

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – NE/S Windsor Mill Rd., * ZONING COMMISSIONER
137' NW of the c/l Fourth Avenue *
(7114 Windsor Mill Road) *
2nd Election District * OF BALTIMORE COUNTY
4th Council District *
Stasha L. Martin * Case No. 04-551-XA
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, Stasha L. Martin, through her attorney, Michael S. Rosofsky, Esquire. The Petitioner requests a special exception for a Class B Childcare Center on the subject property. In addition, variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 424.1.B, 424.7.A, 424.7B and 1B01.1.1 of to permit a proposed Class B Group Childcare Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum required side yard setback of 20 feet and the required 20-foot vegetative buffer, a lot area of 0.39 acres in lieu of the minimum required 1.0 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet each, and to approve variances to the Residential Transition Area (RTA) requirements, if necessary. 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 Stasha L. Martin, property owner, Vincent J. Moskunas, on behalf of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and Michael S. Rosofsky, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Windsor Mill Road, between Fourth Avenue and Cambridge Drive in Reisterstown. The property contains a gross area of 0.390 acres, more or less,

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Date

By

9/22/04
Bsp

zoned D.R.5.5 and is improved with a one and one-half story single-family dwelling and a detached one-story garage to the rear. Other improvements on the site include a 45.4' x 30' playground area in the side yard, which is enclosed with a 6' high privacy fence. In addition, a macadam driveway leads into the property from Windsor Mill Road and extends to a parking pad to the rear of the existing dwelling, and a stone driveway that leads from the macadam driveway to the garage and an alley behind the house.

Ms. Martin testified that she has owned and resided on the property since 1998 and has operated a Class A Childcare Center thereon since 1999. Presently, she provides all day child care services for eight pre-school children between the ages of 2 to 5 years. The facility opens at approximately 7:00AM and closes at 5:30 PM and operates year round Monday through Friday. The facility is closed on weekends and Holidays. Children are brought to the site by parents or guardians and dropped off. In this regard, it is to be noted that vehicular access to the property is possible from both the front and rear sides of the lot, given the macadam and stone driveways.

Ms. Martin testified that she wishes to expand the facility to provide day care services for up to 20 children. Childcare centers are defined in Section 101 of the B.C.Z.R. Therein 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 nine children, including children of the adult provider." A Group Childcare Center, Class A is defined as "A group childcare center wherein child care is provided for no more than 12 children at one time. A Group Childcare Center, Class B is defined as "A group childcare center wherein child care is provided for more than 12 children."

Sections 1B01.1 and 424 of the B.C.Z.R. establish under what circumstances a Group Childcare Center is permitted by right or by special exception. A Group Class B Childcare Center for 40 or fewer children is permitted by right in the D.R. zone, if the requirements of Section 424 are met. A Class B Group Childcare Center for 40 or fewer children located in the D.R. zone where Residential Transition Area (RTA) requirements are applicable is permitted only by special exception. Thus, the first question in evaluating this case is whether the RTA requirements are

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Date 9/22/14
By [Signature]

applicable. The RTA regulations are set out in Section 1B01.1.B of the B.C.Z.R. RTA is generated if the property to be developed lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5, or R.C., which contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the boundary. Thus, RTA is generated in this case due to the neighboring single-family dwelling lots and adjacent D.R.5.5 zone. Section 1B01.1.B.1(g) provides for certain exceptions to the RTA requirements. Specifically, a Class A or Class B Group Childcare Center can be exempt from the RTA requirements, if the bulk requirements of Section 424.7 of the B.C.Z.R. are met. In this case, variance relief is requested from those Sections, thus, it is clear that RTA is applicable and special exception relief is necessary.

A special exception can be granted only if the requirements of Section 502.1 of the B.C.Z.R. have been met. Essentially, the Petitioner must adduce testimony and evidence which show that the proposed use will not be detrimental to the health, safety or general welfare of the locale. The record of this case will disclose that there was minimal testimony regarding the potential impacts of the proposed use. Indeed even the Petitioner was not specific about potential plans for expansion. Additionally, as noted above, a series of variances are requested. Several of these relate to reduced setbacks as required in Section 424 of the B.C.Z.R. The most significant variance in my judgment is the area variance for the subject lot. As noted above, Section 424 requires a minimum 1.0-acre lot and the subject property is .39 acres in area. Given the small area of the property, a Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review, expressing concerns about vehicular access to the property. That written comment expressed concerns that the proposed 9-foot wide driveway is inadequate for two-way traffic. However, it appears that a circular-type traffic pattern would be possible here given the driveway that provides access from the front, Windsor Mill Road, and the alley that provides access from the rear.

Finally, it is to be noted that a childcare center has operated on this site for five years, apparently without incident. In this regard, the Petitioner did submit copies of letters from a number of neighbors who indicated no objection to the existing and proposed use. Additionally,

there were no opponents present at the hearing. Apparently, the existing use has not caused detrimental impacts to the surrounding locale.

Based upon all of these factors, I am persuaded to grant limited relief. I will grant the Petition for Special Exception and Variance; however, will restrict the number of children served at the site to 16. I am persuaded that this is the maximum number of children who could safely and effectively be served, given the small area of the property. If in the future the Petitioner is able to demonstrate that more children can be accommodated, a Petition for Special Hearing to amend the relief granted herein may be filed. Secondly, I will require that the Petitioner submit a copy of the site plan to the Bureau of Traffic Engineering for consideration and implement any recommendations they may make regarding access to the property. Thirdly, the Petitioner shall comply with all State licensing requirements for operating a daycare center on the property.

It is also to be noted that the Office of Planning submitted a ZAC comment wherein they requested that Note #22 on the plan be removed and I concur. That note states that "In order to accommodate an increased number of children (ultimately 40 children) the day care provider proposes an addition to the existing building upon Class B approval." As noted above, if the Petitioner is able to demonstrate that more children can be accommodated at the site then the 16 allowed by this Order, a special hearing may be requested to amend the site plan and relief granted herein. Specific plans must be submitted showing any proposed additions/amendments and any approval of same either administratively through the Zoning Commissioner's Office or following a public hearing on a Petition for Special Hearing.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested, as modified above, shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of September 2004 that the Petition for Special Exception to approve a Class B Child Care Center on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 424.1.B, 424.7.A, 424.7B and 1B01.1.1 of to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum required side yard setback of 20 feet and the required 20-foot vegetative buffer, a lot area of 0.39 acres in lieu of the minimum required 1.0 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet each, and to approve variances to the Residential Transition Area (RTA) requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no more than 16 children served at the Class B Group Childcare Center granted herein. If the Petitioner can demonstrate that more children can be safely and effectively served on the subject property, the specific plans showing the proposed amendments/additions thereto shall be submitted for review by the Zoning Commissioner's Office, either administratively or by filing a Petition for Special Hearing.
- 3) Note #22 on the site plan shall be removed in accordance with the above.
- 4) Within sixty (60) days of the date hereof, the Petitioner shall submit a copy of the site plan to the Bureau of Traffic Engineering and implement any recommendations they may make regarding access to the property.
- 5) The Petitioner shall comply with all State licensing requirements for operating a day care center on the subject site.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

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

September 22, 2004

Michael S. Rosofsky, Esquire
Durkee and Rosofsky
322 Main Street
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NE/S Windsor Mill Road, 137' NW of the c/I Fourth Avenue
(7114 Windsor Mill Road)
2nd Election District – 4th Council District
Stasha L. Martin - Petitioner
Case No. 04-551-XA

Dear Mr. Rosofsky:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, as modified, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Stasha L. Martin
7114 Windsor Mill Road, Baltimore, Md. 21244
Mr. Vincent Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, #101, Baltimore, Md. 21286
Office of Planning; Development Plans Review; People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7114 Windsor Mill Road

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Class B Child Care Center.

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:

Michael S. Rosofsky, Esquire

Name - Type or Print

Signature

Durkee & Rosofsky

Company

322 Main Street

(410) 526-9220

Address

Telephone No.

Reisterstown, MD

21136

City

State

Zip Code

Legal Owner(s):

Stasha L. Martin

Name - Type or Print

Signature

Name - Type or Print

Signature

7114 Windsor Mill Road (410) 944-0190

Address

Telephone No.

Baltimore, Maryland

21244

City

State

Zip Code

Representative to be Contacted:

Michael S. Rosofsky, Esq.

Name

322 Main St

(410) 526-9220

Address

Telephone No.

