IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – N/S West Timonium Road,
602' E of the c/l Hunters Ridge Court * ZONING COMMISSIONER
(206 W. Timonium Road)
7th Election District * OF BALTIMORE COUNTY
3rd Council District
* Case No. 04-123-XA
Michael L. Sabracos
Petitioner *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Michael L. Sabracos, through his attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special exception to permit a Class B Child Care Center on the subject site, pursuant to Sections 1B01.1.C.6 and 424 of the Baltimore County Zoning Regulations (B.C.Z.R.). It is to be noted that variance relief was also requested from Section 424.7.A of the B.C.Z.R. to permit 185 children in lieu of the maximum allowed 154, if necessary; however, that Petition was withdrawn in open hearing. 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 Michael Sabracos, property owner, his attorneys, Robert A. Hoffman, Esquire and David Karceski, Esquire, and Donald Moore and Elaine Hamrick, representatives of Kindercare, Inc., the proposed operators of the day care center. Testimony was also offered in support of the Petition from several expert witnesses. These included Paul Lee, the Professional Engineer who prepared the site plan for this property, Wes Guckert, Traffic Engineer and principal with The Traffic Group, and Mitchell Kellman, a Planner/Zoning Consultant with Daft-McCune-Walker, Inc.

The issues presented in this case generated significant public interest and a large number of individuals from surrounding communities appeared and/or testified in opposition to the request. Due to limitations of time and space, a listing of all of those individuals cannot be set out

ORDER RECEIVED FOR FILING
Date 4/4/04
By

here; however, it need be noted that Francis X. Borgerding, Jr., Esquire, represented the Pine Valley/Valleywood Community Associations and the Hunt Ridge Community Association. The subject property is located adjacent to homes in these communities. Additionally, Louis Miller and Eric Rockel appeared and participated at the hearings on behalf of the Greater Timonium Council, an umbrella organization of community associations in the area.

INTRODUCTION

A significant amount of testimony and evidence was submitted at the public hearing held in this case, which consumed four days, and numerous photographs, plats, maps, studies, etc. were submitted as documentary evidence.[1] Testimony was also received from two witnesses employed by Baltimore County, namely William Hughey, who is employed in the Office of Planning and is the Area Planner for this locale, and Rahii Famili, a traffic engineer employed with the Department of Permits and Development Management.

THE PROPERTY & PROPOSAL

Testimony was offered describing the subject property and proposed use under the Petition for Special Exception by Donald Moore, Elaine Hamrick, and Paul Lee, the engineer who prepared the site plan. The subject property is an irregularly shaped parcel located on the north side of West Timonium Road, just west of York Road and the Baltimore-Harrisburg Expressway (I-83) interchange in Timonium. In fact, the exit ramp from southbound I-83 abuts the west side of the subject property. The property contains a gross area of 2.316 acres, more or less, zoned D.R.2, and is presently improved with a two-story dwelling and several outbuildings that will be removed to make way for the proposed development. As noted above, the Petitioner proposes developing the site with a Kindercare Class B childcare center. The proposed building will be a one-story structure, less than 35 feet in height, in observance of the 35-foot height limitation for non-residential dwellings in the D.R.2 zone. The building will be 76 feet wide and 121 feet deep (or 9,196 sq.ft. in area), and designed with the intent of capturing a residential type appearance so as to

ORDER RECEIVED FOR FILING
Date 2/10/04
By PBG

[1] There were 19 exhibits submitted by the Petitioner and 20 submitted by the Protestants.

be consistent with the residential dwellings nearby. Building elevation drawings of the proposed structure were submitted into evidence as Petitioner's Exhibit 3.

Mr. Moore and Ms. Hamrick testified on behalf of Kindercare. Mr. Moore testified that Kindercare is a national corporation that engages in the business of providing day care for children. He noted that there are approximately 1250 Kindercare childcare centers across the United States, with 26 such centers in Maryland, including at least two in Baltimore County; one in Perry Hall and one in Owings Mills. The proposed child care center at the subject location will be a medium-sized operation, at least in the context of the Kindercare operation. As noted above, the maximum number of children allowed at the subject location is 154. The centers operate Monday through Friday, from approximately 6:30AM to 6:30PM, and are closed on weekends and holidays.

Ms. Hamrick is the manager for Kindercare operations in Maryland and more fully described the nature of the proposed operation. She testified that the children who will be cared for at this facility would range in age from 6 weeks to 12 years. She indicated that most children will arrive between 7:00AM and 9:00AM and will be dropped off by parents. School-age children will be transported to the appropriate elementary school and returned to the site after school hours. Typically, children will be picked up by their parents from between 3:30PM to 6:30PM.

As noted above, 154 children are proposed at this facility. It is anticipated that 24 will range in age from infants to 2 years, 24 will be between the ages of 2 and 3, 76 will be pre-school children between the ages of 4 and 5, and 30 will be school-age children, between the ages of 6 and 12. Ms. Hamrick also described in some detail the operation of the day care center in terms of staffing. Obviously, the day care center is regulated by the relevant COMAR (Code of Maryland Regulations) provisions, which govern all day care operations in the State of Maryland. These regulations require a specific number of teachers/staff depending on the number of children and their ages. Ms. Hamrick also explained in some detail the proposal from an operational standpoint. Parents are required to bring the children into the building. Thus, there is no outside drop-off. She also indicated that there are occasional deliveries to the site, such as food, toys, equipment and

ORDER RECEIVED FOR FILING
Date 2/4/14
By

other supplies. She also indicated that there would be an outside dumpster which would be emptied no less than three times per week.

APPLICABLE LAW

Governmental regulation of land use is largely a local function. In Baltimore County, zoning requirements are set out in the B.C.Z.R. The Baltimore County Council adopts zoning maps in Baltimore County every four years, pursuant to the comprehensive zoning process, and under those maps, every property in Baltimore County is assigned one of the nearly 40 zoning classifications listed in the B.C.Z.R. These classifications range from R.C. (Resource Conservation zones) to the M.H. (Manufacturing-Heavy zones). Each zone contains its own specific regulations governing use of a property so zoned. For example, the restrictive R.C. zones promote agricultural and low-density residential use. There are no commercial, retail and/or industrial uses allowed in the R.C. zone. At the other end of the spectrum, the M.H. (Manufacturing-Heavy) zone encourages manufacturing and heavy industrial use. As noted above, the subject property is zoned D.R.2, which means "density, residential." The numeric suffix thereafter establishes the intensity of the use; that is, the number of houses permitted per acre. There are six D.R. zones established in the B.C.Z.R.

It has been noted that the D.R. zones provide three classifications of land use. The first classification identifies those uses permitted by right. For example, single-family detached dwellings, churches, and farms are uses permitted by right in the D.R. zone. These uses are allowed automatically for so long as the property owner meets the appropriate building, height and bulk area regulations.[2] At the other end of the spectrum, the zoning regulations prohibit certain uses in the D.R. zones under any circumstances. For example, fuel service stations, restaurants and similar commercial/industrial uses are always prohibited in the D.R. zones.

As a middle ground, the B.C.Z.R. identify special exception uses. The term "special exception" is a misnomer, as the uses listed thereunder are neither special nor exceptional. In other

ORDER RECEIVED FOR FILING
Date 2/11/14
By RBO

[2] A property owner need not Petition the Zoning Commissioner and endure a public hearing in order to build a single-family dwelling on a lot zoned D.R.

jurisdictions in Maryland, special exception uses are labeled "conditional" uses. This is a better description of such uses. Special Exception uses are those uses which may be permitted in the D.R. zone; however, prior to establishing a special exception use, the property owner/applicant must Petition the Zoning Commissioner for approval of the proposed use.

The B.C.Z.R. identifies a number of special exception uses permitted in the D.R. zone. They include, for example, camps, volunteer fire company stations, assisted living facilities for the elderly, etc. Most relevant here is that the D.R. zoning regulations permit by special exception only, Class B group childcare centers for more than 40 children (see Section 1B01.1.C.6).

In addition to the above noted Sections of the B.C.Z.R. relating to the D.R. zone, Section 101 of the B.C.Z.R. sets out the definitions used throughout the regulations. A "Group Childcare Center" is defined 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 9 children, including children of the adult provider." A "Group Childcare Center, Class A" is "A Group Childcare Center wherein group childcare is provided for no more than 12 children at any one time." A "Group Childcare Center, Class B" is "A Group Childcare Center wherein group childcare is provided for more than 12 children." As noted above, the Petitioner in this case seeks approval of a Class B Group Childcare Center for 154 children on the subject D.R.2 zoned site.

The B.C.Z.R. also contains specific regulations that govern particular land uses. Applicable in this case is Section 424 of the B.C.Z.R. That Section establishes specific rules and regulations for group childcare centers. Section 424.5 thereof establishes specific criteria for childcare centers as ***principal*** uses. This is to be distinguished from childcare centers which are ***accessory*** to another use, for example to a church or school. Clearly, the Kindercare operation proposed in this instance is the principal and not accessory use for this property. Additionally, certain bulk standards for group childcare centers in D.R. zones are set out in Section 424.7 of the B.C.Z.R. Paul Lee, the engineer who prepared the site plan, offered testimony regarding these standards. Section 424.7 of the B.C.Z.R. provides that a group childcare center in the D.R. zone must be on a lot containing a minimum of 1.0 acre for the first 40 children, plus 500 sq.ft. for every

ORDER RECEIVED FOR FILING
Date 2/10/04
By

child beyond 40 children. Additionally, the building must be setback a certain distance from the property lines and cannot exceed 35 feet in height. There are other specific requirements set out therein regarding parking, drop-off and delivery areas, and the maximum impervious surface area of the lot. In this regard, the Petitioner originally sought variance relief to allow more than 154 children; however, as noted above, this variance was withdrawn. The variance was initially requested because the acreage of the subject property (2.316 acres) would not permit more than 154 children under the bulk standards set out in Section 424.7. Mr. Lee testified that based on the reduction in the number of children requested at this location, as well as the size and location of the building on the lot, the proposal was fully in compliance with the bulk standards set forth in Section 424.7 of the B.C.Z.R. That is, the proposal meets all of those standards.

Although the proposal meets all of the "bulk" standards, i.e., size, height, distance, etc., the issues generated in this case are driven by the actual use. As noted above, this is a special exception use and is not permitted by right. Special exception uses are regulated in the B.C.Z.R. under Section 502.1 thereof. Due to the importance of that Section, it will be recited here:

"Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A) be detrimental to the health, safety or general welfare of the locality involved;

B) tend to create congestion in roads, streets or alleys therein;

C) create a potential hazard from fire, panic or other danger;

D) tend to overcrowd land and cause undue concentration of population;

E) interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

F) interfere with adequate light and air (Bill No. 45-1982);

G) be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these zoning regulations (Bill No. 45-1982);

ORDER RECEIVED FOR FILING
Date 4/14/99
By

H) be inconsistent with the impermeable surface and vegetative retention provisions of these zoning regulations; nor (Bill No. 45-1982)

I) be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone (Bill No. 74-2000)."

The highest courts of this State have reviewed the treatment of proposed special exception and conditional uses by various local zoning boards and commissions. The seminal case regarding special exceptions is Shultz v. Pritts, 291 Md. 1 432 A2d 1319 (1981). In that case, the Court noted that a special exception use is part of the comprehensive zoning plan and thus, shares the legal presumption that it is in the interest of the general welfare and therefore valid. The Court noted that a special exception use is a valid zoning mechanism that delegates to an administrative board or body a limited authority to allow certain enumerated uses which the legislature (in this case, the Baltimore County Council) has determined to be permissible, absent any facts or circumstances which negate that presumption.

The Court further noted that the applicant for a proposed special exception use does not have the burden of establishing affirmatively that the proposal would be of benefit to the community. Moreover, the test is not whether another use is more preferable or whether the property could be used for a higher or better purpose. Rather, the test to be considered by the local administrative body is whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purposes and intent of the underlying zoning scheme.

The Court of Appeals of Maryland further explained the special exception test in Mossberg v. Montgomery Co., 329 Md. 494, 620 A2d 886 (1993). In that case, an applicant sought approval for a solid waste transfer station in Montgomery County. That use was a conditional/ special exception use under the relevant Montgomery County ordinance. In its written opinion, the Court noted that there were certain inherent negative uses associated with any solid waste transfer station. For example, such a station would be expected to produce traffic, noise, dust, etc. Moreover, it could be presumed that such impacts would negatively affect surrounding properties.

ORDER RECEIVED FOR FILING
Date 2/11/14
By DBO

However, although such presumptions are valid, the Court emphasized that the existence of these impacts did not provide a sufficient basis for the local administrative body to deny the Petition for Special Exception. Instead, the Court reasoned that the local body must show that those impacts are greater at the subject location than would normally be associated with such use. That is, the criteria is not whether the proposed use carries with it adverse impacts (such adverse impacts are assumed in the first instance by designating the use a special exception rather than by right). Rather, the test is whether that impact at the subject property will produce effects above and beyond those normally inherent with such a use if located anywhere else within the same zoning district. Therefore, in considering the present application, it is not enough to simply conclude the proposed Kindercare application will produce traffic that could adversely affect the neighborhood. It most certainly will, and such an effect is inherent in any day care operation. The real test is whether the traffic produced by the proposed operation will cause an adverse impact at this location above and beyond such impact if proposed elsewhere in the D.R.2 zone.

TRAFFIC IMPACTS (Section 502.1.B of the B.C.Z.R.)

The primary objection voiced by most of the witnesses who testified in opposition to the request relates to traffic impacts. There was a substantial volume of testimony and evidence presented on this subject by both sides at the hearing. On behalf of the Petitioner, the testimony of Wes Guckert was produced. Mr. Guckert is a recognized traffic expert and is principal of The Traffic Group. He submitted two written studies (Exhibits Nos. 4 and 14) during his testimony. These studies indicate that Mr. Guckert's firm undertook an analysis and study of the adjacent road system on several occasions, including the production of traffic counts and analysis of nearby intersections.

As to the opponents, they produced their own studies. Two lay witnesses (Mark Mooney and Stacy Brunner) took their own traffic counts. Additionally, a traffic engineer who resides in the neighborhood (Jeffrey Lawrence) offered his analysis of Mr. Guckert's studies and reports.

Let it first be noted that I find Mr. Guckert's analysis to be professionally undertaken

ORDER RECEIVED FOR FILING
Date 2/10/04
By

and thorough. His first study (taken in April 2003) monitored traffic conditions while road construction improvements at the Timonium Road/I-83 interchange were ongoing. That construction has since been completed. Several witnesses questioned whether additional studies were warranted given that traffic conditions could change as a result of the new traffic patterns that were improved by that construction. Indeed, that thought crossed the mind of the undersigned Zoning Commissioner during the pendancy of these proceedings. On the last day of hearing, however, Mr. Guckert produced an updated report. Indeed, his firm revisited the scene and performed additional studies and counts after the construction. These additional studies allayed my concerns about the accuracy of the original data. Indeed, the actual traffic counts and observations produced by both sides are consistent with one another.

As noted above, Mr. Guckert's conclusions are summarized in the two written studies submitted (Exhibits 4 and 14). Essentially, he opined that the proposed Kindercare childcare center would not detrimentally impact traffic in the area; however, in order to reach this conclusion, he does recommend certain road improvements be completed. Specifically, he opined that Timonium Road should be widened so as to allow the construction of a fifth lane. Presently, Timonium Rod operates with two westbound and two eastbound lanes. Mr. Guckert opined that a fifth lane should be added which would allow left-turn lanes for traffic proceeding in both directions. With this construction, Mr. Guckert opined that the proposed use would not "tend to create congestion in roads, streets or alleys" as stated in Section 502.1.B of the B.C.Z.R. Apparently, Baltimore County's Bureau of Traffic Engineering does not dispute this conclusion. That agency initially provided the undersigned Zoning Commissioner with a written recommendation that the proposal be denied (Protestant's Exhibit 14). However, upon receipt of Mr. Guckert's recommendation to require the construction of a fifth lane, the Bureau of Traffic Engineering revoked its original opinion and now takes no position on this Petition (Petitioner's Exhibit 12). That is, they neither support nor oppose the Petitioner's proposal.

As noted in the discussion above regarding the law of special exceptions, the undersigned is required to focus upon the impacts of the proposed use and how they particularly

ORDER RECEIVED FOR FILING
Date 2/9/04
By

affect the locality involved. The undersigned has reviewed the proposal in that light and I find that the special exception request has failed to meet the test set out in Section 502.1.B of the B.C.Z.R. There are three factors that justify this conclusion. I explain.

First, it is acknowledged that the undersigned Zoning Commissioner, in considering other Petitions for day care centers, has remarked that a special exception day care use is most appropriately located on the fringes of a residential community as opposed to its interior. That is, traditional wisdom would support the conclusion that the location of the day care center near the fringe of a residential community is more appropriate then a location embedded in the interior of a residential community. For example, one would conclude that the proposed operation is better at the subject location (206 W. Timonium Road) than at a location on Deepdale Drive, Sandee Road, or other residential streets in the surrounding D.R. 2 zone.

Although this property is on the fringe of the residential community, it's close proximity to I-83 is problematic. As noted above, the site is located immediately adjacent to the exit ramp for southbound I-83. Also nearby is the entrance ramp from Timonium Road to southbound I-83. I find that the traffic to be generated by the proposed day care center will indeed tend to cause congestion on Timonium Road due to the property's close proximity to the entrance and exit ramps of a major interstate highway. Although Mr. Guckert opined that modifications could be made to the exit ramp from southbound I-83, it is likewise apparent that the State Highway Administration (SHA) has no intention of making such modifications at the present time. Indeed, the State, and more accurately its taxpayers, should not be required to expend public funds to accommodate this use. Moreover, traffic traveling on eastbound Timonium Road wishing to enter the ramp to southbound I-83 will likewise be affected. In sum, the proximity of the proposed day care center to that interstate highway is a factor unique to this site that will cause a disproportionate adverse impact.

Second, the proposed traffic patterns that will be generated by the use are problematic. Mr. Guckert's report acknowledges that nearly every potential client of the proposed daycare center would turn left on Timonium Road when leaving the site after dropping off their children in

ORDER RECEIVED FOR FILING
Date 2/10/04
By

the morning. A left turn on Timonium Road from this site would take the traveler to both north and southbound I-83 ramps, York Road, the commercial employment centers to the east, and ultimately the Baltimore Beltway (I-695). It was indicated that few of these morning motorists would be expected to turn right from this site and proceed westbound onto Timonium Road. This fact is particularly problematic at this site. Admittedly, the traffic signal located at the exit ramp from I-83 and Timonium Road will allow for certain gaps and breaks in traffic on Timonium Road. However, once a motorist negotiates the two westbound lanes, he or she will be required to merge into the left-turn only lane, and then potentially cross two eastbound lanes in order to merge onto I-83 south. All of this must occur within a relatively short distance. Moreover, the testimony and evidence presented was abundantly clear that eastbound Timonium Road is already highly congested in the morning. This factor further complicates that potential traffic movement. Indeed, I find this to be the most troubling aspect of this proposal from a traffic standpoint. Even with the proposed addition of a fifth lane, I predict that those clients of the Kindercare center who wish to then access southbound I-83 and the Baltimore Beltway would find it both difficult and unsafe to exit from the site and merge onto Timonium Road and ultimately the southbound ramp.

The third factor that is compelling from a traffic standpoint relates to the future community of Holly Ridge, a recently approved development of 19 single-family homes, which is proposed to be built on the south side of Timonium Road, also west of I-83. As Mr. Guckert acknowledged during his cross-examination, the access road for those new residences is but 80 feet from the location of the potential curb cut for the proposed Kindercare facility. Mr. Guckert acknowledged that this was a substandard distance. Given the already existing "busyness" of this area, I have significant concerns over the introduction of an additional means of access onto Timonium Road in such close proximity. Potential residents of Holly Ridge will have a far easier means of access to I-83 (right turn from their community) than potential clients of Kindercare.

In sum, I find that the proposed use does not meet the applicable criteria set forth in Section 502.1.B of the B.C.Z.R., pursuant to Schultz and Mossberg, infra. Specifically, a 154-child day care center will generate traffic volumes and certain congestion no matter where located

ORDER RECEIVED FOR FILING
Date 2/4/04
By

in the D.R.2 zone. However, the impacts are particularly severe here, due to the proximity of I-83, the anticipated and difficult left turn exit movement from the site and access to I-83 south, and the anticipated construction of the Holly Ridge Community. *These factors warrant a denial of the* plan, even with the proposed road improvements.

Section 502.1G - Inconsistent with Zoning Classification

Although the proposal must be denied based on the traffic issue, the undersigned feels compelled to at least address the criteria set out in Section 502.1G of the B.C.Z.R., given the attention paid to this test at the hearing. Testimony was offered by both sides regarding this issue. The Petitioner offered the testimony of both Mr. Lee and Mr. Kellman in support of their assertion that the proposed use is indeed compatible with the D.R.2 zone. The Protestants offered lay testimony on this subject and also offered the Zoning Advisory Committee (ZAC) comment and testimony presented by William Hughey from the Office of Planning.

The not so simple answer to this issue is that a day care center would be appropriate for this property; however, not of the size proposed by Kindercare. The parties disagree over the nature of the use. The Protestants contend that it is a commercial intrusion while the applicant argues that it is an institutional use. The applicant argues that it is similar to the nearby Timonium Presbyterian Church and Pinewood Elementary School. Additionally, the parties differ over the "compatibility" of the proposed use. That issue is generated in this case by the residential transition area requirements established in the B.C.Z.R. for the D.R. zones. Specifically, Section 1B01.1.B.1.G11 of the B.C.Z.R. requires that the Zoning Commissioner find, "That the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises." Upon such a finding, a childcare center is exempt from the RTA requirements. The property's relatively large size (when compared to lots in the nearby residential community) as well as its location on the fringe of a residential community (as described above) are persuasive factors that a day care center would be appropriate here. This location would allow residents of the nearby community to drop off and pick up their children at a location outside the interior of the residential community. That being said, however, the number of

ORDER RECEIVED FOR FILING
Date 2/11/14
By

children proposed in this case is persuasive and does, in my judgment, tilt the character of the operation from an institutional type use to a commercial type use.

I decline to establish a specific number of children that would be permitted at this location. The question presented under the Petition for Special Exception was on the proposal as offered. Whether a day care center of 16, 60 or 130 children is appropriate is not before me. In answer to the specific question presented, I find that the proposal as submitted is inconsistent with the property's zoning classification. A scaled down version might, however, be permitted.

MISCELLANEOUS

There were certain other narrow issues that were raised during the course of the hearing. Certain of the neighbors to the rear of the property were concerned about storm water runoff, the location and monitoring of the dumpster, noise generated by children and vehicles, etc. Mr. Rockel on behalf of the GTCC also questioned the veracity of the site plan and potential existence of a stream or wetlands on the property. Other neighbors fear an adverse impact on the nearby Pinewood Elementary School. I do not find any of these issues compelling to warrant a denial of the plan. Although the plan appears to have a minor inconsistency with prior State Highway Administration (SHA) plats, verification of the location of streams and wetlands, etc. is easy enough. Moreover, an appropriate storm water management system can be installed to eliminate any flooding problem. The noise "pollution" caused by young children playing simply pales in comparison to the decibels generated by traffic on I-83. The community hysteria about the impacts on Pinewood Elementary School is based on half-truths. A reading of the relevant rules of Baltimore County's Board of Education is persuasive to a finding that there is little likelihood that there would be mass transfers of Kindercare clients into Pinewood Elementary School. It is the traffic impacts and scale of the project that warrants a denial of this plan and nothing else.

CONCLUSION

Based upon the testimony and evidence presented, I am persuaded to deny this plan. In my judgment, the proposal does not meet the criteria set out in Section 502.1.B and 502.1.G of the B.C.Z.R. and thus, the Petition for Special Exception must be denied.

ORDER RECEIVED FOR FILING
Date 2/4/14
By BO

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of February 2004 that the Petition for Special Exception to permit a Class B Child Care Center on the subject site, pursuant to Sections 1B01.1.C.6 and 424 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 424.7.A of the B.C.Z.R. to permit 185 children in lieu of the maximum allowed 154, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/6/04
By bjs

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 206 West Timonium Road

which is presently zoned D.R.2

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

Special Exception to permit a child care center (Class B) pursuant to Sections 1B01.1.C.6 and 424 of the Baltimore County Zoning Regulations.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue (410)494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Michael L. Sabracos
Name - Type or Print

Signature

Name - Type or Print

Signature

19 East Fayette Street (410)962-1200
Address Suite 205 Telephone No.

Baltimore, Maryland 21202
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410)494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Case No. 04-123-XA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 DAY
UNAVAILABLE FOR HEARING

Reviewed By JL Date 9/09/03

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 206 West Timonium Road

which is presently zoned D.R.2

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 determined 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue (410)494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Michael L. Sabracos
Name - Type or Print

Signature

Name - Type or Print

Signature

19 East Fayette Street (410)962-1200
Address Suite 205 Telephone No.

Baltimore, Maryland 21202
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410)494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 DAY

UNAVAILABLE FOR HEARING
Reviewed By JL Date 9/09/03

Case No. 04-123-XA

REV 9/15/98

PETITION FOR VARIANCE
206 West Timonium Road

Variance from Section 424.7.A of the Baltimore County Zoning Regulations to allow 185 children in lieu of the permitted 154, if necessary.

TO1DOCS1/DHK01/#168446v1

CENTURY ENGINEERING

32 West Road
Towson, MD 21204

123

DESCRIPTION
206 W. TIMONIUM ROAD
ELECT. DIST. 8 BALTO. COUNTY, MD

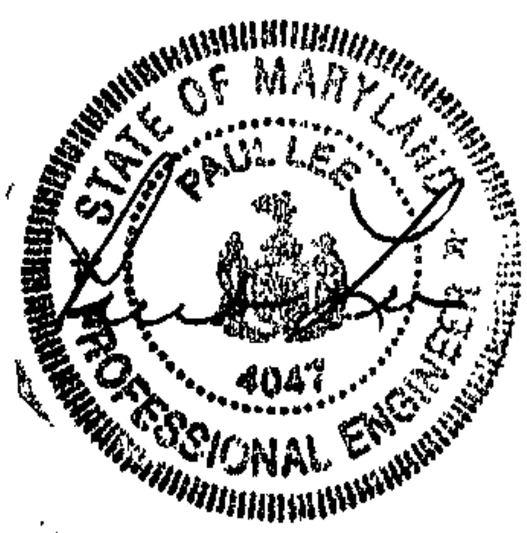
BEGINNING FOR THE SAME AT A POINT ON THE NORTH SIDE OF WEST TIMONIUM ROAD, SAID POINT ALSO BEING LOCATED EASTERLY 602± FROM THE INTERSECTION WITH THE CENTER OF HUNTER RIDGE COURT, THENCE RUNNING WITH AND BINDING ON SAID NORTH SIDE OF TIMONIUM ROAD, THE TWO FOLLOWING COURSES AND DISTANCES, N 79° 53' 42" E - 112.83' AND A LINE CURVING TO THE NORTH WITH A RADIUS OF 1,869.86' FOR A DISTANCE OF 125.24'; THENCE LEAVING THE NORTH SIDE OF TIMONIUM ROAD AND BINDING ON THE NORTHWESTERN AND WESTERNMOST SIDE OF THE RIGHT-OF-WAY OF THE BALTIMORE HARRISBURG EXPRESSWAY (I-83) AS SHOWN ON STATE ROADS COMMISSION PLAT NO. 11016 THE THREE AND A PORTION OF THE FOURTH FOLLOWING COURSES AND DISTANCES N 68° 46' 30" E - 86.70', N 26° 47' 40" E - 94.33', N 19° 30' 18' W - 196.13' AND A LINE CURVING TO THE EAST WITH A RADIUS OF 237.00' FOR A DISTANCE OF 7.53', THENCE LEAVING SAID WESTERNMOST SIDE OF THE RIGHT-OF-WAY OF THE BALTIMORE-HARRISBURG EXPRESSWAY AND RUNNING WITH AND BINDING ALONG THE SOUTHERN BOUNDARY OF THE PLAT OF "PINE VALLEY" AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK G.L.B. 24 FOLIO 90 THE FOUR FOLLOWING COURSES AND DISTANCES, S 77° 13' 19" W - 336.16', S 26° 02' 32" E - 5.38', S 08° 30' 00" E - 3.28', AND S 84° 50' 45" W - 7.52', THENCE LEAVING SAID SOUTHERN BOUNDARY OF "PINE VALLEY", S 08° 30' 00" E - 274.09', TO THE NORTH SIDE OF WEST TIMONIUM ROAD AND POINT OF BEGINNING.

CONTAINING 2.316 ACRES OF LAND MORE OR LESS.

(THE ZONING DESCRIPTION WAS PREPARED FROM THE BOUNDARY SURVEY BY RUXTON DESIGN CORP. 6-14-03).

PROJECT 23173.00

Wfile\Login2\Land-Dev\LD03\descr\TimRd-pl-9-2-03



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: # 04-123-XA
206 West Timonium Road
N/side West Timonium Road, 602 feet +/- east of Hunters Ridge Court.
7th Election District
3rd Councilmanic District
Legal Owner(s): Michael L. Sabracos
Special Exception: to permit a child care center.
Variance: *to allow 185 children in lieu of the 154, if necessary.*
Hearing: Monday, November 17, 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) 887-3391.
10/393 Oct. 30 C633976

CERTIFICATE OF PUBLICATION

10/30/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/30/,2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 123

No. 28143

DATE 9/9/03

ACCOUNT 001 006 6150

AMOUNT $ 705.00

RECEIVED FROM: VBH

FOR: Variance & Exemption

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/10/2003	9/09/2003	09:16:47	2

REG W304 WALKIN DRWR DWB
RECEIPT # 242114 9/09/2003 OFLN
Dept 5 539 ZONING VERIFICATION
CK NO. 028143
Recpt Tot $705.00
705.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

VENABLE, BAETJER AND HOWARD, LLP
Including Professional Corporations

04935

OUR REF. NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT

02/27/04 - $400.00

41273-185979 - Sabracos - Timonium Road

Baltimore County, MD

Appeal fee

APPEAL SIGN POSTING REQUEST

CASE NO.: 04-123-XA

MICHAEL SABRACOS – LEGAL OWNER

206 W. TIMONIUM ROAD

7TH ELECTION DISTRICT APPEALED: 2/27/04

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 04-123-XA

Petitioner/Developer:

MICHAEL SABRACOS – LEGAL OWNER

KINDER CARE

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

206 W TIMONIUM ROAD

The sign was posted on 4/22, 2004

By: Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

CERTIFICATE OF POSTING

RE: Case No.: 04-123-XA

Petitioner/Developer: MICHAEL L. SABRACOS

Date of Hearing/Closing: NOV 17, 2003

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

ATTN: Becky Hart {(410) 887-3394}

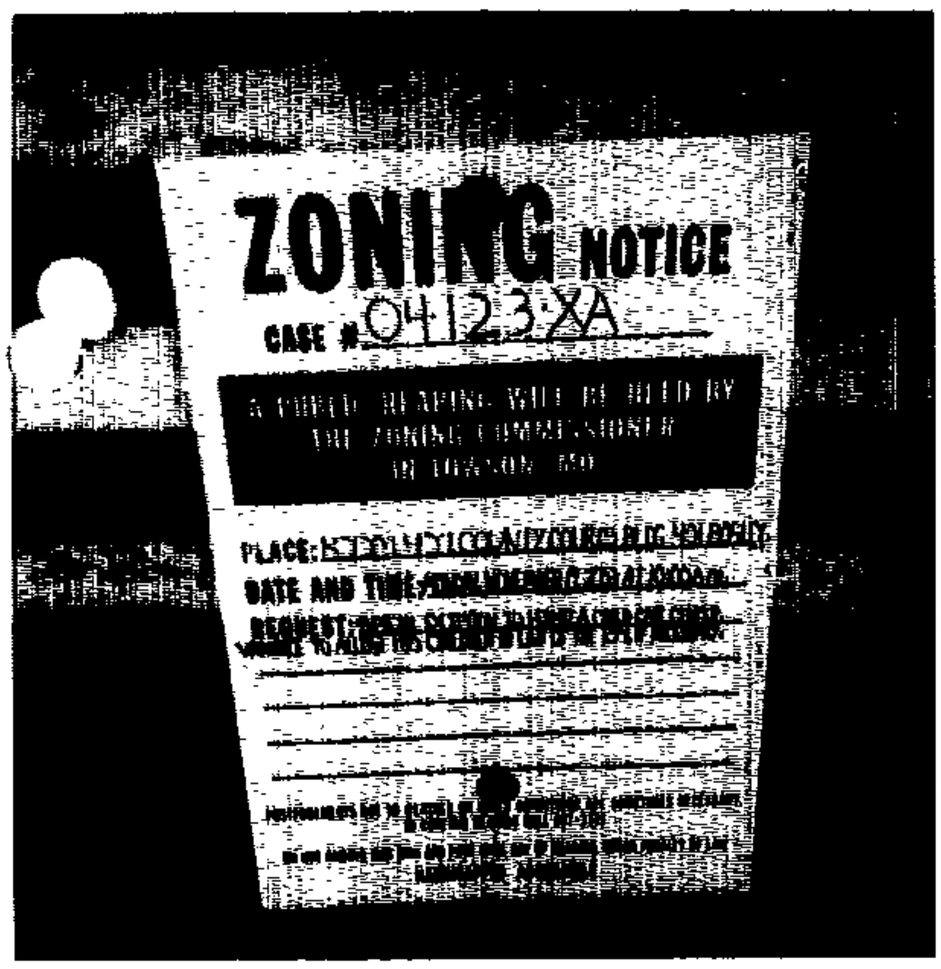
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

206 WEST TIMONIUM RD

The sign(s) were posted on 10/30/03
(Month, Day, Year)

Sincerely,



10/30/03
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 04-123-XA

Petitioner/Developer: MICHAEL L. SABRACOS

Date of Hearing/Closing: 12/12/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

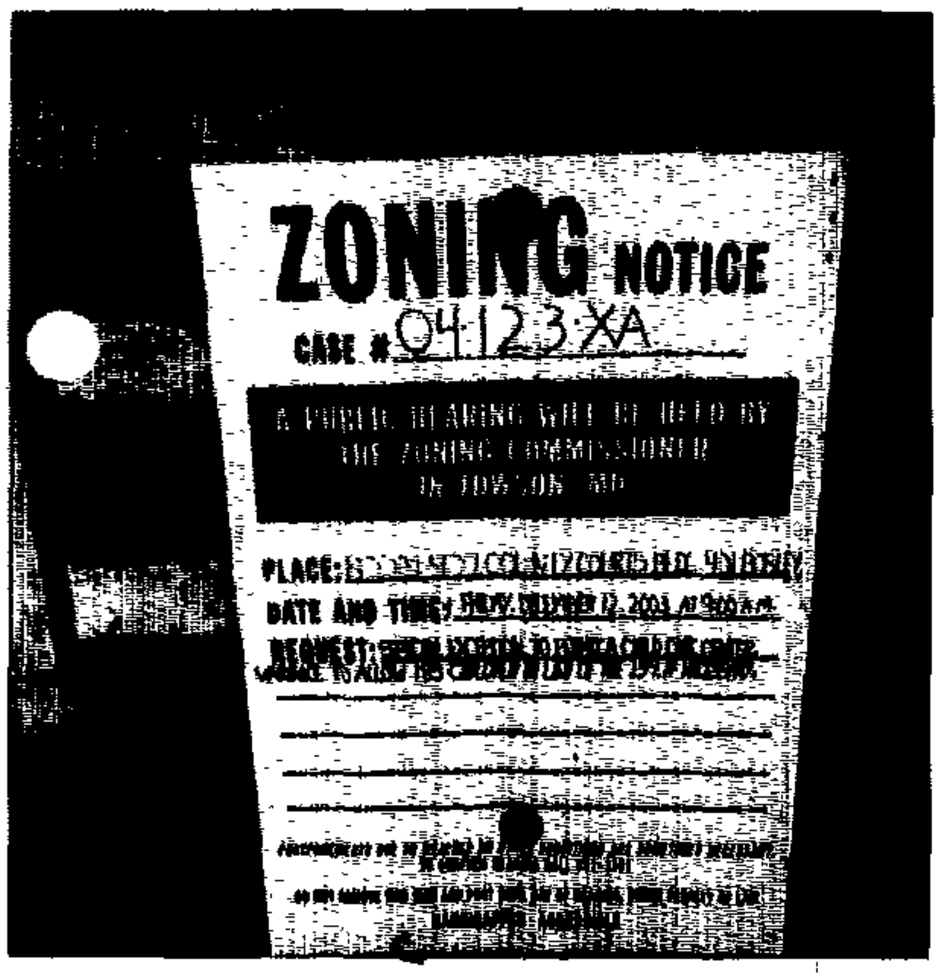
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

206 WEST TIMONIUM RD

DATE CHANGE FROM 11/17 TO 12/12

The sign(s) were posted on 11/22/03
(Month, Day, Year)

Sincerely,



11/22/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 29, 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: 04-123-XA
206 West Timonium Road
N/side west Timonium, 602 feet +/- east of Hunters Ridge Court
7th Election District – 3rd Councilmanic District
Legal Owner: Michael L. Sabracos

Special Exception to per a child care center. Variance to allow 185 children in of the 154, if necessary.

Hearings: Monday, November 17, 2003 at 10:00 in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:rlh

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Michael L. Sabracos, 19 E. Fayette Street, Suite 205, Baltimore 21202

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 1, 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
Thursday, October 29, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontel 410-494-6244
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

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: 04-123-XA
206 West Timonium Road
N/side west Timonium, 602 feet +/- east of Hunters Ridge Court
7th Election District – 3rd Councilmanic District
Legal Owner: Michael L. Sabracos

Special Exception to per a child care center. Variance to allow 185 children in of the 154, if necessary.

Hearings: Monday, November 17, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 04-123-XA

Petitioner: Michael L. Sabracos

Address or Location: 206 West Timonium Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Ave
Towson, MD 21204

Telephone Number: (410) 494-6244

Revised 2/20/98 - SCJ

County Board of Appeals of Baltimore County

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

retaining w/s by Petitioner 12/08/04 Order to be issued

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

August 23, 2004

NOTICE OF POSTPONEMENT

CASE #: 04-123-XA

IN THE MATTER OF: MICHAEL SABRACOS – Legal Owner
(Kindercare) 206 W. Timonium Road
7th Election District; 3rd Councilmanic District

2/06/2004 – Z.C.'s Order in which requested zoning relief was DENIED.

This matter, scheduled for hearing on 9/02 and 9/08/04, has been **POSTPONED** at the request of Petitioner (Summons for Circuit Court 9/02/04). Both hearing dates have been postponed and pulled from the Board's schedule at this time; **TO BE REASSIGNED.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Appellant /Petitioner : Michael Sabracos
Mitchell Kellman /Daft-McCune-Walker
Paul Lee /Century Engineering

Counsel for Pine Valley Community Assn., Inc. : Francis X. Borgerding, Jr., Esquire

Don Gerding
Louis Miller
Eric Rockel
Stacy Brunner

Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink on Recycled Paper

County Board of Appeals of Baltimore County

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

pp'd 8/23/04 req. of petitioner no objections to date to be rescheduled

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

May 21, 2004

NOTICE OF ASSIGNMENT

CASE #: 04-123-XA

IN THE MATTER OF: MICHAEL SABRACOS – Legal Owner
(Kindercare) 206 W. Timonium Road
7th Election District; 3rd Councilmanic District

2/06/2004 – Z.C.'s Order in which requested zoning relief was DENIED.

ASSIGNED FOR: **THURSDAY, SEPTEMBER 2, 2004 at 10:00 a.m. /Day #1 and WEDNESDAY, SEPTEMBER 8, 2004 at 10 a.m. /Day #2**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Counsel for Appellant /Petitioner : ~~Robert A. Hoffman, Esquire~~ David Karceski, Esquire W/D 8/13/04

Appellant /Petitioner : Michael Sabracos

Mitchell Kellman /Daft-McCune-Walker
Paul Lee /Century Engineering

Francis X. Borgerding, Jr., Esquire

Don Gerding
Louis Miller
Eric Rockel
Stacy Brunner

Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink on Recycled Paper

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

December 8, 2003

Robert A. Hoffman
Venable LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case Number: 04-123-XA 206 West Timonium Road

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 9, 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

WCR:rjc

Enclosures

c: Michael L. Sabracos 19 East Fayette Street Suite 205 Baltimore Maryland 21202
People's Counsel

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 4, 2003

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

SUBJECT: 206 West Timonium Road

INFORMATION:

Item Number: 04-123

Petitioner: Michael L. Sabracos

Zoning: DR 2

Requested Action: Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and recommends that it be **DENIED**.

This office is concerned with the safety related to the site's proximity to the exit and entrance ramps of I-83. Additionally, it is the position of this office that I-83 serves, and should continue to serve, as an appropriate demarcation line between the York Road commercial corridor on the east and the residential neighborhoods west of I-83.

Prepared by: Mark A Cummings

Section Chief: Lynn Lanham

AFK/LL:MAC:

RECEIVED

NOV - 4 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item No. 123

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

The proximity of the site to the I-83 ramp will create a safety hazard; this office strongly recommends against the special exception in that location.

RWB:CEN:jrb

cc: File

Baltimore County
Fire Department

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

September 24, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 22, 2003

Item No.: 113, 123, 125, 127

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, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

Printed with Soybean Ink on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS KNT

DATE: October 22, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of September 22, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-113,114,118,119,120,121,122,123,127,128,129,130,136

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

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9.23.03

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

RE: Baltimore County
Item No. 123 JLL

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
DEC 3 2003
ZONING COMMISSIONER

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS

DATE: December 3, 2003

SUBJECT: Zoning Item # 04-123
Address 206 W. Timonium Road

Zoning Advisory Committee Meeting of

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

1. This site needs to be evaluated for non-tidal wetlands on or near the site.
2. A significant tree (appears to be a Chestnut Oak) exists behind the existing building. It is recommended that every effort be made to protect the tree and the critical root zone. This tree should be evaluated for Baltimore County Champion status.

Reviewer: Paul Dennis Date: December 1, 2003

S:\Devcoord\ZAC SHELL 11-20-03.doc

RE:	PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
	206 W Timonium Road; N/side W Timonium Road, 602' E Hunters Ridge Court	*	ZONING COMMISSIONER
	7th Election & 3rd Councilmanic Districts	*	FOR
	Legal Owner(s): Michael L Sabracos Petitioner(s)	*	BALTIMORE COUNTY
		*	04-123-XA

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

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of September, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable LLP, 210 Allegheny Avenue, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED
SEP 26 2003
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: February 15, 2005

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton TRS
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	***PDM FILE NUMBER***	**NAME**	**LOCATION**
04-123-XA	***04-123-XA***	MICHAEL SABRACOS KINDERCARE	206 W. TIMONIUM ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 19, 2004

RECEIVED
MAR 2 3 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case : 04-123-XA, 206 West Timonium Road

Please be advised that an appeal of the above-referenced case, was filed in this office on February 27, 2004 by Venable, LLP on behalf of Michael Sabracos. 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,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Mr. Michael Sabracos, 504 Whithorn Court, Timonium 21093
Mr. Mitchell Kellman, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson 21286
Mr. Paul Lee, Century Engineering, 32 West Rd., Towson 21204
Francis X. Borgerding, Esquire, 409 Washington Ave., Ste. 600, Towson 21204
Richard Parsons, 412 Woodbine Ave., Towson 21204
Charles Needer, 17 Deep Dale Drive, Timonium 21093
Don Gerding, 335 Old Trail Road, Baltimore 21212
Don Wright, 403 Woodbine Avenue, Towson 21204
Lou Miller, 44 E. Timonium Rd., Timonium 21093
Eric Rockel, 1610 Riderwood Drive, Timonium 21093
Stacy Brunner, 214 Burning Tree Rd., Timonium 21093
Caroline Joyner, 409 Washington Ave., Ste. LL8, Towson 21204
Cathy Worthington, 2117 Woodfork Rd., Timonium 21093
Mr. & Mrs. Jack Bond, 224 W. Timonium Rd., Timonium 21093
Mr. & Mrs. Michael Pate, 4 Gailridge Ct., Timonium 21093
Dr. William Reichel, 2205 Forest Ridge Rd., Timonium 21093
Susan Hyde, 220 Burning Tree Rd., Timonium 21093
Patty Newton, 207 Deep Dale Dr., Timonium 21093
Kathleen Beadell, 211 Gateswood Rd., Timonium 21093
Kimberly Pettinelli, 213 Deep Dale Dr., Timonium 21093
Gabriel DiGiacomo, 2121 Pine Valley Dr., Timonium 21093
Bob McKinley, 202 Sandee Rd., Timonium 212093
Dr. & Mrs. Robert Yim, 107 Deep Dale Drive, Timonium 21093
Mr. & Mrs. Mark Mooney, 201 Sandee Rd., Timonium 21093
Mr. Chet Jones, 8612 Valleyfield Rd., Lutherville 21093

APPEAL

Petition for Special Exception and Variance
206 W. Timonium Road
N/s of West Timonium Rd., 602' e/of c/l Hunters Ridge Ct.
7th Election District – 3rd Councilmanic District
Michael Sabracos – Legal Owner

Case No.: 04-123-XA

RECEIVED
MAR 2 3 2004
BALTIMORE COUNTY
BOARD OF APPEALS

✓ Petition for Special Exception & Variance (September 9, 2003)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (September 29, 2003)

✓ Certification of Publication (The Jeffersonian Issue October 30, 2003)

✓ Certificate of Posting (October 30, 2003) by SSG Robert Black

✓ Postponement Letters dated November 6, 2003, December 15, 2003 and January 22, 2004

✓ Entry of Appearance by People's Counsel (September 26, 2003)

✓ Petitioner(s) Sign-In Sheet: 1 Sheet

✓ Protestant(s) Sign-In Sheet: 23 Sheets 19x23 (437 signatures)

✓ Citizen(s) Sign-In Sheet: 3 Sheets

✓ Zoning Advisory Committee Comments 12-8-2003

✓ Petitioners' Exhibit

- ✓1. Plat to accompany petition for Special Exception
- ✓2. Timonium Trade Area Site Plan
- ✓3. Exterior Elevations Map
- ✓4. Traffic Impact Analysis for KinderCare Timonium (Dec. 4, 2003
- ✓5. Center Left Turn Lane Concept Plan
- ✓6. Customer Care Compliment Report (44 pages)
- ✓7. % House Coverage (DR-2)
- ✓8. Schematic Landscape Plan
- ✓9. Personal Bio for Mitchell Kellman
- ✓10. Not located in file
- ✓11. Photo
- ✓12. Memo from Robert Bowling to Larry Schmidt dated January 28, 2004
- ✓13a. Speed Summary Sheet for Radar Study
- ✓13b. Proposed Amendment regarding Density for Child Care Centers L.P. 89-1
- ✓14. Revised Traffic Impact Analysis (Jan. 19, 2003)
- ✓15. Redlined Plat to accompany petition for Special Exception
- ✓16. Plat No. 11016
- ✓17. Air Photo
- ✓18. Map
- ✓19. Personal Bio of John Bassford

Protestants' Exhibits:

- ✓1a. Map
- ✓1b. Map
- ✓2. Cockeysville Traffic Team Accident Stats
- ✓3. Personal Bio for Jeffrey Lawrence
- ✓4. Memorandum re: Traffic Imapct Analysis for Kindercare dated Dec. 26, 2003
- ✓5. Summary of Traffic Study
- ✓6a. Letter from Valleywood Homeowners Association dated Nov. 10, 2003
- ✓6b. Letter from Falls Road Community Association dated Dec. 1, 2003
- ✓7. Petitions opposing KinderCare
- ✓8. Air Photo
- ✓9. 8 Photos

RECEIVED
MAR 2 3 2004
BALTIMORE COUNTY
BOARD OF APPEALS

✓10. 10 Photos accompanied by a Description
✓11. KinderCare Center Information w/Photos
✓12. Letter dated Dec. 10, 2003 to Larry Schmidt w/opposing petitions
✓13a. Letter to Larry Schmidt from Michael Martin
✓13b. Photo
✓14. Memo from Robert Bowling dated Sep. 30, 2003
✓15. Memo from Arnold Keller dated Nov. 4, 2003
✓16. Students: Enrollment and Attendance (Rule 5140)
✓17. Letter dated Nov. 23, 2003 re: Traffic information
✓18a-c Site Plans
✓19. Photo
✓20. Hunt Valley/Timonium Master Plan (Oct. 19, 1998)

✓ Miscellaneous (Not Marked as Exhibit)
✓1. 14 Letters from Local Residents in favor of Kinder Care
✓2. Letters of opposition in excess of 100
✓3. Newspaper clipping dated Dec. 24, 2003
✓4. 4 Subpoenas

✓ Zoning Commissioner's Order (DENIED – February 6, 2004)

✓ Notice of Appeal received on February 27, 2004 from Robert Hoffman, Venable, LLP in behalf of Michael Sabracos.

C: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Mr. Michael Sabracos, 504 Whithorn Court, Timonium 21093
Mr. Mitchell Kellman, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson 21286
Mr. Paul Lee, Century Engineering, 32 West Rd., Towson 21204
Francis X. Borgerding, Esquire, 409 Washington Ave., Ste. 600, Towson 21204
Richard Parsons, 412 Woodbine Ave., Towson 21204
Charles Needer, 17 Deep Dale Drive, Timonium 21093
Don Gerding, 335 Old Trail Road, Baltimore 21212
Don Wright, 403 Woodbine Avenue, Towson 21204
Lou Miller, 44 E. Timonium Rd., Timonium 21093
Eric Rockel, 1610 Riderwood Drive, Timonium 21093
Stacy Brunner, 214 Burning Tree Rd., Timonium 21093
Caroline Joyner, 409 Washington Ave., Ste. LL8, Towson 21204
Cathy Worthington, 2117 Woodfork Rd., Timonium 21093
Mr. & Mrs. Jack Bond, 224 W. Timonium Rd., Timonium 21093
Mr. & Mrs. Michael Pate, 4 Gailridge Ct., Timonium 21093
Dr. William Reichel, 2205 Forest Ridge Rd., Timonium 21093
Susan Hyde, 220 Burning Tree Rd., Timonium 21093
Patty Newton, 207 Deep Dale Dr., Timonium 21093
Kathleen Beadell, 211 Gateswood Rd., Timonium 21093
Kimberly Pettinelli, 213 Deep Dale Dr., Timonium 21093
Gabriel DiGiacomo, 2121 Pine Valley Dr., Timonium 21093
Bob McKinley, 202 Sandee Rd., Timonium 212093
Dr. & Mrs. Robert Yim, 107 Deep Dale Drive, Timonium 21093
Mr. & Mrs. Mark Mooney, 201 Sandee Rd., Timonium 21093
Mr. Chet Jones, 8612 Valleyfield Rd., Lutherville 21093

date sent March 22, 2004, klm

ROBERT A. HOFFMAN, ESQUIRE
VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204
ATTORNEY FOR PETITIONER/APPELLANT

DAVID KARCESKI, ESQUIRE
VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204
ATTORNEY FOR PETITIONER/APPELLANT

MITCHELL KELLMAN
DAFT MCCUNE & WALKER, INC.
200 EAST PENNSYLVANIA AVE.
TOWSON, MD 21286

PAUL LEE
CENTURY ENGINEERING
32 WEST ROAD
TOWSON MD 21204

FRANCIS X BORGERDING ESQUIRE
409 WASHINGTON AVENUE
SUITE 600
TOWSON MD 21204

DON GERDING
335 OLD TRAIL ROAD
BALTIMORE, MD 21212

LOU MILLER
44 E TIMONIUM ROAD
TIMONIUM MD 21093

Case No. 04-123-XA

In the Matter of: Michael Sabracos – Petitioner; Kindercare
206 W. Timonium Road 7th E; 3rd C

SE – To permit Class B Child Care Center (Variance relief to permit 185 children ilo maximum allowed 154 W/D by Petitioner at hearing before Zoning Commissioner).

2/06/2004 -- Z.C.'s Order in which the Petition for Special Exception for Class B Child Care Center was DENIED. (Variance petition dismissed as moot.)

5/21/04 -Notice of Assignment sent to following; assigned for hearing on Thursday, September 2, 2004 at 10:00 a.m. (day #1) and Wednesday, September 8, 2004 at 10 a.m. (day #2):

Robert A. Hoffman, Esquire
David Karceski, Esquire
Michael Sabracos
Mitchell Kellman /Daft-McCune-Walker
Paul Lee /Century Engineering
Francis X. Borgerding, Jr., Esquire
Don Gerding
Louis Miller
Eric Rockel
Stacy Brunner
Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

8/13/04 – Letter from Robert A. Hoffman, Esquire – notification that the firm is officially withdrawing its appearance as counsel for Petitioner Michael Sabracos.
- Letter from Frank Borgerding – requesting that the Board relocate its hearing in this matter to a larger room because many people from the area are interested in this case and will not fit in the Board's hearing room. Will review request with Chairman Wescott when he is next in the office (8/17/04).
-- T/C from Mr. Sabracos regarding request for postponement. Call was terminated when he had to take another call. Awaiting postponement request or call back from Mr. Sabracos.

8/17/04 – Letter to Mr. Borgerding in response to his 8/12/04 correspondence – request that the hearing in this matter be held in a location other than the Board's hearing room 48 is denied, as is the Board's policy; the Board will convene for hearing in this matter on 9/02/04 in Room 48 at 10 a.m.

8/19/04 – T/C from Michael Sabracos – will be faxing request for postponement. Is retaining new counsel and also has been subpoenaed to testify in a circuit court matter on 9/02/04. (Sabracos - 410-458-3210)

8/20/04 – FAX from Mr. Sabracos – requesting postponement; has been summonsed to appear in Circuit Court as witness for the State on 9/02/04; requesting that both dates be postponed in order to keep hearing together; also indicated that efforts are being made with Mr. Borgerding to settle this matter prior to hearing.
– T/C left on voice mail for Mr. Borgerding regarding postponement in this matter.

8/23/04 – T/C to Mr. Borgerding; left voice mail message regarding postponement request.
- T/C from Mr. Borgerding; indicates that he has no objection to this postponement.
-- Advised People's Counsel that postponement would be granted for both dates. T/C to Lou Miller advising same; also left message for Mr. Gerding at his home.
- Notice of Postponement sent this date; hearings pulled from 9/02/04 and 9/08/04; to be reassigned.

12/08/04 – Letter from Mr. Sabracos pursuant to telephone conversation – withdrawing petitions in this matter. Order of Dismissal to be issued.

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 6, 2003

Robert A. Hoffman, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
N/S West Timonium Road, 602' E of the c/l Hunters Ridge Court
(206 West Timonium Road)
7th Election District – 3rd Council District
Michael L. Sabracos – Petitioner
Case No. 04-123-XA

Dear Messrs. Hoffman & Borgerding:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on November 17, 2003, has been postponed. By agreement of both parties, the matter has been rescheduled for Friday, December 12, 2003, at 9:00 AM in Room 407 of the Circuit Court Building. It is my understanding that Mr. Hoffman will arrange to have the sign on the property changed to reflect the new date and time for this hearing.

Thank you for your cooperation in this matter and should you have any questions in the meantime, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Case File

The Greater Towson Council of Community Assoc., Inc

GTCCA

P.O. Box 5421, Towson, MD 21295-5421
www.gtcca.org

RESOLVED: That the GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc. shall, from January 15, 2004 to January 31, 2005, assign official responsibility for review, representation, and action on all zoning and development matters to the EXECUTIVE BOARD and the Chair and Deputy Chairs of the Zoning Committee, which consist of the following members:

Donald R. Wright, President
Judy Gregory, Vice President
Stacy Weiss, Treasurer
J. Donald Gerding, Zoning Committee Chair .... 335 OLD TRAIL BALTIMORE, MD 21212 PHONE 410-825-0894
Richard Parsons, Zoning Committee Deputy Chair
Larry Townsend, Zoning Committee Deputy Chair

AS WITNESS: Our hands and seal this 15th day of January 2004.

ATTEST: GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc.

Donald R. Wright
President

Judith A. Gregory
Vice President

Dept / Permits & Development Mgm
Attention Kristen Matthews

Case No. 04-123-XA Appeal filed 2/27/04

Please enter our "Council's" interest in this Case and send to Donald Gerding all notices of dates for hearings and any/all other notification and the Facts-Findings and Decision from the County Board of Appeals

Thanks Donald Gerding 3/2/04

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

3/1/04

Robert A. Hoffman (410) 494-6262 rahoffman@venable.com

February 27, 2004

HAND-DELIVERED

Mr. Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Lawrence S. Wescott, Chairman
County Board of Appeals for
Baltimore County
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
206 West Timonium Road
N/S of West Timonium Road
602' E of the c/l Hunters Ridge Court
7th Election District – 3rd Councilmanic District
Case No.: 04-123-XA

Dear Mr. Kotroco and Mr. Wescott:

On behalf of the legal owner of the property, Michael L. Sabracos, we note an appeal from the decision of the Zoning Commissioner for Baltimore County, dated February 6, 2004, denying the Petition for Special Exception.

The legal owner name and address is as follows:

Mr. Michael L. Sabracos
19 East Fayette Street
Suite 205
Baltimore, Maryland 21202

We have enclosed a check in the amount of $400.00 to cover the filing fee for the appeal and the costs associated with posting. If you have any questions regarding this appeal, please feel free to give me a call.

Very truly yours,

Robert A. Hoffman

RAH/dhk
Enclosure
cc: Francis X. Borgerding, Esquire
✓ Mr. Don Gerding
Mr. Lou Miller
Peter M. Zimmerman, Esquire, People's Counsel
TO1DOCS1/DHK01/#178120 v1

FRANCIS X. BORGERDING, JR.
Attorney at Law
MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

August 12, 2004

Lawrence S. Wescott, Esquire
Chairman
County Board of Appeals of
Baltimore County
Old Court House, Room 49
400 Washington Avenue
Towson, Maryland 21204

RECEIVED
AUG 13 2004
BALTIMORE COUNTY
BOARD OF APPEALS

RE: Case No.: 04-123XA
In the Matter of Michael Sabracos
Legal Owner (Kinder Care)
206 West Timonium Road
7th Election District, 3rd Councilmanic District
Presently assigned for Thursday, September 2, 2004 @ 10:00 a.m.
day one and Wednesday, September 8, 2004 @ 10:00 a.m. day two

Dear Mr. Wescott:

I am writing as counsel for the Pine Valley Community Association, Inc. in relation to the above-referenced matter to request that the Board consider moving the scheduled hearing dates for the above-referenced matter to a location to accommodate a larger number of individuals than the Board of Appeals' hearing room. Although I am aware that the Board has rarely conducted hearings outside of its hearing room, there is a tremendous amount of interest from citizens in the community in reference to the above-referenced case. This matter was heard below by the Zoning Commissioner during five days of hearings. My understanding is there are approximately 25 pages of sign in sheets in the case file regarding Protestant's witnesses alone that attended the five days of hearings. During the first day of the hearing, the Zoning Commissioner's hearing room was completely full with over 100 individuals from the community attending the hearing, some of which left because they could not be accommodated inside the Zoning Commissioner's hearing room. The number of people who attended the first day of the hearing remained fairly constant throughout the five days of hearings of this matter. The members of the public who attended were interested in hearing the petitioners' witnesses as well as testifying concerning this matter. I would anticipate a similar level of interest for the de novo hearing to be conducted in relation to this matter before the Board of Appeals.

Although, I am aware that moving the hearing before the Board is rarely done, I believe that the public's right to hear all of the testimony in relation to this matter, as well as testify, is a fundamental part of the public hearing process conducted before the Board and therefore such a request is justified in relation to this matter. Part of the hearing held below was held in Room 106 of the County Office Building, which I believe has a greater seating capacity than the Board of Appeals hearing room, it is also my understanding that the Board has previously used the County Council's chambers for a hearing where a larger room capacity than the Board of Appeals' hearing room is necessary. I apologize for any inconvenience this request may create. I would request that the Board consider the above or another appropriate location to hear this matter.

Thank you for your cooperation with regard to this matter.

Very truly yours,

FRANCIS X. BORGERDING, JR.

FXBJr:bjk
cc: Pine Valley Community Association, Inc.
c/o Florence Monaghan Gitlin, President
Robert Hoffman, Esquire

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Robert A. Hoffman **(410) 494-6262** **rahoffman@venable.com**

August 12, 2004

HAND-DELIVERED

RECEIVED
AUG 13 2004
BALTIMORE COUNTY
BOARD OF APPEALS

County Board of Appeals
for Baltimore County
ATTENTION: Kathleen Bianco
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of Michael Sabracos
Petition for Special Exception
206 W. Timonium Road
Case No. 04-123-XA

Dear Ms. Bianco:

This letter should serve as notification to the County Board of Appeals that this firm is officially withdrawing its appearance from this matter as counsel for Petitioner Michael Sabracos.

Very truly yours,

Robert A. Hoffman/pam
Robert A. Hoffman

RAH/pam

cc: Mr. Michael L. Sabracos
Francis X. Borgerding, Esquire
Peter M. Zimmerman, Esquire
Mr. J. Donald Gerding
Mr. Louis W. Miller

TO1DOCS1/190807 v1

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Robert A. Hoffman (410) 494-6262 rahoffman@venable.com

February 27, 2004

HAND-DELIVERED

Mr. Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Lawrence S. Wescott, Chairman
County Board of Appeals for
Baltimore County
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RECEIVED
FEB 27 2004
Per.

Re: Petition for Special Exception
206 West Timonium Road
N/S of West Timonium Road
602' E of the c/l Hunters Ridge Court
7th Election District – 3rd Councilmanic District
Case No.: 04-123-XA

Dear Mr. Kotroco and Mr. Wescott:

On behalf of the legal owner of the property, Michael L. Sabracos, we note an appeal from the decision of the Zoning Commissioner for Baltimore County, dated February 6, 2004, denying the Petition for Special Exception.

The legal owner name and address is as follows:

Mr. Michael L. Sabracos
19 East Fayette Street
Suite 205
Baltimore, Maryland 21202

We have enclosed a check in the amount of $400.00 to cover the filing fee for the appeal and the costs associated with posting. If you have any questions regarding this appeal, please feel free to give me a call.

Very truly yours,

Robert A. Hoffman

RAH/dhk
Enclosure
cc: Francis X. Borgerding, Esquire
Mr. Don Gerding
Mr. Lou Miller
Peter M. Zimmerman, Esquire, People's Counsel
TO1DOCS1/DHK01/#178120 v1

RECEIVED
POST - APPEAL

2205 Forest Ridge Road
Timonium, MD 21093

RECEIVED
APR 0 1 2004
BALTIMORE COUNTY
BOARD OF APPEALS

March 30, 2004

The Board of Appeals for Baltimore County
Old Court House, Room 49
400 Washington Avenue
Towson, MD 21204

RE: Case # 04 123 XA Petition for Special Exemption for a Class B child care center at 206 W. Timonium Road

Dear Board of Appeals:

I participated in the hearing and was a witness, and thought Commissioner Schmidt's conclusion was wise, appropriate, and just: "Based upon the testimony and evidence presented, I am persuaded to deny this plan. In my judgment, the proposal does not meet the criteria set out in Section 502.1B and 502.1G of the B.C.Z.R. and thus the Petitition for Special Exemption must be denied."

My wife and I and varying children have lived at 2205 Forest Ridge Road since 1970, and I testified to the remarkable increase in congestion especially on Timonium Road, and how a facility of this type and magnitude would create a further paradigm shift for this residential community. As a physician and Past President of the Baltimore County Medical Association, I have witnessed increased accidents on Timonium Road and on Highway 83 near Timonium Road. Many, thank goodness, are only fender benders. But we did not have any accidents that I was aware of in the 1970's and during a good part of the 1980's. Not mentioned at the hearings were the number of fatal car accidents on the 83 very near theTimonium Road intersection in the past few years.

I believe Commissioner Schmidt's analysis and decision is well done, and I would hope that the KinderCare appeal fails. Their main goal is commercial and seeking financial success. Ours is to maintain our community without increased traffic congestion and accidents.

RECEIVED
POST – APPEAL

Thank you for noting my thoughts.

Sincerely,

William Reichel

William Reichel, M.D.
Affiliated Scholar
Center for Clinical Bioethics
Georgetown University School of Medicine

Helen Z. Reichel

Helen Z. Reichel

CC: Mr. David J. Johnson
President and Chief Executive Officer
KinderCare Learning Centers
650 NE Holladay
Suite 1400
Portland, OR 97232-2045

Don Moore, Regional Vice President
KinderCare
850 LeCroy Drive
Marietta, GA 30068

Marcia Jakovics
5 Muirfield Ct.
Lutherville, MD 21093

RECEIVED
POST – APPEAL

October 25, 2004

Board of Appeals
Re: Case #04-123-XA Petition for Special Exception
Room 49 Old Court House
400 Washington Ave.
Towson, MD 21204

To Whom It May Concern:

I am writing to object to the KinderCare proposal to build and operate a commercial business on the property on Timonium Road that is just west of I 83. This is a gross encroachment into this residential neighborhood.

The surrounding communities are at risk. This type of venture will not enhance these neighborhoods. The probability is for diminished property values.

Sincerely,

Marcia Jakovics

file

RECEIVED
POST – APPEAL

RECEIVED
OCT 26 2004
BALTIMORE COUNTY
BOARD OF APPEALS

2205 Forest Ridge Road
Timonium, MD 21093

RECEIVED
JUL 26 2004
BALTIMORE COUNTY
BOARD OF APPEALS

July 22, 2004

Board of Appeals
Room 49, Old Court House
400 Washington Avenue
Towson, MD 21204

RECEIVED
POST – APPEAL

RE: 04-123-XA Petition for Special Exceptions

Dear Madam or Sir:

Zoning Commissioner Schmidt came to a wise decision not allowing the KinderCare to develop in our residential neighborhood. Having lived in Pine Valley since 1970, I have observed the traffic becoming extremely difficult on Timonium Road with increased fender benders and delays. I cannot believe that whatever new version that KinderCare wants to propose will not further inflame the situation, and cause a remarkable paradigm shift. The new KinderCare proposal must still be detrimental to the health, safety, and general welfare of the community. I hope and pray that the Board of Appeals will uphold Commissioner Schmidt's decision.

Thank you for noting these thoughts.

Sincerely,

William Reichel, M.D.
Past President,
Baltimore County Medical Association

Drue and Frank Hodgetts
2202 Forest Ridge Road
Lutherville-Timonium, MD 21093

July 29, 2004

Board of Appeals
Room 49 Old Court House
400 Washington Ave.
Towson, Md 21204

RECEIVED
JUL 29 2004
BALTIMORE COUNTY
BOARD OF APPEALS
RECEIVED
POST – APPEAL

Dear Members of the Board of Appeals,

I am writing on behalf of the Pinewood/Valleywood neighborhood's initiative (Reference Case # 04-123-XA) to petition the Special exception for Kindercare to build on West Timonium Road. The site under question is inappropriate for a child care facility. It's location on a busy street, adjacent to a major highway, with more housing construction underway across the street precludes any more traffic congesting the area.

The residential community on the West side of 83 off Timonium road enjoy running, biking & walking. Putting in a commercial facility changes the "spirit" of the neighborhood as well as the "intent" of the neighborhood. Walking across the street to get to the center would be hazardous.

I appreciate your unbiased and thoughtful look + investigation with this case.

Sincerely,

Drue Hodgetts

Jane B. O'Meara
215 Quaker Ridge Road
Timonium, MD 21093

(410) 252-2960

RECEIVED
JUL 29 2004
BALTIMORE COUNTY
BOARD OF APPEALS

July 27, 2004

Board of Appeals
Room 49, Old Court House
400 Washington Avenue
Towson, Maryland 21204

RECEIVED
POST – APPEAL

RE: Case #04 123 XA Petition for Special Exception

Dear Members of the Board of Appeals,

I am writing to express my opposition to any variance of the present zoning to the property at 206 W Timonium Road, Baltimore County. We do not need or desire to have a commercial establishment, such as Kindercare, west of I-83. Definitely we do not need the added traffic, and congestion that a day care at this location would generate. The existing daycare at Pinewood Elementary School certainly seems sufficient for this area.

In the forty years that I have resided in this community, I have seen many changes in the area. However, they have all been residential, and hopefully this will remain a quiet residential community.

I trust that you will consider the desires of the taxpaying residents in this community, and deny the request for a commercial Kindercare in our backyards.

Sincerely,

Jane B. O'Meara

Jane B. O'Meara

Martha W. Cole
25 Deep Dale Drive
Timonium, MD 21093
410-252-2783
marthawroten@yahoo.com

RECEIVED
POST – APPEAL

August 11, 2004

Board of Appeals
Re: Case #04-123-XA Petition for Special Exception
Room 49, Old Court House
400 Washington Avenue
Towson, MD 21204

Dear Board of Appeals:

I would like to take this opportunity to state my opposition to the proposed use of the property at 206 W.Timonium Road for a Kindercare facility or any commercial operation. This property is part of a totally residential community and should remain that way in keeping with the original intent of the zoning for this neighborhood. This property is situated at a most vulnerable traffic spot. The congestion and potential for accidents would only be compounded by its presence. I believe this would have a deleterious effect on the welfare and safety of our community. There are an abundance of commercially-zoned useful properties in the area that would be well suited for such an enterprise but a residential neighborhood with concerns for traffic and safety is not one of them. I urge you to consider denying the request for special exception for this property. Thank you.

Sincerely,

Martha W. Cole

RECEIVED
POST – APPEAL

RECEIVED
AUG 12 2004
BALTIMORE COUNTY
BOARD OF APPEALS

10 August 2004

Board of Appeals
Rm 49 Old Court House
400 Washington Ave
Towson MD 21204

RECEIVED
POST – APPEAL

Reference Case: 04-123-XA Petition for Special Exception

As Baltimore Co taxpaying residents of 2110 Forest Ridge Rd, Timonium, MD 21093 since 1966 we are compelled to present our petition for your consideration:

1) Approval of this Special Exception will significantly worsen traffic congestion on Timonium Rd west of I-83 which is already overloaded, especially during 'to and from work' periods. As residents of Forest Ridge Rd we have many very long waits to exit Forest Ridge Rd to Timonium Rd. The additional traffic created by approval of this Special Exception would be totally unbearable!

Please consider the traffic studies very seriously before making any decision.

2) Consider the negative effect that the current property owner has made to our neighborhood in the past 2 years. The grass has gone uncut for many weeks at a time. We have complained to the Dept of Health 2 times due to uncut grass and sightings of rats. We personally know of 3 other families that have also complained of identical issues. The house and out buildings have been left in disrepair; so much so that robbery suspects have chosen to hide in them to escape capture. This manner of property upkeep is totally foreign to this neighborhood.

Please consider the current fine tranquil life style of these current neighborhoods, a lifestyle that the residents have intentionally chosen and maintained, before you make your decision.

3) We honestly believe that approval of this Special Exception will negatively affect the traffic and tranquil life style of these neighborhoods.

PLEASE DO NOT APPROVE THIS SPECIAL EXCEPTION.

RECEIVED
POST – APPEAL

Thank you for your consideration

William & Sylvia Mackey
2110 Forest Ridge Rd
Timonium MD 21093

RECEIVED
AUG 12 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Board of Appeals
Room 49 Old Court House
400 Washington Avenue
Towson, Maryland 21204

August 13, 2004

RECEIVED
POST – APPEAL

To whom it may concern:

Please find enclosed my letter to zoning commissioner, Mr. Lawrence Schmidt. I want to reiterate my concerns and add observations made since the last hearing.

My primary concern is for the safety of the children at the proposed daycare center. First, Mrs. Yim and I have noted repeatedly that it is rare for cars on Timonium Road to travel at the posted speed. In fact, to stay on the 30 mph limit, one is in danger of incurring road rage. In my testimony at the last hearing, I cited the incident where a very well dressed lady, tail-gated, honked, then passed me on the right utilizing the right turn only lane and extended her middle finger. Mrs. Yim was driving our van with handicapped plates and was tailed-gated by a young man in a pick up truck. He eventually passed on the right shouting "move it, you cripple!" and two days ago a teen age girl passed her on the right and yelled "Bitch!" I know traffic studies have been performed and purports that it is feasible and safe for the entrance to the day care to be on Timonium road. These studies assume cars will be traveling at 30 mph. I have concerns about cars exiting the south ramp of I-83. When they have a green light, cars do not slow down, but speed around onto the right lane. Traffic studies again say there is sufficient distance from the turn to the day care entrance, but this is predicated on a 30 mph speed.

As a pediatrician of over 40 years in this area (my office was at 57 West Timonium Road) less than one half mile from the property in question, I have had long experience in dealing with traffic problems here. We have not even addressed traffic congestion during horse racing and when the state fair is in session. But I am very familiar with the emotions of parent during those peak rush hours. In the morning, parents are hurriedly dropping off their kids while rushing to work. In late afternoon, parents are tired and harassed as they pick up their kids. This mind set, plus the traffic, is the perfect setup for disaster and a child will be injured.

Yours truly,

RECEIVED
POST – APPEAL

Robert E. Yim, M.D. F.A.A.P.

RECEIVED
AUG 16 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: case #04 123

Dear Mr. Schmidt:

As a resident of Pine Valley since 1959, I am writing to object to the KinderCare proposal for 204 W. Timonium Road. Mrs. Yim and I were originals. I recall, as a young couple with our first home, we climbed onto the frame of the house, located the future dining room and opened our lunch bags. We fortunately raised a fine family, our kids attended local schools and all three are now professionals. I can thankfully say we realized the American Dream in Pine Valley.

Unfortunately, we watched with growing concern, the burgeoning attack of rising population and increasing commercialism. We accepted it grudgingly as "progress". We allow an additional ten minutes wait to get out on Timonium Road. Unofficial counts by local residence reveal several hundred cars pass in fifteen minutes! It is hard to imagine why a daycare center would be placed into such a congested area . The nature of a daycare operation would necessitate parents arriving and leaving at peak traffic hours as they hurry to and from work.

As a retired Pediatrician in this area for forty two years, I cannot help but have concern for the children in the daycare center. I'm sure the center will follow regulations to insure safety, but the proximity of the I-83 ramp and the Timonium Road traffic does give me concern.

Respectfully,

Robert E. Yim, M.D.

Kathleen Bianco - 206 West Timonium Road

From: Kathleen Bianco
To: Bette Schuhmann
Date: 3/22/04 1:11 PM
Subject: 206 West Timonium Road

Bette:

A letter addressed to Larry was forwarded to this office - the only identification as to case # is the address of 206 West Timonium Road (signed by Martin Parks of Five Farms Road).

We have no record of an appeal for this address — is this a new case, recently appealed?

Thanks.

Kathi

Kathleen C. Bianco
County Board of Appeals
Room 49, Old Courthouse
Towson, MD 21204
410-887-3180
410-887-3182 (FAX)
kbianco@co.ba.md.us

Kasi -
I could not locate a 206 West Timonium. Help!
Can you find why zoning not sure why to us. Sent this to us. Thanks
See above re

Kathleen Bianco - Re: 206 West Timonium Road

From: Bette Schuhmann
To: Bianco, Kathleen
Date: 3/22/04 1:18 PM
Subject: Re: 206 West Timonium Road

Kathy - That was the Kindercare case and the case number is 04-123-XA. I thought it was appealed and that's why I forwarded it to you. If not, then I guess it should be returned to DPDM. Thanks!

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

>>> Kathleen Bianco 03/22/04 01:11PM >>>
Bette:

A letter addressed to Larry was forwarded to this office - the only identification as to case # is the address of 206 West Timonium Road (signed by Martin Parks of Five Farms Road).

We have no record of an appeal for this address — is this a new case, recently appealed?

Thanks.

Kathi

Kathleen C. Bianco
County Board of Appeals
Room 49, Old Courthouse
Towson, MD 21204
410-887-3180
410-887-3182 (FAX)
kbianco@co.ba.md.us

Kathleen Bianco - P.S.

From: Bette Schuhmann
To: Bianco, Kathleen
Date: 3/22/04 1:21 PM
Subject: P.S.

Kathy - On second thought, maybe you should return it to me and I'll send the man a copy of Larry's opinion. Thanks!

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

Kathleen Bianco - Re: 206 West Timonium Road

From: Kathleen Bianco
To: Bette Schuhmann
Date: 3/22/04 1:24 PM
Subject: Re: 206 West Timonium Road

Bette:

It probably has been appealed; we just haven't gotten it yet. I'll hold the letter; when the file comes over, we'll include it. (Kristen called from PDM just this morning to alert us to a "really big case" she was working on — probably Kindercare).

Thanks for filling in the blanks.

Kathi

Kathleen C. Bianco
County Board of Appeals
Room 49, Old Courthouse
Towson, MD 21204
410-887-3180
410-887-3182 (FAX)
kbianco@co.ba.md.us

Kathleen Bianco - Re: P.S.

From: Kathleen Bianco
To: Bette Schuhmann
Date: 3/22/04 1:24 PM
Subject: Re: P.S.

OR -

I can return it to you — let me know!!!

kath

Kathleen Bianco - Re: P.S.

From: Bette Schuhmann
To: Bianco, Kathleen
Date: 3/22/04 1:33 PM
Subject: Re: P.S.

Kathy - I just called over there to talk to Kristen and she's at lunch right now; however, the file is on her desk so she may be in the process of putting the appeal together, if, in fact, an appeal has been filed! Anyway, I've asked that they have her call me when she gets back so that I can confirm whether or not it's been appealed and as soon as I hear back from her, I'll get back to you.

Thanks!

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

>>> Kathleen Blanco 03/22/04 01:24PM >>>
OR -

I can return it to you — let me know!!!

kath

Kathleen Bianco - Re: P.S.

From: Bette Schuhmann
To: Bianco, Kathleen
Date: 3/22/04 2:55 PM
Subject: Re: P.S.

Kathy - I talked to Kristen and indeed this case has been appealed so I guess you can keep the letter and respond accordingly. Thanks!

>> Kathleen Bianco 03/22/04 01:24PM >>>
QR -
I can return it to you — let me know!!!

kath

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

LETTERS OF OPPOSITION

RECEIVED POST-APPEAL AND AFTER FILE WAS RECEIVED BY THIS OFFICE.

Case # 04-123-XA

RECEIVED
MAR 19 2004
ZONING COMMISSIONER

3/17/04

Ms. Schmidt

The Zoning variance at 206 West Timonium Road seems like a bad idea for three reasons.

1) I83 has been the separation for "Commercial & residential use."

2) Traffic on Timonium Road has increased 30% times over 12 years ago (or so it seems)

RECEIVED
POST APPEAL

3) This variance could start the ball rolling for much more commercial use in the area.

Please vote NO to this variance.

RECEIVED
MAR 22 2004
BALTIMORE COUNTY
BOARD OF APPEALS

MARTIN L. PARKS
304 FIVE FARMS LN
Timonium, Md 21093

Michael Sabracos
504 Whithorn Court
Timonium, Maryland 21093

SENT VIA FACSIMILE : 410-887-3182

August 20, 2002

Ms. Kathleen Bianco
Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

RE: Case : 04-123-XA, 206 West Timonium Road

Dear Ms. Bianco:

Pursuant to our telephone conversation, this letter is a formal request to postpone and reschedule the above referenced case hearing date currently scheduled for September 2, 2004. Unfortunately, I have been subpoenaed by the Circuit Court for Baltimore County to appear as a witness for the State on this same date. In addition, we need the additional time in an effort to settle the matters at hand with Mr. Borgerding who represents the surrounding community. Attached is a copy of my court summons. If you have any questions please feel free to call me at 410-458-3210.

Sincerely,

Michael Sabracos

Cc: Mr. Francis Borgerding VIA FAX: 410-296-6884

WITNESS SUMMONS

CIRCUIT COURT FOR BALTIMORE COUNTY

Case No. 04CR1812

State of Maryland vs. GEORGE HAMILTON BOYNTON

State of Maryland, Baltimore County to wit:

TO: MICHAEL BARRACOS
206 W TIMONIUM ROAD
TIMONIUM, MD. 21093

You are hereby SUMMONED TO APPEAR before the Judges of the Circuit Court for Baltimore County, County Courts Building, 401 Bosley Avenue, Towson, Maryland, ON SEPTEMBER 2, 2004 AT 09:15 A.M. TO TESTIFY FOR THE STATE.

PLEASE CALL 410-887-6650 AFTER 4:30 P.M. THE EVENING BEFORE THE TRIAL DATE FOR ANY LAST MINUTE CHANGES OR UPDATES.

Witness the Honorable Chief Judge of the Third Judicial Circuit of Maryland.

Issued: AUGUST 5, 2004

SUZANNE MENSH
Clerk, Circuit Court for Baltimore County
887-2625
VOICE/TDD Md. Relay Service 1-800-735-2258
MD Toll Free Number 1-800-938-5802
WITNESS INFORMATION AND ASSISTANCE
STATE'S ATTORNEY'S OFFICE
410-887-6650

SHERIFF'S RETURN

DATE SERVED: _____

DATE SERVICE NOT MADE: _____

REASON: _____

_____ SHERIFF

FEE $_____

P/S GRAPHICS INC. 410-727-4313 FORM/CR-2

AUG-20-04 12:24 FROM-

T-758 P.02/02 F-891

A Homney for Protestants - FRANK BORGERDING

Case Number 04-123-XR

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Jos. C. Hauf, III	344 Freeway Rd	Timonium, MD	21093
Stewart Dunn	313 Freeway Rd	Timonium	21093
Joann + Tony Golden	2106 Forest Ridge Rd	Timonium	21093
Sandra Soul	312 W. Timonium Rd	Timonium	21093
Florence Monaghan Griffin	310 Freeway Rd.	Timonium	21093
Marci Johnson	12 Gray Squirrel Ct	Timon	21093
Annie Tallhorn	106 Deep Dale Drive	Timonium	21093
Janet Marsico	204 Sandlee Rd.	Timonium	21093
Martha Martin	2123 Pine Valley Dr.	Timonium	21093
Susan Hyde	220 Burning Tree Rd	Timonium	21093
Herbert A Hamman	2107 Old Pine Rd	Timonium	21093
Carmen Darlington	39 Gray Squirrel Ct.	Timonium	21093
Angela Thill	257 Hunters Ridge Rd	TIMONIUM	21093
MARGUERITE BROWN	300 PINE FOREST CT	TIMONIUM MD	21093
Sheila Wharam	4 Valley Ridge Ct	Timonium	21093
MARY ANN Hunting	15 Sedgehill Ct	TIM	21093
Kathy Wong	206 Deep Dale Dr.	Timonium	21093
Richard Parsons	412 Woodbine Ave	Towson.	21204
Kim Pettinelli	213 Deep Dale Drive	Timonium MD	21093

Case Number 04-123-XA

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Lori A Mooney	201 Sandee Road	Timonium MD	21093
Nancy White	319 Gaulridge	"	"
Ann Walker	319 Gaulridge	"	"
Scott Miller	201 Brightdale RD	Timonium MD	21093
William Reichel, MD	2205 Forest Ridge RD	Timonium, MD	21093
June Ortel	2102 Old Pine Rd.	Timonium, MD	21093
Charles Ortel	" " " "	" "	" "
Mark Mooney	201 Sandee Rd Tim md	Timonium md	21093
Dottie Vitrano	1905 Cranbourne	Luthvl	21093
Gabriel Di Giacomo	2121 PINEVALLEY DR	"	21093
Barbara Di Giacomo	2121 Pine Valley Dr.	"	21093
Margaret M. Welch	2109 Old Pine Rd	"	"
Mary Atkinson	17 Huntress Ct.	Timonium MD Lutherville	21093
Pamela Stevens	3 Faraday Dr. (Copperfield)	Timonium	21093
Anne S Hanson	2107 Old Pine Rd	Timonium	21093
Curtis Van Wagner	201 Hunters Ridge Rd	Timonium	21093
ROBERT VAN WAGNER	201 Hunters Ridge Road	Timonium	21093
CHARLES NEEDER	17 DEEP DALE DR	TIMONIUM	21093
Dorothy Needer	17 Deep Dale Dr	Timonium	21093
John Mehan	2114 Old Pine Rd	Timonium	21093

#123

D.R.5.5

D.R. 2

"SUBJECT SITE"

POB

TIMONIUM

N51,000 E51,000

RD. L

VALLEY DR.

PINE

WEST

TIMONIUM ROAD

"NW 13B" — "NW 13A"

D.R. 2

EXPRESSWAY

40'

HUNTERS RIDGE RD.

HUNTRESS CT.

HUNTERS RIDGE RD.

D.R.2

OAK TREE CT.

D.R. 3.5

SCALE: 1" = 200'

"NW 13A"

HARRISBURG

N 50,000 E 50,000

UNDER CONSTRUCTION

HUNTERS RIDGE RD.

SILVER

HUNTERS CT.

FAX TRANSMITTAL

from

BALTIMORE COUNTY POLICE DEPARTMMENT

COCKEYSVILLE PRECINCT TRAFFIC TEAM
111 Wight Avenue
Cockeysville, Maryland 21030

Date: 12/18/03 Number of Pages: 1
(Including Cover Page)

Please
Deliver To: Ms. Kathy Washington

Department: 410-561-8748

From: Sgt Patrick Zito

Comments: Requested Accident Stats

Timonium Road
From I-83 to Pine Valley Road
Baltimore County

Severity	*2000*	*2001*	*2002*	*Thru approx April 2003*	*Total*
Fatal Acc	0	0	0	0	0
# Killed	0	0	0	0	0
Injury Acc	1	6	3	3	13
# Injured	1	6	3	8	18
PDO Acc	3	6	9	3	21
Total Acc	4	12	12	6	34

Any problems or questions, please call: 410-887-1861
FAX: 410-584-8922

Pod No 2

JEFFREY F. LAWRENCE, P.E., P.T.O.E.
14916 Old York Road
Phoenix, Maryland 21131

Education:

B.S./1983/Civil Engineering, Pennsylvania State University
M.Eng./1987/Engineering Science, Pennsylvania State University
M.B.A./1996/Personnel & M.I.S./Mount Saint Mary's College, MD
M.S./Candidate/Geography and Environmental Planning/Towson University, MD

Post Graduate Education:

Highway Capacity Manual Overview, A.S.C.E./1987/Polytechnic Institute of New York
Traffic Signal Workshop, Traffic Actuated Control/1989/ Northwestern Traffic Institute
Traffic Management of Land Development/1990/Northwestern Traffic Institute
Traffic Access and Impact Studies for Site Development/1990/I.T.E.
Traffic and Safety Conference/1995 and 1996/Pennsylvania State University and Pennsylvania D.O.T.
Traffic Calming Conference/1997/Maryland Transportation Technology Transfer Center
MUTCD Millennium Edition Update Seminar/2001/MSHA and Maryland Transportation Technology Transfer Center
Temporary Traffic Control Traffic Manager's Training Course/2001/MSHA
Roundabout Planning & Design Seminar/2001/Maryland Transportation Technology Transfer Center
Access Management Seminar/2002/ Maryland Transportation Technology Transfer Center

Registration: Professional Engineer - MD (1988/#16303), DE (1991/#8918), FL (1990/#42883), ME (1996/#8435), PA (1988/#37402-E), VA (1996/#30340), DC (2002/900440)
Professional Traffic Operations Engineer - 1999/No. 057

Member: Institute of Transportation Engineers, Fellow (No. 12941)
ITE Traffic Engineering Council
ITE Transportation Planning Council
- Technical Committee *TPC 98-01 – Update of the Site Impact Analysis Recommended Practice*

WDCSITE Baltimore Area Director, 1998
WDCSITE Membership Census Committee Chairman, 2000-2002

Current Employer: KCI Technologies, Inc.
10 North Park Drive
Hunt Valley, MD 21030
(April 1998 to present)

Mr. Lawrence is currently employed as a Senior Project Manager for traffic engineering in the Transportation Division of KCI Technologies' Hunt Valley, Maryland office. He is responsible for traffic planning, analysis and engineering design projects in KCI's Mid-Atlantic Region, which includes Maryland, the District of Columbia, Virginia and Delaware. He has been a practicing traffic engineer for over 20 years and has experience in traffic and transportation engineering projects in over a dozen states. His experience includes performing and reviewing traffic impact studies for numerous municipalities and agencies.

As Project Manager for KCI's current traffic engineering open-end contract for the City of Hagerstown, Maryland, Mr. Lawrence assisted the City in preparing a complete revision to their Traffic Impact Study Guidelines, which were adopted by the Mayor and City Council in June 2002 and now form the basis for all traffic impact studies prepared in the City. In addition, he has performed several traffic impact study reviews for the City.

Mr. Lawrence is also the Project Manager for a new contract KCI has recently been awarded by the Maryland State Highway Administration's Engineering Access Permits Division. In this role, he will be leading the review of traffic impact studies and site access issues for proposed development involving access to the State roadway system.

KCI TECHNOLOGIES

MEMORANDUM

TO: Brian Bernstein, AICP

FROM: Jeffrey F. Lawrence, PE, PTOE

DATE: December 26, 2003

SUBJECT: Review of Traffic Impact Analysis for Kindercare Timonium Road

---

As requested, I have completed a review of the above referenced traffic impact study prepared by The Traffic Group and dated December 4, 2003. The report includes several potentially significant discrepancies and oversights. These are listed below.

1. The traffic counts for the study were conducted when the loop ramp from westbound West Timonium Road to southbound I-83 was closed for construction. This traffic movement was detoured onto the ramp on the south side of the intersection. The presence of the detour, as well as the presence of numerous temporary traffic control devices on West Timonium Road through the interchange, would present the very likely possibility that at least portion of the "typical" traffic volumes may have chosen an alternate route to avoid the work zone. Therefore, the traffic volumes that form the basis of the traffic study are inherently suspect.

2. The short distances between the existing and proposed intersections are not provided. Given the potential for queuing at the existing signalized intersection at the southbound I-83 ramps intersection with West Timonium Road and potential weaving conflicts on West Timonium Road to and from the existing and proposed intersections, these distances should be a critical consideration for a reviewer.

3. An analysis and discussion of the existing and future queuing and weaving conditions on West Timonium Road, without and with the proposed roadway improvements, should be an integral part of the study and report.

4. The completion dates of neither the proposed residential development nor the proposed day care center are provided. Assuming a one or two year construction schedule and a subsequent build-out period (to full occupancy or enrollment), the existing traffic volumes should be projected to a future year. In addition, projected traffic operations five or ten years after full build-out should be presented to provide a complete description of the ultimate impact of the proposed development on future traffic conditions.

5. On Page 11, the concept of "pass-by trips" is discussed. Neither a source for the

assumed percentage nor the percentage that was used for the site traffic calculation is presented. It is arguable that this percentage could be very small, and a "worst case" analysis assuming no pass-by diversion would be reasonable.

6. The estimates of traffic to be generated by the proposed day care center are based on the proposed size of the building. The ITE "Trip Generation Report" presents equations based on building area, number of employees, and the number of students. The equations based on the number of students are more statistically confident, i.e., R^2 is higher. Therefore, the trip estimates should be based on this variable. Also, the number of potential students is more readily understood by the general public.

7. Exhibit 8 presents the "Projected Hourly Traffic Volumes" for the proposed day care center. The source of the hourly percentages is not provided.

8. The Critical Lane Volume calculations for the intersection of the southbound I-83 ramp at West Timonium Road appear to be incorrect. The southbound right turn movement is included in the analysis. However, the lane configuration of the intersection permits this movement to flow freely into an added lane on westbound West Timonium Road. While excluding this volume from the analyses may not change the calculated results, the speed of this movement onto West Timonium Road should be considered by the reviewers.

I trust you will find these comments helpful. I am available to discuss any questions or other concerns you may have regarding the potential traffic impacts of this proposed development.

Road No 5

SUMMARY OF TRAFFIC STUDY

Prepared by Stacy Brunner
December 4, 2003

The highest peak time of traffic on Timonium Road just west of the I83 ramps going eastbound and westbound is between 8:45-09:00 in the morning and 05:00-05:15 in the evening (see Chart A).

Chart #1
Average vehicles from 11/4 and 11/14/2003 traffic count

TIME	VEHICLES PER HR	VEHICLES PER 15 MIN	VEHICLES PER MINUTE
07:00-07:15	1088.5	220.5	14.70
07:15-07:30	1088.5	244.5	16.30
07:30-07:45	1088.5	319	21.27
07:45-08:00	1088.5	359	23.93
08:00-08:15	1373.5	338.50	22.57
08:15-08:30	1373.5	317	21.13
08:30-08:45	1373.5	353	23.53
08:45-09:00	1373.5	365	24.33
03:00-03:15	1345.5	340	22.67
03:15-03:30	1345.5	346	23.07
03:30-03:45	1345.5	322.5	21.5
03:45-04:00	1345.5	337	22.47
04:00-04:15	1442	349	23.27
04:15-04:30	1442	309.5	20.63
04:30-04:45	1442	390.5	26.03
04:45-05:00	1442	393	26.20
05:00-05:15	1571.5	432.5	28.83
05:15-05:30	1571.5	341	22.73
05:30-05:45	1571.5	424.5	28.30
05:45-06:00	1571.5	373.5	24.90

The light at Timonium Road just west of I 83 has different settings which seem to correspond to the flow of traffic. I t appears that during the heavier hours the light changes less frequently at approximately 2-2.5 minutes and in the lighter hours, the light changes more frequently at a rate approximately 1every minute.

