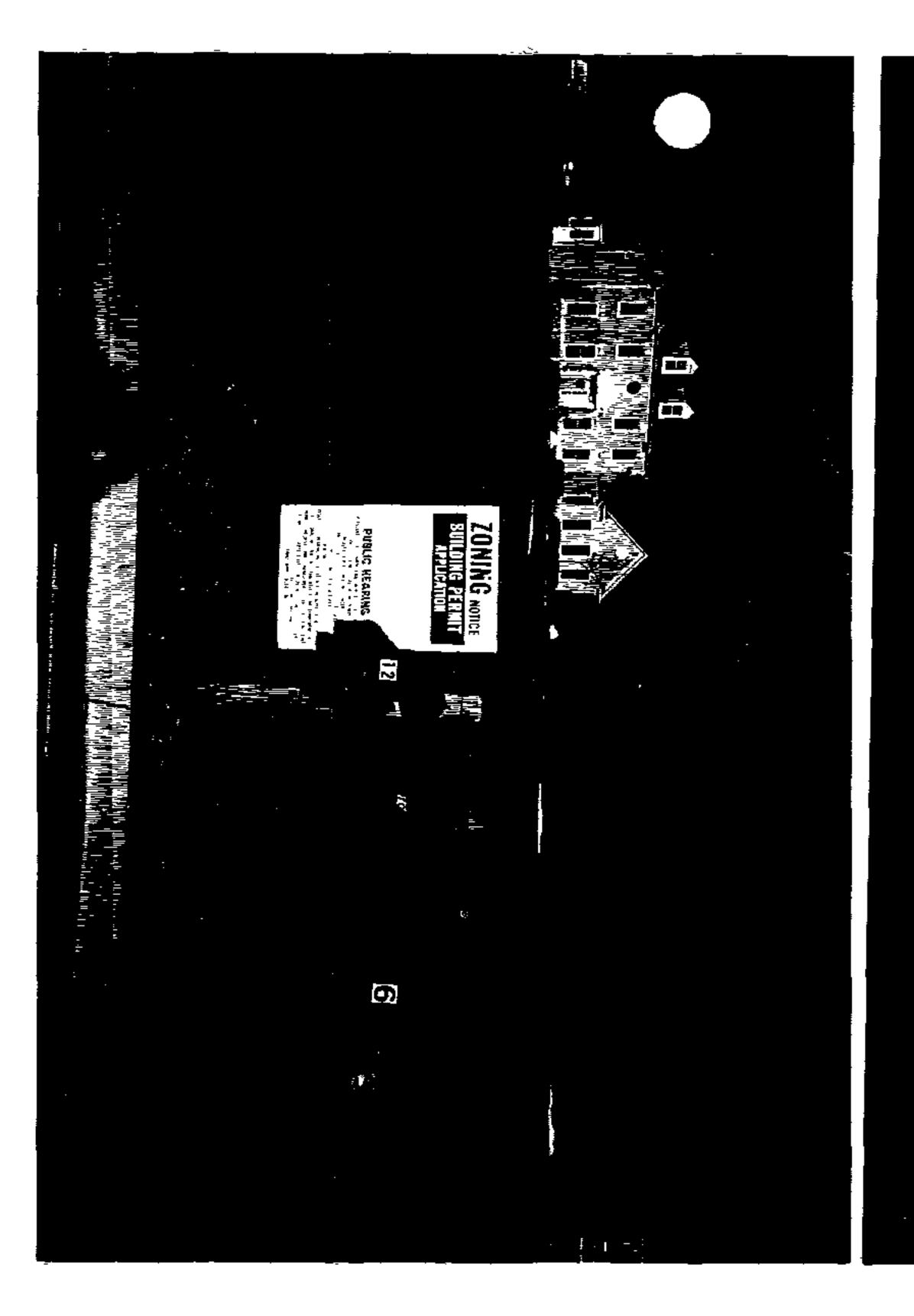
Department of Permits and Development Management (PDM)

County Office Building

111 West Chesapeake Avevnue

Towson, Maryland 21204

The application for your proposed Building Permit application filing by LIO (name of planner)	has been revie	wed and is:	accented for
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A sign indicating the proposed building must be posted on the decision can be rendered. The cost of filing is \$50.00. This current fees prior to filing the application.	property for fif	teen (15) da to change.	lys before a Confirm all
In the absence of a request for public hearing during the 15- expected within approximately four weeks. However, if a valid of then the decision shall only be rendered after the required public	day posting per demand is received special hearing	riod, a decis ved by the c	sion can be losing date,
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ZONING NOTICE BUILDING PERMIT APPLICATION

#8QUAIL COVEYCOURT

APPLICATION FOR A USE PERMIT FOR CLASS" A" GROUP CHILD CARE CENTER (MAXIMUM 12 CHILDREN)

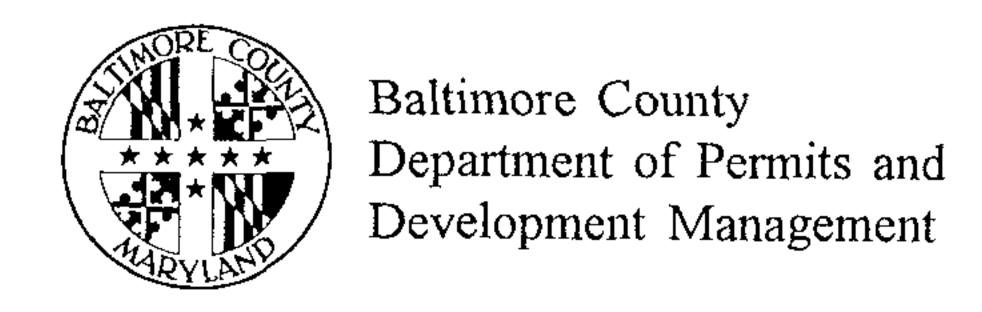
PUBLIC HEARING

AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST A PUBLIC RECEIVED IN THE ZONING REVIEW BUREAU BEFORE-5:00 P.M. ON JANUARY 1, 2003

ADOITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, IT WEST CHESAPEAKE AVE., TOWSON, ND 21204, (410) 887-3391 OF MEMORE THIS SIGN AND POST UNITE DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

INVOICE

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

Fax: 410-887-5708

January 28, 2003

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: 03-298-SPH

8 Quail Covey Court

N/side Quail covey Court 272 feet north of centerline Fox Trail Court 8th Election District – 2nd Councilmanic District

Legal Owner: Charles and Susan McCormick

Special Hearing to permit a Group Child Care Center class "A".

Hearings:

Tuesday, March 4, 2003 at 10:00 a.m. in Room 407, Co. Courts Building,

401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Mr. and Mrs. Charles McCormick, 8 Quail Covehy Court, Reisterstown 21136 Deborah Dopkin, 409 Washington Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 17, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 18, 2003 Issue - Jeffersonian

Please forward billing to:

Susan McCormick 8 Quail Covey Court Reisterstown, MD 21136

410-252-0636

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: 03-298-SPH

8 Quail Covey Court N/side Quail covey Court 272 feet north of centerline Fox Trail Court 8th Election District – 2nd Councilmanic District Legal Owner: Charles and Susan McCormick

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401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

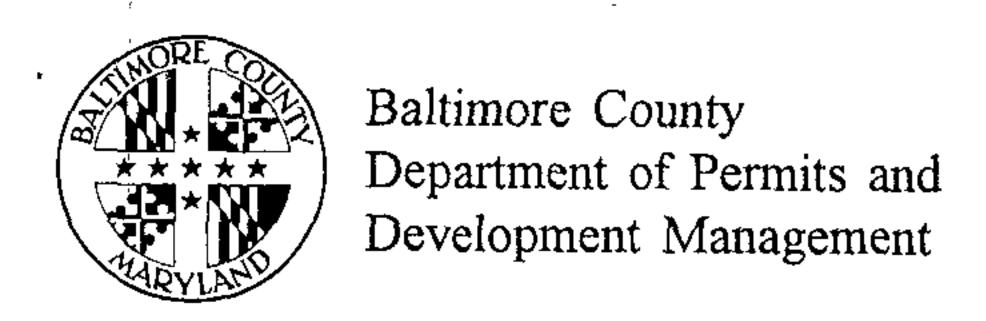
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:
Item Number or Case Number: 03-098-SPH
Petitioner: Susan McCovmuc
Address or Location: 8 QVavl Covar Count
\boldsymbol{J}
PLEASE FORWARD ADVERTISING BILL TO:
Name: Snrun McCorwick-
Address: & Quail Com Court
Rustown, Mp 24136
•
Telephone Number: 40.252.0636

Revised 2/20/98 - SCJ



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

February 28, 2003

Deborah C. Dopkin, Esq. 409 Washington Avenue Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 03-298-SPH, 8 Quail Covey Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 22, 2003.

