| | | |
|---|---|---|
| *IN RE:* **PETITION FOR SPECIAL HEARING**<br>NW Corner of Munford Road and<br>Rolling Road<br>**(2112 North Rolling Road)**<br>1st Election District<br>1st Council District<br><br>Electra B. Collins<br>Petitioner | *<br>*<br>*<br>*<br>*<br>*<br>* | BEFORE THE<br><br>ZONING COMMISSIONER<br><br>OF<br><br>BALTIMORE COUNTY<br><br>**Case No. 08-117-SPH** |

* * * * * * * * * * *

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Electra B. Collins, through her attorney, Deborah C. Dopkin, Esquire. The Petitioner requests a special hearing to amend the previously approved plan and Restriction No. 7 in Special Exception Case No. 65-179-X to now permit the enrollment age of children to begin at 6 weeks until 6 years of age in lieu of the required 3 years to 6 years, and to allow an expansion to the rear of the existing day nursery building of 339 square feet which represents 25% of the building area granted in special exception Case No. 65-179-X on December 21, 1964. The subject property and requested relief are more particularly described on the redlined 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 Electra B. Collins, property owner, her attorney, Deborah C. Dopkin, Esquire, and Paul Lee, a registered civil engineer with Century Engineering, Inc., the consultant who prepared the site plan for this property. There were no Protestants or other interested parties in attendance. Letters of support were presented by neighbors and parents who had children in the "Successful Children Learning Center" day care, which were received as Petitioner's Exhibits 10 and 11, respectively.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located at the northwest corner of Munford and Rolling Roads in the Woodlawn/Security area of the County. The property contains a gross area of 23,607 square feet (0.54 acres), zoned D.R.5.5 and is improved with a one-story, single-family dwelling (55' x 25')

ORDER RECEIVED FOR FILING
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with an existing wood shed and playground apparatus in the rear yard. The home built in 1956 includes a large play area in the rear yard and is enclosed with a wood stockade and chain link fence. *See* Petitioner's Exhibit 3 – Photographs – Existing Conditions. These improvements have been used as a day nursery for the past 43 years. Mr. Lee presented the zoning history of the property and presented a chart (Petitioner's Exhibit 2) setting forth the prior zoning hearings and approvals and the conditions imposed by each decision. The current petition seeks to remove Condition No. 7 from the prior orders (65-179-X and 72-288-SPH) so as to allow children as young as six (6) months old to enroll at the day nursery.

Mr. Lee described the subject property and surrounding area in detail. As noted, the property is located at the corner of two residential streets, but is adjoined at the rear by industrial and commercially developed land, including offices of the Social Security Administration, all of which were zoned and developed subsequent to the establishment of the day care center. Within a block, Rolling Road becomes primarily a commercial area, with the closest business, an auto parts store and Walgreen, two lots up from the subject property. Public utilities and public transportation serve the property and on the corner on which the subject day care is located a bus stop is present for Baltimore County school buses. The building is residential in character and appearance, and is well maintained. The yard and play areas are fenced, and in large part screened from adjoining properties by existing vegetation. The building is served by an alarm system and motion activated security lighting, and is accessed by a circular driveway which provides a drop-off and pick-up area for children. Mr. Lee points out that the use is permitted by right in this zone. There will be no increase in the number of children attending the facility and that the proposal would have no adverse impacts on the adjoining and surrounding uses, and as presented meets the standards of B.C.Z.R. Section 502.1. There were no adverse Zoning Advisory Committee (ZAC) comments submitted from any Baltimore County agency.

