

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 12<sup>th</sup> of September, 2007, that

201 Fox Haven Court should be and the same is hereby granted  
(street address)

permission to operate a Class "A" Group Child Care for 10  
(ten) children.

04180  
Permit No.

*Anthony Kotroco*  
Director

Planner's Initials BN

APPLICATION FOR CHILD CARE CENTER

USE PERMIT

410-526-2865

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

Proposed Child Care Center Location:

Election District 04  
 Subdivision Fox Haven Estates  
 Street Address 201 FOX HAVEN CT.  
 Lot Number 25 Block Number \_\_\_\_\_  
 \*If no lot or block number, give distance to nearest intersecting street \_\_\_\_\_ feet, north / south / east / west of Street / Road / Avenue  
 Lot Size 92,68 x 133,21

Existing Nearest Child Care Center Location: (lot number, street address, etc.)

None

General Information:

- A. Name and Address of Applicant/Operator  
Irina Roshal  
201 FOX HAVEN CT., REISTERSTOWN, MD 21136  
Telephone Number 410-526-2865
- B. Number of Employees 2 Hours of Operation 8a.m.-6p.m  
Days of Week 5 (Monday through Friday)
- C. Number of Children Enrolled 10 children
- D. Estimated Amount of Traffic Generated:  
Morning 10 Afternoon 10
- E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit
- F. Snapshot of the Structure

I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and that I am responsible for, and hereby agree, to pay expenses for all posting, advertising, and filing fees.

I. Roshal  
Applicant's Signature

3. the arcade is clearly subordinate in area, extent, and purpose to the principal use;
4. the zoning commissioner specifies the maximum number of amusement devices to be maintained in the arcade; and
5. in the resource conservation, density residential, elevator-apartment residence, residential-office, and office zones, the principal use is operated as a private club for the benefit of persons who are bona fide members paying dues for the principal use and the use of the arcade is restricted to such members and their guests and is not open to the general public or to lessees of said private club. [Bill No. 66, 1983.]

Policy A-B  
Section 424--FAMILY CHILD CARE HOMES, GROUP CHILD CARE CENTERS,  
AND NURSERY SCHOOLS [Bills No. 47, 1985; No. 66, 1985;  
No. 300-90.]

Family child care homes, group child care centers, and nursery schools are permitted in all zones in accordance with this section. If a conflict arises between this section and other specific provisions of these zoning regulations, this section shall govern. [Bill No. 47, 1985.]

424.1--General. Family child care homes, group child care centers, and nursery schools shall meet the following requirements:

- A. Any such use shall be registered, licensed, or certified as required by the applicable state or local agency. [Bill No. 47, 1985.]
- B. In addition, with respect to group child care centers and nursery schools, outdoor play space abutting residential property shall be fenced. Fences shall be solid wood stockade or panel, a minimum height of five (5) feet, and no closer to the property line than twenty (20) feet. [Bills No. 47, 1985; No. 26, 1988, No. 200, 1990.]
- C. On or after April 15, 1985, no family child care home, group child care center or nursery school shall be permitted adjoining a residentially used property or dwelling unit in a D.R. or R.C. zone that has an existing family child care home or group child care center or nursery school adjoining such residentially used property or dwelling unit. [Bills No. 47, 1985; No. 66, 1985.]

PS 210 Fox Haven Ct page 1  
REG 21136

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A CLASS A CHILD CARE CENTER USE PERMIT

~~CHLDRN~~ (INCREASE 2 CHILDREN)

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by Zoning Office - Bruno Rupatis on 8/1/07.

BRUNO RUPATIS DATE (A)  
410-881-3391

A sign indicating the proposed Child Care Center must be posted on the property for thirty (30) days before a decision can be rendered. Total cost, which includes application fee and posting, is \$75.00.

In the absence of a request for a public hearing during the 30-day posting period, a decision can be expected within approximately five weeks.