Chart #2

Average vehicles from 11/4 and 11/14 backed up at the light

TIME	VEHICLES WESTBOUND	VEHICLES EASTBOUND	VEHICLES IN TOTAL
07:00-07:15	11	23.5	34.5
07:15-07:30	8.5	30	38.5
07:30-07:45	15.5	31	46.5
07:45-08:00	17.5	31	48.5
08:00-08:15	25	56.5	81.5
08:15-08:30	29	50.5	79.5
08:30-08:45	21	53	74
08:45-09:00	31	71.5	102.5
03:00-03:15	54.5	38	92.5
03:15-03:30	39.5	29	68.5
03:30-03:45	40.5	31.5	72
03:45-04:00	37.5	41.5	79
04:00-04:15	54.5	44	98.5
04:15-04:30	43.5	45.5	89
04:30-04:45	61	56.5	116
04:45-05:00	55.5	48	103.5
05:00-05:15	66	44.5	110.5
05:15-05:30	73.5	38.5	118
05:30-05:45	64	48.5	112.5
05:45-06:00	59.5	45	63.5

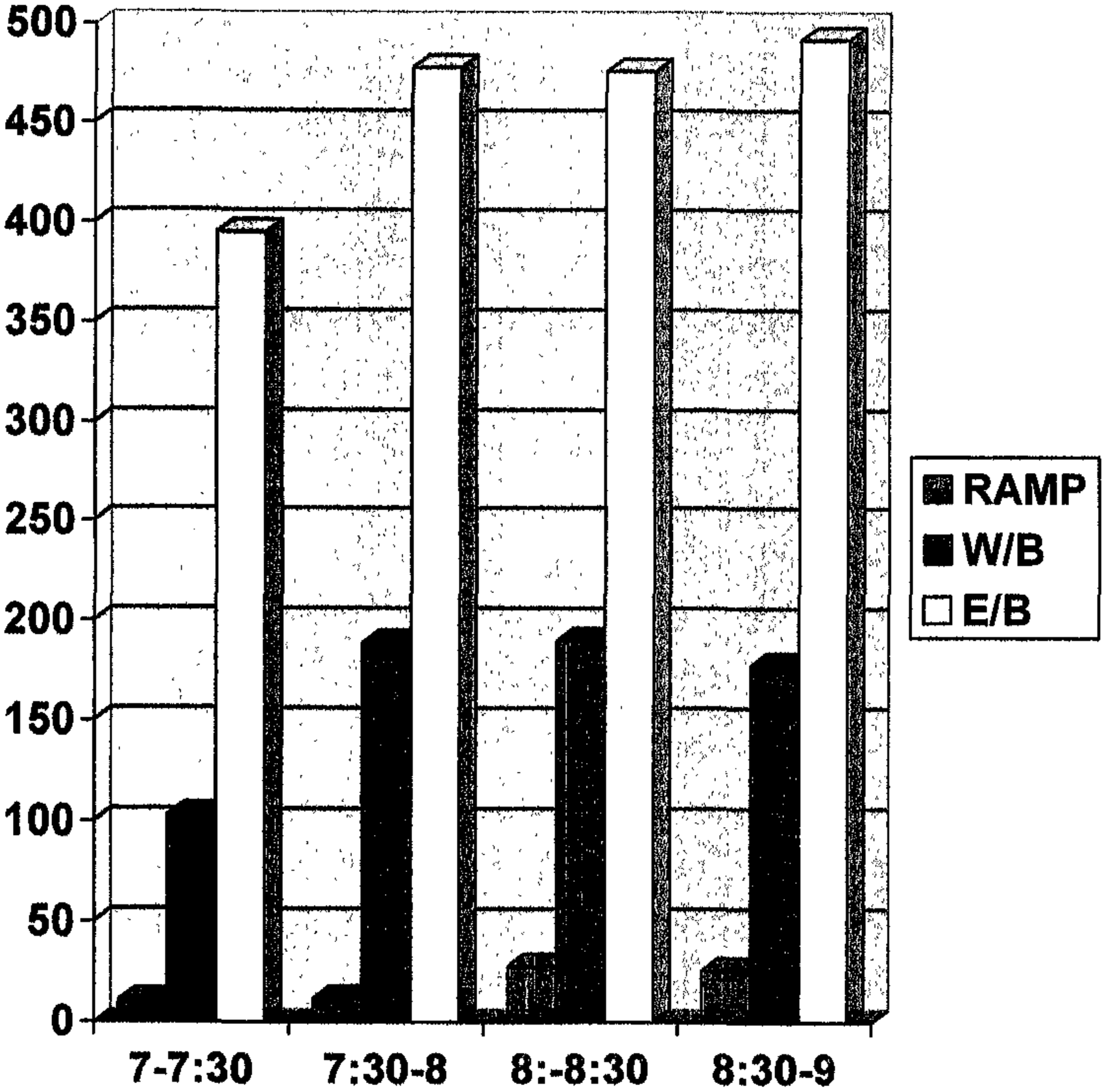
FRIDAY
NOVEMBER 14, 2003
CLEAR/WINDY
Preparer/s: Mark Mooney and Stacy Brunner

AMOUNT OF CARS EASTBOUND/WESTBOUND AT
TIMONIUM ROAD & THE S/B I83 EXIT RAMP

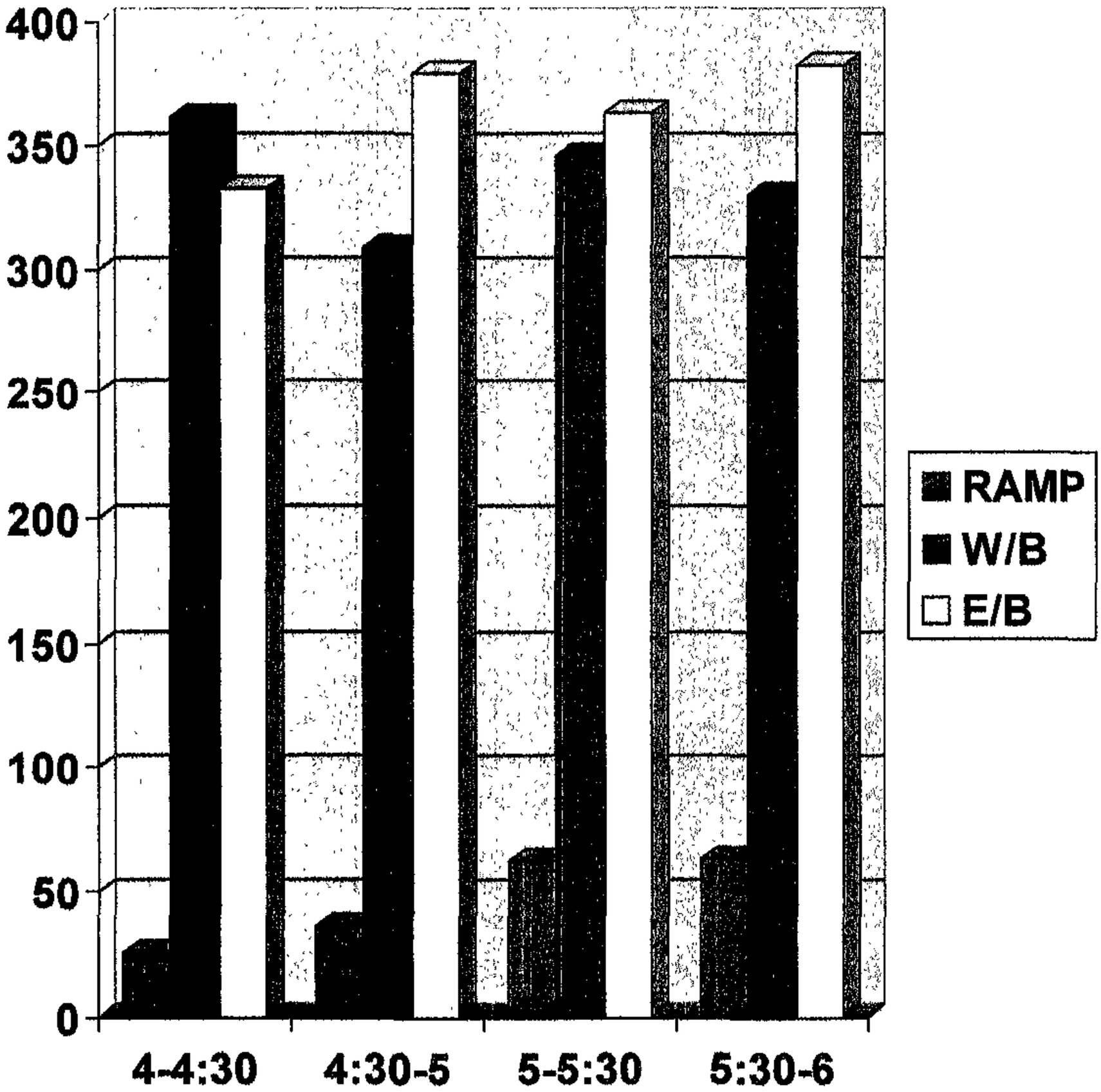
TIME FRAME:	S/B RAMP TO W/B TIMONIUM RD.	WESTBOUND TIMONIUM RD	EASTBOUND TIMONIUM RD	TOTAL CARS E/B & W/B
06:00-06:15	8	2	28	38
06:15-06:30	0	7	42	49
06:30-06:45	6	13	69	88
06:45-07:00	5	17	122	144
07:00-07:15	6	58	120	184
07:15-07:30	4	43	190	237
07:30-07:45	1	61	229	291
07:45-08:00	7	93	286	386
08:00-08:15	9	79	221	309
08:15-08:30	10	79	219	308
08:30-08:45	18	108	242	368
08:45-09:00	15	81	276	372

TIME FRAME:	S/B RAMP TO W/B TIMONIUM RD.	WESTBOUND TIMONIUM RD	EASTBOUND TIMONIUM RD	TOTAL CARS E/B & W/B
03:00-03:15	26	142	163	331
03:15-03:30	66	131	193	390
03:30-03:45	50	144	148	342
03:45-04:00	24	139	178	341
04:00-04:15	15	144	163	322
04:15-04:30	39	136	189	364
04:30-04:45	47	177	190	414
04:45-05:00	42	211	176	429
05:00-05:15	45	269	154	468
05:15-05:30	13	165	130	308
05:30-05:45	44	184	164	392
05:45-06:00	42	211	176	429

NOVEMBER 4, 2003
VEHICLE ACTIVITY IN 30 MINUTE INCREMENTS
7AM – 9AM



NOVEMBER 14, 2003
VEHICLE ACTIVITY IN 30 MINUTE INCREMENTS
4PM-6PM



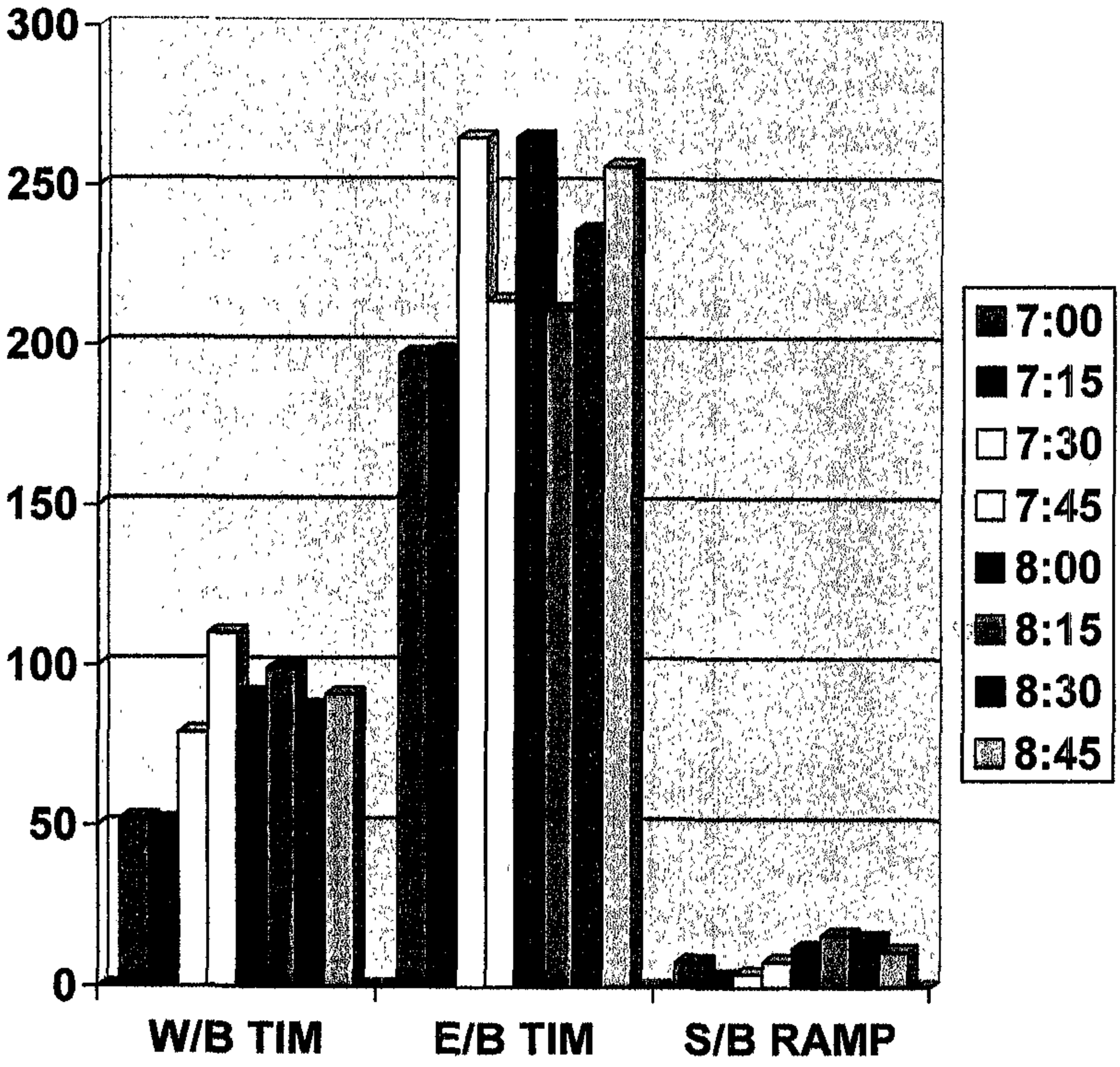
TUESDAY
NOVEMBER 4, 2003
CLEAR
Preparer/s: Mark Mooney and Stacy Brunner

OF CARS WAITING AT THE TRAFFIC LIGHT
BEFORE IT CHANGES

TIME FRAME	W/B TIMONIUM	E/B TIMONIUM	E/B + W/B TOTAL
06:00-06:15			
06:15-06:30			
06:30-06:45			
06:45-07:00	4	14	18
07:00-07:15	14	29	43
07:15-07:30	4	20	24
07:30-07:45	14	31	45
07:45-08:00	25	43	68
08:00-08:15	22	58	80
08:15-08:30	28	54	82
08:30-08:45	19	50	69
08:45-09:00	35	82	117
03:00-03:15	33	42	75
03:15-03:30	23	27	50
03:30-03:45	26	29	55
03:45-04:00	41	28	69
04:00-04:15	48	27	75
04:15-04:30	47	51	98
04:30-04:45	59	55	114
04:45-05:00	44	53	97
05:00-05:15	75	36	111
05:15-05:30	60	41	101
05:30-05:45	74	56	130
05:45-06:00	42	35	77

NOVEMBER 4, 2003
VEHICLE ACTIVITY IN 15 MINUTE INCREMENTS

7am - 9am



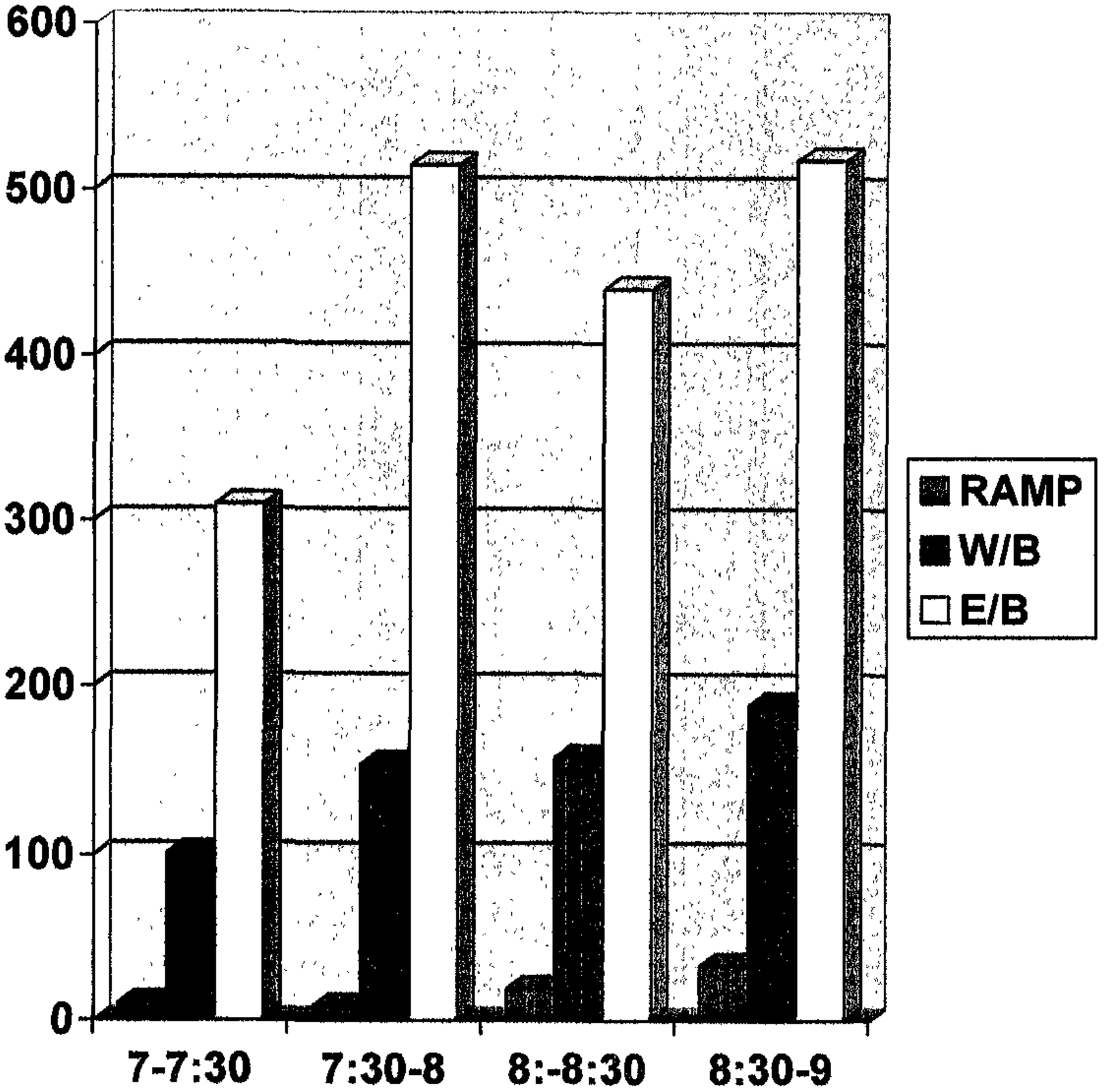
TUESDAY
NOVEMBER 4, 2003
CLEAR
Preparer/s: Mark Mooney and Stacy Brunner

AMOUNT OF CARS EASTBOUND/WESTBOUND AT
TIMONIUM ROAD & THE S/B I83 EXIT RAMP

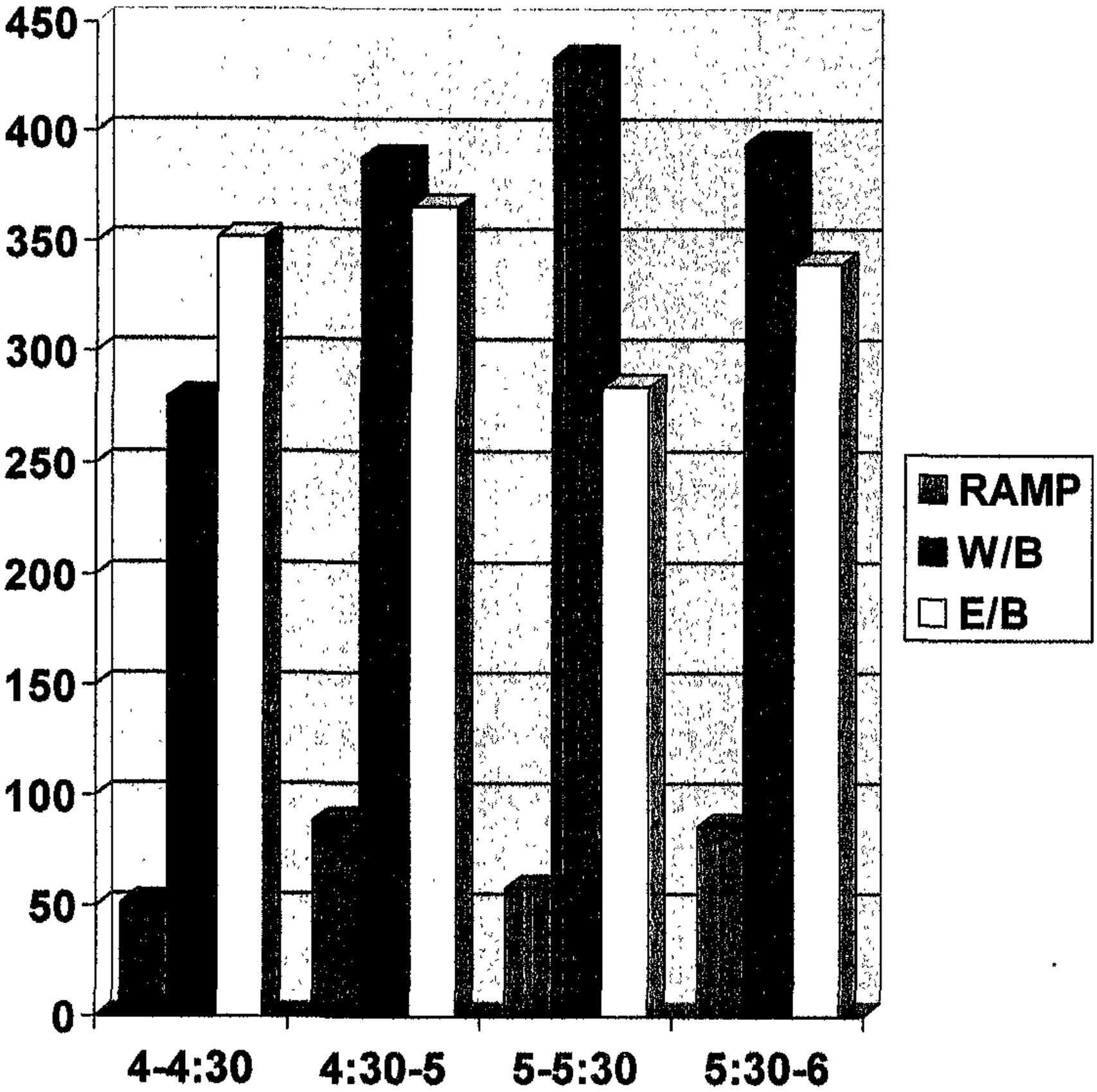
TIME FRAME:	S/B RAMP TO W/B TIMONIUM RD.	WESTBOUND TIMONIUM RD	EASTBOUND TIMONIUM RD	TOTAL CARS E/B & W/B
06:00-06:15				
06:15-06:30				
06:30-06:45				
06:45-07:00				
07:00-07:15	8	52	197	257
07:15-07:30	3	51	198	252
07:30-07:45	4	79	264	347
07:45-08:00	8	110	214	332
08:00-08:15	12	91	265	368
08:15-08:30	16	99	211	326
08:30-08:45	15	87	236	338
08:45-09:00	11	91	256	358

TIME FRAME:	S/B RAMP TO W/B TIMONIUM RD.	WESTBOUND TIMONIUM RD	EASTBOUND TIMONIUM RD	TOTAL CARS E/B & W/B
03:00-03:15	13	164	172	349
03:15-03:30	22	153	127	302
03:30-03:45	19	135	149	303
03:45-04:00	19	107	207	333
04:00-04:15	14	164	198	376
04:15-04:30	11	198	135	255
04:30-04:45	22	159	186	367
04:45-05:00	14	150	193	357
05:00-05:15	29	181	187	397
05:15-05:30	33	165	176	374
05:30-05:45	39	204	214	457
05:45-06:00	24	126	168	318

NOVEMBER 14, 2003
VEHICLE ACTIVITY IN 30 MINUTE INCREMENTS
7AM – 9AM



NOVEMBER 14, 2003
VEHICLE ACTIVITY IN 30 MINUTE INCREMENTS
4PM-6PM

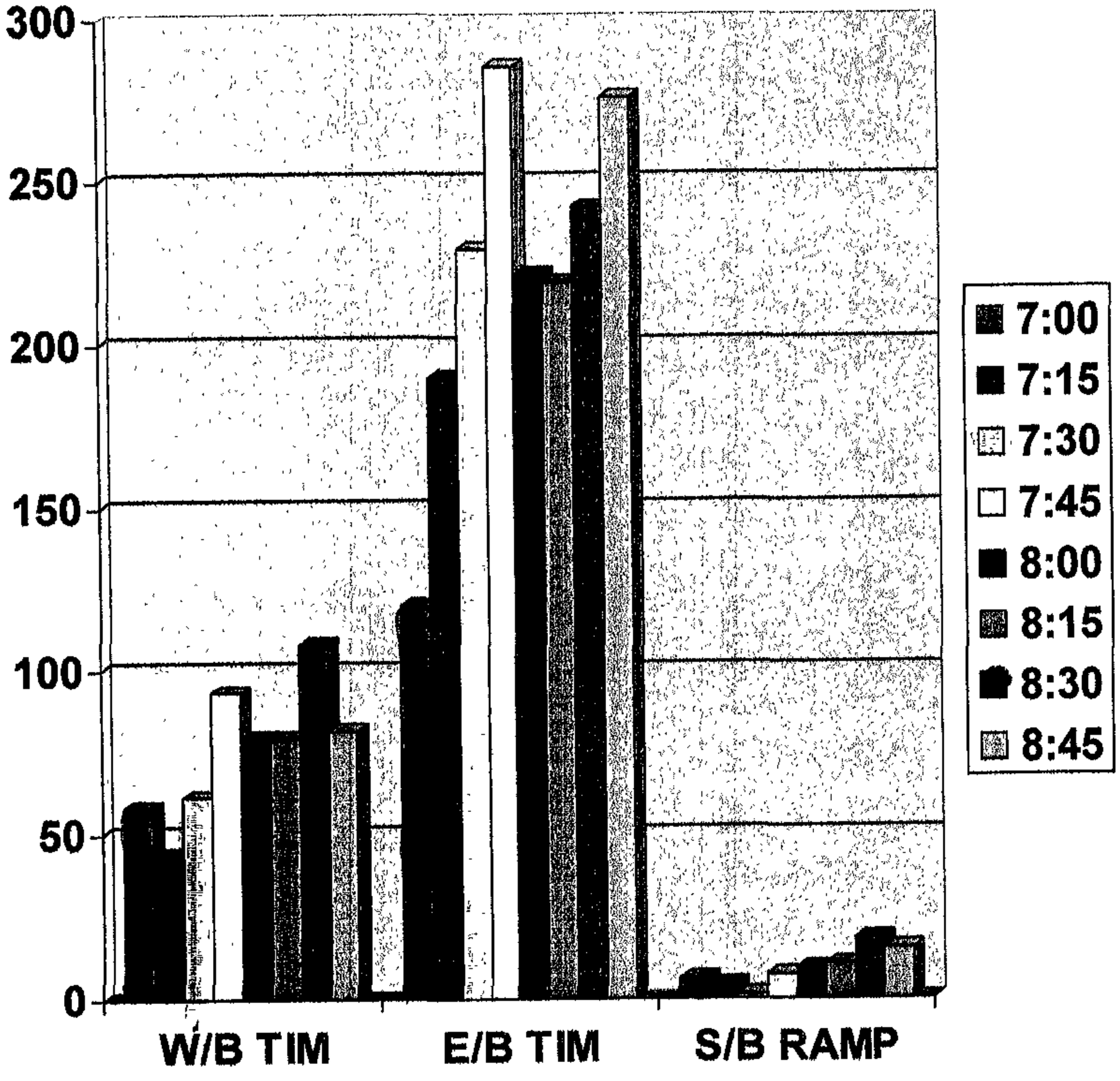


FRIDAY
NOVEMBER 14, 2003
CLEAR/WINDY
Preparer/s: Mark Mooney and Stacy Brunner

OF CARS WAITING AT THE TRAFFIC LIGHT
BEFORE IT CHANGES

TIME FRAME	W/B TIMONIUM	E/B TIMONIUM	E/B + W/B TOTAL
06:00-06:15	0	1	1
06:15-06:30	1	13	14
06:30-06:45	4	25	29
06:45-07:00	8	26	34
07:00-07:15	8	18	26
07:15-07:30	13	40	53
07:30-07:45	17	31	48
07:45-08:00	10	30	40
08:00-08:15	28	55	83
08:15-08:30	30	47	77
08:30-08:45	23	56	79
08:45-09:00	27	61	88
03:00-03:15	76	34	110
03:15-03:30	56	31	87
03:30-03:45	55	61	116
03:45-04:00	34	55	89
04:00-04:15	61	61	122
04:15-04:30	40	40	80
04:30-04:45	63	58	121
04:45-05:00	67	43	110
05:00-05:15	57	53	110
05:15-05:30	87	36	123
05:30-05:45	54	41	95
05:45-06:00	77	55	132

NOVEMBER 14, 2003
VEHICLE ACTIVITY IN 15 MINUTE INCREMENTS
7AM – 9AM



VALLEYWOOD HOMEOWNERS ASSOCIATION
Board of Directors

November 10, 2003

6A

Ms. Florence Monaghan Gitlin
President,
Pine Valley/Valleywood Community Association
P.O. Box 434
Timonium, Maryland 21093

Dear Ms. Gitlin:

Thank you for your letter of November 3, 2003, detailing the Kinder-Care Learning Center issue.

We discussed this issue at our November 4, 2003 Executive Board meeting and support your opposition to Mr. Sebracos' petition for a Special Exception and Petition for Variance on the property at 206 West Timonium Road. Our Homeowners' Executive Board is opposed to the commercial development of this property for the following reasons:

* **Traffic** – According to County estimates of nearly 900 additional per day trips during peak traffic times, we find this an unacceptable addition to what is already an overcrowded Timonium Road traffic situation. This property is located within yards of the Timonium Road entrance/exit ramps for Interstate I-83, and 900 additional day automobile trips will exacerbate an already chaotic traffic situation

* **Parking** – The 13 parking spaces in the plan are woefully inadequate, which means cars will be backed up on Timonium road waiting to gain access to the property and load/unload the 185 children at peak traffic hours. **Clearly this is a dangerous situation.**

* **Pinewood Elementary School** – Children attending Kinder Care will now be eligible to attend Pinewood Elementary School (already at capacity) for special education/special needs services. This overcrowding is unacceptable.

Please send out letter of support to Mr. Borgerding who will represent your Association at the November 17, 2003 meeting.

Sincerely,

James C. Lawlor

President : Valleywood Community Association

Valleywood-Let-Kinder-Care-11-10-03

Falls Road Community Association, Inc.

ESTABLISHED
1947

Falls Road Community Association

P.O. Box 555 Brooklandville, Maryland 21022

December 1, 2003

Hon. Lawrence Schmidt
Zoning Commissioner for Baltimore County
Room 407, County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

Subject: Proposed KinderCare Learning Center - Case # 04-123-XA

Dear Mr. Schmidt:

The Falls Road Community Association opposes the proposed KinderCare facility at 206 W. Timonium Road, and the special exception and variance sought in relation to the proposal.

As you know, we represent well over 500 families in the Falls Road corridor, and we oppose this proposal for the following reasons:

(1) **RESIDENTIAL NATURE OF WEST TIMONIUM ROAD:** This proposed development is simply not in keeping with the residential nature of the community west of I-83. I-83 acts as a barrier to the crowded commercial area to the east, and we do not want that to change.

(2) **TRAFFIC:** According to county estimates of 4.65 car trips per day per child, the car trips can be estimated at over 860 per day during peak times. The entrance to this property is just at the base of the 1-83 exit ramp from southbound 1-83, further complicating an already congested traffic situation.

(3) **PARKING:** There are only 13 parking spaces in the plan, which is not sufficient for a daycare center of this size. Parking on West Timonium Road will be unavoidable.

(4) **PINEWOOD ELEMENTARY:** Children attending KinderCare will be eligible to attend Pinewood Elementary. Overcrowding of our already full neighborhood school will occur.

Falls Road Community Association
P.O. Box 555 Brooklandville, Maryland 21022

ESTABLISHED

1947

(5) LIGHTING, TRASH, NOISE, ETC: These are immediate concerns for residents of Deep Dale Road, who abut this property.

(6) SAFETY: An increase in accidents will occur with cars entering and exiting the property when crossing West Timonium Road at peak traffic times.

Sincerely,

John A. Galbreath
President, Falls Road Community Association

First Mays Chapel Homeowner Association
2 Bedwell Court, Timonium, MD 21093
Tel: 410-561-0448

Prot 6c

January 18, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner For Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-X, Petition for Special Exception – 206 W. Timonium Road

Dear Mr. Schmidt:

The First Mays Chapel Homeowner Association (102 Homeowners) is opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.

3. The use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulation 502.1. Timonium Road west of I-83 is to be kept residential according to the *Timonium Master Plan*. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted

Sincerely,

G. Todd Guntner

G. Todd Guntner
President of First Mays Chapel HOA

Timonium Trade Area

Scan/US, Inc.



12/09/03

Pet No 2

Pet
Ex No4

The Traffic Group

Traffic Impact Analysis

for

Kindercare-Timonium Road

Baltimore County, Maryland

Prepared for

Kindercare, Inc.

December 4, 2003

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 22610

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	December 09, 2003
Date Compld	December 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0762

Name	Michelle Hoare - MO
Day Phone	410-null
Home Phone	410-439-4159
Address	8424 Smallwood Ct Pasadena, MD 21122
Child	Francis Hoare IV
DOB	May 12, 2000
Enrolled	July 22, 2003
Withdrawn	November 07, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Family compliment for teachers and center

CALL HISTORY

Description

Family - Michelle and Frank Hoare, compliment teachers - Ms. Pam, Ms. Rosemary, Ms. Lucille, and center. Parent states, "You gave him as much love and understand and we will never forget it." Parent states, "Ms. Lucille as been there for Read as if he were one of her own children." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Wray Hutchinson,Op

CERTIFICATES ISSUED

Lucille McDowell Pamela Kim Jones Rosemary Hatch

Pet Ex 6

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 22593

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	December 09, 2003
Date Cmpld	December 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1301

CtrDir	Dela Adams
RegArea	R06 A12
Phone #	301-577-3790
Address	4880 Forbes Boulevard Lanham, MD20706-4304
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0887

Name	Olivia Butler - MO
Day Phone	202-496-7672
Home Phone	301-459-6994
Address	4515 Crandall Ct Lanham, MD 20706
Child	Reniece Butler
DOB	April 08, 1998
Enrolled	August 18, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	*Jacquelynne Vu*

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for center and HOP.

CALL HISTORY

Description

Parent - Olivia Butler, compliment center and HOP. Parent states, "I am very pleased to say that I have seen a tremendous change in my daughter's ability to read, spell, and pronounce words." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Wray Hutchinson,Op

CERTIFICATES ISSUED

KCLC #1301

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 22586

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	December 09, 2003
Date Compld	December 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0616

Name	Christie Anderson - MO
Day Phone	410-981-8626
Home Phone	410-439-0966
Address	3502-G Wedgewood Ct Pasadena, MD 21122
Child	Bryce Anderson
DOB	May 03, 1996
Enrolled	October 03, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for AD, CD, and center.

CALL HISTORY

Description

Parent - Christie Anderson, compliment AD - Ms; Rosemary, CD - Ms. Pam, and center. Parent states, "Your staff is the most caring and competent and we are glad that you have been a part of our family and will be looking forward to Bryce returning for summer sessions with you." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Wray Hutchinson,Op

CERTIFICATES ISSUED

Pamela Kim Jones

Rosemary Hatch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 22589

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	December 09, 2003
Date Compld	December 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0585

Name	Christine Sweers - MO
Day Phone	301-688-4136
Home Phone	410-439-8434
Address	7917 Colchester Ct Pasadena, MD 21122
Child	Zachary Sweers
DOB	April 12, 1998
Enrolled	June 23, 2003
Withdrawn	August 22, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for center

CALL HISTORY

Description

Parent - Christine Sweers, compliment center. Parent states, "Thank you for an AWESOME summer! Cassie and Zac had a great time..."
Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Wray Hutchinson,Op

CERTIFICATES ISSUED

KCLC #1016

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	Carrie Stein - MO
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	December 28, 2001
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	Carrie Stein - MO
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	December 28, 2001
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." *Please see attached email.*

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	Carrie Stein - MO
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	December 28, 2001
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	Carrie Stein - MO
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	December 28, 2001
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	*Carrie Stein - MO*
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	*December 28, 2001*
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21783

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	October 21, 2003
Date Compld	October 21, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1073

Name	Carrie Stein - MO
Day Phone	202-712-7036
Home Phone	301-330-0477
Address	222 Cork Tree Lane Rockville, MD 20850
Child	Josephine Stein
DOB	December 28, 2001
Enrolled	September 26, 2002
Withdrawn	September 30, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD and center

CALL HISTORY

Description

Parents - David & Carrie Stein, compliment CD - Ms. Mary and center. Parents state, "Mary Branch has truly bent over backwards to accommodate Jose's and our needs." Parents state, "She always made time for us, always made us feel welcome, and has always made us feel that Josie was safe and well cared for." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21339

Report Code	Code 3
Incident Type	Center
Report Source	Phone
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	September 29, 2003
Date Compld	September 29, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1136

CtrDir	Bridget Langhirt
RegArea	R06 A12
Phone #	410-647-7424
Address	488 Jumpers Hole Road Severna Park, MD21146-1657
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0546

Name	Valentine Kaplinski - FA
Day Phone	410-null
Home Phone	410-349-2282
Address	979 Arundel Drive Arnold, MD 21012
Child	Ana Kaplinski
DOB	September 24, 2000
Enrolled	December 11, 2000
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parent - Christine Kaplinski, contacted CS on 9.22.03 with compliment for teachers - Ms. Bridget, Ms. Cheryl, Ms. Crystal, and Ms.Erin. Parent states, "They do a great job!" Parent reports that the center called her early to let her know that they were going to close and they will help her find other centers if she needed it. Parent state, "They were very proactive." Parent states, "It was a positive experience."

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Bridget Ann Langhirt *Cheryl Kistner* *Crystal Dulin* Erin Lehner

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21144

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	September 16, 2003
Date Compld	September 16, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 0236

CtrDir	Elaina Maness
RegArea	R06 A12
Phone #	301-843-9802
Address	11695 Doolittle Drive Waldorf, MD20602-2718
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0491

Name	Tatia Pritchett - MO
Day Phone	301-null
Home Phone	301-843-5817
Address	5912 Pumpkinseed Court Waldorf, MD 20603
Child	Marcel Baker
DOB	January 09, 1997
Enrolled	August 01, 2001
Withdrawn	August 20, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for AD and center.

CALL HISTORY

Description

Parent - Tatia Pritchett, compliment center and AD - Ms. Heather. Parent states, "The smiles you give freely are greatly appreciated." Parent states, "You all made a difference!" Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Heather Murphy

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21143

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	September 16, 2003
Date Compld	September 16, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 0236

CtrDir	Elaina Manesss
RegArea	R06 A12
Phone #	301-843-9802
Address	11695 Doolittle Drive Waldorf, MD20602-2718
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0764

Name	Terri Singleton - MO
Day Phone	703-974-5553
Home Phone	301-893-8928
Address	3786 Merseyside Place Waldorf, MD 20602
Child	E'Niya Singleton
DOB	September 27, 1998
Enrolled	August 26, 2002
Withdrawn	May 19, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for center

CALL HISTORY

Description

Parent - Terri Singleton, compliment center. Parent states, "She has enjoyed being a part of the warm, educational, and loving environment the center has provided for their students." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

No certificates issued

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 21026

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	September 08, 2003
Date Compld	September 08, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0681

Name	Suzette Arrington - MO
Day Phone	410-795-4600
Home Phone	410-795-2842
Address	4469 Bartholow Road Sykesville, MD 21784
Child	John Arrington
DOB	November 06, 1998
Enrolled	June 06, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers, HOP, and center

CALL HISTORY

Description

Parent - Tim and Suzette Arrington, compliment teachers - Ms. Becca, Ms. Melissa Mohr, Ms. Diane, Ms. Linda, Ms. Laura, Ms. Melissa Martin, center, and HOP. Parent states, "They have made John-John realize that learning can be fun and exciting." Parent states, "His knowledge of letters and numbers had jumped leaps and bounds since starting that program." Parent states, "You treat every child and parent with the utmost respect and work with them no matter what the situation may bring." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Diane Schafferman
Melissa Sue Martin
Laura Oneto
Rebecca Leister
Linda Lawler
Melissa Ann Mohr

ADDITIONAL DOCUMENTS



End of Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20987

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	September 04, 2003
Date Compld	September 04, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1596

CtrDir	Kathy Cook
RegArea	R06 A12
Phone #	301-515-2700
Address	19780 Crystal Rock Drive Germantown, MD20874
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0018

Name	Mary Palmer - MO
Day Phone	301-496-9606
Home Phone	301-916-6117
Address	11743 Summer Oak Drive Germantown, MD 20874
Child	Elizabeth Palmer
DOB	March 04, 1998
Enrolled	August 31, 2001
Withdrawn	August 26, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parents - Rob and Mary Palmer, compliment teachers - Ms. Kathy, Ms. Annie, Mr. Troy, Ms. Farzi, Ms. Tracie, Ms. Andie, Ms. Melissa, Ms. Efet, Ms. April, Ms. Kelly, Ms. Dottie, and center. Parent states, "Kathy, along with her own many talents with the children and with communicating with all family members, has a awesome ability to attract and retain high-quality employees..." Parent states, "Our kids have a wonderful time there and have learned a lot...they have been safe, secure and healthy there...they have felt cared for and genuinely loved." Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Andrea Baue-Scott
Efat Tabibzadehtehrani
Melissa Helms
Annie Duda
Farzaneh Jamshidi
Theresa Divilio
April Johnson
K Cook-Licciardello
Troy Gardner
Dorothy Hoover
Kelly Little

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20931

Report Code	Code 3
Incident Type	Center
Report Source	Phone
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	August 29, 2003
Date Compld	August 29, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1596

CtrDir	Kathy Cook
RegArea	R06 A12
Phone #	301-515-2700
Address	19780 Crystal Rock Drive Germantown, MD20874
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0272

Name	Debbie Eng-Nowlin - MO
Day Phone	301-null
Home Phone	301-null
Address	
	Germantown, MD null
Child	Tyler Eng-Nowlin
DOB	September 17, 1998
Enrolled	September 02, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teacher.

CALL HISTORY

Description

Parent - Debbie Eng-Nowlin, contacted CS - Megan Runyon on 7.30.03 to compliment teacher - Randi and CD - Kathy. Parent states, "Randi is doing a great job of greeting parents and letting them know about their child's day." Parent states, "CD is doing a wonderful job. She's always available and took concerns seriously."

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

K Cook-Licciardello

Randi Repass

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20795

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	August 22, 2003
Date Compld	August 22, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0632

Name	Stephanie Williams - MO
Day Phone	410-707-1196
Home Phone	410-552-3858
Address	6605 Gladstone Drive Eldersburg, MD 21784
Child	Rachel Williams
DOB	July 06, 1998
Enrolled	October 29, 2001
Withdrawn	September 02, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers.

CALL HISTORY

Description

Parent - Stephanie Williams, compliment teachers -Ms, Courtney, Ms. Becca, Ms. Melissa, and center. Parent states, "Both have a great mix of support, fun activities, education and discipline, which is what we try to achieve at home." Parent states, "...I have not had a moment of concern while Rachel has been in their class." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Courtney Ann Ridgely Melissa Sue Martin Rebecca Leister

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20321

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 29, 2003
Date Compld	July 29, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0675

Name	Amy Sales - MO
Day Phone	410-null
Home Phone	410-549-3724
Address	1891 Jasmine Court Eldersburg, MD 21784
Child	Madison Sales
DOB	November 15, 1997
Enrolled	April 29, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers.

CALL HISTORY

Description

Parent - Amy Sales and Nikki, compliment teacher - Ms. Melissa and Ms. Laura. Parent states, "...it is people like you who provide me with the ease to leave her each day, knowing that she is in the care of individuals who truly make sure that she is ok and thriving. Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Laura Oneto

Melissa Ann Mohr

ADDITIONAL DOCUMENTS



End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20321

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 29, 2003
Date Compld	July 29, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0675

Name	Amy Sales - MO
Day Phone	410-null
Home Phone	410-549-3724
Address	1891 Jasmine Court Eldersburg, MD 21784
Child	Madison Sales
DOB	November 15, 1997
Enrolled	April 29, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers.

CALL HISTORY

Description

Parent - Amy Sales and Nikki, compliment teacher - Ms. Melissa and Ms. Laura. Parent states, "...it is people like you who provide me with the ease to leave her each day, knowing that she is in the care of individuals who truly make sure that she is ok and thriving. Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Laura Oneto

Melissa Ann Mohr

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20290

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	July 28, 2003
Date Compld	July 28, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 0876

CtrDir	Catherine Primrose
RegArea	R06 A12
Phone #	410-544-2338
Address	283 Peninsula Farm Road Arnold, MD21012-1011
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0398

Name	Sylvia Barrett - AU
Day Phone	800-677-3815
Home Phone	410-315-8240
Address	753 Cypress Road Severna Park, MD 21146
Child	Christopher Barrett
DOB	February 06, 1990
Enrolled	June 16, 1999
Withdrawn	August 26, 1999

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD

CALL HISTORY

Description

Parent - Sylvia Barrett, compliment CD - Ms. Cathy. Parent states, "...people like Ms. Primrose make a Center what it is!!" Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Catherine Primrose

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20052

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 11, 2003
Date Compld	July 11, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0331

Name	Cassandra Unger - MO
Day Phone	410-655-4465
Home Phone	410-655-0892
Address	3417 Barry Paul Rd. Randallstown, MD 21133
Child	Brittany Unger
DOB	July 01, 1992
Enrolled	February 29, 1996
Withdrawn	March 26, 1996

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Student compliment for teachers

CALL HISTORY

Description

Student - Brittany Unger, compliment teachers - Ms. Chrissy & Ms. Emily. Student states, "Thank you for helping me fit in. I really enjoyed my self this week." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Christina Patrick Emily Bonner

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20045

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 11, 2003
Date Compld	July 11, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0663

Name	Samantha Flater - MO
Day Phone	410-386-2260
Home Phone	410-795-4259
Address	4039 Sykesville Road Eldersburg, MD 21048
Child	Noah Flater
DOB	October 20, 1999
Enrolled	June 21, 2002
Withdrawn	June 16, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Family - Tom, Samantha, Noah & Dylan Flater, compliment teachers - Ms. Wanda, Ms. Kim, Ms. Tammy, Ms. Eva, and center. Family states, "...thank you all for making Noah's experience at Kindercare such a happy and educational one!" Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Eva Fleming Kimberly Fabry Tamara Stacho Wanda Lee Cook

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20006

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 10, 2003
Date Compld	July 10, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1407

CtrDir	Gerlinda Cook-Brown
RegArea	R06 A12
Phone #	301-869-1352
Address	18000 Sioux Lane Gaithersburg, MD20878-0001
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1013

Name	Eileen Roche - MO
Day Phone	301-380-9856
Home Phone	301-869-3503
Address	114 Fleece Flower Dr. Gaithersburg, MD 20878
Child	Erin Roche
DOB	October 11, 1998
Enrolled	April 17, 2000
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parent - Eileen Roche, compliment teachers - Ms.Gerlinda, Ms. Brandy, Ms Amy, and center. Parent states, "The consistency of the Center is to be commended..." Parent states, "I truly appreciate the extra efforts of the staff. Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Brandi Seaborn Gerlinda Cook-Brown Noemi Florentino

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20006

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 10, 2003
Date Compld	July 10, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1407

CtrDir	Gerlinda Cook-Brown
RegArea	R06 A12
Phone #	301-869-1352
Address	18000 Sioux Lane Gaithersburg, MD20878-0001
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1013

Name	Eileen Roche - MO
Day Phone	301-380-9856
Home Phone	301-869-3503
Address	114 Fleece Flower Dr. Gaithersburg, MD 20878
Child	Erin Roche
DOB	October 11, 1998
Enrolled	April 17, 2000
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parent - Eileen Roche, compliment teachers - Ms.Gerlinda, Ms. Brandy, Ms Amy, and center. Parent states, "The consistency of the Center is to be commended..." Parent states, "I truly appreciate the extra efforts of the staff. Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Brandi Seaborn Gerlinda Cook-Brown Noemi Florentino

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20795

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	August 22, 2003
Date Compld	August 22, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0632

Name	Stephanie Williams - MO
Day Phone	410-707-1196
Home Phone	410-552-3858
Address	6605 Gladstone Drive Eldersburg, MD 21784
Child	Rachel Williams
DOB	July 06, 1998
Enrolled	October 29, 2001
Withdrawn	September 02, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for teachers.

CALL HISTORY

Description

Parent - Stephanie Williams, compliment teachers -Ms, Courtney, Ms. Becca, Ms. Melissa, and center. Parent states, "Both have a great mix of support, fun activities, education and discipline, which is what we try to achieve at home." Parent states, "...I have not had a moment of concern while Rachel has been in their class." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops Diana Agon, HR Wray Hutchinson,Op

CERTIFICATES ISSUED

Courtney Ann Ridgely Melissa Sue Martin Rebecca Leister

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20321

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 29, 2003
Date Compld	July 29, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0675

Name	Amy Sales - MO
Day Phone	410-null
Home Phone	410-549-3724
Address	1891 Jasmine Court Eldersburg, MD 21784
Child	Madison Sales
DOB	November 15, 1997
Enrolled	April 29, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: No
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliment for teachers

CALL HISTORY

Description

Parent - Amy Sales and Nikki, compliment teacher - Ms. Melissa and Ms. Laura. Parent states, "...it is people like you who provide me with the ease to leave her each day, knowing that she is in the care of individuals who truly make sure that she is ok and thriving. Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Laura Oneto

Melissa Ann Mohr

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20290

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	July 28, 2003
Date Compld	July 28, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 0876

CtrDir	Catherine Primrose
RegArea	R06 A12
Phone #	410-544-2338
Address	283 Peninsula Farm Road Arnold, MD21012-1011
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0398

Name	Sylvia Barrett - AU
Day Phone	800-677-3815
Home Phone	410-315-8240
Address	753 Cypress Road Severna Park, MD 21146
Child	Christopher Barrett
DOB	February 06, 1990
Enrolled	June 16, 1999
Withdrawn	August 26, 1999

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP. No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliment for CD

CALL HISTORY

Description

Parent - Sylvia Barrett, compliment CD - Ms. Cathy. Parent states, "...people like Ms. Primrose make a Center what it is!!" Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Catherine Primrose

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20052

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 11, 2003
Date Compld	July 11, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0331

Name	Cassandra Unger - MO
Day Phone	410-655-4465
Home Phone	410-655-0892
Address	3417 Barry Paul Rd. Randallstown, MD 21133
Child	Brittany Unger
DOB	July 01, 1992
Enrolled	February 29, 1996
Withdrawn	March 26, 1996

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Student compliment for teachers

CALL HISTORY

Description

Student - Brittany Unger, compliment teachers - Ms. Chrissy & Ms. Emily. Student states, "Thank you for helping me fit in. I really enjoyed my self this week." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Christina Patrick Emily Bonner

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 20006

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 10, 2003
Date Compld	July 10, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1407

CtrDir	Gerlinda Cook-Brown
RegArea	R06 A12
Phone #	301-869-1352
Address	18000 Sioux Lane Gaithersburg, MD20878-0001
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 1013

Name	Eileen Roche - MO
Day Phone	301-380-9856
Home Phone	301-869-3503
Address	114 Fleece Flower Dr. Gaithersburg, MD 20878
Child	Erin Roche
DOB	October 11, 1998
Enrolled	April 17, 2000
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP. **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parent - Eileen Roche, compliment teachers - Ms.Gerlinda, Ms. Brandy, Ms Amy, and center. Parent states, "The consistency of the Center is to be commended..." Parent states, "I truly appreciate the extra efforts of the staff. Please see attached email.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Brandi Seaborn Gerlinda Cook-Brown Noemi Florentino

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 19976

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 09, 2003
Date Compld	July 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 0236

CtrDir	Elaina Manesss
RegArea	R06 A12
Phone #	301-843-9802
Address	11695 Doolittle Drive Waldorf, MD20602-2718
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0703

Name	Wendy Pendarvis - MO
Day Phone	301-870-6969
Home Phone	301-274-4387
Address	30030 Huntt Road Mechanicsville, MD 20659
Child	Ryan Pendarvis
DOB	October 14, 1999
Enrolled	December 03, 2001
Withdrawn	June 23, 2003

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliment for teachers and center

CALL HISTORY

Description

Parent - Wendy Pendarvis compliment teachers - Ms. Corrine, Ms. Terry, and center. Parent states, "It takes a very special person to work with children and they have what it takes!!!" Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Corinne Combs	Tarisha Hester	Corinne Combs	Theresa Scatina

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 19967

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	July 09, 2003
Date Compld	July 09, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1511

CtrDir	Mary Branch
RegArea	R06 A12
Phone #	301-990-7703
Address	16723 Crabbs Branch Way Rockville, MD20855
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0773

Name	Rochelle Sabatini - MO
Day Phone	202-872-2596
Home Phone	301-738-9792
Address	13768 Lambertina Pl Rockville, MD 20850
Child	Benjamin Sabatini
DOB	May 14, 1999
Enrolled	September 25, 2000
Withdrawn	

Customer Care Staff Record

Entered By	Jacquelynne Vu
Updates To	Jacquelynne Vu
Cmpld By	Jacquelynne Vu

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliment for teacher and center

CALL HISTORY

Description

Parent - Jeffrey Sabatini, compliment Ms. Mary and center. Parent states, "My wife and I are very pleased with Kindercare and the manner in which the center is operated." Parent states, "Mary Branch resolves problems in a reasonable and consistent manner." Please see attached letter.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Mary Branch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 19279

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	May 16, 2003
Date Compld	May 16, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	Courtney Ridgely
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road Eldersburg, MD21784-6520
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0674

Name	Peggy Friesen - MO
Day Phone	410-null
Home Phone	410-null
Address	2909 Montclair Dr. Elicott City, MD 21043
Child	Douglas Friesen
DOB	November 01, 1998
Enrolled	August 12, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Megan Runyon
Updates To	Megan Runyon
Cmpld By	Megan Runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments staff.

CALL HISTORY

Description

Parents - Peggy and Doug Friesen wrote a letter to report "...It comforts us greatly that we have people of your standards watching over and teaching Douglas." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

April Brant Courtney Ann Ridgely Melissa Sue Martin Rebecca Leister

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 19097

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	May 06, 2003
Date Compld	May 06, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1229

CtrDir	Carolynn Giannini
RegArea	R06 A12
Phone #	301-843-8485
Address	2011 Smallwood Drive, West Waldorf, MD20603-4761
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0826

Name	Kimmy Garcia - MO
Day Phone	202-828-3539
Home Phone	301-843-4837
Address	5047 Dorchester Cir Waldorf, MD 20603
Child	Christina Garcia
DOB	August 18, 1995
Enrolled	January 03, 2003
Withdrawn	June 09, 2003

Customer Care Staff Record

Entered By	Megan Runyon
Updates To	Megan Runyon
Cmpld By	Megan Runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments CD and AD

CALL HISTORY

Description

Parent - Kimmy Garcia sent a letter to report "...I felt that I must write you to express my gratitude to KC, Carolynn Giannini, and Deanna Elsbury and the wonderful impact they have made on my life and my children." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Carolynn Giannini Deanna Elsbury

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18863

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	April 22, 2003
Date Compld	April 22, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1301

CtrDir	Dela Adams
RegArea	R06 A12
Phone #	301-577-3790
Address	4880 Forbes Boulevard Lanham, MD20706-4304
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0904

Name	Morell Flowers - FA
Day Phone	301-568-7013
Home Phone	301-336-0508
Address	705 Castlewood Drive Upper Marlboro, MD 20774
Child	Jermaine Flowers
DOB	March 19, 2000
Enrolled	June 10, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Megan Runyon
Updates To	Megan Runyon
Cmpld By	Megan Runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments teacher.

CALL HISTORY

Description

Parents - Sharon Sanders and Morell Flowers III sent a letter to report "...I would like to take a moment and let you know how much we appreciate having Ms. Brooks as our son's teacher." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Deshaun Brooks

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18541

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-No Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	April 01, 2003
Date Cmpld	April 01, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0380

Name	Deborah Fontaine - MO
Day Phone	410-328-1392
Home Phone	410-437-6279
Address	414 Park Creek Road Pasadena, MD 21122
Child	Daniel Fontaine
DOB	November 24, 1991
Enrolled	August 23, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments CD

CALL HISTORY

Description

Parents - Debbie and Tim Fontaine sent a card to report "...Thank you for making childcare for the last 5 years so easy!" Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Pamela Kim Jones

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 17302

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	January 13, 2003
Date Compld	January 13, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1301

CtrDir	Dela Adams
RegArea	R06 A12
Phone #	301-577-3790
Address	4880 Forbes Boulevard Lanham, MD20706-4304
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0933

Name	Faye Thompson - MO
Day Phone	301-null
Home Phone	301-202-7202
Address	2308 Brightseat Road #5 LAndover, MD 20785
Child	Dominique Thompson
DOB	March 26, 1999
Enrolled	August 18, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Jennifer Tacheny
Updates To	Jennifer Tacheny
Cmpld By	Jennifer Tacheny

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliments staff.

CALL HISTORY

Description

Parent - Faye Thompson sent an email to report "...I just wanted to take this opportunity to drop you a note about the wonderful service both Dominique and I have been experiencing at KC." Please see email attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Adrienne Sims, Dela Adams, June Smallwood, Kourtney Jefferson, Rosemond Quartey, Victoria Clark

ADDITIONAL DOCUMENTS

End of Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 17655

Report Code	Code 3
Incident Type	Center
Report Source	Phone
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	January 31, 2003
Date Compld	January 31, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1596

CtrDir	Kathy Cook
RegArea	R06 A12
Phone #	301-515-2700
Address	19780 Crystal Rock Drive Germantown, MD20874
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0303

Name	Marcella Dyer - MO
Day Phone	301-816-9505
Home Phone	301-540-3351
Address	19015 Lark Song Ter. Germantown, MD 20784
Child	Kyle Dyer
DOB	June 04, 1998
Enrolled	October 02, 2001
Withdrawn	August 08, 2003

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliments CD.

CALL HISTORY

Description

Parent - Marcella Dyer called CS to report that CD - Kathy Cook is great and has a great team. Ms. Dyer reports that she has had a great experience having her child in KC. Ms. Dyer reports that the educational programs are wonderful, and child - Kyle has thrived in the KC environment.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

K Cook-Licciardello

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 17903

Report Code	Code 3
Incident Type	Center
Report Source	E-Mail
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	February 20, 2003
Date Compld	February 20, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1543

CtrDir	Erin Snodgrass
RegArea	R06 A12
Phone #	301-497-0488
Address	3504 Russet Common Laurel, MD20724
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0447

Name	Heather Patel - MO
Day Phone	301-null
Home Phone	301-604-8151
Address	8617 Fire Rock Rd. Laurel, MD 20724
Child	Kirin Patel
DOB	April 19, 1998
Enrolled	May 18, 2001
Withdrawn	

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliments CD.

CALL HISTORY

Description

Parent - Heather Patel sent an e-mail to report "...I just wanted to let you know how pleased I am with the changes that have happened since Erin Moore has become the Center Director." Please see e-mail attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Erin Snodgrass

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 17972

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center
Date Opened	February 25, 2003
Date Compld	February 25, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1596

CtrDir	Kathy Cook
RegArea	R06 A12
Phone #	301-515-2700
Address	19780 Crystal Rock Drive Germantown, MD20874
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0087

Name	Tamara Carpel - MO
Day Phone	301-840-7145
Home Phone	301-601-4992
Address	13112 Country Ridge Drive Germantown, MD 20874
Child	Allyson Carpel
DOB	February 17, 1999
Enrolled	May 09, 2003
Withdrawn	November 21, 2003

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliments center staff.

CALL HISTORY

Description

Parent - Tami Carpel sent a letter to report "...I just wanted to take the time to thank the staff at the KC for all of the support and dedication that they have showed my daughters, my husband and me." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Andrea Baue-Scott
K Cook-Licciardello
Theresa Divillo
Annie Duda
Kelly Little
Troy Gardner
Catherina Dionne
Melissa Helms
Georgia Dimitratos
Randi Repass

ADDITIONAL DOCUMENTS

End of Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18500

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	March 31, 2003
Date Compld	March 31, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1301

CtrDir	Dela Adams
RegArea	R06 A12
Phone #	301-577-3790
Address	4880 Forbes Boulevard Lanham, MD20706-4304
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0976

Name	Stacie Seegars - MO
Day Phone	301-343-7900
Home Phone	301-383-1006
Address	9907 Greenbelt Road 302 Lanham, MD 20706
Child	Cam'ron Seegars
DOB	January 06, 2000
Enrolled	February 03, 2003
Withdrawn	May 30, 2003

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent compliments teacher.

CALL HISTORY

Description

Parents - Anthony Seegars and Stacie Seegars sent a letter to report ". I am writing to express my satisfaction and commendations for the services that I receive from Mrs. Brooks." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Deshaun Brooks

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18511

Report Code	Code 3
Incident Type	Center
Report Source	Phone
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Center Director
Date Opened	March 31, 2003
Date Compld	March 31, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1118

CtrDir	Matthew Kaplan
RegArea	R06 A12
Phone #	301-390-7244
Address	3560 Mitchelleville Road Bowie, MD20716
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0970

Name	Bernadine Turpin - MO
Day Phone	410-455-2291
Home Phone	301-464-9373
Address	4407 Saddle River Bowie, MD 20720
Child	Charles Turpin
DOB	March 14, 2001
Enrolled	September 22, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments CD and AD.

CALL HISTORY

Description

Parent - Bernadine Turpin contacted CS to report that she is very pleased with KinderCare, she feels she made a good decision. Ms. Turpin reports that child - Charles Turpin is happy to attend and there are plenty of toys and games for him to play with. Ms. Turpin reports that CD - Matthew and AD - Heather are quick to follow-up with the parents.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Heather Smith Matthew Kaplan Veronica Ducharme

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18519

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	*Compliment*
Description	Teacher
Date Opened	March 31, 2003
Date Compld	March 31, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1124

CtrDir	*Courtney Ridgely*
RegArea	R06 A12
Phone #	410-781-4709
Address	1641 Liberty Road *Eldersburg, MD21784-6520*
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0632

Name	Stephanie Williams - MO
Day Phone	410-707-1196
Home Phone	410-552-3858
Address	6605 Gladstone Drive *Eldersburg, MD 21784*
Child	Rachel Williams
DOB	July 06, 1998
Enrolled	October 29, 2001
Withdrawn	September 02, 2003

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with *CD: No* *AM/RDO: No* *RVP: No*
Customer has or will consider a change in enrollment? No

Synopsis *Parent compliments teachers.*

CALL HISTORY

Description

Parent - Stehpanie Williams sent a letter to report "...I wanted to take a moment and say thank you to Ms. Linda and Ms. Diane for the wonderful job they continue to do with the phonics program." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Diane Schafferman Linda Lawler

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18539

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	April 01, 2003
Date Compld	April 01, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0380

Name	Deborah Fontaine - MO
Day Phone	410-328-1392
Home Phone	410-437-6279
Address	414 Park Creek Road Pasadena, MD 21122
Child	Daniel Fontaine
DOB	November 24, 1991
Enrolled	August 23, 2002
Withdrawn	

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: No AM/RDO: No RVP: No
Customer has or will consider a change in enrollment? No

Synopsis Parent compliments teacher.

CALL HISTORY

Description

Parents - Debbie and Tim Fontaine sent a card to report "...Thanks for 5 years of care given to Dan and Matthew." Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Rosemary Hatch

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

CUSTOMER CARE COMPLIMENT REPORT

Report Information
Report # 18540

Report Code	Code 3
Incident Type	Center
Report Source	Letter
Report Type	Compliment
Status	Clsd-CS Letter
Reviewed By	Susanne Clapper
Caller	Customer
Category	Compliment
Description	Teacher
Date Opened	April 01, 2003
Date Compld	April 01, 2003
Resolution	No Action Reqd

Center/Area Information
Center # 1016

CtrDir	Pamela Jones
RegArea	R06 A12
Phone #	410-437-4720
Address	4229 Postal Court Pasadena, MD21122-4457
Area Mgr	Elayne Hamrick
Cell Phone	410-707-9575
Reg VP	Miriam Liggett
Cell Phone	703-332-6004

Family Information
Family # 0651

Name	Lindsay Callahan - MO
Day Phone	410-979-3864
Home Phone	410-544-2091
Address	533 Broadwater Rd. Arnold, MD 21012
Child	Mitchell Callahan
DOB	October 30, 1999
Enrolled	June 30, 2003
Withdrawn	

Customer Care Staff Record

Entered By	Megan runyon
Updates To	Megan runyon
Cmpld By	Megan runyon

Other Contact Information

Name:

Phone:

Customer has already spoken with CD: **No** AM/RDO: **No** RVP: **No**
Customer has or will consider a change in enrollment? **No**

Synopsis Parent complements teachers

CALL HISTORY

Description

Parent - Lindsay Callahan sent a letter to report "...Thank you both for taking the time to chat with me about Mitchell's progress at school."
Please see letter attached.

DISTRIBUTION RECORD

Amy Hall, Ops

CERTIFICATES ISSUED

Cristy Chaney

ADDITIONAL DOCUMENTS

End of Report

ADD UPDATE CLOSE

EMail This Report

Pet No 7

% HOUSE COVERAGE (DR-2)

Hunt Ridge

Address	Lot Area	Area Enclosed	% Lot Coverage
10 Huntress Ct.	0.3564 Ac.	2,363	15.2%
208 Hunters Ridge Road	11,254 S.F.	2,074	18.4%
212 Hunters Ridge Road	10,738 S.F.	2,085	19.4%
216 Hunters Ridge Road	0.2325 Ac.	1,989	19.6%
220 Hunters Ridge Road	0.3158 Ac.	2,927	21.3%
201 Hunters Ridge Road	0.3623 Ac.	2,216	14.0%
203 Hunters Ridge Road	0.3655 Ac.	2,085	13.0%
8 Huntress Court	0.2993 Ac.	1,896	14.5%
12 Huntress Court	0.3697 Ac.	2,363	14.7%
17 Huntress Court	0.4155 Ac.	1,896	10.5%

Pine Valley

204 Quaker Ridge Road	8,750 S.F.	1,850	21.1%
206 Quaker Ridge Road	0.2008 Ac.	1,159	13.2%
208 Quaker Ridge Road	8,750 S.F.	1,850	21.1%
210 Quaker Ridge Road	8,125 S.F.	1,091	13.4%
207 Burning Tree Road	9,347 S.F.	1,946	20.8%
209 Burning Tree Road	9,240 S.F.	1,091	11.8%
211 Burning Tree Road	8,970 S.F.	1,519	16.9%
213 Burning Tree Road	8,619 S.F.	1,700	19.7%
215 Burning Tree Road	8,339 S.F.	1,091	13.1%
217 Burning Tree Road	8,054 S.F.	1,700	21.1%
205 Deep Dale Drive	13,207 S.F.	1,307	9.9%
207 Deep Dale Drive	15,904 S.F.	1,700	10.7%
209 Deep Dale Drive	11,562 S.F.	1,700	14.7%
211 Deep Dale Drive	8,377 S.F.	1,159	13.8%
213 Deep Dale Drive	8,514 S.F	1,700	20.0 %
215 Deep Dale Drive	7,999 S.F.	1,700	21.2%
217 Deep Dale Drive	7,410 S.F.	1,091	14.7%
204 Deep Dale Drive	7,947 S.F.	1,343	16.9%

Timonium Road

210 Timonium Road	21,560 S.F.	2,669	12.4%
212 Timonium Road	24,610 S.F.	3,041	12.4%
206 W. Timonium Road	2,316 Ac.	9,196	9.1% - SITE

Wfile\Login2\Land-Dev\LD04\gen\HouseCoverage-pl-1-16-04

51

MAP 51-P 492

MAP 51-P 550

MAP 51-P 400

MAP 51-P 38

BALTO CO - MB 4948/455 & 454 P 540

P 782

P 832

P 25

COURT

P 460

P 481

STORM DRAIN RESERVATION

BD OR ED 488/84 & 91A P 669

P 640

P 500

EXPRESSWAY

MARYLAND STATE FAIR AGRI SOC INC 1901/319 8110/545 93 19 A P 692

46

P 644

P 371

P 178

P 761

P 166

P 897

P 697

P 678

P 666

P 563

P 556

P 36

P 502

P 238

P 562

P 560

P 461

P 498

P 738

P 163

P 336

P 337

P 226

TIMONIUM

P 95

P 201

P 198

P 193

P 189

P 617

P 31

PEBBLECREEK

P 685

P 683

P 645

P 111

P 872

P 97

P 493

P 698

P 98

P 803

P 812

P 811

P 802

P 689

P 477

P 708

P 4

P 92

P 257

P 174

P 733

P 181

P 180

P 612

P 428

P. 866

P 131

P 791

P 699

P 687

P 651

P 418

P 175

P 771

P 167

P 632

P 863

P 798

P 887

P 879

P 663

P 8

P 776

P 881

P 976

P 701

P 666

P 50

P 664

P 568

P 749

P 962

P 857

P 764

P 682

P 555

P 684

P 9

P 765

P 768

P 59

P 412

P 400

P 474

P 144

P 623

P 578

P 634

P 121

P 567

P 53

P 505

P 296

P 299

P 260

P 141

P 748

P 704

P 411

P 42

P 618

BALTIMORE

BALTIMORE

DMW
Daft·McCune·Walker, Inc.

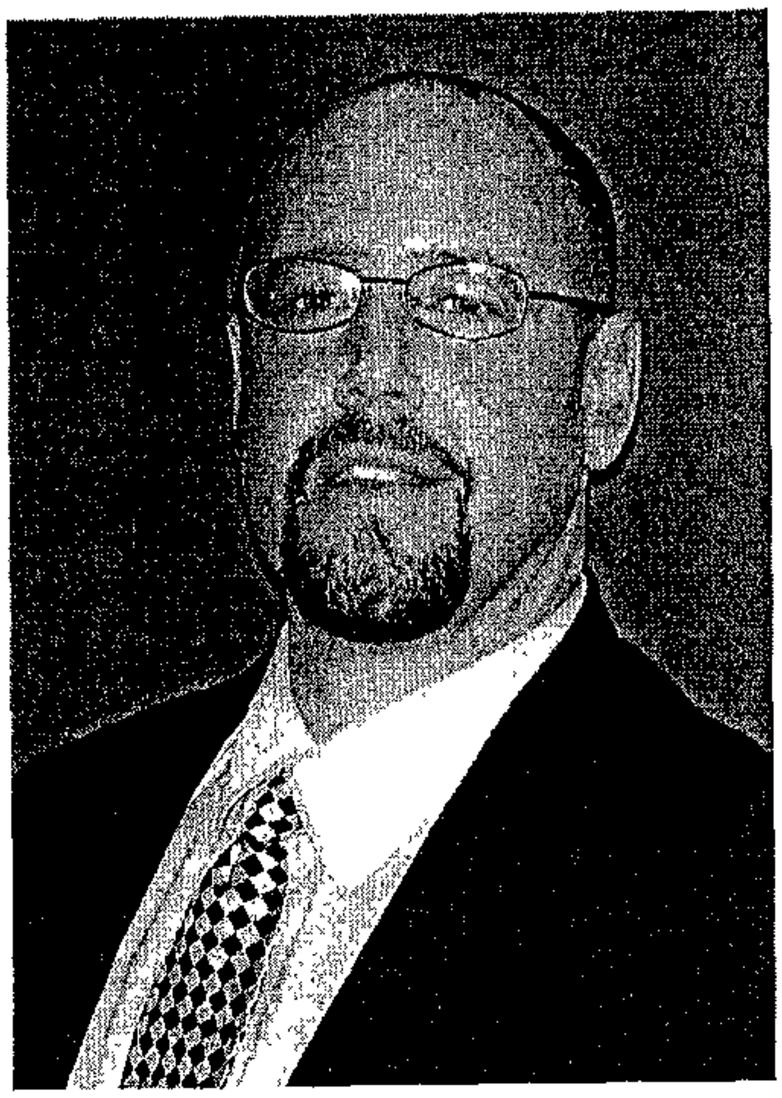
200 East Pennsylvania Avenue
Towson, Maryland 21204
Phone 410 296 3333
Fax 410 296 4705
mkellman@dmw.com

A Team of Land Planners,
Landscape Architects,
Golf Course Designers,
Engineers, Surveyors &
Environmental Professionals

Mitchell J. Kellman

Zoning Expert

Ex. No 9



Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulation for the public sector; all of those years were with the Baltimore County Zoning Office. His responsibilities included approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions filed for zoning hearing approvals were within his authority. Mitch also met with professionals and the public on development project matters and made determinations regarding developments and their compliance with county regulations.

Significant Projects

Waterview
Baltimore County, Maryland

Hopewell Pointe
Baltimore County, Maryland

GBMC
Baltimore County, Maryland

Sheppard and Enoch Pratt Hospital
Baltimore County, Maryland

Charlestown Retirement Community
Baltimore County, Maryland

Oakcrest Village Retirement Community
Baltimore County, Maryland

Goucher College
Baltimore County, Maryland

Notre Dame Preparatory School
Baltimore County, Maryland

Professional Background

Daft-McCune-Walker, Inc.
Towson, Maryland
2000 - Present

Baltimore County Office of Permits and Development Management - Development Control
1988 - 2000

Education

B.A. Towson University
Geography and Environmental Planning - Urban Planning
1983

Masters Degree Towson University
Geography and Environmental Planning - Urban Planning Concentration
1987

Associations

Gama Theta Epsilon (International Graphic Honor Society)

American Planning Association

11 [illegible] 9/1/85

RECEIVED
JAN 29 2004
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Larry Schmidt, Zoning Commissioner
Office of Zoning Commissioner

DATE: January 28, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For Item No. 04-123

Item Number 04-123 with the proposed widening along Timonium Road as shown on Petitioner's Exhibit #5 and the revised site plan dated December 16, 2003, this office has no comment on the proposed request.

RWB:RJF:cab

cc: File

Ref No 12

ZAC-1-28-2004-ITEM NO 04-123-1282004.doc

Dd 13A

BALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING
SPEED SUMMARY SHEET FOR RADAR STUDY
LOCATION TIMONIUM RD W/O OF PINE VALLEY DR
TWO WAY N/A
STUDY DATE 12/13/99 TIME 8:00-9:00 DAY OF WEEK MONDAY
WEATHER CLOUDY
RECORDER JFK
SPEED LIMIT 30 MPH

M.P.H.	OBSERVATIONS	PERCENTILE	M.P.H.	OBSERVATIONS	PERCENTILE
1	0	0.0%	51	0	100.0%
2	0	0.0%	52	0	100.0%
3	0	0.0%	53	0	100.0%
4	0	0.0%	54	0	100.0%
5	0	0.0%	55	0	100.0%
6	0	0.0%	56	0	100.0%
7	0	0.0%	57	0	100.0%
8	0	0.0%	58	0	100.0%
9	0	0.0%	59	0	100.0%
10	0	0.0%	60	0	100.0%
11	0	0.0%	61	0	100.0%
12	0	0.0%	62	0	100.0%
13	0	0.0%	63	0	100.0%
14	0	0.0%	64	0	100.0%
15	0	0.0%	65	0	100.0%
16	0	0.0%	66	0	100.0%
17	0	0.0%	67	0	100.0%
18	0	0.0%	68	0	100.0%
19	0	0.0%	69	0	100.0%
20	0	0.0%	70	0	100.0%
21	0	0.0%	71	0	100.0%
22	0	0.0%	72	0	100.0%
23	0	0.0%	73	0	100.0%
24	0	0.0%	74	0	100.0%
25	0	0.0%	75	0	100.0%
26	0	0.0%	76	0	100.0%
27	0	0.0%	77	0	100.0%
28	0	0.0%	78	0	100.0%
29	5	2.5%	79	0	100.0%
30	10	7.5%	80	0	100.0%
31	5	10.0%	81	0	100.0%
32	19	19.4%	82	0	100.0%
33	19	28.9%	83	0	100.0%
34	22	39.8%	84	0	100.0%
35	25	52.2%	85	0	100.0%
36	17	60.7%	86	0	100.0%
37	21	71.1%	87	0	100.0%
38	19	80.6%	88	0	100.0%
39	17	89.1%	89	0	100.0%
40	7	92.5%	90	0	100.0%
41	6	95.5%	91	0	100.0%
42	6	98.5%	92	0	100.0%
43	1	99.0%	93	0	100.0%
44	1	99.5%	94	0	100.0%
45	1	100.0%	95	0	100.0%
46	0	100.0%	96	0	100.0%
47	0	100.0%	97	0	100.0%
48	0	100.0%	98	0	100.0%
49	0	100.0%	99	0	100.0%
50	0	100.0%	100	0	100.0%

# IN SAMPLE	201
AVE SPEED	35.6
MEDIAN SPEED (50%)	34
MODE SPEED	35
85TH% SPEED	38
STANDARD DEVIATION	3.3

ALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING
SPEED SUMMARY SHEET FOR RADAR STUDY
LOCATION TIMONIUM RD BETWEEN OF PINE VALLEY DR & FOREST RIDGE RD
TWO WAY N/A
STUDY DATE 12/15/99 TIME 4:25-5:10 DAY OF WEEK WEDNESDAY
WEATHER CLOUDY
RECORDER JFK
SPEED LIMIT 30 MPH

M.P.H.	OBSERVATIONS	PERCENTILE	M.P.H.	OBSERVATIONS	PERCENTILE
1	0	0.0%	51	0	100.0%
2	0	0.0%	52	0	100.0%
3	0	0.0%	53	0	100.0%
4	0	0.0%	54	0	100.0%
5	0	0.0%	55	0	100.0%
6	0	0.0%	56	0	100.0%
7	0	0.0%	57	0	100.0%
8	0	0.0%	58	0	100.0%
9	0	0.0%	59	0	100.0%
10	0	0.0%	60	0	100.0%
11	0	0.0%	61	0	100.0%
12	0	0.0%	62	0	100.0%
13	0	0.0%	63	0	100.0%
14	0	0.0%	64	0	100.0%
15	0	0.0%	65	0	100.0%
16	0	0.0%	66	0	100.0%
17	0	0.0%	67	0	100.0%
18	0	0.0%	68	0	100.0%
19	0	0.0%	69	0	100.0%
20	0	0.0%	70	0	100.0%
21	0	0.0%	71	0	100.0%
22	0	0.0%	72	0	100.0%
23	0	0.0%	73	0	100.0%
24	0	0.0%	74	0	100.0%
25	0	0.0%	75	0	100.0%
26	0	0.0%	76	0	100.0%
27	0	0.0%	77	0	100.0%
28	0	0.0%	78	0	100.0%
29	1	0.5%	79	0	100.0%
30	8	4.5%	80	0	100.0%
31	12	10.4%	81	0	100.0%
32	19	19.8%	82	0	100.0%
33	20	29.7%	83	0	100.0%
34	18	38.6%	84	0	100.0%
35	22	49.5%	85	0	100.0%
36	21	59.9%	86	0	100.0%
37	21	70.3%	87	0	100.0%
38	11	75.7%	88	0	100.0%
39	12	81.7%	89	0	100.0%
40	11	87.1%	90	0	100.0%
41	10	92.1%	91	0	100.0%
42	5	94.6%	92	0	100.0%
43	6	97.5%	93	0	100.0%
44	2	98.5%	94	0	100.0%
45	1	99.0%	95	0	100.0%
46	0	99.0%	96	0	100.0%
47	0	99.0%	97	0	100.0%
48	1	99.5%	98	0	100.0%
49	0	99.5%	99	0	100.0%
50	1	100.0%	100	0	100.0%

# IN SAMPLE	202
AVE SPEED	35.9
MEDIAN SPEED (50%)	35
MODE SPEED	35
85TH% SPEED	39
STANDARD DEVIATION	3.8

1200
13B

Legislative Project 89-1

PROPOSED AMENDMENTS TO THE BALTIMORE COUNTY ZONING REGULATIONS REGARDING DENSITY BONUSES FOR CHILD CARE CENTERS

A Final Report of the Baltimore County Planning Board
November 16, 1989

PROJECT DESCRIPTION

County Council Resolution #48-88 (See Attachment #1) requests the Baltimore County Planning Board to consider proposing amendments to the Zoning Regulations "in order to facilitate the placement of day care centers in Baltimore County by providing a density allocation to developers."

BACKGROUND

Density bonus incentives have been considered for elderly housing and historic preservation. For the elderly, increased density is considered necessary to meet the unique needs of the expanding elderly population and appropriate because elderly households have less impact on County facilities than the general population. The Planning Board recommended that a density bonus be permitted for elderly housing facilities at hospital, institutional and historic sites through a special exception process if certain conditions are met. The Planning Board also recommended that density be calculated by "density unit" rather than "dwelling unit" for elderly housing facilities which provides a density increment for projects containing efficiency and one bedroom units. The County Council implemented the Planning Board recommendations through Bill No. 36-88.

The Planning Board also considered density bonuses to encourage historic preservation in response to Resolution #38-87. Except for elderly housing facilities, the application of density bonuses to historic properties as an incentive for historic preservation was determined to be infeasible. The Resource Conservation zones, lacking public water and sewer, cannot support high densities. In the other zones, maximum office and business zone floor area ratios and residential densities are rarely developed.

The Planning Board recommended that new definitions and regulations be adopted for child care centers in 1984. The recommendations were adopted by the County Council. The text amendments eliminated most of the zoning problems associated with small child care operations in homes and made it easier for larger child care facilities to open in schools, churches and hospitals.

The child care issue was last addressed by the Planning Board in November, 1987, in response to County Council Resolution #35-87. The Planning Board recommended that child care centers be exempt from RTA restrictions, subject to Zoning Commissioner approval. The Planning Board also recommended the exemption of space used for child care centers in office buildings from the calculation of the adjusted

gross floor area of the building where the office building has a minimum gross floor area of 100,000 square feet and the child care center a maximum area of 4,000 square feet. The County Council held a hearing on these amendments, but has not introduced legislation.

DISCUSSION

It is still difficult to establish freestanding commercial child care centers in Baltimore County although developers and potential operators find that there is a demand for such facilities. Plans for child care centers are not routinely included in large residential subdivisions or at adjacent commercial developments. This is not the case in neighboring jurisdictions, such as Harford, Carroll and Howard Counties where a number of new child care centers have been built.

Zoning regulations are related to the gap in child care facilities in several ways:

1. As stated in the 1987 Final Report of the Planning Board, the residential transition area (RTA) buffer applies to child care centers, although it does not apply to schools or community facilities. This buffer often makes it infeasible to develop sites which would otherwise be suitable for child care. While the full RTA buffer may not be available, an adequate buffer to protect neighboring homes can be provided in many cases.

2. The County does not have a neighborhood-type commercial zone which permits only a limited range of uses. Land costs in commercial zones are high and child care must compete with uses which are more profitable.

3. Child care centers require special exception approval to operate in residential zones. Uncertainty of approval and an inability to carry additional costs over an extended period of time because of limited profits discourages providers from scheduling a special exception hearing.

The high cost of land throughout the County in general also discourages the development of child care centers. A density bonus, if child care centers are provided, could offset the cost of land. However, as discussed in the Final Report regarding historic preservation, a density bonus is not feasible in most parts of the County. The issue of density bonuses has been raised in the proposed 1989 Master Plan. The Master Plan also stresses the need to make major revisions in the Density-Residential (D.R.) Zones, business zones and planned unit development (PUD) provisions.

RELATION TO COUNTY EXECUTIVE INITIATIVES

Expanding the supply of accessible, affordable, quality, child care is an initiative of this Administration. As stated in Closest to the People (Children and Youth Executive Initiatives), "Priority attention will be given to child care needs".

The lack of child care is a factor which encourages homebuyers to move to neighboring jurisdictions where such facilities are being developed. This movement can lead to changes in the location of the County's labor force with negative ramifications for the economic development and tax base of the County.

The County Executive has established an inter-agency steering committee to deal with problems involving the establishment of child care facilities. The Chamber of Commerce has also established a Committee to facilitate child care. The Office for Children in the Department of Community Development has the primary responsibility for implementing Child Care initiatives.

ANALYSIS

To achieve quality child care in Baltimore County the Zoning Regulations must permit child care facilities to be located in quality environments. Clearly, a residential zone provides a more ideal environment for children than a business or manufacturing zone, with the additional benefit of being near the family residence. Proximity to the residence provides convenience for the parents. However, because this activity center is not a residential use, additional standards are necessary to ensure that it does not adversely affect the surrounding residential properties.

Zoning requirements in local Maryland jurisdictions typically require day care centers to have a minimum lot area of 20,000 square feet plus 500 square feet per child, a minimum lot width of 100-200 feet and setbacks of 25 feet. Minimum interior and exterior area requirements have been established by the State in COMAR 10.05.01 and the Annotated Code of Maryland in SS14-101-14-114, governing group day care centers. The required minimum of useable interior floor space is 35 square feet per child. Procedural Guidance for the Inspection of COMAR 10.05.01 Regulation .16, Playgrounds, establishes an exterior play area of 75 square feet per child for 50% of the licensed capacity or 75 square feet per child for the total number of children to use the play area at one time, but not less than 50% of the licensed capacity.

The Planning Board's recommended amendments are based on State requirements, traffic circulation and the protection of adjacent residential property owners from excessive sounds or visual intrusions. Specific statements of justification are presented below.

MAXIMUM NUMBER OF CHILDREN

The base standard of 40 children to be permitted in group day care centers in D.R., (Density Residential), Zones was chosen because it is the highest number of children permitted in an intermediate size center under the State's licensing requirements. A center for forty children provides the most financially feasible operating size for day care providers serving less than 100 children.

Moreover, a capacity restriction reduces the transportation impacts resulting from the center. When the number of child pick-up and drop-off, employee and delivery trips are counted, a center for forty (40) children could generate approximately one hundred (100) vehicle trips per day. This level of traffic approximates the amount of traffic which would be generated by ten (10) single family dwellings, or one cul-de-sac. The use should be compatible with surrounding residential uses, from a transportation perspective, provided that access points afford good sight distance and safe ingress and egress according to the County Bureau of Traffic Engineering.

AREA STANDARDS

The State's combined minimum area requirements for interior and exterior space per child totals 110 square feet. This standard is based on "useable area". Each requirement was increased to adjust for gross area. 35 square feet of interior useable area was assumed to be 50 square feet of gross area, while the 75 square feet exterior requirement was adjusted to 100 square feet. The combined minimum gross area per child, for the determination of the minimum lot size standard, was 150 square feet. The maximum capacity of the center was used for determining the minimum lot area. There is potential for reduction of the exterior play area to accommodate shift play periods but this is a matter for the State Office of Child Care Licensing and the Zoning Commissioner to consider upon a request for a modification or variance.

PARKING, DELIVERY AND TRAFFIC CIRCULATION

Parking, delivery and traffic circulation area requirements were based on Section 409.3 and Section 409.4C of the Zoning Regulations pertaining to parking space and aisle dimensions and Section 409.6.4, governing the required number of parking spaces to be provided at group child care centers.

The Zoning Regulations require that there be at least one (1) parking space per employee on the largest shift but in no case less than two (2) spaces. Based on the State's maximum staff to child ratio of 1 staff member per 6 children (where all children are two (2) years old), a center for forty (40) children would require seven (7) parking spaces to accommodate employee parking. One space for delivery vehicles should also be provided at a strict minimum.

These requirements assume that a sufficient number of staff parking spaces will be available for use by clients. All children should be met at the car and escorted into the center to minimize the parking period per client, in order for this shared parking to be effective. If only the minimum amount of parking is provided, a loop driveway should be seriously considered.

Parking areas should be located in the side or rear yards to be consistent with the residential character and design of the neighborhood. However, the front yard may be used for parking or circulation when the Zoning Commissioner, upon the recommendation of the Director of Planning, or any reviewing agency, determines that safety or neighborhood compatibility will be improved.

BUFFER AND SETBACK REQUIREMENTS

The buffer and setback requirements were based on the RTA (Residential Transition Area) requirements specified in Article 1B regulating the DR (Density Residential) Zones; particularly, Section 1B01.1.B.3(b), which establishes buffer areas of 50 or 75 feet, depending on the orientation of the building and its relationship to adjoining properties. Also, Table 504 under Section V.B.2 of the CMDP (Comprehensive Manual of Development Policies), Setback Standards for Principal Buildings Permitted in any D.R. zone for Nonresidential Uses, was considered along with the requirements of other jurisdictions.

No minimum lot width is proposed. Instead, minimum buffer and maximum impervious surface area standards are recommended. A front yard setback has been suggested to be a minimum of twenty-five (25) feet. Also, a vegetative buffer twenty (20) feet wide along the perimeter of the side and rear yards, would be required. A solid fence five feet in height would be required along the perimeter of the play area. This security fence would also provide a sound barrier and visual screen to adjoining property owners. To enhance the noise reduction capabilities of the fence it may not be closer than twenty feet (20') from the property line. The required vegetative buffer will minimize the intrusive effects of the fence on surrounding properties. In addition, a maximum impervious surface area (including buildings and parking areas) of twenty-five percent (25%) is proposed. These requirements are intended to provide design flexibility while ensuring that the center will be in harmony with the surrounding residential uses when the RTA (Residential Transition Area) requirements cannot be met, or when a center providing for more than forty (40) children is proposed. Within an RTA, the bulk standards are to be applied as part of the special exceptions

provided in Section 502 of the Baltimore County Zoning Regulations. In DR (Density Residential) Zones not within an RTA, centers for up to forty (40) children will be permitted by right, subject to compliance with the bulk standards in Section 424.7.

RECOMMENDATIONS

The provision of facilities for the supervision, care and education of the children is a matter of great concern to the County and to the general public. The Staff recommends amendments to Section 424, "Family Child Care Homes, Group Child Care Centers and Nursery Schools" only. Under the general provision of Section 424, where any conflicts arise between this section and any other Section of the Zoning Regulations, this section shall govern. Additional amendments providing for density bonuses and implementing other Master Plan recommendations should be considered following the adoption of the Master Plan by the County Council.

These amendments will promote the expansion of the supply of Child Care Centers in the County.

The Baltimore County Planning Board recommends that the Baltimore County Zoning Regulations, 1955, as amended, be further amended as set forth below. Wherever utilized, ~~dashes~~ indicate text to be deleted, and underlining indicates text to be added.

1. Add new paragraphs to 1B01.1.A (uses permitted as of right in D.R. zones) as follows:

   10B. Class A group child care centers and Class B group child care centers providing for up to 40 children, subject to the requirements of Section 424, Family Child Care Homes, Group Child Care Centers and Nursery Schools.

2. Add a new Subparagraph 10 A to Section 1B01.B.1.C (exceptions to residential transition areas) as follows:

   10.A Class A and Class B group child care centers, provided that the Zoning Commissioner determines, during the special exception process that the proposed improvements are planned in such a way that compliance with the bulk standards of Section 424.7 will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

3. Add a new Subparagraph 6B to Section 1B01.1.C (uses permitted by Special Exception in DR Zones) as follows:

6B. Class B group child care centers for more than 40 children subject to the standards set forth in Section 424, Family Child Care Homes, Group Child Care Centers and Nursery Schools.

4. Amend Section 424.5.A (Schedule of permitted uses for group child care centers) as shown on Chart 1.

5. Add a new Section 424.7 entitled (Bulk Standards for group centers in DR Zones

a. Minimum Lot Size: 1 acre for the first 40 children plus 500 square feet per child for every child beyond 40 children

b. Minimum setback requirements:

front:	25 feet from street line or the average setback of the adjacent residential dwellings, whichever is less.
side:	50 feet from property line, with 20' perimeter vegetative buffer
rear:	50 feet from property line, with 20' perimeter vegetative buffer

c. Parking, drop off and delivery areas shall be located in the side or rear yards unless the Zoning Commissioner, upon the recommendation of the Director of Planning, determines that safety or neighborhood compatibility will be improved by using the front yard for parking, drop off or delivery purposes. In all cases these areas shall be located outside of the required buffer area.

d. Maximum height: 35 feet

e. Maximum impervious surface area: 25% of gross area

6. Amend Section 424.1.B (general child care center requirements) as follows:

In addition, with respect to group child care centers and nursery schools, outdoor play space, abutting residential property, shall be fenced ~~if required by the Zoning Commissioner~~. Fences shall be solid wood stockade or panel, a minimum height of 5 feet, and no closer to the property line than twenty (20') feet.