Reisterstown, MD

21136

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM

Date 5/27/04

ORDER RECEIVED FOR FILING
Date 5/27/04
By [Signature]
RSP 09/15/98

Case No. 04-551-SPHA **XA**



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7114 Windsor Mill Road

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s): 424.1.B, 424.7.A, 424.7B, 1B01.1.1

To permit a proposed Class B Group Child Care Center with a play area setback of 1.5' to a residential property line in lieu of the minimum side yard setback of 20', a lot area of 0.39 acre in lieu of minimum 1 acre, side setbacks of 36' and 37' lieu of required 50' and in lieu of the required 20' vegetative buffer, and to approve variances to other residential or residential transition area requirements if necessary.

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 discussed 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:

Michael S. Rosofsky, Esquire

Name - Type or Print

Signature

Burke & Rosofsky

Company

322 Main St. (410) 526-9220

Address

Reisterstown MD 21136

City State Zip Code

Case No. 04-551-SFHA

Case No.

RECEIVED

DATE

BY

Legal Owner(s):

Stasha L. Martin

Name - Type or Print

Signature

7114 Windsor Mill Road (410) 944-0190

Name - Type or Print

Signature

7114 Windsor Mill Road (410) 944-0190

Address

Telephone No.

Baltimore

MD

21244

City

State

Zip Code

Representative to be Contacted:

Michael S. Rosofsky, Esquire

Name

322 Main St.

Address

(410) 526-9220

Telephone No.

Reisterstown

MD

21136

City

State

Zip Code

OFFICE USE ONLY

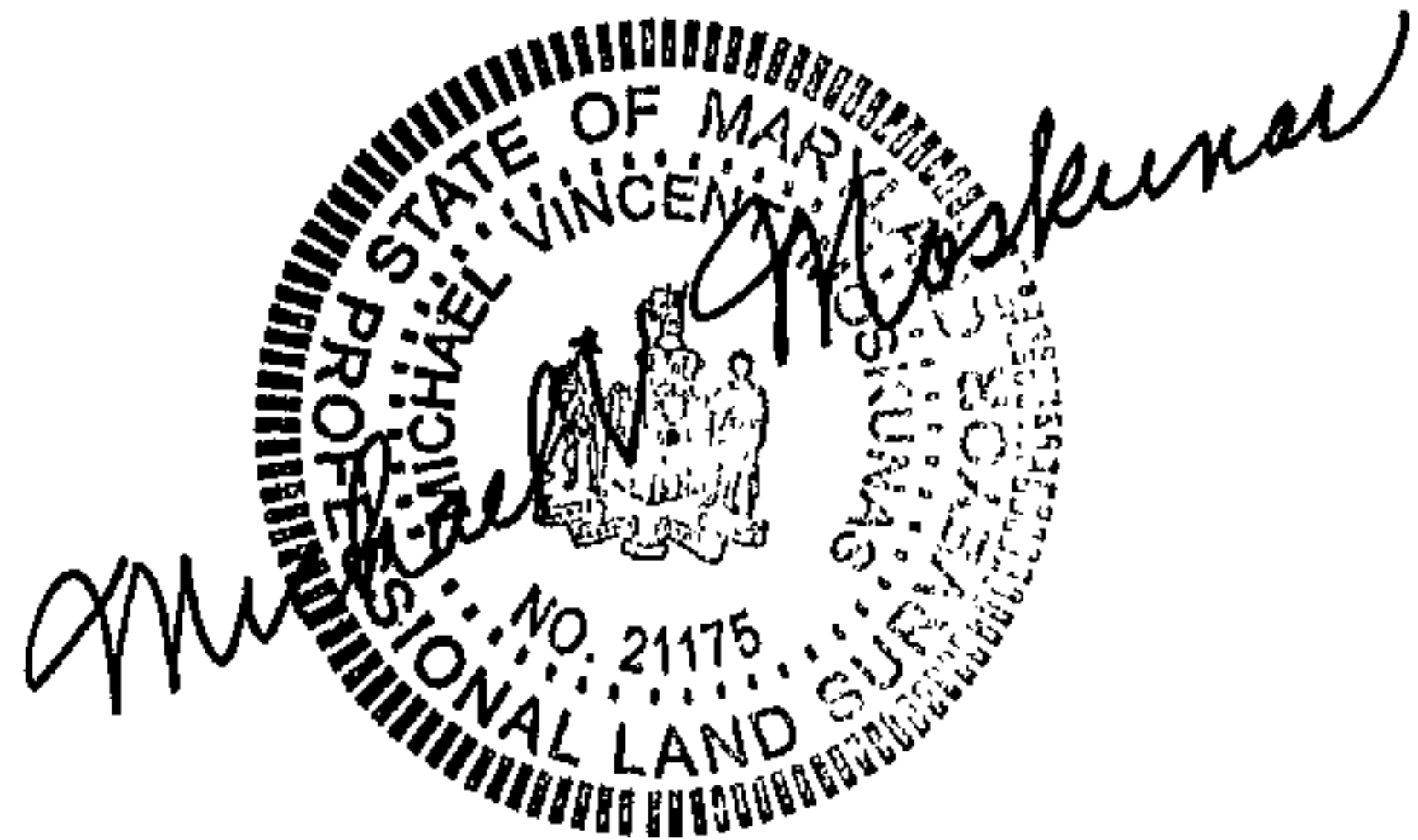
ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTm Date 5/27/04

**ZONING DESCRIPTION
#7114 WINDSOR MILL ROAD**

BEGINNING at a point on the northeast side of Windsor Mill Road which is 60 feet at the distance of 137 feet northwest of the centerline of Fourth Avenue which is 40 feet wide. Being Lot Nos. 5, 6, 7 and 8; Block "T" in the subdivision of "Windsor Terrace" as recorded in Baltimore County Plat Book No. 7, folio 49, containing 17,000 square feet, more or less. Also known as #7114 Windsor Mill Road and located in the 2nd Election District, 4th Councilmanic District.



Michael V. Moskunas

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

#551

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

DATE 5/27/04

ACCOUNT

2001 006 0150

No. 16805

RECEIVED
FROM

MARTIN

FOR

04-SS1-SPHA

AMOUNT \$

705.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME

5/27/2004 5:27/2004 14:12:13

NEW MEDIA WALKIN DATE TIME

RECEIPT # 268971 5/27/2004 05:11

DEPT 5 528 FUNDING VERIFICATION

CH NO. 013853

Receipt Int

\$705.00

\$705.00 EX

LA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District - 4th Councilmanic District

Legal Owner(s): Stasha L. Martin

Special Exception: to use the herein described property for a Class B Child Care Center. **Variance:** to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum side yard setback of 20 feet, a lot area of 0.39 acre in lieu of the minimum 1 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet and in lieu of the required 20 feet vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Hearing: Friday, August 6, 2004 at 9:00 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) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/28/04 July 22

13545

CERTIFICATE OF PUBLICATION

7/22/2004

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 7/22/2004.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 04-551-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BUILDING
401 BOBBY AVENUE
PLACE: TOWSON, MD, 21204

TUESDAY, AUGUST 17, 2004
DATE AND TIME: AT 2:00 PM

REQUEST: SPECIAL EXCEPTION TO USE THE
HEREIN DESCRIBED PROPERTY FOR A CLASS
B CHILD CARE CENTER. VARIANCE TO PERMIT A PROPOSED
CLASS B GROUP CHILD CARE CENTER WITH A PLAY AREA SETBACK
OF 1.5 FEET TO A RESIDENTIAL PROPERTY LINE IN LIEU OF THE
MINIMUM SIDE YARD SETBACK OF 20 FEET A LOT AREA
OF 0.39 ACRES IN LIEU OF THE MINIMUM 1 ACRE, SIDE SETBACKS
OF 36 FEET AND 37 FEET IN LIEU OF THE REQUIRED 50
FEET AND IN LIEU OF THE REQUIRED 120 FEET VEGETATIVE
BARRIER AND TO APPROVE VARIANCES TO THE RESIDEN-
TIAL TRANSITION AREA. REQUIREMENTS IF
NECESSARY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 877-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 04-551-XA

Petitioner/Developer: STASHA MARTIN

Date of Hearing/ Closing: AUG. 17, 2004

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

Attention: Becky Hart

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 7114 WINDSOR MILL ROAD

The sign(s) were posted on JULY 30, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BAUTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 22, 2004 Issue - Jeffersonian

Please forward billing to:
Stasha Martin
7114 Windsor Mill Road
Baltimore, MD 21244

410-944-0190

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: 04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

Special Exception to use the herein described property for a Class B Child Care Center.
Variance to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum side yard setback of 20 feet, a lot area of 0.39 acre in lieu of the minimum 1 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet and in lieu of the required 20 feet vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Hearing: Friday, August 6, 2004, at 9:00 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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday August 3, 2004--Issue - Jeffersonian

Please forward billing to:
Stasha Martin
7114 Windsor Mill Road
Baltimore, MD 21244

410-944-0190

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: 04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

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Variance to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum side yard setback of 20 feet, a lot area of 0.39 acre in lieu of the minimum 1 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet and in lieu of the required 20 feet vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Hearing: Tuesday, August 17 at 2:00 p.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.