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. Supervisor, Zoning Review

,, 10,10,10

WCR:klm

Enclosures

c: People's Counsel Susan Kimmel McCormick, 8 Quail Covey Ct, Reisterstown, MD 21136 Site Rite Surveying, Inc., 200 E. Joppa Road Rm. 101 Towson, MD 21286

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





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.:

298

Dear Ms. Hart:

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 Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS | TET

DATE:

February 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

298, 326, 328, 329, 331, 334-338

18P4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 20, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-298

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:

RECEIVED

FEB 2 1 2003

Section Chief:

AFK/LL:MAC

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 24, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 3, 2003 Item Nos. 298, 326, 327, 328, 329, 330, 331, 332, 334, 335, 336, 337,

and 338

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING 8 Quail Covey Court; Nside Quail Covey Ct 272ft N ctrline Fox Trail Court 8th Election District 2nd Councilmanic District

Legal Owner(s): Susan K. & Charles P. McCormick, III

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 03-298-SPH

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 $\frac{3}{2}$ day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, MD 21204, Attorney for Petitioner(s).

> fleter May Simmerman PETER MAX ZÍMMERMAN

People's Counsel for Baltimore County



MARKEAND DEPARTMENT OF TRANSPORTATION Robert L. Ehrlich, Jr., Governor . Michael S. Steele, Lt. Governor . Trent M. Kittleman, Acting Secretary

Date: 1.28.03

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

RE:

Baltimore County

Item No. 256

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,

Menneth A. McDonald Jr., Chief Engineering Access Permits Division

- 424.4-A. Group child are centers, Class A are permitted as an accessory use with single-family detached dwelling in all residential zones except R.C.4, in all industrial zones, and in R.O. and O.T. Zones if the Zoning Commissioner grants a use permit under the following procedure:

 1. Upon application for a use permit, the owner or agent shall provide the following information:

 a. number of employees;
 - b. number of children to be enrolled;
 - c. Hours of operation;
 - d. Estimated amount of traffic generated;
 - e. A site plan indicating location and type of structure on the lot in question, location and dimensions of play area(s), parking arrangement, and proximity of dwellings on adjacent lots:
 - f. A snapshot of the structure. [Bill No. 47, 1985.]
 - 2. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of thirty days following the filing of the application.

 [Bill No. 47, 1985.]
 - 3. Within the thirty day posting period, any occupant or owner within 1,000 feet of the lot in question may file a

formal request for a public hearing with the Zoning Commissioner in accordance with Section 500.7. [Bill No. 47, 1985.]

- 4. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for a child care center if the proposed use meets all the requirements of this subsection and any other applicable requirements. Such use permit may be issued with such conditions or restrictions as determined appropriate by the Zoning Commissioner to satisfy the provisions of 424.4.A.6.c below and to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community. [Bill No. 47, 1985.]
- 5. If a formal request for a public hearing is filed, the Zoning Commissioner shall schedule a date for the public hearing, such hearing to be held not less than 15 days following public notice of such hearing in two newspapers of general circulation and not more than 60 days from the date of filing of the requests for public hearing.

 [Bill No. 47, 1985.]
- 6. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
 - a. his findings following the public hearing;
 - b. the character of the surrounding community and the anticipated impact of the proposed use on that community;
 - c. the manner in which the requirements of subsection 424.1 and other applicable requirements are met; and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community and as are deemed necessary to satisfy the objectives of Section 502.1 of these regulations. [Bill No. 47, 1985.]
 - d. Section 1801.1.8 not withstanding, the Zoning Commissioner may modify 1801.1.8.1.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 0-1 and 0-2 Zones and in all business zones, by right. [Bill No. 47, 1985.]

the arcade is clearly subordinate in area, extent, and purpose to the principal use;
 the zoning commissioner specifies the maximum number of amusement devices to be maintained in the arcade; and
 in the resource conservation, density residential, elevator-apartment residence, residential-office, and office zones, the principal use is operated as a private club for the benefit of persons who are bona fide members paying dues for the principal use and the use of the arcade is restricted to such members and their

guests and is not open to the general public or to

lessees of said private club. [Bill No. 66, 1983.]

Section 424--FAMILY CHILD CARE HOMES, GROUP CHILD CARE CENTERS,

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.]

REV 05/91

USE PERMIT

This Use Permit is requested in accordance with Sections 424.5 and 500.4 of the Baltimore County Zoning Regulations.

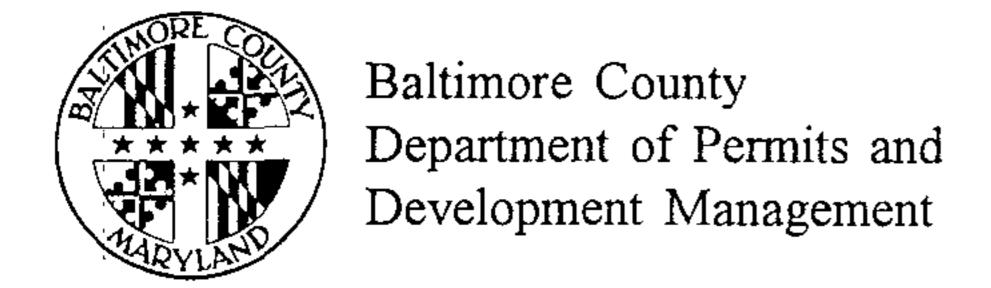
Proposed Child Care Center Location:

	Election District
	Subdivision
	Street Address
	Lot Number Block Number
	*If no lot or block number, give distance to nearest intersecting
	street feet, north / south / east / west of Street / Road / Avenue
	Lot Sizex
	Name and Address of Applicant/Operator
	Telephone Number
В.	Number of Employees Hours of Operation
~	Days of Week
C.	Number of Children Enrolled
D.	Estimated Amount of Traffic Generated:
_	Morning Afternoon
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.

Applicant's Signature

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 1, 2003 Mr. Lawrence E. Schmidt Zoning Commissioner for Baltimore County County Courts Building 401 Bosley Avenue, Suite 405 Towson, Maryland 21204 RE: Petition for Special Hearing 8 Quail Covey Court Case No. 03-298-SPH Dear Commissioner Schmidt: Thank you for your decision in the above captioned case. I am writing you at the request of the Petitioner to seek clarification regarding the driveway and parking area on site. The Order specifically provides that the "Petitioners' driveway shall remain at a width of 12 feet". Does this limitation prohibit the Petitioner from enlarging the rear area of the parking pad at the end of the driveway to provide additional maneuvering area? Mrs. McCormick believes that because this area is at a lower grade and further to the rear of the site, it would not be visible to the adjoining property owner. However, she does not wish to violate the specific condition in the Order. Thank you for clarifying this for us. Very truly yours, Deboran C. Dopkin DCD/kmc cc: Mrs. Susan McCormick C·\docs\KMC\DCD\LETTERS 2003\Schmidt Lawrence-mccormick.wpd



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

January 3, 2003

Dear: Ms. McCormick

RE: Demand for Public Hearing, Group Child Care

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand submitted on <u>December 20, 2002</u> for a public hearing concerning your proposed Class A Group Child Care Center. I regret to inform you that we are withholding approval of your Use Permit because it has been superseded by said demand for a public hearing, pursuant to Section 424.4.A.3 of the <u>Baltimore County Zoning Regulations</u> (BCZR).

If you wish to proceed with your request, you must file for a zoning Special Hearing (public hearing) without delay. The filing fee for the Special Hearing is \$65.00 There is also a requirement the hearing be advertised for which you will be billed later by Patuxent Publishing. The property must be reposted with the hearing date, time, and location. I am enclosing the filing procedure, including the required forms and checklist, and when completed, you should call 410-887-3391 for an appointment to file your petition. A revised scaled site plan must be submitted, in accordance with the checklist.

If you decide to withdraw your request, please notify us in writing within 30 days using the above captioned reference so that the Use Permit file can be closed. If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

Planner II Zoning Review

Enclosures

C: Protestants

Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor



Emelda P. Johnson Secretary

Child Care Administration

Region III

Auser McCormich

Dear M. Comuch

This Office is in receipt of your Notice of Intent to operate a child care center in Baltimore County. As the licensing specialist assigned to your case, I have reviewed your Notice of Intent and accompanying site and floor plans.

Enclosed are the requests which you are to send for Zoning approval and Use & Occupancy approval. You are to complete the appropriate sections of each form and send them to the respective agencies. They in turn will send the forms to this office when a decision has been made regarding approval or disapproval. This office will send a request to the Baltimore County Fire Marshal's Office for their inspection once Zoning and Use and Occupancy approval have been received.

At which point you submit these request forms to the respective agencies depends on many factors. If you have determined your zoning classification and a Use Permit or Special Exception is not needed, submit the Zoning request at this time. Do not submit the Zoning request until all Zoning issues have been resolved. If your building does not require any modifications, if building permits are not needed and/or change of occupancy is not required, submit the Use & Occupancy request at this time. If your building is under construction or renovation, or a change of occupancy is required, submit the Use & Occupancy request when the work is complete.

Also enclosed is the form to request a CJIS authorization number. You cannot submit applications for criminal background checks until you have an authorization number. Since we cannot issue a license until your staff has submitted their applications for the criminal background check, please allow sufficient time to obtain the authorization number prior to your proposed date of opening.

If you have any questions about the steps in the licensing process or if you would like a preliminary site inspection or plans review, please feel free to contact me.