Testimony was proffered on behalf of Ms. Collins regarding the operation of the day nursery. Hours of operation are from 7:00 A.M. to 6:00 P.M. Monday through Friday and children can attend for a full day and also receive care before and after school. Children are escorted to and from arriving and departing vehicles at the facility. Ms. Collins' resume

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By

(Petitioner's Exhibit 7) illustrates that she has extensive experience in early childhood education and administration. She and her staff are all certified as required by State law, and the day nursery is licensed (Petitioner's Exhibit 8). A full schedule of activities is provided, as are visiting guest presentations, and occasional field trips. According to Ms. Collins, most of the children come from families who live or work in the area. Ms. Collins spoke to her neighbors prior to the hearing and as previously indicated they presented letters and petitions in support of the requested relief. In particular, she has had to turn away younger siblings of children in her care because of the age restriction. In that the needs of working families have changed over the past forty (40) years, many parents need day care for children from the age of infancy on.[1] In addition, Ms. Collins presented a study prepared by the State of Maryland identifying Baltimore County as an area in need of day care for this age group.

This petition for special hearing relief comes before me as an existing non-conforming use. Under Section 104.3 of the B.C.Z.R. such uses may be extended no more than 25%, and the subject request falls within this limitation, and is within the confines of the zoning regulations and therefore should be approved. As set forth above, the Petitioner is not seeking any increase in the number of children attending the facility, nor is she seeking or in need of variance relief. As explained, the necessity for day care for working parents and particularly in this area has grown over the time period when this day nursery first received approval to operate. In addition, the surrounding area has been developed as a major employment and commercial area. The day care center has operated continuously at the same location without problem for over forty years and seeks to change to respond to the needs of the community it serves. Insofar as the day nursery continues in its present mode of operation, it appears that the use should not unreasonably burden the streets and their neighbors. After due consideration of the testimony and evidence presented, I am persuaded that the relief requested meets the spirit and intent of the regulations. I find that Condition No. 7 of the earlier approvals should no longer limit the age of

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By

[1] At the time of this Commission's prior Order(s) in the 1960's, societies' needs for child care did not arise until a child attained the age of three years. This was primarily due to a mother staying home with her infant child until it became self-sufficient.

children who can attend the day care center, but that children between the ages of six months and six years of age should be permitted.

Under the circumstances, I will grant the zoning relief necessary to permit the Petitioner to expand the building by 25% and to admit children from the age of six months to six years of age.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of November, 2007 that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking to amend the previously approved plan for Special Exception in Case Nos. 65-179 X and 72-288-SPH, and specifically to amend Restriction No. 7 to permit the enrollment age of children to begin at 6 weeks until 6 years of age, in lieu of the required 3 years to 6 years of age; and to allow an expansion to the rear of the existing nursery building of 339 square feet (10' x 33.9') which represents 25% of the building area granted by special exception in Case No. 65-179-X, all in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2. The condition that the day care center shall not be operated on Saturdays shall remain in effect.

3. The signage on the subject property shall comply with Baltimore County Zoning Regulations.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11-13-07
By EW

| | | |
|---|---|---|
| RE: PETITION FOR SPECIAL HEARING<br>W/S Rolling Road 80' N of Munford Road - 1st District<br>Alberta E. Promutico, et al - Petitioners<br>No. 72-288-SPH (Item No. 179) | : | BEFORE THE<br>ZONING COMMISSIONER<br>OF<br>BALTIMORE COUNTY |
| ::: ::: ::: | : | ::: ::: ::: |

The Petitioners have filed a request to remove restrictions Number 3, 4, 7, and 8 of the Deputy Zoning Commissioner's Order of December 21, 1964, in Case No. 65-179-X, as Amended on January 8, 1965, and further as Amended by the Deputy Zoning Commissioner's Order of April 21, 1966, in Case No. 66-27-SPH.

Evidence submitted at the hearing indicated that the Petitioners wish the day nursery to be open year-round between the hours of 7 A. M. and 6 P. M., children enrolled be between the ages of three (3) through six (6) year inconclusively, and that they have the right to open the said day nursery on Saturdays. It was further stated that the area has grown in population, and the Social Security Administration complex located near the subject property, has expanded in the number of employees. Therefore, there is a great need for a nursery operation without the aforementioned restrictions.

Many parents utilizing this nursery appeared at the hearing and indicated that they were in favor of the Petitioner's request. Several adjoining property owners, appearing in protest of the subject Petition indicated that they did not feel the nursery should be open on Saturdays, as they could not enjoy the use of their property with the clamor of 15 to 20 children playing in the nursery. They further indicated that restriction Number 4 (year-round operation) should be upheld.