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

June 7, 2004

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: 04-551-^{XA}SPHA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

Special Exception to use the herein described property for a Class B Child Care Center.

Hearing: Friday, August 6, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael S. Rosofsky, Durkee & Rosofsky, 322 Main St., Reisterstown 21136
Stasha Martin, 7114 Windsor Mill Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 22, 2004.**
- (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.

**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*

June 10, 2004

CORRECTED 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: 04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

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Hearing: Friday, August 6, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael S. Rosofsky, Durkee & Rosofsky, 322 Main St., Reisterstown 21136
Stasha Martin, 7114 Windsor Mill Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 22, 2004.**
(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.**

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



June 23, 2004

CORRECTED 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: 04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

Special Exception to use the herein described property for a Class B Child Care Center.
Variance to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum side yard setback of 20 feet, a lot area of 0.39 acre in lieu of the minimum 1 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet and in lieu of the required 20 feet vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Hearing: Tuesday August 17 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the printed name and title.

Timothy Kotroco
Director

TK:klm

C: Site Rite Surveying 200 E. Joppa Road, Rm.101 Baltimore 21286
Michael S. Rosofsky, Durkee & Rosofsky, 322 Main St., Reisterstown 21136
Stasha Martin, 7114 Windsor Mill Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY AUGUST 2, 2004.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**



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

July 28, 2004

CORRECTED 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: 04-551-XA

7114 Windsor Mill Road

N/east side of Windsor Mill Road, 137 feet n/west of centerline of Fourth Avenue

2nd Election District – 4th Councilmanic District

Legal Owner: Stasha L. Martin

Special Exception to use the herein described property for a Class B Child Care Center.
Variance to permit a proposed Class B Group Child Care Center with a play area setback of 1.5 feet to a residential property line in lieu of the minimum side yard setback of 20 feet, a lot area of 0.39 acre in lieu of the minimum 1 acre, side setbacks of 36 feet and 37 feet in lieu of the required 50 feet and in lieu of the required 20 feet vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Hearing: Tuesday August 17 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

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Timothy Kotroco
Director

TK:klm

C: Site Rite Surveying 200 E. Joppa Road, Rm.101 Baltimore 21286
Michael S. Rosofsky, Durkee & Rosofsky, 322 Main St., Reisterstown 21136
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- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY AUGUST 2, 2004.**
- (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.**

**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: 04-551-~~SPHA~~^{XA}
Petitioner: Stasha Martin
Address or Location: 7114 Windsor Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stasha Martin
Address: 7114 Windsor Mill Road
Baltimore, MD 21244

Telephone Number: 410 944-0190

**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*

August 10, 2004

Michael S. Rosofsky, Esquire
Durkee & Rosofsky
322 Main Street
Reisterstown, Maryland 21136

Dear Mr. Rosofsky:

RE: Case Number:04-551-XA, 7114 Windsor Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 27, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Stasha L. Martin 7114 Windsor Mill Road Baltimore 21244

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



**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

June 8, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 7, 2004

Item No.: 551

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 prior to occupancy or beginning of operation.

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 1, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 14, 2004
Item No. 551

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

The existing 9-foot driveway is not adequate for two-way traffic.

RWB:CEN:jrb

cc: File

PPD
8/16
8/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 21, 2004

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

RECEIVED

JUN 21 2004

SUBJECT: 7114 Windsor Mill Road

INFORMATION:

Item Number: 4-551

Petitioner: Stasha L. Martin

Zoning: DR 5.5

Requested Action: Special Exception

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided note 22 is eliminated from the plan. No future addition is shown as part of the subject plan.

Prepared by:

Mark A. Cunningham

Division Chief:

John J. [Signature]

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: October 18, 2004

RECEIVED

OCT 20 2004

TO: William J. Wiseman
Zoning Commissioner

FROM: Stephen E. Weber, Chief
Division of Traffic Engineering

ZONING COMMISSIONER

SUBJECT: Case No. 04-551-XA
Daycare Center, 7114 Windsor Mill Road

On September 22, 2004, Lawrence Schmidt issued an Order approving a Class B Group Child Care Center for 7114 Windsor Mill Rd with six restrictions. One of those restrictions was that, "Within sixty (60) days of the date hereof, the Petitioner shall submit a copy of the site plan to the Bureau of Traffic Engineering and implement any recommendations they may make regarding access to the property."

After reviewing the property, we have some concerns with the one-way circulation pattern. While we do agree that it can work as indicated, what is perhaps more concerning is the likelihood of the petitioners to sign and enforce that pattern with its clients. The petitioner proposes that the vehicles enter the site from the stone alley along the north side of the property, drop-off or pick-up the children at the rear of the house, and then exit on a one-way driveway to Windsor Mill Rd. This would be the preferred direction so that the children are taken out of or placed in the vehicle from the passenger side without having to cross the travel path of vehicles going thru the site. However, given that the driveway onto Windsor Mill Rd is proposed to be one-way to Windsor Mill Rd, anyone unfamiliar with the property and visiting it for the first time would have no idea how to access it. There would be nothing obvious or intuitive that the driver needs to access the property from Fourth Avenue, over 100 feet to the east. As such, the one-way pattern is counter-intuitive and very likely to be violated on a continuing basis. This would create conflicts on the narrow driveway since it is inadequate to accommodate two-way traffic.

To help provide for voluntary compliance of the one-way pattern, we feel that it should be reversed with ingress on the 9-foot wide driveway off of Windsor Mill Rd and egress into the alley. In addition, there should be placement of a Do Not Enter sign and post near the house and a Do Not Enter and One-Way sign and post installed near the garage where indicated on the attached plan. Given that parents will be stopping their vehicles and getting the children into and out of their vehicle and walking them to the building, the relatively low volume driveway should safely accommodate such pedestrian traffic.

William J. Wiseman

October 18, 2004

Page 2

In addition, this plan indicates that the garage presently is being used for parking two employees' vehicles. However, attached is an aerial photograph taken in the middle of the day while being used as a daycare facility. As can be seen, there are three vehicles parked on site, but two are parked immediately behind the house. This is in a totally unacceptable location since they would interfere with parents dropping off and picking up children. A recent check of the site revealed that employees cars were being parked behind the north side of the garage in the alley and off of the petitioner's property (photo attached). A review of the garage itself tends to indicate that it is not being used on any regular basis for housing employees' vehicles and instead is likely being used for storage. There is no evidence to indicate that vehicles are going in and out of the garage on a regular, or even infrequent, basis.

Since use of an use-in-common alley for satisfying parking requirements is not allowed in the zoning regulations and blocking an alley (even an unimproved one) so as to deny other property owners legal right to use of the alley to reach their rear yards is illegal. It is clear that the petitioner is not only currently using the alley illegally but has also not been using the garage for employee parking in the past. Merely stating that employees park in the garage is inadequate for providing any assurance of its use for such a purpose. We find that these two additional parking spaces need to be provided on-site, either in an area OFF OF the current macadam driveway or off of the alley. They cannot be contained on top of the existing minimal access driveway that currently exists. These two spaces should preferably be provided with a paved surface in addition to paving the stone driveway also located on the property. However, if your office finds that two crushed stone additional parking spaces are adequate with the current crushed stone driveway, we have no objections if they are not actually paved.

Therefore, we find no problems to the operations of the property as proposed provided the requested signage is installed to establish a one-way northbound pattern and the additional two parking spaces are constructed on-site outside of any area currently paved or being used as a driveway or a pick-up/drop-off area. Should you have any questions, please feel free to call me at ext. 3554.

