IN RE: PETITION FOR VARIANCE

W/S Douglas Avenue, 230' S of the c/l

Milford Mill Road

(8011 Douglas Avenue)

2nd Election District

4th Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 05-126-A

Revocable Living Trust of Crystal M. Johnson Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the trust owner of the subject property, Crystal M. Johnson. The Petitioner requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B01.2.C.1.A to permit a side yard setback of 6 feet in lieu of the required 20 feet; from Section 1B01.1.B.1 to permit a Residential Transition Area (RTA) buffer and setback of 0 feet each in lieu of the required 50 feet and 75 feet, respectively; and, from Section 409.12 to approve a modified parking plan and to allow two parking spaces in lieu of the three required. 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 was Crystal Johnson, Trust Owner of the Revocable Living Trust of Crystal M. Johnson. 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 west side of Douglas Avenue, a dead-end street, approximately 230 feet south of Milford Mill Road in western Baltimore County. The property contains a gross area of 0.172 acres, more or less, zoned D.R.5.5 and is improved with a one and one-half story singlefamily dwelling, which is approximately 50 years old, a shed, and a roofed structure. In addition, a concrete driveway leads into the property from Douglas Avenue and extends to a parking area on

ORDER RECEIVED

 δ

the west side of the existing dwelling. The Petitioner has owned and resided on the property for the past 5 years and is desirous of operating a private school within her home. Ms. Johnson testified that she would provide educational services for a maximum of five children from kindergarten through First Grade. She indicated that children would be brought to the site by their parents or guardians and dropped off in front of the home at 5-minute intervals. In this regard, it was indicated that parents would most likely pull up to the curb out front or pull into the driveway to drop off their children. Due to the location of the property on this dead-end street, the passenger side of vehicles would be located adjacent to the curb. Further testimony indicated that a 1500 sq.ft. play area will be provided to the rear of the dwelling and that the rear yard is enclosed with a 4-foot high chain link fence. Ms. Johnson testified that she discussed her proposal with her neighbors and that they support this endeavor.

As noted above, certain variances have been requested in order to use the property as proposed. Sections 1B01.1 and 424 of the B.C.Z.R. establish under what circumstances a private school is permitted by right or by special exception. In this case, a private school providing educational services for five or fewer children is permitted by right in the D.R. zone. Thus, the first question in evaluating this case is whether the RTA requirements are applicable for the subject ' property. The RTA regulations are set out in Section 1B01.1.B of the B.C.Z.R. RTA is generated if the property in question 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 (which are currently vacant) 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, but there are no provisions for a non-public school. Additionally, a modified parking plan is proposed. As noted above, there are two on-site parking spaces provided along the west side of the existing dwelling; however, three spaces are required given the size of the property and the nature of the proposed use. Thus, variance relief is necessary as set forth above.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variances. The school as proposed is so limited in size and scope that same cannot possibly have adverse impacts on the surrounding locale. There will be no structural changes to the existing improvements, the school will have a maximum of five children with limited volumes of traffic, and the impacts ordinarily associated with a school (noise, lighting and outdoor activity, etc.) will be minimal. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency and the Petitioner has the support of her neighbors. Thus, the relief requested shall be granted; however, as a condition to this approval, I will impose certain restrictions. There shall be no more than five students enrolled in the school at any one time and the Petitioner shall insure that all children are dropped off and picked up in five minute intervals. Moreover, the Petitioner shall comply with all State licensing requirements for operating a school and prior to opening the school, the site shall be made to comply with all applicable parts of the Baltimore County Fire Prevent Code.

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 _______ day of November 2004 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B01.2.C.1.A to permit a side yard setback of 6 feet in lieu of the required 20 feet; from Section 1B01.1.B.1 to permit a Residential Transition Area (RTA) buffer and setback of 0 feet each in lieu of the required 50 feet and 75 feet, respectively; and, from Section 409.12 to approve a modified parking plan and to allow two parking spaces in lieu of the three required for a proposed private school, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for her use permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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) Prior to the issuance of any permits, the site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code.
- 3) The Petitioner shall comply with all State licensing requirements for operating a school.
- 4) There shall be no more than five students enrolled in the school at any one time and the Petitioner shall take steps to insure that all children are dropped off and picked up in five minute intervals.