424.5 A. All other principal use group child care centers and nursery schools in residential zones are permitted in accordance with the following schedule:

	GROUP CHILD CARE CENTERS		
	CLASS A	CLASS B	NURSERY SCHOOLS
RC 2	SE	SE	SE
3	SE	SE	SE
4	N	N	N
5	SE	SE	SE
D.R.(ALL) More than 40 children or RTA exemption	SE	SE	SE
D.R.(ALL) 40 or fewer children subject to RTA if applicable, otherwise, Section 424.7	C	C	C
R.A.E.1,2 Permitted only within apartment buildings of 50 or more units and subject to supplemental regulations of paragraphs 200.2.B and 201.2.B. {Bill No. 47, 1985.	C	C	C Permitted only within apartment buildings of 50 or more units and subject to supplemental regulations of paragraphs 200.2.B and 201.2.B. {Bill No. 47, 1985.}

B. Group child care centers in business and manufacturing zones are permitted as a noncommercial accessory or principal use in accordance with the following schedule:

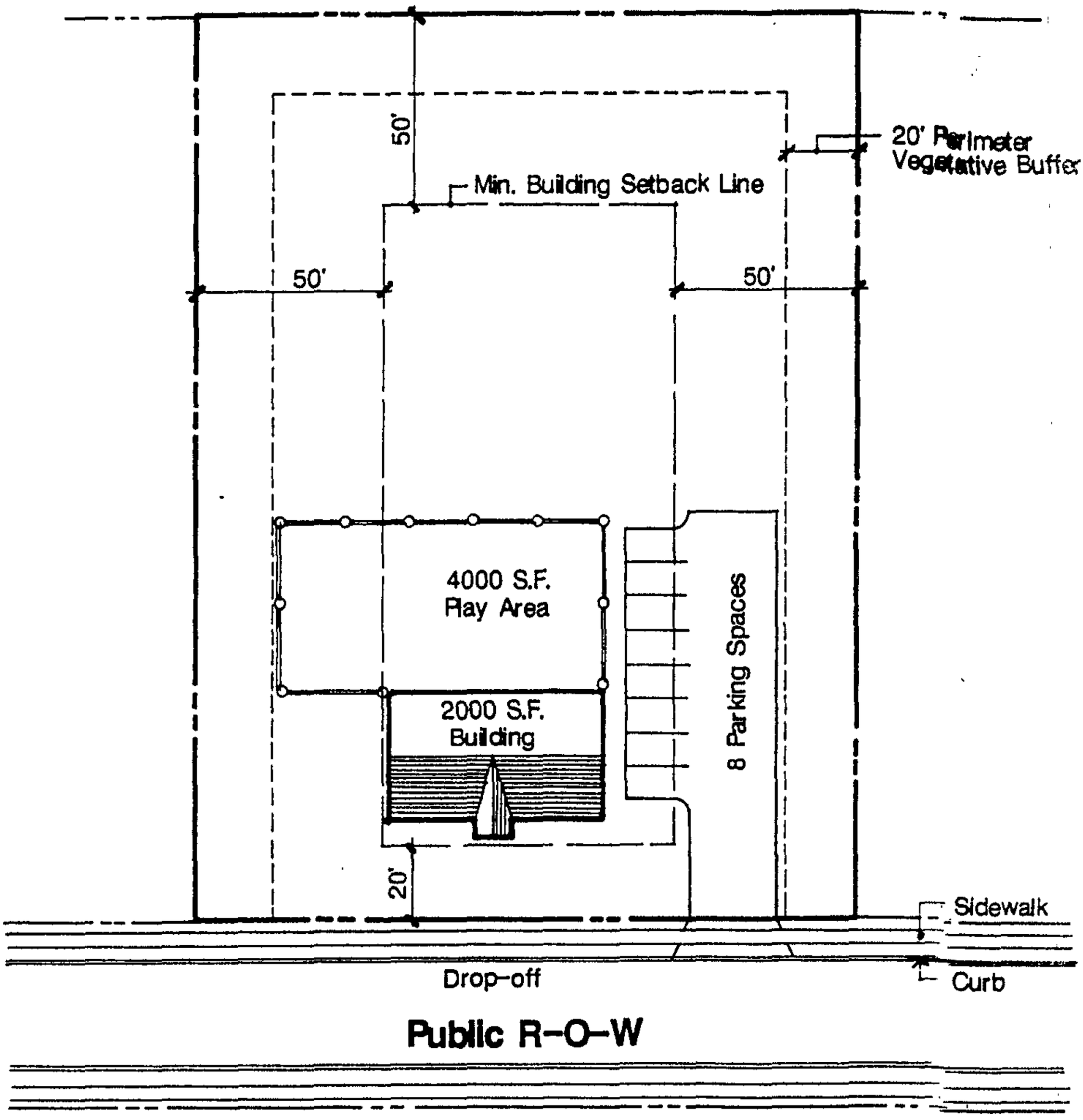
	CLASS A	CLASS B	NURSERY SCHOOLS	
R-O	SE	SE	SE	
More than 40 children				
R-O	C	C	C	
40 or fewer children, subject to Section 424.7				
O-1, O-2	R	R	R	
O.T. Only permitted within buildings of principal uses permitted in 207.3A	C	C	C	~~Only permitted within buildings of principal uses permitted in 207.3A~~
Business Zones	R	R	R	
M.R., M.H. M.L. & M.L.R. Zones	R	R	R	

R = Permitted as of Right

SE= Permitted by Special Exception

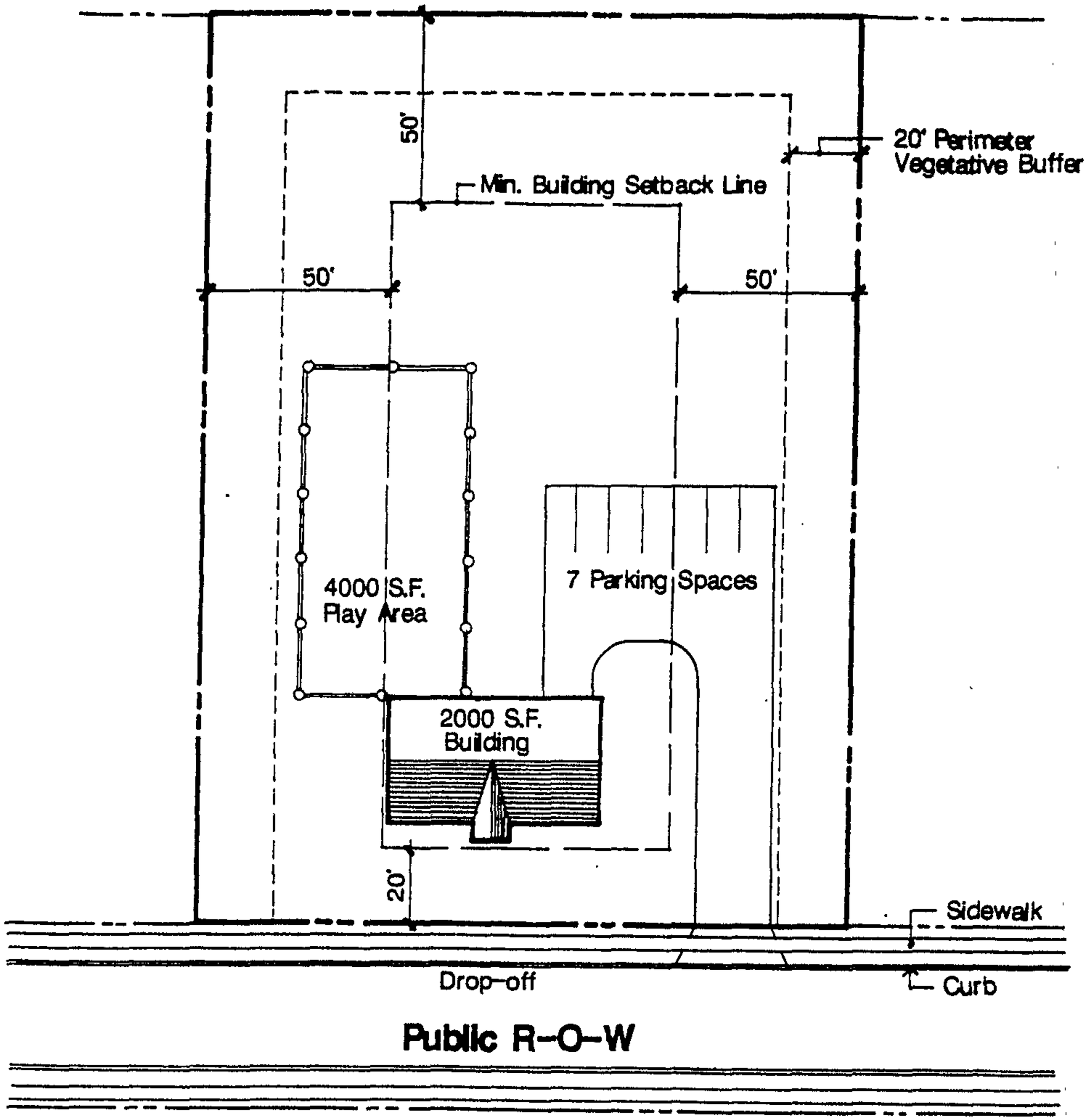
N = Not Permitted

C = Permitted subject to additional conditions
{Bill No. 47, 1985.}



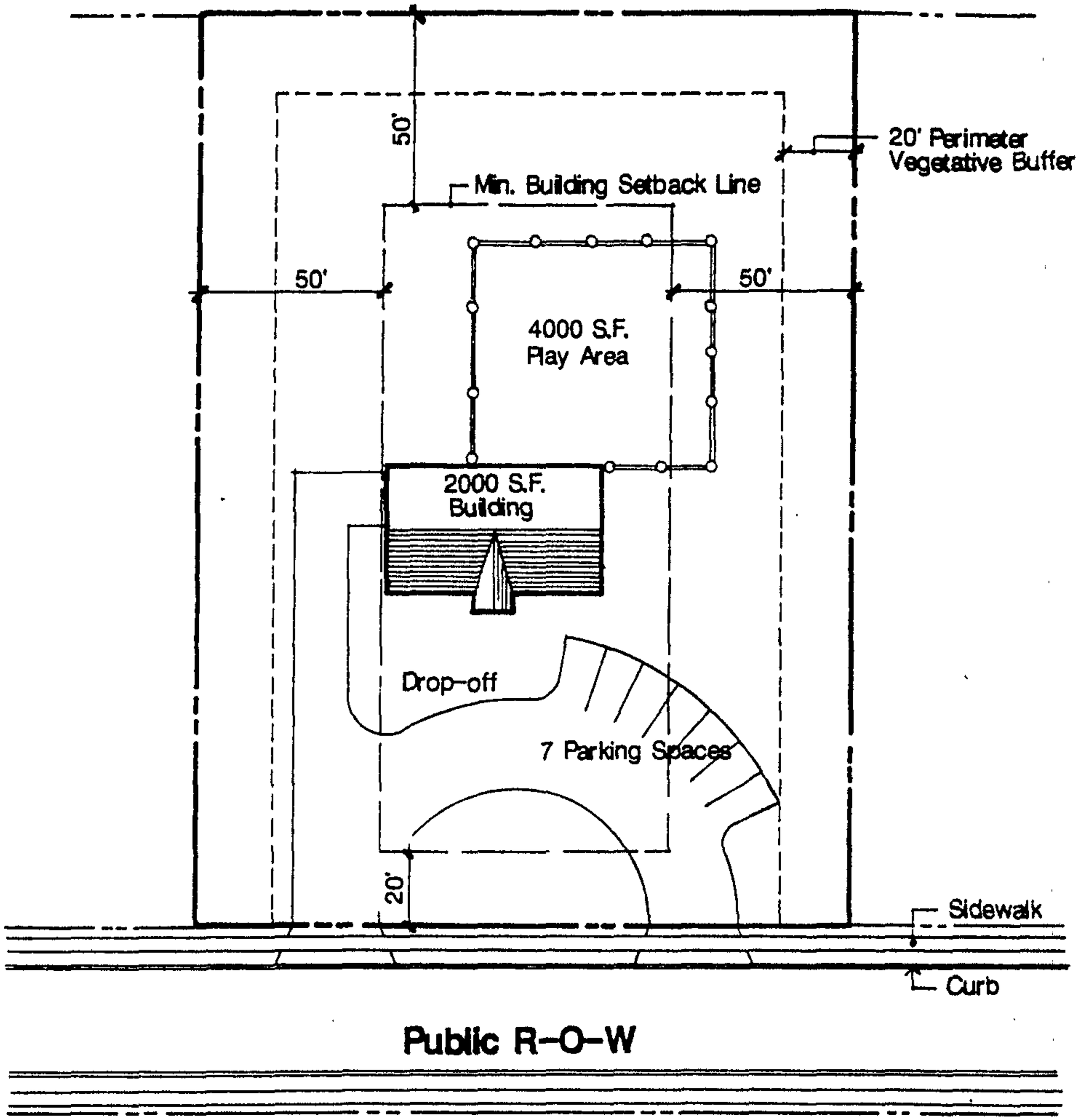
EXAMPLE SITE PLAN # 1

One Acre Lot (min.)/40 Children
Scale: 1"=40'



EXAMPLE SITE PLAN # 2

One Acre Lot (min.)/40 Children
Scale: 1"=40'



EXAMPLE SITE PLAN # 3

One Acre Lot (min.)/40 Children
Scale: 1"=40'

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 24

RESOLUTION NO. 48-88

COUNCILMEMBERS VOLZ & BACHUR

BY THE COUNTY COUNCIL, DECEMBER 19, 1988

A Resolution to request the Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations in order to facilitate the placement of day care centers in Baltimore County.

WHEREAS, the Baltimore County Planning Board from time to time considers certain revisions to the Baltimore County Zoning Regulations; and

WHEREAS, the Baltimore County Zoning Regulations currently authorize day care centers to be located in various zones of the County; and

WHEREAS, the Baltimore County Council recognizes that there are not a sufficient number of day care centers in Baltimore County and that such centers are essential to the economy of Baltimore County; and

WHEREAS, the Baltimore County Council believes that it is possible to encourage the location of additional day care centers in the county by providing an incentive to a developer in the form of a density bonus or other type of density allocation which will encourage a developer to include a day care center in a development project; and

WHEREAS, the Baltimore County Council believes that such density bonus or allocation should be offered to a developer who provides for a day care center in the initial development plan in a manner similar to that approved by the Council for elderly housing facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND that the Baltimore County Planning Board be and it is hereby requested to consider proposing amendments to the Baltimore County Zoning Regulations in order to facilitate the placement of day care centers in Baltimore County by providing a density bonus or density allocation incentive to developers.

The Traffic Group

Revised
Traffic Impact Analysis

for

Kindercare-Timonium Road

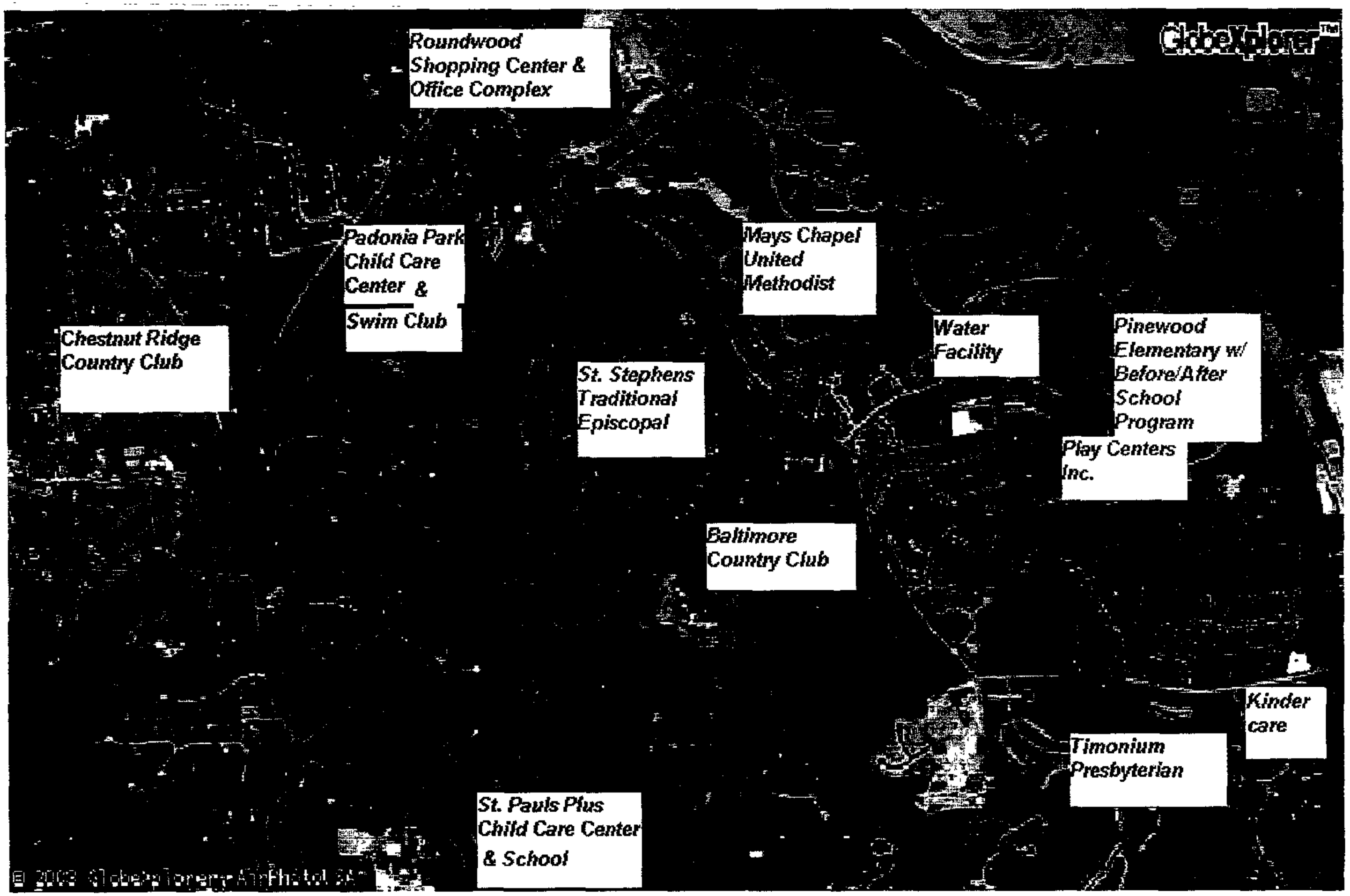
Baltimore County, Maryland

Ref No. 14

Prepared for

Kindercare, Inc.

January 19, 2003


GlobeXplorer™
Roundwood Shopping Center & Office Complex
Padonia Park Child Care Center &
Swim Club
Mays Chapel United Methodist
Chestnut Ridge Country Club
St. Stephens Traditional Episcopal
Water Facility
Pinewood Elementary w/ Before/After School Program
Play Centers Inc.
Baltimore Country Club
Kinder care
Timonium Presbyterian
St. Pauls Plus Child Care Center & School
© 2003 GlobeXplorer All Photos SAT

Ped No 17

JOHN F. BASSFORD, JR., P.E.
PROJECT MANAGER / ENGINEER

1/04

YEARS WITH CENTURY: 7 1/2

YEARS WITH OTHER FIRMS: 4

EDUCATION

B.S.C.E./1992/University of Massachusetts - Lowell

PROFESSIONAL REGISTRATION:

P.E. 2000 Maryland #25359

Certificate of Training, Erosion & Sediment Control #03521

PROFESSIONAL ASSOCIATIONS:

American Society of Civil Engineers - Grade: Member #340934

EXPERIENCE:

July 2003 – Present	Project Manager / Engineer Century Engineering, Inc. Towson, Maryland
Jan 2002 – July 2003	Engineer III – Plans Reviewer Anne Arundel County Department of Planning and Zoning Development Division
Jan 1995 – Jan 2002	Project Engineer Century Engineering, Inc. Towson, Maryland
Sept 1994 – Jan 1995	Draftsman TSA Group, Inc. Ellicott City, Maryland
May 1992 – Sept 1994 (Full Time) Jan 1986 – May 1992 (After School/Summer Internship)	Designer/Draftsman Development Engineering Consultants Towson, Maryland

SUMMARY OF RESPONSIBILITIES:

Mr. Bassford is a Project Manager and Project Engineer responsible for preparation of commercial and residential land development design activities including site plans, sediment control, storm water management, water, sewer and storm drain projects. He has designed numerous land grading and sediment control features, public and private water and sewer systems, storm drain facilities, and horizontal/vertical rural and urban road designs for construction plans. He has experience as the design engineer for various landfill projects, including plan and specification preparation for landfill closures, and is familiar with Maryland and local county design standards. Additionally, Mr. Bassford has acted as Resident Engineer or Design Representative for landfill closure and land development construction activities.

LAND DEVELOPMENT PROJECTS:

Commercial –

RUCK FUNERAL HOME - TOWSON, Baltimore County, Maryland – Project Engineer for site design of additional parking area and a new 8-car garage for the existing funeral home at York Road and West Road. Design effort includes parking layout, grading, sediment control, storm drainage, storm water management, and on-site utility location. The effort also includes coordination with the SHA York Road bridge replacement project, processing plans, obtaining plan approvals, and obtaining a grading permit from Baltimore County.

PRESTON GATEWAY at PINEY RUN BUSINESS PARK, Anne Arundel County, Maryland – Project Manager and Project Engineer for development of two lots (approx. 19 acres each) for use as trucking warehouses. The sites were designed to include trucking warehouse buildings with associated office space (271,550 sf & 313,850 sf respectively). The design included site parking layout, loading dock layout with vehicle turning movement analysis, grading, sediment control, storm drainage, public water plan preparation, private sewer connection, and earthwork estimation.

R&L CARRIERS - NEW SHIPPING FACILITY, Anne Arundel County, Maryland - Project Engineer for the development of a 40.24-Acre site for use as a trucking warehouse. The site was designed to include a trucking warehouse structure with office (98,783 sf), a maintenance facility (15,370 sf), guardhouse, fueling station, truck scale, and truck storage yard with truck heater units. The design also integrated features to allow for the future expansion of the trucking warehouse to add an additional 60,000 sf of space. Work included site parking layout and vehicle turning movement analysis, grading, sediment control, storm drainage, storm water management, utility design, earthwork estimation, and traffic control design.

COLUMBIA GATEWAY, PARCELS T-7 & T-8, Howard County, Maryland – Project Engineer for mass grading design of 28-acre combined site. Design effort included sediment control design and coordination with existing site access location.

ADVANCE BANK SITE, SETON BUSINESS PARK, Baltimore, Maryland - Project Engineer for design and preparation of site development plans including site layout with parking and drive-thru circulation, grading, sediment control, private site utilities and storm drains for construction of new 2-story, 8,560 sf corporate headquarters and branch bank facility on Seton Drive. The design effort included addressing City and Soil Conservation District comments and acquiring construction permits.

PADONIA OFFICE BUILDING, Baltimore County, Maryland – Project Engineer for site design of a four story office and parking area at Beaver Dam Rd. & Texas Station Court. Design effort included parking layout, grading, sediment control, storm drainage, storm water management, and on-site utility location. The effort also included processing the plans and obtained plan approvals and a grading permit from Baltimore County.

LEEDS FEDERAL SAVINGS BANK, Howard County, Maryland - Project Engineer for design and preparation of site development plans including site layout, grading, sediment control, private site utilities and storm drains for construction of new branch bank facility on Marshalee Drive. The design effort included addressing County and Soil Conservation District comments and acquiring construction permits.

FAIRMOUNT PLACE III, Baltimore County, Maryland - Prepared site development plans for 4-story office building and 5-1/2 level garage. Work included the preparation of site, sediment control, storm water management and on-site utility plans. Project tasks included the widening of the private street to allow easier access to the garage and surface parking as well as to the drop off area for handicap access to the office and retail building.

999 CORPORATE BLVD. OFFICE BUILDING @ HOCK BUSINESS PARK, Anne Arundel County, Maryland – Designed site grading and addressed Contractor issues during construction.

UNIVERSITY OF MARYLAND SCIENCE & TECHNOLOGY CENTER, Bowie, Maryland - As Project Engineer, completed storm water management pond design revisions and re-approval by the City of Bowie and MDE WMA Dam Safety Division. Also prepared sediment control plans for road extension, design revisions and re-approvals through W.S.S.C. for water and sewer, and drawings and computations for storm water management pond as-builts.

SINCLAIR BROADCASTING OFFICE BUILDING, Hunt Valley, Baltimore County, Maryland - Designed site layout including parking, grading, private site utilities, and storm drains for 5-story office building. Site design effort included layout of heliport per F.A.A. criteria and addressing County review comments.

Institutional / Government –

B & O RAILROAD MUSEUM – RESTORATION FACILITY, Baltimore, Maryland – Civil Project Engineer for site development of a new 1-story 27,000 sf repair shop and restoration facility necessary after the collapse of the B&O Roundhouse in January, 2003. The scope of work includes schematic design, design development, contract documents, and construction administration phase services. Services included: Site Development Plan with grading, Water Meter Plan, Conduit Plan for Minor Privilege Agreement, Sediment Control Plan, Private Sanitary Connection, Storm Drain System Design, and Storm Water Management Plan.

COURT STREET DUCT BANK – MOT PLAN, Carroll County, Maryland. Civil Project Engineer working in conjunction with Century Engineering's Electrical Engineering staff to provide a Maintenance-of-Traffic plan for construction of 450 feet of new telecommunications duct bank for Carroll County Government. The MOT plan included construction warning notifications and lane closure markings.

HARFORD COMMUNITY COLLEGE JOPPA HALL, Harford County, Maryland - Project Engineer for the first phase of a phased expansion/renovation and partial alteration/conversion of academic building. Work includes construction of addition to replace classrooms portables and consolidation of the Fine & Applied Arts programs, and adding additional space for a new degree program in Building Preservation and Restoration. The work also addressed ADA related issues of the facility.

FLAG HOUSE MUSEUM, Baltimore, Maryland - Project Manager & Project Engineer for site development of a new, 2-story, 15,000 sf museum facility, with a garden, patio and water feature, in the Little Italy area of Baltimore City. The new facility contains exhibition spaces, gift shop, storage, administrative/support functions and galleries. The scope of work includes schematic design, design development, contract documents and construction administration phase services. Services included: Site Development Plan with grading, Water Meter Plan, Sediment Control Plan, Public Sanitary Sewer Connection and Storm Water Management Plan.

ANNE ARUNDEL COUNTY - COMBINED SUPPORT SERVICES BUILDING RENOVATION, Anne Arundel County, Maryland - Project Engineer for renovations to a 20,000 sf portion of an existing County-owned warehouse to house the Anne Arundel County Police SWAT unit. Civil work included investigating the parking needs of the client, verifying the adequacy of the existing private sanitary system and providing the design to achieve necessary parking including required handicap spaces. Design also included locating the proposed helipad incorporating all the FAA requirements for helicopter landings and takeoffs. Documents included grading plan with earth quantities, sediment control plans, storm water management evaluation and storm drainage design.

HOLY CROSS PBS CHURCH, Prince Georges County, Maryland - Project Engineer for design and plan preparation for 1,000-seat church in Capital Heights. Design effort included site layout, parking, grading, storm drainage, storm water management and private site utilities.

PRINCE GEORGE'S COUNTY DPW - T.R.I.P. CENTER, Prince George's County, Maryland - Project Engineer for the new one story, 4,750 s.f. facility including office space, training/conference room(s), a small kitchenette, open spaces, and a central activity traffic control room. Provided civil engineering and surveying services for demolition of the existing structure, utility connections, and parking lot design.

OLDFIELDS SCHOOL, Baltimore County, Maryland – Performed final punch-out inspection of site upon completion of site work by contractor as part of construction administration for the project.

LOCH RAVEN VETERANS ADMINISTRATION HOSPITAL, EXPAND PRIMARY CARE CLINIC - Baltimore, Maryland - Project Engineer responsible for site layout, parking lot modifications, grading, private site utilities, storm drains and sediment control for a 9,600 sq. ft. health clinic. The design effort included addressing review comments from the Veteran's Administration and MDE WMA Plans Review Division.

CALVERT HALL COLLEGE, Baltimore County, Maryland - Project Engineer for design and plan preparation for new athletic facilities. Design work included layout and grading of a new stadium with combination football, soccer, and lacrosse field and track and field event facilities, new practice fields, new baseball diamond and new tennis courts. Site design work also included parking layout, private site utilities, storm drains and storm water management. Plan approval included addressing County review comments.

ST. THOMAS INDIAN ORTHODOX CHURCH OF BALTIMORE, Baltimore County, Maryland. Project Engineer for site layout, including parking, grading, private site utilities, public and private storm drains and sediment control.

DIAMOND RIDGE/WOODLANDS GOLF COURSES, Baltimore, Maryland - Project Engineer for design and plan preparation or Phase III of project. Design work included parking lot layout, grading, storm water management, storm drains and sediment control. Design effort also included addressing County and Soil Conservation District review comments. Acted as Resident Engineer during construction.

SMITHSONIAN INSTITUTION EAST COURT INFILL BUILDING, Natural History Building, Smithsonian Institution, Washington, D.C. – Design of additional water and sewer service utilities, construction coordination, and shop drawing review for a new 9-story, 120,000 square foot, $28 million building constructed within a courtyard, completely surrounded by the existing building. The new building serves as office and research space with high-density storage space for research specimens, a childcare facility, a special collections library and public orientation center, educational space, kitchen facilities, small shops, and rest rooms. Century Engineering, Inc. received an award for the "Project of the Year" from the Engineers Society 1999.

TOWSON HIGH SCHOOL RENOVATION, Towson, Maryland - Design of site grading and re-pavement for drainage, handicap access, and new water service for a retrofit sprinkler system.

PARK ELEMENTARY SCHOOL WATER LINE, Anne Arundel County, Maryland. Designed water main and traffic detour plan for water main installation. Design representative during construction for approximately 625 feet of 8" water main. Addressed field changes required during construction, obtained SHA permits and prepared traffic detour plan for road closure.

SOUTH SHORE ELEMENTARY SCHOOL, Anne Arundel County, Maryland - Design of school site grading plan to a 2% maximum grade, design of a new 60'x100' basketball court with asphalt playing surface, design of a new 180'x360' soccer field and site development plans for a 48 space parking lot with bus turnaround and pedestrian traffic flow.

Residential –

HIGHLAND VILLAGE SLOPE STABILIZATION, Baltimore County, Maryland – Civil Project Engineer working in conjunction with Century Engineering's Geotechnical Engineer to provide storm drain and sanitary sewer relocation in conjunction with a sheet pile wall installation. The wall installation is necessary to mitigate a slope failure behind the YMCA Day Care Center in the Highland Village rental townhouse community. The design effort included sewer and storm drain design, grading, and sediment control. The effort also includes processing the plans and obtained plan approvals and a grading permit from Baltimore County.

UNITAS PROPERTY, Baltimore County, Maryland - As Project Engineer, performed concept and development plan layout and approval for the construction of 4 single-family houses in an established neighborhood in Catonsville. Design effort included lot layout, grading and private site utilities. County approval included community input meetings and addressing County comments from planning, environmental and public works departments.

QUEEN ANNE VILLAGE TOWNHOUSES, Baltimore County, Maryland - As a Designer, performed design and plan preparation for the construction of 100+ townhouses in Owings Mills. Design effort included grading, storm drainage, water, sewer, roadways and sediment control for a privately maintained community. Participated in field construction stakeout of roadways and site utilities.

EDRICH MANOR, Baltimore County, Maryland - As a Designer, performed design and plan preparation for the construction of 60+ single family homes in western rural area of the County. Design effort included slope stability analysis to establish forest buffer, well and septic field plan layout, roadway, storm drainage and sediment control. Participated in field topographic surveys prior to design.

LONGFIELD ESTATES, Kingsville, Baltimore County, Maryland – As a Designer, performed design and plan preparation for public road and storm drain construction plans, as well as development plan preparation with private well and septic field locations. Also performed construction surveys.

QUAIL RUN, Perry Hall, Baltimore County, Maryland - As a Designer, performed design and plan preparation for public road, storm drain, sewer and water construction plans. Also performed earth quantity estimates and construction surveys.

CARROLLTOWNE TOWNHOUSES, SECTION 4B, Carroll County, Maryland. Drafting of storm drain, water and sewer construction plans.

DASHER HOMESTEAD, Howard County, Maryland. Drafting of storm drain, water and sewer, and site construction plans.

ENVIRONMENTAL PROJECTS:

DULIN RUBBLE LANDFILL CLOSURE, Kent County, Maryland - Project Engineer for landfill closure design and construction drawing preparation. Design included drainage, grading, stormwater management, sediment control, geosynthetic liner system, landfill gas venting system and construction cost estimates. Design effort also included addressing County, Soil Conservation District and Maryland Department of the Environment comments.

HOODS MILL LANDFILL CLOSURE, Carroll County, Maryland - Project Engineer for landfill closure design and construction drawing preparation. Design included drainage, grading, stormwater management, sediment control, geosynthetic liner system, landfill gas venting system and construction cost estimates. Design effort also included addressing County, Soil Conservation District and Maryland Department of the Environment comments.

MILLERSVILLE LANDFILL, CLOSURE CELLS 1-4, Anne Arundel County, Maryland - Addressed County review comments for soil conservation and grading permit approvals. Served as Resident Engineer for ongoing construction. Conducted bi-weekly progress meetings and resolved construction issues with the County and Contractor, documented meeting minutes, performed shop drawing review, approved or denied contract change order requests, verified Contractor's invoices, made design modifications required and completed SWM pond as-builts upon completion of construction.

CITY OF ANNAPOLIS LANDFILL CLOSURE PLAN, Anne Arundel County, Maryland - Designed and drainage swales, cap road, liner trenches, landfill gas venting systems, stormwater management, and contract specification preparation. Design effort included addressing City and Soil Conservation District comments. Served as Resident Engineer for ongoing construction. Provided shop drawing review and design modifications due to unanticipated field conditions.

HANCOCK LANDFILL CLOSURE, Washington County, Maryland - Design of cell grading, drainage, sediment control, quantity takeoffs and cost estimating. Attended bi-weekly progress meetings during construction to assist the County, CQA Consultant involved with resolving construction issues for Contractor and County.

NICHOLSON ROAD LANDFILL CLOSURE, Kent County, Maryland - Served as Resident Engineer for ongoing construction. Conducted bi-weekly progress meetings for resolution of construction issues with the County and Contractor, documentation of meeting minutes, performance of shop drawing review, approval or denial Contract change order requests and verification of Contractor's invoices.

NORTHERN SANITARY LANDFILL - CELL R-1 CLOSURE, Carroll County, Maryland - Construction period services for landfill cell closure including project management, design interpretation and shop drawing review.

NORTHERN SANITARY LANDFILL, DROP-OFF AREA, Carroll County, Maryland - Site design including grading and drainage for public drop-off area construction plans.

NORTHERN SANITARY LANDFILL, SCALE FACILITY, Carroll County, Maryland - Site design including grading, drainage, and sewerage on construction plans.

STANSBURY PARK SOIL REMEDIATION, Dundalk, Maryland - Supervised remediation project and site restoration for removal and/or capping of chromium contaminated soil.

DGS SPRINGFIELD HOSPITAL CENTER, Sykesville, Maryland - Supervised removal of petroleum contaminated soil materials and restoration of site.

OTHER EXPERIENCE:

ONE CENTER PLAZA, Baltimore, **1313 YORK ROAD**, Baltimore County, **901-909 NOTTINGHAM ROAD**, Baltimore, County, Maryland. As Project Engineer, performed analysis of the above noted existing developed properties for use by prospective purchasers. Analysis included evaluation of existing paving and sidewalk condition, existing grades and surface drainage and condition of storm drainage structures. The final report included cost estimates for items requiring maintenance or repair.

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Diane L Puskaric	Puskaric	503 Hawkshead Rd.	21093	Dec. 6 2003
[signature]	PUSKAIC	503 HAWKSHEAD Rd	21093	12/6/03
Mary Ann K Huntz	GRUNTOWICZ	15 Sedgehill Ct	21093	12/6/03
[signature]	GRUNTOWICZ	15 Sedgehill Ct	21093	12-6-03

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Ruth L. Road	ROED	500 Hawkshead Rd	21093	12/6/03
Bruce E Road	ROED	500 Hawkshead Rd	21093	12/6/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
J Jacobsen	Jacobsen	1904 Cranbourne	21093	12/3/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS.

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83. and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Barbara W. Lambrow	Lambrow	710 Hawkshead Rd	21093	12/6/03
Dennis J. Lambrow	" "	" " "	"	"

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Dorothy J. Vitrano	Vitrano	1905 Trumbourne		12-5
		Lutherville	2109	
Cindy J Vitrano	VITRANO	1905 Trumbourne Rd		
		Timonium, MD	21093	12/6
Dianna Vitrano	Vitrano	Same		
Justin Vitrano	Vitrano	814 Valley Ct		12/6
		Lutherville 21093		

NOV-12-2003 11:11 FROM:VITRANO 4125600595 TO:4102524083 P.1

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
P Rangarajan	RANGARAJAN	1903, CRANBOURNE		12/5/03
P Rangarajan		TIMONIUM,		
		MD 21093	21093	

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
[signature]	Watkins	505 Hawkshead	21093	12/3/03
[signature]	WATKINS	" Rd.	"	"

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Allison Schaeffler	Schaeffler	2005 CRANBOURNE	21093	12/4/03
Kurt Schaeffler	Schaeffler	2005 Cranbourne Rd	21093	12/4/03

NOV-12-2003 11:11 FROM:VITRANO 4135600595 TO:4102524083 P.2

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS.

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83. and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
J. Brooke McCrystle	J. Brooke McCrystle	9 Sedgehill Ct.	21093	12/4/03
Joyce S. McCrystle	McCRYSTLE	9 Sedgehill Ct	21093	12/4/03

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by Sun, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS.

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Jim Jordan		108 Troutbeck	21093	12-5
Leah Jordan	Jordan	"	21093	12-6
Penny Hoag	Hoag	5 Sedgehill Ct.	21093	12-5
Joanne Regan	Regan	104 Troutback	21093	12-6
Patrick Regan	Regan	104 Troutback	21093	12-6
Susan Townsend	Townsend	511 Hawkshead	21093	12-7
Paul Kessenich	Kessenich	714 Hawkshead	21093	12-7
Ann Kessenich	Kessenich	"	21093	12-7
Ken Hall	Hall	512 Hawkshead	21093	12-7
Amy Hall	Hall	"	"	12-7

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Sherri H. Brooks	Brooks	8 Sedgehill Ct.	21093	12/7/03
JB Brooks	Brooks	8 Sedgehill Ct.	21093	12-7-03

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Kelly J Nolan	NOLAN	101 Troutbeck Ct	21093	12/7/03
Bruce Nolan	Nolan	101 Troutbeck Ct	21093	12/7/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS,

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83. and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposad large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Lucy Neale Duke	Duke	502 Whithorn Ct.	21093	12/5/03
[signature]	DUKE	502 Winthorn Ct	21093	12/5/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Judy S Korner	Korner	700 Hawksheadd	21093	12/7

Return to MARY ANN GRONOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Jennifer Choe	CHOE	1909 cranbourne. Rd timonium	21093	~~Dec 3~~ Dec 4/03
Richard Choe	Choe	"	"	"

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Audrie Grison	Grison	498 Whithorn Ct	21093	12/6/03
	Perreault	498 Whithorn Ct	21093	12/6/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Claire Schilling	Schilling	606 Hawkshead Rd	21093	12/4/03

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Ann Andres	Andres	1 Sedgehill CT	21093	12/7
B Mclomas	Mclomas	1 Sedgehill CT	21093	12/7
Calon M	Calon	42 Faraday Dr	21093	12/7

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Elaine D. Kacmarik	Elaine D. Kacmarik	507 Hawkshead Rd	21093	12/6/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
	LINDENMUTH	1902 CRANBOURNE RD	21093	12.6.03
	Lindenmuth	1902 Cranbourne Rd	21093	12-6-03
	Outen	13 Thaxton Ct.	21093	12-7-03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number C4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83 and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Norma England	England	100 Troutbeck Ct.	21093	Dec 6 2003
I. England	England	100 Troutbeck Ct	21093	12-6-03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
	Pearl Day	2003 Cranbourne Rd Timonium MD	21093	12/3/03
Pearl Day	Day	2003 Cranbourne Rd Timonium, MD	21093	12/7/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS,

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2 As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Max M. Lauten	LAUTEN	712 Hawkshead	21093	12/7/03
Jeel A Lauten	LAUTEN	" "	"	"

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Shelley C. Bond	Bond	512 Whithorn Ct.	21093	12/7/03
Regina Brown	Brown	510 Whithorn Ct	21093	12/7/03
Talbot Bond	Bond	921 Army Road	21204	12/7/03

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Mary Ann Owens	Owens	1513 E. 33rd ST	21218	12/1/03
Jimmy Holley	Holley	617 Dunwich Way	21221	12/1/03
Robin Pfarr	Pfarr	4032 Hunt Crest Rd	21084	12-1-03
Shawn Oswinkle	Oswinkle	4825 Harford Creamery Rd	21161	12-1-03
Sarah Cerighano	Cirigliano	217 Dunkirk Rd	21212	12-1-03
Sharon Scheidt	Scheidt	7232 Conley St.	21224	12-1-03
Patricia R. Bateman	Bateman	15 Constantine Dr.	21131	12-1-03
Elaine Kraus	Kraus	11602 Mayfair Field Dr.	21093	12-1-03
Linda Wilson	Wilson	8 Thaxton Ct	21093	12/1/03
Danielle J. Mason	Mason	7 Bexleigh Ct. Apt K	21234	12/01/03
Heather Pyckman	Pyckman	916 Shephard Ct Bel Air	21014	12/1/03
Patricia Spinoso	Spinoso	3501 Advocate Hill Dr.	21084	12/1/03

Return to MARY ANN BRUNTOWICZ, 15 Sedgehill Ct. by SUN, Dec. 7 (9)

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
[signature]	G NICKEY	2002 CRANBOURNE RD	21093	12/6/03
Fran Nickey	F NICKEY	2002 Cranbourne Rd	21093	12/6/03

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Donald M Strader	Strader	501 Whithorn Ct	21093	12/7/03
Betty A Strader	Strader	↓	↓	↓

Return to MARY ANN GRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
my my Parkway	Keegan	707 Hawkshead	21093	12/11

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Robert C. Burk	Burk	45 Wandsworth Bridge	21093	12/11/03
Donna F. Burk	Burk	45 Wandsworth Bridge	21093	12/11/03

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Carol Allen	ALLEN	12 WANDSWORTH BRIDGE WAY	21093	12/11
M Allen	ALLEN	12 WANDSWORTH BRIDGE WAY	21093	12/12

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

7

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Clara Russo	RUSSO	312 Tadyway	21093	8-19-08

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Joan Passman	PASSMAN	305 Jody Way	21093	8/23/03
Philip Passman	PASSMAN	305 JODY WAY	21093	8/23/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Maura McCoy	McCoy	309 Jody Way	21093	8/19/03
Mark McCoy	McCoy	309 Jody Way	21093	8/19/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commercial in nature or which does/is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Todd Sulpar	Sulpar	311 Jody Way Timonium, MD	21093	9/1/03
[illegible]	Sulpar	311 Jody Way	21093	9/1/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
[signature]	Junkin	308 Jody Way	21093	8/23/03

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Jay Polen	POLEN	14 Lambeth Bridge	21093	10-5-03
Rosemary Polen	Polen	"	"	"

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Daniel B. Williams	WILLIAMS	1 WESTMINSTER BRIDGE WAY	21093 3955	12/4/03
D.J. Wynne	WYNNE	1 Westminster Bridge Way	21093-3955	12/04/03

Return to MARY ANN BRUNTOWICZ,
15 Sedgehill Ct. by SUN, Dec. 7

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number 04 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. We request that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Mishell Goel	GOEL	110 TROUTBECK CT. TIMONIUM	21093	12/9/03
Ashe Goel	GOEL	110 Troutbeck Ct. Timonium	21093	12.9.03

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

19

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
	VAN WAGNER	201 HUNTERS RIDGE Rd Timonium	21093	10/31
	Ruth Vadum	[illegible]	21093	10/31
L. Mueller	Lauren Mueller	5 DODWORTH CT #101	21093	10/31
	Tracy R. Cole	11906 Thurloe Dr Timonium, MD	21093	10/31
	S Kim	11690 Greenpoint Rd Timonium, MD	21093	10/31
	Michael Yu	1 Tenby CT Timonium	21093	10/31
	Little	11550 marys chapel Rd	21093	10/31
	~~619 Budleigh~~ Kim	619 Budleigh Cir	21093	10/31
	11944 Map Chapel Rd		21093	10/31
	210 Sandee Lane	Timonium	21093	10/31
Michelle Davis	Michelle Davis	2009 Cranbourne	21093	10/31
Maureen Quarants	Maureen Quarants	203 Quarton Ridge Rd	21093	10/31
Michelle Stranger	Michelle Stranger	5 Marion	21093	10/31
	Caroline Jones	11811 Marys Chapel Rd	21093	10/31
Diane MacGregor	Diane MacGregor	60 Baltimore B Ct	21093	10/31
Carole Van Wagner	VAN WAGNER	201 Hunters Ridge	21093	10/31
Jill Packo	Jill Packo	265 Hunters Ridge	21093	10/31
Bill Packo	Bill Packo	"	"	"
~~Jill Packo~~				
Jill Pritchett	Jill Pritchett	3 Dellwood Ct. Cockeysville MD	21030	10/31

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. The Pine Valley/Valleywood Community opposes any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

2

Signature	Print last name	Street Address	Zip	Date
Erica Poffenberger	Poffenberger	215 Deep Dale Dr.	21093	10/31/03
[illegible]	Poffenberger	215 Deep Dale Dr.	21093	10/31/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

15

Signature	Print last name	Street address	Postal code	Date
Michael Ray	RAY	219 DEEP DALE	21093	11/2/03
Cynthia Ray	Ray	219 Deep Dale	21093	11/2/03
Natalie Morganstein	Morganstein	217 Deep Dale	21093	11/2/03
Barbara Smetana	SMETANA	same	"	11/2/03
Kit Mahan	MAHAN	2114 Old Pine Rd	21093	11/17/03
Ed Oswald	OSWALD	10 OAK TREE CT.	21093	11/17/03
Tom Parks	PARKS	305 Galway Dr	21093	11/17/03
Betty Garrison	GARRISON	232 Deep Dale Dr	21093	11/17/03
Bob-Bud Aro	ARO	228 DEEP DALE DR.	21093	11/17/03
William Reichel	Reichel	2205 Forest Ridge Rd	21093	11/17/03
Bob McKinley	McKinley	202 SANDEE RD	21093	11/17/03
Mark Williams	Williams	17 OAKTREE CT.	21093	11/17/03
Colleen Grioffreda	Grioffreda	207 Burning Tree	21093	11/17/03
Gary Madsen	MADSEN	5 SILVER STIRRUP CT	21093	11/17/03
B J P	PECUNES	226 SANDEE RD	21093	11/17/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

10

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Mary King	King	208 Hunters Ridge Rd	21093	11-17-03
Sheila Wharam	Wharam	4 Valley Ridge Ct	21093	11-17-03
Barbara Bond	Bond	216 Forest Lake	21093	11-17-03
Margaret Goodman	Goodman	228½ West Timonium Rd	21093	11-17-03
Willie Goodman	GOODMAN	228½W. TIMONIUM RD.	21093	11-17-03
Todd Sulpar	Sulpar	311 Godfrey Timonium, MD	21093	11/17/03
Dennis Radke	Radke	6 Seibel Court	21093	11/17/03
Lori M. Song	SONG	4 Pheasant Run Ct	21093	11/17/03
Emil E. Johnson	JOHNSON	13 VALLEYWOOD CT.	21093	11/17/03
Linda Neumann	HEUMANN	256 HUNTERS RIDGE RD	21093	11/17/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

17

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
	JIM	107 DEERDALE DR	21093	11-17-03
	HENDRICKS	309 Galloway Rd	21093	11-17-03
	Bartolomeo	311 Galloway Rd	21093	11-17-03
	Hoffmanner	205 Quaker Ridge Rd.	21093	11-17-03
	Mengle	2200 Forest Ridge Rd.	21093	11-17-03
	MENGLE	2200 FOREST RIDGE RD.	21093	11-17-03
	KING	208 HUNTERS RIDGE RD	21093	11-17-03
	HAUF	344 PRESWICK RD	21093	11-17-03
	MCMULLEN TOM	229 HUNTERS RIDGE RD	21093	11.17.03
	EDELEN	308 QUAKER RIDGE	21093	11-17-03
	Armstrong	22 Gray Squirrel Ct	21093	11-17-03
	CAPRONNIS	222 DEEP DALE DRIVE	21093	11-17-03
DENNIS WOODS	WOODS	8513 Country Brooke Way	21093	11/17/03
Shawn Brashears	Brashears	306 Deep Dale Dr.	21093	11/17/3
	CLENDANIEL	8 SILVER STIRRUP CT	21093	11/17/03
	STUBBLEFIELD	14 Silver Stirrup Ct.	21093	11/17/03
	WORTHINGTON	2117 WOODDALE RD	2093	11/17/03

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

17

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date
Hannah Zimmerman	Zimmerman	8626 Tower Bridge	21093	10/31
Wendy Bozel	Bozel	12211 Happy Hollow Road	21030	10/31
Donna Farmer	Farmer	250 Hunters Ridge Rd	21093	10/31/03
Ademan Bechtold	ADEMAN BECHTOLD	13218 Falls Road	21030	10/31/03
Sandra D. Cassard	Cassard	11505 St. Davids Lane	21093	10/31/03
William D. Cassard	CASSARD	11505 St. Davids	21093	10/31/03
[illegible]	Pengilly	503 Whitehorn	21093	10/31/03
[illegible]	FLATTERY	12110 Tullamore	21093	11/14/03
[illegible]	Falahi	9 Gibbons Blvd	21030	11/14/03
Kathleen J. Ross	Ross	1205 Longford Rd	21093	11/14/03
Wai Ping Lee	Lee	414 Rockfield Rd	21093	11-14-03
Winnie Flattery	Flattery	12110 Tullamore	21093	11/14/03
Joyce Vrooman	Vrooman	6 Oak Tree Ct.	21093	11/17/03
Donald Vrooman	VROOMAN	6 OAK TREE CT	21093	11/17/03
Ruth Schaefer	Schaefer	2106 Old Pine Rd.	21093	11/17/03
Judy Wolfe	Wolfe	272 Hunters Ridge	21093	11/17/03
Mary Scanlan	Scanlan	214 Sandee Rd	21093	11/17/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

3

Signature	Print last name	Street address	Postal code	Date
Kathleen Wong	Wong	206 Deep Dale Dr.	21093	10-23-03
Colleen Gioffreda	Gioffreda	207 Burning Tree Rd	21093	10/23/03
James Gioffreda	GIOFFREDA	207 BURNING TREE RD	21093	10/23/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Merrilyn Mosley	Merrilyn mosley	2118 Woodfork RD	21093	8/20/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Lisa Jones	Jones	2209 Pine Valley Dr.	21093	8/29/03
Barry Jones	Jones	2209 Pine Valley Dr.	21093	8/29/03

328

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

3

Signature	Print last name	Street address	Postal code	Date
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Susan Allen	Allen	328 Freeway Rd	21093	8/19/03
Ronald Allen	ALLEN	328 FREEWAY RD	21093	8/20/03
Lee Allen	ALLEN	328 FREEWAY RD	21093	8/25/03

326

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Dominic Minogue	Minogue	326 Freeway Rd. Timonium	21093	8/23/03
[illegible]	Minogue	326 Freeway Rd	21093	8-23-03
Catherine Minogue	Minogue	326 Freeway Rd.	21093	8/23/03

323

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Carol Bacon	BACON	323 Prospect Rd	21093	9/16/03

327

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Peter Belz	Belz	327 Preswry Rd	21093	8/20/03
Paul D Belz	Belz	327 Preswry Rd.	21093	8/20/03

324

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Michael Smyrniadis	Smyrniadis	324 Pleasant Rd	21093	8-19-03
	Smyrniadis	324 Pleasant Rd	21093	8/19/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

13

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Laura Mullen	MULLEN	318 Quaker Ridge Rd.	21093	8/6/03
Dan Fuller	FULLER	315 QUAKER RDG RD	21093	8.14.03
Phyllis Forrester	FORRESTER	320 QUAKER RIDGE RD	21093	8/22/03
Frederick Forrester	FORRESTER	320 QUAKER RIDGE RD	21093	8/22/03
Hildegard Griffiths	Griffiths	317 Quaker Ridge Rd	21093	9/8/03
Monterey Burton	Burton	319 Quaker Ridge	21093	9/8/03
David Burton	Burton	319 Quaker Ridge	21093	9/8/03
Jane Canton	CANTON	321 Quaker Ridge	21093	10/3/03
Gwen Dunn	DUNN	322 Quaker Ridge	21093	10/5/03
Mary Smith	Smith	322 Quaker Ridge	2093	10/5/03
Nick Baker	Baker	314 Quaker Ridge	21093	10/5/03
Bill Walker	WALKER	316 Quaker Ridge	21093	10/5/03
Joel Walker	Walker	316 Quaker Ridge Rd	21093	10.05.03

330-349

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

8

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Collette Kokinos	KOKINOS	334 Presway Rd	21093	8/7/03
[illegible]	ANDERSON	343 PRESWAY RD	21093	8/8/03
Barbara Voorstad	VOORSTAD	341 PRESWAY RD	21093	8/8/03
Anne Kirstukas	Anne Kirstukas	331 Presway Rd	21093	8/8/03
Thomas C. Murray	Murray	332 Presway Rd	21093	8 8 03
Sue Wilkening	Wilkening	330 Presway Rd	21093	8/8/03
Daniel Wilkening	WILKENING	336 Presway Rd	21093	8/8/03
Bill Anderson	Anderson	343 Presway Rd	21093	8/8/03

PETITION TO OPPOSE DEVELOPMENT
OF 206 W. TIMONIUM ROAD

115
15-~~25~~ Deep Dale Dr.

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

16

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Dorothy Needer	Needer	17 Deep Dale Drive	21093	9/5/03
Teresa Needer	Needer	17 Deep Dale Dr	21093	9/5/03
Patty Newton	Newton	207 Deep Dale Dr.	21093	9/5/03
Rod Adamson	Adamson	19 Deep Dale Dr.	21093	9/5/03
[illegible]	Adamson	19 Deep Dale Dr.	21093	9/5/03
David [illegible]	Adamson	19 Deep Dale Dr.	21093	9/5/03
[illegible]	COTTERINO	21 Deep DALE DR	21093	9/5/03
Sandra Coleman	Coleman	23 Deep Dale Dr.	21093	9/5/03
Amy Rupprecht	Rupprecht	20 Deep Dale Dr	21093	9/6/03
[illegible]	Newton	207 Deep Dale Drive	21093	9-6-03
[illegible]	FLANIGAN	15 DEEP DALE DR.	21093	9-28-03
[illegible]	Winslow	101 Deep Dale Dr	21093	9/28/03
[illegible]	Winslow	101 Deep Dale Drive	21093	9/28/03
Adriane McGinn	McGinn	111 Deep Dale Dr.	21093	9/28/03
[illegible]	Cole	25 Deep Dale Dr	21093	9/28/03
[illegible]	COTTERINO	21 Deep Dale Dr.	21093	10/2/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

310 Previous

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

22

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Barbara Wright	Wright	210 Brightdale Rd.	21093	8/12/03
Joe Stetka III	Stetka	208 Brightdale Rd	21093	8/12/03
Dawn Stetka	Stetka	" " "	21093	8/12/03
Connie Ruggiero	Ruggiero	213 Brightdale	21093	8/12/03
Ray Ruggiero	Ruggiero	" "	21093	8-12-03
JD Robertson	Robertson 215	BRIGHTDALE RD	21093	8-13-03
Audrey Robertson	Robertson 215	Brightdale Rd.	21093	8-13-03
Barb Wright	Wright	210 Brightdale Rd	21093	9/6/03
K Long	Long	209 Brightdale	21093	9/6/03
Chris Sprinkel	Sprinkel	206 Sandee Rd	21093	9/6/03
David Sprinkel	SPRINKEL	206 Sandee Rd	21093	9/6/03
Steven C. Kauffman	Kauffman	210 Sandee Rd	21093	9-6-03
Karen McCarter	Mccarter	204 Sandee Rd	21093	9-6-03
Lin L. Yingling	Yingling	212 Brightdale Rd	21093	9-6-03
Elizabeth Russo	Russo	216 Sandee	21093	9-6-03
	LONG	209 BRIGHTDALE RD	21093	9-6-03
Leslie Ruth	Ruth	205 Sandee	21093	9-6-03
Elliott Tinkham	Tinkham	106 DEEPDALE Rd	21093	9-6-03
Steve Ruth	RUTH	205 SANDEE RD	21093	9-6-03
Ray Marsico	Marsico	204 Sandee Rd	21093	9/6/03
	SMYRNIOUDIS	324 ARLEWAY ND	21093	9/6/03
Mark Mooney	MOONEY	201 SANDEE RD	21093	9/6/03

300-312 Presway

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

16

Signature	Print last name	Street address	Postal code	Date
Doris Silverwood	SILVERWOOD	5 Valley Oak Court	21093	8/11/03
Karen Goetsch	GOETSCH	304 PRESWAY RD.	21093	8/11/03
[illegible]	Oakley	302 Presway Rd	21093	8/11/03
Anne M. Kelly	Kelly	300 Presway Rd	21093	8/11/03
Alice D Zwier	Zwier	3 Valley Oak Ct	21093	8/11/03
Leslie Dunn	DUNN	313 Presway	21093	8/31/03
Marsha Oakley	OAKLEY	302 PRESWAY Rd	21093	8/31/03
[illegible]	Zwier	3 Valley Oak	21093	8/31/03
[illegible]	Kelly	300 Presway Rd	21093	8/31/03
[illegible]	Kelly	300 Preswy	21093	8/31/03
Margie Kay	Kay	307 Presway Rd	21093	9/15/3
Mike Kay	Kay	307 presway Rd.	21093	9/15/03
Bert Kirkwood	KIRKWOOD	309 PRESWAY RD	21093	9/15/03
[illegible]	Dunn	313 Presway Rd	21093	9/15/03
Sue Horner	HORNER	321 Presway Rd	21093	9/15/03
Cindy Murphy	Murphy	314 Presway Rd	21093	9/15/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

4

Signature	Print last name	Street address	Postal code	Date
M L Dierker	DIERKER	226 DEEP DALE DR	21093	9/2/03
E.M. Dierker	DIERKER	226 Deep Dale Dr.	21093	9-2-03
Jean Lewis	LEWIS	211 Deep Dale Dr	21093	9-2-03
Leroy W. Lewis	LEWIS	211 DEEP DALE DR	21093	9/2/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

21

Signature	Print last name	Street address	Postal code	Date
Lori E Smith	Smith	119 Deep Dale Dr.	21093	8/12/03
Claudia Robison	Robison	118 Deep Dale Drive	21093	8/13/03
[illegible]	ELY	116 DEEP DALE Dr.	21093	8/13/03
Catherine M. Ely	ELY	116 Deep Dale Dr.	21093	8/13/03
Paul Ely	ELY	116 Deep Dale Dr.	21093	8/13/03
Tom Carlucci	Carlucci	117 Deep Dale Dr	21093	8/13/03
Jennifer Yeagle	Yeagle	201 Burning Tree Rd	21093	8/19/03
Carla M. Cross	CROSS	121 DeepDale Dr	21093	8/22/03
[illegible]	Tinkham	106 DeepDale Drive	21093	9/9/03
Elliott Tinkham	Tinkham	106 DEEP DALE DR.	21093	9/9/03
Jeri	ALBERT	109 Deep Dale Dr	21093	9/8/03
Lori Carnaggio	Carnaggio	113 Deep Dale Drive	21093	9/8/03
Joseph Carnaggio	Carnaggio	113 Deep Dale Drive	21093	9/8/03
Mary Carnaggio	Carnaggio	113 DEEP DALE DRIVE	21093	9/8/03
Tom Carlucci	Carlucci	117 Deep Dale Dr.	21093	9/8/03
Ann Carlucci	CARLucci	117 Deep Dale DR.	21093	9/8/03
Steve Smith	Smith	119 Deep Dale Dr	21093	9/8/03
Janice Ionita	IONITA	105 DEEP DALE DR.	21093	9/8/03
Carole Hayes	HAYES	105 DEEP DALE DR.	21093	9/8/03
Ionita	IONITA	105 DEEP DALE DRIVE	21093	9/8/03
John Robison	Robison	118 Deep Dale Drive	21093	9/9/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

21

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Frank R. Murphy	MURPHY	222 DEEPDALE RD	21093	08-01-03
Dorothy L. Shipley	Shipley	218 Deep Dale Dr.	21093	08-20-03
Karen Ebert	EBERT	220 DEEP DALE DRIVE	21093	8/26/03
Sandy Murphy	MURPHY	225 Deep Dale Dr	21093	8-27-03
B.J. McElroy	McELROY	221 Deep Dale Dr.	21093	8/27/03
Robt McEbery	McEbery	221 Deep Dale Dr	21093	8/27/03
Linda Veach	Veach	224 Deep Dale Dr.	21093	8/28/03
D VEACH	VEACH	224 DEEP DALE DR	21093	8/28/03
Marie Wiley	Wiley	216 Deep Dale Dr.	21093	8/30/03
J. J. Wiley	WILEY	216 DEEP DALE DR	21093	8/30/03
G A Dowell	DOVELL	223 DEEP DALE DR	21093	8/30/03
Margaret A Piechocki	PIECHOCKI	212 DEEP DALE DRIVE	21093	8/31/03
Richard J. McElroy	McELROY	221 Deep Dale Dr.	21093	8/31/03
Marjorie Cuneo	MARJORIE CUNEO	210 Deep Dale Dr.	21093	8/31/03
Carol L. Poffenberger	Poffenberger	215 Deep Dale Dr.	21093	8/31/03
Laura Poffenberger	Poffenberger	215 Deep Dale Dr.	21093	8/31/03
Lou Pettinelli	Pettinelli	213 Deep Dale Dr.	21093	8/31/03
Judy A Pettinelli	Pettinelli	213 Deep Dale Dr	21093	8/31/03
Rogers A Cuneo	CUNEO	210 DEEPDALE DR	21093	9/01/03
George E. Aro	ARO	228 DEEP DALE DR.	21093	9/02/03
Shirley Aro	ARO	228 Deep Dale Dr.	21093	9/02/03

IPI 23.

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Dyrothy Hodgetts	Hodgetts	2202 Forest Ridge Rd	21093	9/3/03
Mary A. Mengle	MENGLE	2200 FOREST RIDGE RD	21093	9/6/03
Helen J. Mengle	Mengle	2200 Forest Ridge Rd.	21093	9/6/03
Heidi Pickens	Pickens	2206 Forest Ridge Rd	21093	9/9/03
Helen Reichel	Reichel	2205 Forest Ridge Rd.	21093	9/9/03
Jeanne R. Reeder	Reeder	2211 Forest Ridge Rd	21093	9/10/03
Ruth H. Pragel	PRAGEL	2214 Forest Ridge Rd.	21093	9/10/03
Betty Saunders	SAUNDERS	2204 FOREST RIDGE RD	21093	9/16/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
	Shane	309 Quaker Ridge	21093	8/28/03
	Eves-Lopez	301 Quaker Ridge	21093	8/30/03
	Bonaventura	225 Quaker Ridge	21093	8/30/03
	Walker	223 Quaker Ridge	21093	8/30/03
	Sambrill	228 Quaker Ridge	21093	8/30/03
	Joseph Yu	302 Quaker Ridge	21093	8/30/03
	Wells	304 Quaker Ridge	21093	8/30/03
	Have	306 Quaker Ridge	2109	8/30
	EDELEN	308 QUAKER RIDGE	21093	8-30-03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Sally Laughland	LAUGHLAND	227 SANDEE	21093	9-16-03
[illegible]	SMITH	338 PRESWAY ROAD	21093	9/16/03
J P Murphy	MURPHY	314 PRESWAY RD	21093	9/16/03
Mary McDonald	McDONALD	230 DEEP DALE	21093	9/16/03
David Marsico	MARSICO	204 Sandee Rd	21093	9/16/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

21

Signature	Print last name	Street address	Postal code	Date
J Romano	Romano	2103 Old Pine	21093	9/16/03
Betty J Carpenter	CARPENTER	2107 Woodfork	21093	9/16/03
Margaret Gaultney	GAULTNEY	312 Presway Rd	21093	9/16/03
Raymond Brysten	BRYSTEN	313 W Timonium Rd	21093	9/16/03
Herbert Hansen	Hansen	2107 Old Pine	21093	9/16/03
Jean Grossup	GROSSCUP	305 Galway Rd	21093	9/16/03
Bill Wemecke	Wemecke	309 Galway	2193	9/16/03
Jane Barrell	Barrell	305 Presway Rd	21093	9/16/03
Howard Roussey	Roussey	10 Forest Ridge Ct	21093	9/16/03
Gerald Rousseau	Rousseau	10 Forest Ridge Ct.	21093	9/16/03
Linda Shultz	Shultz	4 "	"	"
Barbara Cole	Cole	25 Deep Dale Dr.	21093	9/16/03
Karen Regan	Regan	2105 Woodfork Rd	21093	9/16/03
Jack Bartolomeo	Bartolomeo	311 Galway Rd	21093	9/16/03
Mark McCoy	McCoy	309 Jody Way	21093	9/16/03
Todd Sulpar	Sulpar	311 Jodyway	21093	9/16/03
[illegible]	Newman	317 Galway Road	21093	9/16/03
[illegible]	Esslinger	300 Jodyway	21093	9/16/03
Carol Esslinger	Esslinger	300 Jody Way	21093	9/16/03
[illegible]	CASTLE	304 DEEP DALE DR.	21093	9/16/03
[illegible]	Junkin	308 Jodyway	21093	9-16-03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Diane Keough	Keough	302 Galway Rd	21093	9/16/03
Jack & Nancy Mesmeringer	Mesmeringer	225 Sandee Rd	21093	9/16/03
Beverly Brandau	BRANDAU	307 Jody Way	21093	9/16/03
Mark Mooney	MOONEY	201 SANDEE RD	21093	9/16/03
Maureen Finnegan	FINNEGAN	2112 OLD PINE RD	21093	9/16/03
John Finnegan	Finnegan	" " "	"	9/16/03
Paul Grosscup	GROSSCUP	305 GAILRIDGE RD	21093	9/16/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Ronald E Coleman	COLEMAN	2213 PINE VALLEY DR	21093	9-16-03
Carole Coleman	Coleman	2213 Pine Valley Dr	21093	9-16-03
Tom Gitlin	GITLIN	310 Riverway Rd	21096	9-16-03
[illegible]	Deuterman	3 Forest Ridge Ct	21093	9-16-03
Carolyn Deuterman	Deuterman	3 Forest Ridge Ct	21093	9-16-03
Doris Silverwood	SILVERWOOD	5 VALLEY OAK CT.	21093	9-16-03
Sharon Britton	BRITTON	2204 Pine Valley Dr.	21093	9-16-3

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

3

Signature	Print last name	Street address	Postal code	Date
Dorothy Poggi	POGGI	2115 Wood Fork Rd	21093	9/6/03
Joyce Dykman	Dykman	303 Jody Way		
William Dykman	Jr	303 Jody Way	21	

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
John Lawyer	LAWYER	2102 WOODFORK RD	21093	08/08/03
A. Marie Lawyer	A. MARIE-LAWYER	2102 WOODFORK RD	21093	08/08/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

4

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Pauline O'Wald	OSWALD	2104 WOODFORK rd	21093	8/10/03
Theodore Oswald	OSWALD	2104 WOODFORK RD	21093	8/23/03
Jerome T. McClellan	McClellan	2205 Pine Valley Dr.	21093	9/6/03
Jeanne McClellan	McClellan	2205 Pine Valley Dr.	21093	9/6/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Ted M Cohn	Cohn	2112 Woodfork Rd	21093	8/7/03
Lori D Cohn	Cohn	"	"	"

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
James F. Rediffer	REDIFER	2108 WOODFORK RD	21093	8/9/03
Agnes A. Rediffer	Redifer	2108 Woodfork Rd	21093	8/9/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
[signature]	Margraff	2114 Woodfork Rd	21093	8/9/03
[signature]	Margraff	2114 Woodfork Rd	21093	8/9/03

Jody Way

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

4

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
R Lynn Mackley	R LYNN MECKLEY	3 Baratra Ct #103	21093	8/13/03
Karen Wingard	WINGARD	306 Jodyway	21093	8/13/03
mary Bonner	Bonner	301 Jody way	21093	8/13/03
BILL WINGARD	WINGARD	306 JODYWAY	21093	8/31/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

18

Signature	Print last name	Street address	Postal code	Date
Judy Cyphers	Cyphers	321 JODY WAY	21093	8-17-03
Nancy J. Hopf	HOPF	323 Jodyway	21093	8-18-03
Ed Hopf	HOPF	323 Jodyway	21093	8-18-03
Karl Hopf	HOPF	323 Jodyway	21093	8-18-03
Mike Cyphers	Cyphers	321 Jodyway	21093	8-18-03
Mary Bishop	Bishop	326 Jodyway	21093	8-18-03
Patricia Watkins	WATKINS	326 Jody way	21093	8/18/03
Jessica Rabin	RABIN	322 Jodyway	21093	8/18/03
Reynolds Tillman	TILLMAN	320 Jodyway	21093	8/18/03
Bud	BOOTE	318 Jody WAY	21093	8/18/03
Steve Sword Jr	SWORD	314 Jody WAY	21093	8/18/03
Mary Sword	Sword	314 Jody way	21093	8/18/03
Hugh Dolby	DOLBY	315 Jody WAY	21093	8/18/03
Ann K Dolby	DOLBY	315 Jody WAY	21093	8/18/03
Dolores DeLorenzo	DELORENZO	319 Jody Way	21093	8/18/03
Teresa DeLorenzo	DELORENZO	319 Jody Way	21093	8/18/03
Salvatore Gravese	GRAVESE	319 Jody Way	21093	8/18/03
B. Phillip Trombetta	TROMBETTA	319 Jody Way	21093	8/18/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

13

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Shirley Higginbotham	Higginbotham	2117 Old Pine Rd	21093	8/20/03
Curtis Grieveson	Grieveson	2117 old Pine Rd	21093	8/20/03
[illegible]	WELCH	2119 OLD PINE RD	21093	8/20/03
Robert O. Wilson	Wilson	2115 Old Pine Rd	21093	8/20/03
Kathy Wilson	WILSON	2115 Old Pine Rd.	21093	8/20/03
[illegible]	LOTT	2113 OLD PINE RD	21093	8/20/03
Peter Lott	LOTT	2113 OLD PINE RD	21093	8/20/03
Laurie Taylor	TAYLOR	2111 OLD PINE RD	21093	8/20/03
Kevin Taylor	Taylor	2111 OLD Pine Rd	21093	8/20/03
Ken Taylor	TAYLOR	2111 OLD Pine Rd	21093	8/20/03
Anne Hanson	HANSON	2107 Old Pine Rd	21093	8/20/03
[illegible]	Henson	2107 old Pine Rd	21093	8/20/03
[illegible]	ROGERS	2105 OLD PINE RD.	21093	8/20/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

15

Signature	Print last name	Street address	Postal code	Date
Ann Finnegan	Finnegan	2112 OLD PINE RD	21093	8/17/03
Mary McBurke	BURKE	2110 OLD PINE RD.	21093	8/17/03
Wayne M Burke	BURKE	2110 OLD PINE RD	21093	8/17/03
Joan C Kane	KANE	2108 Old Pine Rd	21093	8/17/03
Paul Kap	KAP	2108 OLD PINE RD	2109	8/17/03
Cindy Kane	Kane	2108 Old Pine Rd	21093	8/17/03
Jim McKinney	McKinney	2104 Old Pine Rd	21093	8/17/03
Chris McKinney	McKinney	2104 old Pine Rd	21093	8/17/03
[illegible]	FINNEGAN	2112 OLD PINE Rd	21093	8/17/03
Rene Ortel	Ortel	2102 Old Pine Rd.	21093	8/23/03
CHARLES ORTEL	ORTEL	2102 OLD PINE RD	21093	8/23/03
Ron Schaefer	SCHAEFER	2106 OLD PINE RD	21093	8/26/03
Ruth Schaefer	SCHAEFER	2106 Old Pine Rd.	21093	8/26/03
Joan Mahan	MAHAN	2114 Old Pine Rd	21093	9/8/03
John D Mahan	MAHAN	2114 Old Pine Rd	21093	9/8/03

Pine Valley

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

14

Signature	Print last name	Street address	Postal code	Date
Vincent E. Rocco	ROCCO	2212 PINE VALLEY DR	21093	8/28/03
Angelina Rocco	Rocco	2212 Pine Valley Dr.	21093	8/28/03
Lloyd W. Britton Jr.	BRITON	2204 PINE VALLEY DR	21093	8/28/03
Sharon J Britton	BRITTON	2204 Pine Valley Dr.	21093	8/28/03
Holly Wight	WIGHT	2202 PineValley Dr.	21093	8/28/03
Edward Wight	WIGHT	2202 Pine Valley Dr	21093	8/28/03
	HOWARD	2141 PINE VALLEY DR.	21093	9.2.03
Cathie Howard	"	"	"	"
Zonia Hogan	Zonia Hogan	2135 Pine Valley Drive	21093	9-2-03
Albert E. Straus	STRAUS	2133 PINE VALLEY DR	21093	9-2-03
	Levy	2131 Pine Valley Dr.	21093	9-2-03
Ellen Levy	Levy	2131 Pine Valley Dr	21093	9-2-03
Randy Smouse	Smouse	2134 Pine Valley Dr	21093	9-2-03
Patti Smouse	Smouse	2134 Pine Valley Dr.	21093	9-2-03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
BBarakat	BASSAM BARAKAT	2137 Pine Valley Drive	21093	9/2/03
Joyce B. Barakat	Joyce Barakat	2137 Pine Valley	21093	9/2/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
Gayle Erdman	Erdman	2211 Pine Valley Dr.	21093	9/28/03
Robert Erdman	ERDMAN	2211 Pine Valley Dr	21093	9/28/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

Quaker Ridge

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

17

Signature	Print last name	Street address	Postal code	Date
Joseph A Squilace	Squilace	217 Quaker Ridge Rd	21093	8-13-03
Sharon R Squilace	Squilace	217 Quaker Ridge Rd.	21093	8-13-03
[illegible]	R A	214 Quaker Ridge RD.	21-73	8-14-03
Ray Rudolph	RUDOLPH	219 QUAKER RIDGE RD	21093	8-14-03
[illegible]	Hargrave	216 Quaker Ridge Rd	21093	8-14-03
[illegible]	Fahey	203 Quaker Ridge Rd	21093	8-14-03
[illegible]	CAHAN	202 QUAKER RIDGE RD	21093	8-14-03
Barbara	DeBlasi	206 Quaker Ridge	21093	8-14-03
[illegible]	Hall	210 QUAKER RIDGE	21093	8/14/03
[illegible]	Shaffer	208 Quaker Ridge Rd.	21093	8-14-03
[illegible]	SHAFFER	208 QUAKER RIDGE RD.	21093	8-14-03
Carolyn T. Shaffer	Shaffer	208 Quaker Ridge Rd	21093	8-14-03
Jane B. O'Meara	O'Meara	215 Quaker Ridge Rd	21093	8/19/03
[illegible]	OEJER	213 Quaker Ridge Rd	21093	8/19/03
Joan FRANZ	Reinhardt / REINHARDT	211 QUAKER RIDGE RD	21093	8/19/03
[illegible]	HARGRAVE	216 QUAKER RIDGE RD	21093	8/19/03
Edith Rudolph	RUDOLPH	219 Quaker Ridge Rd	21093	8/21/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Betty L Carpenter	CARPENTER	2107 Woodfo	21093	8/16/03

Woodfork

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

2

Signature	Print last name	Street address	Postal code	Date
Anne N. Lee	LEE	2119 Woodfork	21093	8/7/03
Charles H Lee	LEE	2119 Woodfork Rd	21093	8/8/03

214-228

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

9

Signature	Print last name	Street address	Postal code	Date
	Brunner	214 Burning Tree Rd	21093	8-20-03
E. Ottenritter	OTTENRITTER	217 BURNING TREE RD	21093	9/16/03
Rob Koester	KOESTER	216 BURNING TREE	21093	9/16/03
	Hyde	220 Burning Tree	21093	9/16/03
Shaughnessy	Shaughnessy	222 Burning Tree	21093	9/16/03
M. C.	Sullivan	224 Burning Tree		
Daniel Wheeler	Wheeler	209 Burning Tree	21093	9-16-03
Heidi Wheeler	Wheeler	209 Burning Tree	21093	9-16-03
Paul Brunner	Brunner	214 Burning Tree Rd	21093	9-16-03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

19

Signature	Print last name	Street address	Postal code	Date
William Badore	BADORE	300 W Timonium RD	21093	8/15/03
Patricia Badore	BADORE	300 W. Timonium Rd	21093	8/15/03
Carol A. Carlo	Carlo	302 W. Timonium Rd	21093	8/15/03
Thomas Groppe	GROPPE	304 W. Timonium Rd.	21093	8-15-03
Rebecca Groppe	GROPPE	304 W. TIMONIUM RD	21093	8-15-03
Raymond Groppe	GROPPE	304 W. TIMONIUM RD	21093	8/15/03
Theresa Kihn	KIHN	310 W. Timonium Rd	21093	8-15-03
Adrienne R. Kihn	KIHN	310 W. Timonium Rd	21093	8-15-03
	Wong	307 W. Timonium Rd	21093	8-15-03
	Peters	309 W. Timonium Rd	21093	8-13-03
	Bruton	313 W Timonium	21093	8-15-03
	TSAO	315 W. TIMONIUM RD	21093	8/15/03
	Majcherick	319 W. Timonium Rd	21093	8/15/03
	PLATANIA	323 W. TIMONIUM Rd	21093	8/16/03
	PLATANIA	323 W. TIMONIUM Rd.	21093	8/16/03
	SACKETT	231 W. Timonium Rd	21093	8/16-03
	SACKETT	231 W. Timon Rd.	21093	8/16-03
	Smith	1430 Burton Ave	21093	8-16-03
	WORTHINGTON	2117 Woodfolk Rd	21093	8-14-03

Brightdale

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

16

Signature	Print last name	Street address	Postal code	Date
Deborah Barringer	BARRINGER	204 Brightdale Rd.	21093	8/31/03
Emmett J Barringer	BARRINGER	204 BRIGHTDALE Rd.	21093	8/31/03
Edward Walton	ED WALTON	207 BRIGHTDALE	21093	8/31/03
Cathy DeGraw	DEGRAW	211 "	"	"
Charles DeGraw	DEGRAW	211 BRIGHTDALE RD	21093	8/31/03
Jackie Burgee	Burgee	205 Brightdale Rd	21093	8/31/03
Larry Burgee	Burgee	" "	21093	8/31/03
Marion Anderson	Anderson	200 Brightdale Rd	21093	9/1/03
Denton Anderson	Anderson	200 Brightdale Rd	21093	9/1/03
Kari Deuber	Deuber	203 Brightdale Rd	21093	9/1/03
Richard Deuber	Deuber	203 Brightdale Rd	21093	9/1/03
Patricia Walton	Walton	207 Brightdale Rd	21093	9/1/03
[illegible]	Oler	206 Brightdale Rd	21093	9/6/03
[illegible]	Miller	201 Brightdale Rd	21093	9/6/03
Scott Miller	Miller	201 Brightdale Rd	21093	9/6/03
Albert Fowler	FOWLER	202 Brightdale	21093	9/7/03

Forest Ridge

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

(17)

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
	Klein	2121 Forest Ridge Rd	21093	9-1-03
Peggy Klein	Klein	2121 Forest Ridge Rd.	21093	9-1-03
Donna Sullivan	Sullivan	2120 Forest Ridge Rd	21093	9/5/03
Malcolm Sullivan	SULLIVAN	2120 Forest Ridge Rd	21093	9-5-03
	McMahon	2119 FOREST RIDGE	21093	9-5-03
M. DORIAN	DORIAN	2119 FOREST RIDGE	21093	9-5-03
	MORABITO	2118 FOREST RIDGE	21093	9-5-03
	LUBOMSKI	2117 FOREST RIDGE	21093	9.5.03
S. O'Connor	O'CONNOR	302 PINE FOREST CT	21093	9/5/03
John T. Mott	Mott	2122 Forest Ridge Rd	21093	9-05-03
Stephanie	Mott	2122 Forest Ridge Rd	21093	9-05-03
Linda	Heikkinen	2124 " " "	21093	9-5-03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

21

Signature	Print last name	Street address	Postal code	Date
[signature]	Brown	2116 Forest Ridge Rd	21093	8/30/03
[signature]	Brown	2116 Forest Ridge	21093	8/30/03
[signature]	Golden	2106 Forest Ridge Rd	21093	8/30/03
[signature]	Golden	2106 Forest Ridge Rd	21093	8/30/03
[signature]	Bernstein	2109 Forest Ridge Rd.	21093	8/31/03
[signature]	Bernstein	2109 Forest Ridge	21093	8/31/03
[signature]	LANGAN	2105 Forest Ridge	21093	8/31/03
[signature]	ALEXANDER	2104 FOREST RIDGE RD.	21093	8/31/03
[signature]	TED COLLINS	2102 FOREST RIDGE RD	21043	8/31/03
[signature]	Bollinger	2115 Forest Ridge Rd	21093	8/31/03
[signature]	BOLLINGER	2115 FOREST RIDGE RD	21093	9/2/03
[signature]	MACKEY	2110 Forest Ridge Rd	21093	9/5/03
[signature]	MACKEY	2110 Forest Ridge Rd	21093	9/5/03
[signature]	COLEGROVE	2112 FOREST RIDGE RD	21093	9/5/03
[signature]	COLEGROVE	2112 FOREST RIDGE RD	21093	9/5/03
[signature]	O'GRINCE	302 PINE FOREST	21093	9/5/03
[signature]	Senula	301 Pine Forest Ct.	21093	9/5/03
[signature]	SENULA	301 PINE FOREST CT.	21093	9/5/03
[signature]	ANDERSON	303 PINE FOREST CT	21093	9/5/03
Marie Anderson	MARIE ANDERSON	303 PINE FOREST CT	21093	9/5/03
[signature]	Eppli	2111 Forest Ridge Rd	21093	9/8/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

5

Signature	Print last name	Street address	Postal code	Date
[illegible]				
Richard Epple	EPPLE	2111 Forest Ridge Road	21093	9/8/03
Lisa Alexander	Alexander	2104 Forest Ridge Rd	21093	9/10/03
Karen E Philipp	Philipp	2113 Forest Ridge Rd	21093	9/14/03
Deborah Brown	BROWN	300 PINE FOREST CT	21093	9/14/03
Lillian M. Brown	BROWN	300 Pine Forest Ct	21093	9/14/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

12

Signature	Print last name	Street address	Postal code	Date
Carol A Rousseau	Rousseau	#10 Forest Ridge Ct.	21093	8/6/03
Linda J. Shultz	Shultz	#4 Forest Ridge Ct	21093	8-14-03
M Lee	Lee	14 Forest Ridge Ct	21093	8/14/03
Ali Kershaw	Kershaw	5 Forest Ridge Ct	21093	8/14/03
Donald M. Deaterman	Deaterman	3 Forest Ridge Ct	21093	8/18/03
Carolyn Deaterman	Deaterman	3 Forest Ridge Ct.	21093	8/18/03
E E Holmen	HOLMEN	6 FOREST RIDGE CT	21093	8/18/03
Janet Holmen	HOLMEN	6 FOREST RIDGE CT	21093	8/18/03
Linda Robertson	Robertson	12 forest Ridge ct.	21093	8/19/03
Roger Robertson	Robertson	12 Forest Ridge Court	21093	8/19/03
Dawn Rous	ROUSSEAU	10 Forest Ridge Ct	21093	8/19/03
Evelyn Fall	FALL	8 Forest Ridge Ct	21093	8/22/03

Gairlge

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
[illegible]	PATE	4 Gailridge Ct.	21093	8/23/03
Dan Raley	Raley	325 Gailridge Road	21093	8/28/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

21

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Gwen Lululka	Walker	319 Gailridge Rd	21093	8-15-03
Nancy R. White	White	319 Gailridge Rd	21093	8-15-03
Donald S. Edwards	Edwards	315 Gailridge Rd	" "	" " "
Stephanie Lochte	Lochte	3 Gailridge Ct	21093	8/16/03
Edward Lochte	Lochte	3 Gailridge Ct	21093	8/16/03
[illegible]	Martin	5 Gailridge Ct	21093	8/16/03
Kathleen Martin	Martin	5 Gailridge Ct	21093	8/16/03
Mary Wilson	Wilson	320 Gailridge Ct.	21093	8/16/03
[illegible]	Moser	" " "	21093	8/16/03
William Rock	Rock	318 Gailridge	21093	8/16/03
Patricia Rock	Rock	318 Gailridge	21093	8/16/03
[illegible]	Coulter	323 Gailridge	21093	8/16/03
[illegible]	Coulter	323 Gailridge	21093	8/16/03
[illegible]	Smith	316 Gailridge	21093	8/16/03
[illegible]	Hall	321 Gailridge	21093	8/17/03
[illegible]	Hall	321 Gailridge	21093	8/17/03
[illegible]	Valerino	327 Gailridge Rd.	21093	8/18/03
Teresa Valerino	Valerino	327 Gailridge Rd.	21093	8-18-03
[illegible]	Dyson	314 Gailridge Rd	21093	8-20-03
Patricia Shirley	Shirley	322 Gailridge Road	21093	8/23/03
[illegible]	Pate	4 Gailridge Ct.	21093	8/23/03

21



D

Pine Valley Drive at Jemorian Road

Thursday, January 15 2004

8:45 to 8:55 AM





2

Simi Valley Drive looking to Tapo Canyon Rd

Thursday, January 15, 2004

8:45 to 8:55 AM

9D



3

Corner of Pine Valley Drive and Simonton Road

Thursday, January 15, 2004

8:45 to 8:55AM

94


SCHOOL BUS

4 Corner of Lewis Valley Drive and Tamarack Rd

Thursday, January 15, 2004

8:45 to 8:55 AM

9B

Belen



5 Corner of Pine Valley Drive and Timberwood Court

Thursday, January 15, 2004

8:45 to 8:55 AM

9F



6

Corner of Pene Valley Drive and Simonson Road

Friday, January 16, 2004

8:45 to 8:55 AM

96

Babre



7

Pen Valley Drive looking up to Timoview Rd.

Friday - January 16, 2004

8:45 to 8:55 AM

9L

Barbara



8

From Galway looking up to Timonium Road
on Pine Valley Drive
3626 Friday, January 16, 2004
8:45 to 8:55 AM GE

Badger





Photo No 10

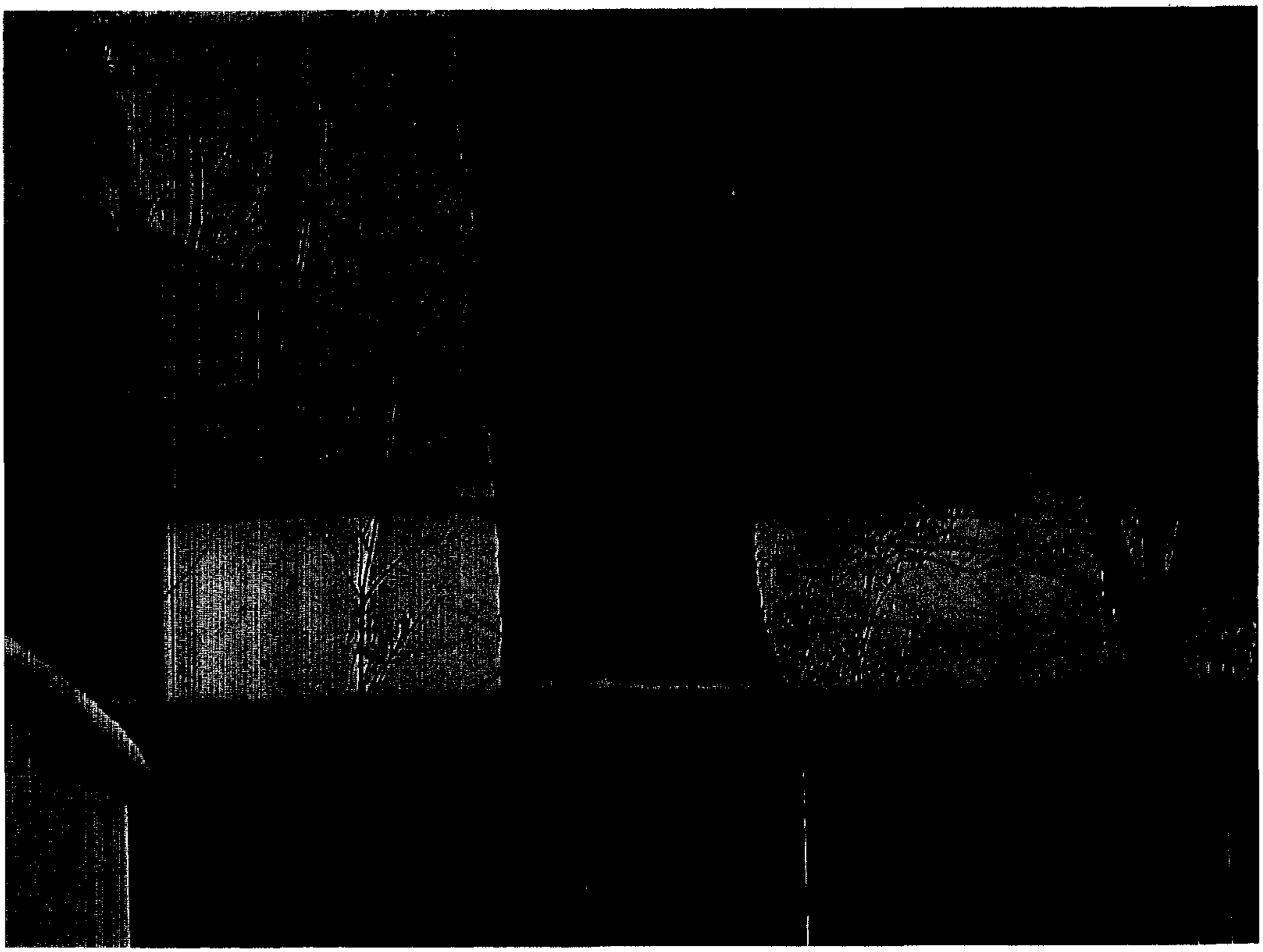
Patricia Flattery Newton
207 Deep Dale Drive
Timonium, Maryland 21093

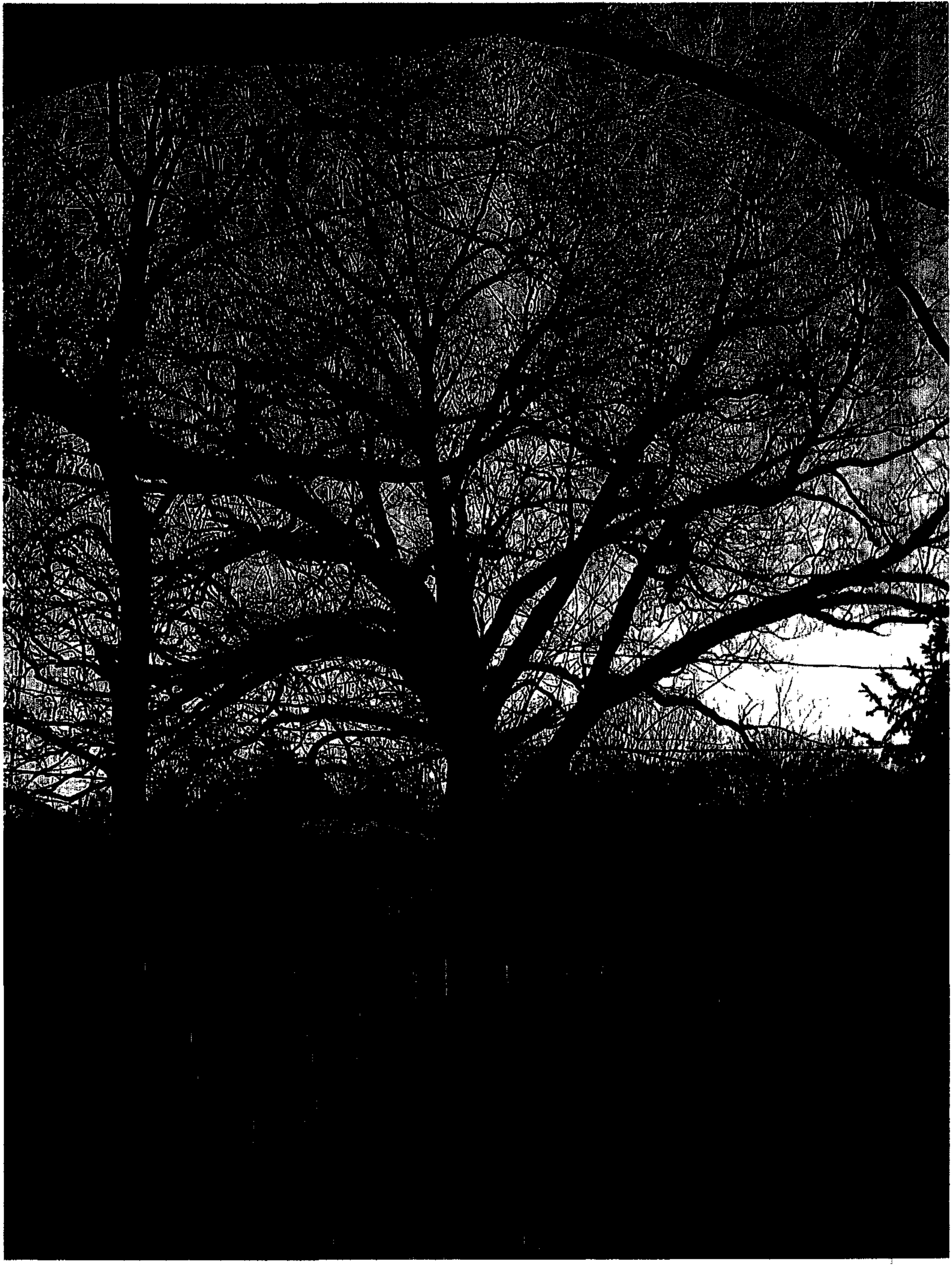
Pictures from 207 Deep Dale Drive:

1. *View from the deck looking at rear of 206 w. Timonium Rd. Large tree is Oak tree which could be historic. It is very old – over 7.5 feet in diameter. Picture of existing stable and house.*
2. *Close up of tree trunk of Oak Tree. Will the construction damage the root structure of this tree?*
3. *Another view of large tree and its reach.*
4. *View from the backyard of 207 looking out towards neighbors 205, 209, etc. This is the drainage area that is will receive the run off from 206 w. Timonium.*
5. *Picture of footprints in the snow in the poor drainage area in the back of the house – notice the water underneath on Sunday December 7 – one of the coldest days so far this winter.*
6. *Picture of regular footprints in the snow for comparison purposes*
7. *Same view as picture #4 after snow melted. Note the pooling on both properties.*
8. *Close up view to show the rushing stream like effect*
9. *Further view of flooding at our back shed. Please note that this flooding is after the installation of a French drainage system 3 years ago along this rear fence line and retaining wall installation also to keep the problem from getting worse.*

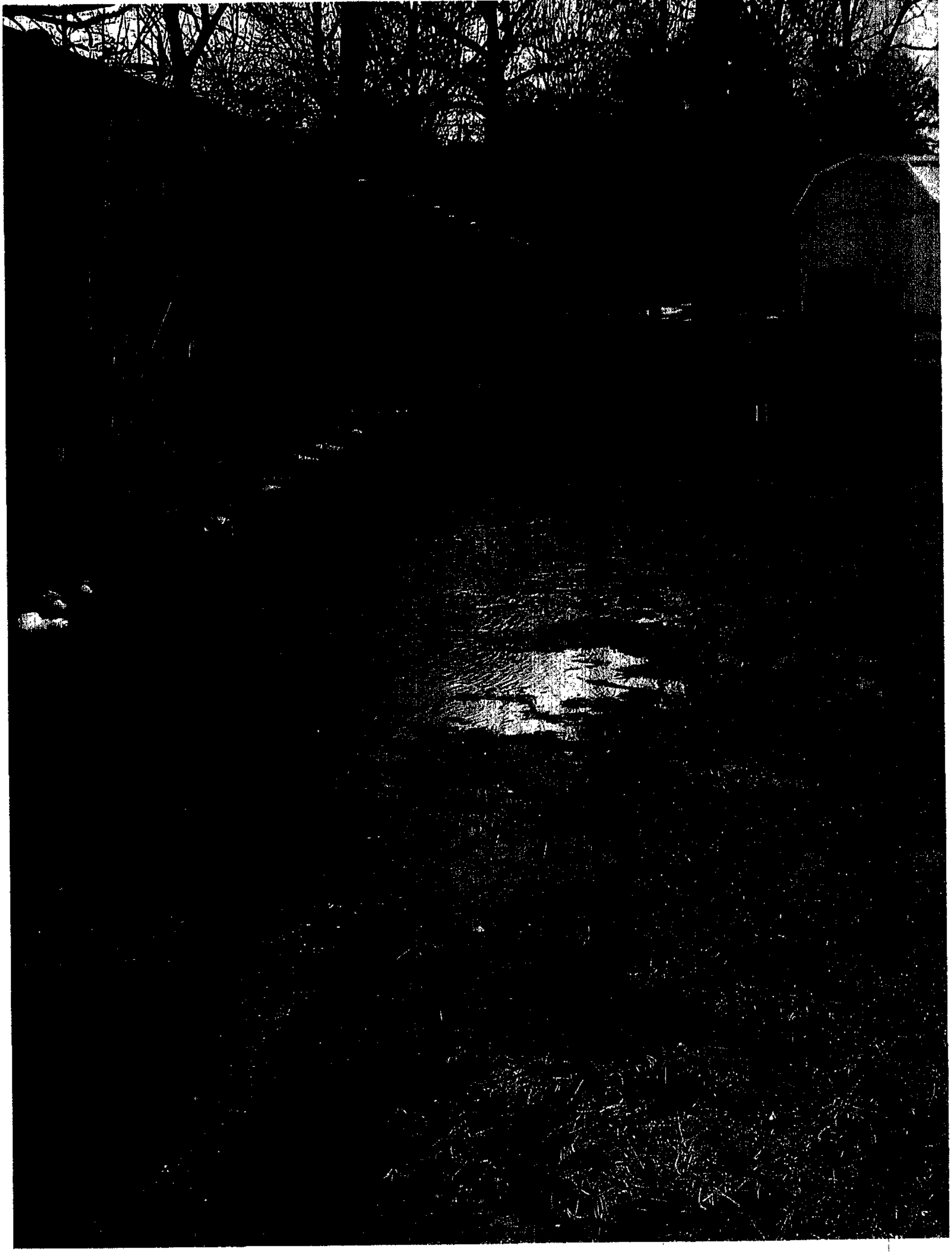
Our sump pump has been running continuously since Saturday December 6th and it is now December 11th.