Attach. (4)

SEW

cc: Robert W. Bowling

J:\2004 Documents\Ad-Weber\Memo\sew101204Daycare@7114WindsorMill.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.5.04

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

RE: Baltimore County
Item No. 551 LTM

Dear Ms. Matthews:

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

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

Very truly yours,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

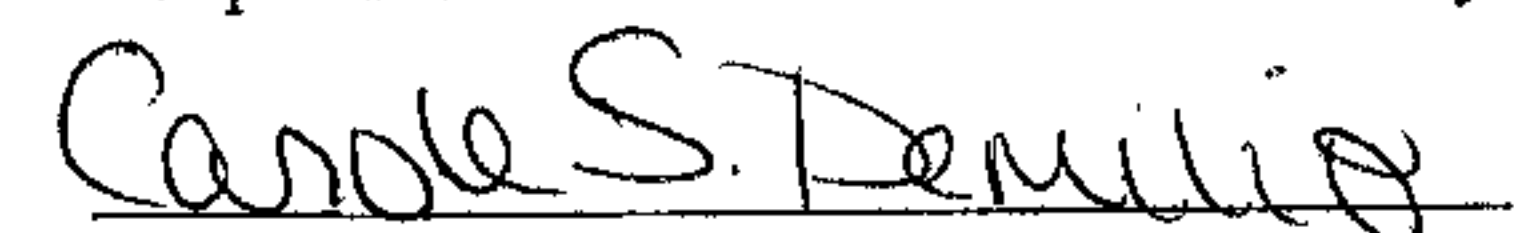
Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
7114 Windsor Mill Road; NE/side of Windsor
Mill Rd, 137' NW c/line of Fourth Avenue * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Stasha L Martin * FOR
Petitioner(s) * BALTIMORE COUNTY
* 04-551-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
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Michael S Rosofsky, Esquire, Durkee and Rosofsky, 322 Main Street, Reisterstown, MD 21136, Attorney for Petitioner(s).

RECEIVED

JUN 15 2004

Per.....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZAC AGENDA

Item Number: 551 **Case Number:** 4-551-SPHA **Primary Use:** Commercial **Reviewer:** LTM

Type: Special Exception Variance

Legal Owner: Stasha L. Martin

Contract Purchaser:

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2nd **Councilmanic Dist:** 4th

Property Address: 7114 Windsor Mill Road

Location: Northeast side of Windsor Mill Road, 137-feet Northwest of the centerline of Fourth Avenue.

Existing Zoning: DR 5.5 **Area:** 17,000 square feet

Proposed Zoning: SPECIAL EXCEPTION to use the herein described property for Class B Child Care Center.

VARIANCE to permit a proposed Class B Group Child Care Center with a play area setback of 1.5-feet to a residential property line in lieu of the minimum side yard setback of 20-feet, a lot area of .39 acre in lieu of the minimum 1 acre, side setbacks of 36-feet and 37-feet in lieu of the required 50-feet and in lieu of the required 20-foot vegetative buffer, and to approve variances to the residential transition area requirements if necessary.

Attorney: Michael S. Rosofsky, Esquire

Miscellaneous:

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

October 22, 2004

Michael S. Rosofsky, Esquire
Durkee and Rosofsky
322 Main Street
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NE/S Windsor Mill Road, 137' NW of the c/l Fourth Avenue
(7114 Windsor Mill Road)
2nd Election District -- 4th Council District
Stasha L. Martin - Petitioner
Case No. 04-551-XA

Dear Mr. Rosofsky:

Pursuant to the Findings of Fact and Conclusions of Law and Order issued by former Zoning Commissioner Lawrence E. Schmidt on September 22, 2004, enclosed please find a copy of a letter from Stephen E. Weber, Chief of Traffic Engineering for Baltimore County, dated October 18, 2004. His letter addresses the condition imposed by Restriction No. 4 of Commissioner Schmidt's Order. Essentially, he has suggested certain "Do Not Enter" and "One Way" signs be placed on the property to help direct traffic flow on the site and that two additional parking spaces be provided onsite for employee parking.

Please review his recommendations with your client and if further clarification is deemed necessary, you may contact Mr. Weber directly at 410-887-3554. I note that he did not forward a copy of his letter to you or your client and that the appeal period expires at the close of business on this date. Therefore, I will stay the appeal period for an additional two weeks from the date of this letter. Should you wish to file a Motion for Reconsideration and desire a hearing on this issue, please advise me in writing and I will schedule the matter for further proceedings.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. Stasha L. Martin
7114 Windsor Mill Road, Baltimore, Md. 21244
Mr. Vincent Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, #101, Baltimore, Md. 21286
Mr. Stephen E. Weber, Chief, Traffic Engineering; Office of Planning; Development Plans
Review; People's Counsel; Case File

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



DURKEE & ROSOFSKYATTORNEYS AT LAW
222 MAIN STREET

BRIESTERTOWN, MARYLAND 21136

TEL (410) 526-8220 • FAX (410) 526-8224

MICHAEL S. ROSOFSKY

ALSO ADMITTED IN D.C., PA AND MD

DAN A. DURKEE (1988-1989)

YVONNE Y. BEARDERFF (OF COUNSEL)

BALTIMORE CITY OFFICE

TEL (410) 526-1800

FACSIMILE TRANSMISSION

Date: August 19, 2004

To: Larry Schmidt

Department of Permits and Development Management

From: Michael S. Rosofsky, Esquire

Subject: Case Number 04-551-XA / 7114 Windsor Mill Road

Pages to follow: 13

Remarks: Attached you will find pictures of the property described in our hearing on August 17, 2004. Also included are the letters from neighbors in the area. Please do not hesitate to contact me if you have any questions.

Confidentiality Notice

The information in this transmission is intended only for the individual named above. It may be legally privileged and confidential. If you have received this information in error, please notify us immediately. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of this information or its contents is strictly prohibited.

June 18, 2004

POB 692
Reisterstown, MD 21136

To Whom It May Concern:

I am writing to support the expansion of Expressions Day Care Center. I became associated with the CEO of Expressions in 1997. After securing a list of daycare providers from Child Found, I interviewed with Mrs. Gracie Scott and my son started at her center.

When Mrs. Scott moved to her present facility, though we live in Reisterstown, we continued to keep our son in her care.

In August 2002, my son started kindergarten and he remained in her care for school closings and summers.

My husband and I are teachers at a private school and we sincerely appreciate the care, support, encouragement, friendship, and fun provided to the children.

Mrs. Scott and her daughter, Ms. Martin, conduct themselves in a highly professional and accommodating manner. Mrs. Scott and her daughter are dedicated women and they strive for excellence in behavior, attitude, and academics.

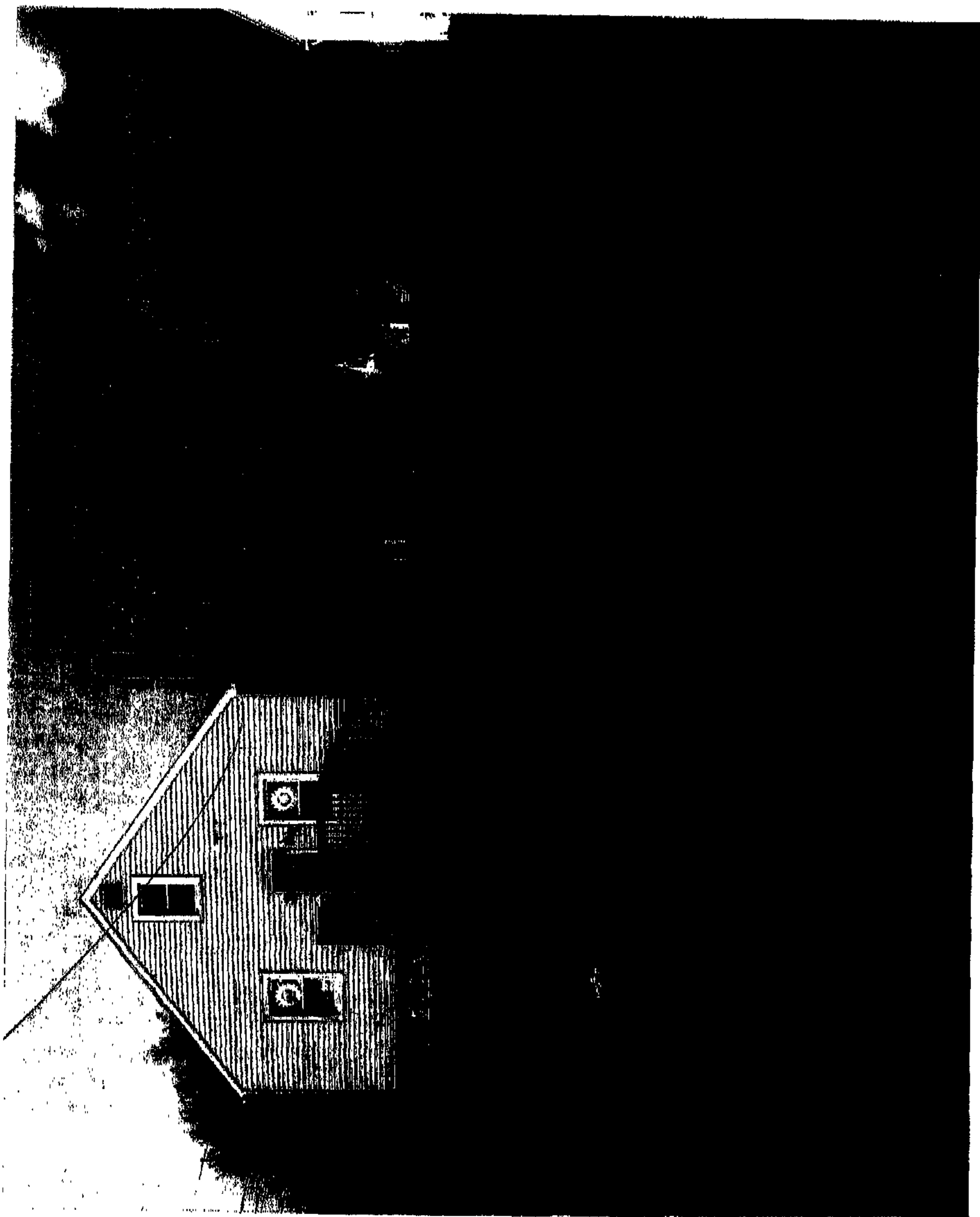
I believe if granted the opportunity, Mrs. Scott will make the necessary provisions in order to increase the number of children at her center.