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

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bjs

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 William J. Wiseman III, Zoning Commissioner

November 15, 2004

Ms. Crystal Johnson 8011 Douglas Avenue Baltimore, Maryland 21244

PETITION FOR VARIANCE RE:

W/S Douglas Avenue, 230' S of the c/l Milford Mill Road

(8011 Douglas Avenue)
2nd Election District – 4th Council District

Revocable Living Trust of Crystal Johnson - Petitioner

Case No. 05-126-A

Dear Ms. Johnson:

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

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

Very truly yours,

WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

People's Counsel; Case File





FLING

G.

CADER RE

â

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>8011 Douglas AVENUE</u>
which is presently zoned <u>D.R. 5.5</u>

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) VARIANCES TO PERMIT EXISTING STRUCTURE TO BE USBD FOR A PRIVATE SCHOOL AND RESIDENCE AND FOR OTHER SUCH REQUESTS TO BE PROVIDED AT THE 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.

is the subject of this Petition. Revocable Living Trust of Crus .egal Owner(s): Contract Purchaser/Lessee: CRYSTAL JOHN SON Name - Type or Print Name - Type or Frint Signature Address Telephone No. Name - Type or Print City Zip Code State Signature Attorney For Petitioner: Douglas Avenue Address Telephone No. 21244 BALTIMORE MD State Name - Type or Print Zip Code City Representative to be Contacted: Signature Company Name Address Telephone No. Address Telephone No. Cly Zip Code City State Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING Reviewed By REV 9/15/98

ATTACHMENT TO PETITION FOR VARIANCE REQUESTED VARIANCES

1 VARIANCE REQUESTED PER SECTION 1B01.C.1.A. FOR A SIDE YARD SETBACK OF 6' IN LIEU OF THE REQUIRED 20'

2 VARIANCE REQUESTED PER SECTION 1B01,B1 TO PERMIT A 0' RTA BUFFER AND SETBACK IN LIEU OF 50' AND 75' RESPECTIVELY FOR THIS PROPOSED PRIVATE SCHOOL USE IN A RESIDENCE.

3 A VARIANCE PER SECTION 409.12 TO APPROVE A MODIFIED PARKING PLAN AND TO ALLOW 2 PARKING SPACES IN LIEU OF THE 3 REQUIRED.

Jamely Child Carry

Mr. Pakin Calvarial approprial

peperate yeard was not have down of the form of the street of the street

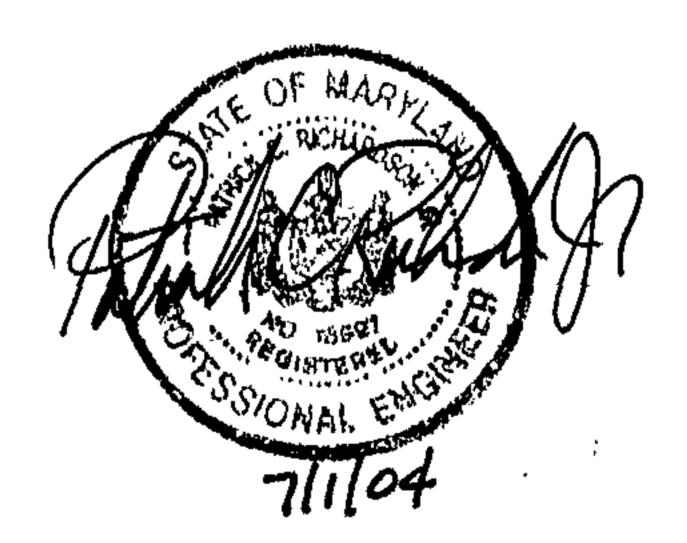
730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION 8011 DOUGLAS AVENUE 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the west side of Douglas Avenue; 230' +/-south of Milford Mill Road, for the following course and distance: (1) North 88 degrees 56 minutes West 150.00 feet, (2) thence South 01 degrees 04 minutes West 50.00 feet, (3) South 88 degrees 56 minutes East 150.00 feet, (4) thence binding on Douglas Avenue; North 01 degrees 04 minutes East 50.00 feet to the place of beginning.