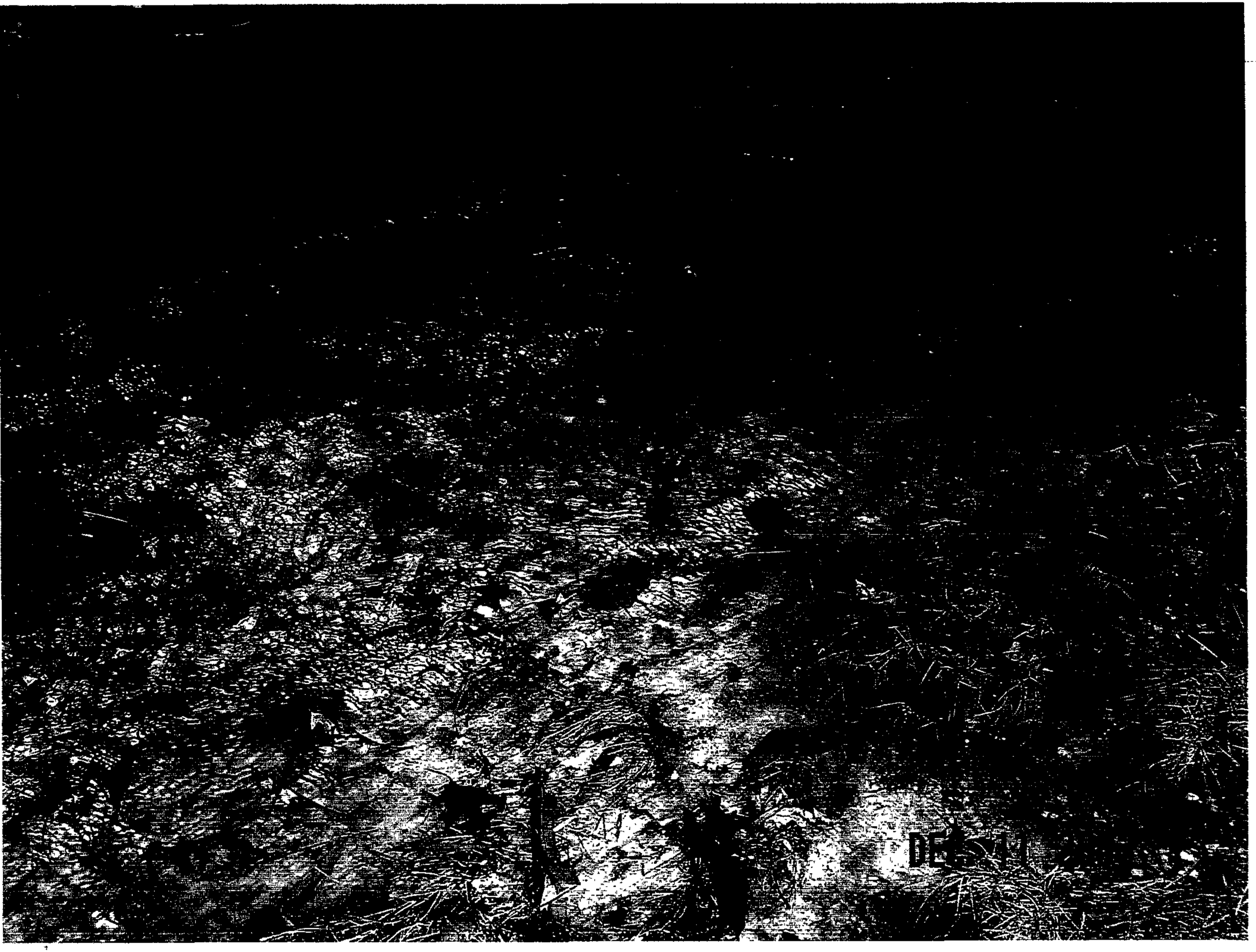










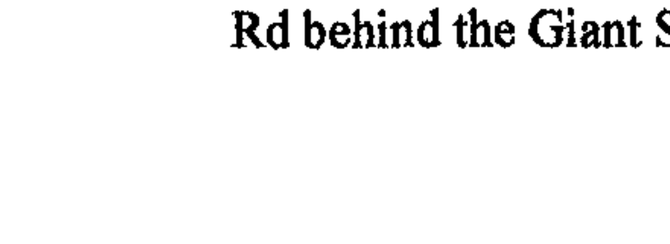

DE



KinderCare.com

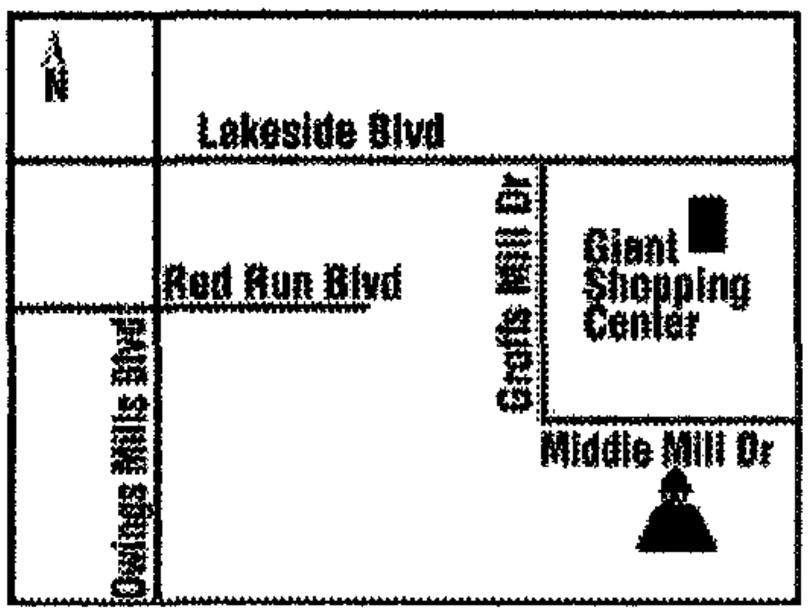
Go to a section

Home | Our Philosophy | Programs | Find A Center | Tour A Center | Compare Quality



Owings Mills KinderCare

Detailed Map | Driving Directions



Located at Middle Mill & Groffs Mill Rd behind the Giant Shopping Center.

Owings Mills KinderCare
9725 Middle Mill Drive
Owings Mills, MD 21117

Jennifer Bartel
Center Director
Phone: (410) 654-4882
Fax: (410) 654-0131
Email: c1502@mail.kindercare.com

- **Hooked on Phonics**
- **Ages:** 6 Weeks to 12 Year-Olds
- **Open:** 6:30 AM to 6:30 PM, Monday - F
- **Maximum Number of Children:** 170
- **Size of Center (sq. ft.):** not available
- **Established:** 08/26/1996

Pi



Js



Huntridge Community Association Chartered

Ltr Nod

December 10, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Mr. Schmidt:

We would like to inform you that the Huntridge Community Association is ***opposed*** to the proposed commercialization and/or Kindercare facility at 206 Timonium Road, Timonium, MD.

The Huntridge Community Association represents 173 single family homes.

Respectfully submitted by:

Keith Ikle', President

Christine Hsiao, Vice President

Cindy Glinowiecki, Secretary

Carole Van Wagner, Treasurer

SIGN THIS PETITION !!!!!

Silver Stirup

Pheasant Run

Hunters Ct

commercial site
not set for residential
setting

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The **HuntRidge Community/HCA** opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Cynthia R. Witczak	Witczak	22 Silver Stirrup Ct	21093	10/31
Mary Anne Fisher	Fisher	20 Silver Stirrup Ct	21093	10/31
Dale Martin	Martin	14 S. Stirrup Ct.	21093	10/31
Lynn Taylor	TAYLOR	17 Silver Stirrup Ct	21093	10/31
[illegible]	SHARR	11 SILVER STIRRUP CT	21093	10/31
L Berman	Berman	5 Gray Squirrel Ct	21093	10/31
C Glinowiecki	Glinowiecki	6 Silver Stirrup Ct	21093	10/31
[illegible]	Campbell	8 Pheasant Run CT	21093	10/31
[illegible]	STUBBLEFIELD	14 Silver Stirrup Ct.	21093	10/31/03
[illegible]	HSIAO	8811 Valleyfield RD	21093	10/31/03
[illegible]	Huffman	13 Gray Squirrel Ct.	21093	10/31/03
[illegible]	Gounaris	4 Hunters Court.	21093	11/2/03
[illegible]	Gounaris	4 Hunters Ct	21093	11/2/03
[illegible]	Bloomberg	18 Silver Stirrup Ct.	21093	11/9/03
Margaret A. Bohl	BOHL	10 Silver Stirrup Ct	21093	11/22/03
Charles R Lemmon	LEMMON	11 Hunters Ct	21093	11/22/03
Sarah Harrison	Harrison	11 Silver Stirrup Ct.	21093	11/22/03
[illegible]	[illegible]	11 Silver Stirrup Ct	21093	11/22/03
Steve Song	SONG	4 Pheasant Run Ct	21093	11/22/03
Soo Shin	Shin	6 Pheasant Run Ct	21093	11/22/03
Peggy DiBiasi	DiBiasi	1 Pheasant Run Ct	21093	11/22/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The HuntRidge Community/HCA opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
R Barnes	BARNES	ONE HUNTERS CT.	21093	11/22/03
[illegible]	RAMANUJAM	3 HUNTERS CT	21093	11/22/03
L Madsen	L MADSEN	5 Silver Stirrup Ct.	21093	11/22/03
[illegible]	Chow	3 Silver Stirrup Ct.	21093	11/22/03
Carol Merkel	Merkel	4 Silver Stirrup Ct.	21093	11/22/03
William E Merkel	Merkel	4 Silver Stirrup CT	21093	11/22/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

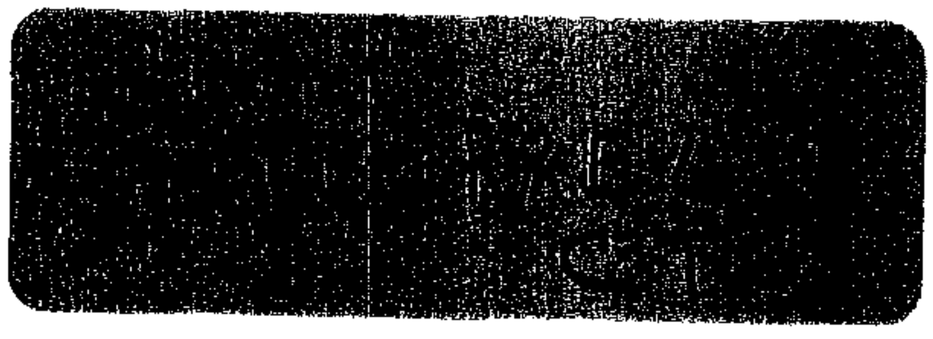
1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The **HuntRidge Community/HCA** opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date

SIGN THIS PETITION !!!!!



PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The **HuntRidge Community/HCA** opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Leslie Cuffe'	Ikle'	16 Gray Squirrel Ct	21093	10/31/03
Mary Pat	Johnson	12 Gray Squirrel Ct	21093	10/31/03
Suzanne Darlington	Darlington	39 Gray Squirrel Ct	21093	10.31.03
[illegible]	Darlington	39 Gray Squirrel CT	2093	10/31/03
D Wong	Wong	31 Gray Squirrel Ct	21093	10/31/03
[illegible]	Simon	21 Gray Squirrel Ct	21093	10/31/03
Kelli Huffman	Huffman	13 Gray Squirrel Ct	21093	10/31/03
Laura Fine	FINE	29 Gray Squirrel	21093	10/31/03
John O'Neall	O'Heall	21 Gray Squirrel Ct.	21093	10/2/03
Barry Fiskel	Fiskel	243 Hunters Ridge Road	21093	10/31/03
Lynette Khanna	Khanna	212 Hunters Ridge Rd	21093	10/31/03
Jennifer Thompson	Thompson	20 Gray Squirrel Ct.	21093	10/31/03
[illegible]	Hopkins	215 HUNTERSRIDGE RD	21093	10/31/03
[illegible]	Cornblatt	15 Gray Squirrel Ct	21093	10/31/03
[illegible]	Baglanis	35 Gray Squirrel Ct.	21093	10/31/03
[illegible]	Berman	5 Gray Squirrel Ct	21093	10/31/03
[illegible]	Huffman	13 Gray Squirrel Ct.	21093	10/31/03
[illegible]	HICKS	14 GRAY SQUIRREL Ct.	21093	11-4-03
[illegible]	Hicks	14 GRAY Squirrel Ct	21093	11-4-03
[illegible]	THOMPSON	20 GRAYSQUIRREL CT	21093	10/31/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The **HuntRidge Community/HCA** opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
Steven Rogers	ROGERS	18 Gray Squirrel Ct	21093	11/2/03
Lynn Jean	JEAN	10 Gray Squirrel Ct	21093	11/7/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The HuntRidge Community/HCA opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The Pine Valley/Valleywood Community opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The HuntRidge Community/HCA opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date
	WAHY	9802 Valleyfield Rd	21093	10/31/03
	DARLINGTON	39 GRAY SQUIRREL CT	21093	10/31/03
	WOOD	1 BEECH TREE CT	21093	11/2/03
	CHIAO	8811 Valleyfield RD	21093	11/10/03
	WANG	4 BEECH TREE CT.	21093	11/16/03
	Solli	6 Beech Tree Court	21093	11/16/03
	BROTMAN	7 BEECH TREE CT	21093	11/16/03
	SMITH	5 BEECH TREE CT	21093	11/16/03
	GORMAN	3 Beech Tree Ct	21093	11/16/03
	Connelly	8800 Valleyfield	21093	11/16/03
	Dunston	8726 Valleyfield Rd.	21093	11/16/03
	Curley	8804 Valleyfield	21093	11/16/03
	Glaeser	8806 Valleyfield	21093	11/16/03

PETITION TO OPPOSE DEVELOPMENT OF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has expressed his intention to develop the property for the purposes of a large-scale commercial daycare operation (over 100 children); and

2. The **HuntRidge Community/HCA** opposes any development which is commecial in nature or which does is not in keeping with the residential nature of the community west of I-83; therefore

3. **We request** that: The Baltimore County Offices of Planning and Zoning oppose and/or turn down any requests for a special exception to the current DR-2 zoning which is applicable to the property.

Signature	Print last name	Street address	Postal code	Date

Dear Mr. Schmidt,

Please accept this written testimony in lieu of my appearance, as I am unable to take any more time off from work at this point. I attended the full day of hearing on January 20th, anticipating giving this testimony then.

I was born and raised in the Pine Valley Community and have been a homeowner there since 1991. I have talked to many longtime residents of the community about the history of the neighborhood and created a 40-year anniversary booklet in 1998. Many residents recalled zoning battles from the past.

In the early 1960's there was a proposal for an airport off Padonia Road. Public outcry and the letters and activism of a then-new Pine Valley helped stop that project. In the early 1970s, there was no Mays Chapel, no Huntridge, virtually none of the overdevelopment that we have now. Traffic on Timonium Road was a small fraction of what it is today. Keep that in mind when you consider that in the 1970s, a developer proposed a large shopping center right at the intersection of Timonium Road and I-83, in the area that would later become Huntridge. Despite the fact that the traffic on Timonium Road would be, by comparison with today, virtually nonexistent, the Pine Valley Valleywood Community Association, along with other affected neighborhoods, came together to fight the proposal, which would have forever changed the character of our residential neighborhoods. The Community prevailed, after picketing and rallies to get our point across, and we were able to keep this area residential.

Today, we have constant traffic from the east and the westbound direction. It is so bad that a small change to the interchange during bridge reconstruction resulted in daily backups sometimes reaching a quarter mile. (Photo submitted, taken by myself on 4/3/03.) Any person who travels these roads daily can see the impact of changes in the patterns. Until several years ago, both westbound lanes passing under I-83 were through lanes, and there was no light. Many accidents and near misses occurred as traffic got heavier. Now, traffic exiting the interstate and bearing right to head towards our neighborhood is accustomed to the new pattern, where the right lane is clear of westbound traffic. That would clearly change with a large business on the site, regardless of the width of the driveway or the addition of a center turn lane. I have asked that you accept a video that I made on December 15th, 2003 showing the aftermath of an accident directly in front of the subject property, as an example of the inherently dangerous location. I affirm that I personally made this video and that the date and time seen on the screen are accurate.

The Community Association was determined a few years ago to reduce the number of accidents at Pine Valley Drive and Timonium Rd. After the installation of the traffic island, we have seen far fewer accidents. Sometimes communities really do know what is best when it comes to fixing problems.

When the I-83 bridge was under construction, we saw what could happen when just a few drivers were improperly crossing lanes and making turns, as testified to by Officer Berg. We want our side of Timonium Road to stay residential, now and in the future. If this is a low-impact use, why is there a need to make a major change in the roadway configuration? We aren't talking about a minor exception. Even though the law does not, as far as I know, distinguish degrees of special exception, my take on this is that you may forgive your neighbor putting up a five foot fence when a four foot fence is allowed, but most reasonable people would find it hard to ignore a 16-foot fence, no matter how nicely built. That to me, is the meaning of the phrase "spirit and intent."

Michael B Martin
2123 Pine Valley Dr
Timonium MD 21093
January 21, 2004

Prot No 13A

Rcd Nov 4

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item No. 123

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

The proximity of the site to the I-83 ramp will create a safety hazard; this office strongly recommends against the special exception in that location.

RWB:CEN:jrb

cc: File

ZAC-09-29-2003-ITEM NO 123-09302003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 4, 2003

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

SUBJECT: 206 West Timonium Road

INFORMATION:

Item Number: 04-123

Petitioner: Michael L. Sabracos

Zoning: DR 2

Requested Action: Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and recommends that it be **DENIED**.

This office is concerned with the safety related to the site's proximity to the exit and entrance ramps of I-83. Additionally, it is the position of this office that I-83 serves, and should continue to serve, as an appropriate demarcation line between the York Road commercial corridor on the east and the residential neighborhoods west of I-83.

Prepared by: Mark A Cunningham

Section Chief: Lyle Laubach

AFK/LL:MAC:

Prob No 16 for ID only

STUDENTS: Enrollment and Attendance

I. SCHOOL ATTENDANCE AREAS

A. Records and reports of all changes affecting school attendance areas and boundaries shall be maintained in the respective schools and offices of the Board of Education.

B. Students will attend their assigned home schools within the Board approved attendance areas in which they reside. Exceptions to attending the home school are set forth below in Section II. C. of this rule.

II. SPECIAL PERMISSION TRANSFERS

A. Special requests to permit a student to attend a school outside his/her school attendance area must be initiated by the parent(s) or guardian(s).

B. Special permission requests related to application and admission to a magnet school/program must be made in accordance with Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*.

C. Special Circumstances

The staff will evaluate the following special circumstances as justification for assigning a student to a school outside the attendance area in which the student currently resides:

1. When a student who has completed grades 4, 7, or 11 changes residence to another Baltimore County school attendance area. Said student may continue in the original elementary, middle, or high school until completion of the terminal grade of that school level.

2. When a student desires to pursue a curricular/academic course or sequential program of study not offered in the regularly assigned school or the geographically assigned magnet school. Said student may be transferred to the requested school provided the student has met the stated prerequisites.

3. When the purpose is for:

a. Medical reasons. Requests which are based on medical, physical, or mental health reasons must be accompanied by documentation from a physician or mental health provider.

b. Student adjustment issues which cannot be resolved at the home school placement as evaluated and determined by appropriate school system officials.

4. When a student changes residence within Baltimore County during a school year. Said student may remain in the original school until the end of the school year. To request consideration for remaining in the original school for a subsequent school year(s), a new *Application for Special Transfer* must be submitted and evaluated in accordance with the provisions of this rule.

5. When a student's family plans to move from one Baltimore County school attendance area to another during the school year. Said student may enroll in the school in the attendance area in which he/she is planning to live. Principals may approve this enrollment upon the receipt of appropriate documentation from the parent(s)/guardian(s).

6. When unusual arrangements must be made to provide satisfactory supervision for the elementary and middle school student before- and after-school hours.

7. When family conditions necessitate that a student must live in another home within Baltimore County.

8. When a student is the child of a Baltimore County Public Schools' employee who resides in Baltimore County. For the purposes of this rule, "employee" means "public school employee," "confidential employee," "supervisory employee," and "management employee" as defined by Section 6-401 and Section 6-501 of the Education Article of the Annotated Code of Maryland. For the purposes of this rule, "child" includes a natural or foster child or one under the legal guardianship of an employee who is domiciled in Baltimore County. Said student may be granted a transfer to a school outside of his/her attendance area regardless of the school's overcrowded conditions as defined in Section II. D. 7. a., b., and c. of this rule and provided the school is within the attendance area of the employee's primary work site or home school (office). A child of an employee whose primary work site or home school (office) is in a magnet school may be granted a transfer to that school in accordance with the provisions of this section if said child qualifies for admission in accordance with Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*. Upon qualification, admission is granted for said child without entry into the lottery selection process.

9. When a student has a sibling who is attending the requested school and who will continue to attend that school the next year. Said student may be granted a transfer to that school.

10. When a student attends a Baltimore County Public School that has been identified as eligible for Title I public school transfer options and said student has been declared an eligible student under applicable Title I federal guidelines. The parent/guardian of said student will submit an application to the Office of Title I and Grant Assistance in accordance with Title I public school transfer option procedures. Schools identified as eligible for receiving students under Title I public school transfer will not approve any special transfer requests until all Title I eligible student transfer requests have been processed.

D. Procedures

1. The parent(s)/guardian(s) must complete and submit as directed the triplicate form, *Application for Special Transfer*, between April 1 and June 1 for the next school year. The parent(s)/guardian(s) must submit the original white copy of the form to the receiving school principal for his/her approval or denial, submit the pink copy of the form to the home school principal for his/her notification, and retain the yellow copy of the form for his/her record.

   a. Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*, require an earlier deadline for magnet applicants to submit the *Application for Special Transfer*.

   b. Applicants must submit the *Application for Special Transfer* in its entirety according to the guidelines established by the magnet application process.

2. Relevant written documentation supporting the transfer must be attached to the application.

3. Transfer requests must be submitted between April 1 and June 1 unless:

   a. The student is a new resident of Baltimore County

   b. There is an emergency or event that could not have been foreseen.

   c. Information relevant to the transfer request was not available between April 1 and June 1.

4. Students must enroll in and attend their home school while a transfer request is being processed.

5. In processing the request, the receiving school principal will:

   a. Evaluate the request and written documentation to determine compliance with the special circumstances outlined in Section II. C. of this rule and obtain necessary information from school system personnel pertaining to the request which will assist in the formulation of the decision.

   b. Forward recommendations from medical personnel accordingly:

      (1) Medical documentation from physicians will be forwarded to the school system's Coordinator in the Office of Health Services for evaluation and consultation with the child's physician. The Coordinator may seek additional consultation with the Director of Child, Adolescent, and Reproductive Health of the Baltimore County Department of Health.

      (2) Psychological documentation from mental health or medical professionals will be forwarded to the school system's Coordinator in the Office of Psychological Services for evaluation and consultation with the child's mental health or medical provider.

   c. Make every effort to issue a decision to parent(s)/guardian(s) by July 1 except when the request is for admission to kindergarten. Principals will make every effort to issue a decision concerning admission to kindergarten before the beginning of the school year. The principal must indicate his/her approval or denial in the appropriate section of the original application (white copy), which will be sent to the parent(s)/guardian(s). A photocopy of the original application will be forwarded to the principal of the home school and a photocopy of the original application must be retained by the receiving school.

   d. Verify that the student either is domiciled in Baltimore County with his or her parent(s)/guardian(s) or has been approved for enrollment as a nonresident student in accordance with Policy and Rule 5150, *STUDENTS: Enrollment and Attendance, Residents and Nonresidents*. If the transfer request is approved, the parent(s)/guardian(s) must submit to the receiving school documentation of domicile within Baltimore County or approval for enrollment as a nonresident student.

6. The transfer request may be approved or denied after consideration of the reason(s) for the transfer and review of the total number of requested transfers made to the receiving school as of June 1.

7. Permission to attend a school outside the attendance area in which the student resides can be denied because of overcrowded conditions, which exist when any or all of the following occur at the receiving school:

   a. Total student enrollment is equivalent to or exceeds state-approved building capacity

   b. Average class size is equivalent to or exceeds Board-approved staffing guidelines

   c. Enrollment is equivalent to or exceeds staffing allocation schoolwide or within specific programs, grade levels, or courses.

8. If the transfer request is approved, designated staff from the home school will supply the receiving school with available school records and data; and if necessary, arrange for a conference involving personnel from both schools to assist the student in making a satisfactory adjustment.

9. If the transfer is approved, the athletic eligibility set forth in Policy 6145.2, *INSTRUCTION: Extra Curricular Activities: Intramural, Informal, and Interscholastic Activities*, applies.

10. It is understood by both the receiving school principal and the parent(s)/guardian(s) that the transfer is approved until the student completes the terminal grade of a school level. An exception to this provision is a student who is granted a special transfer for the purpose of Section II.C.4. of this rule or for the purpose of enrolling in a pre-kindergarten program. Said student is approved for that school year only. Parent(s)/guardian(s) must reapply for transfer for an additional year(s) or attend the home school for the next school year.

11. When the student completes the terminal grade of a school level, that student shall be required to attend subsequent middle or high schools serving his/her residence.

12. Approved transfers will be subject to reapplication and a new evaluation when a student is ready to move from the elementary school to the middle school or from the middle school to the high school. The reapplication will be evaluated consistent with the criteria set forth in this policy and rule.

13. Parent(s)/guardian(s) are responsible for providing transportation to and from the newly assigned school unless the student can be accommodated by the existing bus routes and existing bus stops of that school.

14. If the transfer request is denied by the receiving school principal, the parent(s)/guardian(s) may initiate the appeal process as described in Section II. E. of this rule.

E. Appeals

1. Denials of special permission transfer requests may be appealed by the parent/guardian who initiated the transfer request. The appeal must be made in writing to the Executive Director of Student Support Services within ten (10) calendar days of the date of the principal's denial or the postmarked date, whichever is later. The Executive Director of Student Support Services or designee will research and evaluate the appeal based on the information and documentation provided at the time the initial request was made to the receiving school principal. The Executive Director of Student Support Services or designee will also consider additional evidence provided on appeal. The Executive Director of Student Support Services or designee will make every effort to issue a written decision by August 1.

2. If the appeal is denied by the Executive Director of Student Support Services or designee, the written decision will inform the parent(s)/guardian(s) of his/her right to appeal, in writing, to the Superintendent within fifteen (15) calendar days of the date of the denial letter or the postmarked date, whichever is later.

3. Denials of special permission transfer requests by the Executive Director of Student Support Services or designee must be appealed in writing to the Superintendent within fifteen (15) calendar days of the date of the Executive Director of Student Support Services' or designee's denial letter or the postmarked date, whichever is later. The Superintendent or designee will research and evaluate the appeal based on the information and documentation provided at the time the initial request was made to the receiving school principal. The Superintendent or designee will also consider additional evidence provided on appeal. The Superintendent or designee will make every effort to issue a written decision before the beginning of the school year.

4. If the appeal is denied by the Superintendent or designee, the written decision will inform the parent(s)/guardian(s) of his/her right to appeal in writing to the Board of Education within (thirty) 30 calendar days of the date of the denial letter in accordance with Section 4-205 of the Education Article of the Annotated Code of Maryland and Board of Education Policy 8339, Internal Board Policies: Operations, Appeal Before Hearing Examiner. An appeal will be considered timely filed, if, within the allotted time period, it has been delivered to the Board of Education, postmarked, or deposited in the U. S. Mail as registered or certified mail.

BALTIMORE COUNTY PUBLIC SCHOOLS
Application for Special Transfer

INSTRUCTIONS: Read carefully the information provided in the attached Policy/Rule 5140 before completing this form. The parent/guardian of the eligible student is to complete Part I. Applicants, except for magnet applicants, should submit the *white copy of this form to the receiving school principal, the yellow copy to the home school principal, and retain the pink copy for his/her file.*

***Magnet Applicants—See below.**

PART I: SCHOOL TRANSFER REQUEST

Name of Student: _____ **Date of Birth:** _____
School Currently Attending: _____ **Current Grade:** _____
Home School According to Residence: _____

Name of Parent/Guardian: __Dr. __Mr. __Mrs. __Ms. __Miss _____
Street Address: _____ **City/State/ZIP** _____
Telephone Number: (Home) _____ (Work) _____ (Other)_____

Requested School: _____ **For School Year:** _____

Reason for Request: (Please be precise; attach sheet if more space is needed.)

1. If based upon daycare:
   Name of daycare provider or agency: _____
   Address: _____ Telephone: _____
   Days and time supervision is provided: _____
   Signature of daycare provider: _____
2. Reason, other than above: _____

(REQUESTS WHICH ARE BASED ON MEDICAL, PHYSICAL, OR MENTAL HEALTH REASONS MUST BE ACCOMPANIED BY DOCUMENTATION FROM A PHYSICIAN OR MENTAL HEALTH PROVIDER.)

Except for magnet applicants, transfer request forms for the next school year must be submitted between **April 1 and June 1.**

***Magnet applicants** must submit this *Application* in its entirety according to the guidelines established by Policy and Rule 6130.

I have read the information in Policy and Rule 5140. I understand that, unless otherwise indicated, if the transfer request is approved transportation is not provided by BCPS.

Signature of Parent/Guardian: _____ **Date:** _____

PART II: TRANSFER REVIEW/DECISION (To be completed by Receiving School Principal)

_____ **Approved** _____ **Denied** (check all that apply)

____ Overcrowded Conditions
____ Reason Inconsistent with Policy and Rule
____ Lack of Appropriate Documentation
____ Application Late/No Unforeseen Emergency

Signature of Receiving School Principal: _____ **Date:** _____

(Receiving school principal is to forward this copy of the decision to the parent/guardian; retain a photocopy for school files; and send a photocopy to the home school principal.)

APPEALS: Must be made in writing, including a copy of this *Application* signed by the receiving school principal, to the Executive Director of Student Support Services, Baltimore County Public Schools, 6901 Charles Street, Towson, MD 21204, within 10 calendar days of the date of decision.

Copies: (1) receiving school principal; (2) home school principal; (3) parent/guardian

GREATER TIMONIUM COMMUNITY COUNCIL, INC.
C/O Louis W. Miller, Treasurer
44 E. Timonium Rd., Timonium, Md. 21093-3424 Ph: 410-252-3444 Email: Leabo@aol.com

November 23, 2003

Keith Link
Baltimore County Traffic Engineering
111 W. Chesapeake Ave.
Towson, Md. 21204

Ref: Traffic Information, W. Timonium Rd. at Pine Valley/Valley Wood

Dear Keith,

Thank you for the verbal information about the traffic at this location.

This is a formal letter of request for documentation of the information relating to this location. Specifically: twenty-four hour east counts and west counts. Also the highest daily counts in the morning busy times (6, 7, 8 hours) and evening busy times (4, 5, 6 hours). Please also give the date of the traffic study resulting in these figures.

I would also request your Child Care trip studies for number of trips per child for child Care centers.

Validation of your reports with traffic stamp, date and signature would be helpful.

Again, thank you for your excellent help.

Very cordially yours,

Louis W. Miller

File: PVVW Traffic

Rec'd No 17

Department of Public Works

Bureau of Traffic Engineering
and Transportation Planning
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3554 • Fax: 410-887-5784

Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

November 28, 2003

Louis W. Miller
44 E. Timonium Rd.
Timonium, MD 21093

Subject: W. Timonium Rd.- Traffic Counts

Dear Mr. Miller;

Thank you for your letter requesting traffic volume information and trip generation factors for a daycare center. Enclosed, are average daily traffic counts recorded in 1999 and 2001. Unfortunately, we could only find the hourly breakdown for the 1999 counts but comparing the average daily traffic volumes there is very little difference between the two counts. Also enclosed, are the traffic generation factors for a day care center based on the 1998 Institute of Transportation Engineers Trip Generation Manual. Use the estimated number of students times the generation factor to determine the estimated traffic to be generated by this site.

We hope you find this information is useful, if you have any questions or require additional information please contact Keith Link at 410—887-3554.

Sincerely,

Gregory W. Carski, Supervisor
Traffic Engineering Design Section

Enclosure

U:\Bureaus\Traffic\2003 Documents\Engineering\Link\Let\wkl112803 Timonium.doc

'Please see Letter from Baltimore Department of Public Works, Bureau of Traffic Engineering 'dated November 28, 2003 to Louis W. Miller, 44 E. Timonium Rd., Timonium, Md. 21093 with 'attachments pages 1,2,3,4 of traffic information.

Page 1: 5pm hourly counts			
#16 previous hour 4pm	699		
#17 5pm	861		
#18 following hour 6pm	575		
TOTAL-3 HOUR PERIOD-PM	2135		
Page 2: 8am hourly counts			
#7 previous hour 7am	667		
#8 8am	849		
#9 following hour 9pm	620		
TOTAL-3 HOUR PERIOD-AM	2136		
Page 4, Noting Average weekday			
'2-Way Volume			
4.52 per child X 154 equals			
696 trips divided by 2			
AM	348		
PM	348		
TOTAL CHILD CARE TRIPS	696		
'Page 3, Noting 24 hour traffic count for Timonium Rd from I-83 to Pine Valley Drive - 2001 Study			
West Bound	6644		
' East Bound	7829		
TOTAL 24 HOUR TRIPS	14473		
Traffic calculations Per hr., min., sec.			
'West Bound, 24 Hr Count	6644		
'Less 3 hr PM trips	2135		
' **Net 21 hour West Bound trips**	4509		4509
'East Bound, 24 hr count	7829		
'Less 3 hr AM trips	2136		
' **Net 21 hour East Bound trips**	5693		5693
Net 18 hour East & West Bound trips	10202		
' **TOTAL TRIPS IN NON-BUSY TIMES PER HOUR**			567 Per Hr.
' **TOTAL TRIPS IN NON-BUSY TIMES PER MINUTE**			9.4 Per Min.
' **TOTAL TRIPS IN NON-BUSY TIMES PER SECOND**			.16 Per Sec.
Busy 3 hr PM trips	2135		
Busy 3 hr AM trips	2136		
' **Total AM & PM 6 hr trips**	4271	'4271/6 hr =	712 Per hr
' **Add Non-busy hour trips**			567 Per hr.
TOTAL TRIPS 24 HR PERIOD PER HOUR			1279 Per hr.

SEE NEXT PAGE

Now add Child Care Trips

' Trips in AM busy 3 hour period	348
' Trips in PM busy 3 hour period	348
' **Total trips in AM & PM 6 hour period**	696
' **Total trips in AM & PM 6 hour period/6 hours**	116 per hour
' **Total trips in AM & PM 6 hour period/60 min.**	1.93 per min
' **Total trips in AM & PM 6 hour period/60 sec.**	.03 per second

SUMMERY - TRIPS PER		**Hour**	**Minute**	**Second**
18 HR PERIOD - 10202 = 67.3%	41%	567	9.45	0.16
6 Hr period 4271 = 28.1%	51%	712	11.87	0.20
Child Care Additon 696 = 4.6%	8%	116	1.93	0.03
TOTAL TRIPS = 15169	**100%**	**1395**	**23.3**	**0.39**

FIFTY NINE (51% + 8%) OF THE HOURLY TRIPS OCCUR IN THE TWO THREE HOUR PERIODS. THESE TWO THREE HOUR PERIODS HAVE THIRTY TWO. SEVEN (32.7%) OF THE TRIPS
SIX HUNDRED NINETY SIX PARENTS AND CHILDREN ARE AT GREAT RISK AT THIS LOCATION.

SOURCE OF THESE CALCULATIONS ARE FROM BALTIMORE COUNTY TRAFFIC DEPT.
'FIGURES ILLUSTRATE THE SAFETY FACTOR ASSOCIATED WITH THIS CHILD CARE PETITION 04-123-xa

'Greater Timonium Community Council, Inc.

Louis W. Miller, President Elect 2004
Treasurer
44 E. Timonium Rd.
Timonium. Md. 21093
410-252-3444
Email: Leabo@aol.com

File: GTCC PVVW Traffic.xlr

Site Name	TIMONIUM RD E. PINE VALLEY DR. (EB)
Jurisdiction	BC
Study Type	Volume (ch1)
Location Code	882
Direction	East
Date	12/15/1999
Real Time	08:56
Start Date	12/15/1999
Start Time	09:00
Sample Time	00:15
Operator Number	5
Machine Number	20

Thursday, December 16, 1999

	Channel 1					Channel 2					Channel 1 + Channel 2				
HR Begin	HR Total	00-15	15-30	30-45	45-00	HR Total	00-15	15-30	30-45	45-00	HR Total	00-15	15-30	30-45	45-00
00	28	12	9	2	5										
01	26	5	4	6	11										
02	8	1	3	3	1										
03	6	1	3	2	0										
04	14	3	5	2	4										
05	16	3	1	7	5										
06	91	10	16	37	28										
07	332	70	90	93	79										
08	367	67	103	107	90										
09	350	93	90	86	81										
10	367	75	88	85	119										
11	448	112	91	129	116										
12	417	105	111	100	101										
13	401	103	98	106	94										
14	518	103	142	124	149										
15	638	170	169	159	140										
16	699	156	154	175	214										
17	861	224	200	228	209	SPM									
18	575	157	147	140	131										
19	516	115	125	147	129										
20	434	95	121	105	113										
21	346	99	91	78	78										
22	168	60	49	22	37										
23	93	30	24	19	20										
	7719	Total					Total					Total			

Channel 1

AM Peak Hour Start	10:45
AM Peak Hour Total	451
AM Peak Hour Factor	87.40 %
PM Peak Hour Start	16:45
PM Peak Hour Total	866
PM Peak Hour Factor	94.96 %

Channel 2

AM Peak Hour Start	
AM Peak Hour Total	
AM Peak Hour Factor	
PM Peak Hour Start	
PM Peak Hour Total	
PM Peak Hour Factor	

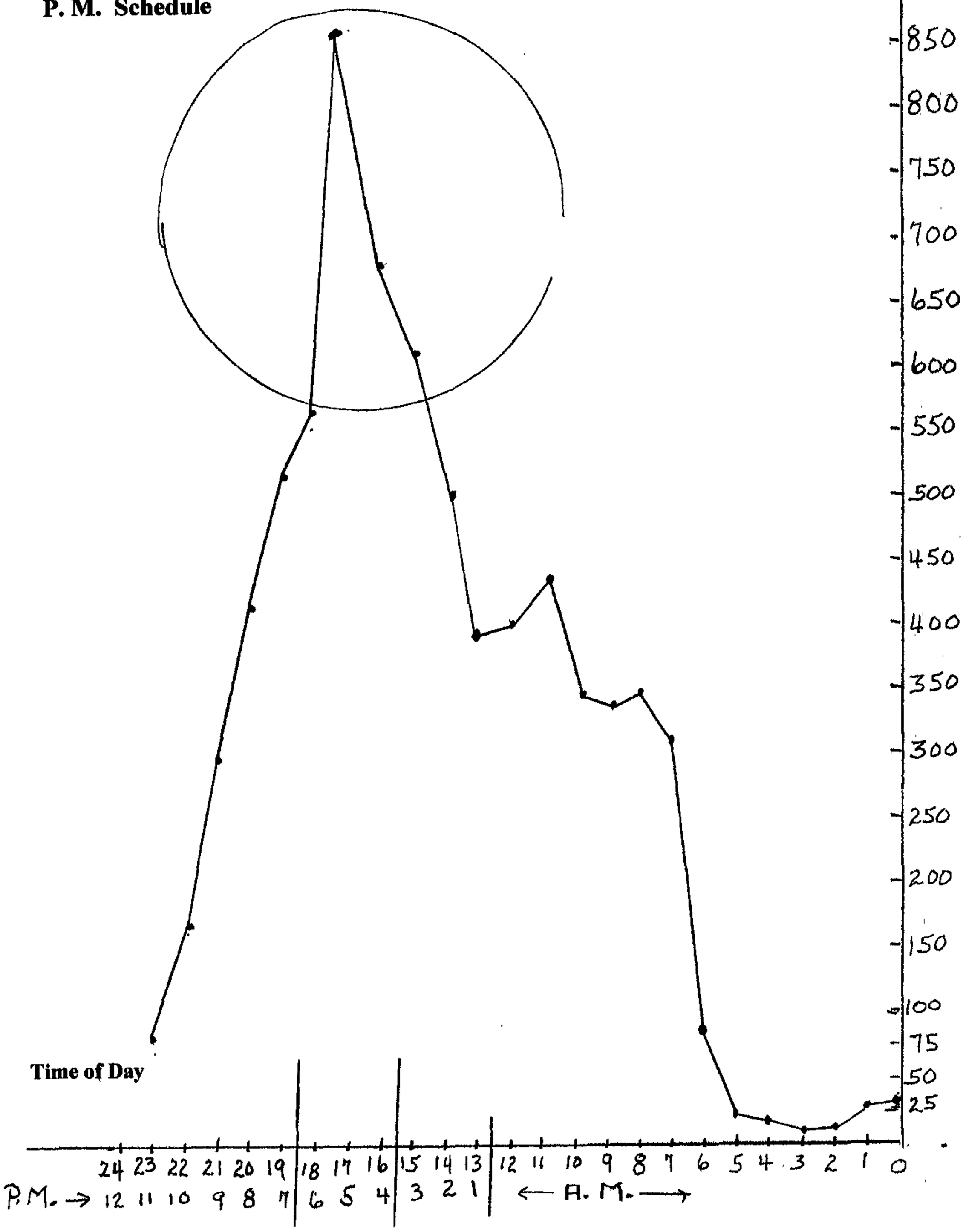
Channel 1 + 2

AM Peak Hour Start	
AM Peak Hour Total	
AM Peak Hour Factor	

West Timonium Rd Traffic Trips
At Pine Valley Drive. 12/15/99

(Source: Baltimore County Bureau of Traffic Engineering attachment of letter dated November 28, 2003 to Louis W. Miller)

P. M. Schedule



Site Name	TIMONIUM RD E. PINE VALLEY DR (WB)
Jurisdiction	BC
Study Type	Volume (2-way)
Location Code	884
Direction	East
Date	12/13/1999
Real Time	08:51
Start Date	12/13/1999
Start Time	09:00
Sample Time	00:15
Operator Number	5
Machine Number	20

Tuesday, December 14, 1999

HR Begin	Channel 1 HR Total	00-15	15-30	30-45	45-00	Channel 2 (2-1) HR Total	00-15	15-30	30-45	45-00	Channel 1 + Channel 2 HR Total	00-15	15-30	30-45	45-00
00						8	1	3	3	1					
01						4	2	1	0	1					
02						7	4	2	1	0					
03						5	1	1	0	3					
04						16	2	1	4	9					
05						71	5	13	21	32					
06						212	39	34	52	87					
07						667	121	155	163	228					
08					8AM	849	224	217	199	209					
09						620	204	164	141	111					
10						397	98	101	92	106					
11						341	71	79	91	100					
12						360	83	102	79	96					
13						363	82	90	93	98					
14						390	99	103	96	92					
15						466	90	93	131	152					
16						445	112	110	92	131					
17						462	125	88	136	113					
18						404	104	92	109	99					
19						331	110	94	67	60					
20						212	50	65	49	48					
21						147	42	49	29	27					
22						110	27	26	40	17					
23						39	13	12	10	4					
	Total					6926	Total					Total			

Channel 1
AM Peak Hour Start
AM Peak Hour Total
AM Peak Hour Factor
PM Peak Hour Start
PM Peak Hour Total
PM Peak Hour Factor

Channel 2

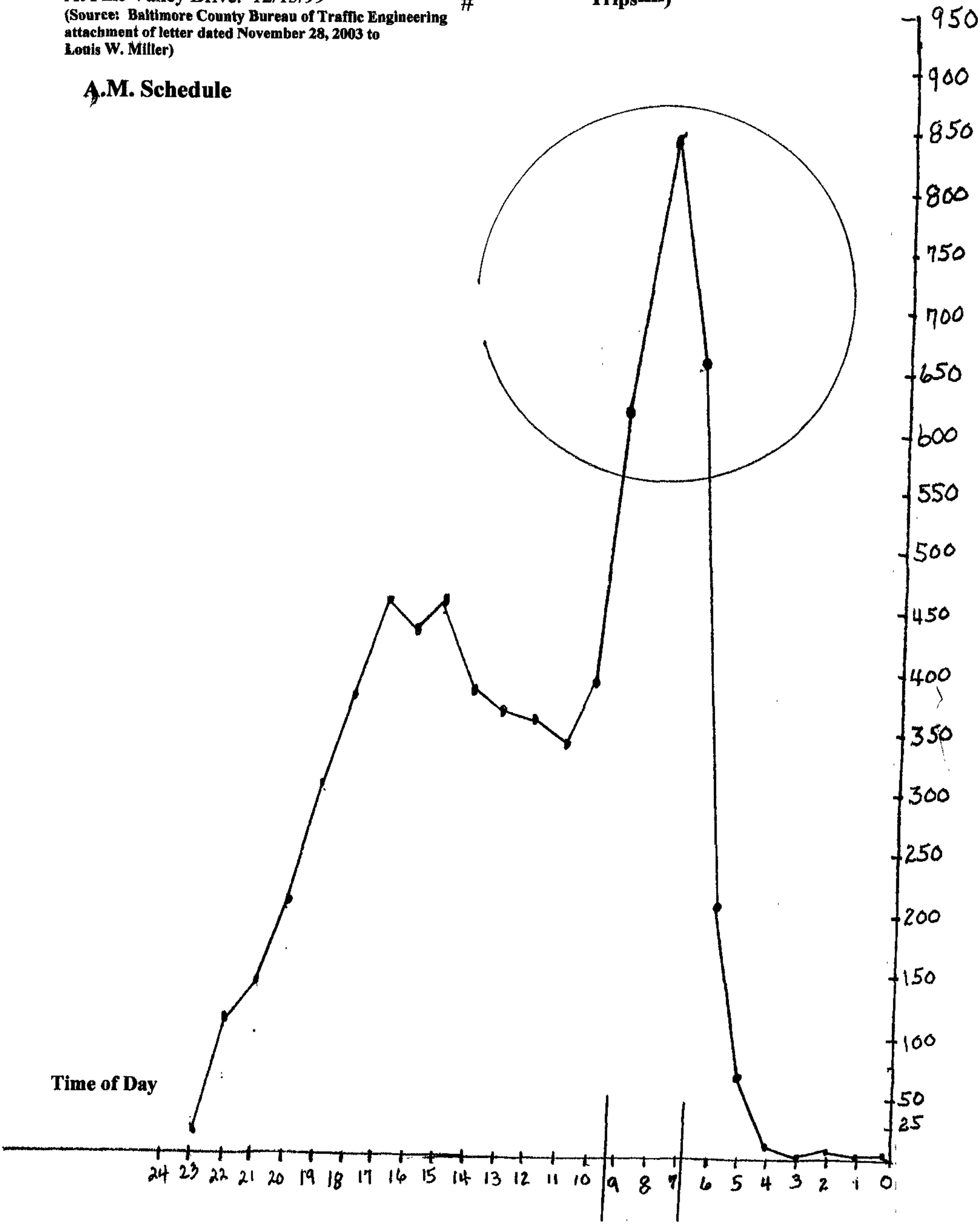
AM Peak Hour Start	7:45
AM Peak Hour Total	868
AM Peak Hour Factor	95.18 %
PM Peak Hour Start	15:30
PM Peak Hour Total	505
PM Peak Hour Factor	83.06 %

Channel 1 + 2
AM Peak Hour Start
AM Peak Hour Total
AM Peak Hour Factor

West Timonium Rd Traffic Trips
At Pine Valley Drive. 12/13/99

(Source: Baltimore County Bureau of Traffic Engineering attachment of letter dated November 28, 2003 to Louis W. Miller)

A.M. Schedule



YEAR

| | | |

Summary of Trip Generation Rates
For 1 Students of Day Care Center
November 28, 2003

TAKE THIS NO. X NO. OF STUDENTS

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	4.52	2.50	7.06	2.42	7
7-9 AM Peak Hour Enter	0.43	0.21	0.94	0.00	0
7-9 AM Peak Hour Exit	0.38	0.18	0.84	0.00	0
7-9 AM Peak Hour Total	0.81	0.39	1.78	0.93	66
4-6 PM Peak Hour Enter	0.40	0.11	0.81	0.00	0
4-6 PM Peak Hour Exit	0.46	0.13	0.91	0.00	0
4-6 PM Peak Hour Total	0.86	0.24	1.72	0.96	66
AM Pk Hr, Generator, Enter	0.43	0.21	0.94	0.00	0
AM Pk Hr, Generator, Exit	0.39	0.18	0.84	0.00	0
AM Pk Hr, Generator, Total	0.82	0.39	1.78	0.94	66
PM Pk Hr, Generator, Enter	0.40	0.18	0.81	0.00	0
PM Pk Hr, Generator, Exit	0.46	0.21	0.91	0.00	0
PM Pk Hr, Generator, Total	0.86	0.39	1.72	0.97	66
Saturday 2-Way Volume	0.39	0.12	0.96	0.70	5
Saturday Peak Hour Enter	0.07	0.02	0.17	0.00	0
Saturday Peak Hour Exit	0.04	0.01	0.10	0.00	0
Saturday Peak Hour Total	0.11	0.03	0.27	0.34	5
Sunday 2-Way Volume	0.37	0.18	0.84	0.65	5
Sunday Peak Hour Enter	0.06	0.03	0.09	0.00	0
Sunday Peak Hour Exit	0.05	0.03	0.08	0.00	0
Sunday Peak Hour Total	0.11	0.06	0.17	0.33	5

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 6th Edition, 1997.

TRIP GENERATION BY MICROTRANS


ALUMINUM
RUNT ROAD
Copyright (C) 2002 Baltimore County, Maryland

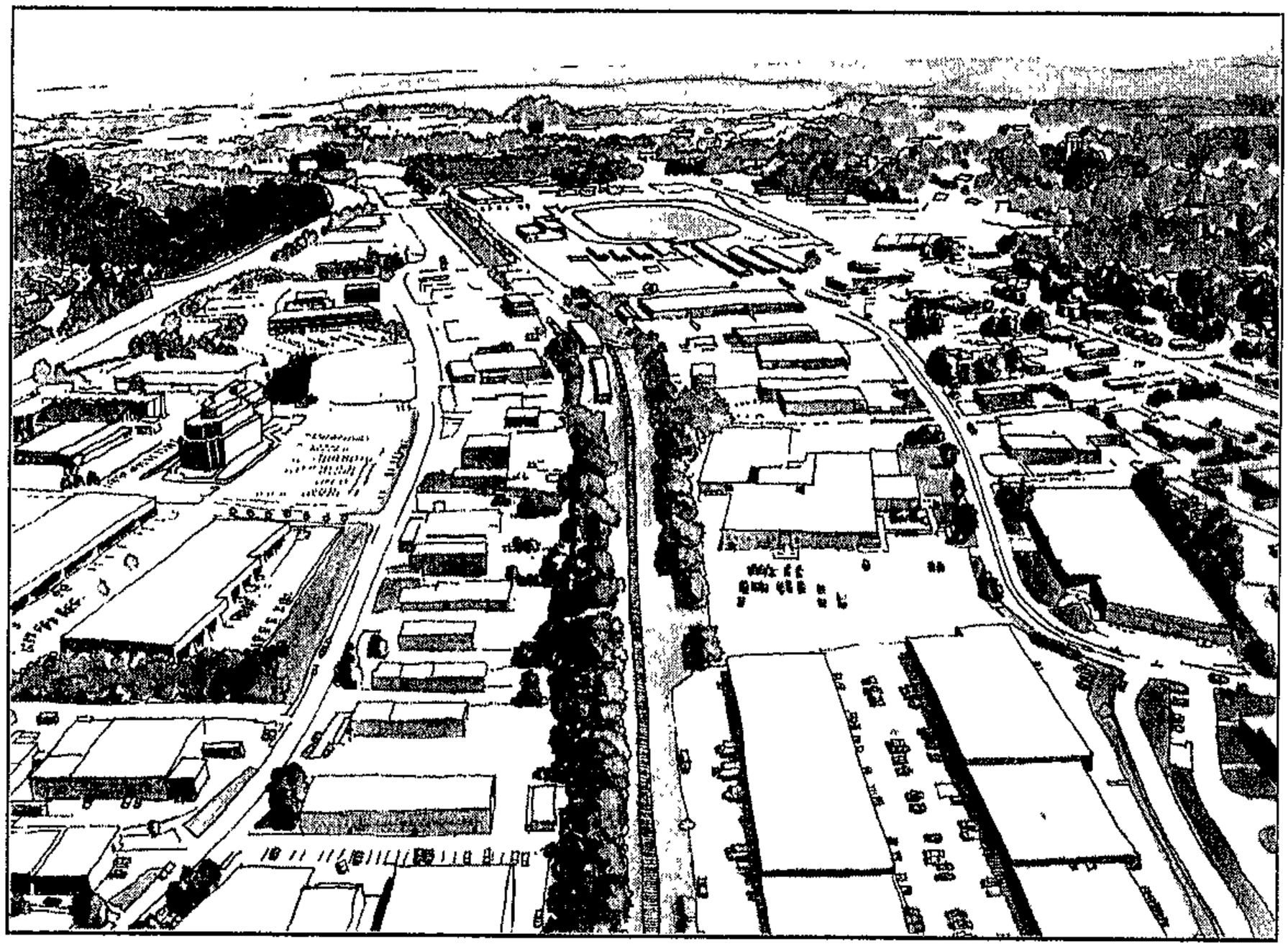


KinderCare Owings Mills

Dumpster left open over the
Weekend, trash left on ground,
top left open.

Rec'd 8/8/19

Hunt Valley / Timonium
Master Plan



Prot No 20

As Adopted by the Baltimore County Council
October 19, 1998

IN RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE N/S West Timonium Road, 602' E of the c/l Hunters Ridge Court (206 West Timonium Road) 7th Election District - 3rd Council District Michael L. Sabracos - Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-123-XA

* * * * * * * * * * *

SUBPOENA

TO: Rahee J. Famili, P.E.
Department of Permits and Development Management
County Office Building, Room 211
111 West Chesapeake Avenue
Towson, MD 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 401 - 4th Floor, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

and to bring _____

_____

on the 12th day of December ~~199~~ 2003, regarding the above captioned case, for the purpose of testifying at the request of _____ Francis X. Borgerding, Jr. .

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2 (C).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: _____

IN RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE N/S West Timonium Road, 602' E of the c/1 Hunters Ridge Court (206 West Timonium Road) 7th Election District - 3rd Council District Michael L. Sabracos - Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-123-XA

* * * * * * * * * * *

SUBPOENA

TO: William Hughey, Area Planner
Baltimore County Office of Planning
401 Bosley Avenue
Towson, MD 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 401 - 4th Floor, County Courts Building, 401 Bosley Avenue, Towson, MD 21204 and to bring _____

_____

on the 12th day of December ~~xxx~~ 2003, regarding the above captioned case, for the purpose of testifying at the request of _____.

Francis X. Borgerding, Jr.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2 (C).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: _____

IN RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE N/S West Timonium Road, 602' E of the c/l Hunteres Ridge Court (206 West Timonium Road) 7th Election District - 3rd Council District Michael L. Sabracos - Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-123-XA

* * * * * * * * * * *

SUBPOENA

TO: Jen Berg ID#3738
Baltimore County Police Department
111 White Avenue
Cockeysville, MD 21030

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 401 - 4th Floor, County Courts Building, 401 Bosley Avenue, Towson, MD 21204 and to bring documents regarding traffic accidents, citations or other traffic incidents in the vicinity of the 200 block of West Timonium Road, Timonium, MD 21093 on the 12th day of December 2003, regarding the above captioned case, for the purpose of testifying at the request of Francis X. Borgerding, Jr.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2 (C).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 12/8/03

IN RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE N/S West Timonium Road, 602' E of the c/l Hunteres' Ridge Court (206 West Timonium Road) 7th Election District - 3rd Council District Michael L. Sabracos - Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-123-XA

* * * * * * * * * * *

SUBPOENA

TO: Jen Berg ID#3738
Baltimore County Police Department
111 White Avenue
Cockeysville, MD 21030

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 401 - 4th Floor, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

and to bring _____

on the 20th day of January 2004 ~~199~~, regarding the above captioned case, for the purpose of testifying at the request of _____

Francis X. Borgerding, Jr.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2 (c).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: _____

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

February 6, 2004

Robert A. Hoffman, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
(206 W. Timonium Road)
Michael L. Sabracos – Petitioner
Case No. 04-123-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied and the Petition for Variance dismissed, 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. Michael Sabracos, 504 Whithorn Court, Timonium, Md. 21093
Mr. Mitch Kellman, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson, Md. 21286
Mr. Paul Lee, Century Engineering, 32 West Road, Towson, Md. 21204
Francis X. Borgerding, Esquire, 409 Washington Ave., Suite 600, Towson, Md. 21204
Mr. Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Mr. Charles Needer, 17 Deep Dale Drive, Timonium, Md. 21093
Mr. Don Gerding, 335 Old Trail, Baltimore, Md. 21212
Mr. Don Wright, 403 Woodbine Avenue, Towson, Md. 21204
Mr. Lou Miller, 44 E. Timonium Road, Timonium, Md. 21093
Mr. Eric Rockel, 1610 Riderwood Drive, Timonium, Md. 21093
Ms. Stacy Brunner, 214 Burning Tree Road, Timonium, Md. 21093
Ms. Caroline Joyner, 409 Washington Avenue, Suite LL8, Towson, Md. 21204
Ms. Cathy Worthington, 2117 Woodfork Road, Timonium, Md. 21093
Mr. & Mrs. Jack Bond, 224 W. Timonium Road, Timonium, Md. 21093
Mr. & Mrs. Michael Pate, 4 Gailridge Court, Timonium, Md. 21093
Dr. William Reichel, 2205 Forest Ridge Road, Timonium, Md. 21093
Ms. Susan Hyde, 220 Burning Tree Road, Timonium, Md. 21093
Ms. Patty Newton, 207 Deep Dale Drive, Timonium, Md. 21093
Ms. Kathleen Beadell, 211 Gateswood Road, Timonium, Md. 21093
Ms. Kimberly Pettinelli, 213 Deep Dale Drive, Timonium, Md. 21093
Ms. Gabriel DiGiacomo, 2121 Pine Valley Drive, Timonium, Md. 21093
Mr. Bob McKinley, 202 Sandee Road, Timonium, Md. 21093
Dr. & Mrs. Robert E. Yim, 107 Deep Dale Drive, Timonium, Md. 21093
Mr. & Mrs. Mark Mooney, 201 Sandee Road, Timonium, Md. 21093
Mr. Chet Jones, 8612 Valleyfield Road, Lutherville, Md. 21093
People's Counsel; Case File

...an
...nor fra-
...sympathy to
Dr. Amy Bennett,
...and Will Mosher of
and to his sister Beth
...ladstone of Ocean City
were part of Bob's commu-
...mily and we will miss him.

Members, Towson Area
Fourth of July Committee
Towson

Local day care is a needed resource in community

In regard to the story in last week's *Towson Times* ("Foes jam day care hearing," Dec. 18), it is sad that Pine Valley/Valleywood residents have developed a not-in-my-backyard attitude toward the proposed KinderCare facility.

There is a need for dependable, safe and convenient day care and I cannot understand how a child care facility within the community could have a negative impact on its health, safety or general well-being.

You have to wonder just how many working moms are supporting this opposition.

Pat Stahler
Lutherville

RECEIVED
JAN 15 2004
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: January 14, 2004

SUBJECT: Kindercare Center constituent concerns

Attached are copies of additional letters sent regarding the Kindercare Daycare Center. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

January 12, 2004

The Honorable James T. Smith
Baltimore County Executive
Mezzanine, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Kindercare proposal for 206 W. Timonium Rd, Zoning Case #04-123-XA

Dear Mr. Smith,

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Rd. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I insist that Timonium Road, west I-83 be kept residential. Your support of the residents in this area is necessary and required.

Additionally, I am opposed to any suggestion to used Kinder Care as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. It would be better to have kindergarten students home with their families for half a day rather than parked at a for-profit institutional day-care center.

Please consider the following:

1) The increase in traffic will create hazardous conditions in addition to the congestion present on the roads. Even with modifications proposed to the road, the situation is dangerous. The safety of current residents who regularly travel this road will be in jeopardy. In addition, proposed families dropping off children at this facility would find their lives at risk.
2) The use of this property as a daycare facility is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of Interstate 83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the intent that a daycare center of this enormous size be built on this property.
3) I am also concerned about the future of the property if the daycare facility were to fail. What will happen to the properties adjacent to this property? This is a question that needs to be addressed. If the precedent of non-residential, commercial development is allowed in this situation, I foresee a tragic change in this portion of Timonium Road.
4) Most importantly, it is impossible to consider this special exception without considering the dedevelopment of the property directly across the street. Eighteen additional homes are to be built there and these homes will also impact the traffic situation.

Sincerely,

Martha T. Martin

Martha T. Martin
2123 Pine Valley Drive
Timonium, MD 21093

Cindy Murphy
314 Presway Rd.
Timonium, MD. 21093

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD. 21204

January 11, 2004

Dear Mr. Smith,

This letter is in regard to the Kinder Care porposal for 206 W.Timonium Road, Zoning Case #04-123-XA

This property is in a residential neighborhood zoned DR 2. The exception allows small day-care operations. I believe that the intent of the exception was that stay-at-home moms would be permitted to take children into their homes as day-care providers. I understand that this 2.31 acre parcel could allow up to 4 homes, thus permitting day-care for up to 40 children between 4 houses. The intent of the exception was never to allow an operation as large as Kinder Care.

This large wealthy business wants to barge into our quiet residential neighborhood with its 5 small lane "remedy" to our protests about traffic congestion. The confluence of an off-ramp, an on-ramp and an east-west roadway is not a safe place to put a business that necessitates putting children in cars making left-hand turns into or out of the facility during morning and evening rush hours.

According to Timonium's Master Plan, Timonium Road west of I-83 is to be kept residential. The master plan and the zoning could have been made clear to anyone interested in buying the property. To buy it with the intent of changing current regulations is, to say the least, not a neighborly thing to do. The owner never intended to live here. He has no vested interest in the neighborhood. He doesn't care if his business makes life a little more congested or dangerous for those of us who have invested our lives in this neighborhood. We love where we live and don't want to change the zoning or make any exceptions to the current regulations.

Thank you for your consideration of our concerns.

Respectfully,

Cindy Murphy

January 12, 2004

The Honorable James T. Smith
County Executive
400 Washington Avenue
Towson, MD 21204

Re: KinderCare proposal for 206. West Timonium Road, Zoning Case #04-123-XA

We are residents of the Hunt Ridge development approximately ¼ of a mile west of the site that is being proposed for a new KinderCare operation on Timonium Road. We are opposed to this plan because it will go against the Timonium Master Plan, which specified that property west of I – 83 be kept residential. The proposed use of this property is not only contrary to the Master Plan, but will also create unnecessary additional traffic and safety issues on Timonium Road and the roads feeding into Timonium Road. An operation of the size proposed (154 children) belongs in a commercial area, not in an established residential area.

Additionally, We are opposed to the suggestion that this proposed facility could be used as a location for off-site kindergarten once full-day kindergarten in enacted at Pinewood Elementary. This location so close to the busy I-83 inter change is not a suitable location for a large number of kindergarten students and presents serious safety issues.

We have expressed these concerns and additional ones to Zoning Commissioner Schmidt.

Thank you for your consideration,

Sal Castorina Mary Castorina

Mary Castorina
Sal Castorina
202 Hunters Ridge Road
Timonium

January 10, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Mr. Schmidt:

I am a resident of the Hunt Ridge community. Actually I am the first house in the neighborhood so I'm actually on Timonium Road as well. I attended the hearing on December 12, 2003 and was appalled by what transpired. I would ask that you take a moment to read this letter and consider this fellow constituent's concerns:

1. By adding a fifth lane (turning lane) to Timonium Road the existing lanes would need to be narrowed. The turning lane would be used by people turning left ***into*** Kindercare, by people turning left ***out of*** Kindercare, and by people turning ***left from*** Holly Ridge (new development being build directly across from Kindercare). Not only will this 11 feet wide turning lane be creating a place for accidents to happen but it will also back up traffic significantly in the other lanes. More than likely all these cars in the turning lane will not be able to "fit" so they will be butting out into the lanes, not allowing traffic to pass, and backing it up a great deal. We have the exact same situation in front of Steak N Ale on the other side of I-83. If cars trying to turn left into Steak N Ale or the gas station don't get exactly into the turning lane it backs the traffic all the way back through the intersection. If you haven't experienced a situation like this, let me tell you it is definitely a dangerous situation.

2. I believe that allowing Kindercare on this property and changing our roads as well is totally commercializing both the property and our roads. I believe it goes against the Master Plan and it is not fair to ask the people of this fine community to tolerate such a hazardous and congested plan.

I respectfully submit these concerns and would urge you to come visit the site during rush hour any time.

Sincerely,

Carole Van Wagner

Carole Van Wagner
201 Hunters Ridge Road
Timonium, MD 21093
410-561-9183

cc: James Smith
County Executive

Subj: **KINDER CARE CHILD CARE**
Date: 1/8/04 9:01:27 PM Eastern Standard Time
From: BILLKATHWERN
To: towsontimes@patuxent.com
CC: BILLKATHWERN

THE RESIDENTS OF THE WEST TIMONIUM RD. AREA ARE A PEACEFUL GROUP. HOWEVER, MANY OF FEEL AS THOUGH WE ARE BEING INVADED BY A MONEY HUNGRY GROUP WHO ARE TRYING TO GET RICH AT OUR EXPENSE.

LET'S DEFINE OUR EXPENSE!

FIRST, THE HOME OWNERS ON DEEP DALE DR. WILL HAVE TO LOOK AT THE DAY CARE AND A PARKING LOT. TO SAY NOTHING ABOUT THE TRASH DUMPSTERS.

SECOND, THEIR CHANCE OF A QUICK SALE OF THEIR HOME, IF NECESSARY, WILL TAKE LONGER THAN IT SHOULD. SPEAKING AS A REALTOR OF MANY YEARS.

THIRD, THE PEACEFUL TRANQUILITY OF THE NEIGHBORHOOD WILL BE THREATEN.

FOURTH, OUR PINEWOOD SCHOOL WILL BE BURDEN WITH CHILDREN FROM OTHER AREAS.

FIFTH, THE TRAFFIC ON WEST TIMONIUM RD. IS AND HAS BEEN GETTING WORST BY THE YEAR. IT COULD BE CONSIDERED A MINI INTERSTSATE.MR.SABRACOS' NEIGHBORHOOD ALONE HAS GENERATED ADDITIONAL TRAFFIC.

HAVING BATTLED MR. RUPPERSBERGER'S HIT MEN FOR A MUCH NEEDED TRAFFIC LIGHT AT W. TIMONIUM RD. AND PINE VALLEY DR.AND LISTENING TO THE COUNTIES TRAFFIC ENGINEERS,I THINK THEY AND MR.GUCKERT [MR.SABRACOS' TRAFFIC ENGINEER] RELY TO MUCH ON THEIR MANUALS INSTEAD OF GOOD COMMON SENSE. I COULD VENT MY OWN THOUGHTS, BUT IT WOULD NOT BE PRINTED

EVERY ADDITIONAL CAR ON W. TIMONIUM RD. IS ANOTHER BULLET IN THE GUN TO AN EXISTING MAJOR TRAFFIC PROBLEM ON W. TIMONIUM RD.

THE TRAFFIC IS BAD AND THE SPEEDING IS A MONUMENTAL PROBLEM AND BALTIMORE COUNTY CAN'T CONTROL IT NOR DO THEY TRY!!!!!!!!!!

BECAUSE OF THE PROBLEM AT PINE VALLEY DR. AND W TIMONIUM RD. MANY OF THE SCHOOL BUSES AND SCHOOL TRAFFIC LEAVE EXIT PINE VALLEY IN THE MORNING BY WAY OF FOREST RIDGE RD.AND CHANCES ARE MR.GUCKERT DOES NOT KNOW WHERE FOREST RIDGE RD. IS.

SUMMARY, WE DON'T NEED KINDER CARE IN OUR BACK YARD!!!!!!!!

MY QUESTION TO OUR OFFICIALS IN BALTIMORE COUNTY GOVERNMENT IS WHY DO WE CITIZENS HAVE TO GO THROUGH THIS MESS EVERY SEVERAL YEARS.

I ONLY HOPE SOMEBODY IN BALTIMORE HAS SOME GOOD COMMON SENSE AND TELLS KINDER CARE TO GO ELSEWHERE.

RESPECTFULLY SUBMITTED

BILL WERNECKE
309 GALWAY RD.
TIMONIUM,MD.21093
410 252 1939

Kinder

2107 Pine Valley Drive
Timonium, MD 21093
January 13, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: KinderCare Proposal for 206 W. Timonium Road,
Zoning Case #04-123-XA

Dear Mr. Smith:

We are opposed to the proposal for a KindeCare daycare center at 206 W. Timonium Road for the following reasons:

(1) We have lived on Pine Valley Drive for nearly 29 years. Since then developments such as Hunt Ridge and Mays Chapel have created an increasing amount of traffic on Timonium Road. Over the years, we have experienced more and more difficulty trying to safely turn east on Timonium RD from Pine Valley DR. The additional congestion that will be created by those using the KinderCare will only create a more dangerous situation.

(2) The Timonium Master Plan stipulates that Timonium Road west of I-83 is to be kept residential. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted. This proposed center for 154 children should be located in a commercial zone. Our community is united against this proposal.

Thank you for protecting the true spirit and intent of the Timonium Master Plan.

Sincerely yours,
William H. Ford
Marie A. Ford
William H. Ford
Marie A. Ford

January 12,

2004

The Honorable James T. Smith
Baltimore County Executive
Mezzanine, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Kindercare proposal for 206 W. Timonium Rd, Zoning Case #04-123-XA

Dear Mr. Smith,

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Rd. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I insist that Timonium Road, west I-83 be kept residential. Your support of the residents in this area is necessary and required.

Additionally, I am opposed to any suggestion to used Kinder Care as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. It would be better to have kindergarten students home with their families for half a day rather than parked at a for-profit institutional day-care center.

Please consider the following:

1) The increase in traffic will create hazardous conditions in addition to the congestion present on the roads. Even with modifications proposed to the road, the situation is dangerous. The safety of current residents who regularly travel this road will be in jeopardy. In addition, proposed families dropping off children at this facility would find their lives at risk.
2) The use of this property as a daycare facility is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of Interstate 83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the intent that a daycare center of this enormous size be built on this property.
3) I am also concerned about the future of the property if the daycare facility were to fail. What will happen to the properties adjacent to this property? This is a question that needs to be addressed. If the precedent of non-residential, commercial development is allowed in this situation, I foresee a tragic change in this portion of Timonium Road.
4) Most importantly, it is impossible to consider this special exception without considering the dedevelopment of the property directly across the street. Eighteen additional homes are to be built there and these homes will also impact the traffic situation.

Sincerely,

Susan Hyde

File
04-123-XA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
FEB 12 2004
ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: February 10, 2004

SUBJECT: Kindercare Center constituent concerns

Attached are additional letters regarding the Kindercare Daycare facility. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

William M. Huhn
Diana L. Huhn
11531 Pebble Creek Drive
Timonium, Maryland 21093

January 26, 2004

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA
#ZONING REG 502.1

We are strongly opposed to the proposal for a KinderCare daycare center at 206 West Timonium Road. This proposal goes against the Master Plan for West Timonium Master Plan, which specifies that property west of I-83 be kept RESIDENTIAL. We purchased property in this area because we knew it was zoned residential. If these want a business of this nature let them move to a business area. We are already maxed out with heavy, heavy travel to the I-83 ramps and York Road traffic not to mention the traffic that comes in off of Jenifer, Mays Chapel, Falls Road. Please let us keep our residential zoning on the West side of Timonium Road.

Additionally, we are opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. We do NOT need two of these. One with all the traffic is enough.

WE STRONGLY OPPOSE THIS AND DO NOT WANT KINDERCARE!!!!!!!!!!

William M. Huhn

Diana L. Huhn

Kenneth and Karen Flower
613 Oak Farm Court
Timonium, MD 21093

January 26, 2004

Mr. James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Proposed KinderCare Center at 206 W. Timonium Road

Dear Mr. Smith:

We are writing to express our opposition to KinderCare's request for a special exemption to allow a 154 child daycare center on a residentially-zoned parcel on West Timonium Road.

As long-time residents of Timonium, we have seen the significant increase in traffic and congestion on both Timonium and Padonia Roads as commercialization has progressed west of York Road. This combined with the increased residential construction west of I-83 has created traffic patterns and congestion that is dangerous to our children and inconsistent with a residential setting. Widening Timonium Road will only exacerbate this problem.

We feel strongly that KinderCare's request for special exception should be denied and the spirit of our residential communities protected.

Sincerely,

Kenneth Flower

Karen Flower

JAMES SMITH
COUNTY EXECUTIVE
MEZZANINE OLD COURTHOUSE
400 WASHINGTON AVENUE
TOWSON MD 21204

JANUARY 26, 2004

DEAR MR. SMITH

PLEASE DO NOT ALLOW KINDERCARE TO DESTROY OUR NEIGHBORHOODS. KINDERCARE WOULD NOT CONTRIBUTE POSITIVELY TO TIMONIUM ROAD. KINDERCARE WOULD ONLY LOWER THE VALUE OF OUR HOMES AND CAUSE ADDITIONAL HAZARDS TO OUR CHILDREN.

TRAFFIC IN OUR AREA IS ALREADY HAZARDOUS. I HAVE WITNESSED TWO OCCASIONS WHEN CHILDREN WERE ALMOST HIT BY MOTORISTS MAKING AN ILLEGAL U TURN ON HUNTERS RIDGE ROAD. I HAVE ALSO BEEN REAR ENDED ON TIMONIUM ROAD BY A MOTORIST SPEEDING AROUND THE CURVE NEAR FOREST RIDGE ROAD. KINDERCARE CUSTOMERS WOULD USE HUNTERS RIDGE ROAD AS A TURN AROUND. ADDING A 500 FOOT TURN LANE WOULD ONLY ADD TO THE NUMBER OF MOTORISTS MAKING THE ILLEGAL U TURN AND ADD TO THE NUMBER OF PEDESTRIANS AND BICYCLIST IN DANGER.

TRAFFIC ON PADONIA, TIMONIUM AND SEMINARY ROAD IS ALREADY HORRIFIC. TRYING TO MAKE A LEFT HAND TURN OUT OF HUNTERS RIDGE IN THE MORNING IS TROUBLESOME, TO SAY THE LEAST. IT TAKES 25 MINUTES TO GET FROM VALLEYFIELD ROAD TO YORK ROAD ON SEMINARY AT 4:45PM ON THURSDAY AFTERNOONS. THE ILLEGAL MANUEVERS OF MOTORISTS COMING OFF OF I-83 AND BLOCKING ALL LANES TO TURN INTO THE MAC PARKING LOT HAPPENS DAILY. WE DO NOT NEED ADDITIONAL

MOTORISTS FROM OTHER NEIGHBORHOODS DRIVING IRRADICALLY IN ***OUR NEIGHBORHOOD***. PER THE POLE TAKEN IN THE HUNTERS RIDGE COMMUNITY, OUR NEIGHBORS WOULD NOT USE THE KINDERCARE FACILITY.

WHY CAN'T WE KEEP OUR NEIGHBORHOOD NON-COMMERCIAL? I SEE MANY EMPTY BUILDINGS ON THE YORK ROAD CORRIDOR BETWEEN SEMINARY AND PADONIA ROAD THAT ARE FOR LEASE. IT WOULD BE GREAT TO FILL ONE OF THOSE EYE SORES WITH KINDERCARE. WHY DOES THIS NEED TO BE BUILT IN THE BUSIEST PART OF TIMONIUM ROAD?

GRANTING KINDERCARE THIS ZONING WOULD BE DETRIMENTAL TO OUR COMMUNITY. WE CARE FOR OUR NEIGHBORHOOD AND ARE PROUD OF WHERE WE LIVE. PLEASE DO NOT TURN OUR NEIGHBORHOOD INTO A COMMERCIAL AREA WITH MORE VACANT BUILDINGS SITTING IDOL. PLEASE LET THEM OCCUPY AN ALREADY EXISTING BUILDING ALREADY ZONED FOR COMMERCIAL USE. THE SAFETY OF OUR CHILDREN IS AT STAKE.

SINCERELY,

JILL PACKO
265 HUNTERS RIDGE ROAD
LUTHERVILLE MD 21093

CC:
JAMES SMITH
COUNTY EXECUTIVE

DON MOORE
KINDERCARE

DAVID J. JOHNSON
KINDERCARE

TO: Hon. James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

FROM Jean Macauley
8541 London Bridge Way
Lutherville, MD 21093

DATE: February 6, 2004

RE: KinderCare Proposal for 206 W. Timonium Rd.;
Zoning Case #04-123-XA

I am writing to let you know that I am a Lutherville resident who is opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. If this proposal is permitted, it will violate the Timonium Master Plan, which specifies that property west of I-83 be kept residential.

Also, I am opposed to the suggestion to use KinderCare in the future as a location for an off-site kindergarten once full-day kindergarten is established at Pinewood Elementary. The additional traffic in the area of York and Timonium Roads and the safety of families traveling to such a facility are issues not to be taken lightly.

Your attention to the "big picture" here would be greatly appreciated.

J. Macauley

RECEIVED
JAN 21 2004
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: January 20, 2004

SUBJECT: Kindercare Center constituent concerns

Attached are additional constituent letters regarding the proposed Kindercare Center in Timonium. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, *Fax:* 410 296-5409

RECEIVED

DEC 15 2003

ZONING COMMISSIONER

December 10, 2003

Hon. Lawrence Schmidt
Zoning Commissioner for Baltimore County
Room 407, County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case No 04-123- XA Kinder Care Learning Center

Dear Mr. Schmidt:

The Board of Directors of the Valleys Planning Council would like to go on record as being in opposition to the proposed Special Exception for the Kinder Care Center at 206 W. Timonium Road as well as the requested variance to allow 185 children in lieu of the permitted 154 children.

Because this property falls within the geographic boundaries of The Valleys Planning area we are concerned for the following reasons with this issue:

1. This property is directly adjacent to the off ramp of I-83 and the proposed entrance into the site. It does not take a traffic engineer to know that a sizable day care center as proposed here will generate significant AM and PM peak hour conflicts when located this close to a major commuter roadway. We are also in agreement with the comments of the Office of Planning and the Bureau of Plans Review.
2. While the use of a day care may be an appropriate use in a DR zone, this particular location is not appropriate.
3. The plan indicates that only 13 parking spaces will be provided which we feel is inadequate for a day care of this size.

In summary, we believe that because of the significant safety issues concerning not only the commuter motorist but also the safety of the children being brought to and leaving this site at peak hours demonstrates that this request should be denied.

Sincerely,

Jack J. Dillon, Jr. (eoh)

Jack Dillon
Executive Director

January 3, 2004

RECEIVED
JAN 0 6 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Road for the following reasons:

- Even with the Timonium Road modifications proposed, the increase to traffic will create additional congestion on Timonium Road and will create a dangerous situation.
- The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
- This will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Thank you.

Nicholas Kontos
7 Valley Ridge Court
Timonium, Maryland 21093
410-252-9707

RECEIVED

JAN 0 6 2004

ZONING COMMISSIONER

2205 Forest Ridge Road
Timonium, MD 21093

January 5, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Commissioner Schmidt:

RE: Case #04-123-XA, Petition for Special Exemption—206 W. Timonium, Road

As I have written to you before on November 24, 2003, I am deeply opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. In my testimony on December 12, 2003, I stated my concern about accidents and fender benders that have increased significantly since my family moved into Pine Valley in 1970. The traffic congestion is already awful, and accidents occur now like never before in the period 1970-1995. It is so much more difficult to leave Forest Ridge Road onto Timonium Road than before. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation. The safety of my neighbors, the current residents who travel Timonium Road will be in jeopardy as will the safety of families using the proposed facility.

I hope that the proposal for a KinderCare daycare center will be rejected.

Thank you for consideration of my concerns,

Sincerely,

William Reichel

William Reichel, M.D.
Past President,
Baltimore County Medical Association
Affiliated Scholar
Center for Clinical Bioethics
Georgetown University School of Medicine

RECEIVED

JAN 0 6 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

We are opposed to the proposal for a KinderCare daycare center at
206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3) This use will be inconsistent with the porperty's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

We urge you to give serious consideration to our objections.

Very truly yours,
Marie Lawyer
John W. Lawyer
Marie and John Lawyer
2102 Woodfork Road
Timonium, MD 21093-3033
E-mail: JLawyer593@Comcast.net

RECEIVED
DEC 16 2003
ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

December 12, 2003

Dear Mr. Schmidt,

I am writing to you in reference to the proposed KinderCare for 206 W. Timonium Road.As a resident of Pine Valley I am vehemently opposed to any zoning exception that will allow this facility to be built at this sight. I attended the meeting in room 407 today for as long as I could get away from my work obligations. After seeing what KinderCare's traffic expert proposes, I am even more staunchly opposed. Paraphrasing Zoning Regulation 502.1, expanding Timonium Road at this location would be detrimental to the health, safety or general welfare of our neighborhood. Timonium Road would be configured to have five lanes that would then have to be reduced to two lanes going west at Pine Valley Drive. This would contribute to an already dangerous intersection. I feel that I am already risking life and limb trying to get out onto Timonium Rd without adding another lane and increased traffic flow from KinderCare's "Target Area". It is unfathomable to me that the "Traffic Expert" would not include the impact on Pine Valley Drive and Forest Ridge Road. These exits from our neighborhood are already extremely difficult. I am sure the expert did not witness how hard it is for the buses from Pinewood Elementary to get out onto Timonium Road.

Another point that seemed very obvious to me is the fact that at peak drop off and pick up times, traffic will probably be forced to wait out on Timonium Road to get into the facility. I have witnessed drop off and pick up at several pre-schools and area schools that have far less children to drop off. The space that is available for this will cause extremely hazardous conditions for cars exiting 83 South going west onto Timonium Road. The thought is literally frightening.

Granting a Special Exception to permit a Class B childcare center would create hazardous traffic conditions on Timonium Road and be detrimental to the general welfare of the Pine Valley community. Please **do not** grant Mr. Sabracos' petition for a special exception.

Sincerely,

Joann Golden
2106 Forest Ridge Road
Timonium, MD 21093

cc: Flo Monaghan Gitlin, Pine Valley HOA

RECEIVED

JAN 0 6 2004

ZONING COMMISSIONER

January 3, 2004

Jerome F. McClellan
Treasurer – PVVW Comm. Assoc.
2205 Pine Valley Drive
Timonium, MD 21093

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Mr. Schmidt:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility, again, even with the proposed modifications.
3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Mr. Schmidt, this is not simply a case of NIMBY. I personally could use a good day care center as I have 2 young children at home. I just don't believe this is a good location for a large day care center. There are plenty of other more user friendly locations in the immediate Timonium area. Maybe one of the locations along York Road that currently houses an abandoned building would be a better choice. Therefore two goals could be accomplished at the same time!

Please keep the area west of I-83 residential!

Thank you for your consideration.

Sincerely,

Jerome F. McClellan
Treasurer – Pine Valley/Valleywood Community Association

LAW OFFICES OF

OWENS & SMOUSE

A Limited Liability Corporation

RECEIVED

JAN 06 2004

ZONING COMMISSIONER

January 5, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner
for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No.: 04-123-XA, Petition for Special Exception
206 W. Timonium Road

Dear Mr. Schmidt:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size by permitted.

Thank you for your consideration of my viewpoint and that of my concerned neighbors.

Very truly yours,

RANDALL F. SMOUSE

RFS:rcc
Copy to: Flo Monaghan Gitlin, President, Pine Valley/Valleywood Comm.Assoc.

Randall F. Smouse
rfsmouse@owens-smouse.com
www.owens-smouse.com

113 Old Padonia Road • Suite 100
Hunt Valley, Maryland 21030
Telephone: 410-453-5757
Fax: 410-453-5755

Suburban D.C. Office
9911 Georgia Avenue
Silver Spring, Maryland 20902

TRACEY AND MICHAEL PATE

4 Gailridge Court
Timonium, MD 21093
(410) 561-2441
pate@comcast.net

RECEIVED

JAN 0 5 2004

ZONING COMMISSIONER

January 3, 2004

Mr. Lawrence E. Scmidt, Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear Commissioner Schmidt,

As residents of the Pine Valley/Valleywood community, we are opposed to the proposal for a KinderCare daycare center of 154+ children at 206 W. Timonium Road. If this proposal is permitted, it will go against the Timonium Master Plan, which specifies that property west of I-83 should be kept residential.

Additionally, we are opposed to any suggestion to use KinderCare for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Please consider this letter in rendering your decision. Thank you for your attention to this matter.

Sincerely,

Tracey N. Pate

Tracey N. Pate

Byron R. Levy, Ph.D.

2131 Pine Valley Dr.
Lutherville, MD 21093
Ph: 410.252.9884 e-mail: rlevy@peabody.jhu.edu

RECEIVED

JAN 0 5 2004

ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,

As a resident of the neighborhood near Pinewood Elementary School, I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. My opposition is based on the simple claim that the area west of I-83 has been and should remain residential.

Within the past decade, this once-rural area has become more and more congested, and farmland that graced our neighborhoods even five years ago is now gone. A KinderCare facility, owned and operated by business interests with virtually no roots or interest in the local community, will pave the way for further commercial development on the west of side of I-83. This is unacceptable.

There is little doubt that a KinderCare facility would not last forever. What then? KinderCare is one step away from McDonalds. Allowing KinderCare to base itself in our neighborhood is to open a door that should not be opened.

Local residents deserve protection from this kind of encroachment on our neighborhood. I ask for your help in providing this protection.

Sincerely,

Byron R. Levy

RECEIVED
DEC 12 2003
ZONING COMMISSIONER

November 20, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Case # 04 123 XA

Dear Mr. Schmidt:

I am currently the director/owner of a childcare center in the Lutherville-Timonium area. I understand you are considering granting a Special Exception and Variance to allow KinderCare to locate a 185-child daycare center at 206 W. Timonium Road. This letter is written to you to indicate our center's objection to this facility being built. We believe there is not a need for additional daycare in this area. We currently have SEVERAL vacancies at our center. We respectfully request that you oppose this this Special Exception and Variance that would allow KinderCare to build a facility at 206 W. Timonium Road.

Thank you.

Sincerely,

Lois W. Michael

Lois W. Michael

~~LOTS OF LOVE DAY CARE~~
216 WEST SEMINARY AVENUE
LUTHERVILLE, MARYLAND 21093

TIMONIUM PRESBYTERIAN CHURCH

Presbyterian Church in America

Gathering, Building, Sending!

RECEIVED

DEC 16 2003

ZONING COMMISSIONER

December 15, 2003

Mr. Lawrence Schmidt
Office of Zoning
111 West Chesapeake Avenue
Towson MD 21204

Dear Mr. Schmidt,

The Session of Timonium Presbyterian Church, located at 303 West Timonium Road, wishes to go on record as opposing any zoning change, variance, or exception related to the parcel located at 206 West Timonium Road.

The Session believes that any such change will negatively impact the health, safety, and welfare of both he church's congregation and its surrounding communities, many of which rely on the church for weekday activities, as well as Sunday worship. The church, like the surrounding communities, believes that allowing businesses to locate on Timonium Road west of I-83 will tend to exacerbate an already severely overburdened traffic condition on Timonium Road.

Sincerely,

Clerk of Session
Timonium Presbyterian Church

303 West Timonium Road, Timonium, MD 21093 / 410-252-5663 / FAX 410-252-5764
email info@timpca.org / Web Site www.timpca.org
Pastors — Benton W. Taylor, Jr. & Michael P. Horrigan
Administrator & Ministry Coordinator — Larry D. Russell

fxo
12/12

Suzanne Bachur Watkins
505 Hawkshead Road
Timonium, MD 21093
December 8, 2003

RECEIVED
DEC 12 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Case #04 123 XA

Dear Mr. Schmidt:

I am writing to express my opposition to the proposed change as requested by Mr. Michael Sabracos in the Case #04-123-XA.

I oppose this development for the reasons listed below:

1. West Timonium Road is a residential area including the entrance to my development, Jenifer Ridge. I-83 serves as a barrier to the overcrowded commercial area east of I-83. Allowing the exception noted above would permanently change the residential nature of every property on the west side of I-83.

2. The proposed change to 206 W. Timonium Rd. will add to the current excessive traffic on Timonium Road. Traffic accidents will increase and our safety will be jeopardized. If the proposed change is approved, current homeowners in the area will experience an increased risk of a traffic accident and their safety endangered.

3. My community, Jenifer Ridge, will become a turn-around site for users of the proposed Kindercare facility. My community's entrance will be damaged by each car's turn-around. Community residents who walk, jog, ride bikes face serious danger each time a car whips into our community to turn around and head toward I-83 and York Road. More danger will result to members of my community and more damage to our neighborhood entrance will occur with more u-turn traffic.

4. Neighborhood schools will be negatively impacted. Children who attend the proposed KinderCare Center will be eligible to attend Pinewood Elementary School. Overcrowding our neighborhood school is unacceptable to our community.

The proposed change for 206 W. Timonium Road is not in the best interests of my Timonium community. Thank you very much for your attention to my views on this most important issue.

Sincerely,

Suzanne Bachur Watkins

Tuesday, December 02, 2003

Mr. Lawrence E Schmidt;

As a concerned citizen, I am opposed to the building of a commercial day care center at 206 West Timonium Road.

The addition of this business would add more traffic to an area that is already congested and would cause increased safety concerns for people using this road.

After reviewing the proposal, I hope that you agree and turn down the building of the day care center. Your help in this matter will be greatly appreciated.

Sincerely,

Sharon A. Squilace
217 Quaker ridge Road
Timonium, Maryland

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

RECEIVED

DEC 4 2003

ZONING COMMISSIONER

[illegible] Timonium Road
Timonium, MD 21093

December 2, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Mr. Schmidt,

I am writing to express my concerns about the proposed Kindercare facility to be built at 206 West Timonium Road (Case No. 04 123 XA).

I have lived at my current residence for almost twenty years. In that time period I have observed a definite increase in traffic volume throughout the Lutherville-Timonium community and surrounding areas.

I strongly believe the proposed Kindercare would not only not blend well with the adjoining residential area, but would pose some major problems. While I have no information on the design and layout of the Kindercare facility, I cannot visualize any arrangement for dealing with entering and exiting vehicles that would not create a traffic hazard along Timonium Road.

I further have some difficulty accepting the placement of a commercial operation, such as Kindercare, within a residential neighborhood and feel it would not be within the intent of a properly structured zoning system.