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DATE _____
BY _____

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Zoning Commissioner, the aforementioned Orders of December 1, 1964, as Amended on January 8, 1965, and April 21, 1966, should be Amended.

It is therefore ORDERED this 6th day of July, 1974 the following restrictions indicated that the aforesaid Orders and Amended Orders should be in the same as hereby Amended to read:

1. Restriction No. 3 should read that hours of operation not be earlier than 7 A. M. nor later than 6 P. M. on Mondays through Fridays. .
2. Restriction No. 4 should read that the day nursery be allowed to operate year-round.
3. That restriction No. 7 should read that children enrolled in the day nursery not be younger than three (3) years nor older than six (6) years of age.

It is further ORDERED that the request for the Amendment of restriction No. 8 should be and the same is hereby Denied from and after the date of this Order as the health, welfare, and safety of the community is adversely effected.

ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

DATE _____

BY _____

ASSOC. ZONING ASSISTANT

# Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

April 30, 1973

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Mary Marcin and Alberta Promutico

Location: W/S Rolling Road and 80' N of Munford Road

Item No. 179 Zoning Agenda 4/25/73

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

(x) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: L+ J. Kelly
Planning Group
Special Inspection Division

Noted and Approved: _____
Deputy Chief
Fire Prevention Bureau

mls.
4/25/73

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date June 19, 1972

FROM Mr. Norman E. Gerber

SUBJECT Petition #72-288-SPH. West side of Rolling Road 80 feet North of Munford Road.
Petition for Special Hearing to Approve Restrictions.
Albert Promutico, et al - Petitioner

1st District

HEARING: Monday, June 19, 1972 (1:00 P.M.)

The Office of Planning and Zoning will not offer comment on this petition at this time.

# PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|---|---|---|---|---|---|---|---|---|---|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |

Reviewed by: GTM

Previous case: 68-96-SPH
66-287-SPH
65-172-X

Revised Plans:
Change in outline or description ____ Yes
____ No

Map # _____

'5164'

70-288-SPH

**CERTIFICATE OF POSTING**
**ZONING DEPARTMENT OF BALTIMORE COUNTY**
**Towson, Maryland**

District: 1st Date of Posting: June 3-1972

Posted for: SPECIAL HEARING

Petitioner: ALBERTA PROMUTICA

Location of property: W/S of Rolling Road SOD of Hunford Rd.

Location of Signs: 2112 N. Rolling Rd.

Remarks:

Posted by: Clark M. Neal Signature Date of return: June 14-1972

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary Marcin, Alberta Promutico legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number 3, 4, 7, 8, as set forth in order of Case Nos. 66-227 sph and 65-179-x be lifted to enable day nursery to remain open all year. &68-96-SPH

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Mary Marcin

Alberta Promutico Legal Owners

Contract Purchaser

Address 1905 Cathedral

Petitioner's Attorney

Protestant's Attorney

Address 202 Loyola Fed Bldg-21204

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of April, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June 1972, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

Item 179

Melvin A. Steinberg, Esq.,
202 Loyola Federal Bldg.,
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 25th day of April 1972

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Marcin & Promutico

Petitioner's Attorney Melvin A. Steinberg

Reviewed by
Chairman,
Advisory Committee

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number 3, 4, 7, 8 as set forth in order of Case Nos. 66-227-SPH, 85-179-X and 68-95-SPH to be lifted to enable day nursery to remain open all year.

All that parcel of land in the First District of Baltimore County

BEGINNING for the same at a point in the centerline of Rolling Road at the distance of 80 ft. more or less measured northwesterly from the intersection formed by the centerline of Mumford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N53°50'E 207.00 ft. line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N 12°28'W 125.00 ft., thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd, 4th lines in the aforesaid deed, S53°50'W 207.00 ft., S12°00'E 125.00 ft. and N53°50'E 207.00 ft. to the place of beginning.