Sincerely,

Licensing Specialist

Enclosures

410321-2234

MARYLAND DEPARTMENT OF HUMAN RESOURCES

Suite LL 8, 409 Washington Ave. • Towson, Maryland 21204-4907 • (410) 321-2216
TTY user call via Maryland Relay at 800-925-4434

Equal Opportunity Employer

Baltimore County Zoning Review Request

To:

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

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

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:
NAME OF CENTER: "SHANEYBROOK KIDS" T/A SKM ENTERPRISES, INC.
ADDRESS OF CENTER: 8 QUAIL COVEY COURT, REISTERS TOWN, MD 21136
NAME OF APPLICANT/LICENSEE: SUSAN MCCORMICK
TELEPHONE: 410.252.0636
EXISTING USE OF BUILDING FAMILY DAY CARE HOME
IF NEW BUILDING, PROPOSED USE COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER (non-residential only)
PROPOSED CHILD CARE USE: CHECK ONE Class A Group Child Care (9-12 Children) Class B Group Child Care (13 or More Children) Nursery School
Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.
I. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use:
Provide photocopies of the latest zoning public hearing order, use permit or letter.
2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property.
3. Provide a copy of the 1" = 200' scale official zoning map* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. *Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.
4. Provide a \$40 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.
After review, please complete the following and send to the Child Care Administration at the address listed below: CCA, Region III 409 Washington Avenue

Suite LL8

Mail Stop 64

Towson, Maryland 21204

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
	Subdivision Wall OWOK FAVWS 68/126
	Street Address 9 DUNGAL COMM (X-
	Lot Number 36 Block Number 1/4
	*If no lot or block number, give distance to nearest intersecting street feet, north / south / east / west of Street / Road / Avenue
	Lot Size 1.6 Ac- x
Exia	sting Nearest Child Care Center Location: (lot number, street address, etc.)
	No dan care tamen within 15 mile valurie
Gen	eral Information:
Α.	Name and Address of Applicant/Operator
	Banai Comm (t.
	RUSHWS 10WM, NW 21136 Telephone Number (40) 252 - 0636
В.	Number of Employees 3 Hours of Operation Baw- 6pm
	Days of Week MINAUM TWINGH TWINGHT
C.	Number of Children Enrolled 12
D.	Estimated Amount of Traffic Generated: 2 CW3 (WV)-0# (VVC)
	Morning 12 cass Afternoon 12 cass
Ε.	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 <u>must accompany</u> 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.

Swan M Count Barnature

Applicant's Signature

CLA45 A GROUP CHILD CARE MUST MEET SECT 424, 7 WHEN A SPECIAL EXCEPTION IS REQUIRED

LETTER OF TRANSMITEAL

Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

101 SHELL BUILDING 200 EAST JOPPA ROAD TOWSON, MARYLAND 21286 .410-828-9060

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Urtitled.

Child Carse

Kidds Home Away from Home 232 Warren Road Cockeysville 410-683-4051

Padonia Park Child Center 12006 Jennifer Road Timonium 410-252-8095

Kiddie Academy 1850 York Road Timonium

Childtime 201 W. Padonia Timonium, 410-453-9430

Epworth 600 Warren Road Cockeysville 410-667-6054

/whole

Maryland Committee for Children





Maryland Child Care Resource Network

Found 1 Child Care Providers - in 2 mile radius

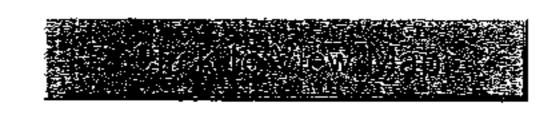
Family Child Care Provider

Quail Covey Ct Reisterstown MD 21136

Phone: (410) 252-0636

Weekly Fees: No fee information is available for this provider. Accepts subsidy.

Profile: This provider takes children from six weeks through school age and has a total capacity of 7 children. Hours of operation are 8:00 am to 5:30 pm. No information on meals is available. Provider has pets. The house is smoke free. The closest schools are Pinewood and Franklin MS.





Do you know what to do next?

If you want more information about finding child care contact your local child care referral agency.

Find Your Local Child Care Resource & Referral Center Here

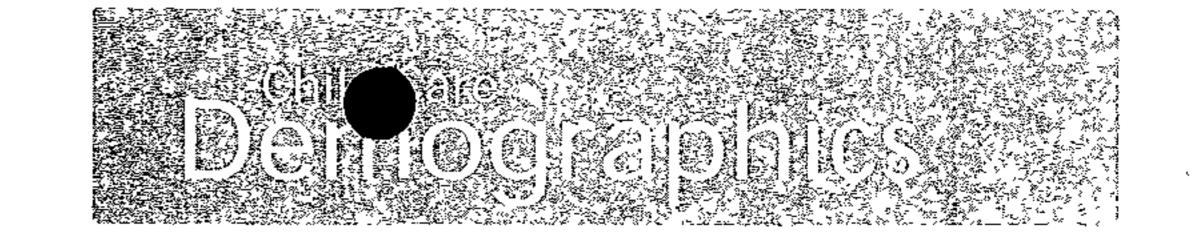
If you have **any difficulty** in using this service please view our help page by selecting the helpful search tips link below. If you still have questions or spot a bug, let us know by selecting the contact us link below.

helpful search tips

contact us

Responsibility for selecting and employing a child care provider rests with each parent. LOCATE: Child Care cannot guarantee the quality of providers in its files and urges parents to carefully interview and check references before leaving a child in care. A referral from LOCATE:





Supply of Regulated Early Childhood Programs and Education

Children's Programs by Type with Capacity/Enrollment

Pro	# of ograms	Capacity
Family Child Care Providers	10,560	73,996
*CCA Licensed Group		
Programs	2,404	131,260
8-12 Hour Child Care Centers	1,378	84,488
Infant/Toddler	494	6,318
Part-Day	485	N/A
Before/after School (School & Center-Based)	1,650	N/A
Small Centers	105	1,138
Employer-Sponsored Centers	62	4,805
Youth Camps	427	N/A
Nursery Schools	400	N/A
Kindergarten	384	N/A
**Head Start	231	enrollment: 9,290
***EEEP	283	participants: 10,045

^{*}Note: Numbers do not total because facilities may have more than one type of program. Unless otherwise indicated, all programs are privately funded.

= federally funded *= state funded

Source MCC/ŁOCATE:Child Care, 7/01; Child Care Administration/Maryland State Department of Human Resources (CCA); Maryland State Department of Education (MSDE)

Education

Public and Private Schools (Elementary and Middle)

	Public	Private
Elementary Schools	829	400
Middle Schools	233	14
Combined	40	195

Elementary School Enrollment

	Public	Private
Pre-Kindergarten	·	<u> </u>
(included EEEP):	20,031	43,751
Kindergarten	56,073	16,730
Grades 1 - 6	331,634	69,452
Total	407,738	129,933

Source: MSDE, 2000-01 school year. Enrollment figures are for September 30, 2000. Private schools include MSDE approved schools and those operated by a tax-exempt religious organization which hold a letter of exemption from approval in accordance with State law

Density of Family Providers and Center Programs by Jurisdiction

The following chart shows the number of registered family child care providers and licensed full-day child care centers in Maryland as of July 1, 2001.

Jurisdiction	Family		8-12 Hour	
Janisaletton	Providers	Capacity	Centers	Capacity
Allegany	110	816	20	745
Anne Arundel			· · · · · · · · · · · · · · · · · · · 	
	978	6,716	101	7,088
Baltimore	1,344	9,212	183	11,840
Calvert	225	1,566	34	1,324
Caroline	122	876	9	382
Carroll	380	2,597	48	3,060
Cecil	209	1,481	17	874
Charles	352	2,448	29	2,211
Dorchester	62	455	9	302
Frederick	590	3,871	54	3,251
Garrett	33	240	11	269
Harford	532	3,648	33	2,604
Howard	627	4,423	63	5,175
Kent	49	337	5	172
Montogomery	1,026	7,181	235	15,263
Prince George's	1,505	11,283	233	14,711
Queen Anne's	137	872	6	325
St. Mary's	286	1,973	24	1,024
Somerset	32	246	6	125
Talbot	85	616	12	710
Washington	357	2,555	24	1,841
Wicomico	196	1,412	29	1,770
Worcester	68	477	11	436
Baltimore City	1,255	8,695	182	8,896
Totals	10,560	73,996	1,378	84,488

Source: MCC/LOCATE.Child Care, 7/01 Note: Percentages do not total 100% because of rounding.

1527 TOTAL

Robert L. Ehrlich, Jr. Governor Michael S. Steele Lt. Governor

Region III



Christopher J. McCabe Secretary

Child Care Administration

February 27, 2003

To Whom it may concern:

Mrs. Susan McCormick has been a Registered Family Day Care Provider an 8 Quail Covey Rd. in Reisterstown, MD 21136 since January, 2000. She's currently registered for 7 children, 4 of which can be under the age of two. She has also requested an increase in her capacity to 8 children since her youngest child is now 6 yrs. old. Mrs. McCormick has applied for a small center license, and I am currently working with her on this.