I hope this matter will receive intensive study before any final decisions are made. Thank you for your consideration of my comments.

Sincerely,

Harold A. Hicks

December 1, 2003

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
4-1 Bosley Ave.
Suite 405
Towson, MD 21204

RE: Case #04 123 XA

Dear Mr. Schmidt:

I reside in the community of HuntRidge in Timonium, Maryland. I would like to inform you of my opposition to the proposed KinderCare location at 206 W. Timonium Road.

Our community is directly across the street from this proposed site. The increased traffic from this facility would certainly be a determent to the residents of our community. It would most certainly increase the number of cars using our community as a turn-around to get back to Timonium Road and Interstate 83. This is already a problem in our community and Baltimore County officers routinely sit at this location on HuntRidge Road and ticket U-turn violators. In addition, people who will be exiting this facility will make the decision to make a left out of the facility, crossing over already heavy traffic. This will most certainly endanger the lives of people using this facility, including children!!

As a mother of two, I am also concerned with the possibility of children outside of our community becoming eligible to attend our already over crowded school, Pinewood Elementary. I specifically moved to this community over 3 years ago so my children could attend this school. I do not want the quality of education for the children of our community to be undermined.

Our community is fully supporting the efforts of Pine Valley/Valleywood Comminity Association to stop this unwanted development in our communities. I hope you can understand how this facility will not improve our residential area and you will agree to deny the zoning acception request at the hearing scheduled for this property on December 12, 2003.

Sincerely,

Marcia Johnson
HuntRidge Community Member

Greater Timonium Community Council, Inc.
9b Ridgely Rd.
Lutherville, Md. 21093

December 11, 2003

Mr. Lawrence Schmidt
Baltimore County Zoning Commissioner
New Courts Bldg., 4th floor
Towson, Md. 21204

Dear Mr. Schmidt:

Today, Thursday, at approximately 3:40pm, I received a phone call from Flo Gitlin, President of Pinevalley/Valleywood community association relating to this case #04-123.XA.

She notified me that their lawyer had just reviewed a revised site plan for this case to be presented at the hearing tomorrow. The details of that revision were unclear but related to left- turn lanes on Timonium Rd and other changes in the site plan. She also wanted my opinion on asking for a postponement. I told her by all means to have a postponement requested for further review of that site plan.

About 4:00pm she called me back with the decision that the Zoning Commissioner had decided with their lawyer and lawyer for the Petitioner that you would hear the petitioners case tomorrow and then postpone Pinevalley/Valleywood's portion until another day.

Without knowing the details of the new site plan it does not allow GTCC or Pinevalley/Valleywood to adequately review the new site plan and present an adequate case at this time.

Therefore, GTCC respectfully requests a postponement of this case until a later date in order for all parties to adequately prepare for this new issue in this case.

Thank you for your consideration.

Very truly yours,

Louis W. Miller
President Elect-2004
Treasurer

File: GTCC PVVW Postponement Request

Drue and Frank Hodgetts
2202 Forest Ridge Road
Lutherville-Timonium, MD 21093

11/20/03

RECEIVED
NOV 24 2003
ZONING COMMISSIONER

Commissioner Schmidt
401 Bosley Ave. Suite 405
Towson, Md 21204

Re: Referance case: # 04123 x A

Dear Mr. Schmidt-

I am writting to voice my objection to the proposed Kindercare development on 206 W. Timonium Rd. I am a resident of Pinewood-Valley Wood for 5 years with 3 children, 2 of which are or have gone through the Preschool at Pinewood Elementary. We have used the childcare program at the school and am very pleased with its services.

My major objection to the development is the commercial congestion it would cause and the potential to exceed the over-crowding limit of the Pinewood School. The residential flavor of the Pinewood/Valleywood area would be changed for the worse, I believe. We do have daycare available in the area. Even then, there are plenty of vacant places east of 83 to establish a Kindercare Center.

Thank You for considering my views and I trust you will listen to the community voice in this matter.

Sincerely,
Drue Hodgetts

2205 Forest Ridge Road
Timonium, MD 21093

RECEIVED
DEC 2 2003
ZONING COMMISSIONER

November 24, 2003

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Commissioner Schmidt:

I am writing to vigorously object to KinderCare being located on Timonium Road adjacent to the Highway 83 in Lutherville-Timonium, MD. Having lived off of Timonium Road since 1970, I have witnessed the growing congestion, unbelievable congestion, on Timonium Road. The addition of over 100 children with pickup and delivery will lead to increased safety hazard and congestion.

As a physician, I am aware of a growing number of fender benders and car accidents as the traffic has increased. I would think that you we all would not want to expose the children and the parents dropping the children off, and picking them up, to this danger.

I hope that the Zoning Commission would not allow something so dangerous and unwise.

Sincerely,

William Reichel

William Reichel, M.D.
Affiliated Scholar
Center for Clinical Bioethics
Georgetown University School of Medicine

12/12

December 1, 2003

RECEIVED
DEC 2 2003
ZONING COMMISSIONER

Lawence E.. Schmidt
Zoning Commissioner
401 Bosley Ave.
Suite 405
Towson, MD, 21204

Re: case #04 123XA

Dear Mr. Schmidt,

As a long time (12 years) resident of the Hunt Ridge Community, I am writing to oppose the KinderCare proposal onTimonium Rd. My opposition is expressed in one word"TRAFFIC'' While certainly not scientific, my perceptions of the time it takes me to arrive at close by destinations, such as the entrance ramp of 83 south, Timonium CrossingShopping Center and even my dentist who is located next to the Fairground, has increased many many fold . My personal favorite was just last week at 10am when it took me 25minutes to arrive at the dentist. Coming home from work at rush hour, leaving the 83 west ramp to HuntersRidge Road

can also take 20 minutes, and often involves folks taking "shortcut " turns from the east bound lanes on Timonium Road into the MAC. That's really fun!

This scenerio will absolutely be manyfold compounded by caregivers dropping off and picking up their charges, if this project comes to fruition. Please, please think of the added fustration and number of potention difficulties that could be so easily avoided, by a redirection of this project!

Thank you!

Sincerely.

Tobi Bloomberg
18 Silver Stirrup Court
Timonium, MD, 21093

Cc Mr. David J. Johnson,
President and Chief Executive Officer
650 NE Holiday, STE. 1400
Portland, Or. 97232

311 Jodyway
Timonium, MD 21093

RECEIVED
DEC 8 2003
ZONING COMMISSIONER

December 3, 2003

401 Bosley Avenue, Suite 405
Towson, MD 21204

Dear Mr. Schmidt:

As residents of Pine Valley, we are very concerned about the proposed KinderCare development at 206 W. Timonium Road, case number 04-123-XA. We love the Pine Valley community and do not wish to see it decline.

We feel that this proposed development would truly deteriorate the neighborhood for the following reasons:

1) **Traffic.** We recognize that additional traffic is a result of development and growth. In the eight years that we have lived in Pine Valley, we have seen additional traffic lights at the ramp exiting northbound I-695 and Deerco Road; and at the ramp exiting southbound I-83 and Timonium Road. Developments, such as Jennifer Ridge, have increased the eastbound traffic on Timonium Road making it much more difficult and dangerous to exit the Pine Valley development.

   We have been told that this KinderCare development would create over 850 more vehicle trips on Timonium Road during rush hour. This additional traffic would make travel on Timonium Road much more frustrating and dangerous.

2) **Schools.** This proposed development is for 185 students that can potentially filter into Pinewood Elementary School and Ridgely Middle School. Although we recognize that not all of these students will attend these schools, we are certain that some will. This can have a harmful effect. Although this is predominantly an education issue and not a zoning one, it is a concern of ours. Stopping this development will mitigate this concern.

3) **Support.** Many people and organizations oppose this development: the community associations of Huntridge, Pine Valley and Valleywood and the members of the GTCC for example. We know of no individuals or organizations that support this development except for the owner, his attorney and KinderCare. We think that speaks volumes about the wisdom of agreeing to this development.

4) **Variances.** We feel that the owner of this property is asking for too many variances to the existing laws. He is trying to shoehorn a commercial venture into a residential neighborhood. It does not fit.

In conclusion, we oppose the proposed development at 206 W. Timonium Road for the reasons stated above. We feel that it would be a detriment to the community. Allowing an enterprise with roughly 200 students and staff would reduce the quality of life that we currently enjoy. We hope that you will do all that you can to oppose it too.

Sincerely,

Todd Sulpar

Leslie Sulpar

RECEIVED
DEC 8 2003
ZONING COMMISSIONER

Maureen Bagwell
5 Oak Tree Court
Timonium, Maryland 21093
December 3, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Suite 405
Towson, Maryland 21204

Re: Case #04 123 XA

Dear Mr. Schmidt:

As a longtime resident of Timonium, I am adamantly opposed to the Kindercare development on Timonium Road. The west side of I-83 along Timonium Road has always been exclusively residential, and my neighbors and I intend to keep it that way.

We feel that commercial development of any kind would be an eyesore to the community, a tremendous burden on our already heavily traveled Timonium Road, and the beginning of further commercial development.

I purchased a home in this area for a premium because of its location. I respectfully request you keep my residential home in a residential area.

Thank you.

Sincerely,

Maureen Bagwell

CASE # 04-123 XA

RECEIVED
DEC 9 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt,

I am writing in opposition to the proposed Kindercare Daycare Center set to be constructed at 206 West Timonium Road. This plot of land is far from the ideal location for a center designed for children for it is on the edge of a bustling town, road, and community; this poses a danger to the possible 185 children who might be attending the daycare. Also, as the children are dropped off and picked up daily, an additional 860 car trips will have to be made on Timonium Road; a catalyst both for traffic buildup and a further danger to the young children. This traffic will cause West Timonium Road to grow into a major thoroughfare, causing undesirable noise as well as the surrounding communities to become turnaround spots. Furthermore, the planned thirteen car parking lot will most likely not be large enough to house the vehicles of the staff and buses, and therefore additional spaces may be made undesirably by intruding on the set buffer. As well, allowance of this center will change the zoning of all property directly west of I-83, opening up the door for commercial development to invade our communities. Lastly, the schools in our area are currently full of students, and the all children who attend the proposed Kindercare Daycare Center will be eligible to learn at Pinewood Elementary; the diffusion of more children into our schools will hurt the quality of learning of our own children along with that of the children who had been to this proposed daycare center. I therefore believe that the Kindercare Daycare Center should not be constructed on West Timonium Road for it is a catalyst for traffic, noise, overcrowding in schools, commercial invasion, and is a danger to the children.

Barbara W. Lambrow

Barbara W. Lambrow
710 Hawkshead Road
Jenifer Ridge
Lutherville, MD 21093

RECEIVED

NOV 2 0 2003

ZONING COMMISSIONER

NOVEMBER 19,2003

MR.LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
401 BOSLEY AVE., SUITE 405
TOWSON, MD. 21204

REFERENCE CASE #04 123 XA

KINDERCARE ZONING

DEAR MR.SCHMIDT,

IN RECENT YEARS I WAGED A ONE MAN BATTLE WITH THE RUPPERSBERGER ADMINISTRATION FOR A MUCH NEEDED TRAFFIC LIGHT AT THE INTERSECTION OF W.TIMONIUM RD. AND PINE VALLEY DRIVE.

MUCH REGRET TO ME AND TO MANY RESIDENTS OF PINE VALLEY AND VALLEY WOOD WE DID NOT GET THE LIGHT.A BAND AID APPROACH WAS PUT IN AS A MEDEATOR.

TRAFFIC ON W. TIMONIUM RD. WAS BAD THEN AND IT IS WORST NOW THAN BEFORE .IT IS SO BAD, THAT WHEN MOST SCHOOL BUSES EXIT THE NEIGHBORHOOD, THEY EXIT BY FOREST RIDGE RD.RATHER THAN PINE VALLEY DR.

WITH THE ERECTION OF THE KINDERCARE DAY CARE, IT IS PROJECTED THAT AN ADDITIONAL 900 MORE CARS WILL BE USING W.TIMONIUM RD.

LOUD AND CLEAR I AND THE RESIDENTS OF THESE FINE NEIGHBOHOODS SAY WE DON'T NEED ANYMORE TRAFFIC ON W. TIMONIUM RD.

IT IS TIME TO LISTEN TO YOUR CURRENT TAX PAYERS AND NOT PASS THE ZONING REQUEST FOR THE KINDERCARE DAY CENTER.

AS A RESIDENT OF 41 YEARS AND AN ACTIVE REALTOR OF 43 YEARS I ASK YOU TO LISTEN TO THE PEOPLE AND PROTECT AND HELP US MAINTAIN OUR NEIGHBORHOOD.

RESPECTFULLY SUBMITTED,

H.WM.WERNECKE, JR
309 GALWAY RD.
TIMONIUM, MD.21093
410 252 1939



H. WM. WERNECKE JR.
Associate Broker • REALTOR®

Hunt Valley
11021 York Road
Hunt Valley, MD 21030
Office: (410) 527-0066
Res: (410) 252-1939
Cellular: (410) 978-3595
Fax: (410) 527-1788
E-Mail: bill.wernecke@longandfoster.com

LONG & FOSTER REALTORS

The Greater Timonium Community Council, Inc.
c/o Louis W. Miller, President Elect-2004
44 E. Timonium Rd., Timonium, Md. 21093-3424
Phone: 1-410-252-3444 Email: Leabo@aol.com

RECEIVED
DEC 9 2003
ZONING COMMISSIONER

Jerry:
FYI &
CASE FILE
Thanks

Mr. David J. Johnson
President and Chief Executive Officer
Kindercare, Inc.
650 NE Holiday, Suite 1400
Portland, OR 97232

Re: Petition by Owner to Baltimore County Zoning Commissioner for hearing and Special Exception and Variances to allow a large KinderCare Daycare Center To be built at 206 W. Timonium Rd., Timonium, Md. 21093.

Dear Mr. Johnson:

My main concern about this project is the *negative* image reflecting on KinderCare as an organization in the Timonium/Cockeysville area. Such negative image, you must agree, can do your organization no economic, or public relations good.

The Greater Timonium Community Council, Inc., an umbrella organization, represents 42 area Community Associations. These organizations individually represent approximately 60,000 voting citizen in this area. That area is defined as: South, I-695 Beltway, West, Fall Rd., North, Shawan Rd. & Ashland Rd., East, west side of Loch Raven Dam to Dulaney Valley Rd. to I-695 Beltway. This area has been served by GTCC, Inc for over 30 years. The main goal is to coordinate with owners, developers, government, and other managements in the best interest of their needs and desires, with the respect and consideration of the resident citizens.

Year 2004 will be my second election to serve as president of GTCC, having served a two year term prior. My experience also included six years as Zoning & Development Chairman. My most recent service was as Treasurer. As you may note, my volunteer experience provides me with first hand knowledge of government rules and regulations, negotiation among many parties to promote the common good, knowledge of those citizens which GTCC represents, and public relation activities for the best of the parties involved.

GTCC, Inc. has reviewed this Petition carefully and decided it would violate much of what Baltimore County government has recommended for controlled growth of the County. Following are examples for your consideration at 206 W. Timonium Rd location:

a. **Baltimore County Master Plan-2010, Page 171, Central, Hunt Valley/Timonium States: Implement Hunt/Valley/Timonium Master Plan**

b. **Policies-**
   Direct land planning efforts to support appropriate development within employment centers, recognizing that a strong economic and industrial base is needed to provide revenue, job opportunities, and sustainable communities.

c. Timonium/Hunt Valley Master Plan, Section II, Events Since 1993-

d. Item 3. Changes to Zoning Regulations:
A number of new uses are now permitted in manufacturing zones. *Child Care Legislation was modified by Bill 200-90 and Bill 51-91 to allow child care as permitted use in most manufacturing and business zones.*

e. Item 4. Growth Management Plan
The 1996 Growth Management Report designated HV/T as an "*Employment Center" rather than an "Urban Center"* to emphasize the primary function within the *County as an area which provides significant employment opportunities.*

f. Page 11, Issue
A number of factors are responsible for the amount of traffic congestion that exists in the HV/T area. Automobile is the dominant method of travel. Its usage is increasing and the number of people per vehicle is decreasing. It is estimated that 90% of the people elect to use their automobile for travel and more than 90% travel alone. It is estimated that one in every five trips made in the County occurs in the HV/T area, the direct result of the importance of the employment center. *These conditions typically exist during the morning and evening peak periods. The empirical evidence clearly indicate that the key areas of congestion are the east-west routes (Shawan. Padonia, and Timonium Roads) that provide access to the regional highway system, I-83.*

g. Page 29-Community Conservation
Action 1. Insure that the future redevelopment of sites in the HV/T area does not create negative impacts on existing communities.

Action 2. Restrict *nonresidential* land uses from encroaching into residential areas.

Action 3. Permit only small day care facilities with improved standards within residential areas. <u>Larger facilities should be located within the employment area.</u>

Action 5. Discourage traffic in the neighborhood which is <u>unrelated to the residences</u>.

h. Page 36-Community Conservation

2. The County will support <u>only small day care facilities with improved standards within residential areas</u>. *Larger facilities should be located within the employment area.*

i. Page 37 – Planning Studies- Office of Planning
"The Office of Planning will evaluate amendments to the ML-IM zone concerning auxiliary retail uses. Health Clubs, recreational facilities, and *day care centers should* be allowed in manufacturing and <u>other employment zones.</u>

Now, Mr. Johnson I must apologize for this lengthy dissertation on the Baltimore County Growth Plans. Over the past ten years I have participated on many advisory committees, testified at various committee and governmental boards, and public hearings in the approval processes.

Yes, Mr. Johnson there is an anger associated with this Petition that I have rarely experienced. Considering this, from both the public relations, and fairness aspects, should you not consider alternate locations in the employment area of our northern area of Baltimore County? Locations are available, as a matter of right, to locate a large Child Day Care Center. Such location would be safer, adaptable, and economic for such business oriented activity.

Thank you for your consideration of this message. I hope to hear from you at your earliest convenience.

Cordially yours,

Louis W. Miller, President Elect-2004
Greater Timonium Community Council, Inc.

cc: Honorable T. Bryan McIntire, Councilman 3rd District, Baltimore County
Honorable Kevin Kamenetz, Chairman Baltimore County Council, Councilman 2nd District
Honorable James T Smith, Jr. Baltimore County Executive
Mr. Tim Kotroco, Director, Department of Permits & Development Management
Mr. Pat Keller, Director of Planning, Baltimore County
✓ **Mr. Lawrence Schmidt, Zoning Commissioner, Baltimore County**
Mr. Bill Hughey, 3rd District Planner, Office of Planning
Mrs. Florence Gitlin, President, Pinevalley/Valleywood Community Association
Executive Committee, The Greater Timonium Community Council, Inc.

File: GTCC LWM Kindecare ltr

December 8, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Case #04-123-XZ
DR-2 206 West Timonium Road

Dear Mr. Schmidt:

I am a resident of Timonium and I am writing this letter to adamantly oppose the proposed development of a Kindercare facility at the above address. My reasons for opposing such development are as follows:

1. **Increased traffic:** Timonium Road is already congested and with the increase in traffic, safety will be compromised and more accidents will occur. I have witnessed residents of the neighboring communities attempting to cross Timonium Road on their bikes, or while walking their dogs, and nearly being run down by cars that are speeding, particularly cars eastbound on Timonium Road, coming out of the "wooded area" just before Jenifer Ridge. You cannot see these cars until they are on top of Jenifer Road. In addition, adding a Kindercare facility will only add hundreds of cars daily to an area that is already "maxed out" and experiences unending disastrous traffic situations. Without a doubt, safety will be seriously compromised. Exiting from this facility, and attempting to cross Timonium Road to head eastbound, will be virtually impossible. Cars will use the neighboring communities to make a U-turn and head in an easterly direction to get back to the Interstate or York Road.

2. **Impact on school:** Potential overcrowding at Pinewood Elementary School. Despite what the Board of Education rules state, the reality is that the schools rarely refuse entry for a student who applies for a transfer, especially in the higher-achieving schools. There are students at Pinewood Elementary who attend daycare in the Pinewood school district.

3. **Domino effect.** With the approval of a Kindercare facility, the ground will be fertile for more commercial development. I would like to see Interstate-83 continue to be the barrier for the commercial/residential development. One only needs to look at Dulaney Valley Road, opposite Goucher College. Many years ago, Dulaney Valley Road was a two-lane road with residential housing on the west side of the road. Now it is home to many businesses. The same scenario in Towson, near the old Towson Elementary School. When one business settles in, it opens the door for more commercial development, thus compromising the integrity and safety of the neighboring communities. Another example is East Joppa Road near Loch Raven Village. What were once single-family homes now are home to many businesses. Homes that border these businesses suffer a decline in their home values.

DEC-10-2003 09:27 FROM:VITRANO 4105600595 TO:4108873468 P.1

There is no advantage to residents on the west side of Interstate-83 on Timonium Road if this Kindercare facility is approved. What if Kindercare closes or files for bankruptcy in a few years...what is next? Perhaps a mini mart, gas station, video store, storage units? It is this unknown that has me, and the Timonium Road residents, very concerned. Also the fact that more businesses will follow.

Commercial use must have limits. It cannot be permitted to spread and bear its negative effects on established, stable, residential communities. It is in the best interest of these communities to keep Timonium Road, west of Interstate-83, free of commercial development.

Thank you for your attention to my concerns.

Very truly yours,

D. V. Vitrano

DEC-10-2003 09:28 FROM:VITRANO 4105600595 TO:4108873468 P.2

202 Hunters Ridge Road
Timonium, MD 21093
December 9, 2003

RECEIVED
DEC 11 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Suite 405
Towson, MD 21204

Dear Sir,

I am a home owner in Huntridge and would like to express my concerns over the proposed opening of a KinderCare operation on Timonium Road at the intersection of Interstate 83 (case #04 123 XA). These are my concerns:

- There has been a long standing position in Baltimore County that I83 on Timonium Road has been the dividing line between commercial and residential property. West of I83 has always been residential and east has been commercial to and beyond York Road. The opening of a KinderCare operation on the northwest corner of this intersection cancels that position and allows for the potential of other commercial establishments along Timonium Road. If this is allowed, it is only a matter of time before Timonium Road becomes another York Road with the same traffic and safety issues. And the home values plummet.
- There will be a degradation of property values in the numerous developments fronting on Timonium Road.
- The traffic situation on Timonium Road within ½ mile of I 83 in both directions from 7 AM to 9 AM and from 4 PM to 6 PM has gotten to be a serious issue with those of us who have to use this major artery to get in and out of our developments. These are precisely the hours that a KinderCare will experience it's heaviest traffic and will only make the situation worse. A daycare with up to 185 chilren and required workers could add another 150 to 200 cars right in these crowded time frames.
- When special occasions are held at the Kindercare and all the parents of the these 185 children are there for the function we can only expect them to be parking along Timonium road, creating safety and traffic issues, or they will be parking throughout Huntridge, which is not a very palatable option to the homeowners.
- As I understand the Baltimore County policy, all siblings of a child in daycare are allowed to attend the elementary school closest to the daycare. This immediately creates a potentially large influx of students for Pine Ridge Elementary that do not live in the area.

I hope that you will understand that there are many residents of this area that do not want to see the KinderCare operation approved for this locaton. This is a residential neighborhood and I am asking that you use your authority to help us keep it that way.

Thank you for your consideration,

Sal A. Castorina

CC: Mr. David J. Johnson
President and CEO
KinderCare
650 NE Holiday
Suite 1400
Portland, OR 97232

December 10, 2003

RECEIVED

DEC 15 2003

ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner for Balto, Co.
401 Bosley Ave # 405
Towson, MD 21204

Re: Case #04-123-XA, DR2-206 W. Timonium Road

Dear Mr Schmidt,

I am writing to you as a concerned resident of the Lutherville Timonium area. I have resided in this area for a number of years and have watched the traffic increase to staggering proportions. I am strongly opposed to 206 W. Timonium Rd being rezoned commercial.

Our safety will be in jeopardy each and every day if this happens. Can you imagine young mothers with small children being injured or even killed if a day care center ~~would~~ were to be constructed on the property in question? The entrance to the property is so close to the on and off ramps of I-83, Accidents are bound to happen.

If this property gets clearance to be rezoned, others on the west side will be sure to follow, endangering our residences to more traffic, trucks, and vandals.

I strongly urge you not to rezone 206 W. Timonium Rd. Thank you.

Sincerely.

Beth Bolton

December 8, 2003

RECEIVED

DEC 11 2003

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Case #04-123-XZ
DR-2 206 West Timonium Road

Dear Mr. Schmidt:

I am a resident of Timonium and I am writing this letter to adamantly oppose the proposed development of a Kindercare facility at the above address. My reasons for opposing such development are as follows:

1. **Increased traffic:** Timonium Road is already congested and with the increase in traffic, safety will be compromised and more accidents will occur. I have witnessed residents of the neighboring communities attempting to cross Timonium Road on their bikes, or while walking their dogs, and nearly being run down by cars that are speeding, particularly cars eastbound on Timonium Road, coming out of the "wooded area" just before Jenifer Ridge. You cannot see these cars until they are on top of Jenifer Road. In addition, adding a Kindercare facility will only add hundreds of cars daily to an area that is already "maxed out" and experiences unending disastrous traffic situations. Without a doubt, safety will be seriously compromised. Exiting from this facility, and attempting to cross Timonium Road to head eastbound, will be virtually impossible. Cars will use the neighboring communities to make a U-turn and head in an easterly direction to get back to the Interstate or York Road.

2. **Impact on school:** Potential overcrowding at Pinewood Elementary School. Despite what the Board of Education rules state, the reality is that the schools rarely refuse entry for a student who applies for a transfer, especially in the higher-achieving schools. There are students at Pinewood Elementary who attend daycare in the Pinewood school district.

3. **Domino effect.** With the approval of a Kindercare facility, the ground will be fertile for more commercial development. I would like to see Interstate-83 continue to be the barrier for the commercial/residential development. One only needs to look at Dulaney Valley Road, opposite Goucher College. Many years ago, Dulaney Valley Road was a two-lane road with residential housing on the west side of the road. Now it is home to many businesses. The same scenario in Towson, near the old Towson Elementary School. When one business settles in, it opens the door for more commercial development, thus compromising the integrity and safety of the neighboring communities. Another example is East Joppa Road near Loch Raven Village. What were once single-family homes now are home to many businesses. Homes that border these businesses suffer a decline in their home values.

There is no advantage to residents on the west side of Interstate-83 on Timonium Road if this Kindercare facility is approved. What if Kindercare closes or files for bankruptcy in a few years...what is next? Perhaps a mini mart, gas station, video store, storage units? It is this unknown that has me, and the Timonium Road residents, very concerned. Also the fact that more businesses will follow.

Commercial use must have limits. It cannot be permitted to spread and bear its negative effects on established, stable, residential communities. It is in the best interest of these communities to keep Timonium Road, west of Interstate-83, free of commercial development.

Thank you for your attention to my concerns.

Very truly yours,

D. V. Vitrano

The Robinson Household
916 Morris Ave
Lutherville MD 21093-4925

BALTIMORE MD 212
PM
10 DEC
2003

37

Happy Holidays
U.S. Postal Service!

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave
Suite 405
Towson, Md 21204

21204/4423

regarding case No.:
04 123X A

December 8, 2003

I am writing you concerning the Day Care facility you plan on building in Timonium. I have been in the Day Care business for 30 yrs. We are only allowed 6 children in our home and only 2 under 2 yrs. In the past few years business has gone down for children over 2 yrs. If you build this Day Care Center all of us Day Care Providers in Towson, Lutherville, Timonium + Cockeysville will be hurting. I am running under capacity now. Can you imagine what it will be like if you build this Center? We won't have any business at all. I will have to close my home business for lack of customers. Please do not build this Center in this area.

Thank You,
Claire Robins
916 Morris ave
Lutherville, md
21093

Padonia Park Child Centers

RECEIVED

DEC 15 2003

ZONING COMMISSIONER

December 10, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re:Case # 04-123-XA

Dear Mr. Schmidt:

I am the director of Padonia Park Child Centers in Cockeysville, Maryland. The center is situated on the grounds of Padonia Park Club located on Jennifer Road (this road connects Timonium and Padonia Roads). We offer child care for children aged 6 weeks through 12 years and currently serve over 100 families in the area.

I have been an advocate in the field of early childhood education for fourteen years as a parent, teacher and director. I currently serve as the President for the Child Care Directors of Central Baltimore County which is the local branch of the Maryland State Child Care Association. In this capacity I have access to our forty members opinions and desires relating to new centers. I am strongly opposed to the construction of a new child care center in the area for several reasons which I will highlight for you.

First, the close proximity to Padonia Park Child Centers will undoubtedly have an effect on our centers financial stability since it will decrease the number of clients available to us and force our rate scale to become more competitive. If forced to cut costs, we would start with our largest expense which is staffing. As you may know, a certified staff is hard to find in this field. We currently have twenty five staff members.

Second, recent legislation mandating full-day kindergarten and pre-k for "at-risk" children will have a destabilizing affect on the centers in the area. The Baltimore County School system has become our next competitor. Local centers are already bracing themselves for the loss of revenue generated by this action. We simply cannot compete with FREE. This causes me to wonder if Kindercare will experience success in that location since they will also be competing fiercely with FREE services.

Third, initiatives to merge Child Care Administration (currently housed in Department of Human Resources) with the Maryland State Department of Education will have an unknown effect on local centers. Certainly, the resources available to us through MSDE will be wonderful and the overdue recognition of the importance of early childhood education will be appreciated. However, locally, we anticipate this will force centers to make internal changes relating to staff qualifications. This will put an additional financial burden on local centers if they are required to provide staff with bachelor degrees. Franchise-type operations will have the resources to provide this care, hence the smaller operations will fail.

Child Care International, Ltd. • 12006 Jenifer Road • Cockeysville, MD 21030 • 410-252-8095 • Fax 410-561-1560
childcare@padoniaparkclub.psemail.com • www.padoniaparkclub.com

PADONIA PARK
CHILD CENTERS

CINDY CUMMINGS
DIRECTOR OF CHILD CARE

OFFICE 410-252-8095
FAX 410-561-1560
cindy@padoniaparkclub.com

President of Child Care Directors of Central Baltimore County
OFFICES 12006 JENIFER ROAD • COCKEYSVILLE, MARYLAND 21030

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

December 3, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,

I am writing to you to express my opposition to Case #04-123-XA, the proposed KinderCare facility to be located next to the Timonium Road-West exit on Interstate I-83.

There are three reasons for my opposition to this and they are as follows;

1. The road safety hazard that the 206 W. Timonium road entrance would create. The residents of our neighborhoods can attest to the existing hazards involved in attempting to get onto Timonium road during the morning and evening rush hours. We should not add to this problem.

2. The damage that such a large commercial facility would do to our neighborhood. Our homes were built with the understanding that no commercial businesses would be built on the west side of the highway. I believe that this very large, for profit facility, proposed by the national KinderCare operation far exceeds the intention of the present zoning of the property. I feel sure that the present zoning never considered such a large operation. I believe that it envisioned a small center being run for the convenience of the neighborhood and manned by local residents.

3. And above all I do not believe that the center is necessary at this location and certainly not for the local residents. Three years ago I served on a committee that studied the need for a daycare at our church. (St. Joseph, Cockeysville) This had been proposed by several members of the church. We conducted a very detailed and extensive study of the greater Timonium area, which involved visits to (5) church run day cares plus the Towson YMCA day care. All of them were located within a few miles of our church. We found that they all needed more children. They all uniformly told us that they needed more children and that there was an over abundance of such centers. On the basis of this finding our church elected not to have a day care. If you like, our study and findings can be made available to you for your consideration.

In summary I believe that the stress and disruption to our neighborhood which your approval of a variance would create is not balanced by some vital need or good for

At the Child Care Directors of Baltimore County, we are concerned about these changes in addition to the ones we have been dealing with since the events of 911. The economy has impacted our centers in some unexpected ways. Many of our parents have discovered ways to work from home part time, job share, become stay-at-home parents, and use of creative scheduling with one's spouse to provide child care coverage. This has created enrollment openings in many area centers.

I respectfully request that in view of these concerns you oppose the Special Exception Variance that will allow Kindercare to build a facility at 206 West Timonium Road.

Sincerely,

Cindy B. Cummings
Director
Padonia Park Child Centers

my neighbors. I believe that the majority of children served would be from other areas and that it is closer to these areas that KinderCare should consider building.

For these reasons I strongly urge you to reject this proposal.

Thank you for considering this letter.

Yours very sincerely,

Joseph C. Hauf,III
344 Presway Rd.
Timonium, MD 21093

December 2, 2003

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave.
Suite 405
Towson, Md 21204

Dear Mr. Schmidt,

I am writing regarding Case #04 123 XA, a.k.a. the KinderCare Zoning Hearing, scheduled for December 12, 2003. I strongly object to the proposal before you. I have lived for almost two years in the Huntridge Community just west of the proposed site on Timonium Road. I cannot imagine a more congested and dangerous location to place this or any other similar commercial business. In fact there are no commercial properties located west of I-83 on Timonium road. I believe that to be a most prudent plan on the part of our county officials and planners.

The congestion and danger created by just the recent period of traffic changes for the I-83 bridge re-construction should be convincing enough evidence to stop any favorable decision to place a high volume business in our neighborhood. There is only one relatively safe turn direction out of the driveway for 206 West Timonium Rd and that is to the right. A left would spell certain disaster. That would mean that anyone desiring to head east would have to make a U-turn off of Timonium Rd. Based on our experience today that U-turn traffic would come to Hunters Ridge Rd, the first available left from the property. U-turns occur either illegally at the neighborhood sign or at the first street into the Huntridge community which is Oak Tree Court. I live at that intersection and witness numerous and often-dangerous U-turns because of the current poor traffic conditions on Timonium Rd. I conservatively witness a 100 or so U-turns on an average week-end day. To think that could increase to several hundred a day if the daycare center were built is beyond expression, not to mention the likelihood of increased hypertension and the almost certain negative impact on property values.

As concerned as I am for our community and my own property and nerves, I am more concerned for the welfare and safety of the children, parents and workers of the planned facility. It is hard for me to imagine a more dangerous situation than four or more trips each in and out of that property during what will be the peak rush hours every weekday morning and evening. I have three daughters and soon nine grandchildren. I could not conceive of them using this facility for their childcare. It would be a contradiction in terminology.

I urge you to view carefully the consensus opinion of the surrounding communities against this request, and make a decision based on what is best for the people who would use the facility and those who do live with their families in the neighborhood and rule against this proposal. Surely, there must be a less congested and less populated site for

the facility elsewhere in the greater Lutherville-Timonium-Hunt Valley area. Let the land be used for what it is best suited, i.e. residential property.

Sincerely,

Edward A. King
208 Hunters Ridge Rd.
Timonium, Md 21093

cc:

Mr. David J Johnson,
President and CEO of KinderCare

Opposed

December 1, 2003

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

Mr. David J. Johnson
President and Chief Executive Officer
KinderCare Learning Centers
650 NE Holladay Street
Suite 1400
Portland, Oregon 97232

Dear Mr. Johnson,

I am writing regarding your plans to build a day care center at 206 West Timonium Rd in Timonium, Maryland. There is a zoning hearing case pending in Baltimore County, #04 123 XA, scheduled for December 12, 2003. I am urging you to consider another property for your business expansion in Maryland. We have lived for almost two years in the Huntridge Community just west of the proposed site on Timonium Road. I cannot imagine a more congested and dangerous location to place this or any other similar commercial business. In fact there are no commercial properties located west of I-83 on Timonium road. If you could visit the property I believe you would agree that this was not an oversight but part of a most prudent plan on the part of our county officials and planners.

The congestion and danger created on Timonium Road by the normal high volume traffic flow onto and off of I-83 just east of the property should be convincing enough reason to avoid the business risk involved with an investment at this location. There is only one relatively safe turn direction out of the driveway for 206 West Timonium Rd and that is to the right. A left would spell certain disaster. That would mean that anyone desiring to head east would have to make a U-turn off of Timonium Rd. Based on our experience today that U-turn traffic would come to Hunters Ridge Rd, the first available left from the property. U-turns occur either illegally at the neighborhood sign or at the first street into the Huntridge community which is Oak Tree Court. I live at that intersection and witness numerous and often-dangerous U-turns because of the current poor traffic conditions on Timonium Rd. I have conservatively witnessed a 100 or so U-turns on an average weekend day working in the yard. To think that could increase to several hundred turns a day if the daycare center were built is beyond expression, not to mention the added hypertension and the almost certain negative impact on property values.

As concerned as I am for our community and our own property and nerves, I am equally concerned for the welfare and safety of the children, parents and workers of the planned facility. It is hard for us to imagine a more dangerous situation than four or more trips each in and out of that property during what will be the peak rush hours every weekday morning and evening. We have three daughters and soon nine grandchildren (the oldest is eight). I could not conceive of them using this facility for their childcare. It would be a contradiction in terminology. I simply could not sleep at night worrying about their safety.

I urge you to carefully consider the consensus opinion of the surrounding communities against this zoning request which involves your corporation, and make a business decision based on what is best for the people who would use the facility and those who, like me, do live with their families in the neighborhood and elect not to buy the property and build. Surely, there must be a less congested and less populated site for the facility elsewhere in the greater Lutherville-Timonium-Hunt Valley area to locate your business. Our communities would happily work with you in finding such a site. Let this parcel of land be used for what it is best suited, i.e. residential property.

Sincerely,

Edward A. King
208 Hunters Ridge Rd.
Timonium, Md 21093

cc:

Mr. Lawrence E. Schmidt
Zoning Commissioner

Tuesday, December 02, 2003

Mr. Lawrence E Schmidt;

As a concerned citizen, I am opposed to the building of a commercial day care center at 206 West Timonium Road.

The addition of this business would add more traffic to an area that is already congested and would cause increased safety concerns for people using this road.

After reviewing the proposal, I hope that you agree and turn down the building of the day care center. Your help in this matter will be greatly appreciated.

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

Sincerely,

Joseph A. Squilace
217 Quaker ridge Road
Timonium, Maryland

December 2, 2003

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave.
Suite 405
Towson, Md 21204

Dear Mr. Schmidt,

I am writing regarding Case #04 123 XA, a.k.a. the KinderCare Zoning Hearing, scheduled for December 12, 2003. I am echoing the words of my husband, Edward, who has just written you to strongly object to the proposal before you. We have lived for almost two years in the Huntridge Community just west of the proposed site on Timonium Road. I cannot imagine a more congested and dangerous location to place this or any other similar commercial business. In fact there are no commercial properties located west of I-83 on Timonium road. I believe that to be a most prudent plan on the part of our county officials and planners.

The congestion and danger created by just the recent period of traffic changes for the I-83 bridge re-construction should be convincing enough evidence to stop any favorable decision to place a high volume business in our neighborhood. There is only one relatively safe turn direction out of the driveway for 206 West Timonium Rd and that is to the right. A left would spell certain disaster. That would mean that anyone desiring to head east would have to make a U-turn off of Timonium Rd. Based on our experience today that U-turn traffic would come to Hunters Ridge Rd, the first available left from the property. U-turns occur either illegally at the neighborhood sign or at the first street into the Huntridge community which is Oak Tree Court. We live at that intersection and witness numerous and often-dangerous U-turns because of the current poor traffic conditions on Timonium Rd. Ed has conservatively witnessed a 100 or so U-turns on an average weekend day working in the yard. I stand on the corner each school morning and afternoon for the schoolbus that takes my grandson to and from Pinewood Elementary School and witness many near misses. To think that could increase to several hundred turns a day if the daycare center were built is beyond expression, not to mention the added hypertension and the almost certain negative impact on property values.

As concerned as we are for our community and our own property and nerves, we are equally concerned for the welfare and safety of the children, parents and workers of the planned facility. It is hard for us to imagine a more dangerous situation than four or more trips each in and out of that property during what will be the peak rush hours every weekday morning and evening. We have three daughters and soon nine grandchildren (the oldest is eight). I, as a concerned grandmother, could not conceive of them using this facility for their childcare.

I urge you to view carefully the consensus opinion of the surrounding communities against this request, and make a decision based on what is best for the people who would

use the facility and those who, like us, do live with their families in the neighborhood and rule against this proposal. Surely, there must be a more safe and less congested, less populated site for the facility elsewhere in the greater Lutherville-Timonium-Hunt Valley area. Let the land be used for what it is best suited, i.e. residential property.

Sincerely,

Mary C. King
208 Hunters Ridge Rd.
Timonium, Md 21093

cc:

Mr. David J Johnson,
President and CEO of KinderCare

CASE # 04 123 XA

RECEIVED

DEC 15 2003

ZONING COMMISSIONER

December 12, 2003

Dear Commissioner Schmidt;

I am writing to express my concern about the proposed Kindercare site on 206 W Timonium Road. Our home adjoins the proposed Kindercare site. My family and I bought our home on 205 Deep Dale Drive 3 years ago for the wonderful residential neighborhood, strength of the Pine Valley Community, as well as for the school system. Now, the proposed Kindercare will practically be located in our backyards, with only the division of a fence; and create detrimental traffic conditions.

I have outlined my concerns below if you would please consider:

I. **The Kindercare business would be <u>INCONSISTENT</u> with residential zoning, as it <u>CROSSES THE LINE AT I83</u>. I am concerned that it would compromise the preservation of residential housing and alter our communities.**

II. **"<u>COMMERCIAL CREEPING"</u> along West Timonium Rd. The development of Kindercare would set a <u>PRECEDANT</u> for further commercial development along W. Timonium road. This would change the residential environment greatly.**

III. ***<u>SAFETY</u>* of our citizens. With existing traffic congestion in Timonium, on a daily basis I witness traffic backups, speeding, and dangerous illegal U-turns in the middle of W Timonium Rd. The Kindercare has the potential to add 185 cars twice a day, in a very condensed area. This will be detrimental to the safety of others with increased traffic congestion.**

IV. **<u>REDUCTION IN PROPERTY VALUE OF OUR HOMES.</u> Our homes will have less appeal with a commercial business located practically in our backyards, dangerous traffic conditions, and the potential for further commercial development.**

Thank you for the opportunity to express my concerns.

Sincerely,
Mrs. Linda Lee Adams
Mrs. Linda Lee Adams

Opposed JP 11/17

Patricia D. Badore

300 W. Timonium Road • Timonium, Maryland 21093
410-561-1066 • 410-561-3464 Fax
pdbadore@comcast.net

November 1, 2003

RECEIVED

NOV - 4 2003

ZONING COMMISSIONER

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Case # 04-123-XA 206 W. Timonium Road

Dear Sir:

I have lived on West Timonium Road for the last 22 years. I have seen the change in traffic patterns and the increase of that traffic. This is something that needs to be slowed down not increased. During "rush hours" I can and have spent up to 13.5 minutes trying to pull out of my driveway. If I return during "rush hour", I have to pull in instead of backing in. Then go back out later and change my car around. "Rush hour" in the evening runs from about 3:00 p.m. to 6:15 p.m. There are also heavy times during the day but those are tolerable for the most part.

Timonium Presbyterian Church is across from me and is a very active church with cars going in and out all day and many evenings, seven days a week. Pinewood Elementary School is in our development with cars and buses driving in and out several times a day. There is St. Paul's School not far from us and many people use Timonium Road to get there. Many cars travel east and west on Timonium as a short cut from Falls to York Road and back again. Then you have the 482 homes in our development, plus Valleywood at Five Farms, Copperfield, Hunt Ridge, Jenifer Ridge, Pebble Creek, Mayfield and other homes whose communities I do not know the name of who travel West Timonium Road on a daily basis to go back and forth to work, school, and shopping.

Do we need more traffic on West Timonium Road—NO.

You can help us by **not** granting the Petition for Special Exception and the Petition for Variance to Mr. Michael L. Sabracos regarding case # 04-123-XA.

The 206 W. Timonium Road property is located just as you come off of I-83. This exit ramp backs up several times a day. If you add cars parked on Timonium Road in front of the property you are asking for a multiple accident to happen. On coming west on Timonium Road you have someone who stops in that left hand lane who wants to turn into the property, the tie up, the people swinging around to avoid the tie up is another big accident waiting to happen. Then there will be the cars leaving the property who will do all sorts of things to get across the road at that point to head east. If you have ever tried to turn into the MAC property just east of this location, you know you are taking your life in your hands at most times of the day to try and make that turn. This would be the same thing except you would have that additional lane of traffic coming off of I-83 and you may not see a car coming off until it is too late.

Mr. Sabracos wants to put in a KinderCare for 185 children at this location. If one of those children would be hurt in an accident caused by the traffic on W. Timonium Road, that would be one child too many, when right now we have the chance to stop it before it could happen.

I cannot attend the hearing on November 17, 2003 but hope my letter will convey my thoughts to you—**please do not grant the Petition for Special Exception and the Petition for Variance for case # 04-123-XA.**

Thank you for your consideration.

Sincerely,

Patricia D Badore

[redacted]

Case # 04-123-XA

MORE
PM
2003

37 USA

Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, MD 21204

21204+4420

12/12

Jane B. O'Meara
215 Quaker Ridge Road
Timonium, MD 21093

RECEIVED
DEC 2 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: Case #04 123 XA

Dear Mr. Schmidt:

I am writing to express my opposition to any variance of the present zoning to the property at 206 W Timonium Road, Baltimore County. We do not need or desire a commercial establishment, such as Kindercare, west of I-83. Definitely we do not need the added traffic that a day care at this location would generate. The existing daycare at Pinewood Elementary School certainly seems sufficient for this area. .

In the forty years that I have resided in this community, I have seen many changes in the area. However, they have all been residential, and hopefully this will remain a quiet residential community.

There are several vacant commercial properties east of I-83, which should be suitable for a business such as Kindercare.

I trust that you will consider the desires of the taxpaying residents in this community, and deny the request for a commercial Kindercare in our backyards.

Sincerely.

Jane B. O'Meara

Jane B. O'Meara

RECEIVED

NOV 26 2003

ZONING COMMISSIONER

11-24-2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave., Suite 405
Towson, MD 21204

RE: Case #04-123-XA DR-2 206 W. Timonium Rd.

Dear Mr. Schmidt:

As a 25 year resident of the Timonium community, specifically the west side of Timonium Road, I am writing this letter to express my opposition to the proposed change as requested by Mr. Michael Sabracos in the Case noted above.

Reasons for opposing this development:

1. The current zoning classification, DR-2, does allow child care as an approved exception. However, it was the spirit of this zoning classification to allow, if needed, child care on a small level within a home. This exception was not established to allow residential use to be altered to a huge scale child care facility, one clearly designed as commercial use. The spirit of this zoning law would be abolished if this development proposal would be an allowable "exception".
2. It is my understanding that the owner of the neighboring property does not object to the proposed development. This is not surprising. Presently, the owner of the neighboring property, zoned residential, faces declining property value because of the disastrous traffic and high volume of noise that affects his property. If the Sabracos property gets this 'exception' and ends up being used as for commercial venture, the owner of this adjoining property is well aware that he can use this precedent in his future fight to spread zoning change to his property – thereby increasing his property's value.
3. Presently, I-83 has been the barrier to the overcrowded commercial area just east of I-83. With current zoning on the west being DR-2, for residential use, it should remain that way. Commercial use has to have limits. It cannot be allowed to spread and bear its negative effects on established residential areas.
4. School impact: Children attending the proposed KinderCare Center would be eligible to attend Pinewood Elementary. Overcrowding our already-filled community school is unacceptable and not in the best interest of the Timonium Community. Regarding this issue, you may state that the Board of Education for Baltimore County does not allow student placement on the basis of child care

location. Sir, yes, there is a rule pertaining to this on the Board's books. However, this rule is abused each and every day in our County.
DETAILS: The Board of Education has a division called Pupil Personnel Services. Part of this division is the Residency section. This department is filled with paid professionals who battle, every day, the issues of people trying to get in County public schools when they DO NOT even reside in our County. Multi-housing forms are filled out by non-county people stating that their child, or children, are living with an aunt, uncle, sister, etc.(a form of child care), and due to hardship, need to attend the county school near the noted relative. The employees in Pupil Personnel services need to approve such requests. If such requests are not approved, Pupil Advocates, additional paid professionals, are brought into the picture. Ultimately, these children are allowed into the schools, and utilize the services due to students whose parents pay county taxes and are due public education in their neighborhood school. If, for one moment, you do not believe this to be happening, I urge you to drive on any of the major roads that connect Baltimore City to Baltimore County: York Rd., Belair Rd., Liberty Rd., Reisterstown Rd., Eastern Ave., etc. Bus lines are bringing non-resident students to county schools every day of the school year. Child care facilities, near major access routes, are magnets that encourage this drain on our County schools. Pinewood Elementary will be adversely affected by this proposed developmental change to 206 W. Timonium Rd.

5. This proposed change to 206 W. Timonium Rd. will add hundreds and hundreds of cars every day to an area that already experiences unending disastrous traffic situations. Without a doubt, safety will be seriously compromised. Accidents will increase.
6. Immediate effects on West Timonium Road communities: All communities on West Timonium Road will become turn-around sites for users of the proposed KinderCare facility. Parents, staff, and visitors would leave the facility, head west on Timonium Road, and then make u-turns into Pine Valley, Valleywood, Hunt Ridge, Valleywood at Five Farms, Copperfield, and Jenifer Ridge to get themselves turned into an easterly direction for access to I-83 and York Road.
   I am a resident of Jenifer Ridge. Already, we are seeing cars use our community entrance as a turn-around. Our community's entrance and near-entrance grounds are being damaged every time this is done. Most seriously, community residents who walk, run, ride bikes, or enter or leave the community, face danger every time this activity takes place. Recently, I witnessed a child who lives in Jenifer Ridge riding his bike up toward the entrance. A car came in off of Timonium Road for the sole purpose of making a u-turn so as to change hits direction on Timonium Road. The young boy on the bike was almost hit by this driver – a driver who had no right to be doing what he did.

I have worked in the real estate industry for over 24 years. My experience is extensive in residential sales, especially in this north central corridor of our County. In addition, I am knowledgeable in the aspects of our zoning guidelines for this County. This proposed change for 206 W. Timonium Road is not in the best interest of the Timonium community. It is solely in the financial interest of the property owner, Mr. Sabracos. He

purchased the property knowing its zoning as DR-2 and its potential for highest and best use. He certainly has the ability and right to go forward and develop the 2+ acres as homesites and realize a profit.

I thank you for your attention to my comments.

Sincerely,

Mary Ann K. Gruntowicz
REALTOR
Graduate, Realtors' Institute
International President's Elite Club
Life Member, Real Estate Million Dollar Assoc., Ltd.
Accredited Buyer's Representative

Office: 410-667-2418
Pager: 410-492-3065
Fax: 410-560-2825
E-mail: mgruntowicz@coldwellbankermove.com

Cc: Florence Monaghan Gitlin, Pres. Pine Valley/Valleywood HOA
James Lawlor, Pres. Valleywood-at-Five-Farms HOA
Thomas Klein, Pres. Jenifer Ridge HOA
Lou Miller, Pres. Greater Timonium Community Council

502 Whithorn Court
Lutherville, MD 21093
December 6, 2003

RECEIVED
DEC 8 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, #405
Towson, MD 21204

Re: case #04-123-XA, DR2-206 West Timonium Road

Dear Mr. Schmidt,

We are writing to express our firm opposition to the proposed commercial development of the residential property at 206 West Timonium Road. We believe the property should be maintained as a residential parcel, and that any special exception or zoning variance would compromise the residential character of Timonium Road west of I-83, posing significant threats to safety and property values. We are homeowners in Jenifer Ridge, a residential community that would be negatively affected by the proposed development.

Interstate 83 is a natural demarcation for commercial development on Timonium Road. There are no commercial properties on Timonium Road west of I-83 at this time. Any business facility would alter the residential nature of Timonium Road west of I-83 and the communities that are located along the road: Pine Valley, Hunt Ridge, Valleywood, Copperfield, Legend Hill and Jenifer Ridge. **We believe that allowing one exception for commercial development will open the door to many other commercial ventures, thus permanently altering the residential character of the area west of the Interstate.**

The proposed KinderCare Learning Center would present **significant traffic hazards.** A facility for 185 children and the requisite staff would dramatically increase traffic at a dangerous location – the southbound off-ramp for I-83's exit 16. Furthermore, most child care patrons would be driving in and out of KinderCare during the morning and afternoon rush hours, thus increasing congestion at the worst possible times.

If the KinderCare were approved, patrons leaving the facility would be unable to make a left turn safely into eastbound traffic on Timonium Road. The result would be a steady stream of turn-around traffic into the entrances of the communities listed above, a dangerous scenario for all drivers along Timonium Road, and for the communities' residents. Motorists eastbound on Timonium Road would have an extremely dangerous left hand turn to enter the facility. **As all Timonium residents and visitors can attest, traffic along Timonium Road is already congested; a commercial facility of any magnitude would have a deleterious impact on traffic flow and quality of life for all who live and travel in the area.**

Pinewood Elementary School's population may be increased by a KinderCare facility, as parents who live outside the school's neighborhood boundaries may be granted a child care exception for their children to attend Pinewood. ***Please note that the developer persistently denies that this claim is accurate, but our conversations with Ms. Kathryn Arnold, Pinewood principal, and Ms. Linda Wilson, County Schools Superintendent's Office, confirm that the school would be obliged to honor requests to enroll KinderCare students who live outside the Pinewood neighborhood boundaries on a space available basis.*** If the school's capacity is exceeded with the addition of non-resident pupils, neighborhood boundaries may be redrawn because of KinderCare's influence. **To verify this information, please see the enclosed Baltimore County Public Schools Application for Special Transfer, and call Ms. Wilson at 410-887-4281, or Ms. Arnold at 410-887-7663.**

If the property at 206 West Timonium Road is rezoned for **any** commercial development, whether the KinderCare Learning Center now under consideration, or another commercial venture, the residential character of the communities west of Interstate 83 along Timonium Road will be forever altered to their detriment. Traffic congestion will pose a significant danger and perpetual inconvenience. Property values will decrease. Pinewood Elementary School, where we have daughters in first and second grade, will face a possible student influx from outside the neighboring community.

We urge you to deny the Petition for Special Exception and the Variance requested in case #04-123-XA. Let us keep our communities safe from the danger of greatly increased traffic, and the compromised atmosphere commercial development would bring to an area that is now purely residential.

Our jobs will prevent us both from attending the December 12 hearing, although one of us hopes to be able to be present for part of the afternoon. Please take our letter as an indication of our great concern over commercial development in our community.

Thank you for considering our opinions.

Sincerely,

Lucy Neale Duke

George W. Duke

Enclosure

BALTIMORE COUNTY PUBLIC SCHOOLS
Application for Special Transfer

INSTRUCTIONS: Read carefully the information provided in the attached Policy/Rule 5140 before completing this form. The parent/guardian of the eligible student is to complete Part I. Applicants, except for magnet applicants, should submit the *white copy of this form to the receiving school principal, the yellow copy to the home school principal, and retain the pink copy for his/her file.*

***Magnet Applicants—See below.**

PART I: SCHOOL TRANSFER REQUEST

Name of Student: _____ **Date of Birth:** _____
School Currently Attending: _____ **Current Grade:** _____
Home School According to Residence: _____

Name of Parent/Guardian: ___Dr. ___Mr. ___Mrs. ___Ms. ___Miss _____
Street Address: _____ **City/State/ZIP** _____
Telephone Number: (Home) _____ (Work) _____ (Other) _____

Requested School: _____ **For School Year:** _____

Reason for Request: (Please be precise; attach sheet if more space is needed.)

1. If based upon daycare:
   Name of daycare provider or agency: _____
   Address: _____ Telephone: _____
   Days and time supervision is provided: _____
   Signature of daycare provider: _____
2. Reason, other than above: _____

(REQUESTS WHICH ARE BASED ON MEDICAL, PHYSICAL, OR MENTAL HEALTH REASONS MUST BE ACCOMPANIED BY DOCUMENTATION FROM A PHYSICIAN OR MENTAL HEALTH PROVIDER.)

Except for magnet applicants, transfer request forms for the next school year must be submitted between **April 1 and June 1**.

***Magnet applicants** must submit this *Application* in its entirety according to the guidelines established by Policy and Rule 6130.

I have read the information in Policy and Rule 5140. I understand that, unless otherwise indicated, if the transfer request is approved transportation is not provided by BCPS.

Signature of Parent/Guardian: _____ **Date:** _____

PART II: TRANSFER REVIEW/DECISION (To be completed by Receiving School Principal)

_____ **Approved** _____ **Denied** (check all that apply)

____ Overcrowded Conditions
____ Reason Inconsistent with Policy and Rule
____ Lack of Appropriate Documentation
____ Application Late/No Unforeseen Emergency

Signature of Receiving School Principal: _____ **Date:** _____

(Receiving school principal is to forward this copy of the decision to the parent/guardian; retain a photocopy for school files; and send a photocopy to the home school principal.)

APPEALS: Must be made in writing, including a copy of this *Application* signed by the receiving school principal, to the Executive Director of Student Support Services, Baltimore County Public Schools, 6901 Charles Street, Towson, MD 21204, within 10 calendar days of the date of decision.

Copies: (1) receiving school principal; (2) home school principal; (3) parent/guardian
BEBCO 966 00000 082 REV 01

(3NCR)

BALTIMORE COUNTY PUBLIC SCHOOLS
Application for Special Transfer

INSTRUCTIONS: Read carefully the information provided in the attached Policy/Rule 5140 before completing this form. The parent/guardian of the eligible student is to complete Part I. Applicants, except for magnet applicants, should submit the *white copy of this form to the receiving school principal, the yellow copy to the home school principal, and retain the pink copy for his/her file.*

***Magnet Applicants—See below.**

PART I: SCHOOL TRANSFER REQUEST

Name of Student: _____ **Date of Birth:** _____
School Currently Attending: _____ **Current Grade:** _____
Home School According to Residence: _____
Name of Parent/Guardian: __Dr. __Mr. __Mrs. __Ms. __Miss _____
Street Address: _____ **City/State/ZIP** _____
Telephone Number: (Home) _____ (Work) _____ (Other) _____
Requested School: _____ **For School Year:** _____

Reason for Request: (Please be precise; attach sheet if more space is needed.)
1. If based upon daycare:
   Name of daycare provider or agency: _____
   Address: _____ Telephone: _____
   Days and time supervision is provided: _____
   Signature of daycare provider: _____
2. Reason, other than above: _____

(REQUESTS WHICH ARE BASED ON MEDICAL, PHYSICAL, OR MENTAL HEALTH REASONS MUST BE ACCOMPANIED BY DOCUMENTATION FROM A PHYSICIAN OR MENTAL HEALTH PROVIDER.)

Except for magnet applicants, transfer request forms for the next school year must be submitted between **April 1 and June 1**.

***Magnet applicants** must submit this *Application* in its entirety according to the guidelines established by Policy and Rule 6130.

I have read the information in Policy and Rule 5140. I understand that, unless otherwise indicated, if the transfer request is approved transportation is not provided by BCPS.

Signature of Parent/Guardian: _____ **Date:** _____

PART II: TRANSFER REVIEW/DECISION (To be completed by Receiving School Principal)

_____ **Approved** _____ **Denied** (check all that apply)
- ____ Overcrowded Conditions
- ____ Reason Inconsistent with Policy and Rule
- ____ Lack of Appropriate Documentation
- ____ Application Late/No Unforeseen Emergency

Signature of Receiving School Principal: _____ **Date:** _____
(Receiving school principal is to forward this copy of the decision to the parent/guardian; retain a photocopy for school files; and send a photocopy to the home school principal.)

APPEALS: Must be made in writing, including a copy of this *Application* signed by the receiving school principal, to the Executive Director of Student Support Services, Baltimore County Public Schools, 6901 Charles Street, Towson, MD 21204, within 10 calendar days of the date of decision.

Copies: (1) receiving school principal; (2) home school principal; (3) parent/guardian
BEBCO 966 00000 082 REV 01

(3NCR)

BALTIMORE COUNTY PUBLIC SCHOOLS
Application for Special Transfer

INSTRUCTIONS: Read carefully the information provided in the attached Policy/Rule 5140 before completing this form. The parent/guardian of the eligible student is to complete Part I. Applicants, except for magnet applicants, should submit the *white copy of this form to the receiving school principal, the yellow copy to the home school principal, and retain the pink copy for his/her file.*

***Magnet Applicants—See below.**

PART I: SCHOOL TRANSFER REQUEST

Name of Student: _____ **Date of Birth:** _____
School Currently Attending: _____ **Current Grade:** _____
Home School According to Residence: _____

Name of Parent/Guardian: __Dr. __Mr. __Mrs. __Ms. __Miss _____
Street Address: _____ **City/State/ZIP** _____
Telephone Number: (Home) _____ (Work) _____ (Other) _____

Requested School: _____ **For School Year:** _____

Reason for Request: (Please be precise; attach sheet if more space is needed.)
1. If based upon daycare:
   Name of daycare provider or agency: _____
   Address: _____ Telephone: _____
   Days and time supervision is provided: _____
   Signature of daycare provider: _____
2. Reason, other than above: _____

(REQUESTS WHICH ARE BASED ON MEDICAL, PHYSICAL, OR MENTAL HEALTH REASONS MUST BE ACCOMPANIED BY DOCUMENTATION FROM A PHYSICIAN OR MENTAL HEALTH PROVIDER.)

Except for magnet applicants, transfer request forms for the next school year must be submitted between **April 1 and June 1**.

***Magnet applicants** must submit this *Application* in its entirety according to the guidelines established by Policy and Rule 6130.

I have read the information in Policy and Rule 5140. I understand that, unless otherwise indicated, if the transfer request is approved transportation is not provided by BCPS.

Signature of Parent/Guardian: _____ **Date:** _____

PART II: TRANSFER REVIEW/DECISION (To be completed by Receiving School Principal)

_____ **Approved** _____ **Denied** (check all that apply)
- ____ Overcrowded Conditions
- ____ Reason Inconsistent with Policy and Rule
- ____ Lack of Appropriate Documentation
- ____ Application Late/No Unforeseen Emergency

Signature of Receiving School Principal: _____ **Date:** _____
(Receiving school principal is to forward this copy of the decision to the parent/guardian; retain a photocopy for school files; and send a photocopy to the home school principal.)

APPEALS: Must be made in writing, including a copy of this *Application* signed by the receiving school principal, to the Executive Director of Student Support Services, Baltimore County Public Schools, 6901 Charles Street, Towson, MD 21204, within 10 calendar days of the date of decision.

Copies: (1) receiving school principal; (2) home school principal; (3) parent/guardian
BEBCO 966 00000 082 REV 01

(3NCR)

Daniel S. Macedo
6 Huntress Court
Timonium, MD 21093

RECEIVED
DEC 3 2003
ZONING COMMISSIONER

Case # 04-123-XA

Lawrence Schmidt
Zoning Commissioner
401 Bosley Ave - 405
Towson, Md 21204

Mr Schmidt,

I am a long time resident of Timonium and am strongly opposed to the development of 206 W. Timonium Rd. as a day care center.

This location is within 1/2 mile of my residence and we will be directly affected by the resultant increased traffic. Not only will it cause inconvience and delays but will cause unsafe conditions on an already over-crowded Timonium Rd.

I urge your disapproval of this Zoning proposal.

Very truly yours,

D. S. Macedo

EPIPHANY DAY CARE CENTER
2216 Pot Spring Rd. Timonium, MD 21093
(410) 252-4468

RECEIVED
DEC 3 2003
ZONING COMMISSIONER

December 1, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Suite 405
Towson, Maryland 21204

Re: Case # 04 123 XA

Dear Mr. Schmidt:

Epiphany Day Care Center has been in business since 1989 and has sought to run a quality center since that time. For the past nineteen years I have been active and am a past president of the Child Care Directors of Central Baltimore County. I am also, serving as an Executive Appointment to the Baltimore County Child Care Advisory Council.

I understand you are considering granting a Special Exception and Variance to allow KinderCare to locate a 185-child day care center at 206 W. Timonium Road. This letter is written to you to indicate our center's objection to this facility being built. We believe there is not a need for additional day care in this area. We currently have 15 vacancies at our center. We respectfully request that you oppose

Young children need loving CARE, small classes and individual attention not large classes and off sight corporate management with a director who first answers to the corporation not to the children. As a director who has been active in quality child care for over 20 years, I must ask you to **NOT** grant this Special Exception and Variance that would allow KinderCare to build a facility at 206 W. Timonium Road.

If you have any questions please do not hesitate to call.

Sincerely,

Linda H. Wilson
Director

Cc: Pinevalley/Valleywood Community Association

01 December, 2003

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RECEIVED
DEC 3 2003
ZONING COMMISSIONER

Ref.: Case No. 04 123 XA

Dear Mr. Schmidt;

The establishment of a commercial day care center on the northwest corner of the intersection of Timonium Road and I-83 violates the long established principles and intent of the comprehensive zoning plans for Baltimore County.

In principles established in the early '60s, before the current long range zoning maps came into existence, commercial enterprises were to be limited to an area east of I-83. The specific region designated for commercial enterprise lies between I-83 and York Road (including the immediate east side of York Road). The land west of I-83 and north of I-695 was to be retained principally for rural/farming use with designated higher density residential areas with a number of 'town centers'. These principles have been largely adhered to with town centers being established at Green Spring, at May's Chapel and at Stevensen and commercial enterprise being concentrated between I-83 and York Road on the east and the Reisterstown Road corridor on the West. The intent of these established principles was 1) to preserve the largely rural nature of the region, 2) to limit suburban sprawl, and 3) to preserve property values by restricting commercial enterprise to designated areas. *One of the key elements of this carefully thought out long range planning was the restriction of commercial enterprise to the east of I-83 and to the Reisterstown Road corridor with limited exception for the designated town centers.* The restriction was imposed so as not to degrade the property values of residential areas within the region. The spirit and intent of these long range plans drafted in the early '60s has been largely adhered to by Baltimore County zoning plans and the zoning commissions. There are no good reasons why these principles should now be changed or abandoned.

In addition to the violation of accepted practice and intent regarding the location of commercial enterprises, the establishment of a commercial day care center in this particular location poses a serious traffic and safety hazard. The parcel of land for which the use exceptions are being requested lies at the juncture of a heavily used exit ramp from southbound I-83 and a very crowded and congested West Timonium Road. The ingress and egress of traffic for this location,

forecast to be over 800 such events a day, will become a serious safety problem for those attempting to enter or leave the property as well as those using West Timonium Road and the exit ramp from I-83. This is a very bad location for a commercial day care center. A commercial day care center at this location will pose serious health and safety hazards for attendees as well as for drivers on West Timonium Road and it is not in keeping with the character, the spirit and the intent of the current zoning. This particular property is much better suited for private residential use.

Finally, the local elementary school, Pinewood Elementary, is already at capacity. With a nominal 25 students per class, the additional children at the proposed day care center will constitute at least six more classes. This translates directly into more teachers and more classrooms. The school facility has already been expanded from its original size and another major expansion would be required to accommodate the additional children expected to be deposited each day at the day care center.

I am a local resident and I am strongly opposed to the proposed use for this property because it is totally out of character with the nature of this stable residential community and is inconsistent with the intent of the residential zoning of the land west of I-83.

Sincerely;

H. A. Hanson
Timonium, Maryland

7 Beech Tree Court
Timonium, MD 21093
January 14, 2004

The Honorable James T. Smith,
County Executive
Mezzanine Old Courthouse
400 washington Avenue
Towson, MD 21204

RE: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Mr. Smith:

I am writing as a resident who lives in close proximity to the above referenced property to vehemently oppose the proposal for a KinderCare daycare center at that location.

This proposal is contrary to the Timonium Master Plan, which specifies that property west of I-83 be kept residential. Any variance or Special Exception of the magnitude proposed would seriously jeopardize the health, safety and general welfare of the current residents by creating a further hazardous traffic problem.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary. The more appropriate choice would have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

Thank you for your kind consideration.

Sincerely,

Jerrold L. Brotman

JLB/tab

opposed

January 12, 2004

Dear Mr Smith,

I have been an R.N. in Metropolitan Baltimore for over 30 years. I have worked at 2 institutions with on-site kindercare and been a patient with frequent visits to another hospital with a kinderCare. All 3 kinderCare facilities were in a business environment. West Timonium Road is not a business district! The property is residential and should remain so. Working parents need good daycare, but residents need safe roads. Our Pinewood School is overcrowded and the kinderCare children may not be from our neighborhood and only add numbers to the school.

I leave my home everyday and wait in a line of cars to make a left turn onto Timonium Road. I must allow 10 extra minutes just to get out of my neighborhood. My life is always better when school is out. KinderCare is always open.

Please do not permit KinderCare to build in my community. Sincerely,

Marsha T. Oakley

213 Hunters Ridge Rd.
Timonium, MD 21093

January 13, 2004

Mr.Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave.
Towson, Md 21204

Re: Case# 04-123XA, Special Exemption 206 Timonium Rd.

Dea r Commissioner Schmidt,

I am writing in opposition to the above referenced case.

My primary objection is that according to Zoning Regulation 502.1 this facility would

> "*Tend to create congestion on roads and streets*" and thus tend to "*Create a potential from fire, panic or other danger*" primarily related to emergency vehicle access.

I have noticed traffic surveys being conducted west of I83, however the basic traffic problem and serious congestion is east of 83. The Greenspring/Deerco – Timonium Rd. intersection is awkward and already inadequate due to the location of the I83 northbound on ramp. The addition of the MAC athletic facility, new and proposed residential construction west of 83, and the new retail construction underway at Aylsebury has and will exacerbate the congestion situation on Timonium Rd.

Observe if you will the traffic on Timonium Rd. east of 83 any mid to late afternoon – westbound backed up to York Rd and frequently blocked from making left turns on to Aylesbury by east bound traffic waiting for the York Rd. light, east bound requiring two or three signal cycles to make a left onto Deerco. North and southbound traffic pouring out of business and commercial establishments on to Timonium Rd. from Greenspring/Deerco and Aylsebury.

Continued normal growth in this area will only make the situation worse. We don't need to make an additional exception that will only:

- Intensify this congestion even further
- Further inhibit emergency access to west of 83 during peak traffic periods
- Establish a precedent for further commercial development west of I83, contrary to the Timonium Master Plan.

I urge you to reject this request for an exemption.

Sincerely yours,

Joseph Erving

cc: James T. Smith
Mezzanine Old Courthouse
400 washington Ave.
Towson, MD 21204

Jeanne Backof
400 West Timonium Road
Timonium MD 21093

January 14, 2004

The Honorable James T. Smith,
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson MD 21204

Re: Kindercare proposal
206 West Timonium Road

Dear Honorable Mr. Smith:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road.

This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Furthermore, even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult! And at my end of the road, a difficult situation will be made worse.

I also oppose any suggestions that a KinderCare Center at this location be used for off-site kindergarten for Pinewood Elementary.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Jeanne Backof

Jeanne Backof

Joseph Backof
400 West Timonium Road
Timonium MD 21093

January 14, 2004

The Honorable James T. Smith,
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson MD 21204

Re: Kindercare proposal
206 West Timonium Road

Dear Honorable Mr. Smith:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road.

This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Furthermore, even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult! And at my end of the road, a difficult situation will be made worse.

I also oppose any suggestions that a KinderCare Center at this location be used for off-site kindergarten for Pinewood Elementary.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Joseph Backof

Peter Backof
400 West Timonium Road
Timonium MD 21093

January 14, 2004

The Honorable James T. Smith,
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson MD 21204

Re: Kindercare proposal
206 West Timonium Road

Dear Honorable Mr. Smith:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road.

This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Furthermore, even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult! And at my end of the road, a difficult situation will be made worse.

I also oppose any suggestions that a KinderCare Center at this location be used for off-site kindergarten for Pinewood Elementary.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Peter Backof

Thomas Backof
400 West Timonium Road
Timonium MD 21093

January 14, 2004

The Honorable James T. Smith,
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson MD 21204

Re: Kindercare proposal
206 West Timonium Road

Dear Honorable Mr. Smith:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road.

This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Furthermore, even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult! And at my end of the road, a difficult situation will be made worse.

I also oppose any suggestions that a KinderCare Center at this location be used for off-site kindergarten for Pinewood Elementary.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Thomas Backof

Victoria A. Whitmore
6 Gray Squirrel Court
Timonium, MD 21093

January 14, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear Mr. Smith:

Having grown up in the Pine Valley/Valleywood community and lived in the Huntridge community for the last 12 years, I am intimately familiar with Timonium Road west of I-83. My parents, and now my husband and I have chosen to live in these neighborhoods because we are close to stores, businesses, and schools yet still have safe and easy access to our home on streets that are conducive for walking and biking. I am vehemently opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) The proposed daycare center clearly goes against the Timonium Master Plan, which specifies that property west of I-83 be kept residential.

2) The certain increase in traffic from the proposed daycare will create dangerous congestion and jeopardize the safety of all who travel Timonium Road west of I-83.

I am also very sad to see how the house and land at 206 W. Timonium Road have been neglected since Mr. Sabracos purchased the property about 2 years ago. His neglectful actions speak loudly. How much could he care about the welfare of our neighborhood if he can't even care for the current landscaping?

You can be certain that we are united with our community against this proposal and will not desist until we have defeated this developer.

Sincerely,

Victoria A. Whitmore

Victoria A. Whitmore

January 12,

2004

The Honorable James T. Smith
Baltimore County Executive
Mezzanine, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Kindercare proposal for 206 W. Timonium Rd, Zoning Case #04-123-XA

Dear Mr. Smith,

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Rd. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I insist that Timonium Road, west I-83 be kept residential. Your support of the residents in this area is necessary and required.

Additionally, I am opposed to any suggestion to used Kinder Care as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. It would be better to have kindergarten students home with their families for half a day rather than parked at a for-profit institutional day-care center.

Please consider the following:

1) The increase in traffic will create hazardous conditions in addition to the congestion present on the roads. Even with modifications proposed to the road, the situation is dangerous. The safety of current residents who regularly travel this road will be in jeopardy. In addition, proposed families dropping off children at this facility would find their lives at risk.
2) The use of this property as a daycare facility is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of Interstate 83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the intent that a daycare center of this enormous size be built on this property.
3) I am also concerned about the future of the property if the daycare facility were to fail. What will happen to the properties adjacent to this property? This is a question that needs to be addressed. If the precedent of non-residential, commercial development is allowed in this situation, I foresee a tragic change in this portion of Timonium Road.
4) Most importantly, it is impossible to consider this special exception without considering the dedevelopment of the property directly across the street. Eighteen additional homes are to be built there and these homes will also impact the traffic situation.

Sincerely

Susan Hyde

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 17, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Ave.
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception- 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create addition congestion on Timonium Road and will create a dangerous situation.

2) The safety of the current residents who travel Timonium Road will be in jeopardy as well as the safety of the families using the facility.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Sincerely,

Elaine Kacmarik

Elaine Kacmarik
507 Hawkshead Road
Timonium, MD 21093

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 17, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
410 Bosley Avenue
Towson, Maryland 21204

RE: Case #04-123-XA, *Petition for Special Exception – 206 W. Timonium Road*

Dear Mr. Schmidt,

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and the intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Margaret B. Jackson
J. Nicholas Jackson

Margaret B. Jackson
J. Nicholas Jackson

32 Abbey Bridge Ct.
21093

The Honorable James T. Smith
County Executive
400 Washington Avenue
Towson, Maryland 21204

Case #04-123-XA Petition for Special Exception 206 W. Timonium Road

Dear Mr. Smith:

This is the First time in my life that I ever written a letter of protest. Please be advised that I am **OPPOSED** to any change to the Zoning Regulation that would allow a commercial business to be located at 206 W. Timonium Road.

I have lived in Hunt Ridge Community for over 20 years and have seen the increase in traffic on Timonium Rd. By allowing KinderCare to build a commercial building at 206 W. Timonium will make matters worse.

PLEASE Keep Timonium Road West of I 83 Residential.

Sincerely;

Paul J. Mignini Jr.
255 Hunters Ridge Rd
Timonium, Md 21093

13 January 2004

The Honorable James T. Smith, County Executive
Mezanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted, it will go against the Timonium Master Plan which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road west of I-83 be kept residential!

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006

Sincerely,

William R Mackey

Sylvia C Mackey

2110 Forest Ridge Rd (resident at this address for 38 years)

Timonium MD 21093

Opposed

RECEIVED

NOV 26 2003

ZONING COMMISSIONER

12/12

Carson and Mary Williams
17 Oak Tree Court
Timonium, MD 21093
410-453-9699

November 20, 2003

Lawrence E. Schmidt
Zoning Commission
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Case #04 123 XA
Property located at 206 W. Timonuim Road, Timonium Maryland

Dear Mr. Schmidt:

We are writing to you to voice our concerns regarding the proposed new day care center to be located at 206 W. Timonium Road in Timonium, Maryland. There is a zoning hearing scheduled for December 12, 2003. We are extremely concerned about this proposed zoning variance request.

Timonium Road carries a great deal of traffic considering there are several neighborhoods to the west of I-83 and many people drive down this road to get to the interstate. We are not engineers and we did not personally perform a traffic study, but we drive on this road everyday, it can not handle anymore traffic. We have heard that there would be approximately 850 cars per day going in and out of the center. This will most definitely affect the traffic flows on an already busy road. This is dangerous for the residents of the surrounding neighborhoods, the families at the center and the teachers and other employees.

At this time, there are no other commercial properties located on West Timonium Road and the residents in the area would like to keep it that way. We are concerned that this would open up the flood gates for other commercial properties. We do not want W. Timonium Road to start to look like East Timonium Road or York Road. If this would happen, it is our belief that the property values would fall, the tax base would fall, the schools would decline and crime would increase. We do not think we should start the domino effect of commercial development in an area that, in the spirit of the zoning, is intended as residential.

We are asking you to not grant the zoning variance that Mr. Sabracos is requesting. Thank you for your consideration regarding this matter.

Very truly yours,

Carson Williams

Mary Williams

cc: Kindercare, Inc.
Michael Sabracos

Carson and Mary Williams
17 Oak Tree Court
Timonium, MD 21093

November 20, 2003

Michael Sabracos
19 East Fayette Street
Suite 207
Baltimore, MD 21202

Re: Property located at 206 W. Timonuim Road, Timonium Maryland

Dear Mr. Sabracos:

We are writing to you to voice our concerns regarding the property that you currently own located at 206 W. Timonium Road in Timonium, Maryland.

We would have thought that since you live off of Timonium Road that you would be fully aware of the traffic dynamic of Timonium Road. This road carries a great deal of traffic considering there are several neighborhoods to the west of I-83 and many people drive down this road to get to the interstate. We are not engineers and we did not personally perform a traffic study, but we drive on this road everyday, it can not handle anymore traffic. We have heard that there would be approximately 850 cars per day going in and out of the center. This will most definitely affect the traffic flows on an already busy road. This is dangerous for the residents of the surrounding neighborhoods, the families at the center and the teachers and other employees.

We are asking you to reconsider developing this property into a daycare facility. We acknowledge that you are trying to make a profit on the purchase of this land. We do not hold that against you. We think everyone has the right to make money. However, we do not understand how you can live down the road and not be concerned about the traffic problems that this daycare is going to cause.

If you would like to discuss these issues further, Mary can be reached at work from the 7 A.M. until 3 P.M. (EST) at 410-345-2093 or after 4 P.M. at 410-453-9699. Thank you for your consideration regarding this matter.

Very truly yours,

Carson Williams Mary Williams

cc: Lawrence E. Schmidt, Zoning Commissioner

Carson and Mary Williams
17 Oak Tree Court
Timonium, MD 21093

November 20, 2003

Kindercare, Inc.
650 NE Holladay Street
Suite 1400
Portland, OR 97232

Re: Proposed center located at 206 W. Timonuim Road, Timonium Maryland

Dear Sir or Madam:

We are writing to you to voice our concerns regarding the proposed new day care center to be located at 206 W. Timonium Road in Timonium, Maryland. We would like to preface this letter with the fact that we don't have anything personally against Kindercare or daycare centers in general. We have two school-age children, both of whom attended daycare from the age of 6 months until Kindergarten. Additionally we have no opinion, good or bad, about Kindercare. Our concern is the location.

We can only assume that since you are located in Oregon you are not fully aware of the traffic dynamic of Timonium Road. This road carries a great deal of traffic considering there are several neighborhoods to the west of I-83 and many people drive down this road to get to the interstate. We are not engineers and we did not personally perform a traffic study, but we drive on this road everyday, it can not handle anymore traffic. We have heard that there would be approximately 850 cars per day going in and out of the center. This will most definitely affect the traffic flows on an already busy road. This is dangerous for the residents of the surrounding neighborhoods, the families at the center and the teachers and other employees.

We are asking you to reconsider the site location. We acknowledge that you are a for-profit company and you have to make decisions for the company that is going to be profitable. We are not disputing that fact that there is need for daycare in the Timonium area, however the entire community is outraged by this location and you will be alienating potential customers.

If you would like to discuss these issues further, Mary can be reached at work from the 7 A.M. until 3 P.M. (EST) at 410-345-2093 or after 4 P.M. at 410-453-9699. Thank you for your consideration regarding this matter.

Very truly yours,

Carson Williams Mary Williams

cc: Lawrence E. Schmidt, Zoning Commissioner
Michael Sabracos

Opposed

Pinevalley/Valleywood Community Association
P.O. Box 434
Timonium MD 21094-0434

RECEIVED
DEC 1 2003
ZONING COMMISSIONER

November 21, 2003

RE: Development

Dear Director of Childcare:

We are writing this letter to inform you about the possibility of a KinderCare Center coming to Timonium. (206 W. Timonium Road). The center may have up to 185 children. Keep in mind West Timonium Road has been residential only and already has many traffic concerns.

We did some research through Child Locate, which is public information. We found out that our zip code alone, 21093 already has 28 family (in home) and 9 daycare centers. You do the math; do we really need more childcare in this Lutherville-Timonium area? It may take away from the services you offer. Timonium road is overloaded with traffic now. With that in mind, please consider signing a letter against KinderCare development for 206 W. Timonium road. A sample letter is enclosed for your use or you may draft your own if you wish. We enclosed a petition for your employees and parents to sign as well.

There will be a hearing with the zoning board on December 12th, at 9:00 am. We invite you to join us at the hearing. However if you aren't able to attend your letter will show support.

Please mail us a copy of your letter or call us and let us know when you mailed it. Our neighborhood board president is, Flo Monaghan Gitlin, 410-560-1801. Please feel free to call if you have any questions.

We would like to thank you for taking the time to read this.

Sincerely,

Melissa Smyrnioudis

Melissa Smyrnioudis
PVVW Board Member

PETITION TO OPPOSE DEVELOPMENTOF 206 W. TIMONIUM ROAD

WHEREAS:

1. The owner of 206 W. Timonium Road has filed under case Number O4 123 XA for a special exception for a Class B Child Care Center (KinderCare) and a variance to allow 185 children; and

2. As a member of the neighboring community I oppose any development which is commercial in nature or which is not in keeping with the residential nature of the community west of I-83, and therefore

3. **We request** that: The Baltimore County Offices of Planning and the Baltimore County Zoning Commissioner oppose this proposed large daycare center use.

Signature	Print last name	Street Address	Zip	Date

November 20, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Case # 04 123 XA

Dear Mr. Schmidt:

I am currently the director/owner of a childcare center in the Lutherville-Timonium area. I understand you are considering granting a Special Exception and Variance to allow KinderCare to locate a 185-child daycare center at 206 W. Timonium Road. This letter is written to you to indicate our center's objection to this facility being built. We believe there is not a need for additional daycare in this area. We currently have vacancies at our center. We respectfully request that you oppose this this Special Exception and Variance that would allow KinderCare to build a facility at 206 W. Timonium Road.

Thank you.

Sincerely,

_____

_____

_____

PMW
P.O. Box 434
Timonium, MD 21094



LTRC Cooperative ~~TOTS~~ Program
200 Rickswood Road
Timonium, MD 21093

RECEIVED
DEC 4 2003
ZONING COMMISSIONER

14 Gray Squirrel Court
Timonium, Maryland 21093

December 3, 2003

Reference: Case No. 04 123 XA

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Dear Mr. Schmidt,

Although my husband has written to you to express some of our mutual concerns about the proposed Kindercare facility at 206 West Timonium Road, I feel compelled to reemphasize several points.

I am convinced the Kindercare operation would adversely affect the safety and welfare of out community. Traffic along Timonium Road will be subject to increased hazards with the additional vehicles of persons utilizing and servicing Kindercare.

The proposed number of Kindercare clients would certainly seem to create an overcrowding condition at the location. In addition, locating Kindercare on Timonium Road would tend to establish an undesirable precedence for other zoning exceptions and variances.

I can only view the proposed facility as a project that is neither in the best interests of our community nor those of Kindercare.

Thank you for your consideration.

Sincerely,

Loretta G. Hicks

Loretta G. Hicks

OAKS AT FIVE FARMS HOMEOWNERS ASSOCIATION, INC.
602 Wood Glenn Court
Timonium, MD 21093

RECEIVED
DEC 10 2003
ZONING COMMISSIONER

December 8, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Dear Mr. Schmidt,

I am writing on behalf of the Board members of the Oaks At Five Farms Homeowners Association, Inc. We represent a community of 80 families located off of Jenifer Road north of Timonium Road. The Board met recently and voted to submit to you this letter indicating our strong opposition to the proposed building of a KinderCare Learning Center at 206 W. Timonium Road, for which a zoning hearing is planned for December 12, 2003.

There are numerous sound reasons that this proposal should be denied, but the one that impacts our community most severely is that, if approved, this day care center causes the congestion of the York Road corridor to breach what has been an accepted boundary that is I-83. Additional traffic and safety concerns on West Timonium Road are not welcome in our community. Furthermore, the proposed center does not serve any pressing community need, so there is no justification for a special exception to the current zoning, which is meant to protect the purely residential nature of the area in which we live.

We trust that the concerns of our community and other communities that will be affected should this proposal be approved will outweigh the commercial interests of one individual.

Respectfully,

Douglas S. Lombardo
President

RECEIVED
DEC 10 2003
ZONING COMMISSIONER

December 9, 2003

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave.
Towson, MD 21204

Re: Case #04-123-XA, 206 W. Timonium Rd.

Dear Mr. Schmidt:

As a long time resident of Pine Valley in Timonium (12 years), I strongly object to the proposal by KinderCare to have a special exception to zoning changed for 206 W. Timonium Rd. This area is a residential/family area and the construction of a commercial daycare center would bring undesirable traffic, as well as health/environmental concerns. The area is already over developed. Traffic on Timonium Road is extremely heavy. The property nearly backs up to my residence where I am raising my child and this proposed facility would bring unwarranted hardship to me and my family.

On behalf of the residents of Pine Valley, I urge you to **say "NO" to the special exemption being requested by KinderCare.**

Sincerely,

Charlese DePalma

Charlese DePalma
206 Quaker Ridge Rd.
Timonium, MD 21093
410-591-3490

William H. Oser
213 Quaker Ridge Road
Timonium, MD 21093-3025

RECEIVED
DEC 10 2003
ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue Suite 405
Towson, MD 21204

Re - #04 123 XA

Dear Mr Schmidt:

Thank you for taking an interest in our problem. We all appreciate your time spent in reviewing this case.

The case by 206 WTR #04 123 XA is so serious, I had no other alternative, but to write to you. Rarely do I write letters of this kind, but after living in Pine Valley since July 10, 1959 the thought of commercial enterprises west of I-83 on Timonium Road especially after appeals and variance have been applied for, it was my moral obligation.

Yes, times have changed in 43 years. The commercialization of the York Road corridor has changed. (and according to plans) I-83 extended north of Timonium Road before 1959, and served as a barrier between the commercial and the residential and rural environments on the west side

The Timonium Road corridor is now very highly populated with the recent residential development causing heavy traffic. Commercialism on Timonium Road west of I-83 will only accelerate existing traffic problems plus open the possibility of other negative aspects for consideration such as, trash, trash collection, lighting, noise, and street parking.

Zoning has proven to be a good idea to control commercialism, thus maintaining an organized and pleasant community. To grant approval for change and then grant variances nullify the purpose of the Zoning. To disregard the Zoning that has been in existance for a long time is a direct affront to the resident tax payers, which are many, for a few "new-comers" whose only interest is economic gain, with no concern for the community environment from the residential viewpoint.

We are counting on your wisdom. Thanks you again.

Sincerely yours,

William H. Oser

William and Janet Paulsen
111 Troutbeck Court
Lutherville, MD 21093
410 252-6656

December 4, 2003

RECEIVED
DEC 8 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Ave. # 405
Towson, MD 21204

Dear Mr. Schmidt,

We are writing you concerning case number 04-123-XA, DR2-206 W. Timonium Road.

We are opposed to the day care facility that is being proposed at 206 W. Timonium Road, for these reasons:

- Too much additional traffic on Timonium Road will decrease safety. The south-bound exit ramp from I-83 going west onto Timonium Road will interfere with day care traffic, and will most likely cause accidents.
- This is a residential section of the county – not a place for a day care facility.

Thank you,

Janet and Bill Paulsen

RECEIVED

DEC 8 2003

ZONING COMMISSIONER

December 4, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

Re: Case #04-123-XA - 206 W. Timonium Road

As a resident of Pine Valley/Valley Wood for over 18 years, I strongly object to the above proposal due to its proposed impact to our community. I and my neighbors will be adversely affected by this development, by further congestion on Timonium Road, noise, lighting, reduction in property values, and unwanted traffic of non-residents using our streets as a turn-around. It will be detrimental to the health, safety and general welfare of the locality involved. And the fact that it can contribute to overcrowding our local elementary school, we neither want nor need this facility in our residential area.

I beg you to not let this happen. There are so many empty retail spaces in the area that would be better suited to handle the traffic and noise issue, rather than destroying the welfare of this residential area.

Thank you for your consideration.

Sincerely,

Doreen E. Walker

Doreen E. Walker
316 Quaker Ridge Road
Timonium, MD 21093

RECEIVED
DEC 10 2003
ZONING COMMISSIONER

Mr. Lawrence C. Schmidt
Zoning Commissioner, Baltimore County
401 Bosley Avenue, Suite 405
Towson, MD 21204

Reference Case # 04123XA

Dear Mr. Schmidt:

I am writing to express my concern about a variance request before the Zoning Commission which, if approved, would permit Kindercare, Inc., to construct and operate a child care facility on Timonium Road west of Interstate 83.

I am a child care provider licensed by the Maryland Department of Human Resources to provide child care services in my home to working parents. I have a bachelor of arts degree in early childhood education with additional credit towards a master's, along with almost 25 years of experience. I have taught in the public schools; directed small, medium, and large child care centers, and for the past 12 years have worked as a home provider in Timonium.

While it might first appear that anything that promotes child care is good for the community, I believe it is first necessary to ask whether the needs of the community are already being met by existing services. There are several hundred licensed home providers in the Lutherville, Timonium, and Cockeysville area, providing care for several thousand children. There is no shortage of high quality child care facilities here. I attend classes, workshops, and seminars with area home providers on a regular basis, and I know personally that many of them equal or exceed my own professional qualifications. We are long-time residents of the area (23 years for myself) and taxpayers, and we know our community. Most importantly, we provide a safe, loving, and learning environment for the children in our care that completely meets the existing needs of th e Timonium area.

The facility proposed by Kindercare would accommodate as many as 120 children and would be in direct competition with home child care providers. Simply because Kindercare is flashier and more visible and has corporate money to advertise beyond the means of people like me, their proposed facility would take children and therefore jobs away from competent licensed providers who have been working here for many years. I have worked in all parts of the child care field, and I can tell you that licensed home providers tend to be women in their forties who have years of experience with children in their home, as former teachers, and almost always as mothers. We love, care for, and teach the children entrusted to us with the competence that comes from our vast experience.

In contrast, workers in large child care facilities tend to be young single girls in their early twenties with little or no experience with children. They are paid only modestly above minimum wage. They generally are not looking to stay in the field for very long; therefore, too often, their interests lie elsewhere. Many leave for other and better opportunities within weeks of being hired. In my last job as a director of a child care center for 100 children, our typical worker was a single female under 25, and we averaged over 30 percent turnover every year. The bottom line is that the children suffer. I know! I have been there to see it!

Finally, as a resident of Timonium, both I and my husband can attest to the fact that Timonium Road is already severely overcrowded. My husband commutes every morning, and he always tells me that the hardest part of his commute is simply getting to Interstate 83 along Timonium Road. The traffic is horrendous and it is even worse in the afternoon. The road is used as a bypass to the beltway and a commuting corridor to many other parts of northern Baltimore County. Additionally, too many businesses have been built in that immediate area over the years, and even more are being planned. When you add the Fairgrounds into the picture, it becomes a

nightmare. If Kindercare comes to Timonium Road, that will add hundreds of cars to this already terribly overcrowded corrider at the EXACT worst possible times of day: morning and afternoon rush hour!

I have spoken to many others child care providers in the Timonium area and we all feel very strongly about this issue. A large child care center on Timonium Road would not be good for our community, or good for our children. I respectfully request that when the matter comes before the Zoning Commission, that Kindercare's application for a variance be denied.

Sincerely,

Linda Whitfield

Linda Whitfield

In favor

RECEIVED
FEB - 4 2004
ZONING COMMISSIONER

Mr. Lewis R. Bognet
2016 Cranbourne Road
Timonium, Maryland 21093

January 29, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave., #405
Towson, Maryland 21204

RE: Case #04-123-XA, DR2-206 W. Timonium Road
School Impact Information

Dear Mr. Schmidt:

I am writing you this letter in regards to the disturbing testimony, emails and literature that has been distributed by the Kindercare opposition. They have sent literature that says "Reasons to Oppose .... overcrowding of our already full neighborhood school will occur. Children attending Kindercare will be automatically eligible to attend Pinewood Elementary". Their emails say "children enrolled in day car receive a day car residency exemption, and may enroll in a school that serves their day care neighborhood." The local gossip is that "children from other counties and Baltimore City will use Kindercare as a gateway into their school".

I reviewed Baltimore County Public Schools Policies # 5140 and 5150 and determined all their statements to be both FALSE and INACCURATE.

Section II.B.9. subsection c, page 5 of Policy 5150 clearly states a non Baltimore County resident may not use child care as a hardship to attend a Baltimore County Public School. Therefore, children CAN NOT TRANSFER to Pinewood from other counties nor Baltimore City based on their child care provider.