CONTAINING 0.60 acres of land more or less exclusive of the Right of Way of Rolling Road.

BEING all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

Being the property of Alberta Promutico, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 19, 1972 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 1.

CATONSVILLE, MD. 21228

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinenna
Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 5th day of June 1972, that is to say, the same was inserted in the issues of June 1, 1972.

STROMBERG PUBLICATIONS, Inc.

By Kathi Morgan

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing to Approve Restrictions.
LOCATION: West side of Rolling Road 80 feet North of Mumford Road.
DATE & TIME: Monday, June 19, 1972 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number 3, 4, 7, 8 as set forth in order of Case Nos. 66-227-SPH, 66-179-X and 68-86-SPH, to be lifted to enable day nursery to remain open all year.

All that parcel of land in the First District of Baltimore County,

Beginning for the same at a point in the centerline of Rolling Road at the distance of 80 ft. more or less measured northwesterly from the intersection formed by the centerline of Mumford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N 52° 50' E 207.00 ft. line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and Wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N 12° 00' W 125.00 ft., thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd, 4th lines in the aforesaid deed, S 52° 50' W 207.00 ft., S 12° 00' E 125.00 ft. and N 52° 50' E 207.00 ft. to the place of beginning.

Containing 0.50 acres of land more or less exclusive of the Right of Way of Rolling Road.

Being all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

Being the property of Alberta Promutico, et al. as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 19, 1972 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

June 1.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., June 1, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ ~~of~~ one time ~~successive weeks~~ before the 19th day of June, 1972, the first publication appearing on the 1st day of June 1972.

THE JEFFERSONIAN,

L. Frank Stricker
Manager.

Cost of Advertisement, $_____

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
*County Executive*

October 2, 2007

TIMOTHY M. KOTROCO, *Director*
*Department of Permits and Development Management*

# 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: 08-117-SPH**
2112 N. Rolling Road
N/west corner of Munford Road and Rolling Road
1st Election District – 1st Councilmanic District
Legal Owners: Electra Collins
Engineer: Paul Lee, Century Engineering

Special Hearing to amend previously approved plan for special exception case #65-179-X and 72-288-SPH to amend restriction #7 to permit enrollment age of children to begin at 6 weeks to 6 years in lieu of required 3 years to 6 years and to allow an expansion to the rear of the existing day nursery building of 339 square feet which represents 25% of the building area granted the special exception by case #65-179-X on 12-21-64.

Hearing: Friday, November 2, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Towson 21204
Electra Collins, 2112 N. Rolling Road, Baltimore 21244
Paul Lee, Century Engineering, 10710 Gilroy Road, Hunt Valley 21031

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 18, 2007.**
(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 18, 2007 Issue - Jeffersonian

Please forward billing to:
Electra Collins
2112 N. Rolling Road
Baltimore, MD 21244

410-298-4824

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## 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: 08-117-SPH**
2112 N. Rolling Road
N/west corner of Munford Road and Rolling Road
1st Election District – 1st Councilmanic District
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Special Hearing to amend previously approved plan for special exception case #65-179-X and 72-288-SPH to amend restriction #7 to permit enrollment age of children to begin at 6 weeks to 6 years in lieu of required 3 years to 6 years and to allow an expansion to the rear of the existing day nursery building of 339 square feet which represents 25% of the building area granted the special exception by case #65-179-X on 12-21-64.

Hearing: Friday, November 2, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

| | | | |
|---|---|---|---|
| RE: | PETITION FOR SPECIAL HEARING<br>2112 N. Rolling Road; NW corner of<br>Munford Road & Rolling Road<br>1st Election & 1st Councilmanic Districts<br>Legal Owner(s): Electra Collins<br>Petitioner(s) | *<br>*<br>*<br>*<br>* | BEFORE THE<br>ZONING COMMISSIONER<br>FOR<br>BALTIMORE COUNTY<br>08-117-SPH |

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

## ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed to, Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 14 2007
Per.....