Containing a net area of 7,500 square feet, or 0.172 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 5 1 1	
DATE 7/07/04 ACCOUNT		AND
ROM:AMOUNT \$		CR MI. CIPILLY Recet Tot
OR: MOULD COM		
STRIBUTION HITE - CASHIER PINK - AGENCY YELLOW - CUS		
		CABHIER'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: #05-126-A

8011 Douglas Avenue W/side of Douglas Avenue, 230 feet s/of Milford Mi

Road

2nd Election District — 4th Councilmanic District
Legal Dwner(s): Crystal M. Johnson
Variance: to permit existing structure to be used for a private school and feeldence and for other such requests to be provided at the hearing. To permit aside yard setback of 6 feet in lieu of the required 20 feet. To permit 0 feet RTA buffer and setback in lieu of 50 feet and 75 feet respectively for this proposed private school use in a residence. To approve a modified parking plan and to allow 2 parking spaces in lieu of the 3 required.

Hearing: Monday, October 25, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

Avenue

LAWRENGE 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.

24515

CERTIFICATE OF PUBLICATION

10 7 , 20 04
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 10/7/,2004.
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-126-A

Petitioner/Developer: CIZYSTAL

M. JOHNSON

Date of Hearing/Closing: 10/25/04

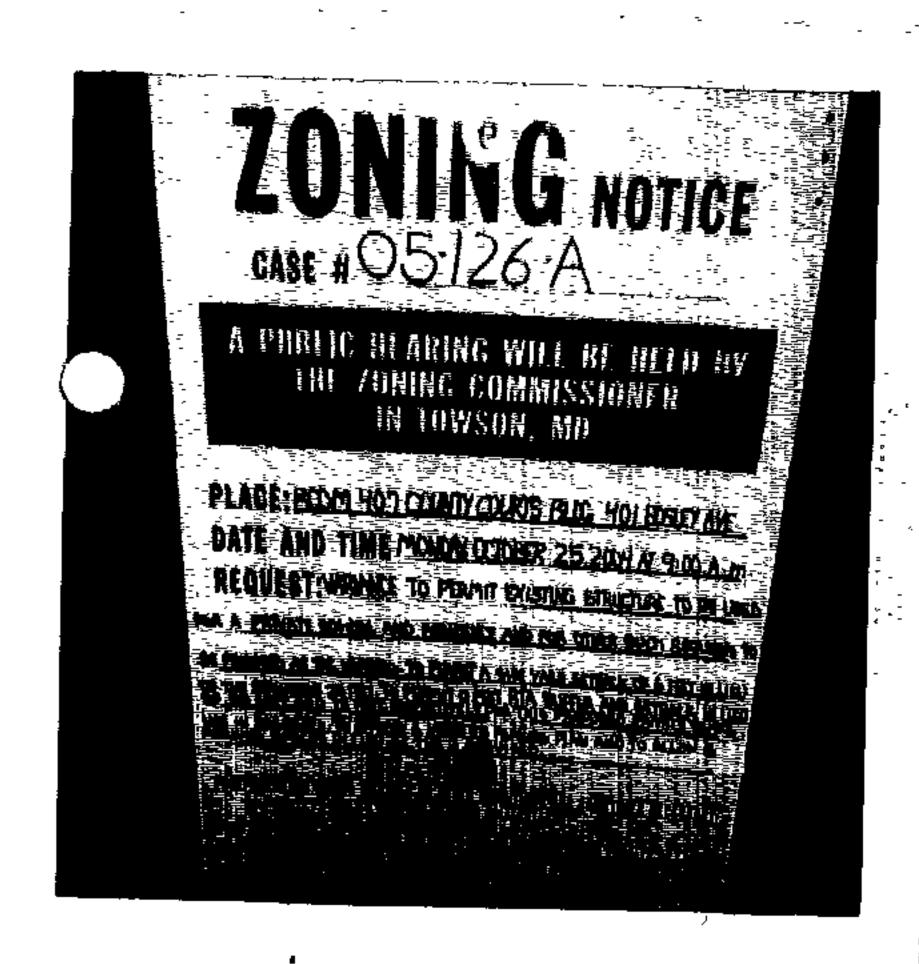
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

ATTN: Kristen Matthews {(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:							
<u></u>	8011	DOUGLASS	AVE				
The sign(s) were posted on		(Month, Day, Year)		‡			