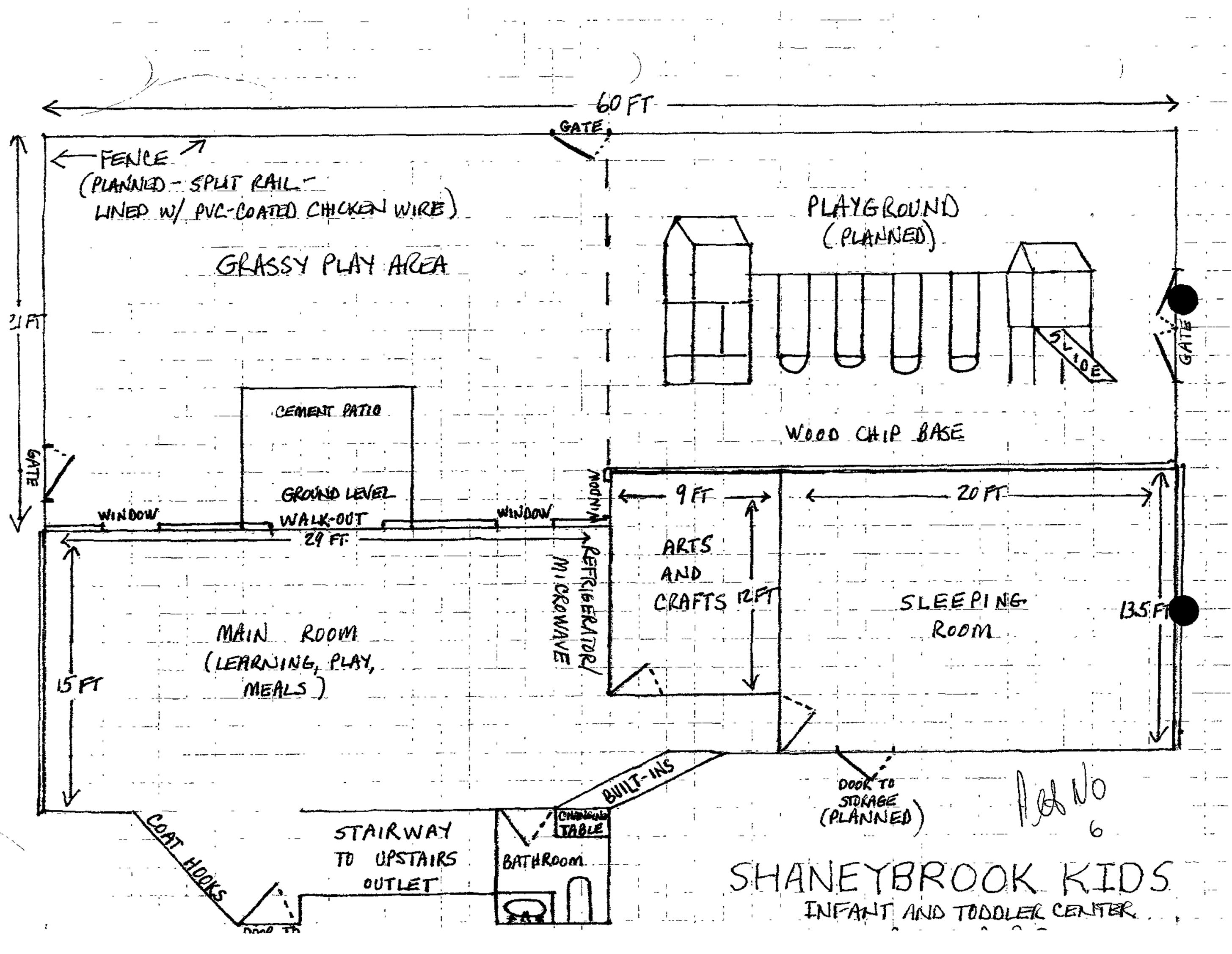
Sincerely,

Pat Perry

Child Care Licensing Specialist

(410)321-2234

No



ALTIMORE COUNTY FIRE DEPAREMENT INVESTIGATIVE SERVICES FIRE INSPECTION REPORT

CHECK IF NEW

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*** N O T I C E ***

ALL APPEALS BEYOND THE SCOPE OR CHAIN OF COMMAND OF THE FIRE DEPARTMENT, SHALL FOLLOW THE PROCEDURES AS INDICATED IN THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY."

APPEALS: ANY PERSON AGGRIEVED BY AN ORDER, DECISION, INTERPRETATION OR ACTION OF THE FIRE OFFICIAL, BASED UPON OR MADE IN THE COURSE OF THE ADMINISTRATION OR ENFORCEMENT OF THE "FIRE PREVENTION CODE OF BALTIMORE COUNTY" MAY APPEAL TO THE COUNTY BOARD OF APPEALS AS PROVIDED IN ARTICLE VI OF THE BALTIMORE COUNTY CHARTER.

EACH PETITION REQUEST SHALL BE FILED ON FORMS PROVIDED BY THE COUNTY BOARD OF APPEALS.

SHANEYBROOK KIDS

8 QUAIL COVEY COURT REISTERSTOWN, MD 21136 410-252-0636

Shaneybrook Homeowners Association Board Meeting 22 April 2002

Shaneybrook Kids, Inc. has applied to the Child Care Administration of Maryland to change the status of our license to enable us to specialize in infant and toddler care.

Currently, we have a license to care for a total of eight children per day, four of which can be under the age of two. The change in the license would allow us to have up to twelve children per day all of which could be under the age of three. However, the operators have to count their own children (a total of four) into that number which would create no increase in the total number of children being watched.

Baltimore County Zoning regulations require this request to be posted on our property and to obtain consent from the homeowner association.

To comply with the CCA guidelines, we will have to put another window into our basement, purchase playground equipment, and fence in our back yard. We also offer to widen our driveway to reduce the congestion of cars in the access road at drop-off and pick-up times.

We anticipate the change to start in the beginning of September.

Thank you for your consideration.

*If anyone in the neighborhood is getting rid of baby items, we are always looking for cribs, crib sheets, pack'n'plays, pack'n'play sheets, bouncy chairs, saucers, high chairs, swings, bibs, cloth diapers, videos, utensils, rocking chairs, playground equipment, etc.

Susan Mc Cornick

. Volume 1, Issue 1



Shaneybrook Community News

Friendly Reminders

Please drive slowly through the neighborhood. Children are outside playing more now. Drive carefully!

Keep all trash in tightly closed cans on trash day to prevent messes from the wind and the crows.

Remember to send any plans for additions, patlos, porches, decks, fences, pools, etc. to the architectural committee for approval prior to construction. Swing sets do not require approval of the architectural committee, but please use discretion regarding the materials used, size and placement of the structures. Architectural Committee members are: Paul Sleeper, Frank Harvey, and Scott Griffith.

Welcome New Neighbors!

- Mr. & Mrs. Alderman at 13107 Shaneybrook Cir.
- Todd & Connie Unger at 5
 Fawn Ridge Ct.
- Mark & Robin Prater at 2102 Owen Farm Ct.
- Ted & Betty Flerlage at 13117 Shaneybrook Cir.
- Greg & Angela Horning at 13005 Shaneybrook Cir.

News from Association Meeting

A community association meeting was held on April 29, 2002 at the Grace Falls Road UMC hall. There were over 2 dozen attendees. The association business was concluded in about an hour. Mitchell Goetze presided over the meeting

Here's a brief overview of the meeting for those of you who missed it. We discussed the spring clean-up of the beds at the front entrance. The clean-up will include: weeding, re-mulching, edging, and repairing turf as needed. We hope to have the work completed in the very near future! We also discussed the possibility of a major rehab of the landscaping at the front entrance in the future.

Another topic of discussion was the placement of satellite dishes. The installation of satellite dishes is permitted in the neighborhood if the dishes are no larger than 24" in diameter and if the homeowner submits a proposal for placement to the architectural committee for approval. The main concern of the association is that the dishes are placed as inconspicuously as possible.

Scott Griffith gave a brief overview of the architectural committee's responsibilities and reminded everyone to submit proposals for any construction projects to one of the committee members. (See "Friendly Reminders" at the left.) Additional copies of the covenants may be obtained from Paul Sleeper if you need them.

Ed Garbarino presented the attendees with a review of the association's revenues and expenses for 2001. As expected, our biggest expense was "Lawn Cutting and Grounds Maintenance." We also paid to have the fence painted last year. To help reduce our expenses while still maintaining the beauty of the neighborhood, it was decided that the county-owned storm drain properties would be mowed bi-weekly. Our Community Association Dues will remain the same as last year at \$150.00. Bills for the dues will be mailed out in June and are payable by July 1.

Proposed Developments on Knox Avenue

There are two new developments planned in the immediate vicinity.
One is proposed for the "Fishpaw Property" which is off of Knox Ave. and is adjacent to the northeast border of the Briarwood and Shaneybrook neighborhoods.
This development may have as many as 14 homes on about 24

acres. The developer's plans are not yet finalized.

'The second proposed development is located on the "Long Farm" on the corner of Knox Ave. and Dover Road. It may have 43-45 homes on 93 acres. Wells are currently being drilled on this property.

Read This!!

Hosted by Florence
McNeal at 2105 Owen
Farm Ct. on Thursday,
May 23 at 7 p.m. RSVP
by May 21.
(410)
628-5942.

THANKS A BUNCHI
Here's to Mark & Robin
Prater for the speedy removal of the big old ugly
dead tree on the corner
of their lot! Way to go!!

There have been 4 burglaries in Shaneybrook recently. Three were burglaries of autos in driveways, one was theft of bikes from a garage. All occurred in the early a.m. hours. Please use your alarm systems, lock the door between your garage and house, and lock your cars! Please report any incidents to the police immediately.