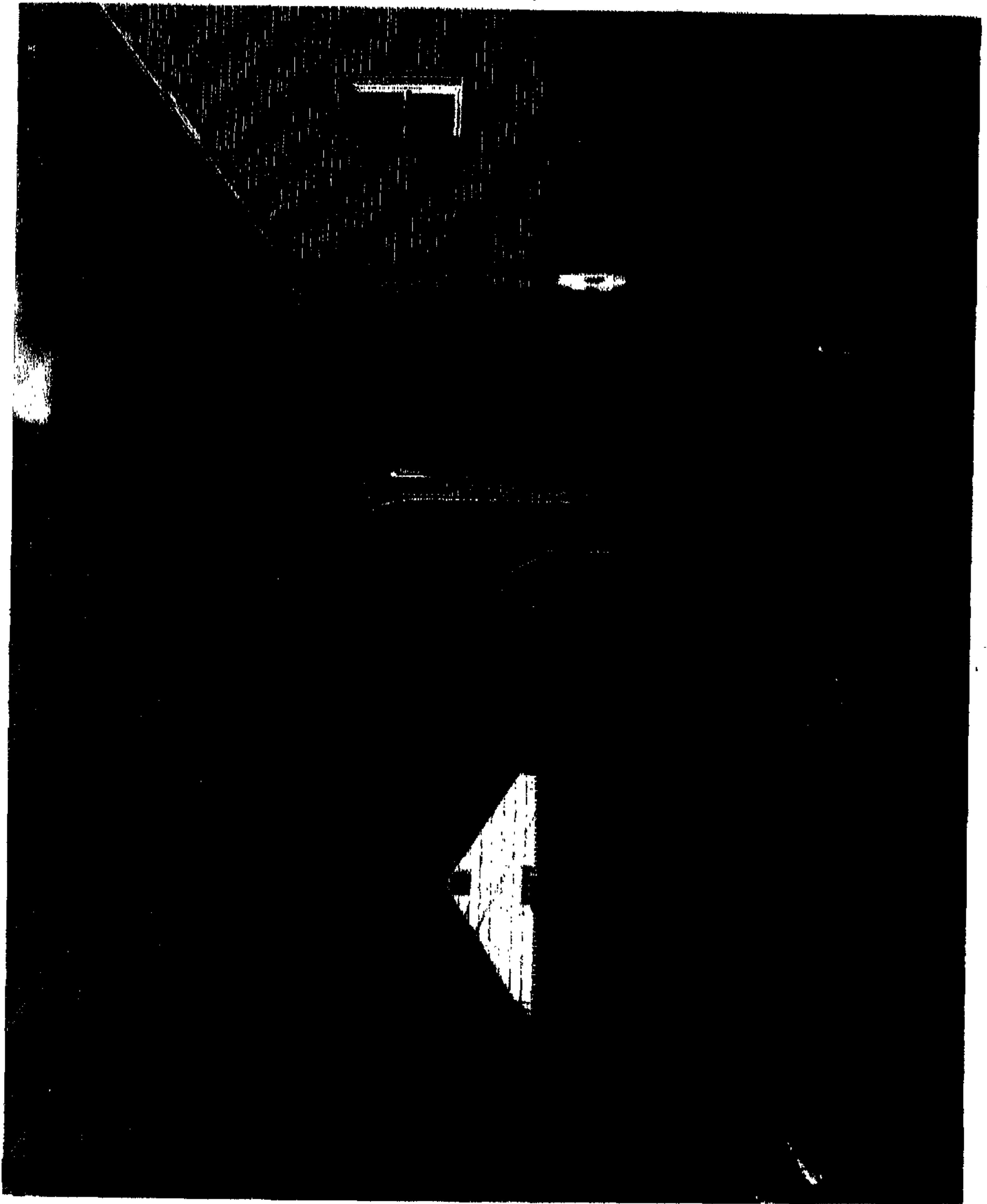
If you have any questions you may contact me at 410- 833-4436.