Sincerely,



Robert Bluel 10/12/09 (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)

RECEIVED

OCT 1 2 2004

DEFT. OF PERMITS A!"
DEVELOPMENT MANAGENEOUS

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 10, 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: 05-126-A

8011 Douglas Avenue

W/side of Douglas Avenue, 230 feet s/of Milford Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Crystal M. Johnson

<u>Variance</u> to permit existing structure to be used for a private school and residence and for other such requests to be provided at the hearing. To permit aside yard setback of 6 feet in lieu of the required 20 feet. To permit 0 feet RTA buffer and setback in lieu of 50 feet and 75 feet respectively for this proposed private school use in a residence. To approve a modified parking plan and to allow 2 parking spaces in lieu of the 3 required.

Hearing: Monday, October 25, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Crystal Johnson, 8011 Douglas Avenue, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 9, 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 7, 2004 Issue - Jeffersonian

Please forward billing to:

Crystal Johnson 8011 Douglas Avenue Baltimore, MD 21244

410-521-7814

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: 05-126-A

8011 Douglas Avenue

W/side of Douglas Avenue, 230 feet s/of Milford Mill Road

2nd Election District – 4th Councilmanic District

Legal Owner: Crystal M. Johnson

<u>Variance</u> to permit existing structure to be used for a private school and residence and for other such requests to be provided at the hearing. To permit aside yard setback of 6 feet in lieu of the required 20 feet. To permit 0 feet RTA buffer and setback in lieu of 50 feet and 75 feet respectively for this proposed private school use in a residence. To approve a modified parking plan and to allow 2 parking spaces in lieu of the 3 required.

Hearing: Monday, October 25, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 05 - 126 - A
Petitioner: VoHNSoN
Address or Location: 8011 Douces AVE
PLEASE FORWARD ADVERTISING BILL TO:
Name: CRYSTAL VOHNSON
Address: 8011 Dovocas AVE
BALTO. MD. 21244
Telephone Number: 410 5217814_

Department of Permits and Development Management

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





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

October 20, 2004

Ms. Crystal M. Johnson 8011 Douglas Avenue Baltimore, Maryland 21244

Dear Ms. Johnson:

RE: Case Number: 05-126-A, 8011 Douglas Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 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,
U. Call Rihall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



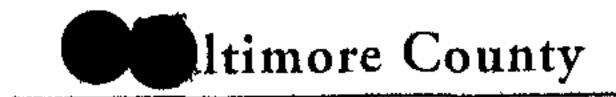
Visit the County's Website at www.baltimorecountyonline.info

Fire Department



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





James T. Smith, Jr., County Executive John J. Hohman, Chief

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

September 14, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 13, 2004

Item No.:

126

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. 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



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



Michael S. Steele, Lt. Governor

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

Maryland Department of Transportation

Date:

RE:

9.13.04

Baltimore County

Item No. 126

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

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1. 1. Dredle





BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 📆

DATE:

October 6, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 13, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-108

04-117

04-118

04-119

04-121

04-122

04-123

04-124

04-128

04-129

Reviewers:

Sue Farinetti, Dave Lykens

10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

RECEIVED

DATE: October 4, 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

OCT - 8 2004

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 5-126

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

MAC/LL





DATE: September 28, 2004

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 20, 2004

Item No. 126

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

The issue of adequate student drop off shall be addressed.

RWB:CEN:jrb

cc: File





RE: PETITION FOR VARIANCE

8011 Douglas Avenue; W/side of Douglas Avenue, 230' S of Milford Mill Road 2nd Election & 4th Councilmanic Districts Legal Owner(s): Crystal M Johnson

(Trustowner) Revocable Living Trust
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 05-126-A

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

People's Counsel for Baltimore County

RECEIVED

Per.....

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 22nd day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, Crystal M. Johnson, 8011 Douglas Avenue, Baltimore, MD 21244, Petitioner(s).