# 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: 08-1175PH

Petitioner: ELECTRA B. COLLINS

Address or Location: 2112 N. ROLLING ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELECTRA B. COLLINS

Address: 2112 N. ROLLING ROAD

BALTIMORE, MD 21244-1824

Telephone Number: 410-298-4824

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
*County Executive*

November 13, 2007

WILLIAM J. WISEMAN III
*Zoning Commissioner*

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

RE: **PETITION FOR SPECIAL HEARING**
NW Corner of Munford Road and Rolling Road
**(2112 North Rolling Road)**
1st Election District - 1st Council District
Electra B. Collins – Petitioner
**Case No. 08-117-SPH**

Dear Ms. Dopkin:

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Electra B. Collins, 8917 Greens Lane, Randallstown, MD 21133
Paul Lee, Century Engineering, Inc., 10710 Gilroy Road, Hunt Valley, MD 21031
People's Counsel; File

# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2112 N. ROLLING ROAD

which is presently zoned DR 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve TO AMEND PREVIOUSLY APPROVED PLAN FOR SPECIAL EXCEPTION CASE # 65-179X & 72-288SPH TO AMEND RESTRICTION #7 TO PERMIT ENROLLMENT AGE OF CHILDREN TO BEGIN AT 6 WEEKS TO 6 YRS. IN LIEU OF REQ'D. 3 YRS TO 6 YRS. AND TO ALLOW AN EXPANSION TO THE REAR OF THE EXISTING DAY NURSERY BUILDING OF 339 S.F. WHICH REPRESENTS 25% OF THE BUILDING AREA GRANTED THE SPECIAL EXCEPTION BY CASE # 65-179X ON 12-21-64

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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~~: ENGINEER:

PAUL LEE - CENTURY ENGR., INC.
Name - Type or Print

Paul Lee
Signature

10710 GILROY ROAD 443-589-2400
Address Telephone No.

HUNT VALLEY, MARYLAND 21031
City State Zip Code

Attorney For Petitioner:

DEBORAH DOPKIN
Name - Type or Print

Deborah C Dopkin
Signature

Company

409 WASHINGTON AVE. 410-821-0200
Address Telephone No.

TOWSON, MARYLAND 21204
City State Zip Code

Legal Owner(s):

ELECTRA B. COLLINS
Name - Type or Print

Electra Collins
Signature

Name - Type or Print

Signature

2112 N. ROLLING RD. 410-298-4824
Address Telephone No.

BALTIMORE MD. 21244-1824
City State Zip Code

Representative to be Contacted:

DEBORAH DOPKIN
Name

409 WASHINGTON AVE 410-821-0200
Address Telephone No.

TOWSON, MARYLAND 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING N/A

Case No. 08-117 SPH

ORDER RECEIVED FOR FILING By JF Date 9/4/07

Date 11-13-07

By DW

REV 9/15/98

CENTURY ENGINEERING

10710 Gilroy Road
Hunt Valley, MD 21031

**ZONING DESCRIPTION**
**2112 N. ROLLING ROAD**
**ELECTION DISTRICT 1C1 BALTIMORE COUNTY, MD**
**PROJECT 27107.00**

Beginning for the same at a point on the west side of Rolling Road (Road Widening Deed to Baltimore County in Deed 7674-511, R.W. Plat 85-321-1) at a distance northwesterly 60'± from the center of paving of Munford Road, thence running with and binding on said west side of Rolling Road

1) North 14° 25' 41" West 122.78 feet, thence leaving said west side and running for the two following courses and distances;

2) South 53° 50' 00" West 168.84 feet and

3) South 12° 00' 00" East 125.00 feet to intersect a point on the north side of Munford Road, thence running with and binding on a part of said north side of Munford Road.

4) North 53° 50' 00" East 16.09 feet ± to a point, thence continuing on this line North 53° 50' 00" East 158.45 feet for a total of 174.54 feet to the west side of Rolling Road and the place of beginning.

Containing 19,580 square feet or 0.45 acres of land more or less.