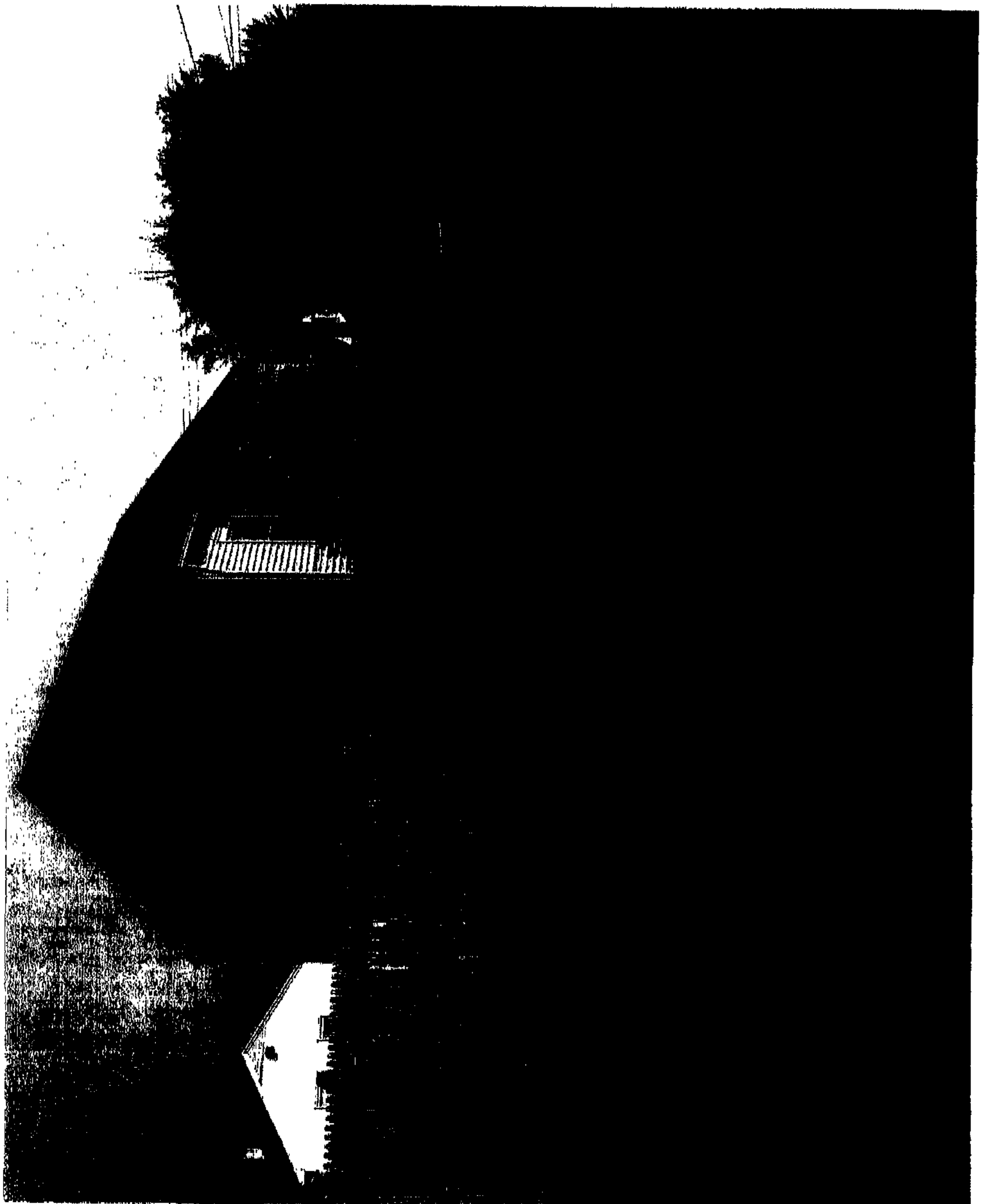
Respectfully,

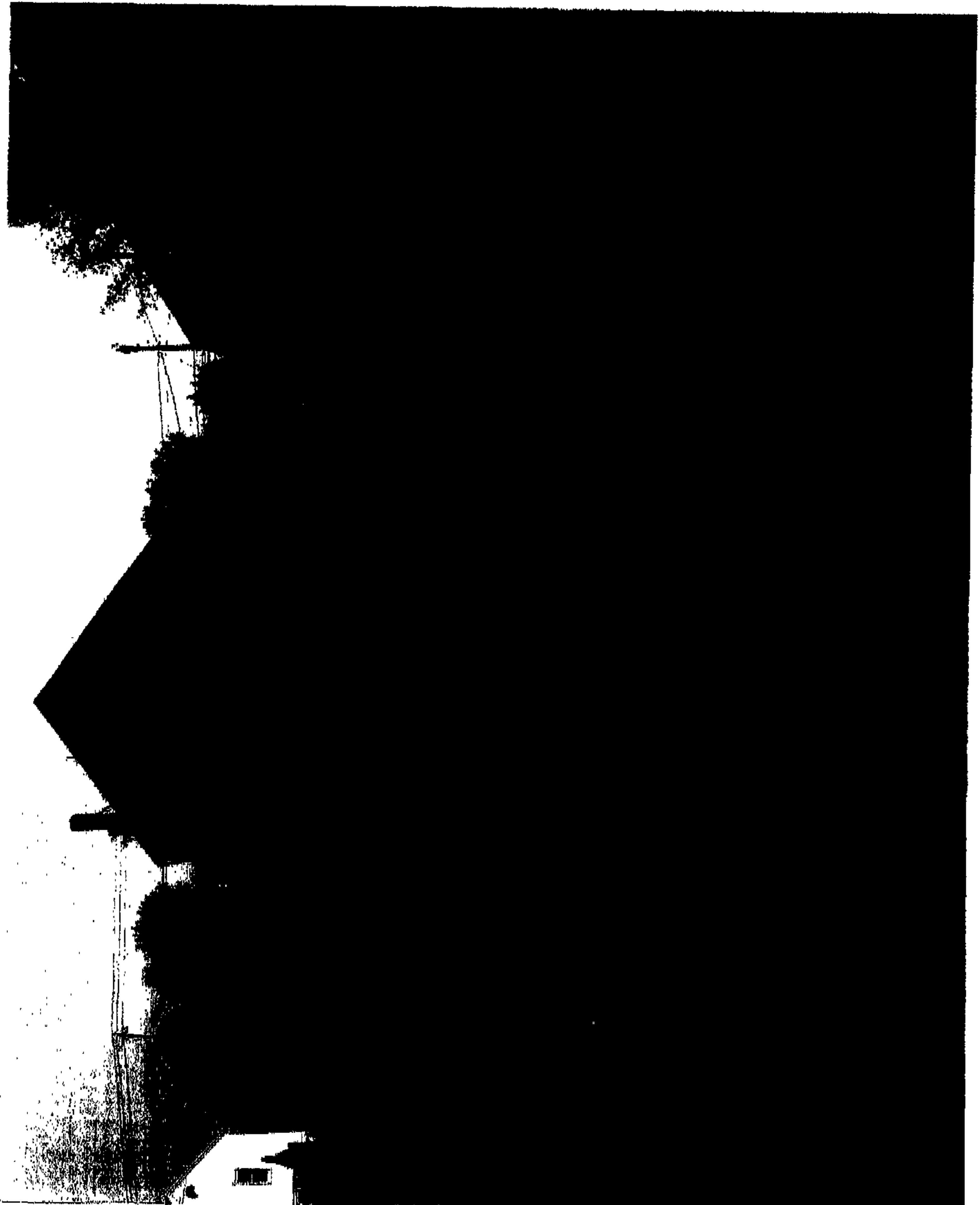


Mrs. Sarah Gladden Thaniel









Lamont and Candace Martin
9418 Owings Heights Circle #303
Owings Mills, MD 21117

May 7, 2004

To Whom It May Concern:

The Expressions Childcare Learning Center has truly been a blessing to our family. Our children have always been cared for in a way that exceeded our expectations. Both of them adjusted expeditiously to the childcare's environment and always left there in good spirits. Every day of the week they were motivated to go to the childcare facility to learn, play with their friends, but most of all to be in the company of the Director, Mrs. Gracie Scott. Mrs. Scott always exemplified patience with our children and possesses an eagerness to teach them academic as well as social skills.

We are very grateful that Mrs. Scott was able to teach our children. She has diligently prepared them both for pre-school in that they transitioned into the pre-school environment without any difficulty. Not only is Expressions Childcare excellent academically, but is excellently maintained having always been clean, and organized so much that we already felt like we were in a school environment.

We have made many recommendations to this childcare facility, and all of those parents share the very same feelings that we do. If we are blessed to have any more children, we would definitely send them to the Expressions Childcare Learning Program.

Sincerely yours,

Lamont and Candace Martin

7112 Windsor Mill Rd
Baltimore, Md 21244
July 2, 2004

To Whom This May Concern:

I am writing in support of Expressions Horse Center located at 7114 Windsor Mill Rd becoming a day care center. I own my horse and have lived next door to this horse business since 1998. There's never been any problems. The property is clean and well manicured. The care providers are very professional. I do support this endeavor. You may contact me at the above address if further information is needed.

Cordially,
Suzanne Meehan

3105 Cambridge Drive
Baltimore, Maryland 21244

To Whom It May Concern:

Regarding the Day Care Facility located at 7114 Windsor Mill Road, it has caused *no noticeable changes* or disturbance to this community. Further, the Day Care operation has been performed so tactfully, it has not caused any undue attention.

Sincerely,

Mrs. Aldridge

Mrs. Aldridge

file

Bill WISEMAN
ATTN: ~~Mr. S. Weber~~

Ms. Martin
responding by letter
- Had wanted rec'd.
Then send to file

1002

Just sending you a
copy of the fax I
received just in case

Ms. Martin hadn't sent
you a copy. I've had a
couple of calls from her regarding
getting the signing issues
addressed. On the parking
situation, I'm not sure how
you want that addressed.
Steve Weber

File

Expressions Childcare Learning Program
7114 Windsor Mill Rd.
Baltimore, Maryland 21244

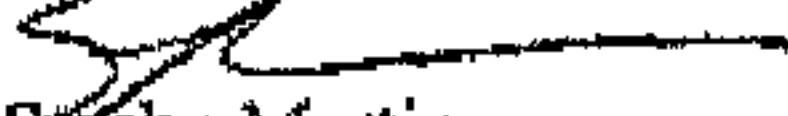
Steven E. Weber
Chief, Division of Traffic and Engineering
Case #: 04-551-XA

Dear Mr. Weber:

Thank you Mr. Weber and Mr. Wiseman for your letter. I do intend to abide by your letter. However, until I go forward in my plan, I am asking that one car park in front of the garage, and one car park offsite.

I appreciate your cooperation in this matter.

Sincerely yours,


Stasha Martin

FAX COVER SHEET

SITE RITE SURVEYING, INC.
200 EAST JOPPA ROAD
ROOM 101
TOWSON MD 21286

PHONE: (410) 828-9060
FAX: (410) 828-9066

SEND TO Baltimore County Zoning Department	FROM: Bernadette Moskunas
ATTENTION Kristen	DATE 7/27/2004
FAX NO. 410-887-5708	Total Pages including Cover: 1

☒ URGENT ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☐ For Your Information

Kristen,

Per our conversation, this is a request for a new hearing date and time for case no. 04-551-XA, due to the fact that the sign was not posted. Please forward a revised zoning notice. Per my conversation with Chris a new date and time will be August 17, 2004 at 2 p.m. in Room 407. The sign to be posted by August 4, 2004.

Thank you in advance for your efforts. Please direct correspondence to my attention.

424.6 Sign and display regulations. Signs are permitted, subject to Section 450. [Bill No. 89-1997]

424.7 Bulk standards for group centers in D.R. Zones. The following standards apply to group child care centers located in D.R. Zones:

A. Minimum lot size: one 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 feet of perimeter vegetative buffer.

Rear: 50 feet from property line, with 20 feet of 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 there will be no adverse impact 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.

MEETS —

25%
4250 sq
EX
4162

Section 425
Alcoholic Beverages License
[Bill No. 66-1983]

Any entertainment, leisure or recreation oriented principal use provided for in Section 422.A which holds a valid on-sale alcoholic beverages license of any class, except a special or temporary license, may have amusement devices on its premises as long as the alcoholic beverages license remains effective. All of the conditions and limitations set forth in Sections 422 and 423 are applicable to such uses, except that Sections 422.C.4 and 423.C.5 do not apply to such uses.