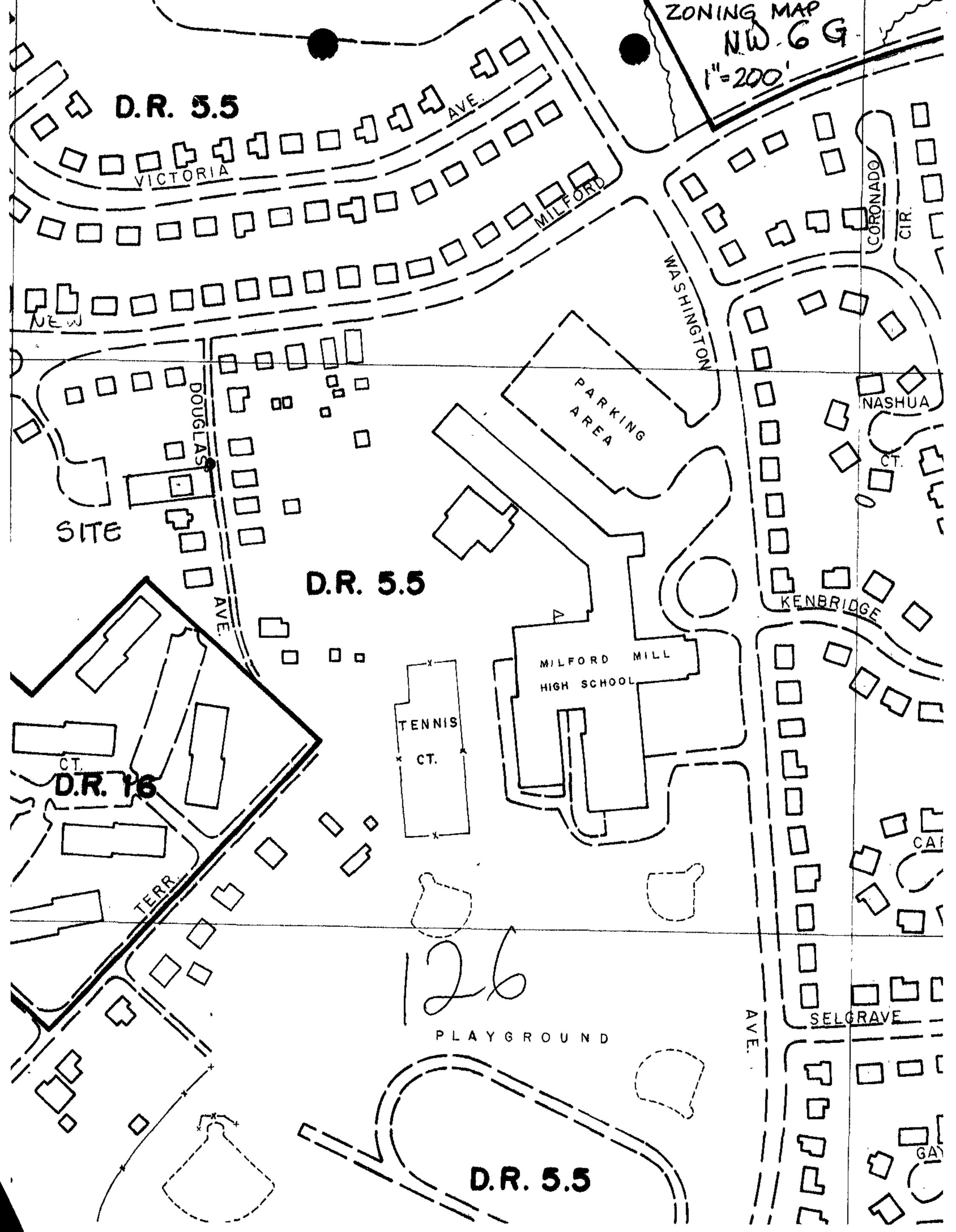
PETER MAX ZIMMERMAN

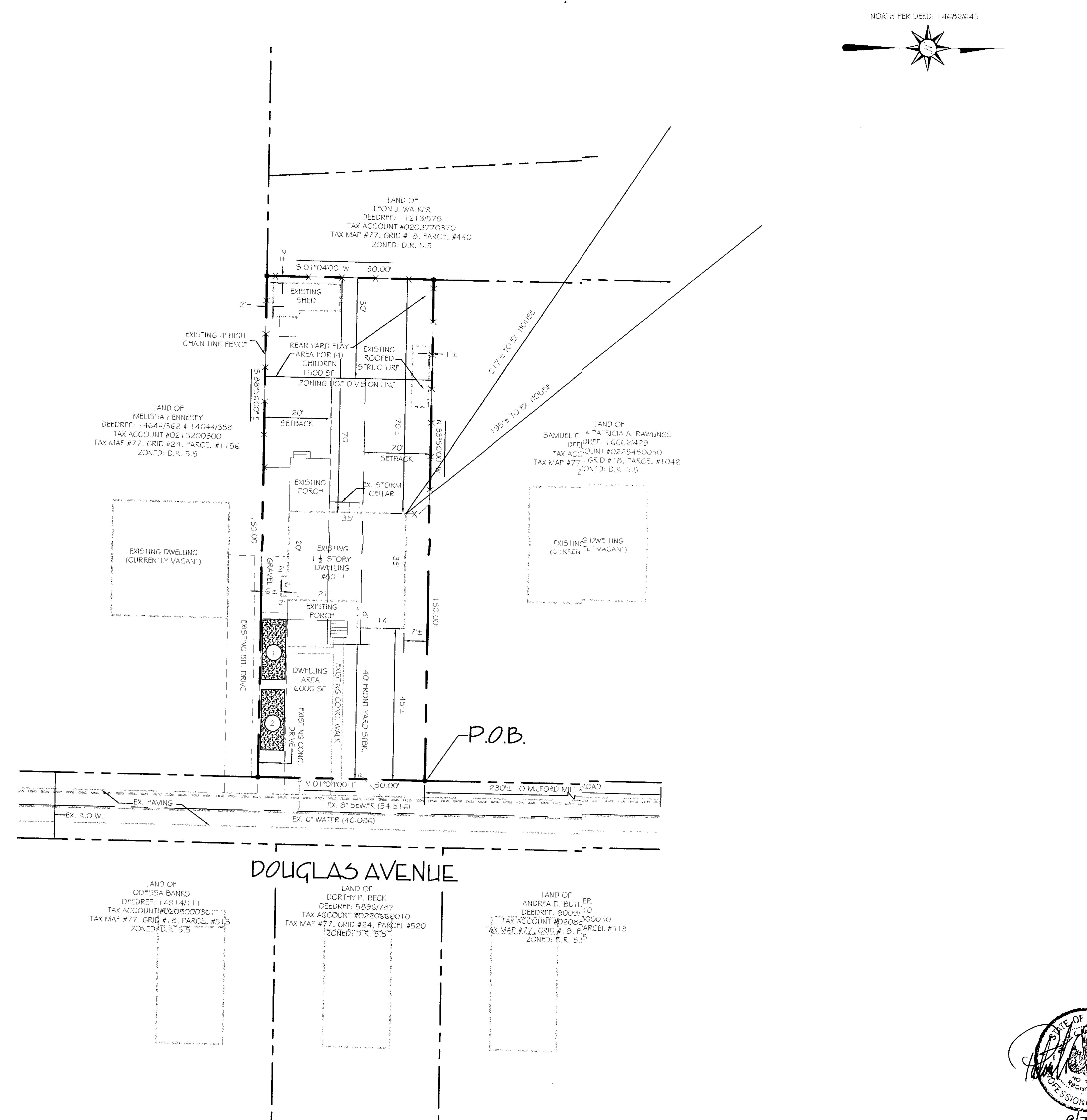
People's Counsel for Baltimore County

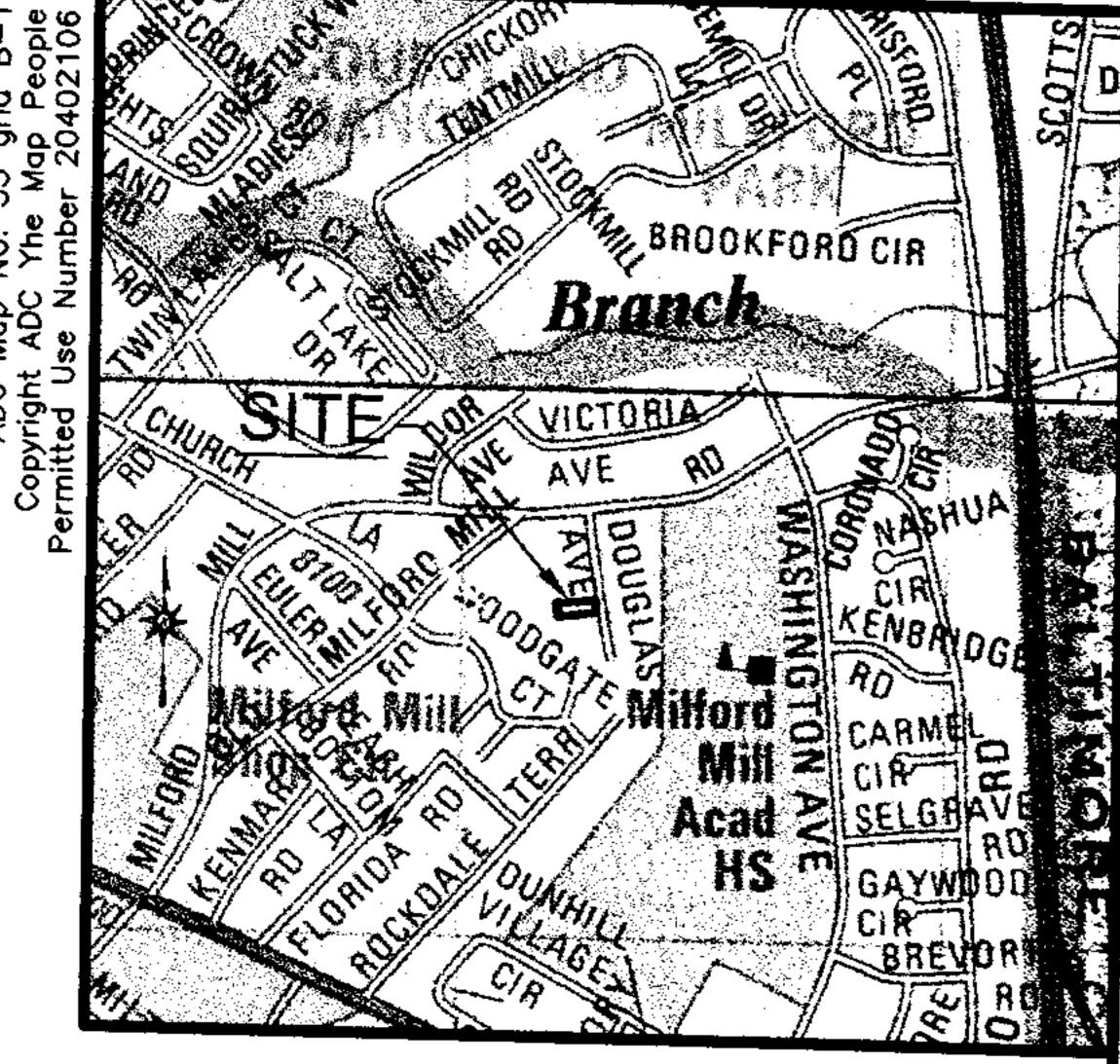
CASE NUMBE	CASE NAME
R	DS-126A

FILLIONER'S SIGN-IN SHEET

										NAME
									(ADDRESS
										CITY, STATE, ZIP
										E- MAIL







LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES

.. OWNER: REVOCABLE LIVING TRUST OF CRYSTAL M. JOHNSON #8011 DOUGLAS AVENUE BALTIMORE, MD 21244-3707 3. SITE AREA: 7,500 Sq.Ft. OR 0.172 Ac.±

4. EXISTING DWELLING: 1,069 Sq.Ft. (SINGLE FAMILY)
5. PROPOSED USE: SAME AND NON PUBLIC SCHOOL FOR A MAXIMUM OF 5 CHILDREN. (KINDERGARDEN & FIRST GRADE)
6. ACCESSORY STRUCTURES: 266 Sq.Ft.

7. TOTAL BUILDINGS: 1,335 Sq.Ft. 8. UTILITIES

WATER: PUBLIC SEWER: PUBLIC 9. SITE LIES WITHIN FLOODPLAIN ZONE "C" AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) 240010 0360 B PANEL 360 ÒF 575 DATED MARCH 2, 1981. ZONE "C" IS AN AREA OF MINIMAL FLOODING.