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

ITEM # 08-117SPH

*Wfile/login2/ld/ld07/descriptions/2112 North Rolling Road-08-23-07*

**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: #08-117-SPH**
2112 N. Rolling Road
N/west corner of Munford Road and Rolling Road
1st Election District - 1st Councilmanic District
Legal Owner(s): Electra Collins
Engineer: Paul Lee, Century Engineering

**Special Hearing:** to amend previously approved plan for special exception case #65-179-X and 72-288-SPH to amend restriction #7 to permit enrollment age of children to begin at 6 weeks to 6 years in lieu of required 3 years to 6 years and to allow an expansion to the rear of the existing day nursery building of 339 square feet which represents 25% of the building area granted the special exception by case #65-179-X on 12-21-64.

**Hearing: Friday, November 2, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/280 Oct. 18 152257

# CERTIFICATE OF PUBLICATION

10/18/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/18/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

# ZONING NOTICE

CASE # 08-117-SPH

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

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

DATE AND TIME: FRIDAY, NOVEMBER 2, 2007
11:00 A.M.

REQUEST: SPECIAL HEARING TO AMEND
PREVIOUSLY APPROVED PLAN FOR SPECIAL EXCEPTION
CASE #65-179-X AND 72-288-SPH TO AMEND RESTRICTION
#7 TO PERMIT ENROLLMENT AGE OF CHILDREN TO BEGIN
AT 6 WEEKS TO 6 YEARS IN LIEU OF REQUIRED 3 YEARS
TO ALLOW AN EXPANSION TO THE EXISTING DAY
NURSERY BUILDING OF 339 SQUARE FEET WHICH
REPRESENTS 25% OF THE BUILDING AREA GRANTED
THE SPECIAL EXCEPTION BY CASE #65-179-X ON
12-21-64

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE

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

No. 05305

Date: 9/4/07

| Fund | Agcy | Orgn | Sub Orgn | Rev Source | Sub Rev | Rept Catg | BS Acct | Amount |
|---|---|---|---|---|---|---|---|---|
| 001 | 006 | | | 6150 | | | | 325.00 |
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| | | | | | | | | |
| | | | | | | | Total: | 325.00 |

Rec From: Glenda Collins

For: 2672 N. Marlan Rd
Polyson Car Storage Shed

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME MON
9/05/2007 9/04/2007 12:49:55 4
RECEIPT KRCH KRH
RECEIPT # 576531 9/04/2007 OFLR
Dept 520 ZONING VERIFICATION
005305
Rcpt Tot $25.00
$25.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 08-117-SPA

Petitioner/Developer: ELECTRA COLLINS

Date of Hearing/Closing: NOV. 2, 2007

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

Attention: **Christen Matthews**

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 propery located at

#2112 N. ROLLING ROAD

The sign(s) were posted on OCT. 17, 2007
(Month, Day, Year)

Sincerely,

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

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
*County Executive*

TIMOTHY M. KOTROCO, *Director*
*Department of Permits and Development Management*

October 25, 2007

Deborah Dopkin
409 Washington Avenue
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number 08-117-A 2112 N. Rolling Road:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 4, 2007. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Peoples Council
Electra Collins 2112 N. Rolling Road Baltimore MD 21244
Paul Lee, Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21031

BLS 11/2
11AM

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 26, 2007

RECEIVED
OCT 01 2007
BY:.....

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-117- Special Hearing**

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 Dennis Wertz in the Office of Planning at 410-887-3480.

**Reviewed By:** Cindy Murray

CM/LL

W:\DEVREV\ZAC\8-117.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

# SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 10, 2007

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

RE: Baltimore County
Item No. 8-117-SPH
2112 N. ROLLING ROAD
COLLINS PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-117-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 17, 2007

**FROM:** Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting
For September 17, 2007
Item Nos. 08-069, 082, 105, 106, 107, 108, 109, 111, 113, 114, 115, 117, 118, 119, 120, 122 and 123

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS- 09172007.doc

# Patricia Zook - Fire Marshall comments needed - hearings on Friday November 2 - for BILL WISEMAN

**From:** Patricia Zook
**To:** Bosley, Roland
**Date:** 10/26/2007 9:41:19 AM
**Subject:** Fire Marshall comments needed - hearings on Friday November 2 - for BILL WISEMAN