\*SUGGESTED POSTING DATE 8/8/07  
B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED 8/8/07

HEARING REQUESTED - YES  NO  - DATE \_\_\_\_\_

LAST DAY FOR HEARING REQUESTS 9/7/07

APPROXIMATE DECISION DATE 9/12/07  
E (A + 40 DAYS OR 15 WORK DAYS)

\*Within 14 days of filing

~~CLASS A CHILD CARE CENTER USE PERMIT~~

District 04

Location of Property: 201 FOX HAVEN CT  
REGISTERSTOWN, MD. 21136

Number of Signs: 1 Date of Posting: 8/8/07

Posted by: [Signature]  
RICHARD E. HOFFMAN  
410-874-3122

USE/CHLD (EXTSOPH)  
Revised 7/28/93

# CERTIFICATE OF POSTING

RE: Case No.: USE PERMIT REQUEST

Petitioner/Developer: \_\_\_\_\_

J. ROSHAL

Date of ~~Posting~~/Closing: 9/7/07

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

Attention:

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 \_\_\_\_\_

201 FOX HAVEN CT

The sign(s) were posted on \_\_\_\_\_

8/8/07

(Month, Day, Year)

## USE PERMIT REQUEST



201 FOX HAVEN CT.  
POSTED 8/8/07  
Richard E. Hoffman 8/8/07

Sincerely,

[Signature] 8/8/07  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)

# USE PERMIT REQUEST



201 FOX HAVEN CT.  
POSTED 8/8/07  
Philip E. Hall 8/8/07

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **04180**

Date: 8/1/07

PAID RECEIPT

BUSINESS: A/TIME TIME: 08:00  
 8/01/2007 8/01/2007 10:00:29  
 REC: 006 BAL/70 PACH 10H  
 RECEIPT # 000003 8/01/2007 08:00  
 Dept: 5 520 ZPPHS VERIFICATION  
 004180  
 Recpt Tot: \$50.00  
 \$55.00 00  
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				\$50.00

Total: \$50.00

Rec From: James Washburn

For: 2007 Payment - Class A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

**Baltimore County Zoning Review Request**

To: Timothy Kotroco, Director  
Permits & Development  
Management  
Room 111, Co. Office Bldg.  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Telephone - 410-887-3391

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

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:

NAME OF CENTER: Bambi Inc.

ADDRESS OF CENTER: 201 Fox Haven Ct. Reisterstown MD 21136

NAME OF APPLICANT/LICENSEE: Irina Roshal

TELEPHONE: 410-526-2865

EXISTING USE OF BUILDING residential Family Child Care PR 2

IF NEW BUILDING, PROPOSED USE \_\_\_\_\_

COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER \_\_\_\_\_  
(non-residential only)

PROPOSED CHILD CARE USE: CHECK ONE

- Class A Group Child Care (9-12 Children) ✓ (10 children)
- Class B Group Child Care (13 or More Children) \_\_\_\_\_
- Nursery School \_\_\_\_\_

Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.

1. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use: \_\_\_\_\_

Provide photocopies of the latest zoning public hearing order, use permit or letter.

2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property.

3. Provide a copy of the 1" = 200' scale official zoning map\* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. \*Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.

4. Provide a \$50 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.

After review, please complete the following and send to the Office of Child Care at the address listed below:

OCC, Region III  
409 Washington Avenue  
Suite LL8  
Towson, Maryland 21204

Mail Stop 64

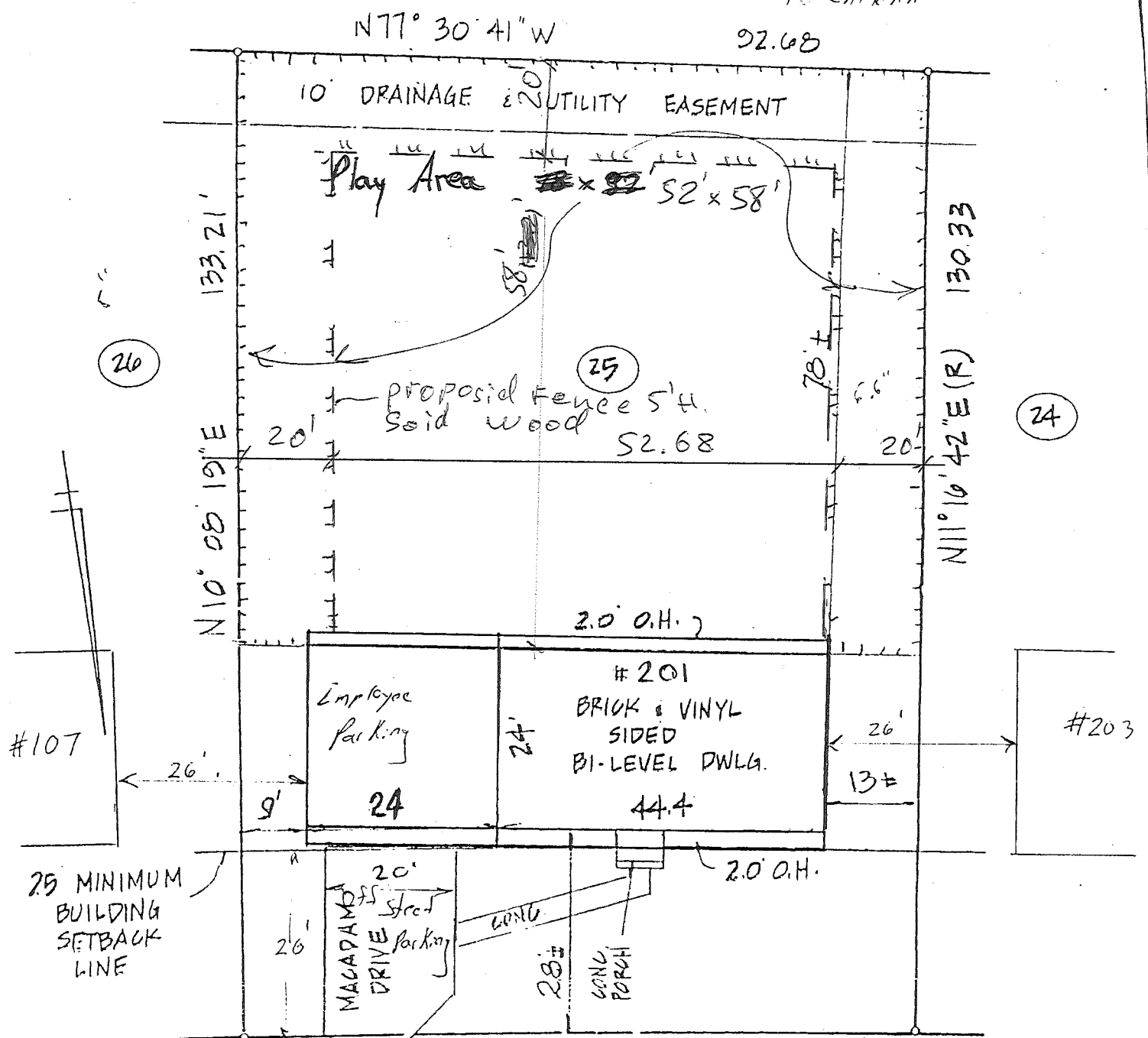
A CHILD CARE CENTER MAY OPERATE AT THE ABOVE-NAMED ADDRESS:

Yes ✓ No \_\_\_\_\_ (If No, please specify the grounds for disapproval and additional action required of the applicant.)

NAME/TITLE Planner/Pic  
(Please print) Timothy Kotroco  
SIGNATURE \_\_\_\_\_

DATE: 12/4/07

up-2007-0002-CC



Garage is for Employees R: 4525.00' L: 90.01  
2 Employees  
PAVING EDGE

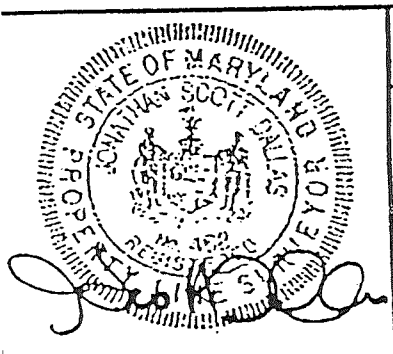
2 car off street parking FOX HAVEN COURT  
in the driveway  
Mon-Fri 8 am - 6.00 pm (50.00' R/W)  
10 cars max traffic

Zone DR-2  
0.28 acres  
LOT No 25 (02.88)

- 1.) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer financing or re-financing.
- 2.) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3.) The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4.) I have examined Flood Insurance Rate Map Panel Number 240010-0705B for the subject property and it appears to lie within Zone L per said map.
- 5.) Dimensions shown to apparent lot line are ± 3.
- 6.) Date of field work: 6-10-96.

PLAT 1 OF 2  
FOX HAVEN ESTATES  
4TH ELECTION DISTRICT  
3rd Councilmanic District  
BALTIMORE COUNTY MD

LOCATION DRAWING



# 201 FOX HAVEN COURT  
**J.S. DALLAS, INC.**  
Surveying & Engineering  
13523 LONG GREEN PIKE  
BALDWIN, MD 21013  
(410) 817-4600

Date: 6-11-96  
Scale: 1" = 20'  
Job Number: HP-1115  
Drawn By: SS  
Checked By: USD

Class A Group Child Care  
UP-2007-0002-CC