7512/

15016/116

JULIAN M. VU
020571000
9835/269

BLOCK "E"

NOP

BLOCK "S"

2

1

NO INDICATION
THAT THIS IS
TRUE.

Post with "DO NOT ENTER"
SIGN FACING ALLEY &
"ONE-WAY" ARROW POINTING
NORTH.

* 2 EMPLOYEE PARKING SPACES
- ARE LOCATED WITHIN EX. GARAGE

WEST

10'± S

25

20.3' 1STY
FRAME
GARAGE
(EX.)
20.3'

PLAYGROUND
EX
AREA

STONE
DRWY.

(1) PROP.
PARALLEL
PARKING SPACE

EX. MACADAM
DRIVEWAY

PICKUP &
DROP OFF
AREA
SEE NOTE
#26

EX. WOOD
PORCH

EX.
CONC.
BSMT.
ENT.

Post with
"DO NOT ENTER"
SIGN
FACING DROP-
OFF AREA

1 1/2 STORY
FRAME
DWLG.
#7114

DRIVE
MACADAM

1

51'±

82.77'

29'±

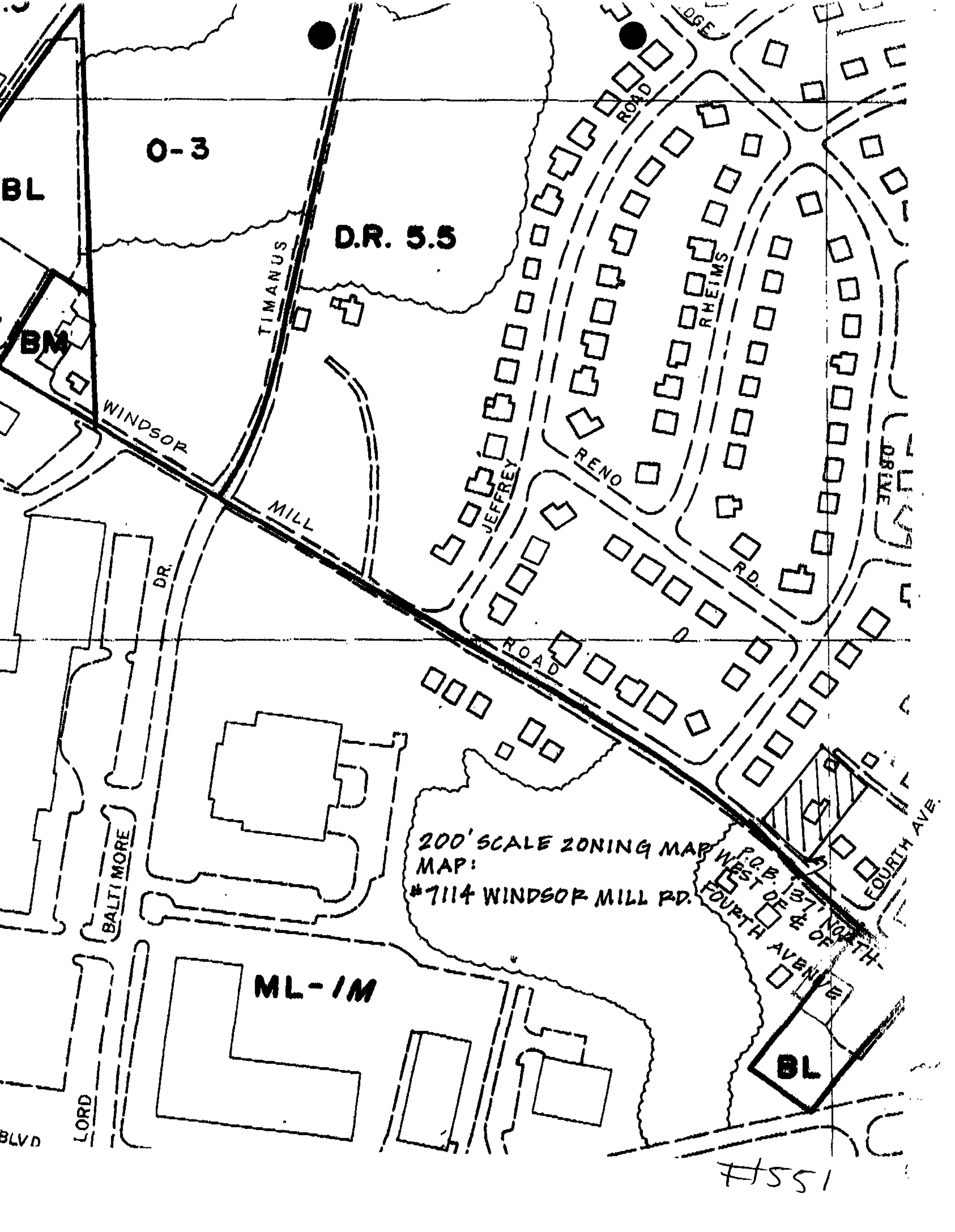
75.9'

20.5'

EX.
WOOD
DECK

175.2'

13'±



O-3

BL

D.R. 5.5

TIMANUS

WINDSOR

MILL

DR.

BALTIMORE

ML-1M

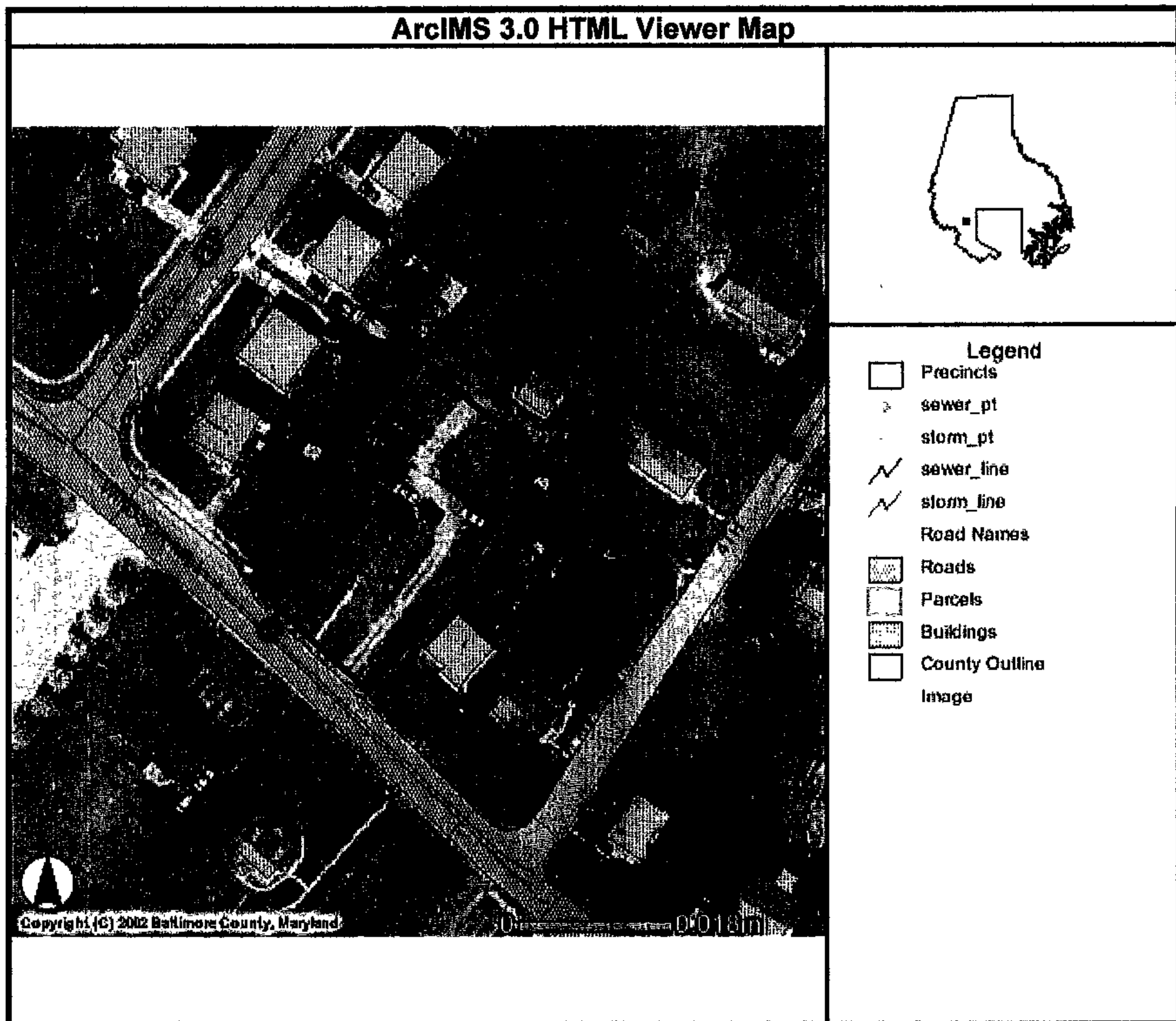
200' SCALE ZONING MAP
MAP:

#7114 WINDSOR MILL RD.