Section II.A.6, page 2 of Policy 5140 clearly states only a Baltimore County resident may request a special permission transfer to attend a school other than the one in their designated area when UNUSUAL arrangements must be made to provide satisfactory supervision before and after school. Submitting a request for transfer DOES NOT automatically grant a student the transfer. The decision is made by the school principal and reviewed by the superintendent. Section II.D.7, page 5 of Policy 5140 clearly states a transfer request MAY BE DENIED if overcrowding conditions exist at the receiving school. Therefore, if Pinewood is already overcrowded, any special request transfer would easily be denied.

The bottom line is that the principal and superintendent have an obligation to educate the children within a school zone before approving a Baltimore County resident's special request transfer. Statistically, 90% of special request transfers are denied. Attendance to a child care center DOES NOT establish residency in a school zone NOR is their any type of "day care residency exemption".

I am deeply disappointed at the belligerent comments made by some of my neighbors which have been based on the untruthful and misleading statements distributed by Kindercare's opposition. I can only hope that they eventually conduct an independent study of the facts and reevaluate their decision to oppose a child care center. As a father with a young daughter, I welcome a quality child care center into our area and feel the 206 West Timonium Road site is an ideal location. I urge you to approve the special exemption brought before you for the above referenced child care center. Enclosed are copies of Baltimore County Public School Policy #5140 and #5150.

Sincerely,

LRB

Lewis R. Bognet

STUDENTS: Enrollment and Attendance

Residents and Nonresidents

1. Resident Student

In accordance with Section 7-101 of the Education Article of the Annotated Code of Maryland, any child who is domiciled with the child's parent(s)/guardian(s) in Baltimore County shall attend his or her assigned home school. (See Policy 5140.) The burden of establishing or providing proof of the child's domicile with his or her parent(s)/guardian(s) is the responsibility of the child, parent(s), and/or guardian(s).

2. Nonresident Student

A nonresident student is a child who is domiciled with his or her parent(s)/guardian(s) outside of Baltimore County. A nonresident student shall not be enrolled in any Baltimore County Public School without written authority from the Superintendent and/or the pupil personnel worker.

In accordance with Section 7-101(b)(2) of the Education Article, the Superintendent may allow a child to attend Baltimore County Public Schools even if the child is not domiciled in Baltimore County with the child's parent(s)/guardian(s) and in compliance with the Superintendent's Rule 5150.

Legal References: §7-101 of the Education Article of the Annotated Code of Maryland

§4-121 of the Education Article of the Annotated Code of Maryland

§4-122 of the Education Article of the Annotated Code of Maryland

*** "Child" refers to an individual not currently enrolled in Baltimore County Public Schools.

*** "Student" refers to an individual currently enrolled in Baltimore County Public Schools.

Policy
adopted: 5/28/70
revised: 3/13/80
revised: 6/19/80
revised: 2/26/87
revised: 10/12/93
revised: 3/24/98
revised: 5/2/00

Board of Education
of Baltimore County

STUDENTS: Enrollment and Attendance

In accordance with §7-301 of the Education Article of the Annotated Code of Maryland, a child five (5) years old or older and under twenty-one (21) shall be admitted to Baltimore County Public Schools ("school") without the payment of tuition. In accordance with §7-101 of the Education Article of the Annotated Code of Maryland, any child who is domiciled with the child's parent(s)/guardian(s) in Baltimore County shall attend his or her assigned home school. (See, Policy 5150.)

I. Resident Student

A. Verification of Domicile

When registering for enrollment into school, proof that the child is domiciled in Baltimore County with the child's parent(s)/guardian(s) is required. Domicile is determined on a case-by-case basis, and the burden of establishing the child's domicile with the parent(s)/guardian(s) is on the child, parent(s), and/or guardian(s).

Prior to enrollment, a school administrator should require as proof of the child's domicile with the parent(s)/guardian(s) a copy of one of the following documents, subject to verification:

1. Documents that establish home ownership of a house in Baltimore County in which the child is domiciled with the child's parent(s) and/or guardian(s).

2. Baltimore County real estate tax bill or receipt for house in which the child and parent(s)/guardian(s) are domiciled.

3. Lease or rental agreement for house or apartment located in Baltimore County in which the child and parent(s)/guardian(s) are domiciled.

4. In cases where the property line (either owned or rented) lies both within Baltimore County and another subdivision, the property bill is used to determine residency, i.e., if any portion of the property lies within Baltimore County, the student may attend the designated Baltimore County Public School.

B. Multiple Family Living Arrangement

If the parent(s)/guardian(s) is unable to provide one of the items listed above and the parent(s)/guardian(s) states that the family is domiciled in Baltimore County in a house or apartment with another family, the parent(s)/guardian(s) is required to complete the multiple family living arrangement process with the residency officer servicing the local school. In the event that a review of the multiple family living arrangement is determined to be fraudulent, the resident and parent(s)/guardian(s) will be liable for payment of the nonresident tuition.

In certain cases, the residency officer or pupil personnel worker should consult with the residency liaison or Coordinator of Pupil Personnel Services before making a final decision.

C. Verification of Review

If proper documentation is not submitted to support verification of domicile of the child with his/her parent(s)/guardian(s) in Baltimore County, then the child should not be enrolled; the parent(s)/guardian(s) and child should be advised of the necessity to enroll in the school system serving the area where they are domiciled. If the parent(s)/guardian(s) continue to contend that they are domiciled in Baltimore County, the parent(s)/guardian(s) may appeal to the residency liaison.

II. <u>Nonresident Student</u>

A. Definition

A nonresident student is a child who is domiciled with his/her parent(s)/guardian(s) outside of Baltimore County.

B. Enrollment

A child may attend Baltimore County Public Schools as a nonresident student even if the child is not domiciled in Baltimore County with his/her parent(s)/guardian(s) upon the written authority from the superintendent and/or the pupil personnel worker.

In accordance with §7-101(b)(2) of the Education Article, the Superintendent may allow a child to attend Baltimore County Public Schools even if the child is not domiciled in Baltimore County with the child's parent(s)/guardian(s) if:

1. A child is placed in a Baltimore County foster home and/or residential institution as a child in an out-of-county living arrangement as defined in §4-122 of the Education Article. Financial responsibility for children in out-of-county living arrangements will be assessed in accordance with §4-122 of the Education Article.

2. The student is a foreign student:

   a. Sponsored by an approved school exchange program.

   b. Admitted on a student visa in accordance with federal immigration laws.

3. The child's parent(s)/guardian(s) provides appropriate documentation that the child will be domiciled with his or her parent(s)/guardian(s) in Baltimore County prior to November 1. The child shall be admitted at the beginning of school without payment of tuition. After November 1, if the child is not domiciled with his or her parent(s)/guardian(s) in Baltimore County, tuition shall be charged. (See II-C. Tuition.)

4. A student's family moves from Baltimore County during the school year, the student may complete that school year in his/her current Baltimore County Public School. Tuition shall be paid by the student's parent(s)/guardian(s). (See II-C. Tuition.)

5. A student has completed grade 11 in a Baltimore County high school, that student may complete grade 12 in his/her current Baltimore County Public School. Tuition shall be paid by the student's parent(s)/guardian(s). (See II-C. Tuition.)

6. A child is a patient at a hospital, sanitarium or convalescent home located in Baltimore County. Tuition shall be paid by the child's parent(s)/guardian(s). (See II-C. Tuition.)

7. The child is a child of a Baltimore County Public School employee. A child includes a natural child or one under the court ordered guardianship of an employee. An "employee" means "public school employee," "confidential employee," "supervisory employee," or "management employee" as defined by Article 6 (or §6-404 and §6-501) of the Education Article of the Annotated Code of Maryland. A child of an employee may attend the school which is closest to the primary work site or home school (office) of the employee regardless of the school's overcrowded conditions. Tuition shall be assessed at $1,000 if the child is enrolled prior to January 1, and the employee is domiciled within the state of Maryland. Tuition shall be assessed at $500 if the child is enrolled after January 1, and the employee is domiciled within the state of Maryland. Tuition shall be assessed at $2,700 if the child is enrolled prior to January 1, and the employee is domiciled outside of the state of Maryland. Tuition shall be assessed at $1,350 if the child is enrolled after January 1, and the employee is domiciled outside of the state of Maryland. If employment of parent(s)/guardian(s) ends during that school year, the student may complete that school year in his/her current Baltimore County Public School.

   a. A child of an employee whose primary work site or home school (office) is in a magnet school may be allowed to enroll in that school in accordance with the provisions of this section if said child qualifies for admission in accordance with Policy and Rule 6130, Instruction: Magnet Schools and Programs. Upon qualification, admission is granted for said child without entry into the lottery selection process.

   b. A child of an employee whose primary work site or home school (office) is not in a magnet school may be allowed to enroll in a magnet school in accordance with the provisions of this section if said child qualifies for admission in accordance with Policy and Rule 6130, Instruction: Magnet Schools and Programs. The said child will be given no special preference and must participate in the lottery selection process.

8. The child is a child of an adjoining Maryland school system who is domiciled with his/her parent(s)/guardian(s) in an unusually isolated geographic location adjoining Baltimore County, upon request of the Superintendent of Schools of that system and approval of the Superintendent of the Baltimore County Public Schools. The case should be referred to the pupil personnel worker for processing. Tuition shall be paid by the sending school system. (See §4-121 of the Education Article.)

9. If the applicant on behalf of the child or parent(s)/guardian(s) can establish that the child is residing with the applicant as a result of serious family hardship, then the superintendent and/or residency liaison may allow the child to be enrolled. Tuition shall be paid by the child's parent(s)/guardian(s). (See II-C. Tuition.) One or more of the following may be considered in accepting nonresident students with a serious family hardship:

   a. Death, serious illness, or incarceration of the child's parent(s) or guardian(s);

   b. Abandonment of the child;

   c. Child abuse or neglect;

   d. Physical or mental condition of the child's parent(s) or guardian(s) such that they cannot provide adequately for the child's care and supervision of the child;

   e. Financial circumstances of the child's parent(s) or guardian(s) making it a hardship for them to provide for the child's care and supervision.

The following are not to be considered serious family hardships:

   a. Presence in Baltimore County primarily for improved quality of education;

   b. Presence in Baltimore County primarily because of adverse conditions in or dissatisfaction with the child's prior school system;

   c. Parent(s) or guardian(s) placing the child with the caretaker for child care purposes.

C. Tuition

In accordance with Policy 3610 and Rule 3611, tuition for nonresident students shall be established annually by the Board of Education. Requests for waiver of tuition shall be granted if the child's parent(s)/guardian(s) provides documentation that the child meets the criteria for a free lunch, reduced priced lunch, or medical assistance.

D. Review Process

The residency liaison shall review all applications for enrollment based on serious family hardship for determination of enrollment as a nonresident student. The parent(s)/guardian(s), applicant, and child should be advised of the necessity to enroll in the school system serving the area of their domicile.

III. Appeal Process

If the child, parent(s)/guardian(s) continue to contend the child must attend Baltimore County Public Schools, then the case may be appealed in writing to the Coordinator of Pupil Personnel Services within ten (10) calendar days of the date of the residency liaison's decision letter. If the request is denied and the child, parent(s)/guardian(s) continue to contend the child must attend Baltimore County Public Schools, then the case may be appealed in writing to the Superintendent within fifteen (15) calendar days of the date of the Coordinator of Pupil Personnel Services' decision letter.

IV. Accounting Procedure

Each school with one or more nonresident tuition paying students shall file, on forms provided by Baltimore County Public Schools, a report at the end of each month indicating the tuition status of each student.

*** "Child" refers to an individual not currently enrolled in Baltimore County Public Schools.

*** "Student" refers to an individual currently enrolled in Baltimore County Public Schools.

Legal References: §7-101 of the Education Article of the Annotated Code of Maryland

§4-121 of the Education Article of the Annotated Code of Maryland

Legal References: Policy 8340, "Appeal Before the Board of Education"

Also see Policy and Rule, "Tuition Fees," Series 3000, Non-Instructional Services.

Rule
approved: 2/26/87
revised: 11/23/93
revised: 12/6/94
revised: 3/24/98
revised: 5/2/00

Superintendent of Schools

In favor 8.

Patricia L. Stahler
8410 Macauley Court
Lutherville, MD 21093

January 15, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: Case #04-123-XA, Petition for Special Exception-206 W. Timonium Rd.

Dear Mr. Lawrence:

As a mother who has lugged her children across town to relatives and left my children in the homes of "strangers" I believe there is a need to quality, convenient, affordable daycare in this community. However, I do understand the concerns regarding traffic and further development of a residential community. If the traffic logistics can be worked out and the exception made is for a daycare facility only I am in support of the Kindercare on Timonium Road.

I also believe if all-day kindergarden is mandated in Maryland this facility could be a valuable asset to Baltimore County to provide a facility in a school district that is already bursting at the seams.

Sincerely,

Patricia L. Stahler

Patricia L. Stahler

RECEIVED
EXECUTIVE OFFICE

2004 JAN 16 A 11:05

Patricia L. Stahler
8410 Macauley Ct.
Luthvle Timon, MD 21093-4823

BALTIMORE MD 212
PM
16 JAN
2004

37 USA

The Honorable James T. Smith, County
Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

21204+4606 10

STUDENTS: Enrollment and Attendance

School Attendance Areas

The Board of Education will establish geographical attendance areas for each school and keep records thereof in accordance with the Public School Laws of Maryland.

In order to use efficiently the facilities available, it is necessary to control the student population by careful school districting. For this reason, school boundaries shall be described in detail and approved by the Board of Education. Whenever a new school is built, or a school is closed, appropriate attendance areas shall be outlined in order to relieve the surrounding schools of being overcrowded, while at the same time making provision for safe, efficient, adequate, and economical school transportation service.

The Board of Education recognizes that circumstances may arise which will cause parents or guardians to request permission for a student to attend a school other than the school within the attendance area in which the student resides. The Superintendent of Schools has delegated the responsibility of determining if the transfer should be granted to the principal of the requested school. The requested school principal has the responsibility and the authority to make the decisions and implement the transfer.

Decisions to review special permission transfers will be based upon the circumstances involved and the information and recommendations received from various sources.

Legal Reference: Annotated Code of Maryland, Education Article Section 4-108
Establishment of public schools

Also See: Boundary Change Practices
Policy 3410, NON-INSTRUCTIONAL SERVICES: Transportation Services

Policy
adopted: 12/13/73
revised: 3/12/80
revised: 7/12/84
revised: 10/12/93
revised: 04/11/00

Board of Education
of Baltimore County

STUDENTS: Enrollment and Attendance

I. SCHOOL ATTENDANCE AREAS

A. Records and reports of all changes affecting school attendance areas and boundaries shall be maintained in the respective schools and offices of the Board of Education.

B. Students will attend their assigned home schools within the Board approved attendance areas in which they reside. Exceptions to attending the home school are set forth below in Section II. C. of this rule.

II. SPECIAL PERMISSION TRANSFERS

A. Special requests to permit a student to attend a school outside his/her school attendance area must be initiated by the parent(s) or guardian(s).

B. Special permission requests related to application and admission to a magnet school/program must be made in accordance with Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*.

C. Special Circumstances

The staff will evaluate the following special circumstances as justification for assigning a student to a school outside the attendance area in which the student currently resides:

1. When a student who has completed grades 4, 7, or 11 changes residence to another Baltimore County school attendance area. Said student may continue in the original elementary, middle, or high school until completion of the terminal grade of that school level.

2. When a student desires to pursue a curricular/academic course or sequential program of study not offered in the regularly assigned school or the geographically assigned magnet school. Said student may be transferred to the requested school provided the student has met the stated prerequisites.

3. When the purpose is for:

   a. Medical reasons. Requests which are based on medical, physical, or mental health reasons must be accompanied by documentation from a physician or mental health provider.

b. Student adjustment issues which cannot be resolved at the home school placement as evaluated and determined by appropriate school system officials.

4. When a student changes residence within Baltimore County during a school year. Said student may remain in the original school until the end of the school year. To request consideration for remaining in the original school for a subsequent school year(s), a new *Application for Special Transfer* must be submitted and evaluated in accordance with the provisions of this rule.

5. When a student's family plans to move from one Baltimore County school attendance area to another during the school year. Said student may enroll in the school in the attendance area in which he/she is planning to live. Principals may approve this enrollment upon the receipt of appropriate documentation from the parent(s)/guardian(s).

6. When unusual arrangements must be made to provide satisfactory supervision for the elementary and middle school student before- and after-school hours.

7. When family conditions necessitate that a student must live in another home within Baltimore County.

8. When a student is the child of a Baltimore County Public Schools' employee who resides in Baltimore County. For the purposes of this rule, "employee" means "public school employee," "confidential employee," "supervisory employee," and "management employee" as defined by Section 6-401 and Section 6-501 of the Education Article of the Annotated Code of Maryland. For the purposes of this rule, "child" includes a natural or foster child or one under the legal guardianship of an employee who is domiciled in Baltimore County. Said student may be granted a transfer to a school outside of his/her attendance area regardless of the school's overcrowded conditions as defined in Section II. D. 7. a., b., and c. of this rule and provided the school is within the attendance area of the employee's primary work site or home school (office). A child of an employee whose primary work site or home school (office) is in a magnet school may be granted a transfer to that school in accordance with the provisions of this section if said child qualifies for admission in accordance with Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*. Upon qualification, admission is granted for said child without entry into the lottery selection process.

9. When a student has a sibling who is attending the requested school and who will continue to attend that school the next year. Said student may be granted a transfer to that school.

10. When a student attends a Baltimore County Public School that has been identified as eligible for Title I public school transfer options and said student has been declared an eligible student under applicable Title I federal guidelines. The parent/guardian of said student will submit an application to the Office of Title I and Grant Assistance in accordance with Title I public school transfer option procedures. Schools identified as eligible for receiving students under Title I public school transfer will not approve any special transfer requests until all Title I eligible student transfer requests have been processed.

D. Procedures

1. The parent(s)/guardian(s) must complete and submit as directed the triplicate form, *Application for Special Transfer*, between April 1 and June 1 for the next school year. The parent(s)/guardian(s) must submit the original white copy of the form to the receiving school principal for his/her approval or denial, submit the pink copy of the form to the home school principal for his/her notification, and retain the yellow copy of the form for his/her record.

   a. Policy and Rule 6130, *INSTRUCTION: Magnet Schools and Programs*, require an earlier deadline for magnet applicants to submit the *Application for Special Transfer*.

   b. Applicants must submit the *Application for Special Transfer* in its entirety according to the guidelines established by the magnet application process.

2. Relevant written documentation supporting the transfer must be attached to the application.

3. Transfer requests must be submitted between April 1 and June 1 unless:

   a. The student is a new resident of Baltimore County

   b. There is an emergency or event that could not have been foreseen.

   c. Information relevant to the transfer request was not available between April 1 and June 1.

4. Students must enroll in and attend their home school while a transfer request is being processed.

5. In processing the request, the receiving school principal will:

   a. Evaluate the request and written documentation to determine compliance with the special circumstances outlined in Section II. C. of this rule and obtain necessary information from school system personnel pertaining to the request which will assist in the formulation of the decision.

   b. Forward recommendations from medical personnel accordingly:

      (1) Medical documentation from physicians will be forwarded to the school system's Coordinator in the Office of Health Services for evaluation and consultation with the child's physician. The Coordinator may seek additional consultation with the Director of Child, Adolescent, and Reproductive Health of the Baltimore County Department of Health.

      (2) Psychological documentation from mental health or medical professionals will be forwarded to the school system's Coordinator in the Office of Psychological Services for evaluation and consultation with the child's mental health or medical provider.

   c. Make every effort to issue a decision to parent(s)/guardian(s) by July 1 except when the request is for admission to kindergarten. Principals will make every effort to issue a decision concerning admission to kindergarten before the beginning of the school year. The principal must indicate his/her approval or denial in the appropriate section of the original application (white copy), which will be sent to the parent(s)/guardian(s). A photocopy of the original application will be forwarded to the principal of the home school and a photocopy of the original application must be retained by the receiving school.

   d. Verify that the student either is domiciled in Baltimore County with his or her parent(s)/guardian(s) or has been approved for enrollment as a nonresident student in accordance with Policy and Rule 5150, *STUDENTS: Enrollment and Attendance, Residents and Nonresidents*. If the transfer request is approved, the parent(s)/guardian(s) must submit to the receiving school documentation of domicile within Baltimore County or approval for enrollment as a nonresident student.

6. The transfer request may be approved or denied after consideration of the reason(s) for the transfer and review of the total number of requested transfers made to the receiving school as of June 1.

7. Permission to attend a school outside the attendance area in which the student resides can be denied because of overcrowded conditions, which exist when any or all of the following occur at the receiving school:

   a. Total student enrollment is equivalent to or exceeds state-approved building capacity

   b. Average class size is equivalent to or exceeds Board-approved staffing guidelines

   c. Enrollment is equivalent to or exceeds staffing allocation schoolwide or within specific programs, grade levels, or courses.

8. If the transfer request is approved, designated staff from the home school will supply the receiving school with available school records and data; and if necessary, arrange for a conference involving personnel from both schools to assist the student in making a satisfactory adjustment.

9. If the transfer is approved, the athletic eligibility set forth in Policy 6145.2, *INSTRUCTION: Extra Curricular Activities: Intramural, Informal, and Interscholastic Activities*, applies.

10. It is understood by both the receiving school principal and the parent(s)/guardian(s) that the transfer is approved until the student completes the terminal grade of a school level. An exception to this provision is a student who is granted a special transfer for the purpose.of Section II.C.4. of this rule or for the purpose of enrolling in a pre-kindergarten program. Said student is approved for that school year only. Parent(s)/guardian(s) must reapply for transfer for an additional year(s) or attend the home school for the next school year.

11. When the student completes the terminal grade of a school level, that student shall be required to attend subsequent middle or high schools serving his/her residence.

12. Approved transfers will be subject to reapplication and a new evaluation when a student is ready to move from the elementary school to the middle school or from the middle school to the high school. The reapplication will be evaluated consistent with the criteria set forth in this policy and rule.

13. Parent(s)/guardian(s) are responsible for providing transportation to and from the newly assigned school unless the student can be accommodated by the existing bus routes and existing bus stops of that school.

14. If the transfer request is denied by the receiving school principal, the parent(s)/guardian(s) may initiate the appeal process as described in Section II. E. of this rule.

E. Appeals

1. Denials of special permission transfer requests may be appealed by the parent/guardian who initiated the transfer request. The appeal must be made in writing to the Executive Director of Student Support Services within ten (10) calendar days of the date of the principal's denial or the postmarked date, whichever is later. The Executive Director of Student Support Services or designee will research and evaluate the appeal based on the information and documentation provided at the time the initial request was made to the receiving school principal. The Executive Director of Student Support Services or designee will also consider additional evidence provided on appeal. The Executive Director of Student Support Services or designee will make every effort to issue a written decision by August 1.

2. If the appeal is denied by the Executive Director of Student Support Services or designee, the written decision will inform the parent(s)/guardian(s) of his/her right to appeal, in writing, to the Superintendent within fifteen (15) calendar days of the date of the denial letter or the postmarked date, whichever is later.

3. Denials of special permission transfer requests by the Executive Director of Student Support Services or designee must be appealed in writing to the Superintendent within fifteen (15) calendar days of the date of the Executive Director of Student Support Services' or designee's denial letter or the postmarked date, whichever is later. The Superintendent or designee will research and evaluate the appeal based on the information and documentation provided at the time the initial request was made to the receiving school principal. The Superintendent or designee will also consider additional evidence provided on appeal. The Superintendent or designee will make every effort to issue a written decision before the beginning of the school year.

4. If the appeal is denied by the Superintendent or designee, the written decision will inform the parent(s)/guardian(s) of his/her right to appeal in writing to the Board of Education within (thirty) 30 calendar days of the date of the denial letter in accordance with Section 4-205 of the Education

Article of the Annotated Code of Maryland and Board of Education Policy 8339, Internal Board Policies: Operations, Appeal Before Hearing Examiner. An appeal will be considered timely filed, if, within the allotted time period, it has been delivered to the Board of Education, postmarked, or deposited in the U. S. Mail as registered or certified mail.

Rule
approved: 12/13/73
revised: 03/13/80
revised: 11/23/93
revised: 04/11/00
revised: 08/14/01
edited: 1/7/02
revised: 3/26/02

Superintendent of Schools

Patricia L. Stahler
8410 Macauley Court
Lutherville, MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 15, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave.
Towson, Maryland 21204

RE: Case #04-123-XA, Petition for Special Exception-206 W. Timonium Rd.

Dear Mr. Lawrence:

As a mother who has lugged her children across town to relatives and left my children in the homes of "strangers" I believe there is a need to quality, convenient, affordable daycare in this community. However, I do understand the concerns regarding traffic and further development of a residential community. If the traffic logistics can be worked out and the exception made is for a daycare facility only I am in support of the Kindercare on Timonium Road.

I also believe if all-day kindergarden is mandated in Maryland this facility could be a valuable asset to Baltimore County to provide a facility in a school district that is already bursting at the seams.

Sincerely,

Patricia L. Stahler

December 9, 2003

RECEIVED
DEC 11 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave., #405
Towson, Maryland 21204

Mr. Michael Sabracos
19 E. Fayette Street, Suite 207
Baltimore, Maryland 21202-6431

RE: Case #04-123-XA, DR2-206 W. Timonium Road

Dear Mr. Schmidt and Mr. Sabracos:

First I must apologize, I have chosen to remain anonymous because I fear that my neighbors would maliciously retaliate if they new that I did not share their opinion of your proposed development. I am a long time resident of Pine Valley and have watched our association fight every development that has been proposed including the Pinewood schools expansion plans. Meanwhile these developments and the school have helped raise our property values to unforseen amounts. When our past president and vice president chose to support your proposal they were chastised by the other board members and forced to resign. I have attached their letters of resignation which were posted in our local news letter.

In my opinion the Kindercare is a great compliment to our community and fits within Maryland's Smart Growth Plans. I assume the facility is a weekday operation that will service the young area children and not add new traffic to the area. The alternative, a church, would mean more new traffic at all hours of the day both on weekdays and weekends. I also understand that a church does not have the strict building guidelines that the Kindercare has and a church could also have a school and daycare within its building.

As for many of my neighbors and the board of directors of our association, I feel their belligerent zealous approach to fight all development has blinded their common sense and prevented them from truly evaluating your proposed development. I am certain, what ever you would have proposed, they would have opposed, regardless of the facts. Although there are a few neighbors that share my beliefs, they too fear the wrath of the board and have chosen not to speak out. Best of luck with your Kindercare.

Sincerely,

A Sensible Concerned Pine Valley / Valleywood Community Member.

May 5, 2003

To The Board of Governors Pine Valley/Valleywood Association, Inc.:

I believe it is essential for me to present certain facts regarding the proposed development of the property on the Northwest corner of the I-83/Timonium Road interchange.

On approximately March 19, I was contacted by the purchaser of the property (Mike Sabracos) who wanted to set up a meeting with me as president of the community association and Selman Wright, vice-president. We agreed to publicly meet on March 26 at Bluestone Café. Mr. Sabracos explained that he wanted to meet with us as a courtesy to inform us of his plans to develop the aforementioned property.

He presented his preliminary details proposing the establishment of a KinderCare Center, after which we agreed to forward his information to the Board members at the next meeting. We advanced the meeting date by a week to April 7 in order to expedite the dissemination of the information.

As a result of that meeting, some Board members incorrectly perceived that I had an opinion on the project and they reacted poorly to my presentation. Some of the "personal-turned-public— comments were very accusatory and hurtful to both my family and me.

As a result of these malicious assaults on my character and integrity, I hereby tender my resignation effective immediately.

Respectfully submitted,

Tom Jameson

cc: Frank Regan, President
Greater Timonium Community Council

May 5, 2003

To The Board of Governors Pine Valley/Valleywood Association, Inc.:

Since September 2002, I have worked closely with Tom Jameson, president of this association, to promote an agenda of positive neighborhood cooperation.

The proposal for developing the Northwest corner of Timonium Road has escalated to an unwarranted level. In response to simply presenting information to board members, Mr. Jameson has been the recipient of undeserved personal attacks. Personally, my integrity has been brought into question and my motives distorted.

Therefore, I hereby resign my position on this board effective immediately.

Respectfully submitted,

Selman Wright

cc: Frank Regan, President
Greater Timonium Community Council

To Whom it May Concern,

I would just like to thank you for taking such wonderful care of my daughter, Alexis. She has learned so much from attending Kindercare. She has grown into a very well-adjusted preschooler. I feel confident leaving her in your care. I am, also, impressed with how involved I am, as a parent, in your program. There are many parent-involved events such as fun events with music and dancing , preschool graduations, and holiday pageants. The building is very colorful and very child-centered with displays of the children's artwork in every room. I always feel welcome when I enter the building. Again, thank you for all the love and support you show my daughter.

Thank you,

Kelli Sauer

December 2, 2003

To Whom It May Concern:

My son, Ben, began at Kindercare the week after he turned two. He's now a happy, healthy four-year-old and I believe that his teachers and the Kindercare facility have had a lot to do with that!

I have nothing but praise for Kindercare. They provide everything a child needs – a bright and stimulating environment, an age-appropriate curriculum and, most importantly, plenty of TLC. All of Ben's teachers (as well as the rest of the staff) have been wonderful. They are obviously educated and genuinely caring people who really see each child as an individual, taking the time to respond to each child's changing needs. My son has gone through many stages and some difficult periods in the past two years, but he has always been loved and supported by everyone at Kindercare. He comes home every day with stories to share about the fun things he's done and all that he's learned. It is obvious that he loves his time at "school" and I simply could not imagine him anywhere else.

In addition to their important daily routines, Kindercare also plans numerous family functions and frequently brings in outside entertainers. Ben is constantly telling me about the magic acts, puppet shows and guest readers who have visited. As a working mother, it is difficult to get to these kinds of shows when they are held at the library and such. I love the idea that Ben gets to enjoy them at school!

There are many things for a parent to appreciate about Kindercare, but the bottom line is my son is happy there. What more can any parent ask?

Sincerely,

Ami Cox

Ami Cox

Mr. George Philippou, Esq.
8508 Marburg Manor Drive
Lutherville, Maryland 21093

November 1, 2003

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Room #405
Towson, Maryland 21204

RE: KinderCare Center 206 Timonium Road
Case #04-123-XA, DR2-206 W. Timonium Road

Dear Mr. Schmidt:

As a resident of the Timonium area, I am writing this letter in support of the above referenced KinderCare center. The facts are simple. The child care center is a valuable asset to our community. KinderCare is the industry leader among child care providers. They operate safe, clean and reliable child care centers. The proposed development preserves a majority of the open space on the property and acts as a great buffer between Interstate 83 and the community behind them. Because KinderCare caters to the local community, the center will have no impact to local traffic. Their customers are already traveling on Timonium Road.

As a resident of the Timonium area, I am also writing this letter to tell you I take exception to the fictitious facts the KinderCare opposition has been distributing. They have been telling people things like, the property is being rezoned for a commercial use, KinderCare caters to low income city residents who will eventually attend the Pinewood Elementary school and add hundreds if not thousands of city vehicles onto our neighborhood streets. This erroneous propaganda has been used as a scare tactic in an effort to instill fear into the surrounding neighborhoods and gain support for their so called cause through petitions and letters. The opposition has done a true injustice to their neighbors by misleading them and misrepresenting the facts of the proposed development.

As an attorney, I was able to ascertain the facts and make an educated decision to support the Timonium KinderCare child care center. I welcome a much needed and highly qualified child care provider to the community.

Sincerely,

George Philippou, Esq.

Georgia Vavas
72 Abbey Bridge Ct
Timonium, MD 21093

December 8, 2003

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue
Suite 405
Towson, MD 21204

RE: Kinder Care Center
DR2-206 W. Timonium Road
Case # 04-123-XA

Dear Mr. Schmidt:

I am writing to note my support of the KinderCare development at 206 W. Timonium Road. I travel Timonium Road every day to and from work at the Baltimore County Board of Education. I see no problem with the plans as they have been proposed to me.

Quality childcare can do nothing but increase the value of our homes. Not to mention, I would rather see children playing on grassy playgrounds when I drive by, than the destruction of the property to make room for more housing.

Please support this project. Thank you.

Very Truly Yours,

Georgia Vavas

Sara Howard
4 Cormer Court
Timonium, MD 21093

December 1, 2003

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

RE: Kinder Care Center
DR2-206 W. Timonium Road
Case # 04-123-XA

Dear Mr. Schmidt:

Me and my family are in full support of the KinderCare project. I have a background in Early Childhood Education and can positively affirm that a day care facility with the credentials of KinderCare will be a wonderful asset to our area.

KinderCare is a nationally recognized childcare facility with an excellent reputation. In addition to providing excellent and safe childcare, they are known amongst industry representatives as providing a stable and positive work environment for their employees. They have strict internal guidelines so that their facilities are clean, well maintained and organized. They play an active role in the upkeep of the areas in which they are located making them great neighbors to have. Anyone who is familiar with their facilities can attest to this.

I welcome the addition of a KinderCare Childcare Center to our neighborhood.

Very Truly Yours,

Sara Howard

Sara Howard

Pamela G. VillaSanta

515 Whithorn Court
Timonium, MD 21093

December 10, 2003

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue #405
Towson, MD 21204

RE: Case # 04-123-XA, DR2-206 W. Timonium Road

Dear Mr. Schmidt:

I am writing in SUPPORT of the KinderCare development that is to be built at the above referenced site. As a Timonium resident, a mother and a real estate agent, I believe that the childcare center is in the best interests of the entire neighborhood.

First, close access to quality childcare can only enhance my property values and those of my clients.

Second, the development appears to maintain the beauty of the property. That sight has a lot of mature trees and foliage that I would hate to see removed to make way for a series of townhomes or more cookie cutter housing.

Third, it is right near the I-83 exit ramp and I believe that this is the best use to shield the existing homes from the view of the traffic.

Fourth, I cannot logically see how new traffic is of concern. I am sure that the KinderCare representatives see this as a desirable sight because of the volumes of young families in the area who would use their facility. I cannot imagine that they plan to draw a lot of patrons from outside of the area. I travel that road every single day going to work and taking my kids to school and am not concerned about new traffic.

Fifth, as a real estate professional, I think the majority of the opposition does not realize that a child care facitliy is an INSTITUTIONAL use, NOT a commercial use. A lot of controversy has developed because people have been given false information by the opposers about the nature of the development.

From my perspective, the TRUTH is that it will have a positive impact on the surrounding neightborhoods while providing the residents with quality childcare in a serene setting.

Sincerely,

Pamela G. VillaSanta

Alberto & Karen Panella
511 Whithorn Court
Timonium, MD 21093

December 1, 2003

Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Room#405
Towson, MD 21204

RE: Kinder Care Child Center
206 W. Timonium Road
Case # 04-123-XA

Dear Mr. Schmidt:

We are in full support of the development of the KinderCare Child Center at 206 W. Timonium Road. We have been residents of the Mays Chapel/Timonium area for over 15 years and presently live in Jenifer Ridge off of Timonium Road.

In our opinion, the Center is the most non-controversial, non-intrusive proposal that we could imagine. If my children were of daycare age, we would welcome having a national franchise like KinderCare so close to our home. In addition, we believe that the beauty of that property will be preserved by the presence of a low lying building nestled into the greenery that currently exists on the property.

We welcome the idea and are happy that the use draws on traffic patterns that currently exist rather than generate new traffic. We believe that some of the other permitted uses, such as a church,

townhomes or mini-storage would not only bring in outside traffic but would also destroy the current overall appearance of the property.

Finally, as long-time residents of the area, we have watched the Pine Valley community oppose any and every new project they could get their hands on. This includes Jenifer Ridge, the development where I currently live. Despite their opposition, the residents of the Pine Valley area have all benefited from the development of Jenifer Ridge. Their property values have skyrocketed to numbers they never thought possible, enabling them to sell and refinance their homes at top values.

We welcome the development and encourage you to approve of the same.

Sincerely,

Alberto Panella

Karen Panella

CoreStar Financial Group

Lawrence E Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, #405
Towson, MD 21204

December 10, 2003

Case: 04-123-XA, DR2-206 W. Timonium Road

Dear Mr. Schmidt,

I am writing to you on behalf of Michael Sabracos. It has come to my attention that Mr. Sabracos is looking to open a KinderCare Child Care Center on West Timonium Road. My family and the Sabracos' have been neighbors since we both moved to the development of Jennifer Ridge. I am in full support of a child care facility that is both close to my home and business.

My wife and I are very excited about having a reputable day care facility so close to our home and my business. I employ over 120 employees off of Greenspring Drive about ½ mile away and I have talked to several parents in my company and they are ecstatic to have a KinderCare so close to work. Many of my employees and neighbors have to drive 30-45 minutes for daycare, most of which are marginal facilities and have waiting lists of months to even years.

I understand that there are some concerns with traffic. I travel down Timonium Road at least 2 times a day mostly more, I do not see how traffic would increase considering most people who would utilize the KinderCare live and work in the area and already travel Timonium Road. I see it more an a convenience rather than an nuisance.

Sincerely,

Tomas Gordon
CEO

1966 Greenspring Drive Suite 610 Timonium, Maryland 21093 T: 877.560.SAVE F: 866.561.FUND

www.corestarfinancial.com

To Whom it May Concern,

I would just like to thank you for taking such wonderful care of my daughter, Alexis. She has learned so much from attending Kindercare. She has grown into a very well-adjusted preschooler. I feel confident leaving her in your care. I am, also, impressed with how involved I am, as a parent, in your program. There are many parent-involved events such as fun events with music and dancing , preschool graduations, and holiday pageants. The building is very colorful and very child-centered with displays of the children's artwork in every room. I always feel welcome when I enter the building. Again, thank you for all the love and support you show my daughter.

Thank you,

Kelli Sauer

December 9, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Ave., #405
Towson, Maryland 21204

Mr. Michael Sabracos
19 E. Fayette Street, Suite 207
Baltimore, Maryland 21202-6431

RE: Case #04-123-XA, DR2-206 W. Timonium Road

Dear Mr. Schmidt and Mr. Sabracos:

First I must apologize, I have chosen to remain anonymous because I fear that my neighbors would maliciously retaliate if they new that I did not share their opinion of your proposed development. I am a long time resident of Pine Valley and have watched our association fight every development that has been proposed including the Pinewood schools expansion plans. Meanwhile these developments and the school have helped raise our property values to unforseen amounts. When our past president and vice president chose to support your proposal they were chastised by the other board members and forced to resign. I have attached their letters of resignation which were posted in our local news letter.

In my opinion the Kindercare is a great compliment to our community and fits within Maryland's Smart Growth Plans. I assume the facility is a weekday operation that will service the young area children and not add new traffic to the area. The alternative, a church, would mean more new traffic at all hours of the day both on weekdays and weekends. I also understand that a church does not have the strict building guidelines that the Kindercare has and a church could also have a school and daycare within its building.

As for many of my neighbors and the board of directors of our association, I feel their belligerent zealous approach to fight all development has blinded their common sense and prevented them from truly evaluating your proposed development. I am certain, what ever you would have proposed, they would have opposed, regardless of the facts. Although there are a few neighbors that share my beliefs, they too fear the wrath of the board and have chosen not to speak out. Best of luck with your Kindercare.

Sincerely,

A Sensible Concerned Pine Valley / Valleywood Community Member.

On Lawn B

December 9, 2003

Dear Karin and Alyssa,

I was just telling a friend who lives in Hunt Valley that Kindercare is soon announcing the future opening of a new KinderCare location in Timonium, and that she should look into enrolling her two children when the opportunity arises. This came up in conversation after she told me her daycare center was closed the day it snowed last week.

I explained that she should look into KinderCare because you guys are open all of the time (and sometimes too much...like until 4:00 p.m. on Christmas Eve!). My friend works part-time and her husband travels extensively for his job, so any glitches in their childcare system are covered by her. Being able to rely upon a center like Kindercare, which puts the parents first, would be an overwhelming relief to her.

I never thought I'd be writing a letter that extolled the virtues of a daycare center; however, I just can't help myself. After my son was born, I was lucky enough to have a next door neighbor who adored infants and asked to take care of him while I went to work.

A year later, when she returned to work, I found myself searching for another provider. Again, I was lucky enough to discover a wonderful in-home provider, this time near my workplace. She - Susan - and a group of other in-home providers formed a network of in-home teachers who focused more upon positive human interactions than anything else. They regularly exchanged ideas, rotated their toys and materials among their homes, and hosted dinners where they focused solely on improving their programs. They went on field trips, invited professionals (like the dentist) to the house for little talks, baked, made presents for their parents, and smiled everyday.

During this whole time, I would pass daycare centers and think, "Woo...I'm glad I don't have to drop him off to an overburdened teacher in a center. Thank goodness I can put Joe in a home environment where he gets the both of best worlds - a daycare provider who loves him, interaction with other great kids, and emotional and intellectual stimulation." Little did I know that Kindercare offered the same benefits (just on a larger scale).

Well, when my son was nearly three years old, Susan decided to up and get married, and with that, pursue a career outside of her home. The nerve! :-) We parents were heartbroken, but grateful to have received adequate notice. We all felt it would be difficult to find something so special again.

Thus, I immediately put out my "feelers" to everyone I knew. After lamenting to one neighborhood friend about the situation, she insisted that I at least take a look at Kindercare. She knew I didn't think much about a center environment (my impressions came from bad news on the television). In my mind, all I could see was an overworked staff with too many children to care for. "How good could that be for my son's development," I asked myself?

But I agreed to just look because she was so insistent and because I didn't want to insult her judgment. So I decided to just take a look, enjoy a short visit.

Today, about 3 years later, I am so happy my friend pushed me in the right direction. Every teacher who has cared for Joe has exhibited beyond human patience as they guided the children through daily activities to preparing them for each and every holiday production.

They have been consistent in their discipline of the children and have been open and honest communicators with the parents (whom, I know, can sometimes be more difficult to deal with than sleepy, hungry children). I can only assume that Kindercare maintains a diligent hiring and training process, and that the leadership is fair, as the core employee base has remained intact for the past few years. You two, Dawn, Caroline, Michelle, Hope, Kelly and others have been there to carry on the continuity and set the guidelines for this very well run center.

More importantly than any training guidelines, however, is the dedication and true calling of the staff. Friends who have attended events in my place - the Disney on Ice Show, zoo outings, special luncheons, etc.- have each expressed how impressed they were with the organization and its teachers. Without prompting, they told me they could feel and see the dedication of these women and just couldn't believe the patience they demonstrated. I felt secure in knowing that my child, so impressionable and a bit sensitive, was being cared for in a loving and stimulating environment.

And while I cannot attend all Kindercare events, I greatly appreciate the consistent efforts to bring bring excitement and joy to the children while providing the opportunity for parents to meet one another.

Well, I'm sure there are many, many examples of goodness that I have left out...like the special attention to cleanliness (SO important during this flu season); or the fact that there's rarely a day when Alyssa is not hugging or holding a child in her lap; or the reassurance you can see in a child's eyes as Dawn puts her arm around him saying "Everything okay, Buddy?"; or how Karin keeps her very pleasant demeanor in situations where others might quickly opt to run out the door; or how Ms. Caroline greets parents with the biggest, genuine smile first thing in the rushed morning or after a long wrestle with rush hour traffic; or how Kelly showers equal attention and affection onto all her students as she does with own daughter, also enrolled at Kindercare.

I guess you can see that it didn't take long for the individuals at Kindercare to change my impression about daycare centers...at least about Kindercare daycare centers, where concern, dedication to children, and love shine through each day. I truly appreciate all the help you've provided and wish you the best of luck during the Timonium Association meeting on Friday.

Thank you!

Sincerely,

Mary Kavanagh

Mary Kavanagh (a.k.a "Joey's Mom")

Victoria A. Whitmore
6 Gray Squirrel Court
Timonium, MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

I am writing to you regarding Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road.

Having grown up in the Pine Valley/Valleywood community and lived in the Huntridge community for the last 12 years, I am intimately familiar with Timonium Road west of I-83. My parents, and now my husband and I have chosen to live in these neighborhoods because we are close to stores, businesses, and schools yet still have safe and easy access to our home on streets that are conducive for walking and biking. I am vehemently opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) The increase in traffic will create tremendous congestion on Timonium Road and will create a dangerous situation.

2) The safety of current travelers on Timonium Road will be in jeopardy.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

I am also very sad to see how the house and land at 206 W. Timonium Road have been neglected since Mr. Sabracos purchased the property. His neglect speaks louder than any voiced intentions to develop an attractive day care center that fits in with the neighborhood. I certainly hope Mr. Sabracos takes better care of his own home for the benefit of his children and neighbors. You can be certain that my husband and I are united with our community against this proposal and will not desist until we have defeated this developer.

Sincerely,

Victoria A. Whitmore

Victoria A. Whitmore

RECEIVED

JAN 16 2004

ZONING COMMISSIONER

January 15, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

I am yet another Timonium resident who is opposed to the development of KinderCare on Timonium Road in Timonium. I know that you have been made aware of the numerous issues and concerns raised by area residents who also oppose this project.

By allowing this commercial development to occur, you will be showing a blatant disregard for the safety and well being of the people who live here. The traffic situation that would be created is not only unnecessary, but unsafe. Perhaps you should think about this in terms of how you would feel if the safety of your own family was compromised every time they traveled through this area (an area which essentially you will have assisted in creating).

I am confident that you will make the right decision and recognize the serious concerns of our community.

Sincerely,

Robert A. Van Wagner
201 Hunters Ridge Road
Timonium, MD 21093
410-561-9183

cc: Mr. James T. Smith, County Executive

RECEIVED
JAN 15 2004
ZONING COMMISSIONER

7 Beech Tree Court
Timonium, MD 21093
January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

RE: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Commissioner Schmidt:

I am writing as a resident who lives in close proximity to the above referenced property to vehemently oppose the proposal for a KinderCare daycare center for the following reasons:

1. Notwithstanding the proposed modifications to Timonium Road, the increase in traffic will only create additional congestion on Timonium Road, thereby creating a dangerous situation that will not only be detrimental to the health, safety and welfare of locality involved, but also will seriously jeopardize the safety of the current residents using Timonium Road as well as families using the facility.
2. The proposed use is inconsistent with the property's zoning classification as well as the spirit and intent of the Zoning regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. While day-care centers may be allowed by Special exception in residential neighborhoods, there was never an INTENT to permit one of this magnitude!

Zoning Regulations are intended for the purpose of protecting the health, safety and welfare of the community. For that reason alone, this proposal must be denied!

Thank you for your kind consideration.

Sincerely,

Jerrold L. Brotman

JLB/tab

RECEIVED

JAN 15 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avnue
Towson, Maryland 21204

Case #04-123-XA Petition for Special Exception 206 W. Timonium Road

Dear Mr. Schmidt:

This is the First time in my life that I ever written a letter of protest. Please be advised that I am **OPPOSED** to any change to the Zoning Regulation that would allow a commercial business to be located at 206 W. Timonium Road.

I have lived in Hunt Ridge Community for over 20 years and have seen the increase in traffic on Timonium Rd. By allowing KinderCare to build a commercial building at 206 W. Timonium will make matters worse.

Property West of I-83 is and should remain residential. **PLEASE DO NOT APPROVE THIS PROPOSAL.**

Sincerely;

Paul J Mignini Jr

Paul J. Mignini Jr.
255 Hunters Ridge Rd
Timonium, Md 21093

13 January 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous traffic situation.

2) The safety of all who travel Timonium Road will be in increased jeopardy.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

RECEIVED
JAN 15 2004
ZONING COMMISSIONER

Sincerely,

William R Mackey WR Mackey

Sylvia C Mackey Sylvia C. Mackey

2110 Forest Ridge Rd (resident for 38 years)

Timonium MD 21093

213 Hunters Ridge Rd.
Timonium, MD 21093

January 13, 2004

RECEIVED
JAN 15 2004
ZONING COMMISSIONER

Mr.Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave.
Towson, Md 21204

Re: Case# 04-123XA, Special Exemption 206 Timonium Rd.

Dea r Commissioner Schmidt,

I am writing in opposition to the above referenced case.

My primary objection is that according to Zoning Regulation 502.1 this facility would

> "*Tend to create congestion on roads and streets*" and thus tend to "*Create a potential from fire, panic or other danger*" primarily related to emergency vehicle access.

I have noticed traffic surveys being conducted west of I83, however the basic traffic problem and serious congestion is east of 83. The Greenspring/Deerco – Timonium Rd. intersection is awkward and already inadequate due to the location of the I83 northbound on ramp. The addition of the MAC athletic facility, new and proposed residential construction west of 83, and the new retail construction underway at Aylsebury has and will exacerbate the congestion situation on Timonium Rd.

Observe if you will the traffic on Timonium Rd. east of 83 any mid to late afternoon – westbound backed up to York Rd and frequently blocked from making left turns on to Aylesbury by east bound traffic waiting for the York Rd. light, east bound requiring two or three signal cycles to make a left onto Deerco. North and southbound traffic pouring out of business and commercial establishments on to Timonium Rd. from Greenspring/Deerco and Aylsebury.

Continued normal growth in this area will only make the situation worse. We don't need to make an additional exception that will only:

- Intensify this congestion even further
- Further inhibit emergency access to west of 83 during peak traffic periods
- Establish a precedent for further commercial development west of I83, contrary to the Timonium Master Plan.

I urge you to reject this request for an exemption.

Sincerely yours,

Joseph Erving

cc: James T. Smith
Mezzanine Old Courthouse
400 washington Ave.
Towson, MD 21204

RECEIVED
JAN 14 2004
ZONING COMMISSIONER

10 Gray Squirrel Court
Timonium, MD 21093

January 13, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Kindercare Proposed Day Care Center – 206 W. Timonium Road

Dear Mr. Schmidt:

As a member of the Huntridge Community Association, I (Lynn Jean) attended the hearing held in December, 2003 for the proposed Kindercare facility in Timonium.

We are strongly opposed to a day care center in our neighborhood for several reasons: first, a safety concern with additional traffic making turns on Timonium Road; secondly, added congestion to already heavily trafficked Timonium Road; and thirdly, the property west of I-83 on Timonium Road is to be kept residential, clearly a violation of the Timonium Master Plan to consider a 154-child center.

Since yours is the initial decision, we strongly urge you to deny this petition for special exception to Zoning Regulation 502.1.

Sincerely yours,

Lynn and John Jean

Lynn and John Jean

RECEIVED

JAN 14 2004

ZONING COMMISSIONER

January 12, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Rd

Dear Mr. Schmidt,
I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1) The increase in traffic will create hazardous conditions in addition to the congestion present on the roads. Even with modifications proposed to the road, the situation is dangerous. The safety of current residents who regularly travel this road will be in jeopardy. In addition, proposed families dropping off children at this facility would find their lives at risk.
2) The use of this property as a large daycare facility is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of Interstate 83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the intent that a daycare center of this enormous size be built on this property.
3) I am also concerned about the future of the property if the daycare facility were to fail. What will happen to the properties adjacent to this property? This is a question that needs to be addressed. If the precedent of non-residential, commercial development is allowed in this situation, I foresee a tragic change in this portion of Timonium Road.
4) Most importantly, it is impossible to consider this special exception without considering the dedevelopment of the property directly across the street. Eighteen additional homes are to be built there and these homes will also impact the traffic situation.

Thank you for considering my opinion as you make this very important decision. It seems to me that the evidence presented to you in the Zoning hearings clearly shows that you must rule against the Special Exemption in Case #04-123-XA. I ask that you carefully consider the views of the many opposing residents and their supporters. You must base your decision on what is best for the overall community and the continued success of the residential neighborhoods west of I-83.

Sincerely,

Susan Hyde

2107 Pine Valley Drive
Timonium, MD 21093
January 13, 2004

RECEIVED

JAN 14 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Commissioner Schmidt:

We are opposed to the proposal for a KindeCare daycare center at 206 W. Timonium Road for the following reasons:

(1) We have lived on Pine Valley Drive for nearly 29 years. Since then developments such as Hunt Ridge and Mays Chapel have created an increasing amount of traffic on Timonium Road. Over the years, we have experienced more and more difficulty trying to safely turn east on Timonium RD from Pine Valley DR. The additional congestion that will be created by those using the KinderCare will only create a more dangerous situation.

(2) The Timonium Master Plan stipulates that Timonium Road west of I-83 is to be kept residential. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted. This proposed center for 154 children should be located in a commercial zone. Our community is united against this proposal.

Thank you for protecting the true spirit and intent of the Timonium Master Plan.

Sincerely yours,

William H. Ford
Marie A. Ford
William H. Ford
Marie A. Ford

RECEIVED
JAN 14 2004
ZONING COMMISSIONER

January 9, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Commissioner Schmidt,

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

I am one of the approximately 200 residents who attended the hearing on December 12th and I am planning on attending on January 20th also. Once again, a commercial business of this size does not belong in a residential neighborhood.

Please keep the zoning residential as it was intended and do not bow down to the developer and their arguments about "trade areas", etc. Respectfully I will raise the question to you that Why do we as a community have the burden of proof to prove that this is change in zoning would be detrimental to our community for reasons 1-3 above without ever allowing us to address the "need" of this commercial business in our community.

If KinderCare is allowed to build upon the site, it will negatively affect my property value and the property value of my neighbors. My husband and I have worked very hard to get into this neighborhood to provide a wonderful environment to raise our 3 children. Our neighborhood is filled with families such as ours and retired couples who are all in the same position.

Thank you for listening!

Cordially,

Patty Flattery Newton
207 Deep Dale Drive
410-453-0143

RECEIVED

JAN 14 2004

ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave.
Towson Md 21204

216W.Timonium Road
Timonium, MD 21093

Re: Case #04-123-XA, Petition for Special Exception-206 W. Timonium Road

I am strongly opposed to the granting of an exception for a daycare center to be located at 206 W. Timonium Road. The traffic and safety problems associated with such a facility are horrendous. Since I live at 216 W. Timonium Road, I have first hand knowledge of this area.

When reviewing this petition, I think it is important to consider reality as well as fact. Fact #1. The speed limit on this section of Timonium Road is 30mph. Reality#1. At least 75% of the vehicles exceed the speed limit by more than 10mph. On any given day when a Baltimore County Policeman is assigned to monitor traffic on this part of Timonium Road, he issues speeding citations at a continuous pace.

Fact#2. The southbound ramp from I-83 to westbound Timonium Road has a yield sign for traffic heading in this direction. Reality#2. The majority of cars using this ramp do not stop, do not slow down, do not yield, and in fact, increase there speed. This exit is located immediately before the proposed exit for the day care center. It will create a disaster waiting to happen.

The third item that I would like to bring to your attention is just reality. When traveling westbound on Timonium Road, there is a driveway on the left hand side of the road directly across from the proposed exit of the daycare center. Each day, hundreds of cars pass under I-83 and realize that they have missed their exit. Most cars will attempt to use this driveway in an effort to turn around. Those that don't will use the first driveway on their right that they can turn into. I can show you the wheel marks on my property where the more inconsiderate ones choose to drive.

I realize that the above item might be difficult to follow, so I invite you first hand to spend some time visiting this site; after which, it will no longer be confusing.

When I moved to my current address 17 years ago, I was aware that exiting my driveway could be difficult. Traffic has increased to the point where it frequently takes me 15 minutes just to reach York Road. Drivers exiting the proposed daycare center will face a more daunting task than I. For their safety, the communities safety, and my own families safety, I urged you to reject this petition.

If you have any questions concerning the above, please do not hesitate to call me at 410-252-2186. Thank you for taking the time to read this letter.

Joseph Vach

RECEIVED
JAN 1 4 2004
ZONING COMMISSIONER

January 9, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Commissioner Schmidt,

I live in the Mays Chapel community but I am writing to you because my wife and I are concerned about the proposed development and zoning change from a residential zoning to a commercial variance on Timonium Road. We travel Timonium Road frequently in the course of a day.

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted. These exceptions are to allow an in home setting for several children, not a commercial operation.
4. Commercial properties come with certain burdens and responsibilities such as increased trash pick up and disposal of waste (diapers), parking lots, lights from those lots, storm water management, code, commercial kitchens, etc. Once again, this is a residential neighborhood -- with families living 50 feet or less from this commercial business.

Finally, if you do not believe this area is now overdeveloped, I suggest you sit in the traffic problems we currently experience. Enough is enough!

Sincerely,

Wm Flattery
12210 Tullamore Ct., Unit 301
410-308-1879

RECEIVED

JAN 1 4 2004

ZONING COMMISSIONER

January 9, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Commissioner Schmidt,

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

I am one of the residents who attended the hearing on December 12th and I am planning on attending on January 20th also.

Once again, a commercial business of this size does not belong in a residential neighborhood. It will drastically change the footprint of Timonium Road if approved and be detrimental to the spirit and property value of the neighborhood.

My husband was born and raised in our house and does not want to see the dynamics of the Pine Valley / Valley Wood neighborhood change.

Sincerely,

Shawn Brashears

Shawn Flattery Brashears and David Brashears
306 Deep Dale Drive
410-252-0570

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 13 2004
ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: January 12, 2004

SUBJECT: Kindercare Center constituent concerns

The County Executive has acknowledged receipt of the following constituent concerns regarding the proposed building of a Kindercare Center on Timonium road. I am forwarding each constituent's letter to you so that you are aware of the neighborhood concerns about the new facility. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

James T. Smith, Jr.
Baltimore County Executive

Executive Office
400 Washington Avenue, Towson, Maryland 21204
Tel: 410-887-2450 • Fax: 410-887-4049

Baltimore County

One of the Best-Managed Counties in America

January 9, 2004

«Title» «First_Name» «Last_Name»
«Address»
«City», «State_» «Postal_Code»

Dear «Title» «Last_Name»:

Thank you for taking the time to write to me regarding the development that is proposed to occur on Timonium Road, by Kindercare, Inc. I always enjoy hearing from constituents and appreciate you taking an active role in your community. Your participation in community issues ensures the long-term viability of our Baltimore County neighborhoods.

As you are probably aware, this proposal is currently before the Baltimore County Zoning Commissioner. The hearing commenced on December 12, 2003 and has been continued for two additional hearing dates scheduled for January 20 and 21, 2004. This public hearing process before the Zoning Commissioner has established procedures that enables that office to decide issues by carefully considering testimony and evidence from various sources culminating in an objective decision based on the law and the specifics of the case. It is imperative that elected officials not intervene in these decisions regardless of their sympathies, since even the perception of interference would undermine the public's confidence in the fairness and openness of the process. This is especially true of my office since I have direct involvement in the selection of the Zoning and Deputy Zoning Commissioners.

Zoning and land use questions can be complex and difficult. In addition to questions of law, decisions made by that office must take into account numerous contending interests, factors, and viewpoints. Hearings before the Zoning Commissioner are a way to decide these issues in an open and structured setting in which all parties may be heard and all views weighed. I urge you to continue your involvement in this very sensitive development issue by continuing to participate in the public process before the Zoning Commissioner. I assure you that your involvement and your opinions will be carefully considered.

Meanwhile, I will forward your letter to the Office of the Zoning Commissioner so that they are aware of your opposition and the reasons for it. Once again, I thank you

for taking an active role in your community and look forward to working with you in the future.

Very truly yours,

James T. Smith, Jr.
Baltimore County Executive

Gary and Angela Thill
257 Hunters Ridge Road
Timonium, MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

December 7, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Suite 405
Towson, MD 21204

Re: Case #04 123 XA

Dear Mr. Schmidt:

As a longtime resident of Timonium, I join my neighbors in adamant opposition to the Kindercare development proposed for Timonium Road.

In our opinion, the zoning variance request (to allow Kindercare) should be denied for the following reasons;

- Significant accident risk and delays associated with additional traffic flow on Timonium Road.
- Reduced property values in the adjacent neighborhoods.
- The threat of additional commercial intrusion that could follow Kindercare.

Interstate 83 has always separated residential and commercial areas. We find no compelling rationale to blur the separation, and respectfully request that you deny the Kindercare, and any future zoning variance request.

Sincerely,

Gary and Angela Thill

Gary and Angela Thill

Peter Backof
400 West Timonium Road
Timonium MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson MD 21204

Re: Case #04-123-XA
Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1. Even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult!
2. The safety of my family and other families in the neighborhood will be in jeopardy. It will be dangerous for the families using the center as well.
3. This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Peter Backof

Jeanne Backof
400 West Timonium Road
Timonium MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson MD 21204

Re: Case #04-123-XA
Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1. Even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult!
2. The safety of my family and other families in the neighborhood will be in jeopardy. It will be dangerous for the families using the center as well.
3. This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Jeanne Backof

Jeanne Backof

Joseph Backof
400 West Timonium Road
Timonium MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson MD 21204

Re: Case #04-123-XA
Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1. Even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult!
2. The safety of my family and other families in the neighborhood will be in jeopardy. It will be dangerous for the families using the center as well.
3. This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Joseph Backof

Thomas Backof
400 West Timonium Road
Timonium MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson MD 21204

Re: Case #04-123-XA
Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

As a fourteen year resident of West Timonium Road I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1. Even with modifications, the increased traffic will create additional congestion and a dangerous situation. I can tell you from personal experience that at my home, at the corner of West Timonium Road and Forest Ridge Road, the main traffic issue is traffic coming from the West. The growth in that area has created a steady flow of traffic from Mays Chapel, Jenifer, and Thornton Roads. People in these vehicles are headed for I-83 and the York Road corridor. Turning left out of this daycare center will be very difficult!
2. The safety of my family and other families in the neighborhood will be in jeopardy. It will be dangerous for the families using the center as well.
3. This use will be inconsistent with the spirit and intent of the Zoning Regulations. Look at the Timonium Mast Plan – Timonium Road west of 83 is to be kept residential. This proposal may be technically okay with a Special Exception, but it is not what was intended, and it is not what I want.

Thank you for your careful consideration of this issue, and for your service every day to Baltimore County.

Sincerely,

Thomas Backof

5 Gray Squirrel Court
Timonium, MD 21093

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

January 14, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Mr. Schmidt,

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road.

Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation. The proposed modifications are inconsistent with the residential nature of W. Timonium Road. Reducing the width of the travel lanes creates more opportunity for traffic incidents.

The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility. Hunters Ridge Court, the entrance to the Huntridge development, is already made dangerous by numerous drivers who use it as a turnaround for switching their direction of travel on Timonium Road. Customers of the proposed day care center will worsen this situation considerably, as they will likely be coming on and off of I-83.

This proposed use is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Each child placed in care at the day care center is eligible for enrollment at Pinewood Elementary. Current zoning allows for up to four private residences on the property, placing far less potential burden on the school than would up to 154 elementary-age children from the day care center.

Per Zoning Regulation 502.1, line items A, B and G, I encourage you to deny this request for a Special Exception. Please remember that an exception is just that – an exception. You have the unique opportunity to not make it the rule, opening up my community to unwarranted commercial development.

Respectfully,

Michael Berman, Resident, Huntridge Community

LAW OFFICES
REED, REED & KELLY
JEFFERSON BUILDING, SUITE 412
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 321-6898
FAX (410) 321-6923

PAUL J. REED, JR. (RET.)
JAMES D. REED, P.A.
PHILIP J. KELLY, P.A.

PAUL J. REED, III (1976)

ANNE ARUNDEL CO. OFFICE
7433 BALTIMORE-ANNAPOLIS BOULEVARD
SUITE 203
GLEN BURNIE, MD 21061
(410) 768-6996
(410) 768-1313

January 15, 2004

PLEASE REPLY TO Towson OFFICE

RECEIVED
JAN 16 2004
ZONING COMMISSIONER

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: Case #: 04-1123-XA (206 W. Timonium Road)
Petition for Special Exception

Dear Commissioner Schmidt:

I am writing on behalf of my wife and myself to register our vehement opposition to the proposed special exception for a KinderCare daycare center at 206 W. Timonium Road.

Our family's objection to this special exception is that it will irrevocably change the residential character of the neighborhoods off Timonium Road west of I-83 for the worse. In particular, the neighborhoods of Hunt Ridge and Pine Valley will be severely impacted by this unnecessary, irresponsible and short-sighted abrogation of the intent of the Timonium Master Plan.

Those who travel near the intersection of I-83 and Timonium Road know only too well that traffic congestion is already such that the safety of motorists is often compromised. To increase traffic, particularly during rush hour, would make a bad situation even worse, even with the requested modifications including a center turn lane. One needs only to recall how the recently completed construction on the I-83 bridge at that location caused traffic delays, missed turns, near misses and accidents. The journey during rush hour to exit from I-83 to West Timonium Road is a already a hazardous one which would be made even worse if families need to drop off or pick up hundreds children at a commercial daycare center in this area.

Furthermore, granting a special exception for the first commercial venture on this portion of West Timonium Road would also open up the entire area to further business development. The exception for child care centers in residential neighborhoods anticipated small home-centered day care and not a warehousing of 154 children.

Thank you for permitting me to express my opposition to this Petition for Special Exception. Please contact me if there are any questions.

Very truly yours,

Philip J. Kelly

PJK/pb

Re: Case #04-123-XA Petition for Exception 206 W. Timonium Rd

Opose

Betty A. Strader
501 Whithorn Ct.
Timonium, Maryland 21093

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

Dear Mr. Schimdt,

My husband and I wish to express that the rezoning of 206 W. Timonium Road will be a problem for the homeowners. These back roads are already being used by motorist trying to avoid traffic and congestion on the expressway and through roads. Adding additional traffic to Timonium Rd would feather the problem and a child care would be particularly burdensome because most of the traffic would come at rush hour in the morning and late afternoon.

Please do not grant this Zoning exemption to the property

Betty Strader Ed Strader

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 15, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case # 04-123-XA, Petition for Special Exception – 206 W. Timonium Rd.

Dear Mr. Schmidt

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. for the following reasons:

1. The increase in traffic will create additional congestion on Timonium Rd. and will create a dangerous situation.

2. The safety of the current residents who travel Timonium Rd. will be in jeopardy as will the safety of the families using the facility.

3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Rd. west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Sincerely,

David F. Vock
8609 Chelsea Bridge Way
Lutherville, MD 21093

Appeal

Richard A. & Jan C. Nyborg
628 Oak Farm Court
Timonium, Maryland 21093-7004

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 16, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

We would like to bring to your attention the error of granting a special exception to the current zoning for the property located at 206 W. Timonium Road as requested by KinderCare. Up until now all properties west of I-83 have been used for residential purposes except for the church and the recreational fields that were recently installed. The installation of the recreational fields has already increased the volume of traffic on West Timonium Road. To grant this special exception will further exacerbate the traffic situation on Timonium Road. Increased traffic will also be a safety problem especially when you consider the number of vehicles that will be making turns into and out of the proposed business.

Our fear is that if the special exception is granted, the door will be open to further commercial development west of I-83 which will create even more traffic problems and decrease the enjoyment of our neighborhoods and ultimately the value we have created in our homes.

We are sure that when the current zoning regulations were established, it was with the idea that the land west of I-83 would always remain residential in nature. This is why we and the other residents in the communities affected by this decision purchased our homes in the first place.

Please do not grant this special exception.

Thank you for your consideration.

Sincerely,

Rich & Jan Nyborg

Richard A. & Jan C. Nyborg

opposed

Patricia D. Badore

300 W. Timonium Road • Timonium, Maryland 21093
410-561-1066 • 410-561-3464 Fax
pdbadore@comcast.net

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 5, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: #04-123-XA

Dear Commissioner Schmidt:

Please do not grant any change to zoning or variance for the above case at 206 W. Timonium Rd.

By doing so, you would be bringing commercial property west of I-83 into an established residential neighborhood. This is a neighborhood that is thriving. We are an active group of people. This is not a neighborhood where houses are vacant or where people do not care.

We have worked hard to afford our homes and to keep them improved. Having commercial property move into our neighborhood will bring down the value of our homes. You have a mix of family life in this community, Pine Valley/Valleywood. There are many young families, and many families that have been here since the community was developed. You have children that have grown up in this community marring and buying a house down the street from their parents. My husband and I have lived here for over 22 years. Two of my daughters, as they married, looked in this community first before finding homes a mile away. Many of our older people in this neighborhood are looking for the equity in their home to see them through retirement. What do you say to them?

Once a commercial zoning is passed on one property it open the gates for the next to follow. You may not always be commissioner to oversee this, but you have the authority to stop it now.

KinderCare Centers at othet sites in Baltimore County are in existing commercial areas. They are large high-in-the-air signs and high fences. They clearly do not fit in with an existing residential community that has By-Laws, Covenants, and takes pride in our neighborhood.

The traffic generated by the large number of children expected to attend KinderCare will add to an already overburdened road. The safety of neighborhood children as well as those attending will be at risk. The proposed change to the road goes along with a commercial area and further encourages commercial property west of I-83. The proposed change will not answer the problem but will add more.

I have written to you before listing the traffic patterns that are already generated on West Timonium Road so I will not go into all of that but will ask you to consider parking in my driveway and watching the traffic that goes by daily.

I ask you again, to not grant KinderCare a chance to be part of the West Timonium family. I ask you to preserve the integrity of my neighborhood.

Sincerely,

Patricia D. Badore

RECEIVED

JAN 2 0 2004

ZONING COMMISSIONER

January 15, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case # 04-123-XA, Petition for Special Exception- 206 W. Timonium Road

Dear Mr. Schmidt;

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons;

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This issue will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.
4. Lastly, the additional traffic and congestion created by this day-care would potentially hinder access by emergency vehicles.

The Zoning Commissioner will not accept any arguments based on need or lack there of. He can only consider Zoning Regulation 502.1.

Sincerely,

Dorothy Poggi

Dorothy Poggi

P
Mrs. Dorothy Poggi
2115 Woodfork Rd
Lutherville MD 21093

BALTIMORE MD 212
PM
16 JAN
2004

37

Mr. Lawrence E Schmidt
Zoning Commissioner for Balt County
401 - Bosley Ave
Towson, Md. 21204

21204+4420 |||||||

FRI. JAN. 16 04

CASE #04-123-XA

RECEIVED

JAN 20 2004

ZONING COMMISSIONER

DEAR MR. SCHMIDT,

I AM OPPOSED TO THE PROPOSAL FOR A KINDER CARE DAYCARE CENTER AT 206 W. TIMONIUM ROAD FOR THE FOLLOWING REASONS!

1.) I HAVE LIVED IN TIMONIUM FOR 13 YEARS AND SEEN THE INCREASE IN TRAFFIC CONGESTION ESPECIALLY ON TIMONIUM RD, I FEEL IT IS NOT SAFE NOW + THIS WILL CREATE A MORE DANGEROUS SITUATION.

2.) THERE ARE MORE CHILDREN + FAMILIES LIVING HERE AND THE SAFETY OF THESE PEOPLE IS IN JEOPARDY.

3.) AND MOSTLY THIS USE WILL BE INCONSISTENT WITH THE PROPERTY'S ZONING CLASSIFICATION + INCONSISTENT WITH THE SPIRIT + INTENT OF THE ZONING REGULATIONS. TIMONIUM ROAD WEST OF I-83 IS TO BE KEPT RESIDENTIAL ACCORDING TO THE TIMONIUM MASTER PLAN. IT WAS NEVER THE INTENT THAT A DAY-CARE CENTER OF THIS SIZE BE ALLOWED

BY SPECIAL EXCEPTION IN RESIDENTIAL NEIGHBORHOODS!

I AM ADAMENTLY OPPOSED TO THIS!!! CONSIDER ZONING REGULATION 502.1 IN YOUR DECISION.

THANK YOU FOR READING THIS,

SINCERELY,

John Rolph

JOHN ROLPH
37 WANDSWORTH BRG. WAY
LUTHERVILLE, MD. 21093

Robert S. Armstrong
Lee I. Armstrong
22 Gray Squirrel Court
Timonium, Md 21093

RECEIVED
JAN 20 2004
ZONING COMMISSIONER

January 16, 2004

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Re: KINDERCARE, Timonium

Dear Mr. Schmidt:

As residents of the Huntridge community in Timonium, we are strongly opposed to the development of the property at 206 W. Timonium Road for a large daycare facility. Traffic on Timonium Road at peak hours is very heavy at the present time. We observe drivers on a regular basis attempt u-turns between I-83 and the entrance to our community on Hunters Ridge Road after they have missed the entrance ramp to southbound I-83, or in an effort to save a few seconds, they turn left while driving westbound and approach the entrance ramp from the opposite eastbound lane. Approval of a daycare facility which adds hundreds of daily trips on this section of roadway is not in the interest of public safety.

Widening Timonium Road to 5 lanes incorporating a center turn lane is not a feasible solution as ingress and egress would still be across Timonium Road at peak traffic times. The result will be numerous accidents which will further add to the congestion, and be detrimental to the health, safety, and welfare of the locality.

In short, we oppose a Special Exception for Kindercare.

Respectfully yours,

Robert S. Armstrong

Lee I. Armstrong

cc: James T. Smith
Don Moore
David J. Johnson

1/12/04

RECEIVED
JAN 15 2004
ZONING COMMISSIONER

Dear Mr. Schmidt,

I am opposed to the proposal for a Kinder Care daycare center at 206 West Timonium Road for the following reasons:

1. Even with the Timonium Rd modifications proposed, the increase in traffic will create additional congestion on Timonium Rd and will create a dangerous situation.
2. As a resident of the community for over 17 years, I risk my life every morning as I turn left onto Timonium Rd.
3. The Timonium Master Plan permits residential dwellings West of I 83 on Timonium Rd

January 5, 2004

Re: Case #04-123-XA, Petition for Special Exception-206 W. Timonium Rd.

Dear Honorable James T. Smith,

I am writing to express my concern about the proposed Kindercare site on 206 W. Timonium Road. Our home at 205 Deep Dale Drive in Pine Valley, adjoins the proposed Kindercare site. My family and I bought our home on 205 Deep Dale Drive 3 years ago for the quiet residential neighborhood, strength of the Pine Valley Community, as well as for the school system. Now, the proposed Kindercare will practically be located in our backyards, disturb the Timonium Master Plan that maintains the integrity of our residential community, as well as create detrimental 5 lane traffic hazards in a condensed area.

I have outlined my concerns below if you would please consider:

I. **The Kindercare business would be <u>INCONSISTENT</u> with the Timonium Master Plan outlining residential zoning, as it <u>CROSSES THE LINE AT I83</u>. I am concerned that it would compromise the preservation of residential housing and alter our communities.**

II. **"<u>COMMERCIAL CREEPING</u>" along West Timonium Rd. The development of Kindercare would set a <u>PRECEDANT</u> for further commercial development along W. Timonium road. This would change the residential environment greatly.**

III. ***<u>SAFETY</u>* of our citizens. With existing traffic congestion in Timonium, on a daily basis I witness traffic backups, speeding, and dangerous illegal U-turns in the middle of W Timonium Rd. The Kindercare business has the potential to *add 150 cars* twice a day, in a very condensed area. This will be detrimental to the safety of others. Now, the developer intends to add a *center turn lane* and *widen Timonium Road to 5 lanes*. This is a safety hazard during peak rush hour times. The once quiet neighborhood road would now reflect a mini-York Road.**

Thank you for the opportunity to express my concerns.

Sincerely,
Mr. and Mrs. Adams
Mr. and Mrs. Adams

Mrs. Anne C. Cromwell
26 Abbey Bridge Ct.
Lutherville, MD 21093-3943

Case #04-123-XA

RECEIVED

FEB 12 2004

ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Ave
Towson, Maryland 21204

re: Kinder Care Facility on
West Timonium Rd.

According to Zoning Regulation 502.1
the Special Exception requested
is absolutely inconsistant for
its purpose and incorrect for
the area.

Sincerely
Anne C. Cromwell

Feb. 6-04

DOROTHY M. SCHMITT

RECEIVED
JAN 22 2004
ZONING COMMISSIONER

January 20, 2004

Mr. Lawrence E. Schmidt,
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson MD 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Sir:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

2 The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.

3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though daycare centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Sincerely,

Dottie Schmitt

Dorothy M. Schmitt

13 SEDGEHILL CT • TIMONIUM MARYLAND • 21093

52 Rhodes Place
Timonium, Maryland 21093

RECEIVED
JAN 22 2004
ZONING COMMISSIONER

January 20, 2004

Mr. Lawrence Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

re: Case #04-123-XA
Petition for Special Exception - 206 W. Timonium Road

Dear Mr. Schmidt:

I am steadfastly opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

- Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

- The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families who may use the facility.

- This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road West of I-83 is to be kept residential, according to the Timonium Master Plan. Even though daycare centers are allowed by Special Exception in residential neighborhoods, it was never the intent that one of this size is permitted.

Thank you for your attention to this matter in my neighborhood.

Sincerely,

Beverly Tellis
President
Copperfield Development

8 Huntress Court
Timonium, MD 21093
January 20, 2004

RECEIVED

JAN 22 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

We are writing to you to voice our opposition to the proposed KinderCare daycare center at 206 W. Timonium Road. There are many reasons that we are in opposition to this plan. My husband and I bought our house in 1981, and we have lived and raised our children here. We live in the community called "Huntridge," and the back of our house, and our backyard, face West Timonium Road.

You can not imagine how the traffic has increased since our purchase of the house in 1981. Development continues non-stop in the West Timonium Road corridor, and those closest to Timonium Road must bear the increased exhaust fumes, noise, thundering car stereos, blasts of horns, etc. I can assure you that we do NOT need any more additions to the noise, congestion and exhaust we already are forced to endure. Parents dropping off and picking up children all day long will only add to an already crowded and exhaust-ridden stretch of Timonium Road. (Just look at how the opening of the "MAC" has increased the flow of traffic nearby, not to mention the fact that cars continually turn left and cross the double yellow line to enter the parking lot.)

Additionally, we are strongly opposed to any commercial development west of I-83. This is a residential area. Families buy houses in this community and in surrounding communities to live, play, and socialize with other families. If any of these families wanted to reside in an area zoned for commerce, we would have purchased a house within a city or town. We like our sense of neighborhood. Once a commercial business is allowed to open west of I-83, there will be no stopping more commercial development. To put it plainly, WE OPPOSE COMMERCIAL DEVELOPMENT OF ANY KIND WEST OF I-83.

Please consider our stand on this issue. If you lived next door to us, we are sure you would voice the same opposition.

Sincerely,

Lucy B. Lochner

Lucy B. Lochner

Joseph M. Lochner

Joseph M. Lochner

RECEIVED

JAN 23 2004

ZONING COMMISSIONER

643 Oak Farm Court
Timonium, MD 21093

January 21, 2004

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,
We are writing you to express our **opposition** to the proposed Kindercare Center at 206 W. Timonium Road. There is already too much traffic congestion along all of Timonium Road. In addition, the center would be inconsistent with the purposes of the property's zoning classification and be detrimental to the health, safety, and general welfare of our neighborhood.
Please **do not** allow the Kindercare to be built at 206 W. Timonium Road.
Thank you.

Sincerely,

Paul A. Kowzan, Jr.

Mary Anne Kowzan

Mary Anne Kowzan

MARYLAND AGENCY
FINANCIAL GROUP

MURAT M. DORKAN, CLU

RECEIVED

JAN 23 2004

ZONING COMMISSIONER

January 22, 2004

Lawrence E. Schimdt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Lawrence:

I am writing this letter in opposition to a request for KinderCare to open a care center at 206 West Timonium Road. The developer is asking for a special exception to allow a 154 child day care center on a residentially-zoned 2.31 acre parcel which, according to the country zoning codes, allows for a maximum of forty children.

As a member of this community for over eight years, I can not see how it could possibly be a consideration for such a development in the midst of a residential community. Not to mention the proposition to widen the roads to accommodate this. I feel this will be detrimental to the health, safety and general welfare of the locality involved, and by all means, it will create congestion on the roads and streets therein.

I am strongly opposed to this request. I feel it will negatively impact the property values in this area, and my sentiment is shared by hundreds of residents in my community who attended the January 20th hearing, with not one in favor. Please accept this as my clear opposition to this request as a resident and taxpayer in the community.

Respectfully,

Murat M. Dorkan

Murat M. Dorkan, CLU

MMD:mes

810 GLENEAGLES COURT, SUITE 201 TOWSON, MARYLAND 21286-2214
410. 821. 2920 FAX: 410. 821. 2930
Securities and Investment Advisory Services offered thru Hornor, Townsend and Kent, Inc.
Member NASD/SIPC. Maryland Agency Financial Group is independent of Hornor, Townsend & Kent, Inc.

Dean Charlow
1 Lough Mask Ct. Unit102
Timonium, Md 21093

RECEIVED

JAN 2 7 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
401 Bosley Avenue
Towson, Md 21204

RE: Case #04-123-XA Petition for Special Exceptions 206 W. Timonium Rd.

Dear Mr. Schmidt,

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. for the following reasons:

1) Even with the Timonium Rd modifications proposed, the increase in traffic from the drop off of 154 children will create additional congestion on Timonium Rd. and will create a dangerous situation.

2) The safety of the current residents who travel Timonium Rd. will be in jeopardy as will the safety of the families using the facility.

3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and the intent of the zoning regulations. Timoniu Rd. west of I-83 is to be kept residential according to the Timonium master Plan. Even though day-care centers are allowed by special exception in residential neighborhoods, it was never the intent that one of this size be permitted.

Sincerely,

Dean Charlow

RECEIVED

JAN 27 2004

ZONING COMMISSIONER

ROSS JONES

1 Spyglass Court
Timonium, Maryland 21093

January 23, 2004

Lawrence E. Schmidt, Zoning Commissioner
401 Bosley Ave
Towson, MD 21204 (Re: Case 04-123-XA
Petition for Special Exception
206 W. Timonium Rd.)

Dear Mr. Schmidt:

I am writing on behalf of my wife, Helen C. Jones, and myself who are residents of Pebble Creek, a community which would be negatively impacted by the creation of a Kinder Care daycare center at 206 W. Timonium Rd.

We oppose the project and urge that any County Commission or agency with oversight of the project reject it for three reasons:

1) It would violate the residential character of the neighborhood and lead to further commercialism that must not happen. 2) It would create increased, additional traffic problems in an already congested area. 3) More traffic will create accidents and injuries and must be avoided.

The center should be located in an area already zoned for commercial use.

Please do what is necessary to stop this project.

Sincerely yours,

Ross Jones

RECEIVED

JAN 2 7 2004

ZONING COMMISSIONER

January 22, 2004

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt,

We are writing to express our opposition to the development of a child care center at 206 W. Timonium Rd.

Such a large center in a residential neighborhood will be detrimental to the safety and general welfare of the surrounding community as well as create severe congestion in nearby areas. Permission to establish the proposed child care center would also be inconsistent with the purposes of the property's zoning classification.

Thank you for your attention to this important matter.

Sincerely,

Silvia B. Golombek

Daniel A. Golombek

51 Southwark Bridge Way
Lutherville, MD 21093

The Cordish Company

The Power Plant
601 East Pratt Street, 6th Floor
Baltimore, Maryland 21202
(410) 752-5444
(410) 659-9491 (Fax)

Writer's Direct Dial Number

(410)347-2937

RECEIVED

JAN 2 7 2004

ZONING COMMISSIONER

Via Regular Mail

23 January 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Sir:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the Intent that one of this size be permitted.

Sincerely,

Michael Morris
Development Associate

...CEIVED
JAN 29 2004
...ONING COMMISSIONER

Patricia D. Badore
300 W. Timonium Road
Timonium, MD 21093
410-561-1066

January 20, 2004 revised for January 29, 2004
KinderCare Zoning Hearing

Commissioner Schmidt

I am opposed to the special exception being granted to the property at 206 W Timonium Road for the following reasons:

Traffic: I believe Timonium Road is at its peak for traffic.
I have lived on West Timonium Road for over 22 years and have seen the increase of cars, trucks and tractor trailers going past my house with each year.
I have witnessed numerous accidents that have taken place right in front of my home, many of these accidents resulted in personal injury.
I do not believe a turn lane will help the situation but cause more problems.

On Friday morning, January 16th, between 8:05 and 8:20 a.m., from my front window, I counted 252 vehicles going east and west, and an additional 54 turning into my community at Pine Valley Drive with an additional 32 leaving my community, for a total of 338 vehicles at that intersection during a 15 minute period. Rush hour was only just beginning. Later that day a neighbor, Dr. Kihn, counted trips east and west with an astonishing number.

On Thursday and Friday, January 15th and 16th, my husband and I took photos of Pine Valley Drive and Timonium Road. Both days these pictures were taken between 8:45 and 8:55 a.m. These were already given to you by the President of our association, since I had to leave at 5:00 o'clock on the 20th and could not come back the next day.

I observed that on Tuesday, January 6th someone was parked next to my home doing a traffic study. I don't know the findings, but with the amount of buses leaving and cars and/or buses in both lanes, the person would have been in a blind spot, at times, and unable to fully count what was going past on Timonium Road and turning into Pine Valley Drive.

Additional cars or vans going to the KinderCare Center would be a hazard and, I believe, a safety issue to both the children going in and out of KinderCare and the families that live and need to use West Timonium Road to get to their homes.

In recent months, it has taken me over 12 minutes to leave my driveway. Traffic has been backed down to my side of Pine Valley from I-83 at times. I have been behind cars that have stopped dead just after the light at the southbound exit ramp and Timonium because they were confused. I have seen many "U" turns while drive east on WTR in front of the site. We don't need more congestion on this road. We don't want a fix to the road that is appropriate in a commercial setting, not residential.

Safety: Can you imagine if there was an emergency of some kind, possibly a kitchen fire, how hard it would be to get the equipment onto that property? I don't want to imagine what could happen. If any cars are attempting to leave from that driveway and curve, it will be extremely hard, if not impossible for an emergency vehicle coming from the east, which is where it would be coming from, to make the sharp right into that property and clear the cars as it tries to make the curve. I, personally, would not want to place my child in that situation.

Rats are a safety issue. I believe that the food disposal and diapers will cause an increase of rats to

this neighborhood. There will also be a terrible aroma for the residents that back up to the property. Fun, social, outdoor events in good weather will be limited to dumpster day.

Property:

My neighbors and my husband and I have worked hard to be able to afford nice homes in a nice residential area. We have kept our homes up and worked to maintain a good looking community.

Having commercial property move into our neighborhood will bring down the value of our property—our homes.

Too many people in my community rely on the equity in their home to see them through retirement. What do you say to them? To me, that is not in keeping with the spirit and intent by placing a KinderCare on this site.

I also pose a question. There is an area on the site that backs up to the exit ramp of I-83. For years I have seen standing water on that area often thought what a great ice skating rink it would be. I don't believe that can be built on, so how is it considered in the 2.316 acres and the size of the building and number of children? Don't they have to work with usable property?

Who will attend:

I have heard that KinderCare plans to pull from west of I-83. No one in Pine Valley/Valleywood will attend after forcing this down our throats. Other neighboring communities feel the same way. If they are looking at the Falls Road corridor, forget it. The people that I have talked with either can afford the mother stay home or have a live-in au pair. Before they would put their child in an "institution", as Mitch Kelman, of Daft, McCune and Walker referred to it, they would hire in.

I have also heard that KinderCare is having financial troubles. What a terrible thing it would be for this community to have the zoning changed to commercial and have an eyesore building that is abandoned.

In closing I believe, a special exception to the zoning at 206 WTR will be:

detrimental to the safety of the children who may be attending the proposed center as well as the people who need to use Timonium Road to get to and from their homes.
I do not believe the property is large enough in usable land to build the size building for the number of children they want.
I believe it will create much more congestion on an already overused road.
I believe the smells generated by disposed food and diapers will bring an increase of rats to the neighborhood, not to mention an unappetizing aroma for the homes behind the center.
I believe there lies a potential hazard in not being able to get emergency equipment to the site in a reasonable time and manner without endangering others, and
I believe it will decrease the property values of hundreds of families in my neighborhood and in doing that cause financial problems for many.

Keeping commercial zoning with no special exceptions east of I-83 is the best answer.

Please preserve the integrity of our residential neighborhoods.

It is in your power. Thank you.

Patricia Badore

4 Valley Ridge Ct.
Timonium, Maryland 21093
January 26, 2004

RECEIVED

JAN 2 8 2004

ZONING COMMISSIONER

The Honorable Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

This is in regard to the request to build a 154 child Kindercare at 206 W. Timonium Road.

The presence of the Kindercare will decrease the property values of the 650+ homes in the 3 closest neighborhoods (Pine Valley-Valleywood. Huntridge, the new Holly Ridge and the people who live right along Timonium Road) and perhaps further neighborhoods in the following ways:

1.) The Kindercare will cause congestion that will make our neighborhoods' accesses and rush hour commutes both stressful and dangerous. This will be distasteful to new homebuyers. We will become less desirable neighborhoods and our property values will decrease.

2.) If Kindercare fails they will implement their "strategy of exiting underperforming assets" (Kindercare annual report 2001 page 4) and we will be left with an extra lane in Timonium Road and a 9000'sq. building going derelict in a residential neighborhood. People don't like the uncertainty of "what will be there next" when they buy into a community. Again our property values will suffer.

3.) Regarding the 154 children requested by Kindercare:

In its 2001 annual report Kindercare counts children not by a count of actual children but by a measure called Full Time Equivalent (FTE). A child who comes all day is one FTE. A child who comes one half day is a 0.5 FTE (page 3). Therefore 154 half day children would be considered 77 Full Time Equivalent children. Does their "154 children" zoning exception give them the right to take in another 77 full day children (77 FTE) or up to 154 more half day children (77 FTE)? If they are being given or going to take

the right to 154 Full Time Equivalent children with all that extra pick-up and drop-off, the traffic nightmare at the I-83 off-ramp just got worse depressing our property values further. Will there be an opportunity to question Kindercare on how they are defining "154 children"?

Does Kindercare expect to slip through by calling itself an institution? It is not. Kindercare is a profit making corporation traded on the Nasdaq Stock Exchange to make money for its shareholders. It defines children as parts of FTE's. It doesn't hesitate to "exit underperforming assets". It's a business not an institution. There are plenty of closed movie theaters and grocery stores and "For Lease" signs in the commercial zones in the area if it wants to set up shop.

Our properties' value is the biggest investment most of us have. Isn't the protection of property values among the reasons that all of Timonium Road west of I-83 is zoned residential? Isn't it also to the county's economic benefit to keep healthy neighborhoods healthy and intact and paying property taxes?

Please keep our side of I-83 residential and within DR2 regulations.

Maybe the county could get 206 W. as one of those cooperative organic farming projects. It would improve that terrible soil, employ a county farmer, support the deer netting industry, not impede on rush hour, and be charming, healthy, and an asset to community life.

Yours truly,

Mrs. Moody Wharam

Management's Discussion and Analysis of Financial Condition and Results of Operations

Introduction

The following discussion should be read in conjunction with the consolidated financial statements and the related notes included elsewhere in this document. KinderCare's fiscal year ends on the Friday closest to May 31. The information presented refers to the 52 weeks ended June 1, 2001 as "fiscal 2001," the 53 weeks ended June 2, 2000 as "fiscal 2000" and the 52 weeks ended May 28, 1999 as "fiscal 1999." Typically, KinderCare's first fiscal quarter has 16 weeks and the remaining quarters each have 12 weeks. However, the fourth quarter of fiscal 2000 included 13 weeks.

KinderCare defines occupancy, a measure of the utilization of center capacity, as the full-time equivalent, or FTE, attendance at all of the centers divided by the sum of the centers' licensed capacity. FTE attendance is not a strict head count. Rather, the methodology determines an approximate number of full-time children based on weighted averages. For example, an enrolled full-time child equates to one FTE, while a part-time child enrolled for a half-day equates to 0.5 FTE. The FTE measurement of center capacity utilization does not necessarily reflect the actual number of full- and part-time children enrolled.

KinderCare defines the average tuition rate as net revenues, exclusive of fees and non-tuition income, divided by FTE attendance for the related time period. The average tuition rate represents the approximate weighted average tuition rate at all of the centers paid by parents for children to attend the centers five full days during a week. However, the occupancy mix between full- and part-time children at each center can significantly affect these averages with respect to any specific center.

Fiscal 2001 (52 Weeks) compared to Fiscal 2000 (53 Weeks)

The following table shows the comparative operating results of KinderCare, with dollars in thousands:

	Fiscal Year Ended June 1, 2001 (52 Weeks)	Percent of Revenues	Fiscal Year Ended June 2, 2000 (53 Weeks)	Percent of Revenues	Change Amount Increase/ (Decrease)
Revenues, net	$ 743,397	100.0%	$ 696,846	100.0%	$ 46,551
Operating expenses:					
Salaries, wages and benefits:					
Center expense	379,352	51.0	356,828	51.2	22,524
Field and corporate expense	28,638	3.9	26,891	3.9	1,747
Total salaries, wages and benefits	407,990	54.9	383,719	55.1	24,271
Depreciation and amortization	46,632	6.3	40,042	5.7	6,590
Rent	39,240	5.2	29,949	4.3	9,291
Other	174,670	23.5	166,046	23.8	8,624
Restructuring charges, net	(100)	0.0	—	—	(100)
Total operating expenses	668,432	89.9	619,756	88.9	48,676
Operating income	$ 74,965	10.1%	$ 77,090	11.1%	$ (2,125)

Revenues, net. Net revenues increased $46.6 million, or 6.7%, to $743.4 million in fiscal 2001 from fiscal 2000. After adjusting fiscal 2000 to a comparable 52-week basis, net revenues would have increased $60.2 million, or 8.8%, in fiscal 2001.

The average tuition rate increased $8.59, or 7.1%, to $129.34 from $120.75 for fiscal 2000 due to tuition increases and, to a lesser degree, higher than average tuition rates experienced at newly opened centers. Occupancy declined to 68.3% from 69.8% for fiscal 2000 due to reduced full-time equivalent attendance in some of the older centers and the impact of the new centers, which open with lower occupancy than mature centers. Total licensed capacity was approximately 162,000 and 150,000 at the end of fiscal 2001 and 2000, respectively.

KinderCare opened 44 new centers in fiscal 2001, as compared to 35 new centers in fiscal 2000. In fiscal 2001 and 2000, KinderCare acquired 75 and 13 centers, respectively. The 119 centers opened and/or acquired in fiscal 2001 resulted in additional net revenues of $24.9 million. KinderCare continued its strategy of exiting underperforming assets by closing 46 centers versus 39 centers in fiscal 2000. The closure of 46 centers reduced net revenues by $13.4 million.