10. PARKING REQUIRED: 2 SPACES FOR RESIDENCE 1 PER EMPLOYEE

(RESIDENT IS THE ONLY EMPLOYEE) NONE REQUIRED PLUS 1 VISITOR SPACE. TOTAL REQUIRED = 3 SPACE

11. PARKING PROVIDED: 2 SPACES.
12. SETBACKS: REQUIRED PRO

13. DEED REF: 14682 / 645 14. TAX ACCOUNT NO. 0210451130 15. ELECTION DISTRICT 2

16. COUNCILMANIC DISTRICT 4 17. REGIONAL PLANNING DISTRICT 319A 18. CENSUS TRACT 4023.01 19. WATERSHED GWYNNS FALLS

20. ZONING: D.R. 5.5 (PER 1"=200' ZONING MAP N.W. 6-G) 21. PROPOSED LAND USE: RESIDENCE & PRIVATE SCHOOL FOR UP TO 4 CHILDREN.

22. TAX MAP #77, GRID #18, PARCEL #1041 23. PREVIOUS ZONING CASES: NONE ON FILE 24. PREVIOUS PERMITS: NONE ON FILE 25. FLOOR AREA RATIO: 1,335 / 7,500 = .178

26. AMENITY OPEN SPACE RATIO: N\A 27. SIGNS: ALL PROPOSED SIGNS TO MEET BCZR. 28. VARIANCE REQUESTED PER SECTION 1B01.C.1.A. FOR A SIDE YARD SETBACK OF 6' IN LIEU OF THE REQUIRED 20'

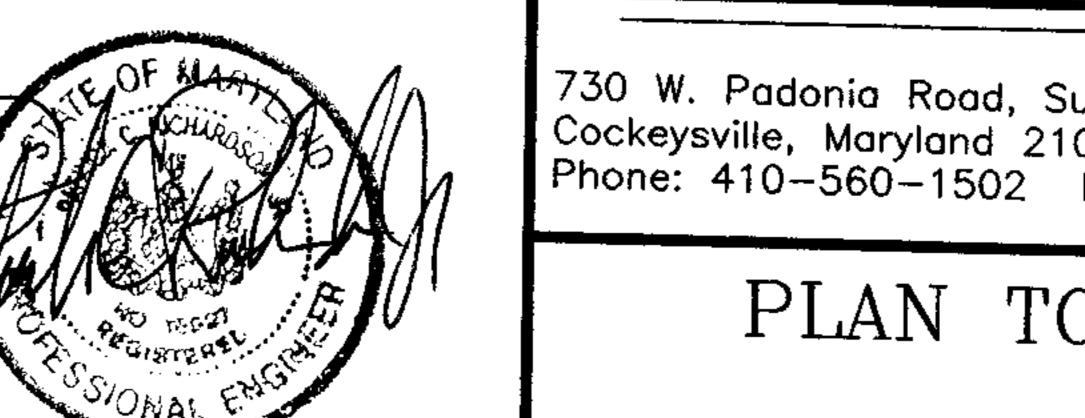
29. VARIANCE REQUESTED PER SECTION 1B01.B1 TO PERMIT A O' RTA BUFFER AND SETBACK FOR THIS PROPOSED PRIVATE SCHOOL USE.

30. SITE NOT LOCATED WITHIN FLOODPLAIN. 31. SITE NOT HISTORIC.

32. VARIANCE REQUESTED PER SECTION 1B01.C.1.A. FOR A SIDE YARD SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 20 FEET.

33. VARIANCE REQUESTED PER SECTION 1B01.B1 TO PERMIT A O (ZERO) FOOT RTA BUFFER AND SETBACK IN LIEU OF 50 FEÉT AND 75 FEET RESPECTIVELY FOR THIS PROPOSED PRIVATE SCHOOL USE IN A RESIDENCE. 34. VARIANCE REQUESTED PER SECTION 409.12 TO APPROVE A MODIFIED PARKING PLAN AND TO ALLOW 2 PARKING SPACES IN LIEU OF 3 REQUIRED.





Richardson Engineering, LLC

Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY ZONING HEARING

JOHNSON PROPERTY #8011 DOUGLAS AVENUE

TAX MAP #77, GRID #18, PARCEL #1041

2ND ELECTION DISTRICT

BALTIMORE	COUNTY,	MARYLAND
D. D. 4 2001 2		SCALE: $1" = 20'$
DATE.	TOD ITO	