Susan McCormick has applied to the Child Care Administration for a new license that will allow her daycare to specialize in infants and toddlers. A notice will be placed on her property by the county. If you have questions, please contact Susan at 410-252-0636.

This area IS part of the mandatory drought restrictions. No washing cars, lawn sprinklers, or fountains until further notice. Watering by hand or hose is OK.

A A

September 22, 2002

Baltimore County Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

Susan McCormick informed the Board of the Shaneybrook Homeowners Association of her intention to upgrade her in-home daycare to the status of a small center last Spring.

We included her intention and its presumed impact on the neighborhood in our May newsletter, with a caveat to call if there were any concerns or objections.

As of this date, there have been no calls. If you need any additional information, please call me at 410-308-0023.

Regards,

Mitchell Goetze

President, Shaneybrook Homeowners Association

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To:

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

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

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:
NAME OF CENTER: "SHANEYBROOK KIDS" T/A SKM ENTERPRISES, INC.
ADDRESS OF CENTER: 8 QUAIL COVEY COURT, REISTERS TOWN, MD 21136
NAME OF APPLICANT/LICENSEE: SUSAN MCCORMICK
TELEPHONE: 410.252.0636
EXISTING USE OF BUILDING FAMILY DAY CARE HOME
IF NEW BUILDING, PROPOSED USE COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER (non-residential only) PROPOSED CHILD CARE USE: CHECK ONE Class A Group Child Care (9-12 Children) Class B Group Child Care (13 or More Children) Nursery School
Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.
1. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use:
Provide photocopies of the latest zoning public hearing order, use permit or letter.
2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property. 3. Provide a convertible 1" = 200' scale official regime montavitle the ediscast effect agree it as 11. 34.
3. Provide a copy of the 1" = 200' scale official zoning map* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. *Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.
4. Provide a \$40 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.
After review, please complete the following and send to the Child Care Administration at the address listed below:

409 Washington Avenue

Towson, Maryland 21204

Suite LL8

Mail Stop 64

Robert L. Ehrlich, Jr. Governor



Audrey E. Scott Secretary

Michael S. Steele Lt. Governor

Florence E. Burlan
Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298 SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

January Control

January

J

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

CASE NAME_	03-2985	PH
CASE NUMBE	RSHANLEYBA	OOKE KIDS
ATE	3/09/03	

PETITIONER'S SIGN-IN SHEET

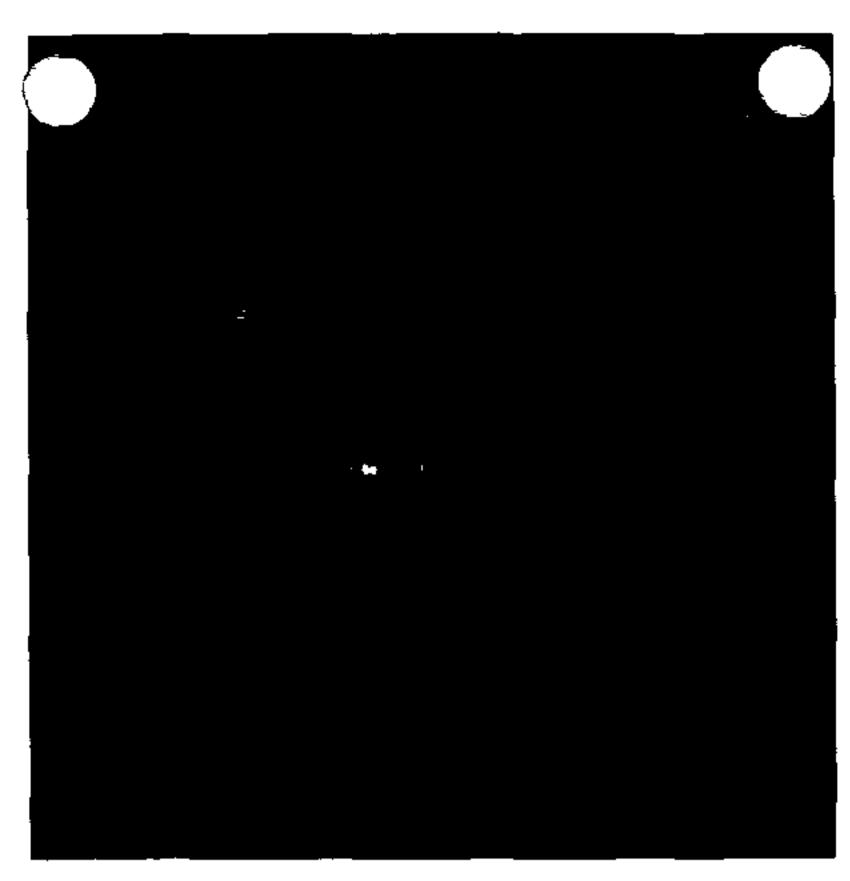
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Deborah Dopkin SITE PITE SPIRVEYING ENC. VINCENT 1 OSKUNAS	409 WASHINGTON AVE 200 E. JOSPA Rd.	TOWSON 21204 Towson My Z1286	ddopkin@dopkin-law.c.
MRS. Chip MC Con niels	8 QURIL COUER CH	REISTENSTOUN MD. ZUB	CPMCConmide @ Comcast. NES
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Case Number <u>03-298-584</u>

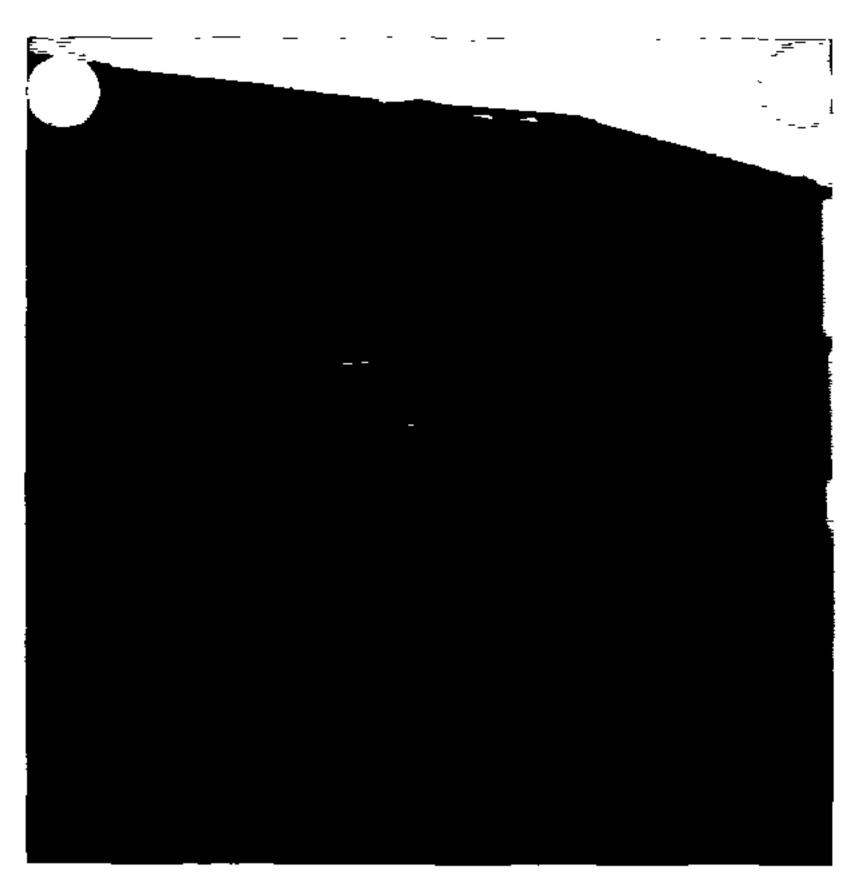
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PROTESTANT'S SIGN-IN SHEET

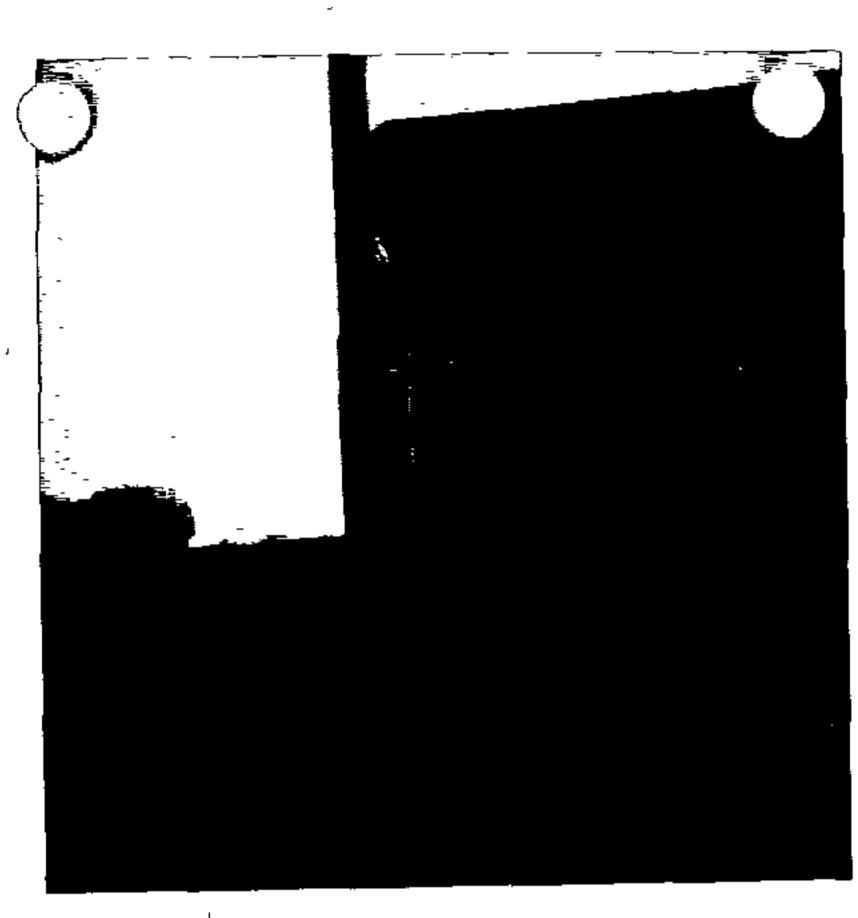
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Rear of House #8 avail Cover Ct