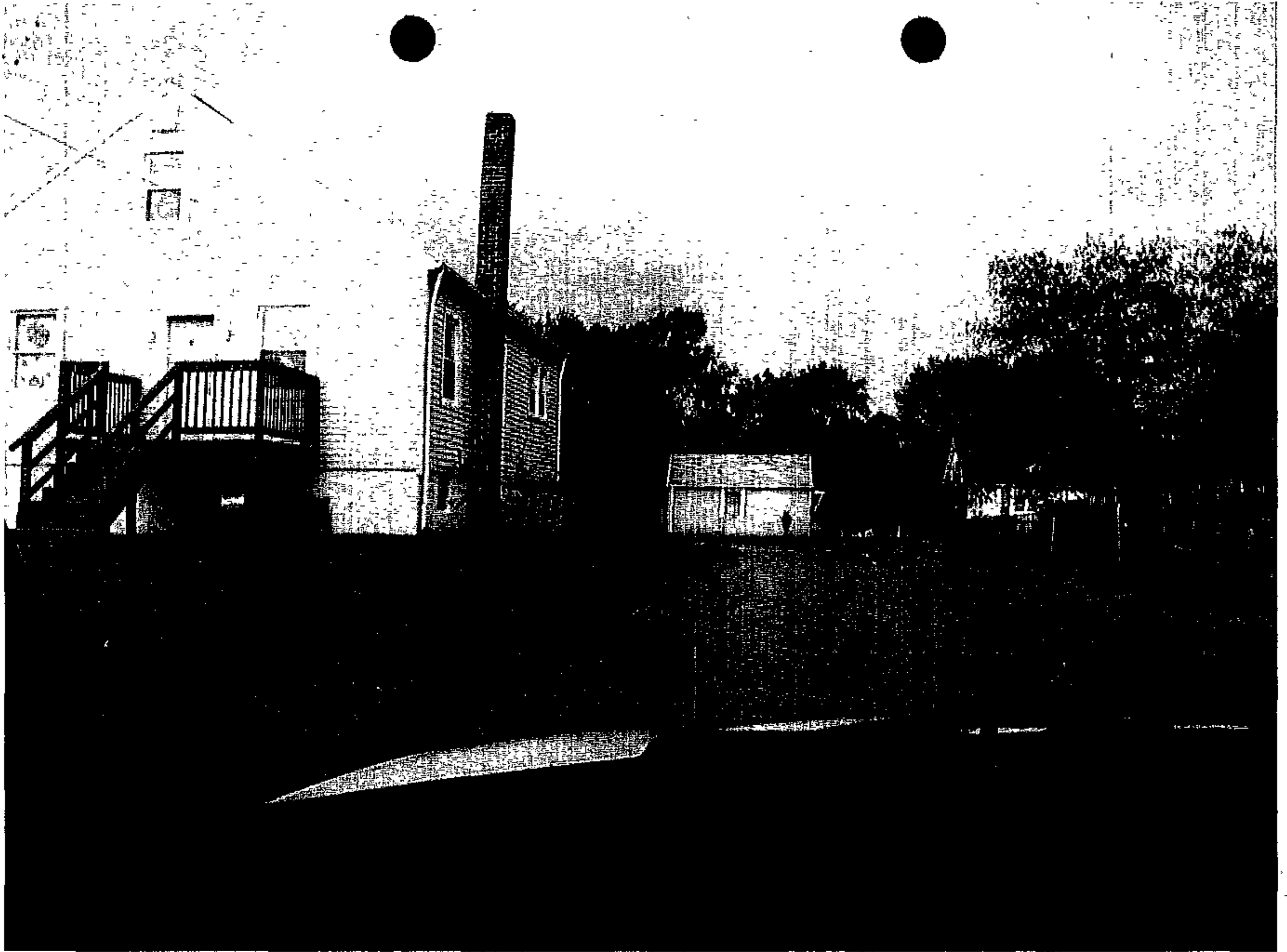
W.P.R. ST. OF NORTH
FOURTH AVENUE
FOURTH AVE.
FOURTH AVE.

BL

#551







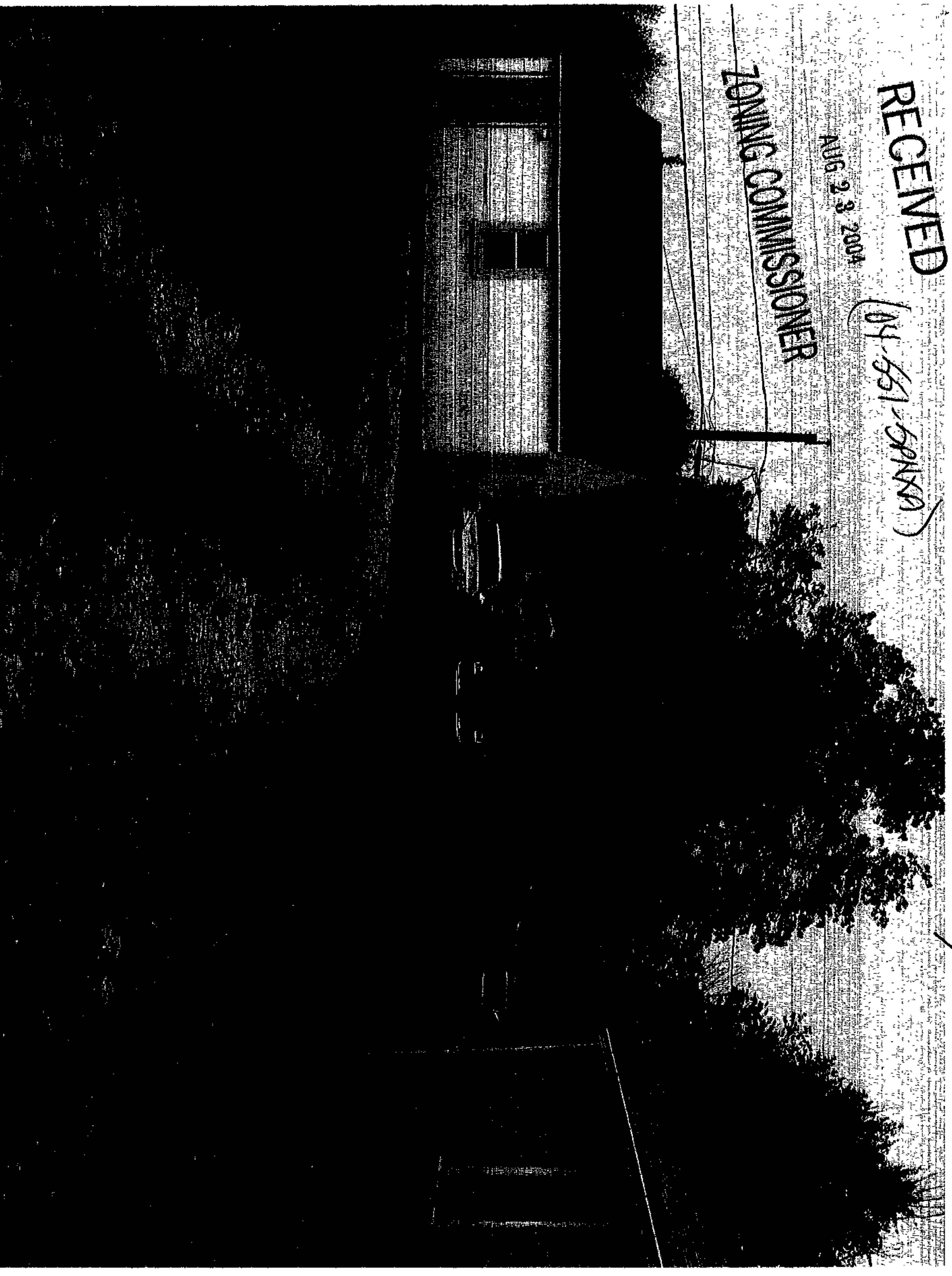
7114 Windsor Hill Rd Baltimore Md 21244 / Stasha Martin

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AUG 23 2004

(04-551-58KX)

ZONING COMMISSIONER



2 cars

3 Cars