Salaries, wages and benefits. Expenses for salaries, wages and benefits increased $24.3 million, or 6.3%, to $408.0 million from fiscal 2000. The expense directly associated with the centers was $379.4 million, an increase of $22.5 million from fiscal 2000. The increase in center related expenses was primarily attributable to higher staff wage rates and additional hours related to newly opened centers. The expense related to field management and corporate administration was $28.6 million, an increase of $1.7 million from fiscal 2000.

At the center level, salaries, wages and benefits expense as a percentage of net revenues declined slightly to 51.0% from 51.2% for fiscal 2000. See "Inflation and Wage Increases." Total salaries, wages and benefits expense as a percentage of net revenues was 54.9% for fiscal 2001 and 55.1% for fiscal 2000.

Depreciation and amortization. Depreciation and amortization expense increased $6.6 million to $46.6 million from fiscal 2000. The increase was due to higher renovation spending, newly opened and/or acquired centers and additional goodwill amortization as a result of acquisitions.

Rent. Rent expense increased $9.3 million to $39.2 million from fiscal 2000. The increase was primarily associated with the newly opened leased centers, many of which were financed by the synthetic lease facility. See "Liquidity and Capital Resources." The rental rates experienced on new and renewed center leases are higher than those experienced in previous fiscal years.

Other operating expenses. Other operating expenses increased $8.6 million, or 5.2%, to $174.7 million from fiscal 2000. The increase was due primarily to $5.7 million of higher utility, insurance, janitorial and property tax costs, some of which were related to the newly opened centers. Incremental pre-opening costs related to new center development totaled $0.8 million. Additional costs were incurred related to the introduction of a new four-year old preschool curriculum in fiscal 2001. Bad debt expense increased $1.3 million over the prior year. Other operating expenses as a percentage of net revenues declined slightly to 23.5% from 23.8% for fiscal 2000. Other operating expenses include costs directly associated with the centers, such as food, insurance, transportation, janitorial, maintenance, utilities and marketing costs, and expenses related to field management and corporate administration.

Restructuring charges, net. During the fourth quarter of fiscal 1999, a provision of $4.0 million was recorded for the planned early termination of certain center operating leases. The provision included an estimate of discounted future lease payments and anticipated incremental costs related to closure of the centers. A total of 61 underperforming leased centers were closed pursuant to the authorization of the Board of Directors, 36 in fiscal 2001 and 25 in fiscal 2000.

KinderCare has paid and/or entered into contractual commitments to pay $3.9 million of lease termination and closure costs for such closed centers. During the fourth quarter of fiscal 2001, the remaining reserve of $0.1 million was reversed.

Operating income. Operating income was $75.0 million, a decrease of $2.1 million, or 2.8%, from fiscal 2000. After adjusting fiscal 2000 to a comparable 52-week basis, operating income would have increased $0.6 million in fiscal 2001. Operating income as a percentage of net revenues was 10.1% compared to 11.1% on a 53-week basis in fiscal 2000. Compared to last year, operating income was negatively impacted by the significant increase in rent expense of $9.3 million primarily related to the synthetic lease facility used to finance new center construction. Other impacts included higher depreciation and amortization expense as a result of newly opened and acquired centers and lower occupancy in some of the older centers. The decline was offset by improved labor margins and control of other operating expenses.

Interest expense. Interest expense was $48.8 million compared to $45.4 million for fiscal 2000. The increase was substantially attributable to the additional borrowings in order to fund investments, acquisitions and capital expenditures, offset partially by lower interest rates. KinderCare's weighted average interest rate on its long-term debt, including amortization of deferred financing costs, was 9.7% and 10.2% for fiscal 2001 and 2000, respectively.

To: The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. This proposal goes against the Timonium Master Plan, which specifies that property west of I-83 should be kept residential. Being residents of Timonium Road, we are very much against this proposal. Traffic has increased substantially in the 19 years we have lived on Timonium Road, and we feel a daycare center in the location proposed will only increase traffic and make it more dangerous. We feel, for the safety of our community, it is imperative that a KinderCare daycare center not be approved for this property. We insist that Timonium Road west of I-83 be kept residential.

Kris and Julia Baldock

228 West Timonium Road
Timonium, MD. 21093

January 5, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Ave
Towson , Md 21204

Re: KinderCare proposal for 206 W. Timonium Rd., Zoning Case #04-123-XA

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. We vehemently insist that Timonium Rd.,west of I –83 should be kept residential.

We have lived in this community for 17 years. The traffic on Timonium Rd. west of I-83 is unbearable! There has been entirely too much development of all types with apparently not enough attention to the ramifications on the treacherous egress into and out of the various neighborhoods. Specifically the location of the proposed KinderCare facility is inappropriate for several reasons—The most significant of which is the resulting additional congestion, and dangerously heavy traffic on this portion of Timonium Rd, very close to the I-83 interchange.

We feel very strongly that the addition of this facility in this residential community may well compel many long time homeowners to leave this area as it has become just too overdeveloped. It is very disheartening to feel it necessary to hire an attorney (as the community has done) to fight this action when we already pay substantial County taxes to the local government to properly manage County affairs, including development control! The addition of this commercial facility would initiate non-residential development west of I-83.

Additionally we are opposed to any suggestion to use KinderCare as a location for off-site kindergarden once full-day kindergarden is enacted at Pinewood Elementary in 2006(?) It would be better to have kndergarden students home with their families for half a day rather than parked at an institutional day-care center.

Sincerely,

Paul & Patrice Belz

Paul and Patrice Belz
327 Presway Rd
Timonium, Md 21093

January 5, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Ave
Towson, MD 21204

Re:KinderCare proposal for 206 W. Timonium Rd., Zoning Case #04-123-XA

I am opposed to the proposal for a KinderCare day care center at 206 W. Timonium Rd. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Rd, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006 (?). It would be better to have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

Very truly yours,



Larry Harnsberger
218 W. Timonium Rd.
Timonium, MD 21093

January 3, 2004

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #04-123-XA
KinderCare Proposal for
206 West Timonium Road

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specified that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Thank you.

Nicholas Kontos
7 Valley Ridge Court
Timonium, Maryland 21093
410-252-9707

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123XA

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. We vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, We are opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006(?). It would be better to have kindergaerten students home with their families for half a day rather than parked at an additional day-care center.

Very truly yours,
Marie L Lawyer
John N. Lawyer
Marie and John Lawyer
2102 Woodfork Road
Timonium, MD 21093-3033
E-mail: JLawyer593@Comcast.net

LARRY LE DOYEN

316 Presway Road Timonium, Maryland 21093
PHONE 1-410-252-2034 FAX 1-410-560-1176

January 5, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
Towson, MD 21204

Re: KinderCare Proposal for 206 W. Timonium Road, zoning Case #4-123-XA

I am opposed to a day care center at 206 W. Timonium Road. This is not consistent with the Timonium Master Plan, which specifies that property west of I-83 be kept residential.

I am very concerned that this proposal by KinderCare may eventually be allowed because of changing the zoning regulations.

This is a residential neighborhood and we, the people of and in Timonium respectfully ask you to help us, as your constituents and residents of Baltimore County.

Thanking you in advance for your help

Larry Le Doyen

Larry Le Doyen

Byron R. Levy, Ph.D.

2131 Pine Valley Dr.
Lutherville, MD 21093
Ph: 410.252.9884 e-mail: rlevy@peabody.jhu.edu

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear Mr. Smith,

As a resident of the neighborhood near Pinewood Elementary School, I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. My opposition is based on the simple claim that the area west of I-83 has been and should remain residential.

Within the past decade, this once-rural area has become more and more congested, and farmland that graced our neighborhoods even five years ago is now gone. A KinderCare facility, owned and operated by business interests with virtually no roots or interest in the local community, will pave the way for further commercial development on the west of side of I-83. This is unacceptable.

There is little doubt that a KinderCare facility would not last forever. What then? KinderCare is one step away from McDonalds. Allowing KinderCare to base itself in our neighborhood is to open a door that should not be opened.

Local residents deserve protection from this kind of encroachment on our neighborhood. I ask for your help in providing this protection.

Sincerely,

Byron R. Levy

January 3, 2004

Jerome F. McClellan
Treasurer – PVVW Comm. Assoc.
2205 Pine Valley Drive
Timonium, MD 21093

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear Mr. Smith:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted is will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006 (?). It would be better to have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

Mr. Smith, this is not simply a case of NIMBY. I personally could use a good day care center as I have 2 young children at home. I just don't believe this is a good location for a large day care center. There are plenty of other more user friendly locations in the immediate Timonium area. Maybe one of the locations along York Road that currently houses an abandoned building would be a better choice. Therefore two goals could be accomplished at the same time!

Please keep the area west of I-83 residential!

Thank you for your consideration.

Sincerely,

Jerome F. McClellan
Treasurer – Pine Valley/Valleywood Community Association

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. My family has owned 230 West Timonium Road for 37 years. Our home is just several houses west of the property for which the variance is being sought. Also, our driveway opens onto Timonium Road. Accordingly, we are very interested in the proposed changes and have a great deal of experience with the traffic situation in the area. I am opposed to the variance proposal for the following reasons:

- Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

- The safety of current residents who travel Timonium Road will be in jeopardy as will the safety of families who use the proposed facility.

- This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

I hope we can count on you to protect us against the proposed intrusion and risks. It would be a real shame to risk the safety, and harm the interests of so many long-time residential citizens just so that a company can press forward a commercial desire.

Respectfully,

David S. Middleton
230 West Timonium Road
Timonium, Maryland 21093

CC:
The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Flo Monaghan Gitlin, President
Pine Valley / Valleywood Community Association
P.O. Box 434
Timonium, Maryland 21094

TRACEY AND MICHAEL PATE

4 Gailridge Court
Timonium, MD 21093
(410) 561-2441
pate@comcast.net

January 3, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Court House
400 Washington Avenue
Towson, Maryland 21204

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear Judge Smith,

As residents of the Pine Valley/Valleywood community, we are opposed to the proposal for a KinderCare daycare center of 154+ children at 206 W. Timonium Road. If this proposal is permitted, it will go against the Timonium Master Plan, which specifies that property west of I-83 should be kept residential.

Additionally, we are opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. It would be better to have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

Thank you for your attention to this matter. We hope you had a wonderful Christmas and a happy new year.

Sincerely,

Tracey N. Pate

Tracey N. Pate

2205 Forest Ridge Road
Timonium, MD 21093

January 5, 2004

James T. Smith, Jr., County Executive
Baltimore County
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear County Executive Smith:

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

I am deeply opposed to the proposal for a KinderCare daycare at 206 W. Timonium Road. If this proposal is permitted, it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

In my testimony on December 12, 2003, I stated my concern about accidents and fender benders that have increased significantly since my family moved into Pine Valley in 1970. The traffic congestion is already awful, and accidents occur now like never before in the period 1970-1995. It is so much more difficult to leave Forest Ridge Road onto Timonium Road than before. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation. The safety of my neighbors, the current residents who travel Timonium Road will be in jeopardy as will the safety of families using the proposed facility.

I hope that the proposal for a KinderCare daycare center will be rejected.

Thank you for consideration of my concerns.

Sincerely,



William Reichel, M.D.
Past President,
Baltimore County Medical Association
Affiliated Scholar
Center for Clinical Bioethics
Georgetown University School of Medicine

LAW OFFICES OF

OWENS & SMOUSE

A Limited Liability Corporation

January 5, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear Mr. Smith:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in future years. It would be better to have kindergarten students at home with their families for half a day rather than parked at an institutional day-care center.

Thank you for your consideration of my viewpoint and that of my concerned neighbors.

Very truly yours,

RANDALL F. SMOUSE

RFS:rcc
Copy to: Flo Monaghan Gitlin, President, Pine Valley/Valleywood Comm.Assoc.

Randall F. Smouse
rfsmouse@owens-smouse.com
www.owens-smouse.com

113 Old Padonia Road • Suite 100
Hunt Valley, Maryland 21030
Telephone. 410-453-5757
Fax: 410-453-5755

Suburban D.C. Office
9911 Georgia Avenue
Silver Spring, Maryland 20902

January 3, 2004

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Case #04-123-XA
KinderCare Proposal for
206 West Timonium Road

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specified that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Thank you.

Trisha Wajer

Trisha Wajer
7 Valley Ridge Court
Timonium, Maryland 21093
410-252-9707

206 Deep Dale Drive
Timonium, MD 21093

January 7, 2004

James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Executive Smith:

My family has lived in the Pine Valley Community since 1991. We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

- Since 1991, we have observed steady increases in traffic flow on Timonium road. Over the years, exiting the community onto Timonium Road has become a more dangerous activity. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create yet another dangerous situation.

- The traffic problems will threaten the safety of the residents who currently travel Timonium Road as well as the safety of the families using the facility.

- This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

In summary, we vehemently oppose the proposal for a KinderCare daycare center at 206 W. Timonium Road and hope you will support us.

Sincerely,

Donald C. Wong

Kathy Wong

Donald Wong
Kathy Wong

1-6-04

To James Smith, County Executive,

I am apposed to the proposal for a daycare center at 206 N. Timonium Rd.
The Timonium Master Plan specifies that property west of I 83 be kept residential.

Joan Williams

Mrs. Joan Williams
2209 Forest Ridge Rd
Timonium, MD 21093-2917

(461) 252-2982

January 12, 2004

RECEIVED
JAN 13 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Towson, MD 21204

RE: Case #04-123-XA, Petition for Special Exemption – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation during the morning and evening rush hours when the traffic is already at it's peak.
2. I lived through the construction work that was required to strengthen the I-83 bridge over Timonium Road and the additional traffic that was created on Hunters Ridge Road as a result of the detours and the cars turning around in our neighborhood. Based upon the information presented by KinderCare at the December hearing, the majority of the market for this new KinderCare facility will come from west of I-83. The two arteries that will be most used will be Thornton Road and Longford North/Hunters Ridge Road to carry this traffic to the facility. There were times when I felt unsafe just trying to back out of my driveway and this will be exaggerated by this additional traffic.
3. The additional traffic that will result in Hunt Ridge and Longford North, as well as on Timonium Road, will present additional safety issues for the children in the neighborhood.
4. KinderCare stated in the December hearing that this location will result in an environment similar to their operation in Frederick, MD. This is not true. The facility in Frederick that is visible from I – 70 is directly behind a shopping center and in front of a new development of townhouses and apartments. The parcel of land on Timonium Road is in an established neighborhood of homes that are 20 to 30 years old. There are no shopping centers on Timonium Road west of I – 83. Their representation of similarity is false.
5. This use of the property will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I – 83 is to be kept residential according to the Timonium Master Plan. The day care centers that are allowed by Special Exception in residential neighborhoods are limited to less than 8, as I understand it, and surely not intended to allow one of this size – 154 children.

Thank you for your consideration in this matter so important to the residents of West Timonium Road.

Sal Castorina
202 Hunters Ridge Road
Timonium, MD 21093

January 12, 2004

RECEIVED
JAN 13 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Towson, MD 21204

RE: Case #04-123-XA, Petition for Special Exemption – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation during the morning and evening rush hours when the traffic is already at it's peak.
2. I lived through the construction work that was required to strengthen the I-83 bridge over Timonium Road and the additional traffic that was created on Hunters Ridge Road as a result of the detours and the cars turning around in our neighborhood. Based upon the information presented by KinderCare at the December hearing, the majority of the market for this new KinderCare facility will come from west of I-83. The two arteries that will be most used will be Thornton Road and Longford North/Hunters Ridge Road to carry this traffic to the facility. There were times when I felt unsafe just trying to back out of my driveway and this will be exaggerated by this additional traffic.
3. The additional traffic that will result in Hunt Ridge and Longford North, as well as on Timonium Road, will present additional safety issues for the children in the neighborhood.
4. KinderCare stated in the December hearing that this location will result in an environment similar to their operation in Frederick, MD. This is not true. The facility in Frederick that is visible from I – 70 is directly behind a shopping center and in front of a new development of townhouses and apartments. The parcel of land on Timonium Road is in an established neighborhood of homes that are 20 to 30 years old. There are no shopping centers on Timonium Road west of I – 83. Their representation of similarity is false.
5. This use of the property will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I – 83 is to be kept residential according to the Timonium Master Plan. The day care centers that are allowed by Special Exception in residential neighborhoods are limited to less than 8, as I understand it, and surely not intended to allow one of this size – 154 children.

Thank you for your consideration in this matter so important to the residents of West Timonium Road.

Mary Castorina

Mary Castorina
202 Hunters Ridge Road
Timonium, MD 21093

Opposed

RECEIVED

JAN 13 2004

ZONING COMMISSIONER

Cindy Murphy
314 Presway Rd.
Timonium, MD. 21093

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD. 21204

January 11, 2004

Dear Mr. Schmidt,

This letter is in regard to Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road.

This property is in a residential neighborhood zoned DR 2. The exception allows small day-care operations. I believe that the intent of the exception was that stay-at-home moms would be permitted to take children into their homes as day-care providers. I understand that this 2.31 acre parcel could allow up to 4 homes, thus permitting day-care for up to 40 children between 4 houses. The intent of the exception was never to allow an operation as large as Kinder Care.

This large wealthy business wants to barge into our quiet residential neighborhood with its 5 small lane "remedy" to our protests about traffic congestion. The confluence of an off-ramp, an on-ramp and an east-west roadway is not a safe place to put a business that necessitates putting children in cars making left-hand turns into or out of the facility during morning and evening rush hours.

According to Timonium's Master Plan, Timonium Road west of I-83 is to be kept residential. The master plan and the zoning could have been made clear to anyone interested in buying the property. To buy it with the intent of changing current regulations is, to say the least, not a neighborly thing to do. The owner never intended to live here. He has no vested interest in the neighborhood. He doesn't care if his business makes life a little more congested for those of us who have invested our lives in this neighborhood. We love where we live and don't want to change the zoning or make any exceptions to the current regulations.

Thank you for your consideration of our concerns.

Respectfully,

Cindy Murphy

Opposed

RECEIVED
JAN 15 2004
ZAC COMMISSIONER

Mr. Lawrence Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

January 10, 2004

Re: Case #04-123-XA, Petition for Special Exception -206 W. Timonium Road
(Kindercare Mega-Center)

Dear Commissioner Schmidt:

As a resident of the Pinewood community, I was not initially actively involved in the Kindercare issue due to a number of factors (kids, professional responsibilities, etc.). However, after hearing more details about this proposed development, I began to analyze this situation as though it were a "planning study case". As a certified planner, I have tried to be objective in my approach to thinking about the effects this proposed development may have on the stability of the residential communities along West Timonium Road. My work primarily as a transportation planner working on both private and public transportation projects has taken me throughout Maryland as well as to portions of the surrounding mid-Atlantic states.

As a result of over 17 years experience in this field, I am professionally qualified to assess and understand the direct and indirect effects of both transportation and development projects on different resources including communities and the traffic associated with them. In cases where the roadway or development have been properly planned, the intended project is commonly seen as a benefit to the public and to the community.

However, after reviewing similar cases to 206 W. Timonium Road in light of my own planning experience, I honestly believe this project will clearly be detrimental to the community, and furthermore, does not meet the intent of the Special Exception. Below, I have outlined a few of the reasons why. In addition, I will be providing testimony to this effect on January 20, 2004. The primary reasons, in brief, that the Special Exception should not be granted under Zoning Regulation 502.1 include:

1 - The proposed number of students (or density) at the Kindercare mega-center is inconsistent and in conflict with the intent of the zoning within the area. The number proposed is more reflective of a smaller scale school with almost one-third the population of a nearby elementary school. The zoning was not intended to allow for a mega-child care facility.

2 - Some of the best planning approaches to maintaining stable communities, successful business centers or other appropriate land uses is achieved by limiting the mixing of two conflicting land uses. This is often accomplished by the use of natural or man-made dividers separating one land use from the other. These range from bridges, forest, rivers, institutions, and even highways. In this particular case, I-83 serves an excellent divider maintaining one potential conflicting land use from another (residential to the west vs. commercial to the east). The size and intensity of the Kinderacre mega-center is best kept in an area more consistent with active commercial use.

3 – Another successful planning practice is to allow for some transitional uses between two conflicting land uses. I understand where Kindercare may see this as an appropriate use by placing a center between two land uses in what is referred to as a transitional area. The idea of a transitional use between commercial to the east of I-83 and residential to the west has its merits when properly applied - however, an appropriate use of the transitional concept is to have a density typically similar to the density of the surrounding residential area. This mega-center represents more of a heavy use commercial facility both in the number of daily users, support services (trash, deliveries, etc.) and, most significantly, much greater traffic and congestion than a smaller center.

4 - Based on a review of the traffic report by myself and others within my firm (including a professional traffic engineer), there are major inconsistencies and discrepancies that essentially negate the use of the report as part of the hearings. These include calculations that are not backed by sound methodology or the methodology is not provided as well as a lack of analysis on how the traffic associated with each intersection relates to the other intersections (no full analysis comparing the effect of one intersection to another). Another deficiency in the report is that traffic counts were conducted when the loop ramp from westbound West Timonium Road to southbound I-83 was closed for construction. Due to the detouring, the traffic volumes that form the basis of the study are inherently suspect.

5 - Even with a recommendation that the traffic Level of Service would be acceptable as part of the project, the report still included a recommendation for significant widening and major reconfiguration of a portion of W. Timonium Road. This remediation is needed by the developer if he has any hope of getting approval from the County on the project. In addition, it is also evidence of the congestion that people will have to navigate through (weaving, queuing, narrowed lanes).

For these reasons and more, I believe that this proposed project would be clearly detrimental to the health, safety and general welfare of the community, would create serious congestion in the area, would result in an overcrowding of the land and cause undue concentration of people as well as will be inconsistent with the purposes of the property's zoning classification.

I hope you find this letter useful and I look forward to seeing you on January 20, 2004. Thank you for your consideration in this case.

Sincerely,

Brian Bernstein

Brian Bernstein, AICP
2109 Forest Ridge Road
Timonium, Maryland 21093

RECEIVED
JAN 13 2004
ZONING COMMISSIONER

January 12, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Rd

Dear Mr. Schmidt,
I am writing to express my opposition to the proposal for a KinderCare daycare center at 206 West Timonium Road for the following reasons:

1) The increase in traffic will create hazardous conditions in addition to the congestion present on the roads. Even with modifications proposed to the road, the situation is dangerous. The safety of current residents who regularly travel this road will be in jeopardy. In addition, proposed families dropping off children at this facility would find their lives at risk.
2) The use of this property as a large daycare facility is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of Interstate 83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the intent that a daycare center of this enormous size be built on this property.
3) I am also concerned about the future of the property if the daycare facility were to fail. What will happen to the properties adjacent to this property? This is a question that needs to be addressed. If the precedent of non-residential, commercial development is allowed in this situation, I foresee a tragic change in this portion of Timonium Road.
4) Most importantly, it is impossible to consider this special exception without considering the development of the property directly across the street. Eighteen additional homes are to be built there and these homes will also impact the traffic situation.

Thank you for considering my opinion as you make this very important decision. It seems to me that the evidence presented to you in the Zoning hearings clearly shows that you must rule against the Special Exemption in Case #04-123-XA. I ask that you carefully consider the views of the many opposing residents and their supporters. You must base your decision on what is best for the overall community and the continued success of the residential neighborhoods west of I-83.

Sincerely,

Martha T. Martin

Martha T. Martin
2123 Pine Valley Drive
Timonium, MD 21093
marthamartin@mindspring.com

Opposed

RECEIVED

JAN 13 2004

ZONING COMMISSIONER

January 10, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Mr. Schmidt:

I am a resident of the Hunt Ridge community. Actually I am the first house in the neighborhood so I'm actually on Timonium Road as well. I attended the hearing on December 12, 2003 and was appalled by what transpired. I would ask that you take a moment to read this letter and consider this fellow constituent's concerns:

1. By adding a fifth lane (turning lane) to Timonium Road the existing lanes would need to be narrowed. The turning lane would be used by people turning left ***into*** Kindercare, by people turning left ***out of*** Kindercare, and by people turning ***left from*** Holly Ridge (new development being build directly across from Kindercare). Not only will this 11 feet wide turning lane be creating a place for accidents to happen but it will also back up traffic significantly in the other lanes. More than likely all these cars in the turning lane will not be able to "fit" so they will be butting out into the lanes, not allowing traffic to pass, and backing it up a great deal. We have the exact same situation in front of Steak N Ale on the other side of I-83. If cars trying to turn left into Steak N Ale or the gas station don't get exactly into the turning lane it backs the traffic all the way back through the intersection. If you haven't experienced a situation like this, let me tell you it is definitely a dangerous situation.

2. I believe that allowing Kindercare on this property and changing our roads as well is totally commercializing both the property and our roads. I believe it goes against the Master Plan and it is not fair to ask the people of this fine community to tolerate such a hazardous and congested plan.

I respectfully submit these concerns and would urge you to come visit the site during rush hour any time.

Sincerely,

Carole Van Wagner
201 Hunters Ridge Road
Timonium, MD 21093
410-561-9183

cc: James Smith, County Executive

RECEIVED
JAN 0 8 2004
ZONING COMMISSIONER

January 6, 2004

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Ave.
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare day care center at 206 W. Timonium Rd for the following reasons:

1) Even with the Timonium Rd modifications proposed, the increase in traffic will create additional congestion on Timonium Rd and will compound an already dangerous situation as the average speed is probably over 50 mph in a 30 mph zone.
2) The safety of the current residents who travel Timonium Rd will be in jeopardy as will the safety of the families using the facility.
3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Rd west of I-83 is to be kept residential according to the Timonium Master Plan. Eventhough day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Very truly yours,

Larry Harnsberger
218 W Timonium Rd
Timonium, MD 21093

206 Deep Dale Drive
Timonium, MD 21093

RECEIVED

JAN 0 8 2004

ZONING COMMISSIONER

January 7, 2004

Mr. Lawerence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Re: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Commissioner Schmidt:

My family has lived in the Pine Valley Community since 1991. We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

- Since 1991, we have observed steady increases in traffic flow on Timonium road. Over the years, exiting the community onto Timonium Road has become a more dangerous activity. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create yet another dangerous situation.

- The traffic problems will threaten the safety of the residents who currently travel Timonium Road as well as the safety of the families using the facility.

- This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Sincerely,

Donald Wong
Kathy Wong

RECEIVED
JAN 0 8 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. My family has owned 230 West Timonium Road for 37 years. Our home is just several houses west of the property for which the variance is being sought. Also, our driveway opens onto Timonium Road. Accordingly, we are very interested in the proposed changes and have a great deal of experience with the traffic situation in the area. I am opposed to the variance proposal for the following reasons:

- Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.

- The safety of current residents who travel Timonium Road will be in jeopardy as will the safety of families who use the proposed facility.

- This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

I hope we can count on you to protect us against the proposed intrusion and risks. It would be a real shame to risk the safety, and harm the interests of so many long-time residential citizens just so that a company can press forward a commercial desire.

Respectfully,

David S. Middleton
230 West Timonium Road
Timonium, Maryland 21093

CC:
The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Flo Monaghan Gitlin, President
Pine Valley / Valleywood Community Association
P.O. Box 434
Timonium, Maryland 21094

January 3, 2004

RECEIVED

JAN 0 8 2004

ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception
206 West Timonium Road

Dear Mr. Schmidt:

I am opposed to the proposal for a KinderCare Daycare Center at 206 West Timonium Road for the following reasons:

- Even with the Timonium Road modifications proposed, the increase to traffic will create additional congestion on Timonium Road and will create a dangerous situation.
- The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
- This will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Thank you.

Trisha Wajer

Trisha Wajer
7 Valley Ridge Court
Timonium, Maryland 21093
410-252-9707

RECEIVED
JAN 0 8 2004
ZONING COMMISSIONER

January 5, 2004

Mr Lawrence E. Schmidt,
Zoning Commissioner for Balto. County
410 Bosley Avenue
Towson, Maryland 21204

Re; Case #04-123-XA, Petition for Special Exemption-206 W. Tim. RD.

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Rd. for the following reasons.

1. Even with the Timonium Rd modifications proposed, the increase in traffic will create additional congestion on Timonium Rd and will create a dangerous situation.
2. The safety of the current residents who travel Tim. Rd. will be in jeopardy as will the safety of the families using the facility.

We have lived in this community for 17 years. We have raised our 3 (now adult) children in the Pine Valley neighborhoods, (in fact, Larry, I have coached LTRC girls softball with you.) the traffic problem has become more difficult with each passing year!! For many years the Community has lobbied the County to create a safer entry onto Timonium Rd. from Pine Valley Rd and only in the last couple of months obtained a slight improvement with some traffic control issues. We became even more aware of the difficulty (getting out of our community) as we went through the process of teaching our new, young automobile drivers to exit their own neighborhood! Even as experienced drivers trying to exit Pine Valley from either Pine Valley Dr. or Forrest Ridge Rd whether early in the morning, or at other busy times during the day is time consuming and dangerous!(it can add 10-15 minutes even for a short errand) The development on Timonium Rd. has become excessive. The traffic has become overwhelming. We do not see the last minute modifications providing substantial relief due to the substantial increase in daily traffic. It will most certainly cause further deterioration to an already very bad traffic.

Please consider this impact as you weigh the merits of this Petition.

Sincerely,

Paul & Patrice Belz

Paul and Patrice Belz
327 Presway Rd
Timonium, Md 21093

To: Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) The increase in traffic will create additional congestion on Timonium Road, even with the modifications proposed.
2) The safety of the current residents who live and travel Timonium Road will be in jeopardy.
3) According to the Timonium Master Plan, Timonium Road west of I-83 is to be kept residential. This use will be inconsistent with the property's zoning classification.

RECEIVED
JAN 0 8 2004
ZONING COMMISSIONER

Kris and Julia Baldock
Kris Baldock Julia Baldock
228 West Timonium Road
Timonium, MD. 21093

November 20, 2003

RECEIVED
DEC 2 2003
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Case # 04 123 XA

Dear Mr. Schmidt:

I am currently the director/owner of a childcare center in the Lutherville-Timonium area. I understand you are considering granting a Special Exception and Variance to allow KinderCare to locate a 185-child daycare center at 206 W. Timonium Road. This letter is written to you to indicate our center's objection to this facility being built. We believe there is not a need for additional daycare in this area. We currently have 4 vacancies at our center. We respectfully request that you oppose this this Special Exception and Variance that would allow KinderCare to build a facility at 206 W. Timonium Road.

Thank you.

Sincerely,

April Steinbacher
Lucky Duck Daycare (Home)
Felton Rd. Lutherville

fyi
12/12

RECEIVED
NOV 24 2003
ZONING COMMISSIONER

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: case #04 123

Dear Mr. Schmidt:

As a resident of Pine Valley since 1959, I am writing to object to the KinderCare proposal for 204 W. Timonium Road. Mrs. Yim and I were originals. I recall, as a young couple with our first home, we climbed onto the frame of the house, located the future dining room and opened our lunch bags. We fortunately raised a fine family, our kids attended local schools and all three are now professionals. I can thankfully say we realized the American Dream in Pine Valley.

Unfortunately, we watched with growing concern, the burgeoning attack of rising population and increasing commercialism. We accepted it grudgingly as "progress". We allow an additional ten minutes wait to get out on Timonium Road. Unofficial counts by local residence reveal several hundred cars pass in fifteen minutes! It is hard to imagine why a daycare center would be placed into such a congested area . The nature of a daycare operation would necessitate parents arriving and leaving at peak traffic hours as they hurry to and from work.

As a retired Pediatrician in this area for forty two years, I cannot help but have concern for the children in the daycare center. I'm sure the center will follow regulations to insure safety, but the proximity of the I-83 ramp and the Timonium Road traffic does give me concern.

Respectfully,

Robert E. Yim

Robert E. Yim, M.D.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 29 2004
ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: January 29, 2004

SUBJECT: Kindercare Center constituent concerns

Attached are additional letters regarding the Kindercare Daycare facility. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

The Greater Towson Council of Community Assoc., Inc
GTCCA
P.O. Box 5421, Towson, MD 21285-5421
www.gtcca.org

January 20, 2004

Hon. Lawrence E. Schmidt, Esq.
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, MD 21204

Case #04-123XA KinderCare Learning Center

Dear Commissioner Schmidt:

On January 15, 2004, The Greater Towson Council of Community Associations, at their monthly meeting, voted unanimously to support the community of Pine Valley/Valleywood in their opposition to a KinderCare Learning Center in their residential community.

Our organization's opposition to granting this special exception goes to the sanctity of demarcation lines which have been recognized and respected over many years as effective and legitimate boundaries between residential and commercial zones. These lines may be an RO or ROA zone, a church, school, business, specific property, street, or an interstate highway. Their recognition ensures a community's well-being and stability. They are a basis for realtors when assuring prospective clients that the property will not be subjected to commercial intrusion. They are the foundation for determining property values within specific areas of a community.

Interstate, I-83, the Harrisburg Expressway has been Pine Valley/Valleywood's demarcation line for over 45 years. A precedent would be set by a failure to recognize this line.

GTCCA, respectfully request that this special exception to KinderCare Learning Center be denied.

Sincerely,

Donald R. Wright
President

RECEIVED

JAN 30 2004

ZONING COMMISSIONER

LAWRENCE E SCHMIDT
ZONING COMMMISSIONER
401 BOSLEY AVENUE
TOWSON MD 21204

JANUARY 26, 2004

DEAR MR. SCHMIDT

PLEASE DO NOT ALLOW KINDERCARE TO DESTROY OUR NEIGHBORHOODS. KINDERCARE WOULD NOT CONTRIBUTE POSITIVELY TO TIMONIUM ROAD. KINDERCARE WOULD ONLY LOWER THE VALUE OF OUR HOMES AND CAUSE ADDITIONAL HAZARDS TO OUR CHILDREN.

TRAFFIC IN OUR AREA IS ALREADY HAZARDOUS. I HAVE WITNESSED TWO OCCASIONS WHEN CHILDREN WERE ALMOST HIT BY MOTORISTS MAKING AN ILLEGAL U TURN ON HUNTERS RIDGE ROAD. I HAVE ALSO BEEN REAR ENDED ON TIMONIUM ROAD BY A MOTORIST SPEEDING AROUND THE CURVE NEAR FOREST RIDGE ROAD. KINDERCARE CUSTOMERS WOULD USE HUNTERS RIDGE ROAD AS A TURN AROUND. ADDING A 500 FOOT TURN LANE WOULD ONLY ADD TO THE NUMBER OF MOTORISTS MAKING THE ILLEGAL U TURN AND ADD TO THE NUMBER OF PEDESTRIANS AND BICYCLIST IN DANGER.

TRAFFIC ON PADONIA, TIMONIUM AND SEMINARY ROAD IS ALREADY HORRIFIC. TRYING TO MAKE A LEFT HAND TURN OUT OF HUNTERS RIDGE IN THE MORNING IS TROUBLESOME, TO SAY THE LEAST. IT TAKES 25 MINUTES TO GET FROM VALLEYFIELD ROAD TO YORK ROAD ON SEMINARY AT 4:45PM ON THURSDAY AFTERNOONS. THE ILLEGAL MANUEVERS OF MOTORISTS COMING OFF OF I-83 AND BLOCKING ALL LANES TO TURN INTO THE MAC PARKING LOT HAPPENS DAILY. WE DO NOT NEED ADDITIONAL MOTORISTS FROM OTHER NEIGHBORHOODS DRIVING

IRRADICALLY IN ***OUR NEIGHBORHOOD***. PER THE POLE TAKEN IN THE HUNTERS RIDGE COMMUNITY, OUR NEIGHBORS WOULD NOT USE THE KINDERCARE FACILITY.

WHY CAN'T WE KEEP OUR NEIGHBORHOOD NON-COMMERCIAL? I SEE MANY EMPTY BUILDINGS ON THE YORK ROAD CORRIDOR BETWEEN SEMINARY AND PADONIA ROAD THAT ARE FOR LEASE. IT WOULD BE GREAT TO FILL ONE OF THOSE EYE SORES WITH KINDERCARE. WHY DOES THIS NEED TO BE BUILT IN THE BUSIEST PART OF TIMONIUM ROAD?

GRANTING KINDERCARE THIS ZONING WOULD BE DETRIMENTAL TO OUR COMMUNITY. WE CARE FOR OUR NEIGHBORHOOD AND ARE PROUD OF WHERE WE LIVE. PLEASE DO NOT TURN OUR NEIGHBORHOOD INTO A COMMERCIAL AREA WITH MORE VACANT BUILDINGS SITTING IDOL. PLEASE LET THEM OCCUPY AN ALREADY EXISTING BUILDING ALREADY ZONED FOR COMMERCIAL USE. THE SAFETY OF OUR CHILDREN IS AT STAKE.

SINCERELY,

Jill Packo

JILL PACKO
265 HUNTERS RIDGE ROAD
LUTHERVILLE MD 21093

CC:
JAMES SMITH
COUNTY EXECUTIVE

DON MOORE
KINDERCARE

DAVID J. JOHNSON
KINDERCARE

Kenneth and Karen Flower
613 Oak Farm Court
Timonium, MD 21093

January 26, 2004

RECEIVED
JAN 30 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schimdt
Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Re: Proposed KinderCare Center at 206 W. Timonium Road

Dear Mr. Schmidt:

We are writing to express our opposition to KinderCare's request for a special exemption to allow a 154 child daycare center on a residentially-zoned parcel on West Timonium Road.

As long-time residents of Timonium, we have seen the significant increase in traffic and congestion on both Timonium and Padonia Roads as commercialization has progressed west of York Road. This combined with the increased residential construction west of I-83 has created traffic patterns and congestion that is dangerous to our children and inconsistent with a residential setting. Widening Timonium Road will only exacerbate this problem.

We feel strongly that KinderCare's request for special exception should be denied and the spirit of our residential communities protected.

Sincerely,

Kenneth Flower
Karen F. Flower

Lawrence Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Md. 21204

RECEIVED
FEB - 2 2004
ZONING COMMISSIONER

January 29, 2004

Commissioner Schmidt:

I am writing concerning the proposed development of 206 West Timonium Road. **I am opposed to development of this parcel of land as requested in this special exception.** As I understand the issue, Michael Sabracos, the developer is asking for a special exception to allow a commercial child care center to be built, allowing for 154 children. Apparently, as the zoning codes now stand this DR 2 property is allowed a child care facility of no more than 40 children.

In ruling on this special exception a decision must be based on how this development will impact Zoning Regulation 502.1, which reads:

A. Be detrimental to the health, safety, or general welfare of the locality involved;
B. Tend to create congestion in roads, streets or alleys therein;
C. Create a potential hazard from fire, panic or other danger;
D. Tend to overcrowd land and cause undue concentration of population;
E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
F. Interfere with adequate light and air;
G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations;
H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations;
I. Be detrimental to the environmental and natural resources of the site and vicinity.

After spending countless hours over the past 5 months studying various aspects of this particular request, I feel confident that I could successfully argue against each and every item in 502.1.

Specifically, however I believe that Items A, B, C and G have been firmly and successfully proven in the community's testimony. I believe that this use at this particular site will, in fact, be detrimental to the health, safety and general welfare or the locality. I believe the community has proven beyond doubt that additional congestion on an already identified congested road system will occur. I believe that there would absolutely be potential hazard in the event of a fire or other emergency at this KinderCare site – with children placed knowingly at risk.

Moreover, additional hazard will result from the additional traffic and the construction of the 5 lane, center turn 'solution' offered by the developer. I was one of the *volunteers* who offered to simulate driving conditions on the video that was not allowed entered as evidence. The potential for head-on collisions with two vehicles turning left (one from

KinderCare and the other from the new Holly Ridge development) was very obvious and is, quite frankly, inevitable. However, what really crystallized while I spent 45 minutes driving various scenarios was the unpredictability of the 'other' cars on the roadway. Although technically not considered a 'failed' intersection by the Baltimore County Traffic Department, one only has to drive this route 4-5 times before realizing it is indeed flawed and failed. During this exercise I stopped fearing the other *volunteer* drivers as my real attention needed to be on the other drivers. Making a left hand turn out of KinderCare in an effort to cross 5 lanes of traffic to merge south onto I-83 (and Don Moore of KinderCare stated approximately 86% of patrons will make this maneuver) will meet with tragedy in short order. The center turn lane does nothing, in my opinion, to mitigate this type of insanity. Again, keep in mind; children will be at risk – "*this use at this location*". . .

Although the honorable Mr. Hoffman strenuously objected to allowing testimony based on the Hunt Valley Timonium Plan, part of the 2010 Baltimore County Master Plan I believe this plan should be used as a resource. Under Section III, Recommendations, Community Conservation, Issue: Protecting and Enhancing the Existing Residential Communities the following Action Items specifically pertain to this request of special exception and its impact against Zoning Regulation 502.1, G.

Action 1: Insure that the future redevelopment of sites in the HV/T area does not create negative impacts on existing communities.
Action 3: Permit only small day care facilities with improved standards within residential areas. Larger facilities should be located within the employment area.
Action 5: Discourage traffic in the neighborhood which is unrelated to the residences.

While only a neophyte when it comes to zoning regulations and processes, it seems obvious to me (a taxpaying citizen of Baltimore County), that a lot of time, money and energy was spent on developing both the HV/T Plan and the Master Plan (in fact, I believe the esteemed Mr. Hoffman told us he was instrumental in the process). The question begs: WHY, if, according to Mr. Hoffman it has no validity!

Zoning Regulation 501.1 G reads: "be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations. Well, I maintain that the HV/T and Master Plan are a source that should be referenced regarding "spirit and intent".

Quite frankly, after much digging, I have come to an unsettling conclusion: that if we had a County Executive willing to abide by the County Master Plan, it would become law. However, the citizens have not been fortunate enough to experience such commitment!

In addition to all the above, I chose to visit the State Highway Administration myself. I met with Mr. David Ward at SHA 211 E. Madison Street in Baltimore on Tuesday January 27, 2004. I found the plats pertaining to this land – a very interesting study! A copy has been provided for your review. What Mr. Ward explained to me was some of the verbiage: "End of Right of Way Line Through Highway"; "Easement Area"; "Base Line of Right of Way", etc. He also pointed out the *Stream Change Area [*potential

impact up against 502.1 I ?], and instructed me on how to identify where the State Highway's right of way ends (at the end of the chain link fence bordering the property – well onto West Timonium Road and practically bisecting the parcel in half!).

So, after learning this and then walking the property a few times I came to an epiphany: **that although this parcel of land is *technically* 2.31 acres, much of it is unbuildable due to its location against the southbound I-83 off ramp and the resultant easements and right of ways.** Therefore, I question whether or not this special exception can even be entered. Shouldn't the special exception be considered on the portion of buildable land? If my conclusion is correct, what the developer is really asking for is a special exception to allow a 154 child day care center on give-or-take one acre of land . . . this changes the entire dynamic.

My final conclusion is: Mr. Michael Sabracos made a hasty and poor business investment. Much time, energy and community money has been expended in fighting this proposed 154-child commercial day care center. Mr. Moore of KinderCare informed us that KinderCare is closing under performing centers and is moving towards "the more factory-type settings" - well, that is exactly what we will have, a factory; a warehouse and distribution center. The sad reality is that the products being warehoused and distributed will be children.

Thank you for taking so much time reading this, and in hearing the community's voice.

Sincerely,

Kiki Worthington
2117 Woodfork Road
Timonium, Md. 21093
410-561-0174

JOHN M. BOND
224 W. TIMONIUM ROAD • TIMONIUM, MARYLAND 21093 • 410-561-0238

January 30, 2004

RECEIVED
FEB - 2 2004
ZONING COMMISSIONER

Hon. Lawrence Schmidt
Balto.County Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Sir;

My wife and I recently attended several of your hearings in relation to the Kindercare proposal (your number 04-123-XA) and have been initially pleased with the fair way in which you conducted the proceedings.

As you can see from the letterhead, we live not far from the subject location, immediately across from the entrance to Hunting Ridge.

We moved here in mid-1996, and purchased this property which had been on the market for almost two years. Also, the house next door to us subsequently went on the market, and was withdrawn after six months because they could not get a reasonable offer. We believe the delays in both cases were primarily due to Timonium Road traffic. It was bad when we came here, and has only gotten steadily worse.

Should the Kindercare proposal go thru, the resulting increase in vehicular activity on Timonium Road will be very close to intolerable. Regardless of whether there is a new turning lane, the traffic build-up will be there, and virtually at our front door. It would be increasingly dangerous for picking up our curbside mail and newspapers, and for getting in and out of our driveway. Add to this an attendant increase in motor vehicle fumes and you have a very bad situation.

Finally, we are concerned about the possibility of relaxing the existing zoning in the area; we are opposed to any exception, qualified or no.

Please consider the area residents in making your decision.

Sincerely,

bondpaper@worldnet.att.net

RECEIVED
FEB - 3 2004
ZONING COMMISSIONER

William M. Huhn
Diana L.Huhn
11531 Pebble Creek Drive
Timonium, Maryland 21093

January 26, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road
ZONING REG 502.1

We are opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. TRAFFIC, TRAFFIC, TRAFFIC – SAFETY
2. Timonium Road is already extremely congested. We have people from all over using this road and speeding I might add because of the ramps to I83.
3. Residential – I believe the **west** part of Timonium Road should remain residential.
4. The safety of current residents who travel Timonium Road already are in jeopardy and so would the people using this facility at 206. I believe it is in the best interest of all us who live in this area to strongly protest this KinderCare on this particular road. The congestion out here on this road is already way out of control.
5. This particular use will be inconsistent with the property's zoning classification and inconsistent with the INTENT of the Zoning Regulations. Timonium Road west of I-83 is to be kept RESIDENTIAL according to the Timonium Master Plan. I believe these people should look for a property for them and their business if that is what they want. But West Timonium Road is zoned residential and is supposed to remain residential. If they would like a business let them relocate to a properly zoned area for it.

We STRONGLY OPPOSE KinderCare at 206 W. Timonium Road.

William M. Huhn

Diana L. Huhn

RECEIVED

FEB - 3 2004

ZONING COMMISSIONER

January 28, 2004

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Md. 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Mr. Schmidt,

We are writing to urge you not to approve the request for a Special Exception to permit the construction of a KinderCare facility at the above noted location.

The traffic on Timonium Road is already beyond capacity. Each new development west of I-83 aggravates an already intolerable situation. As residents of Huntridge we try to avoid Timonium Road whenever possible unless it is very early in the morning or late at night. However, depending upon our destination, that is not always practical. Certainly the addition of a daycare center will significantly increase traffic on Timonium Road, and at the peak commuter times.

The Master Plan called for Timonium Road west of I-83 to remain residential. We fear that an exception made once will lead to others.

Beyond inconvenience, safety is a real concern as well. It is extremely difficult to cross Timonium Road on foot or bike. In the spring and summer we like to bike or walk over to Pinewood Elementary School, but for safety reasons we have stopped this practice and now put our bikes in our car and drive over. However, trying to make a left hand turn onto Timonium Road from Hunters Ridge is becoming increasingly more difficult each day.

The area is terribly congested and traffic is a real problem. Please do not allow yet another facility that will draw many more vehicles to the area.

Sincerely,

Nicole Glaeser

Mark Glaeser

Nicole Glaeser Mark Glaeser

Sandra Lambeth Soul
312 W. Timonium Road
Timonium, MD 21093
410-252-7056

RECEIVED
FEB - 4 2004
ZONING COMMISSIONER

Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

RE: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

I have resided at the captioned address (on the corner of Forest Ridge Road) since 1986. My husband purchased the property 10 years prior. I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road, and offer several comments for your consideration. Please note, I don't claim to be an expert in any related field, and am simply a concerned resident presenting comments based on my observations and ongoing experiences in the area.

- The proposed use of this property is inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. According to the Timonium Master Plan, property west of I-83 is to be kept residential.

  Following our marriage in 1986, I wanted to relocate to a less congested neighborhood. At the insistence of my husband that "West" Timonium would always remain residential because of the zoning regulations, and the further argument that the location is ideal for access to all major roadways and every amenity we could hope to enjoy - north, east, south, and west, I relented and agreed to set up housekeeping at 312 (an acceptable trade-off at the time).

  If this proposal is permitted, what assurances do I have that the next commercial developer won't also be successful and encroach even further into my residential community?

- Even with the proposed Timonium Road modifications, the increase in traffic will only serve to make an already congested Timonium Road even more congested, multiplying the odds for dangerous situations.

  The continued growth in the surrounding area, both commercial and residential, makes adjusting to the ever-increasing traffic a work in progress. My daily morning routine is accompanied by the sounds of the Timonium Road and Forest Ridge Road traffic. What begins with the sound of individual vehicles making their way across Timonium Road, usually between 6:30 - 7:30 a.m., gradually melds into a continuous drone as the traffic increases. The only interruptions in this symphony are created by either the squeal of breaks (traffic on Timonium and Forest Ridge are equal contributors), or the equally enjoyable squeal of tires (usually from Forest Ridge as some risk taker attempts to join the Timonium Road traffic). Not every such adventurer has successfully achieved that goal. The traffic on Timonium Road <u>does not</u> adhere to the posted 30 mile limit, further increasing the potential for fender-benders or worse accidents

Needless to say, **traffic backs up every morning on Forest Ridge Road** because of the heavy Timonium Road traffic. Contributing to this are drivers who avoid traffic on Pine Valley because of the same reason. They cut across Galway Road to Forest Ridge, hoping it will get them a quicker egress from the neighborhood. Additionally, the Baltimore County school buses now use Forest Ridge Road to exit the neighborhood. As a result, many mornings I can be seen sitting in my car, at my driveway exit, until one of my courteous neighbors allows me onto Forest Ridge Road.

As to the **traffic in the proposed site area**, it is already a mass of moving metal and confusion. West-bound traffic travelling from the east side of I-83 and traffic exiting southbound I-83 weave across the lanes, vying for their desired position, on the approach Pine Valley, and they are not doing so within the posted 30 mph.

When you factor in the proposed center's roadway (and the future development of 19 homes with their roadway entrance almost directly across the street) traffic will be converging from too many directions in a relatively short span of distance. This is much too risky for my comfort level.

> **West-bound Timonium Road traffic beyond Pine Valley** usually moves better. However, most drivers, again, do not adhere to the posted 30 mph. What cannot be seen on an aerial map is the typography of the roadway. Between Pine Valley and Forest Ridge Roads, Timonium Road crests. Drivers travelling at a high rate of speed cannot see traffic exiting Forest Ridge Road until they are over the crest. Likewise, drivers moving onto Timonium Road can be well into or crossing the west-bound lane (turning left or right) before they realize an oncoming vehicle is upon them.

This is an already dangerous situation, and I cringe when I think of the potential consequences of inviting increased numbers of fast-moving traffic on the street.

> **East-bound Timonium Road traffic** typically is backed up every morning and evening from I-83 light past Pine Valley and beyond. Again, the already congested area simply does not have room for more traffic congestion, which the proposed site **will** incur. Though, for the life of me, I don't why any parent would place themselves, or a child, in such jeopardy.

- The safety of the current residents who travel Timonium Road will be at risk as will the safety of the families using the facility.

- The proposal is not in the best interest of the effected children, their parents, or our community. The only possible gain will be in the pockets of the owner/developer. Kindercare is a commercial endeavor and one which belongs in a commercially-zoned area.

- I understand one of the factors appealing to the developers of the proposed KinderCare site is the good signage and visibility to be achieved. Why, then, do they choose to ignore the signs that have been in their faces for months? My neighbors, and the community in general, have been very visible with the loud and clear message - their commercial venture does not belong in our residential community.

If this venture is granted, I'm concerned that another sign will become visible throughout the community. That is one which reads, "FOR SALE".

- As many of our neighbors have done, my husband and I have over the past couple of years spent a great deal of time, energy, and money to update and improve our property's exterior and interior - our plan for our rapidly-approaching retirement. We want very much to reap the results of our efforts and enjoy our remaing years at 312. We have, however, reached our maximum level of acceptance pertaining to the noise polution and traffic congestion in the area. Our final improvement plans are on hold until the matter of this proposal is resolved.

Mr. Commissioner, please allow our residentially-zoned community to remain just that and not be put upon by a large conglomerate with not other interest in the community than the bottom line of a business plan.

As for the owner/developer, I stand firm with my community and would urge them to take the higher road, regardless of the Special Exception, rescind their proposal and locate the KinderCare, where it belongs, in a truely commercially-zoned area. They are attempting to force development where it is not consistent with the property's zoning classification, and above all, where it is NOT WELCOME!

Thank you for your time and consideration.

Sincerely,

Sandra Lambeth Soul
Concerned Resident

January 20, 2004

File

RECEIVED
FEB - 9 2004
ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commission for Baltimore County
401 Bosley Avenue
Towson, MD 21204

FROM Jean Macauley
8541 London Bridge Way
Lutherville, MD 21093

DATE: February 6, 2004

RE: Case #04-123-XA
Petition for Special Exception
206 W. Timonium Road

After reading various articles about the proposal for a KinderCare daycare center at 206 W. Timonium Rd., I feel compelled to let you know that I am opposed to such a plan for the following reasons:

(1) As a Lutherville resident, I have experienced traffic congestion when driving in the area of York and Timonium roads for the past few years. Additional traffic to and from a daycare center nearby would certainly increase traffic and likely create an even more hazardous situation.

(2) I am concerned about the safety of current residents who have no alternative but to drive along Timonium to their destination, as well as the families driving to and from such a facility.

(3) As I understand it, Timonium Rd. west of I-83 is to be kept residential according to the Timonium Master Plan, and this large of a facility was never intended to be allowed as an exception.

That such a proposal would even be made is surprising given that there seems to be other commercial areas in the Lutherville/Timonium section of Baltimore County that are currently vacant and could be put to good use.

Your attention to the "big picture" here would be greatly appreciated.

J Macauley

TO: Mr. Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

From:

Mr & Mrs Frederick Valerino
327 Gailridge Road
Timonium, MD 21093

RECEIVED
JAN 21 2004
ZONING COMMISSIONER

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1) Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2) The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3) This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though day-care centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

45 yr residents of Valleywood

HUNTRIDGE EAST, LLC

Shawan Place * 5 Shawan Road, Suite 1
Cockeysville * Maryland 21030
Phone 410-527-1555 * Fax 410-527-1563

January 27, 2004

Pine Valley – Valleywood Community Association
P.O. Box 434
Timonium, MD 21094

Attn: Flo Monahan Gitlin, President

Dear Ms. Monahan:

Subject: Proposed Kinder Care Development

Please be advised that we support you and the Community Association's position relative to the referenced development. It is our understanding that the Department of Planning has not endorsed the plan, and hence, we would agree with their position.

Philosophically, we would also oppose "commercial" property uses west of I-83 on Timonium Road.

I trust this satisfies your request.

Very truly yours,

HUNTRIDGE EAST, LLC
(Developer of Holly Ridge)

James W. McKee, Member

JWM:mcc

cc: Randolph H. Shelley

ROSS JONES

1 Spyglass Court
Timonium, Maryland 21093

January 22 2004

Hon. James T. Smith, County Executive
400 Washington Ave.
Towson, MD 21204 (Re: Kenilworth Property, 206
W. Timonium Rd. Zoning Case
04-123-XA)

Dear Mr. Smith:

I am writing on behalf of my wife, Helen C. Jones and myself who are residents of Pebble Creek, a community which would be negatively impacted by the creation of a Kenilworth daycare center at 206 W. Timonium Rd.

We oppose the project and urge that any County Commission or agency with oversight of the project reject it for three reasons:

1) It would violate the residential character of the neighborhood and lead to further commercialism that must not happen. 2) It would create huge, additional Traffic problems in an already congested area. 3) More traffic will create accidents and injuries and must be avoided.

The Center planned to be located in an area already zoned for commercial use.

Please do what you can to stop the project.

Sincerely yours,

Ross Jones

January 22, 2004

James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear Mr. Smith,

We are writing to express our opposition to the development of a child care center at 206 W. Timonium Rd.

Such a large center in a residential neighborhood will be detrimental to the safety and general welfare of the surrounding community as well as create severe congestion in nearby areas. Permission to establish the proposed child care center would also be inconsistent with the purposes of the property's zoning classification.

Thank y nportant matter.

Sincerely

EX0003075

Silvia B. G

Daniel A. Golombek

51 Southwark Bridge Way
Lutherville, MD 21093

Betty A. Strader
501 Whithorn Ct.
Timonium, Maryland 21093

Re: KinderCare Proposal 206. W. Timonium Rd
Case #04-123-XA

Dear Mr. Smith,

We are opposed to any commercial development on Timonium Rd. West of Rt #83. These homes in the area neighborhoods have been increasing in value contributing to an increased tax base. It would adversely affect their fair market valuations if commercial development infringes on the neighborhoods, and result in less tax collection for the county.

Additionally, we believe the increased traffic will result in more traffic and probably more accidents, not to mention the inconvenience of cars trying to get out of their neighborhoods during rush hour when most of the additional traffic from a child care center will be seen. Please oppose this zoning change.

Betty Strader Jr. Strader

The Cordish Company

The Power Plant
601 East Pratt Street, 6th Floor
Baltimore, Maryland 21202
(410) 752-5444
(410) 659-9491 (Fax)

Writer's Direct Dial Number

(410)347-2937

Via Regular Mail

23 January 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: Kindercare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear Sir:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site *kindergarten once full-day kindergarten* in enacted at Pinewood Elementary in 2006 (?). It would be better to have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

Sincerely,

Michael Morris
Development Associate

EX 003076

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 27 2004
ZONING COMMISSIONER

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: Erin O'Connor
Constituent Services Coordinator

DATE: January 26, 2004

SUBJECT: Kindercare Center constituent concerns

Attached are additional letters regarding the Kindercare Daycare facility. If there are any questions, please call 410-887-3685.

Erin O'Connor

Attachments

January 15, 2004

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Re: KinderCare proposal for 206 W. Timonium Road
Zoning Case #04-123-XA

Dear County Executive Smith;

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006. It would be better to have kindergarten students home with their families for half a day than parked at an institutional day-care center.

I also feel our local association should be given consideration in this matter.

Sincerely,

Dorothy Poggi

Dorothy Poggi

January 17, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Honorable Smith,

I am opposed to the proposal for a KinderCare daycare center at 206. W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006 (?). It would be better to have kindergarten students home with their families for half a day rather than parked in at an institutional day-care center.

Margaret B. Jackson

J. Nicholas Jackson
32 Abbey Bridge Court
21093

LONGFORD COMMUNITY ASSOCIATION
1008 Adcock Road
Lutherville, MD 21093

January 16, 2003

The Honorable James T. Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear Honorable Mr. Smith:

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposed location of the Kindercare facility for the following reasons:

1. The increased traffic will create additional congestion on Timonium Road and this has not been adequately addressed.
2. This increased traffic will inevitably lead to more auto accidents in this vicinity.
3. The use of this property is inconsistent with the current zoning for property west of I-83. It seems that the special exception for daycare centers does not cover one of this size.

We will continue to monitor this issue and hope that this center is not allowed to infiltrate our residential neighborhood.

Sincerely,

Sue Deaver
President
LONGFORD COMMUNITY ASSOCIATION

January 17, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Ave.
Towson, Maryland 21204

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 be kept residential.

There are available property elsewhere east of I-83 for a kindercare.

Sincerely,

Elaine Kacmarik

Elaine Kacmarik
507 Hawkshead Road
Timonium, MD 21093

FRI. 1/16/04

CASE #04-123-XA
RE! KINDER CARE PROPOSAL FOR 206 W. TIMONIUM

DEAR MR. SMITH,

I AM ADAMENTLY OPPOSED TO THE PROPOSAL FOR A KINDER CARE DAY CARE CENTER AT 206 W. TIMONIUM ROAD. I HAVE LIVED IN TIMONIUM FOR 13 YEARS AND SEEN A TREMENDOUS GROWTH IN FAMILIES. I FEEL IT IS NOT SAFE NOW AND THIS WOULD CREATE A MORE DANGEROUS SITUATION. IF THIS PROPOSAL IS PERMITTED IT WILL GO AGAINST THE TIMONIUM MASTER PLAN, WHICH SPECIFIES THAT PROPERTY WEST OF I-83 BE KEPT RESIDENTIAL! CONSIDER ZONING REG. 502.1 IN YOUR DECISION.

THANK YOU FOR READING THIS.

SINCERELY,

John Rolph

JOHN ROLPH
37 WANDSWORTH BRG. WAY
LUTHERVILLE, MD. 21093

DOROTHY M. SCHMITT

January 20, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson MD 21204

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

Dear Sir:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare for off-site kindergarten once full-day kindergarten is enacted at local Baltimore County public schools.

Sincerely,

Dorothy M. Schmitt

13 SEDGEHILL COURT, TIMONIUM, MARYLAND 21093

8 Huntress Court
Timonium, MD 21093
January 20, 2004

The Honorable James T. Smith
County Executive
Mezzanine Old Courhouse
400 Washington Avenue
Towson, MD 21204

Dear Mr. Smith:

We are writing to you to voice our opposition to the proposed KinderCare daycare center at 206 W. Timonium Road. There are many reasons that we are in opposition to this plan. My husband and I bought our house in 1981, and we have lived and raised our children here. We live in the community called "Huntridge," and the back of our house, and our backyard, face West Timonium Road.

You can not imagine how the traffic has increased since our purchase of the house in 1981. Development continues non-stop in the West Timonium Road corridor, and those closest to Timonium Road must bear the increased exhaust fumes, noise, thundering car stereos, blasts of horns, etc. I can assure you that we do NOT need any more additions to the noise, congestion and exhaust we already are forced to endure. Parents dropping off and picking up children all day long will only add to an already crowded and exhaust-ridden stretch of Timonium Road. (Just look at how the opening of the "MAC" has increased the flow of traffic nearby, not to mention the fact that cars continually turn left and cross the double yellow line to enter the parking lot.)

Additionally, we are strongly opposed to any commercial development west of I-83. This is a residential area. Families buy houses in this community and in surrounding communities to live, play, and socialize with other families. If any of these families wanted to reside in an area zoned for commerce, we would have purchased a house within a city or town. We like our sense of neighborhood. Once a commercial business is allowed to open west of I-83, there will be no stopping more commercial development. To put it plainly, WE OPPOSE COMMERCIAL DEVELOPMENT OF ANY KIND WEST OF I-83.

Please consider our stand on this issue. If you lived next door to us, we are sure you would voice the same opposition.

Sincerely,

Lucy B. Lochner

Joseph M. Lochner

52 Rhodes Place
Timonium, Maryland 21093

January 20, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

re: Kinder Care proposal for 206 W. Timonium Road
Zoning Case #04-123-XA

Dear Mr. Smith:

I am steadfastly opposed to the proposal for a Kinder Care daycare center at 206 W. Timonium Road. If this proposal is permitted it will go against the Timonium Master Plan, which specifies that property west of I-83 is to be kept residential.

Additionally, I am opposed to any suggestion to use Kinder Care as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2005 or 2006.

Thank you for your attention in this matter.

Sincerely,

Beverly Tellis
President
Copperfield Development

TO: **The Honorable James T. Smith, County Executive**
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

From -

Mr & Mrs Frederick Valerino
327 Gailridge Road
Timonium, MD 21093

41 yr. residents of Valleywood

Re: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road. If this proposal is permitted is will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential.

Additionally, I am opposed to any suggestion to use KinderCare as a location for off-site kindergarten once full-day kindergarten is enacted at Pinewood Elementary in 2006 (?). It would be better to have kindergarten students home with their families for half a day rather than parked at an institutional day-care center.

643 Oak Farm Court
Timonium, MD 21093

January 21, 2004

James Smith
County Executive
Mezzanine Old Courthouse
400Washington Avenue
Towson, MD 21204

Dear Mr. Smith,
We are writing you to express our **opposition** to the proposed Kindercare Center at 206 W. Timonium Road. There is already too much traffic congestion along all of Timonium Road. In addition, the center would be inconsistent with the purposes of the property's zoning classification and be detrimental to the health, safety, and general welfare of our neighborhood.
Please **do not** allow the Kindercare to be built at 206 W. Timonium Road.
Thank you.

Sincerely,

Paul A. Kowzan, Jr.

Mary Anne Kowzan

MARYLAND AGENCY
FINANCIAL GROUP

MURAT M. DORKAN, CLU

January 22, 2004

James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, MD 21204

Dear Jim:

I am writing this letter in opposition to a request for KinderCare to open a care center at 206 West Timonium Road. The developer is asking for a special exception to allow a 154 child day care center on a residentially-zoned 2.31 acre parcel which, according to the country zoning codes, allows for a maximum of forty children.

As a member of this community for over eight years, I can not see how it could possibly be a consideration for such a development in the midst of a residential community. Not to mention the proposition to widen the roads to accommodate this. I feel this will be detrimental to the health, safety and general welfare of the locality involved, and by all means, it will create congestion on the roads and streets therein.

I am strongly opposed to this request. I feel it will negatively impact the property values in this area, and my sentiment is shared by hundreds of residents in my community who attended the January 20th hearing, with not one in favor. Please accept this as my clear opposition to this request as a resident and taxpayer in the community.

Respectfully,

Murat M. Dorkan

Murat M. Dorkan, CLU

MMD:mes

810 GLENEAGLES COURT, SUITE 201 TOWSON, MARYLAND 21286-2214
410. 821. 2920 FAX: 410. 821. 2930
Securities and Investment Advisory Services offered thru Hornor, Townsend and Kent, Inc.
Member NASD/SIPC. Maryland Agency Financial Group is independent of Hornor, Townsend & Kent, Inc.

LONGFORD COMMUNITY ASSOCIATION
1008 Adcock Road
Lutherville, MD 21093

RECEIVED
JAN 21 2004
ZONING COMMISSIONER

January 16, 2003

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

Re: Case #04-123-XA, Petition for Special Exception – 206 W. Timonium Road

I am opposed to the proposed location of the Kindercare facility for the following reasons:

1. The increased traffic will created additional congestion on Timonium Road and this has not been adequately addressed.
2. This increased traffic will inevitably lead to more auto accidents in this vicinity.
3. The use of this property is inconsistent with the current zoning for property west of I-83. It seems that the special exception for daycare centers does not cover one of this size.

We will continue to monitor this issue and hope that this center is not allowed to infiltrate our residential neighborhood.

Sincerely,

Sue Deaver
President
LONGFORD COMMUNITY ASSOCIATION

Andrea H. Frock
9 Lambeth Bridge Court
Lutherville, Maryland 21093
410-337-2697

RECEIVED
JAN 21 2004
ZONING COMMISSIONER

January 18, 2004

Mr. Lawrence E. Schmidt,
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

RE: Case #04-123-XA, Petition for Special Exception - 206 W. Timonium Road

Dear Mr. Schmidt:

I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road for the following reasons:

1. Even with the Timonium Road modifications proposed, the increase in traffic will create additional congestion on Timonium Road and will create a dangerous situation.
2. The safety of the current residents who travel Timonium Road will be in jeopardy as will the safety of the families using the facility.
3. This use will be inconsistent with the property's zoning classification and inconsistent with the spirit and intent of the Zoning Regulations. Timonium Road west of I-83 is to be kept residential according to the Timonium Master Plan. Even though daycare centers are allowed by Special Exception in residential neighborhoods, it was never the INTENT that one of this size be permitted.

Please stop this dreadful idea for someone to make money, but ruin our home community and environment. I look forward to your reply and action to support the intent of zoning regulation 502.1.

Sincerely,

Andrea H. Frock

Parler & Wobber

A Limited Liability Partnership
Attorneys at Law

William C. Parler, Jr.*†
Kathleen M. Wobber*†

Jessica L. Russo*
Timothy Manuelides*

* Licensed in Maryland
† Licensed in the District of Columbia
‡ Licensed in Virginia

The Hemenway Building
406 East Joppa Road
Towson, Maryland 21286-5401
(410) 832-1800 fax (410) 832-2536
baltimore@parlerwobber.com

Of Counsel

Mark E. Herrmann‡

Richmond Office
1015 East Main Street, 4th Floor
Richmond, Virginia 23223-0088
(804) 649-8847 fax (804) 649-3854
richmond@parlerwobber.com

January 20, 2004

Lawrence E. Schimdt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Timonium Road Kindercare

Dear Messrs. Schimdt and Mr. Smith:

We write to express our opposition to the proposed Kindercare development on West Timonium Road. We live in the Pine Valley/Valleywood Community which abuts the proposed development. We travel each week day, at various times, on Timonium Road in front of the proposed development and we feel that the development would create congestion on Timonium Road.

Currently, during rush hour, all four lanes on the roadway in front of the proposed development are in use. The lane closest to the proposed driveway is an exit lane off of I-83. These vehicles coming off the expressway into the right lane merge over the left to proceed on Timonium Road. Those vehicles which are in the right lane, after passing under the interstate bridge and in front of the proposed development, change from the left to the right lane. This exchange of vehicles is already confusing enough without adding to it a turn lane.

If this development were approved, we would have vehicle attempting to make a left out of the property and across the "exchange" lanes while at the same time vehicles sitting in the left turn lane would be attempting to make a left into the property. These vehicle maneuvers are not compatible and would only cause further back up on Timonium Road. Clearly this configuration will result in congestion and accidents in the area and it is not appropriate for a residential area.

S:\KMW\PINEVALL\Schmidt Jim Smith.doc

Parler & Wobber

A Limited Liability Partnership
Attorneys at Law

William C. Parler, Jr.*†
Kathleen M. Wobber*†

Jessica L. Russo*
Timothy Manuelides*

* Licensed in Maryland
† Licensed in the District of Columbia
‡ Licensed in Virginia

The Hemenway Building
406 East Joppa Road
Towson, Maryland 21286-5401
(410) 832-1800 fax (410) 832-2536
baltimore@parlerwobber.com

Of Counsel

Mark E. Herrmann‡

Richmond Office
1015 East Main Street, 4th Floor
Richmond, Virginia 23219-0088
(804) 649-8847 fax (804) 649-9854
richmond@parlerwobber.com

RECEIVED
JAN 21 2004
ZONING COMMISSIONER

January 20, 2004

Lawrence E. Schimdt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

James Smith
County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Timonium Road Kindercare

Dear Messrs. Schimdt and Mr. Smith:

We write to express our opposition to the proposed Kindercare development on West Timonium Road. We live in the Pine Valley/Valleywood Community which abuts the proposed development. We travel each week day, at various times, on Timonium Road in front of the proposed development and we feel that the development would create congestion on Timonium Road.

Currently, during rush hour, all four lanes on the roadway in front of the proposed development are in use. The lane closest to the proposed driveway is an exit lane off of I-83. These vehicles coming off the expressway into the right lane merge over the left to proceed on Timonium Road. Those vehicles which are in the right lane, after passing under the interstate bridge and in front of the proposed development, change from the left to the right lane. This exchange of vehicles is already confusing enough without adding to it a turn lane.

If this development were approved, we would have vehicle attempting to make a left out of the property and across the "exchange" lanes while at the same time vehicles sitting in the left turn lane would be attempting to make a left into the property. These vehicle maneuvers are not compatible and would only cause further back up on Timonium Road. Clearly this configuration will result in congestion and accidents in the area and it is not appropriate for a residential area.

These developers seek to fill a commercial facility in a residential area with four times the number of children currently allowed under the law. We ask that you prohibit this non-conforming use as it is inconsistent with the spirit and intent of the zoning regulations.

If you have any questions or need further information, please feel free to contact us.

Very truly yours,

KATHLEEN M. WOBBER

WILLIAM C. PARLER, JR.

KMW/WCP:nns

S:\KMW\PINEVALLEY\ltr dc cardcitt.doc

Case Number 04-123-XA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Kathleen Beadell	211 Gatewood Rd	Timonium	21093
Patty Newton	207 Deep Dale Dr	Tim	21093
Joan Mahan	2114 Old Pine Rd	Timonium	21093
Jerry McClellan	2205 Pine Valley Dr.	Timonium, MD	21093
Cathy Worthington	2117 Woodfork Rd	Timonium MD	21093
Linda Lee Adams	205 Deep Dale Dr	Timonium MD	21093

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

13

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Mark Mooney	201 Sandell Rd	Timonium Md	21093
Shirley Lynn	107 Deep Dale Dr.	Timonium	21093
Robert B Lynn sr	107 deep dale dr	Timonium	21093
Carol Ann Wagner	201 Hunters Ridge Rd	Timonium	21093
Mary Atkinson	17 Huntress Ct.	Timonium	21093
John Bartholomew	311 Galway Rd	"	"
Margaret M. Webb	2109 Old Pine Rd.	"	"
Cathy Norton	9 Pheasant Run Ct	Tim	21093
Doreen Walker	316 Quaker Ridge Rd	Timonium	21093
Jennifer Jasion	609 Wood Glenn Ct	Timonium	21093
Judy Letcher	2133 Pine Valley Dr.	Timonium	21093
Bert Straus	2133 Pine Valley Dr.	Timin.	21093
SANDRA SOUL	312 W. TIMONIUM RD	TIMONIUM	21093
Brett Adams	205 Deep Dale DR.	Timonium	21093
Barbara DeGracia	2121 Pine Valley Dr.	Timi.	21093
Stacey N. Pato	4 Galridge Ct.	Timonium	21093

Case Number 04-123A

PLEASE *PRINT* LEGIBLY

SY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Jackie Burgee	205 Brightdale Rd	Timon	21093
GEORGE ARD	220 DEEP DALE DR	TIM.	21093
ED WALTON	207 BRIGHTDALE RD	Timonium	21093
LEROY W. LEWIS	211 DEEP DALE DR	TIMONIUM	21093
SEAN R. LEWIS	211 DEEP DALE DRIVE	TIMONIUM, MD	21093
GLADYS NEEDER	17 DEEP DALE DR.	TIMONIUM	21093
DOROTHY NEEDER	17 DEEP DALE DR	TIMONIUM	21093
Florence Monaghan Githin	310 Pleasant Road	Timonium	21093
Shawn Flattery Brashears	306 Deep Dale Dr	Timonium	21093

Revised 4/17/00

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

14

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Facts + Finding please Donald Gerding Zoning Chair GTCCA	335 Old Trail	Baltimore Md	21212
Don Wright PRES. GTCCA	703 Woodbine Ave	Towson MD	21204
CATHERINE WORTHINGTON	2117 WOODFORK Rd	TIMONIUM MD	21093
Agness F. Bond	324 W. Timonium Rd	Timonium	21693
John M. Bond	" " " "	"	"
Curtis Grieveson	247 old Pine Rd, Timonium	Timonium	21093
Anne Hanagan	2107 Old Pine Rd	Timonium	21093
Herbert A. Herman	2107 old Pine Rd	Timonium	21093
Jerry McClellan	2205 Pine Valley Drive	Timonium, MD	21093
JOSEPH VACH	216 W. TIMONIUM RD	TIMONIUM MD	21093
CHU CHENG WANG	4 BEECH TREE CT.	TIMONIUM	21093
Dorothy Shipley	218 Deep Dale Dr.	Timonium	21093
Betsy Higham	8412 Macauley Ct.	Lutherville	"
Allison Schaeffer	2005 CRANBOURNE RD.	Timonium	21093

Revised 4/17/00

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

19

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Eileen Calvitto	330 Freeway Rd	Timonium	21093
Audrey Padilla	1 Valley Ridge Ct	Timonium	21093
Michael L. Calvitto	330 Freeway Rd	"	"
Sue Wilkening	336 Freeway Rd.	"	21093
HAROLD WILKENING	336 FREEWAY RD	"	21093
Margaret Goodman	228½ West Timonium Rd.	Timonium, MD	21093
Steven Rogers	18 Gray Squirrel Ct.	Timonium, MD	21093
Dottie Vitrano	1905 Cranbourne Rd	Lutherville	21093
Kelly Bond	512 Whithorn Ct.	Timonium	21093
Wm Brustad	6 Valley Ridge Ct	Timonium	21093
C. Ortel	2102 OLD PINE	Timonium	21093
JACK CHAN	702 QUAKER RIDGE RD	TIMONIUM	21093
Jane O'Meara	215 Quaker Ridge Rd.	Timonium	21093
Joe Squilace	217 Quaker Ridge Rd	Timonium	21093
Sharon Squilace	217 Quaker Ridge Rd.	Timonium	21093
WILLIAM H. OESER	213 QUAKER RIDGE RD	TIMONIUM	21093
Mary Williams	17 Oak Tree Ct.	Timonium	21093
Dean Charlow	1 Lough Mask Ct #102	Timonium	21093
Gail M. Cross	121 Deepdale Dr	Timonium	21093

18

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Richard Huffman	13 Gray Squirrel Ct.	Timonium	21093
LORI SONG	4 Pheasant Run Ct	Timonium	21093
John & Mary Lindenmuth	1902 Cranbourne Rd	Lutherville	21093
Lisa & Barry Jones	2209 Pine Valley Dr.	Timonium	21093
Nancy Kelly	300 Pressman Rd.	Timonium	21093
Drue Hodgetts	2202 Forest Ridge Rd	"	"
Mike Newton	207 Deep Dale Drive	Timonium	21093
CAPT BILL LITTLE	8 SAWGRASS Ct	Timonium	21093
Sheila Wharton	4 Valley Ridge Ct	"	"
Joann + Tony Golden	2106 Forest Ridge Rd	Timonium	21093
Barbara + Jim Guidera	8702 Valleyfield Rd	Timonium	21093
Jill + Bill Pocko	365 Hunters Ridge Rd	Timonium	21093
J. P. Mahan	2114 Old Pine Rd	Timonium	21093
Kathleen Beadell	211 Gatewood Rd.	Timonium	21093
JAMES REDIFER	2108 WOODFORK RD	TIMONIUM	21093
John Mahan	2114 Old Pine Rd	Timonium	21093
Margie DiNardo	2315 Gatewood Rd	Timonium	21093
Hal DiNardo	" "	"	"

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

19

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Connie Gullum	106 Deep Dale Dr	Timonium	21093
JE Tucker	106 Deep Dale Dr	MD	21093
Josh Powles	31 Gray Squirrel Ct.	Tim MD	21093
Mike Bogdan	5 Huntress Ct.	Tim MD	21093
STEWART DUNN	313 BRESLAU RD	TIM MD	21093
T. IVATARAJAN	8808 VALLEYFIELD RD	TIMONIUM MD	21093
TOM PARKS	305 GALWAY RD	11	21093
CHET JONES	8612 Valleyfield Rd	Lutherville	21093
Belle Huffman	13 Gray Squirrel Ct	Timonium	21093
Christine Hsiao	8811 Valleyfield RD	Timonium	21093
Michael B Martin	2123 Pine Valley Dr.	Timonium MD	21093
MARGUERITE BROWN	300 PINE FOREST CT.	TIMONIUM MD	21093
Karen Wiegard	306 Todyway	11	11
Brian Bernstein	2109 Forest Ridge Rd.	11 11	11
Colleen Fitzpatrick	263 Hunters Ridge Rd	Timonium MD	21093
JIM EATON	308 QUAKER RIDGE	TIMONIUM MD	21093
Lisa Eaton	2103 Woodfork Road	Timonium MD	21093
Charles Eaton	2103 Woodfork Road	Timonium MD	21093
Jennifer Eaton	2103 Woodfork Road	Timonium MD	21093

Revised 4/17/00

Case Number 04-123XA

PLEASE *PRINT* LEGIBLY

19

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Rob Van Wagner	201 Hunters Ridge	Timonium MD	21093
Doug Lombardo	602 Wood Glenn Ct	Timonium	21093
Harold A. Hicks	14 Gray Squirrel Ct	Timonium	21093
Melissa Smyrniadis	324 Freeway Road	Timonium	21093
Frankland Shona Kihn	310 W. Timonium Rd	Timonium	21093
Andy Bolt	332 Overbrook Rd.	Balto.	21212
Kathleen Miller	201 Brightdale Rd	Timonium	21093
Fiona Coulter	323 Gailridge Rd	Timonium	21093
Lucy Neale Duke	502 Whithorn Ct	"	21093
Mary Ann Gruntorad	15 Sedgehill Ct	Tim	21093
Bob Hergenroeder	2101 Crabbourne Rd	"	"
Tobi Blanding	18 Silver Stirrup Ct	"	21093
Tess Pavoni	620 Oak Farm Ct.	Timonium, MD	21093
Todd Sulpar	311 Jodyway	Timonium, MD	21093
Ondina Grison	498 Whithorn Ct	Timonium MD	21093
Vikki Whitmore	6 Gray Squirrel Ct	Timonium MD	21093
Cindy Glinowiecki	6 Silver Stirrup Ct	Timonium MD	21093
Carlos Coronado	11 Oak Tree Ct	" "	21093
Stacy Brunner	214 Burning Tree	Tim	21093

PLEASE PRINT CLEARLY

CASE NAME 04 123AA
CASE NUMBER
DATE

15

PROTESTANTS

~~CITIZEN'S~~ SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ERIC Rockel	1610 Ridgewood DR.	Lutherville Md 21093	
LOU MILLER	44 E. TIMONIUM RD	TIM., MD 21093	LMBOC@AOL.COM
Bonna Pfeiffer	603 Oak Farm Ct.	Timonium MD 21093	
JOSEPH A JCUNEO	210 DEERDALE DRIVE	TIMONIUM MD 21093	
MARIE A. FISCH	304 KIMRICK PL.	TIMONIUM MD 21093	
HERB KEOUGH	302 GALWAY RD	Timonium MD 21093	KEUPMONT@AOL.COM
PAT BADORE	300 W. TIMONIUM RD	TIMONIUM MD 21093	
WAYNE BURKE	2110 OLD PINE RD	TIMONIUM MD 21093	
Janet LeDoyen	316 Freeway Rd.	Timonium MD 21093	
LARRY LeDoyen	316 Freeway Rd	Tim. MD. 21093	
Marlene Holloway	242 Hunters Ridge Rd,	Tim. Md. 21093	
Elaine Talarico	233 W. Timonium Rd.	Timonium MD 21093	
Gabriel D. Gracoma	2121 PINE VALLEY DR	21093	
JOSEPH C. HAUF, ~~III~~	344 FREEWAY RD	TIMONIUM MD 21093	JHAUFS@YAHOO.COM
Donald Wong	206 Deep Dale Dr.	Timonium, MD 21093	dcwong@comcast.net

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Celine Tinkler	106 Deep Dale Drive	Timonium MD 21093	
Lillian M. Jensen	300 Pine Forest Ct	Timonium MD 21093	
Jane E Brown	2116 Forest Ridge Rd.	Timonium, Md. 21093	
Jody S. KORNEGAY	700 Hawkshead Rd.	Timonium MD 21093	
Evelyn C Bond	512 Winthorn Ct.	Timonium Md. 21093	
CHARLES ORTEL	2102 OLD PINE RD	" " "	
JUNE ORTEL	" " " "	" " "	
Jane O'Meara	215 Quaker Ridge Rd	Timonium MD 21093	
Joe Hau=	344 FRESWAY RD	TIMONIUM MD 21093	
FRANK + ADRIENNE KIHN	310 W. TIMONIUM RD	TIMONIUM MD 21093	
PAT BADER	300 W. TIMONIUM RD	TIMONIUM MD 21093	
Bill Bagley	"		
Daniel L. Greene	2121 PINE VALLEY DR	21093	
CARLOS CORONADO	11 OAK TREE CT	TIMONIUM, MD 21093	
Anne S Hanson	2107 Old Pine Rd	Timonium MD 21093	
Herbert A Hanson	2107 Old Pine Rd	TIMONIUM MD 21093	
Eileen CALVITTO	330 FRESWAY RD	" " "	
MICHAEL P. CALVITTO	" " "	" " "	
Richard Lawson	412 Woodbine Ave.	Towson Md 21204	
Donald Gerber	335 Old Trail Zoning Chair Greater Towson Council/Community Association.	Baltimore MD 21212	Please send Fact Findings to Dean

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MaryFelicia RN BSN	21 Lambeth Bridge	Lutherville MD 21093	
Margot Senuta	301 Pine Forest Ct	Timonium MD 21093	
Jerry McClellan	2205 Pine Valley Drive	Timonium, MD 21093	
CATHY WORTHINGTON	2117 WOODFORK Rd	TIMONIUM MD 21093	kiki542@comcast.net
Jack and Agnes Bona	224 E. Timonium Rd.	Timonium Md 21093	
Tiery Caterina	202 Hunters Ridge Rd	Timonium MD 21093	MCASTORIA=2109@aol.com
Carol Van Wagner	201 Hunters Ridge Road	Timonium MD 21093	
Michael and Tracey Pate	4 Gailridge Ct.	Timonium MD 21093	
Mary Atkinson	17 Huntress Court	Timonium MD 21093	
Helen Reichel	2205 Forest Ridge Rd	Timonium, MD 21093	
William Reichel, MD	2205 Forest Ridge Rd	Timonium, MD 21093	
Robert Tim MD	107 Deep Dale Dr	Timonium 21093	debtym@yahoo.com
Beatrice Shaughnessy	222 Burning Tree Rd	Timonium, 21093	
Susan Hyde	220 Burning Tree Rd	Timonium, MD 21093	
Martha Martin	Pine Valley Drive	Timonium MD 21093	
Patty Newton	207 Deep Dale Drive	Timonium MD 21093	pnewton@compcon.net
[illegible]	2203 Pine Valley Dr.		HMonacha@bcpl.Net
Edward King	308 Hunters Ridge Rd	Timonium MD 21093	[illegible]
Dottie Hirsch	1905 Lambourne	"	
Sharon Wharam	4 Valley Ridge Ct	Timonium MD 21093	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Joan Mahon	2114 Old Pine Rd	Timonium MD 21093	
Brian Bernstein	2109 Forest Ridge Rd.	" " "	
Florence Monaghan Gotta	310 Freeway Road	" " "	
Louis J. Kelly	44 E. Timonium Rd	" " "	Lkelso@AOL.com
Eric Rockel	1610 Rideewood Drive	" " 21093	
Stacy Brunner	214 Burning Tree Rd	" " "	

IMPORTANT MESSAGE

FOR Dr. Jarboe
DATE 12/27 TIME 12:20 A.M. P.M.
M Caroline Joyner
OF Chief Case Administrator
PHONE AREA CODE NUMBER EXTENSION
FAX
MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	PLEASE CALL		
CAME TO SEE YOU	WILL CALL AGAIN		
WANTS TO SEE YOU	RUSH		
RETURNED YOUR CALL	SPECIAL ATTENTION		

MESSAGE 409 Washington Ave.
Suite 418
Towson 21204
RE: Mail Order
04-123-XX
11 envelopes

SIGNED

TOPS. FORM 3002P MADE IN U.S.A.