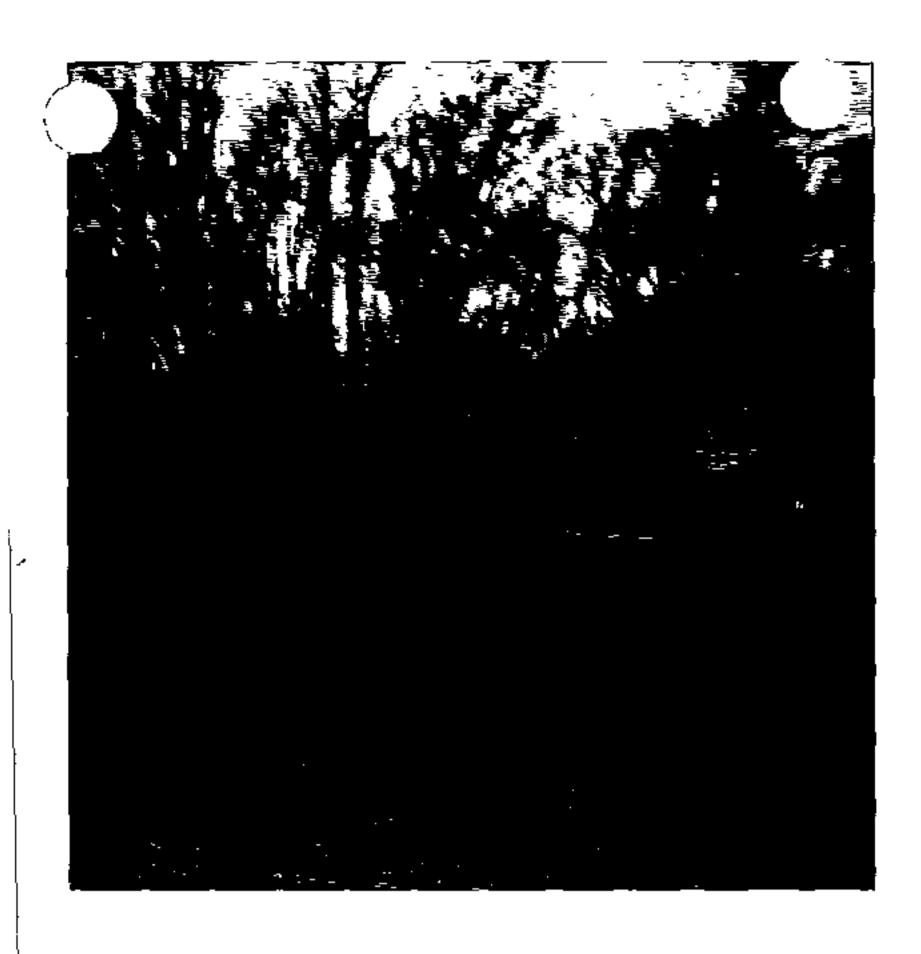
Rear of House Ct #8 Quail Covery Ct



Rear of Honor House Chi



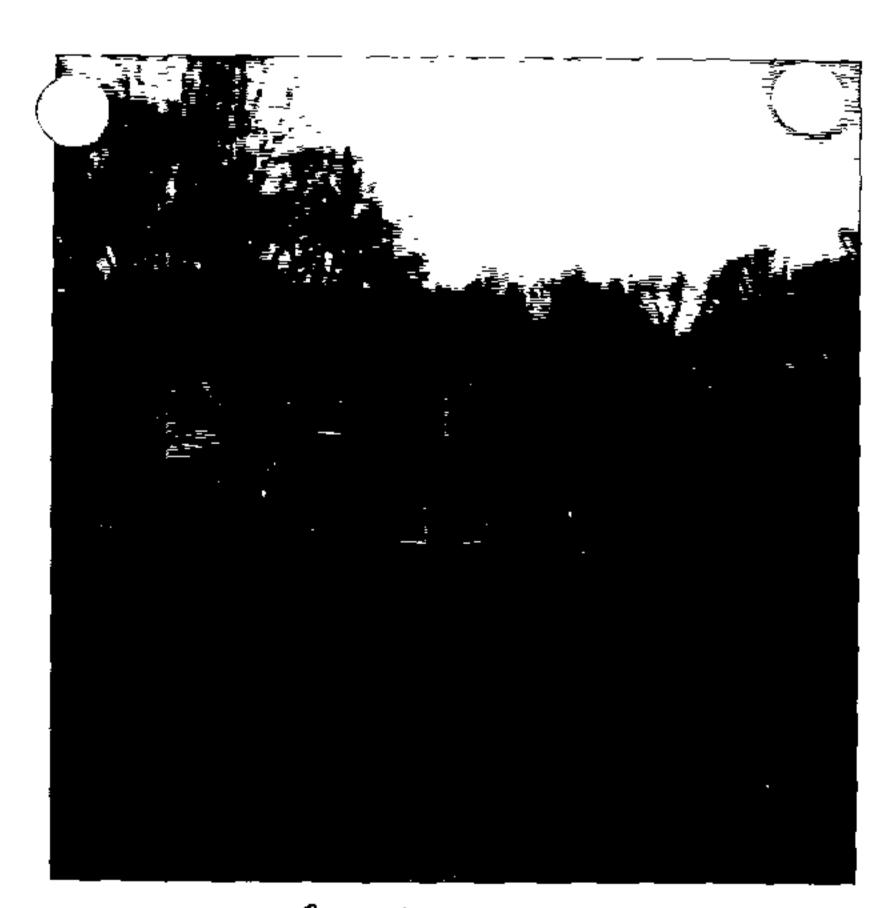
Rear of House (side view) #8 avant Covery Ct



Front of House Covery Ct.