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Rob Hoffman	210 Allegheny Ave	Towson Md 21204	
Mitch Kellman	200 E. Pennsylvania Ave	Towson, MD 21286	
Paul Lee	32 West Rd	Towson, MD 21204	
DON MOORE	850 LEGROYD R.	MARIETTA GA 30068	
Jeanine M. RAZMUS	3143 Sonia Trail	Ellicott City, MD 21043	
Elayne Hamrick	206 Clearwin Drive	Bear Brook, Va. 22624	
Michael Sabracos	504 Whithorn Ct	Tow. MD 21093	
Stella Sabracos	504 Whithorn Ct	Tow. MD 21093	

Case Number 04-123-XA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
C. ORTEL	2102 OLD PINE	TIMONIUM MD	21093
Dr Hector DiNardo	2215 DALEWood Rd	Timonium	21093
WILLIAM F. GOODMAN	228½ W. TIMONIUM RD	TIMONIUM	21093
STEWART DUNN	313 PRESWAY Rd	Timonium	21093
RICHARD McELroy	221 Deep Dale Dr.	Timonium	21093
MITCH BURKE	2110 OLD PINE RD	TIMONIUM	21093
Hal + Sue Wilkening	336 Presway Rd	Timonium	21093
Barbara Tabuteau	1 Valley Ridge Ct	Timonium	21093
Edna VanWagner	201 Hunting Ridge Rd	Timonium	21093
Michael B. Martin	2123 Pine Valley Dr.	Timonium MD	21093
NORMA H McDONALD	230 DEEP DALE DR	TIMONIUM	21093
C. P. Garrison	232 Deep Dale Dr	Timonium	2093
CATHERINE DEGRAW	211 Brightdale Rd	Tim	11
Melissa Smyrnioudis	324 Presway Road	Timonium	21093
JIM BOOTE	318 JODY WAY	11	11
Stephanie Olen	2016 Brightdale Rd	11	21093
Joann Golden	2106 Forest Ridge Rd	Timonium	21093
DAN MACEDO	6 HUNTRESS	11	21093
E Galeone	283 W. Timonium Rd	Timonium	21093

Case Number _____

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Constance Culhom	106 Deep Dale Drive	Timonium	21093
Erin Rochel	1610 Ridenwood Dr		21093
Cindy Witczak	22 Silver Shrimp Ct	Timonium	21093
Eleanor Lamm	21 Gray Squirrel Ct	Timonium	21093
TED COLLINS	2102 FOREST RIDGE	" "	21093
Karen Wingard	306 Jodyway	Timonium	21093
George Hoffmanner	205 Quarter Ridge Rd.	Timonium	21093
Lisa Eaton	2103 Woodfork Rd.	Timonium	21093
Joan Mahan	2114 Old Pine Rd	Tim.	21093
Anthony Golden	2106 Forest Ridge Rd	Tim	21093
John Flannagan	2112 Old Pine Rd	Tim	21093
Ellie Huffman	13 Gray Squirrel Ct.	Tim	21093
Richard Huffman	13 Gray Squirrel Ct.	Tim	21093
Stacy Emig Brunner	214 Burning Tree Rd	Tim	21093
Heidi Wheeler	209 Burning Tree Rd	Tim	21093
(Leaving at 12N) Kathleen Beadell	21 Gateswood Rd.	Tim	21093
Shawn Flattery Brashears	306 Deep Dale Dr	Tim	21093
Kimberly Pettinelli	213 Deep Dale Dr	Tim	21093
Susan Hyde	220 Burning Tree	Timonium	21

Revised 4/17/00

Case Number _____

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
JACK WK CHAN	202 Quaker Ridge Rd	Timonium	21093
Joseph A Squilace	217 Quaker Ridge Rd	Timonium	21093
Sharon A. Squilace	217 Quaker Ridge Rd.	Timonium	21093
Barbara DeGaetano	2121 Pine Valley Dr.	Timonium	21093
James Campbell	8 Theosan Town Ct	Timonium	21093
JOSEPH C. HAUF	344 FREEWAY RD	TIMONIUM	21093
EDWARD A. KING	208 HUNTERS RIDGE RD	"	21093
Betty Martin	2 Valley Ridge Ct	"	"
DOTTIE VHAAM	1905 CRANBOURNE	"	"
Kelly Nolan	101 TROUTBECK CT.	Timonium	21093
Lynn Jann	12 Gray Squirrel	Timonium	21093
Wm Dykman	303 Jody Way	"	"
Joyce Dykman	303 Jody Way	"	"
Beverly Brandau	307 Jody Way	"	"
Doreen Walker	316 Quaker Ridge Rd	"	"
William Walk	"	"	"
Stew Davis	112 Springside Dr.	"	"
Paul Kap	2108 Old Pump	"	"
Gary Polen	14 Lochaber Bridge Ct	"	"

Revised 4/17/00

Case Number _____

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Kurt Schaefer	2106 Old Post Rd.	Timonium	21093
Elizabeth J Brustad	6 Valley Ridge Ct.	Timonium	21093
William A Brustad	6 Valley Ridge Ct	Timonium	21093
Hal Keough	302 Galway Rd	Timonium	21093
Margaret DiNardo	2315 Dalewood Dr	Timonium	21093
Susan Smith	338 Bresway Rd	Timonium	21093
Eileen Calitto	330 " "	" "	" "
Mike Calitto	330 " "	" "	" "
HAROLD WILKENING	336 " "	" "	"
Margot Semuta	301 Pine Forest Ct.	" "	21093
Gertrude Dowell	223 Deep Glade	Timonium	21093
HAROLD A. HICKS	14 GRAY SQUIRREL CT.	TIMONIUM	21093
Loretta G. Hicks	14 GRAY Squirrel Ct.	Timonium	21093
Don Deuterman	3 Forest Ridge Ct.	Timonium	21093
William Reichel	2205 Forest Ridge Road	Timonium	21093
Doris Silverwood	5 Valley Oak Ct.	Tim.	21093
Jill Ross	10 Oak Tree Ct	Timonium	21093
Harry Silverwood	5 Valley Oak Ct	Timonium	21093
Richard Yates	342 Bresway Rd	Timonium	21093

Case Number 02-123-XA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
LOUISA. MILLER	44E. TIMONIUM RD	TIM. MD	21093
James V Anderson	303 Pine Forest Ct	Tim. M	21093
Bob Hergenroeder	2101 Cranbourne Rd	Tim Md	21093
JOE VACH	216 W. TIMONIUM	TIM MD	21093
Barry S Crosby	212 Forest Rd R	Tim MD	21093
Philip Forrester	320 Hunter Ridge Rd	Tim MD	21093
Laura Mullen	318 Hunter Ridge Rd	Tim MD	21093
GABRIEL D. GIACOMO	2121 PINE VALLEY DR	TIMD	21093
Bob McKinley	202 SANDEE RD	Tim. MD	21093
Nancy Kelly	300 Presway Rd.	Tim MD	21093
Bill Wingard	306 Jodyway	Tim Md	21093
BEN PECUNES	226 SANDEE RD	TIM. MD	21093
Joyce Barakat	2137 Pine Valley	Timonium MD	21093
Zonia Acton	2135 Pine Valley	Tim. MD	21093
Sal Castorina	202 Hunters Ridge	Tim "	"
Mary Castorina	202 Hunter Ridge	"	21093
Wm Wendle	309 Galway	"	21093
Kathleen Swindle		"	
Kurt Schaffer	2005 Cranbourne Rd	"	21093

Case Number 04-123-XA

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Jane O'Meara	215 Quaker Ridge Rd	Timonium, MD	21093
Robert E Lyons MD	107 deep dale Dr	Timonium MD	21093
Shirley M. Lyons	107 Deep Dale Dr.	Timonium	21093
FREDERICK C WALKER	315 Galloway Rd	TIMONIUM	21093
Robert Worthington	2117 Woodfork Rd.	Timonium	21093
Rick Burman	2110 woodfork rd	Timonium	21093
NANCY Burman	2110 woodfork rd	Timonium	21093
JIM GIBSON	308 QUAKER RIDGE	TIMONIUM	21093
Joyce Vrooman	6 Oak Tree Ct.	Timonium, MD	21093
DON VROOMAN	6 OAK TREE CT.	TIMONIUM MD	21093
[illegible]	201 Sandee Rd	Timonium md	21093
[illegible]	201 Sandee Rd	Timonium MD	21093
[illegible]	2205 Pine Valley Drive	Timonium, MD	21093
[illegible]	211 Deep Dale Drive	Timonium, MD	21093
[illegible]	211 DEEP DALE DR.	TIMONIUM	21093
[illegible]	2107 Old Pine	TIMONIUM	21093
[illegible]	2107 old Pine Rd.	Timonium	21093
[illegible]	228 DEEP DALE DR.	TIMONIUM	21093
[illegible]	227 Sandee Rd	Timonium	21093

Revised 4/17/00

Case Number 04-123-XA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Brian Bernstein	209 Forest Ridge Rd.	Timonium	21093
Kathy "	" " " "	"	"
Drue Hidgetts	2202 Forest Ridge Rd	Timon	21093
Barbara Guidera	8702 Valleywood Rd	Tim	21093
Bill Oakley	302 Prescott Rd	T. m	21093
MARY ANN GRUNTAVICZ	15 Sedgehill Ct.	TIM, MD	21093
Kathy Wong	206 Deep Dale Dr.	Tim. MD	21093
Linda Lee Adams	205 Deep Dale Dr	Tim MD	21093
Ray Marsico	204 Sandee Rd.	Tim, Md.	21093
Sherry Higginbotham	2117 Old Pine Rd.	Tim, MD	21093
Laura Coard	2111 Woodfork Rd	"	"

Revised 4/17/00

Case Number _____

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Chet Jones	8612 Valleyfield Rd	Lutherville, md	21093

Case Number _____

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
DENNIS GANZE	22 LAMBETH BRIDGE CT.	LUTHERVILLE MD.	21093
Martha Martin	2123 Pine Valley Dr.	Timonium	21093
John Stubblefield	14 Silver Stirrup Ct.	Lutherville-Timonium	21093
Traci Martin	14 Silver Stirrup Ct.	Luther-TM	21093
Sheila Wharam	4 Valley Ridge Ct	Tim 21093	
DeChantal Colegrove	212 Forest Ridge	Timon	21093
William Shane	309 Quaker Ridge rd	Timonium	21093
William Weikel	302 Deepwoods Dr	Timonium	21093
Patricia Smouse	2134 Pine Valley Dr.	Timonium	21093
Bobbie Edelen	308 Quaker Ridge Rd	Timon	21093
Kym Walz	315 Presbay Rd.	Timonium	21093
Kathleen Cohn	212 Woodfork Rd	Timoni	21093
Diana Williams	1515 Ivy Hill Rd.	Cockeysville	21030
Ellen Franklin	1 Gray Squirrel Ct.	Timonium	21093
Patricia Brandau	41 Arverne Ct	Timonium	21093
Fred Riggs	12006 Jenfa R	Cockeysville	21030
Tracey N. Patz	4 Gailridge Ct.	Timonium	21093
Liz Withy	8802 Valleyfield	Timonium	21093
D. H. Riggs	2109 Woodfork Rd	Timonium	21093

Case Number 04-123-XA

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
James T. Wright	304 Galway Rd.	Timonium, MD	21093
Christina Carey	200 Burning Tree Rd	Timonium MD	21093
Marcia Johnson	12 Gray Squirrel Ct	Timonium MD	21093
Patty Newton	207 Deepdale Drive	Tim	21093
Catherine L. Whitfield	2117 Woodfort Rd	Timonium	21093
Florence K.W. Monaghan	310 Presway Rd.	Timonium	21093
DAVID W. BRITTON JR.	2204 PINE VALLEY DR.	TIMONIUM	21093
SHARON T. BRITTON	2204 Pine Valley Dr.	Timonium	21093
PAUL D. BELZ	327 PRESWAY RD.	TIMONIUM	21093
Patricia Belz	327 Presway RD	Timonium Md	21093
Todd Sulpar	311 Jodyway	Timonium, MD	21093
JAMES REDIFER	2108 WOODFORK RD	TIMONIUM, MD	21093
Lisa Alexander	2104 Forest Ridge Rd	Timonium, MD	21093
Mark McCay	309 Jody Way	Timonium MD	21093
John P Mahan	2114 Old Pine Rd	Timonium MD	21093
JOE CUNEO	210 DEEPDALE DR	" "	21093
Donald MacGladrey	221 Rickswood Rd	Timonium, MD	21093
Beth Bolton	108 Hawkshead Rd	Timonium MD	21093
TOM PARKS	305 GALWAY RD	"	"

Revised 4/17/00

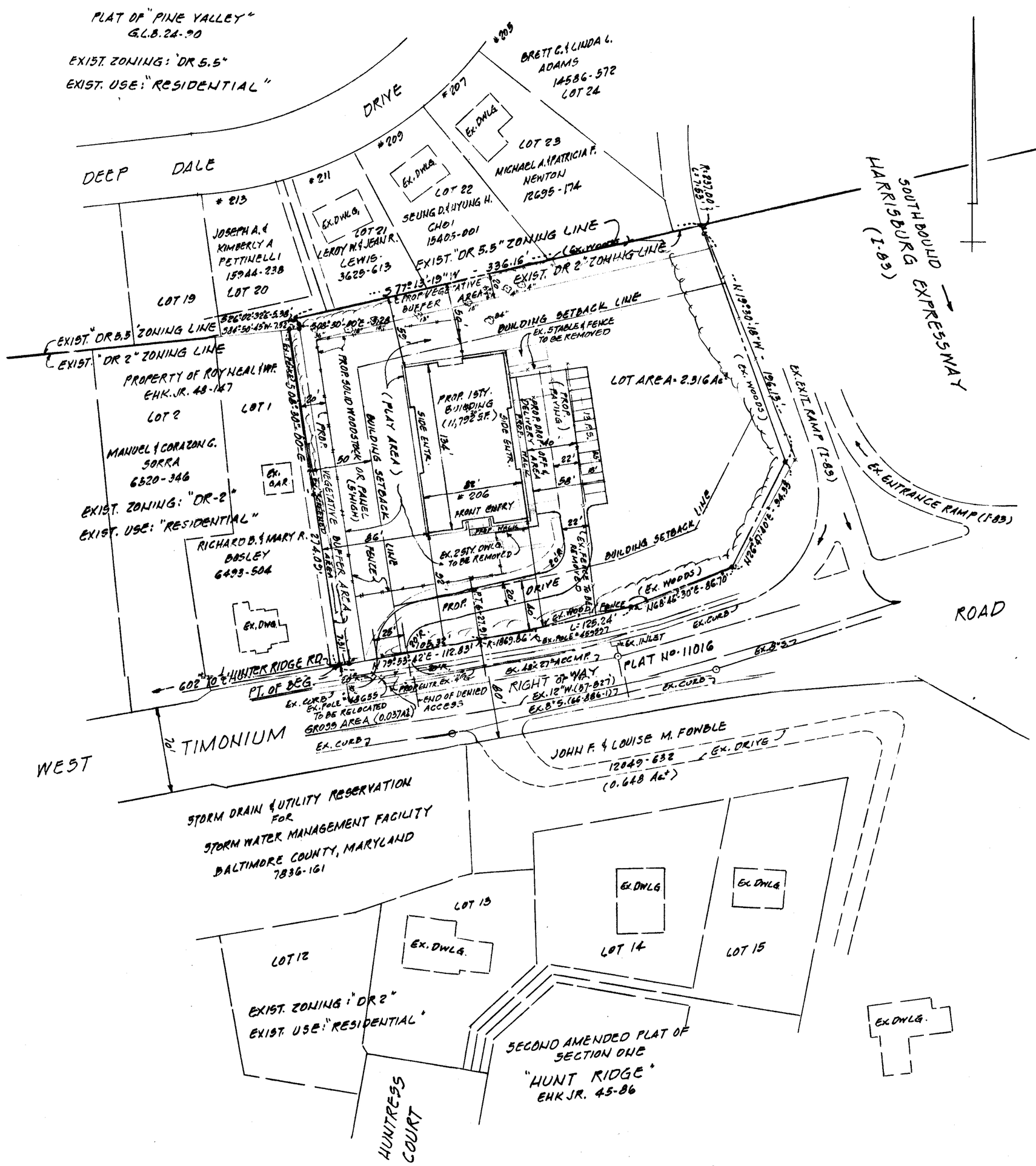
Case Number 04-123-XA

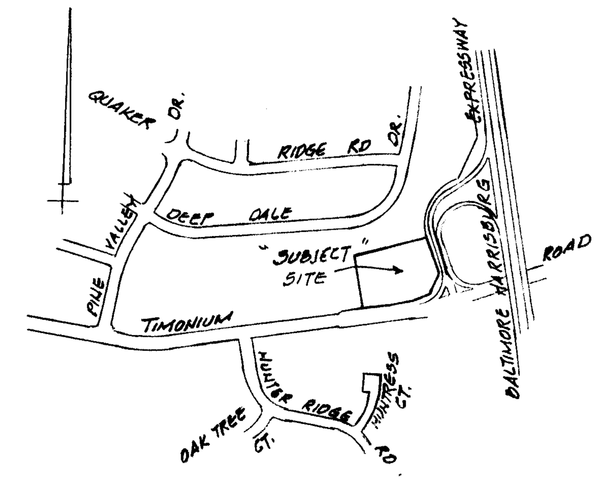
PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Anne Lee	2119 Woodfork	Tim MD	21093
Paul MiGNINI	255 Hunters Ridge	Tim MD	21093
Dorothy Needer	17 Deep Dale Dr	Timonium, Md	21093
Charles Needer	17 Deep Dale Dr	Timonium Md	21093
Lillian M Brown	300 Pine Forest ct	Timonium MD	21093
Jane E Brown	2116 Forest Ridge Rd	Timonium MD	21093
Michael Newton	207 Deep Dale Drive	Timonium MD	21093
BETSY LENTZ	2103 PINE VALLEY	TIM. MD.	21093
KATHLEEN Miller	201 Brightdale RD	Tim MD	21093
Scott Miller	201 Brightdale RD	Tim. MD	21093
FRANK KIHN	310 W. TIMONIUM RD	TIM MD	21093
ADRIENNE KIHN	310 W. TIMONIUM RD	TIM MD	21093
Leslie Sulpar	311 Jody Way	Tim, MD	21093
John Bartelmes	311 Galway Rd	Timonium	21093
Margi Piechocki	212 Deep Dale Dr.	Timonium	21093
Merrilyn Mosley	2118 Woodfork RD	Timonium,	21093
Wally H Mosley	"	"	"
Angela + Gary Thrill	257 Hunters Ridge Rd.	TIMONIUM	21093

Revised 4/17/00





LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY = 2.31 GAc± (100884.96 S.F.) GROSS = 2.353 Ac±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY = DR-2 "W/SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = CLASS "B" GROUP CHILD CARE CENTER
6. PETITIONER REQUESTING A SPECIAL EXCEPTION FOR A CLASS "B" GROUP CHILD CARE CENTER IN A DR-2 ZONE
7. NUMBER OF CHILDREN PERMITTED - LOT AREA = 100,884.96 S.F.
   40 CHILDREN 1ST ACRE + 114 CHILDREN (37,324.96 S.F @ 1/500) = 154 CHILDREN
   NUMBER OF CHILDREN REQUESTED = 185
8. PETITIONER REQUESTING A VARIANCE TO SECT. 424.7A OF THE BCZR TO PERMIT 185 CHILDREN IN LIEU OF THE PERMITTED 154 IF NECESSARY.
9. REQUIRED OFF STREET PARKING:
   A. NUMBER OF INSTRUCTORS & EMPLOYEES (MAX. SHIFT) = 13
      1 PS/EMPLOYEE = 13
   B. NUMBER OF PARKING SPACES SHOWN = 13
10. MAX. HEIGHT OF BUILDING = 35'
11. PROPOSED BUILDING TO BE 1 STY. SLAB ON GRADE (11,792 S.F.±)
12. MAX. IMPERVIOUS AREA PERMITTED (25% x 2.353 Ac±) = 25,624.29 S.F.
    IMPERVIOUS AREA PROPOSED = 25,600.00 S.F
13. PROPOSED PLAYGROUND AREA TO BE ENCLOSED BY A SOLID WOODSTOCK OR PANEL FENCE 5' HIGH
14. EXISTING BUILDINGS TO BE RAZED.
15. NO OTHER CHILD CARE USES ADJACENT TO PROPERTY
16. PROPERTY SHOWN ON BCMD ZONING MAP "NW 10A", SCALE: 1" = 200'

123

PLAT TO ACCOMPANY PETITION

FOR

SPECIAL EXCEPTION & VARIANCE

KINDERCARE

206 WEST TIMONIUM ROAD

ELECT. DIST. 8 C 3 — BALTIMORE COUNTY, MD.

SCALE: 1"=50' — SEPT. 8, 2003

OWNER:
MICHAEL SABRACOS
19 E. PAYETTE STREET - SUITE 207
BALTIMORE, MARYLAND 21202

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND — PAUL LEE — 4047 — PROFESSIONAL ENGINEER

23-173.00



DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

DMW Project # 03156

206 West Timonium Road

50 0 50 100 150 200



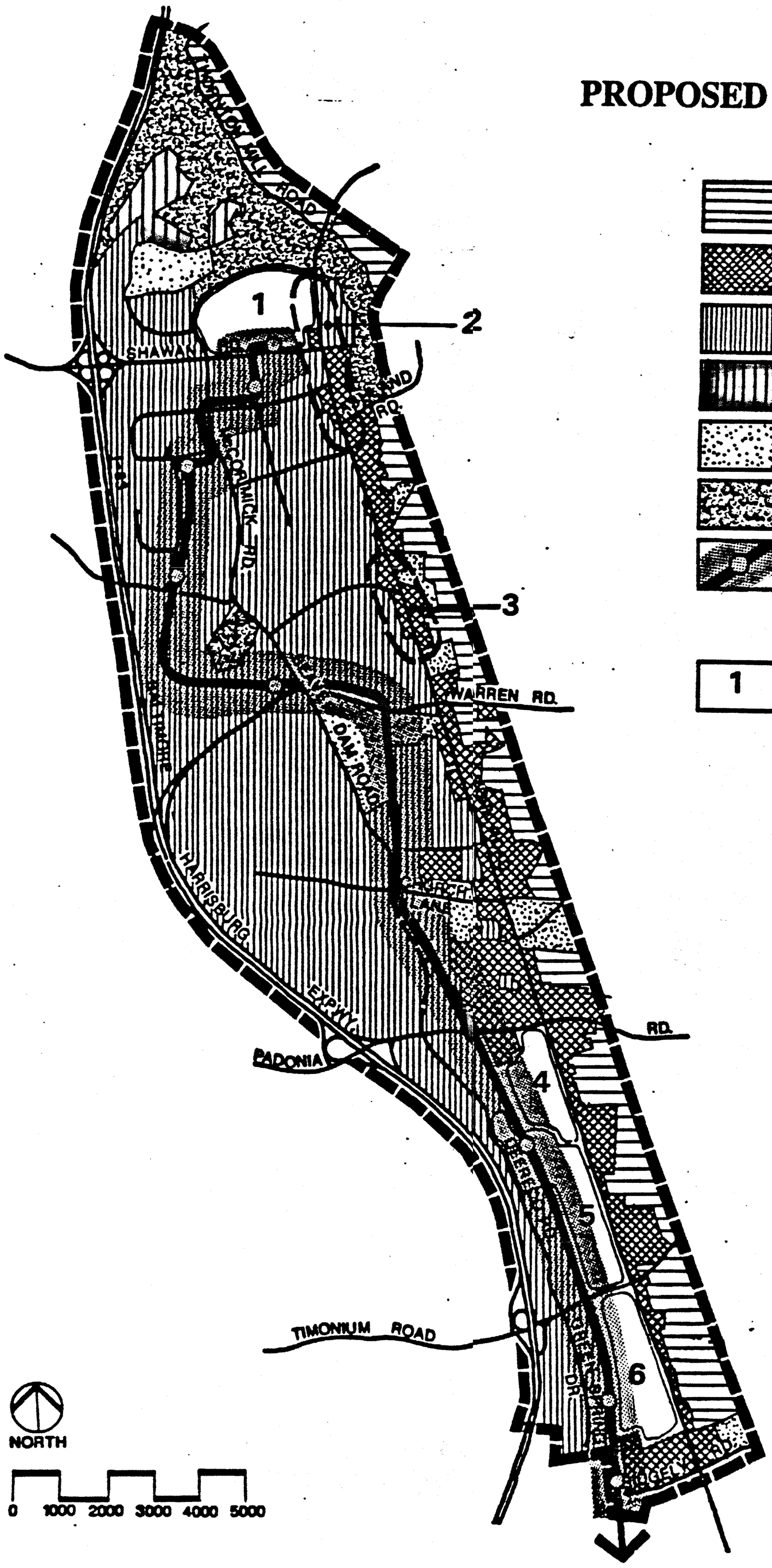
250 300 350 400 450 Feet

DATA SOURCE:
BALTIMORE COUNTY OIT GIS
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
DATE OF CAPTURE: MARCH 1996
MD PROPERTY VIEW 2002

o:/projects/03156 timonium road day cam.apr ko 12-8-03

Rd No 10

MAP 3
PROPOSED LAND USE MAP



- Residential
- Commercial
- Employment
- Office/Residential
- Public Institutional
- Open Space
- Light Rail Line and Stop with 1/4 Mile Walking Distance
- 1 — Special Areas

1 - Commercial/Mixed Use Focal Point

2 - Rural/Urban Gateway Zone: High Visual Quality

3 - Cockeysville Revitalization Area

4 - Timonium Heights West: As Recommended by West Timonium Heights Community Association

5 - Timonium State Fairgrounds: Exhibition/Convention/Hotels/ Mixed Use

6 - W. Aylesbury Road: Mixed Use Center

OCTOBER, 1998

Post 18A

MAP E

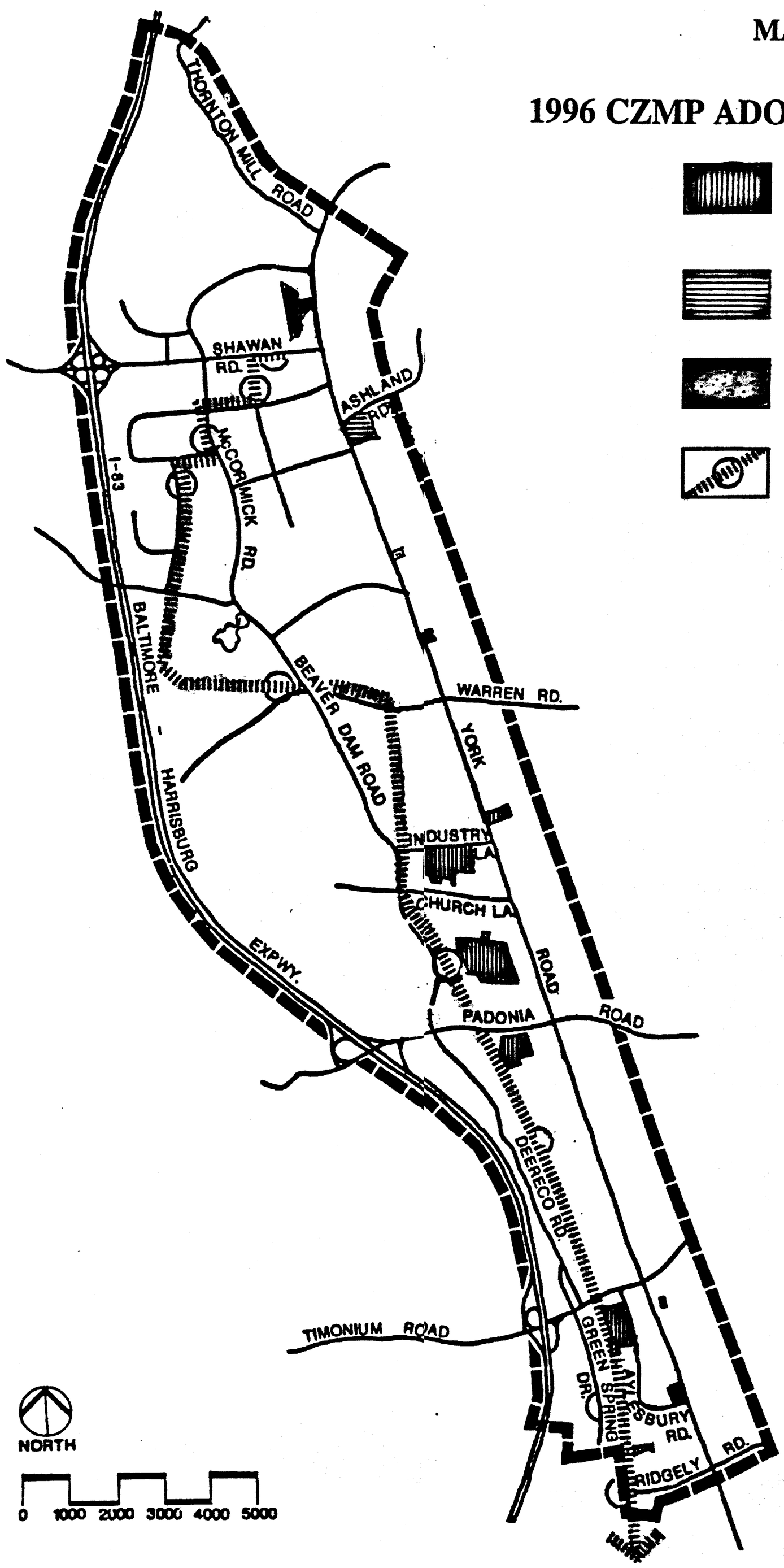
1996 CZMP ADOPTED REQUESTS

From Manufacturing to Business Zones

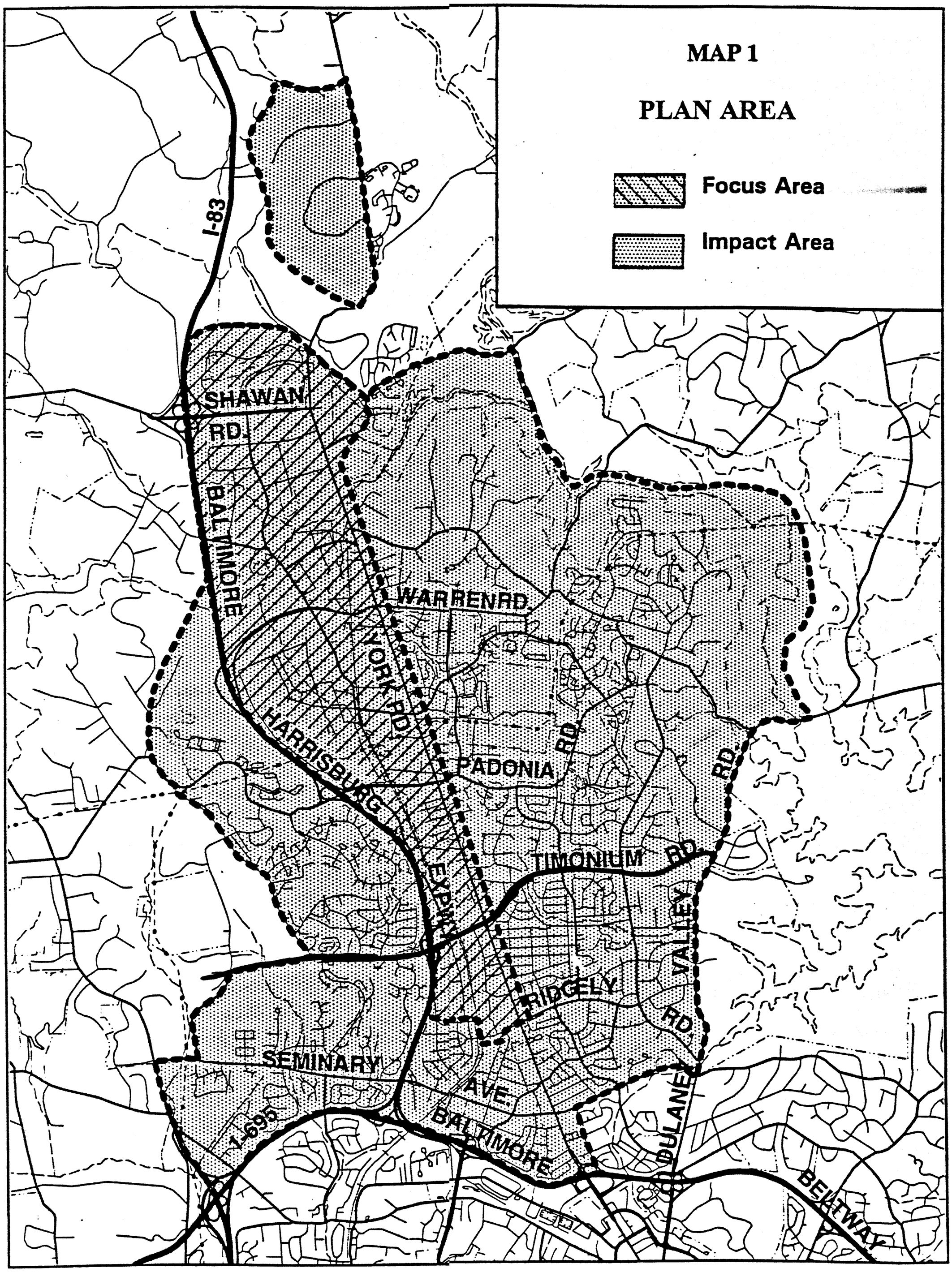
From Zones other than Manufacturing to Business Zones

All Others

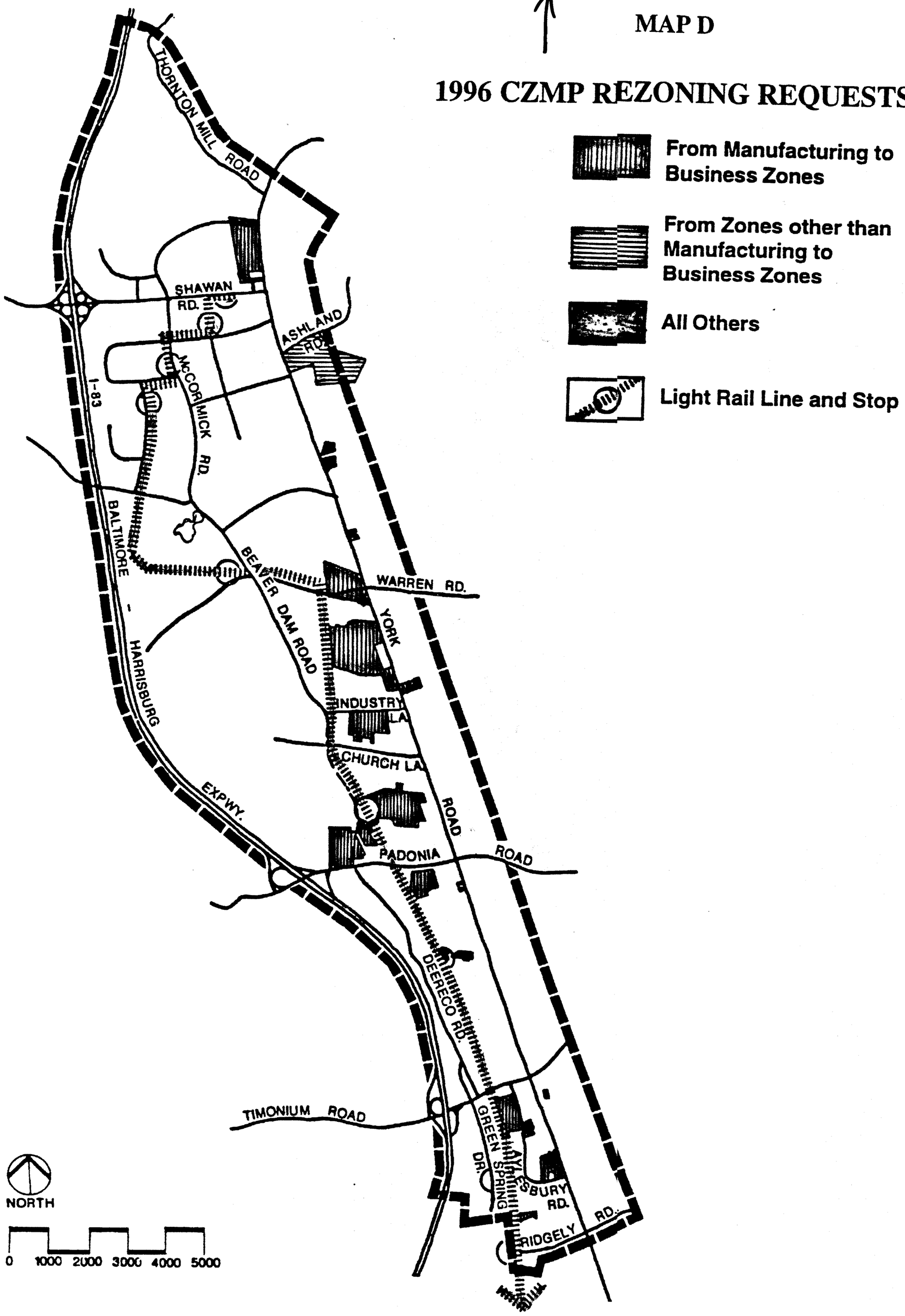
Light Rail Line and Stop



Prot
18B


MAP 1
PLAN AREA
Focus Area
Impact Area
I-83
SHAWAN RD
BALTIMORE
WARREN RD
YORK RD
HARRISBURG
PADONIA RD
TIMONIUM RD
EXPRESS
RIDGELY RD
VALLEY RD
SEMINARY AVE
I-695
BALTIMORE
DULANE
BELTWAY

Comprehensive Zoning Map Process



OCTOBER, 1998

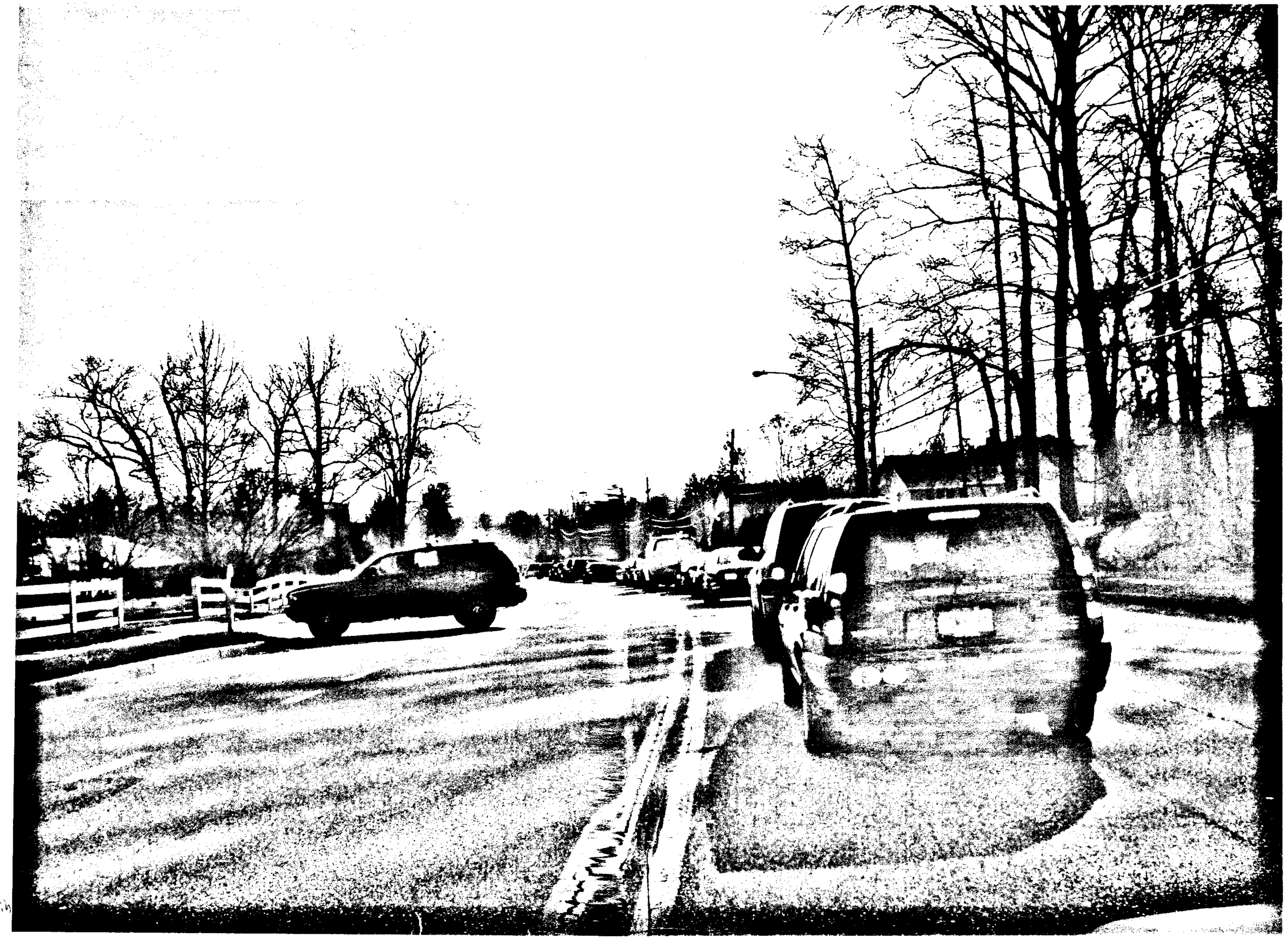
Prot 18D

— in '96 32 zoning issues in Hunt Valley/Timonium

— 22 were involved in converting manufacturing to business — 7 granted

— 6 other for converting residential or office to retail zoning — 6 granted

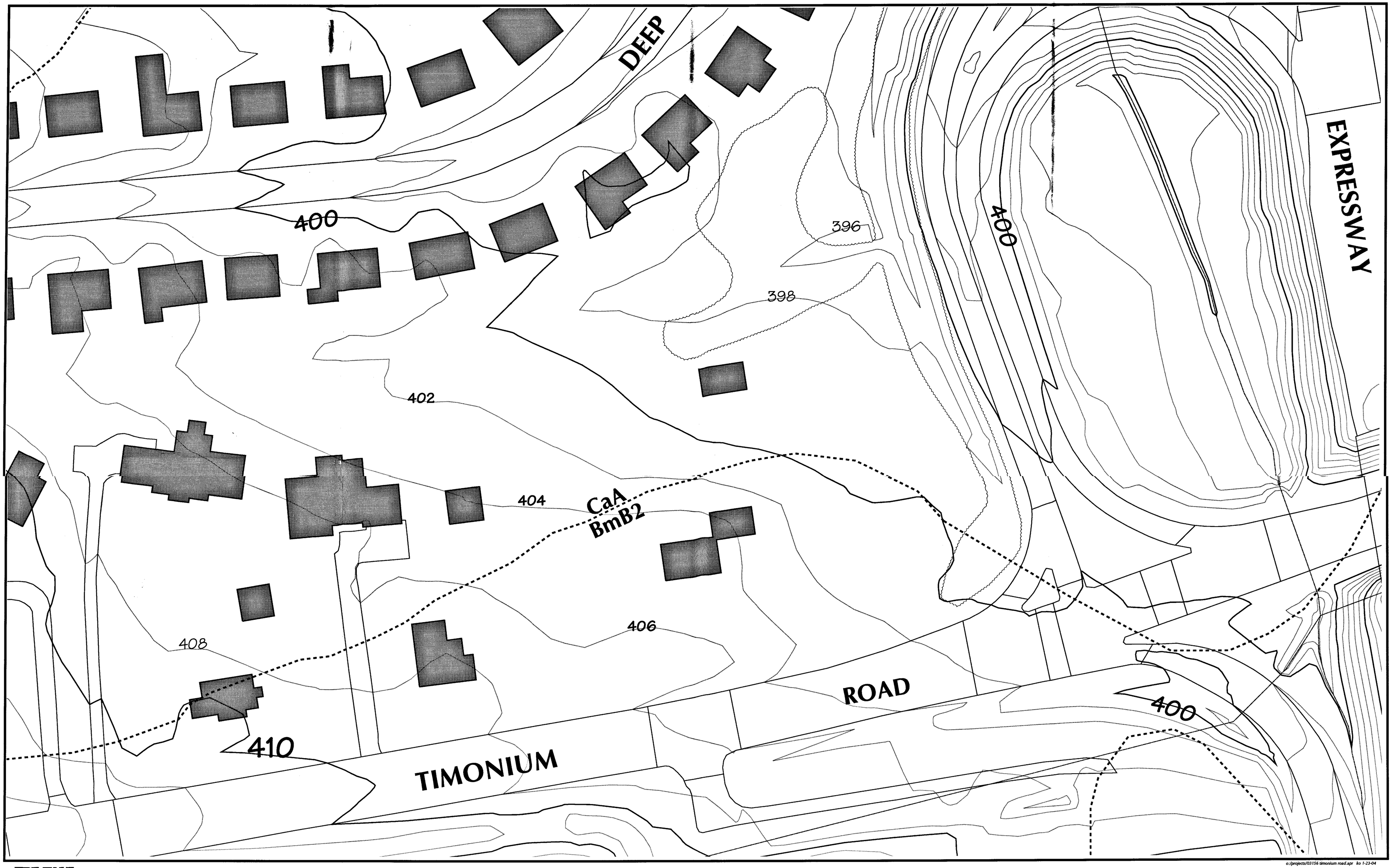
(p.4)



Timonium
Road
Eastbound
Spring 2003
Michael B. Martin

Front

13B



o:/projects/03156 timonium road.apr ko 1-23-04

DMW
Daft -McCune -Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

DMW Project # 03156

206 West Timonium Road

30 0 30 60 90 120 Feet

DATA SOURCE:
BALTIMORE COUNTY OIT GIS
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
DATE OF CAPTURE: MARCH 1996

WHEREAS, the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, finds it necessary to acquire land, easements, and/or rights, etc. shown and/or indicated on State Roads Commission of Maryland's Plat No. ..... which is duly recorded, or intended to be recorded, among the Land Records of ..... County in the State of Maryland, in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve, etc. under its Contract ..... and/or improve in any manner a highway and/or bridge, together with the appurtenances thereto belonging known as the ..... , as a part of the Maryland State Roads System, and, thereafter use, maintain and/or further improve said highway and/or bridge, and

WHEREAS, the laying out of said highway and/or bridge and their appurtenances, in addition to being required for public convenience, necessity and safety, is a material benefit to the undersigned.

NOW, THEREFORE, THIS DEED AND RELEASE WITNESSETH: That for and in consideration of the above premises, One Dollar ($1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, we do hereby grant and convey unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, forever in fee simple, all our right, title, and interest, free and clear of all liens and encumbrances, in and to all the land, together with the appurtenances thereto belonging, or in any wise appertaining, lying between the lines designated "right of way line" as shown and/or indicated on the aforesaid plat, all of which plat is made a part hereof, so far as our property and/or our rights may be affected by the said proposed highway and/or bridge and the appurtenances thereto belonging, or in any wise appertaining; and, we, for ourselves, our heirs and assigns, do further release the State of Maryland and the State Roads Commission of Maryland, their members, officers, agents, and employees, from any and all claims or demands, both present and future, for any damages and/or injuries whatsoever caused directly or indirectly by the taking, and use, or improvement etc. of the land, easements, and/or rights, etc. for a public highway and/or bridge and their necessary appurtenances, including the creation or extension of slopes, embankments or excavations in connection therewith or any other matters or things, arising out of or caused by the laying out, opening, establishing, constructing, extending, widening, straightening, grading, improving, further improving, use and maintenance, etc. of the said State Highway and/or bridge and their necessary appurtenances within the area of the land, easements and/or rights, etc. hereby granted together with any change of grade therein or drainage therefrom.

AND the grantors do further grant to the State of Maryland to the use of the State Roads Commission of Maryland, its successors and assigns, the right to create, use and maintain on the land shown hatched thus ////////// on the above mentioned plat, such drainage structures, stream changes and facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway and/or adjacent property and such slopes as are necessary to retain the said highway and/or adjacent property, it being understood between the parties hereto, however, that at such time as the contour of the land over which this easement is granted is changed so that the easement required for slopes is no longer necessary to support or protect the property conveyed in fee simple, then said easement for slopes shall cease to be effective.

AND the grantors do further grant to the State of Maryland to the use of the State Roads Commission of Maryland, its successors and assigns, the right to create, use and maintain on or across the adjacent land of the grantors such waterways and/or inlets and outlets as are necessary in the opinion of the State Roads Commission for the drainage structures indicated in the legend shown in the left hand corner of the above mentioned plat.

AND the grantors do further grant to the State of Maryland to the use of the State Roads Commission of Maryland, its successors and assigns the perpetual right to erect and maintain between October 1st. and April 1st. of each and every year, snow fences, within 100 feet of the land hereby granted in fee simple, provided that said snow fences shall not interfere with the construction and use of buildings now erected or hereafter erected, or with growing crops.

AND the grantors covenant that they have neither done, nor suffered to be done, anything to encumber the property, easements and/or rights, etc. hereby conveyed, and that they will execute such other and further assurances of same as may be requisite.

AND .....

.....

join in this conveyance for the purpose of releasing the land, easements and/or rights, herein conveyed from the operation and effect of any mortgage and/or lien which they hold upon the property of the grantors, retaining their rights as mortgagees and/or lienors in and to the remainder of the land not affected by this conveyance.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ..... day of ..... in the year 19 ..... .

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

Witness: .... (SEAL)

STATE OF MARYLAND, IN AND FOR ..... **COUNTY:**

Before me, a Notary Public of the State and County aforesaid, personally appeared .....

.....

.....

and acknowledged the aforegoing deed to be their act.

WITNESS my hand and Notarial Seal this ..... day of ..... , 19 ..... .

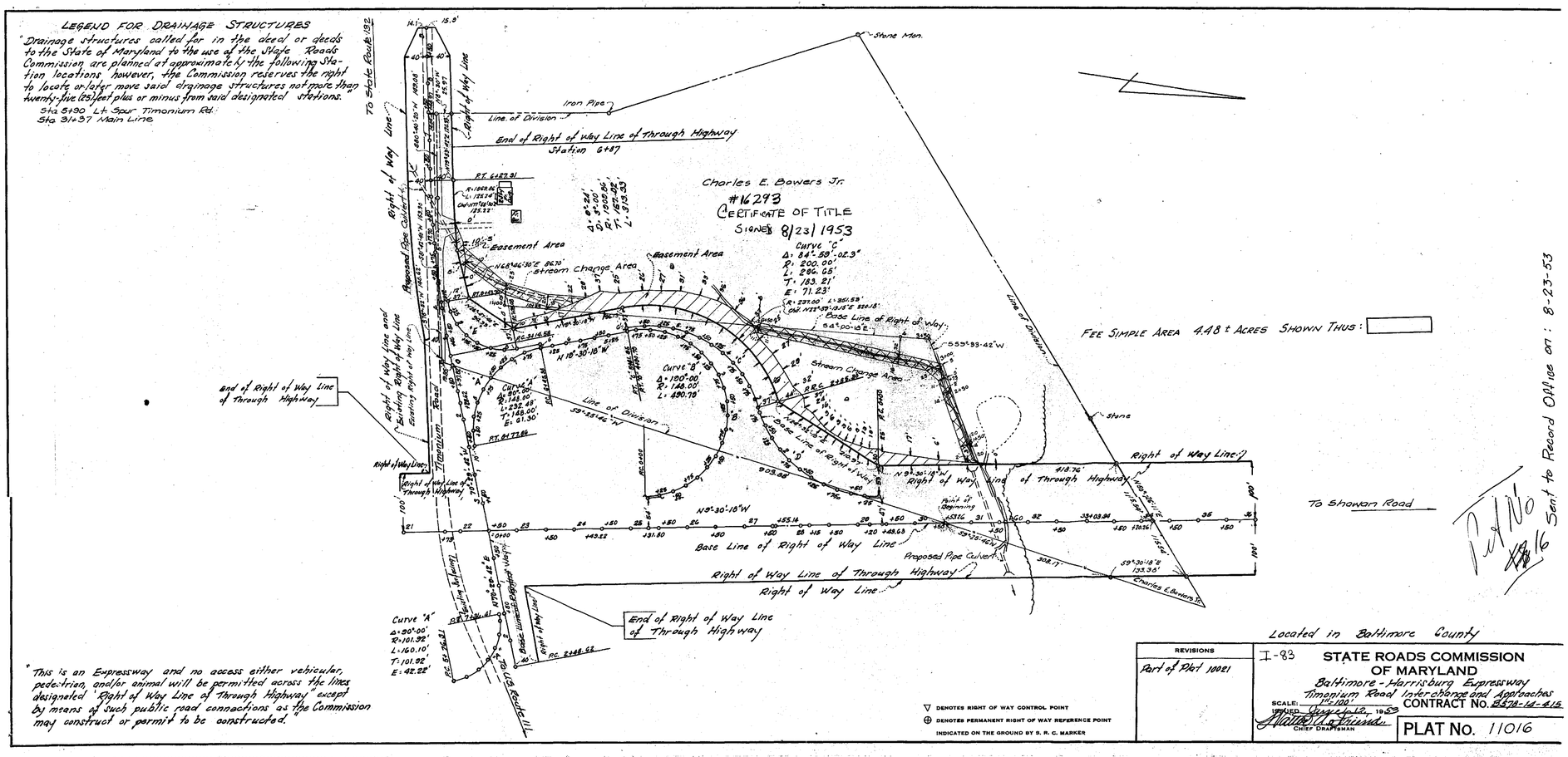
.....
Notary Public

My Commission expires .....

LEGEND FOR DRAINAGE STRUCTURES

"Drainage structures called for in the deed or deeds to the State of Maryland to the use of the State Roads Commission are planned at approximately the following Station locations however, the Commission reserves the right to locate or later move said drainage structures not more than twenty-five (25) feet plus or minus from said designated stations.

Sta 5+90 Lt. Spur Timonium Rd.
Sta 31+37 Main Line



Fee Simple Area 4.48 ± Acres Shown Thus: [ ]

"This is an Expressway and no access either vehicular, pedestrian, and/or animal will be permitted across the lines designated 'Right of Way Line of Through Highway' except by means of such public road connections as the Commission may construct or permit to be constructed."

▽ DENOTES RIGHT OF WAY CONTROL POINT
⊕ DENOTES PERMANENT RIGHT OF WAY REFERENCE POINT INDICATED ON THE GROUND BY S. R. C. MARKER

REVISIONS
Part of Plat 10021

I-83

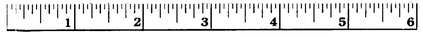
STATE ROADS COMMISSION OF MARYLAND

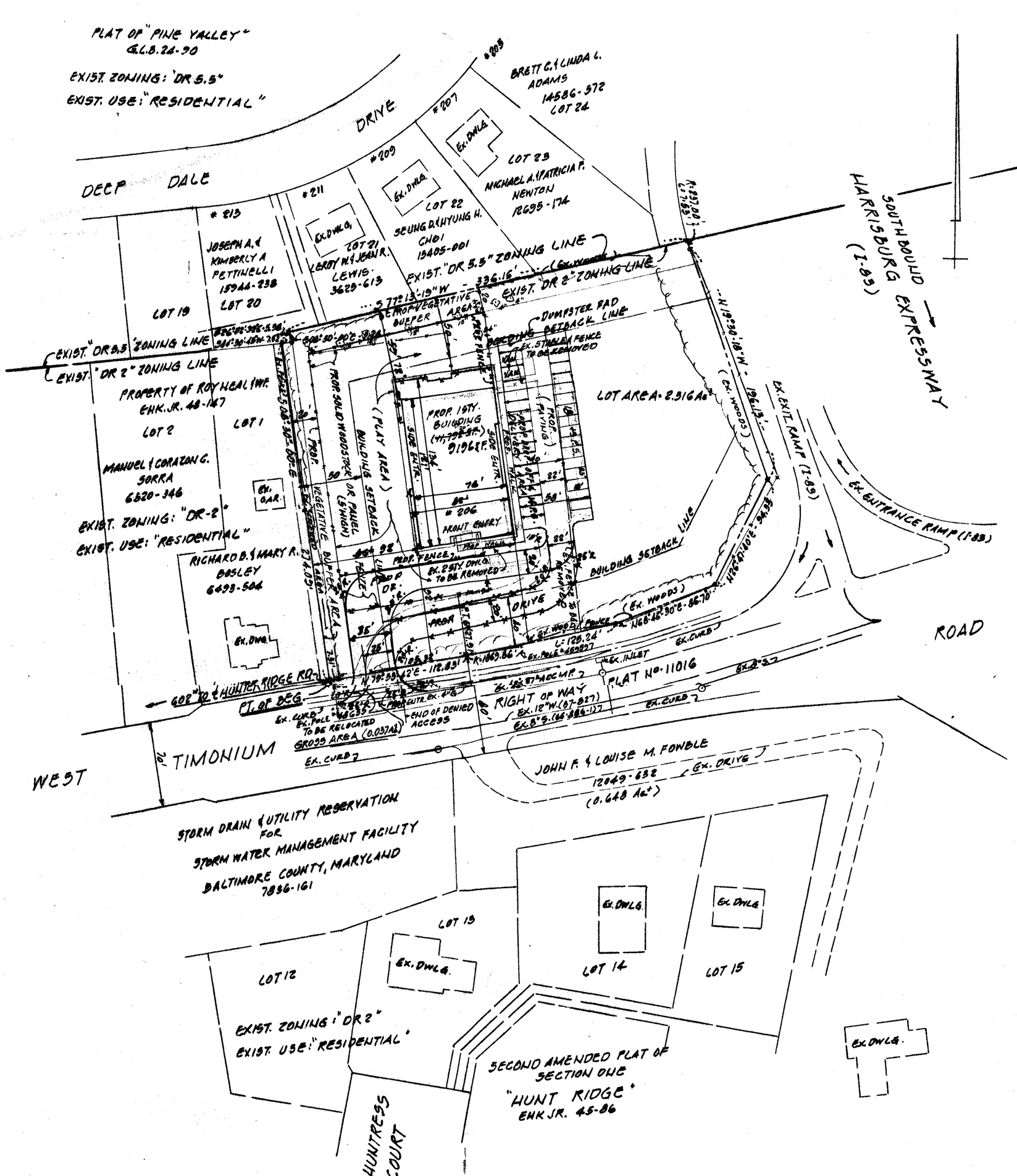
Baltimore - Harrisburg Expressway
Timonium Road Interchange and Approaches
CONTRACT No. 2578-14-415

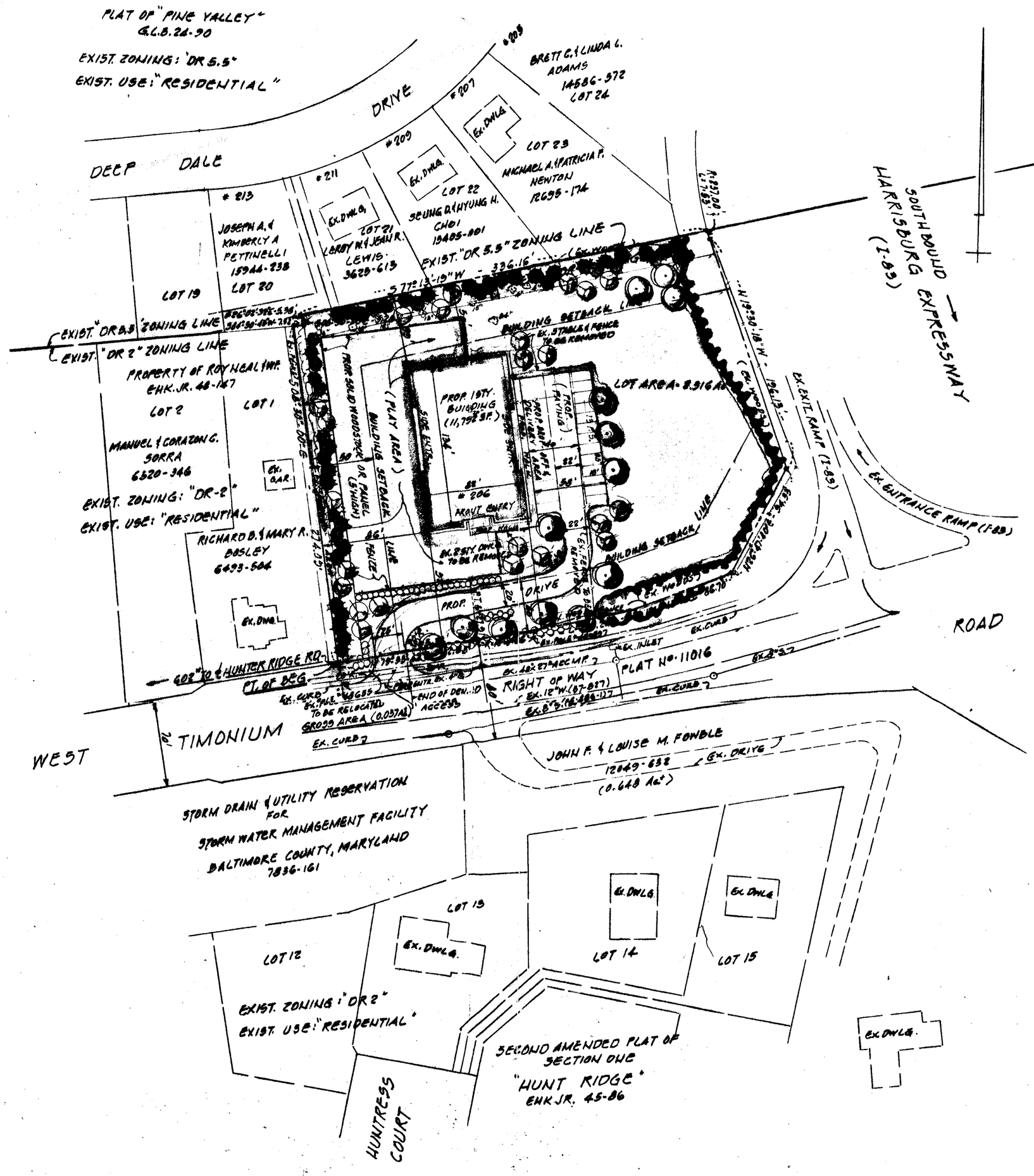
SCALE: 1" = 100'
TRACED: August 12, 1953
Chief Draftsman

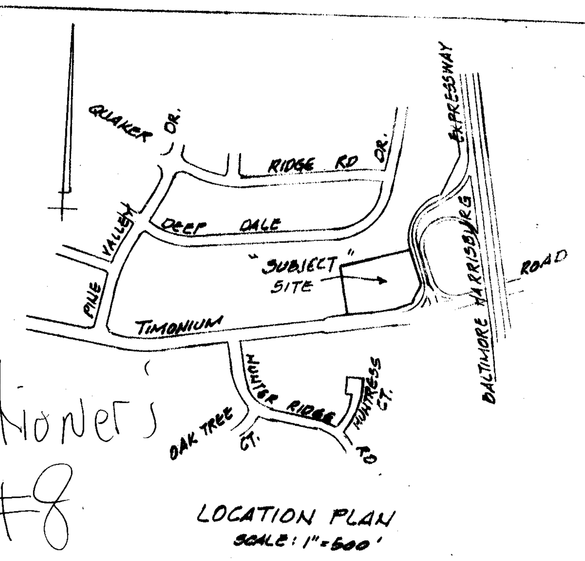
PLAT No. 11016

Sent to Record Office on: 8-23-53




PLAT OF "PINE VALLEY"
E.L.B. 24-90
EXIST. ZONING: "DR 5.5"
EXIST. USE: "RESIDENTIAL"
DEEP DALE DRIVE
#203
#207
#209
#211
#213
BRETT C. & LINDA L. ADAMS 14586-372 LOT 24
LOT 23
MICHAEL A. & PATRICIA P. NEWTON 12695-174
LOT 22
SEUNG BAE & YUNG H. CHOI 19405-001
LEROY M. & JEAN R. LEWIS 3629-613
LOT 21
JOSEPH A. & KIMBERLY A. PETTINELLI 15944-238
LOT 20
LOT 19
EX. DWLG.
EXIST. "DR 5.5" ZONING LINE
EXIST. "DR 2" ZONING LINE
PROPERTY OF ROY HEAL INC. EHK. JR. 48-167
LOT 1
LOT 2
MANUEL & CORAZON G. SORRA 6520-346
EX. GAR.
EXIST. ZONING: "DR-2"
EXIST. USE: "RESIDENTIAL"
RICHARD B. & MARY R. BOSLEY 6493-504
EX. DWLG.
PROP. 1STY. BUILDING (11,798 S.F.) 0.196 F.P.
PROP. PAVING
PROP. PLAY AREA
BUILDING SETBACK LINE
PROP. FENCE
EX. 25'W. DWLG. TO BE REMOVED
EX. WOODS
EX. CURB
EX. INLET
EX. 12"W. (67-827)
EX. 8"S. (166-486-122)
PLAT NO. 11016
RIGHT OF WAY
PROP. ENTRANCE
PROP. EXIT ONLY
FRONT ENTRY
SIDE ENTR.
EX. 4.25% GRADE
PROP. 4% GRADE
PROP. 5% GRADE
PROP. 6% GRADE
PROP. 7% GRADE
PROP. 8% GRADE
PROP. 9% GRADE
PROP. 10% GRADE
PROP. 11% GRADE
PROP. 12% GRADE
PROP. 13% GRADE
PROP. 14% GRADE
PROP. 15% GRADE
PROP. 16% GRADE
PROP.





Petitioner's #8

LOCATION PLAN
SCALE: 1" = 600'

GENERAL NOTES

1. AREA OF PROPERTY = 8.316 Ac±(100884.96 S.F.) GROSS = 8.353 Ac±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY = DR-2 "W/ SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = CLASS "B" GROUP CHILD CARE CENTER
6. PETITIONER REQUESTING A SPECIAL EXCEPTION FOR A CLASS "B" GROUP CHILD CARE CENTER IN A DR-2 ZONE
7. NUMBER OF CHILDREN PERMITTED - LOT AREA = 100,884.96 S.F.
   40 CHILDREN 1ST ACRE + 114 CHILDREN (57,324.96 S.F. @ 1/500) = 154 CHILDREN
   NUMBER OF CHILDREN REQUESTED = 185
8. PETITIONER REQUESTING A VARIANCE TO SECT. 424.7A OF THE BCZR TO PERMIT 185 CHILDREN IN LIEU OF THE PERMITTED 154 IF NECESSARY.
9. REQUIRED OFF-STREET PARKING:
   A. NUMBER OF INSTRUCTORS & EMPLOYEES (MAX. SHIFT) = 13
      1 PS/EMPLOYEE = 13
   B. NUMBER OF PARKING SPACES SHOWN = 13
10. MAX. HEIGHT OF BUILDING = 35'
11. PROPOSED BUILDING TO BE 1 STY. SLAB ON GRADE (11,792 S.F.±)
12. MAX. IMPERVIOUS AREA PERMITTED (25% x 8.353 Ac±) = 25,624.23 S.F.
    IMPERVIOUS AREA PROPOSED = 25,600.00 S.F.
13. PROPOSED PLAYGROUND AREA TO BE ENCLOSED BY A SOLID WOODSTOCK OR PANEL FENCE 5' HIGH
14. EXISTING BUILDINGS TO BE RAZED.
15. NO OTHER CHILD CARE USES ADJACENT TO PROPERTY
16. PROPERTY SHOWN ON BCMD ZONING MAP "NW 13A", SCALE: 1" = 200'

PLANT KEY

MAJOR (SHADE) DECIDUOUS TREE	@ 2 TO 2½" CAL.
MINOR (FLOWERING) DECIDUOUS TREE	@ 1 TO 1½" CAL.
EVERGREEN TREE	@ 6' IN HT.
SHRUBS	@ 18 TO 30" IN HT.

LANDSCAPE CALCULATIONS

PLANTING REQUIRED

405 LF ADJACENT ROAD	@ 1 PJ/40 LF =	10 PJ'S
(-185) LF ADJACENT ROAD (IN EXISTING TREES)	@ 1 PJ/40 LF =	(-4) PJ'S
610 LF COMMERICAL ADJACENT TO RESIDENTIAL	@ 1 PJ/15 LF =	41 PJ'S
TOTAL PLANTING REQUIRED		= 47 PJ'S

PLANTING PROVIDED

13 MAJOR (SHADE) DECIDUOUS TREES	@ 1:1 =	13 PJ'S
23 MINOR (FLOWERING) DECIDUOUS TREES	@ 2:1 =	11.5 PJ'S
46 EVERGREEN TREES	@ 2:1 =	23 PJ'S
62 SHRUBS	@ 5:1 =	12 PJ'S
TOTAL PLANTING PROVIDED		= 59.5 PJ'S

OWNER:
MICHAEL SABRACOS
19 E. FAYETTE STREET - SUITE 207
BALTIMORE, MARYLAND 21202

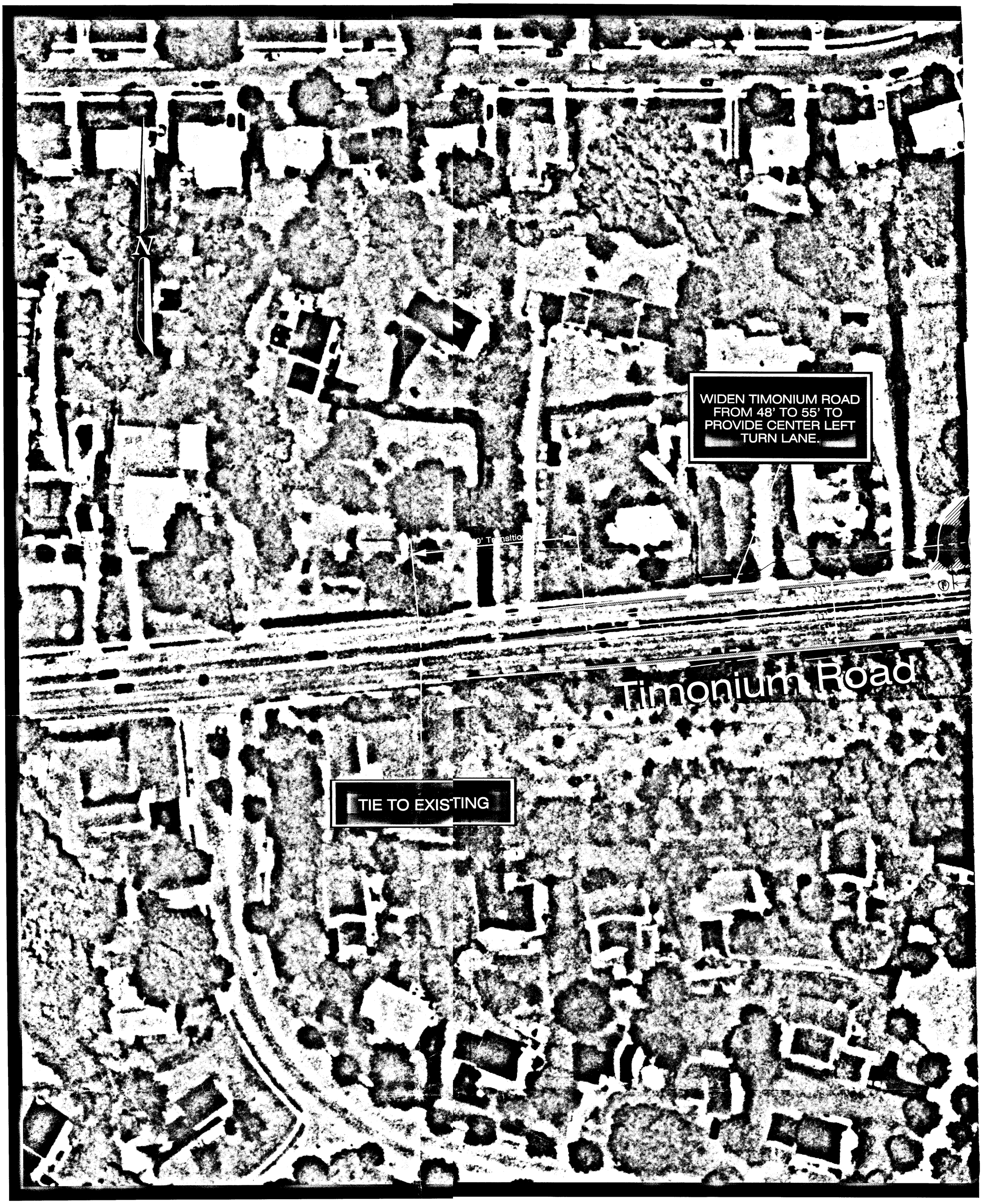
SCHEMATIC LANDSCAPE PLAN
FOR
SPECIAL EXCEPTION & VARIANCE
KINDERCARE
206 WEST TIMONIUM ROAD

ELECT. DIST. 8 C 3
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
SEPT. 8, 2003

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND — PAUL LEE — 4047 — PROFESSIONAL ENGINEER


N
WIDEN TIMONIUM ROAD FROM 48' TO 55' TO PROVIDE CENTER LEFT TURN LANE.
Timonium Road
TIE TO EXISTING

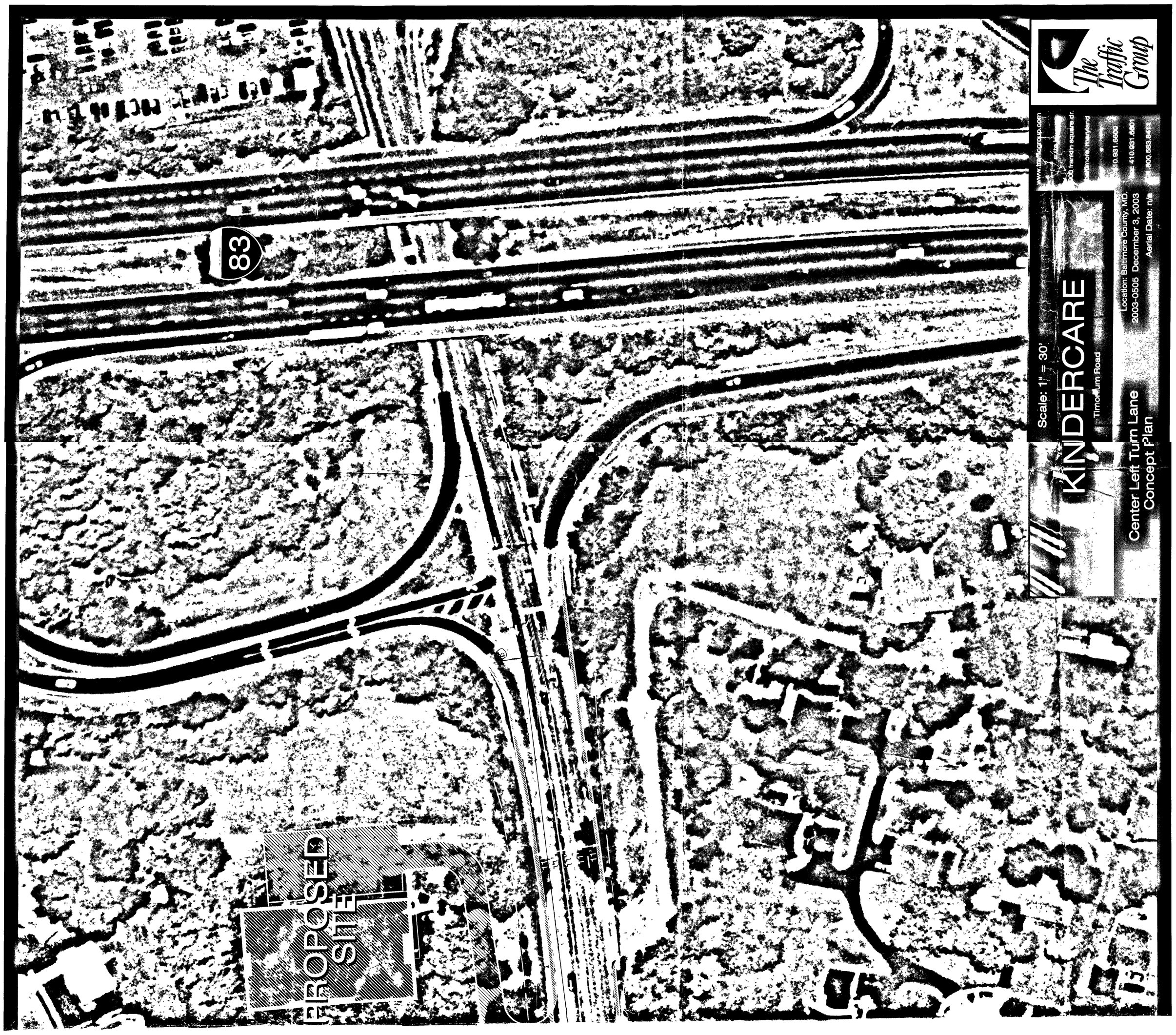
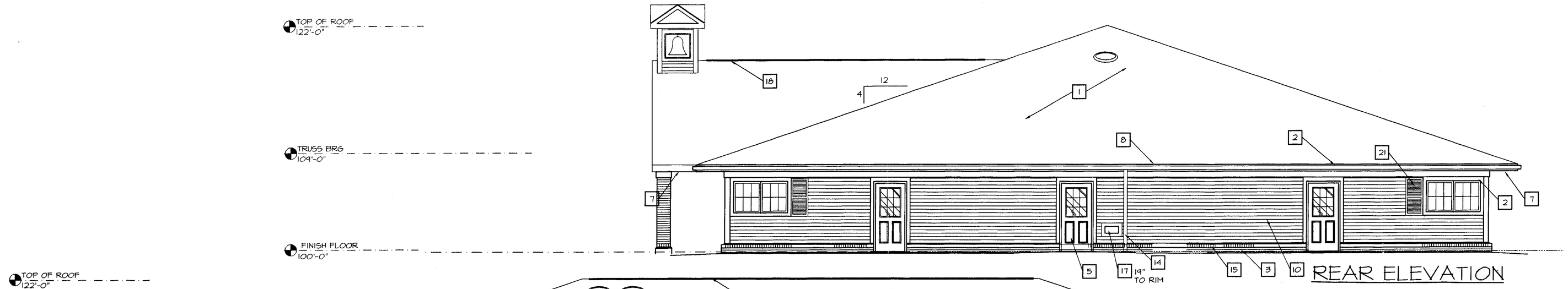
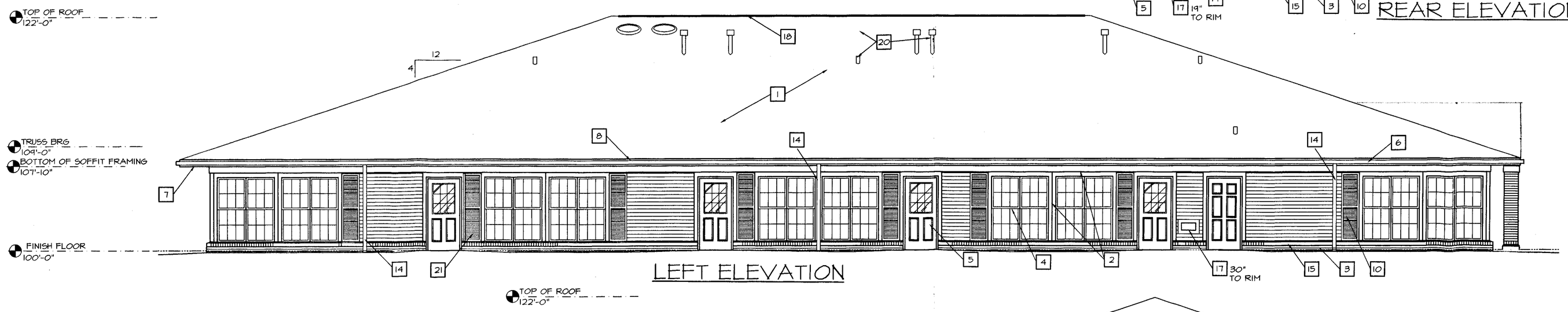

83
PROPOSED
SHIFT
Center Left Turn Lane
Concept Plan
KINDERCARE
Timonium Road
Scale: 1" = 30'
Location: Baltimore County, MD.
2003-0505 December 3, 2003
Aerial Date: n/a
The Traffic Group
www.trafficgroup.com
9900 franklin square dr.
baltimore, maryland
410.931.8800
410.931.8801
800.583.8411

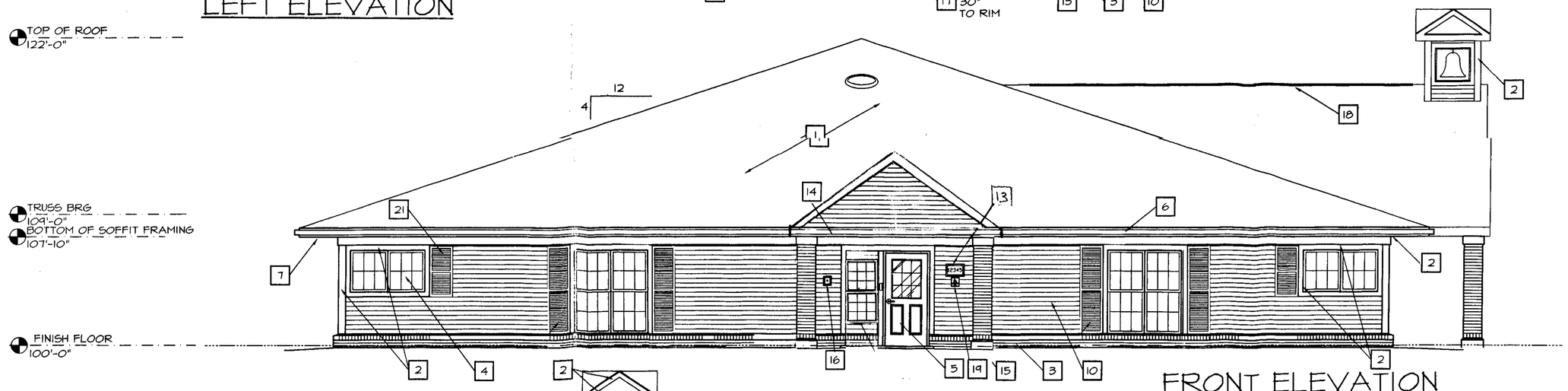
EXHIBIT
5



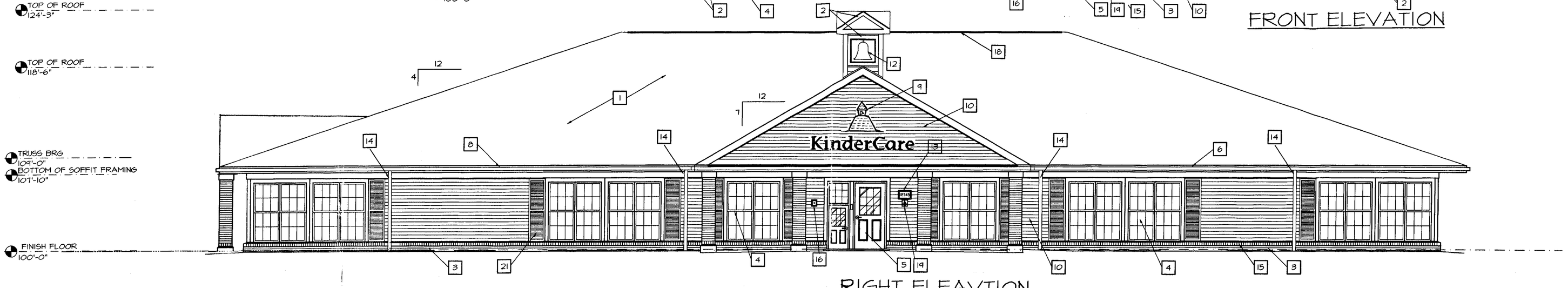
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEAVTION

EXTERIOR ELEVATIONS

SCALE: 3\16"=1'-0"

FINISH AND MATERIAL KEYNOTES

1. OAKRIDGE 30 YEAR 'DEEP SHADOW' AS MANUFACTURED BY O.C., "BLACK".
2. EXTERIOR TRIM, FRIEZE, FASCIA, WINDOW & DOOR TRIM, ACCENT: WHITE VINYL WRAPPED WOOD TRIM OR PVC WOOD
3. BRICK: JENKINS BRICK CO. - "RICHMOND RED". (FIELD & ROWLOCK) MORTAR = FLAMINGO #C-2574
4. EXTERIOR WINDOWS AS MANUFACTURED BY NAFCO, WHITE VINYL FRAMES WITH INSULATED GLAZING AND HALF SCREEN (PER MANUFACTURER).
5. INSULATED METAL EXTERIOR DOOR, PAINT WHITE
6. GUTTERS, DOWNSPOUTS, PREFINISHED - WHITE
7. SOFFIT - VINYL 12" VENTED PANELS - WHITE
8. MTL DRIP EDGE - PREFINISHED WHITE
9. ILLUMINATED INDIVIDUAL LOGO AND REVERSE ILLUMINATED INDIVIDUAL LETTERS.
10. VINYL SIDING - 4.5" HORIZONTAL BOARDS - BEIGE
11. NOT USED
12. FIBERGLASS BELL AS MANUFACTURED BY ARROWHEAD COMPOSITES (334) 285-4213, ITEM #170000 8500
13. BLACK 4" MTL BUILDING NUMBERS
14. 3"x5" DOWNSPOUT W/6" PVC BOOT- PAINT WHITE BOOT REQUIRED ON PLAYGROUND SIDE ONLY
15. ROWLOCK SILL - NO EXPOSED HOLES. USE FIELD BRICK #3
16. KNOX BOX
17. DRINKING FOUNTAIN
18. RIDGE VENT, SEE DETAIL ON ROOF PLAN A-1.2
19. ACCESSIBLE ENTRY SIGN
20. FLUES & VENTS - PAINT TO MATCH ROOF
21. 18"x72" or 36" BLACK VINYL SHUTTERS-MID AMERICA- OPEN LOUVER, CENTER MULL, & CATHEDRAL TOP

GENERAL NOTES

1. ALL SIGNS, DEVICES, LIGHT FIXTURES, & OUTLETS INSTALLED ON VINYL SIDING SHALL HAVE VINYL MOUNTING BLOCKS EQUAL TO MID-AMERICA MOUNT MASTER OR SURFACE MASTER.

A New Building For:
KinderCare Learning Centers, Inc.
600 N.E. HOLLADAY STREET
PORTLAND, OREGON 97232

These drawings and the design represented hereby are the exclusive property of KinderCare Learning Centers, Inc. and shall not be reproduced in whole or in part for the project intended without the express written consent of KinderCare Learning Centers, Inc. is prohibited. Any unauthorized use will be subject to legal action.

Children's Design Group
Mark D. Pavey, A.I.A. - Architect
1736 West Second Street
Montgomery, Alabama 36106
334-265-3050
334-265-3079 Fax

Seal:

Site:
PROTOTYPE

Building Type:
L-US

Drawing Title:
PRELIMINARY EXTERIOR ELEVATIONS

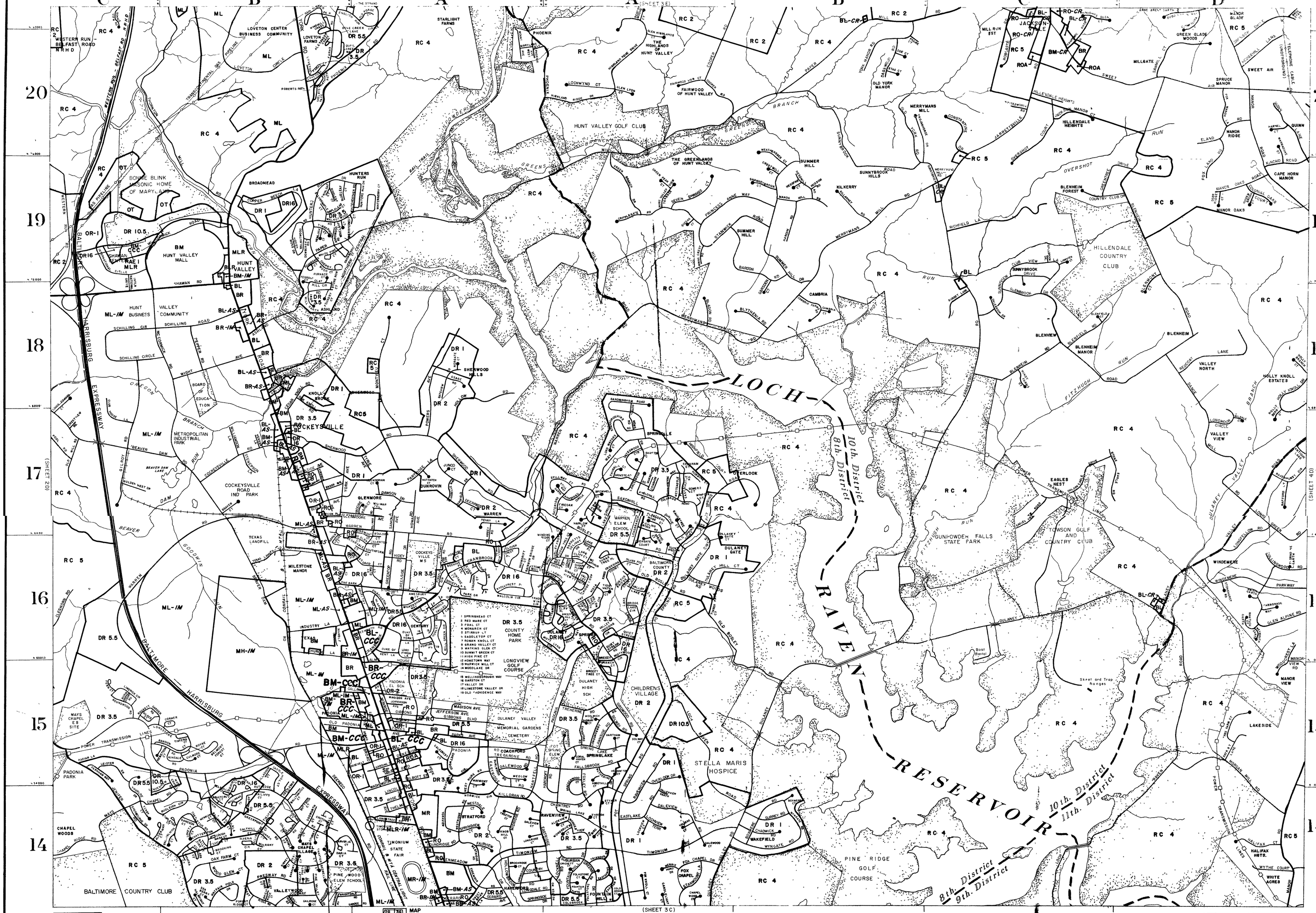
Date: 11/26/2003 Drn: MDP Ckd: MDP

Drawing Number:
A-4

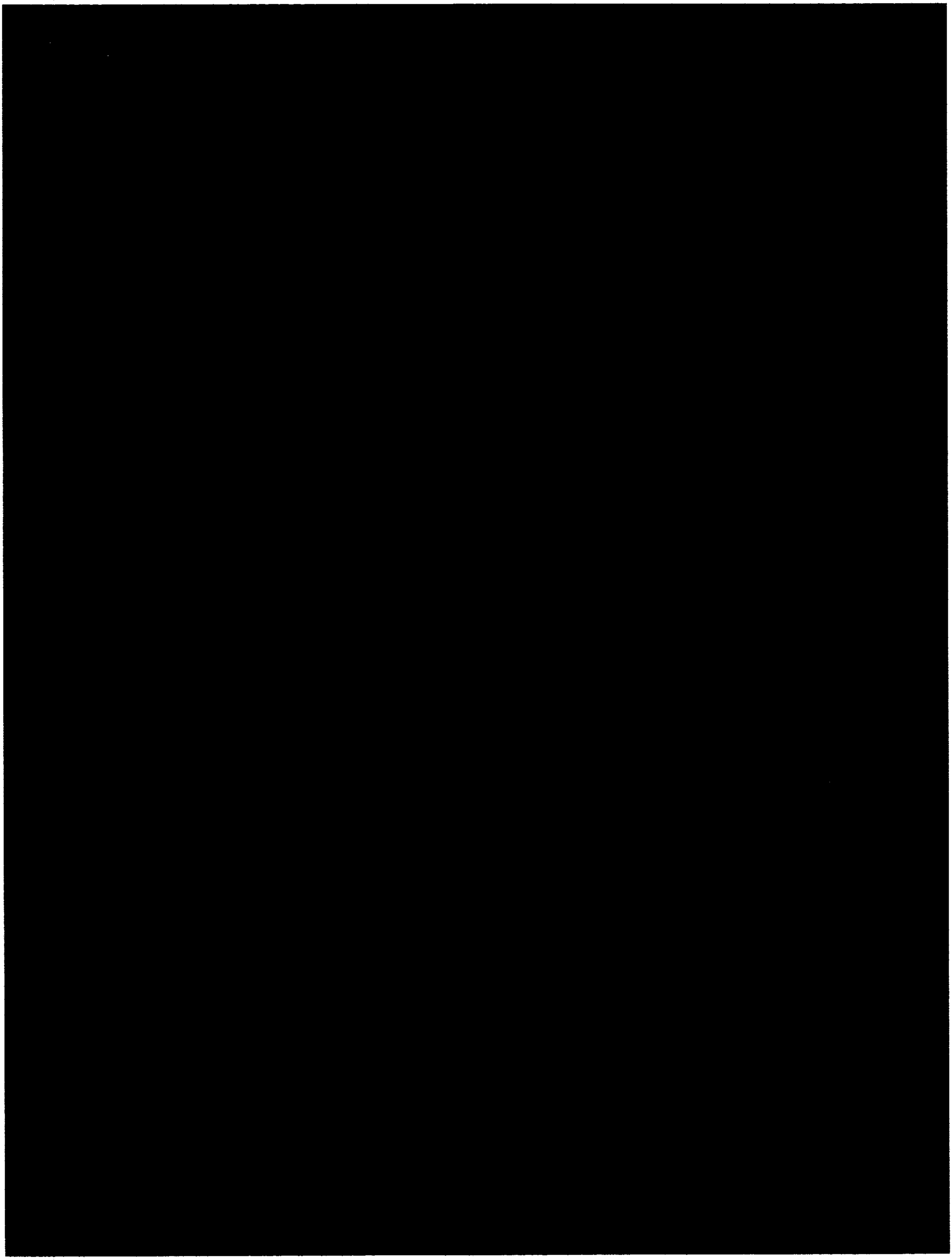
Revisions:

C:\Projects\KC__KC Proto\A4 Exterior Elevations Side Entry.dwg, 11/26/03 12:31:44 PM

BALTIMORE COUNTY COUNTRY CLUB
FINE RIDGE GOLF COURSE
LOCH RAVEN RESERVOIR
BALTIMORE WATER SUPPLY
GOUCHER COLLEGE DR 2
BALTIMORE BELTWAY
LOCH RAVEN
RC 4
9th District
3rd District
LUTHERVILLE
TOWSON
TOWSON STATE UNIVERSITY
ROBERT E LEE PARK
LAKE ROLAND N.R.H.D.
LAKE ROLAND
TOWSON RUN
GUNPOWDER FALLS STATE PARK
CROMWELL VALLEY PARK
MINEBANK RUN
HAMPTON NATIONAL HIST SITE
COUNTRY CLUB OF MARYLAND
BALTIMORE COUNTY
BALTIMORE CITY
SCALE 1" = 1000'
0 1/4 1/2 3/4 1 MILES
0 1000 3000 5000 FEET
MAP INDEX
BALTIMORE COUNTY OFFICE OF PLANNING
TOWSON
BALTIMORE COUNTY BASE MAP SERIES
REVISED DATE SEP '84
3C


C
B
A
A
B
C
D
20
19
18
17
16
15
14
(SHEET 3E)
(SHEET 2D)
(SHEET 4D)
(SHEET 3C)
LOCH RAVEN RESERVOIR
10th District
8th District
11th District
9th District
HUNT VALLEY GOLF CLUB
HUNTERS RUN
BONNIE BLINK MASONIC HOME OF MARYLAND
HUNT VALLEY MALL
HUNT VALLEY BUSINESS COMMUNITY
METROPOLITAN INDUSTRIAL PARK
COCKEYSVILLE
COCKEYSVILLE ROAD IND. PARK
TEXAS LANDFILL
MILESTONE MANOR
LONGVIEW GOLF COURSE
COUNTY HOME PARK
DULANEY VALLEY MEMORIAL GARDENS CEMETERY
DULANEY HIGH SCH
CHILDRENS VILLAGE
STELLA MARIS HOSPICE
PINE RIDGE GOLF COURSE
BALTIMORE COUNTRY CLUB
PADONIA PARK
MAYS CHAPEL E.S. SITE
TIMONIUM STATE FAIR
HILLENDALE COUNTRY CLUB
GUNPOWDER FALLS STATE PARK
TOWSON GOLF AND COUNTRY CLUB
EAGLES NEST TRAINING
LOVETON CENTER BUSINESS COMMUNITY
LOVETON FARMS
STARLIGHT FARMS
PHOENIX
THE HIGHLANDS OF HUNT VALLEY
FAIRWOOD OF HUNT VALLEY
THE GREENLANDS OF HUNT VALLEY
OLD YORK MANOR
MERRYMANS MILL
SUNNYBROOK HILLS
KILKERRY
SUMMER HILL
CAMBRIA
JACKSONVILLE
MILL RUN EST
GREEN GLADE WOODS
SWEET AIR
SPRUCE MANOR
HILLENDALE HEIGHTS
MANOR RIDGE
CAPE HORN MANOR
MANOR OAKS
BLENHEIM FOREST
BLENHEIM
BLENVIEW
BLENHEIM MANOR
VALLEY NORTH
HOLLY KNOLL ESTATES
VALLEY VIEW
WINDEMERE
GLEN ALPINE RD
MANOR VIEW
LAKESIDE
HALIFAX HGTS.
WYTHE COURT
WHITE ACRES
CHAPEL WOODS
PADONIA
TIMONIUM
SHERWOOD MILLS
KNOLL BROOK
GLENMORE
WARREN
DUNROVIN
CRANBROOK
SPRINGDALE
SAXONHILL
WARREN ELEM SCHOOL
DR 5.5
CHILDRENS VILLAGE
DR 2
DR 10.5
STELLA MARIS HOSPICE
DR 1
DR 3.5
DR 16
DR 5.5
DR 2
DR 1
DR 5
RC 4
RC 5
RC 2
ML
ML-IM
ML-AS
MH-IM
MLR
MLR-IM
BM
BM-IM
BM-CCC
BL
BL-AS
BL-CCC
BR
BR-AS
BR-IM
BR-CCC
OR-1
OR-2
OR-3
RO
MR
MR-IM
BL-CR
BR-CR
RO-CR
ROA
OT
SCALE 1"= 1000'
0 1/4 1/2 3/4 1 MILES
0 1000 3000 5000 FEET
MAP INDEX
BALTIMORE COUNTY OFFICE OF PLANNING
COCKEYSVILLE
BALTIMORE COUNTY BASE MAP SERIES
REVISED DATE FEB '95
3D

Plat 18



[redacted]

SIGN THIS PETITION !!!!!

Huntress Ct.

SIGN THIS PETITION !!!!!

Valley Field Rd

Beech Tree Ct

Rule
approved: 12/13/73
revised: 03/13/80
revised: 11/23/93
revised: 04/11/00
revised: 08/14/01
edited: 1/7/02
revised: 3/26/02

Superintendent of Schools

Andrea H. Frock
9 Lambeth Bridge Court
Lutherville, Maryland 21093
410-337-2697

January 18, 2004

The Honorable James T. Smith, County Executive
Mezzanine Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: KinderCare proposal for 206 W. Timonium Road, Zoning Case #04-123-XA

Dear County Executive Smith:

I am writing concerning two very important issues in the Valleywood neighborhoods. The first and most important one to me is the need for a 4-way stop sign at the intersection of Lambeth Bridge Court/Southwark Bridge Court and Thornton Road. The second is that I am opposed to the proposal for a KinderCare daycare center at 206 W. Timonium Road.

If this KinderCare proposal is permitted, it will go against the Timonium Master Plan, which specifies that property west of I-83 be kept residential. I vehemently insist that Timonium Road, west of I-83 should be kept residential. KinderCare will change the dynamics of our area and will ruin the reason that I moved here. It is an area that is in close proximity to the city, the theatre, the symphony hall, yet feels as though we are in the country. Kindercare will be the beginning of the end to our community.

Besides the obvious master plan and zoning issues, the KinderCare facility will only make the traffic situation worse and potentially more dangerous on Thornton Road as parents rush to drop off their children to an institution while they go off to work. Since Thornton Road was connected through to Seminary Avenue in 1997 or 1998, the traffic has significantly increased in number and speed. I often have difficulty making a left turn out of my street due to people driving as fast as 55-60 mph on this 30 mph street. This is a danger to our children since the middle school and high school children must cross Thornton Road in the morning and afternoon to get to their bus stop.

I know that this issue of a 4-way stop in this location has been raised in the past to no avail. I don't understand why we have to wait for a child to be hit by a speeding car to have something done. At a minimum, we should have a bus stop on each side of the road like they do for the elementary school children.

Please stop this dreadful idea for someone to make money, but ruin our home community and environment, and help our children to be safe on their way to and from school. I look forward to your reply and action to support your constituents.

Sincerely,

Andrea H. Frock

These developers seek to fill a commercial facility in a residential area with four times the number of children currently allowed under the law. We ask that you prohibit this non-conforming use as it is inconsistent with the spirit and intent of the zoning regulations.

If you have any questions or need further information, please feel free to contact us.

Very truly yours,

KATHLEEN M. WOBBER

WILLIAM C. PARLER, JR.

KMW/WCP:nns

Case Number _____

PLEASE ***PRINT*** LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Kathy Wong	206 Deep Dale Dr.	Timonium	21093
LAURA COARD	2111 WOODFORK RD	TIMONIUM, MD	21093
Lisa DeNike	Towson Times	Towson	21204
Tim Wolfe	272 Hunters Ridge Rd	Timonium MD	21093
Bill Oakley	302 Freeway Rd	Timonium MD	21093
Bob Worthington	2117 Woodfork Rd	Timonium MD	21093
Ellsworth Hall	321 Gainbridge Rd	Timonium MD	21093
Ray Marsico	204 Sandra Rd	Timonium Md	21093