#8 Quail Covery Gt



Front of House #8 avail Gras Ct

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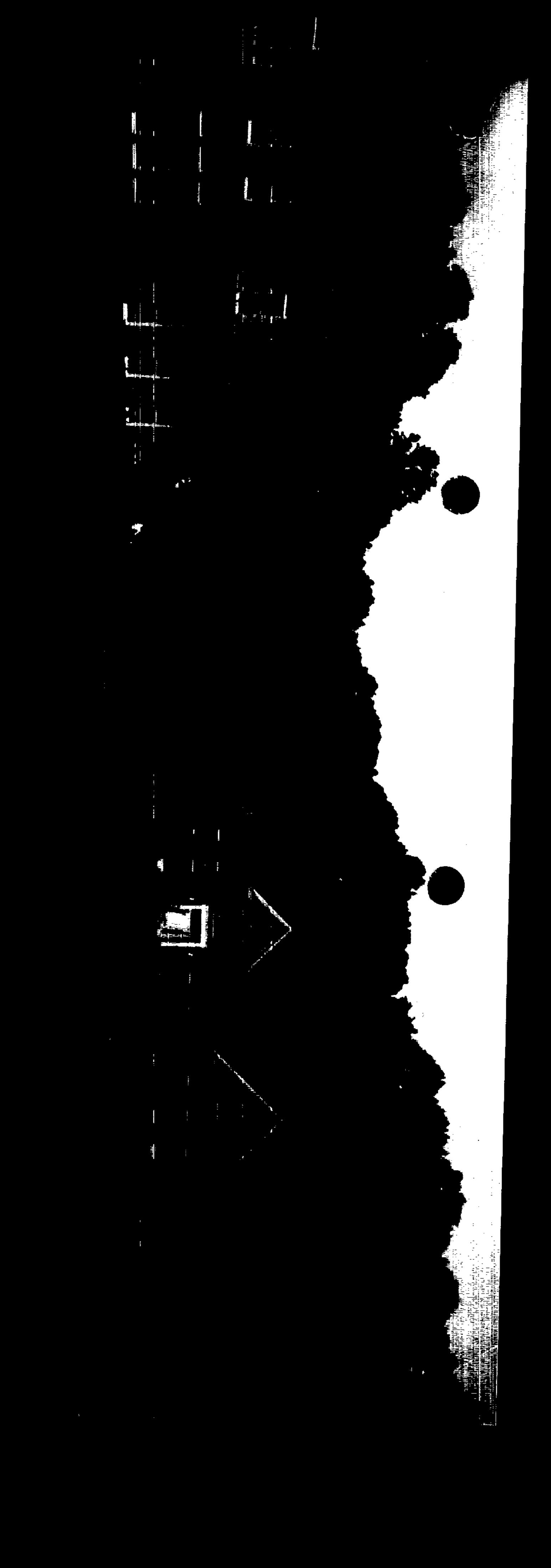
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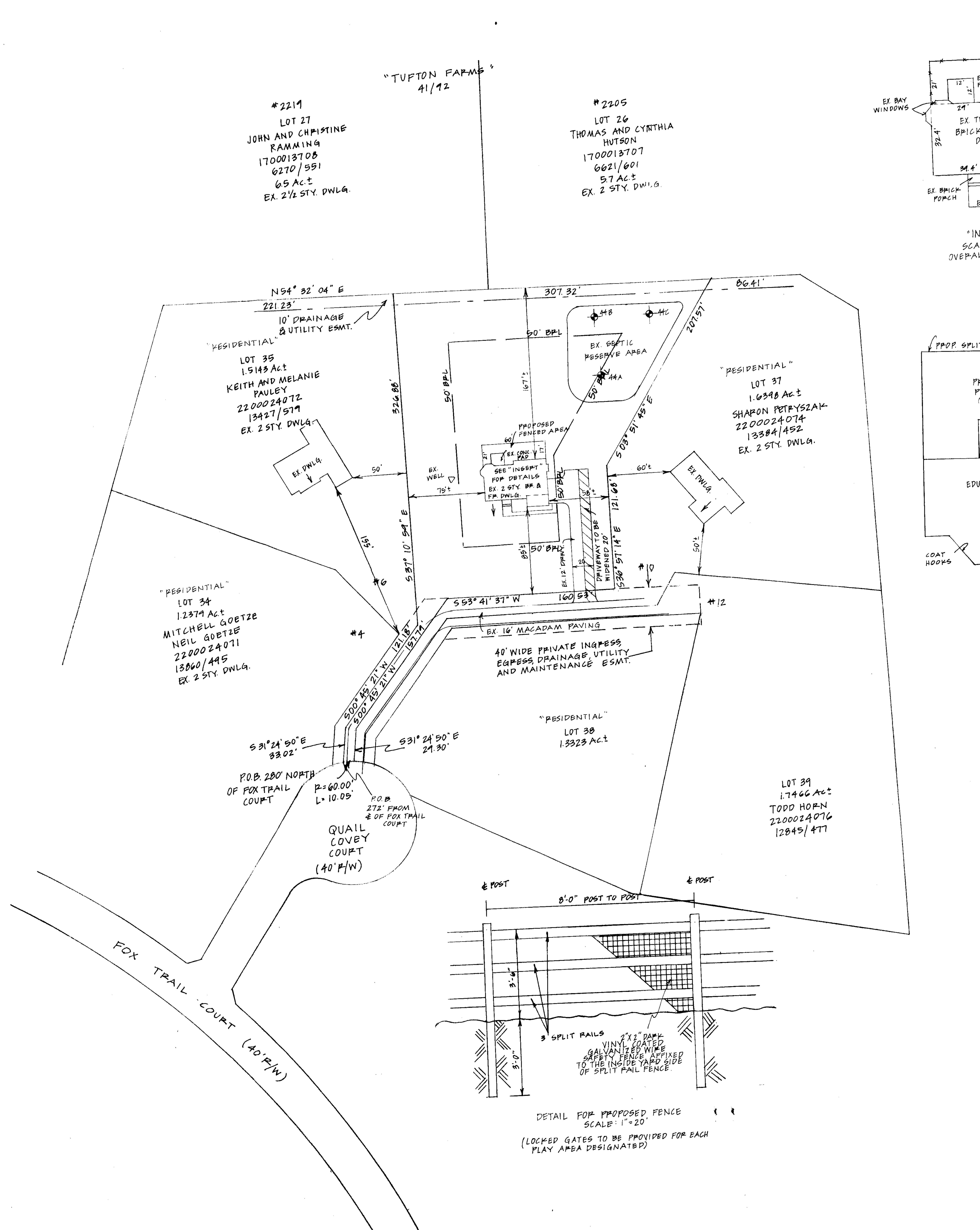




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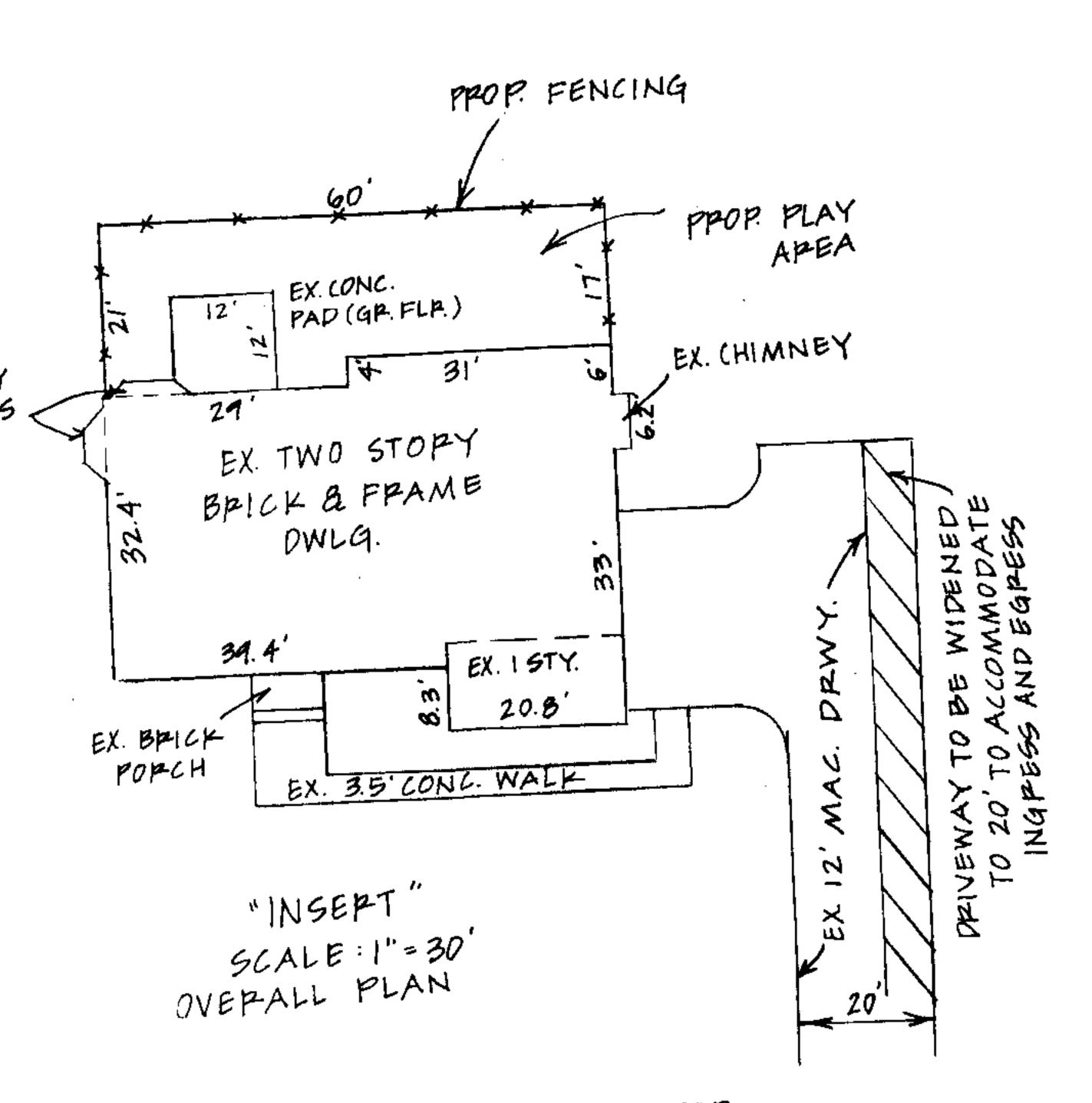
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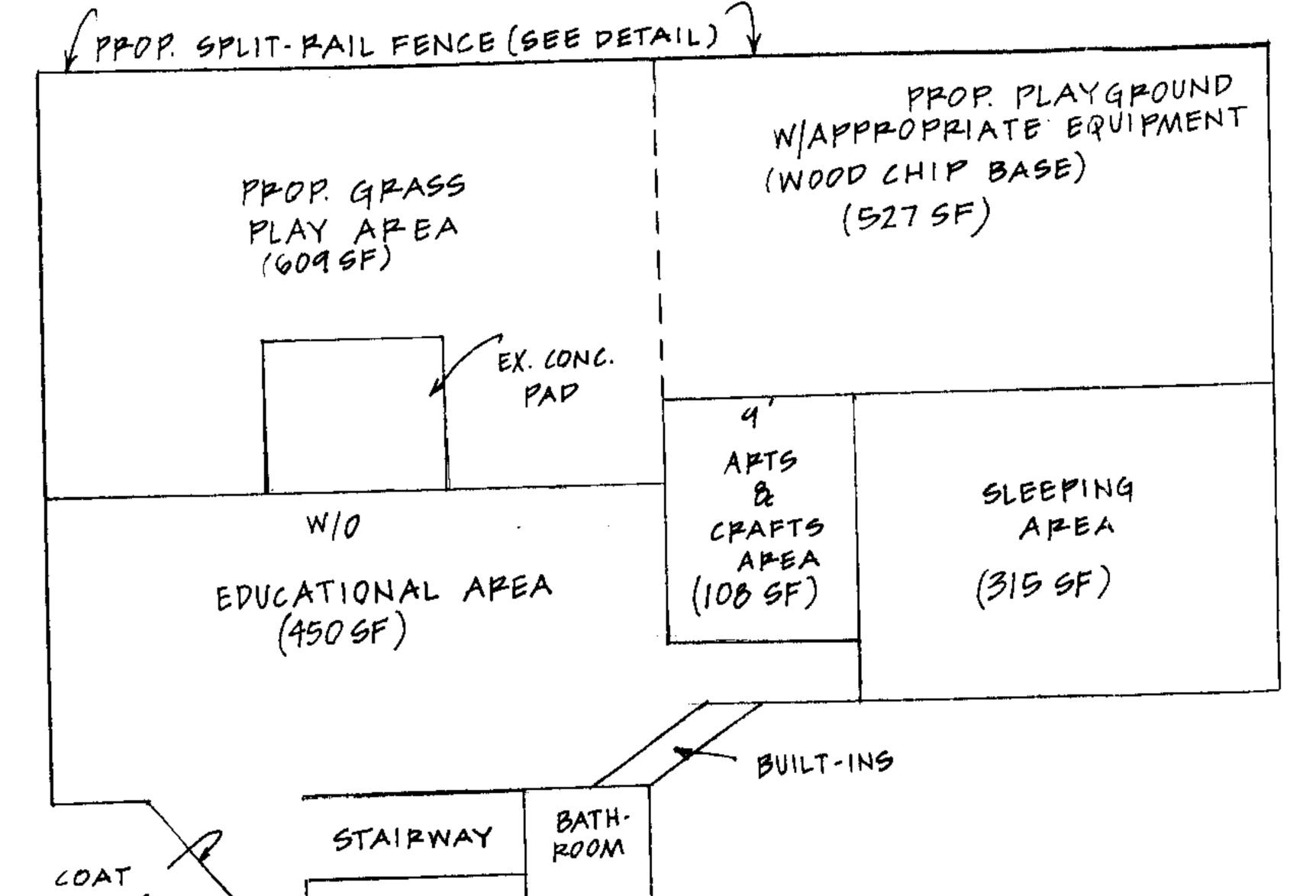
TOWSON, MD 21286

ROOM 101

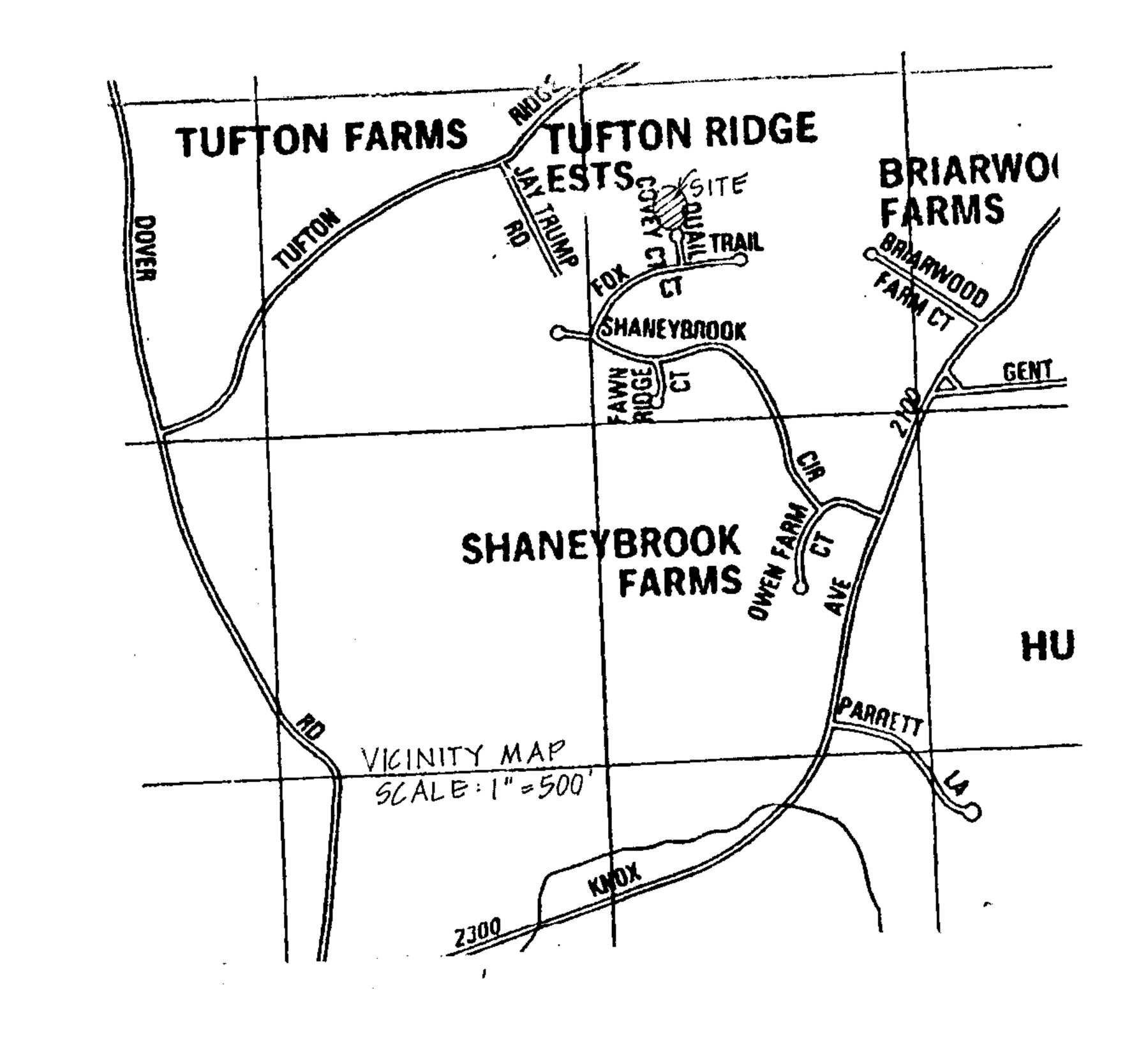
SITE RITE SURVEYING, INC.



FLOOP PLAN FOR DAY CAPE FACILITY



DAY CAPE APEA (GROUND FLOOP/PLAP OF DWLG.)



GENERAL NOTES 1. EXISTING ZONING: R.C.5

2. LOT AREA: 70,131 S.F. OR 1.61 AC.+/-

3. 200' SCALE MAP: N.W. 18-F 4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA

5. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA

6. NO PRIOR ZONING HISTORY

7. OWNER HAS APPLIED FOR A USE PERMIT 8. FEMA COMMUNITY PANEL NO.: 240010 0230B

9. EXISTING USE: SINGLE FAMILY DWELLING W/ DAY CARE FACILITY PROPOSED USE: SINGLE FAMILY DWELLING WI GROUP CHILD CARE CENTER CLASS "A" (MAX. 12 CHILDREN UNDER THE AGE OF THREE)

10. ESTIMATED AMOUNT OF TRAFFIC: 12 CARS (DROP-OFF/PICK-UP) A.M. & P.M. 11. DRIVEWAY IS PAVED WITH A DURABLE DUSTLESS SURFACE

12. NO SIGN IS PROPOSED FOR THE GROUP CHILD CARE CENTER 13. ONLY THE GROUND FLOOR IS USED FOR THE GROUP CHILD CARE CENTER

14. FLOOR AREA RATIO: GROSS FLOOR AREA: 3,548 S.F.

GROSS LOT AREA: 70,131 S.F.

15. THERE ARE NO EXISTING GROUP CHILD CARE CENTERS LOCATED ON ADJOINING PARCELS

16. MAXIMUM OF 3 EMPLOYEES BETWEEN THE HOURS OF 8 A.M. - 6 P.M. 17. HOURS OF OPERATION: MONDAY THROUGH FRIDAY 8 A.M. - 6 P.M.

18. PARKING REQUIRED: 1 PER EMPLOYEE UN LARGEST SHIFT (MINIMUM OF 2)

LARGEST SHIFT 3 EMPLOYEES: PRESENTLY USING IWO CAR GARAGE AND DRIVEWAY

FOR EMPLOYEE PARKING 19. PROPOSED FENCING: SPLIT RAIL WITH VINYL CHICKEN WIRE (2" OPENING)

20. PRIVATE WELL AND SEPTIC SYSTEMS.

PETITION FOR SPECIAL HEARING
"SHANEYBROOK KIDS" LOT 36

"SHANEYBROOK FARMS" 68/126 BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 8 C 3 SCALT: 1" = 50" JANUARY 22,2003

PEVISED 2/25/03

OWNER: SUSAN AND CHARLES MCCORMICK 8 QUAIL COVEY COURT REISTERSTOWN, MD 21136 (410)252-0636 TAX MAP: 41 GRID: 20 PARCEL: 31 TAX ACCT. NO. 2200024073 DEED REF.: 13819/603