Good morning -

We are need of comments from the Fire Marshall's office on three cases that have hearings scheduled on Friday, November 2. The case descriptions are below:

**CASE NUMBER: 8-115-A**
15 Bradbury Road
Location: S side Bradbury Road, 225 feet SE c/l Hains Court.
4th Election District, 2nd Councilmanic District
Legal Owner: Alexandr and Raisa Klopouh
VARIANCE To permit a fence to enclose a play space area for an existing child care center to be as close as 0 feet to the property line in lieu of the required 20.
**Hearing: Friday, 11/2/2007** at 9:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

**CASE NUMBER: 8-116-A**
1220 Halstead Road
Location: N side of Halstead Road, 75 feet +/- E of c/l of Cloister Road.
9th Election District, 5th Councilmanic District
Legal Owner: Shirley G. Dickens
VARIANCE To permit 0 parking spaces in lieu of the required 2 spaces for an assisted living facility.
**Hearing: Friday, 11/2/2007** at 10:00:00 AM, County Courts Building, 401 Bosley Aenue, Room 407, Towson 21204

**CASE NUMBER: 8-117-SPH**
2112 N. Rolling Road
Location: NW corner of Munford Road and Rolling Road.
1st Election District, 1st Councilmanic District
Legal Owner: Electra B. Collins
SPECIAL HEARING To amend previously approved plan for special exception Case #65-179-X and 72-288-SPH to amend restriction #7 to permit enrollment age of children to begin at 6 weeks to 6 years in lieu of required 3 years to 6 years and to allow an expansion to the rear of the existing day nursery building of 339 square feet which represents 25% of the building area granted the special exception by Case #65-179-X on 12-21-64.
**Hearing: Friday, 11/2/2007** at 11:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

If you have no comments on the cases, simply respond to this e-mail and I'll place it in the case file.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME 2112 N. FOLLING RD
CASE NUMBER 08-117 SPH
DATE 10-2-07

# Petitioners ~~CITIZEN'S~~ SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E- MAIL |
|---|---|---|---|
| | | | |
| PAUL LEE | 10710 GILROY RD | HUNT VALLEY, MD 21031 | |
| Electra B. Collins | 8917 Greens Lane | Randallstown, MD, 21133 | |
| Deborah Dopkin | 401 Washington Ave | Towson 21204 | |
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Case No.: 08-117-SPH 2112 N. Rolling Rd

Exhibit Sheet

| | Petitioner/Developer | Protestant |
|---|---|---|
| No. 1 | Redlined Site Plan | |
| No. 2 | Case History of Subject Property | |
| No. 3 | Collectively Petitioner's Photo's of Existing Conditions | |
| No. 4 | Plat Accompanying Photographs. | |
| No. 5 | Aerial Photograph | |
| No. 6 | Zoning Map | |
| No. 7 | M's Collins Resume | |
| No. 8 | State Licensure Certificate | |
| No. 9 | Schedule of Center Child Operations | |
| No. 10 | Petitions in Support | |
| No. 11 | Letters of Support | |
| No. 12 | Chart of Needs "Targeted Area" | |

CASE # 08-117M
2112 N. ROLLING ROAD
SPECIAL EXCEPTION FOR DAY NURSERY
CASE # 65-179X WITH RESTRICTIONS

A. Case # 65-179X
Special Exception with restrictions (12-21-64)
1. No more than 25 children at 1 time.
2. Day nursery not operating on Sunday or legal holidays.
3. Hours of operation 9am-3:30pm.
4. Nursery not operating from July 15 to Aug. 31
5. Recreation facilities & fence location.
6. Shrubbery in front yard.
7. Age limits 4 yrs. to 6 yrs.
8. Day nursery not to operate on Saturdays.
(restrictions 7 & 8 added 1-8-65).

B. Case # 66-227 SPH (4-21-66)
Amendment to order 65-179X to release restrictions 3 & 4.
#3 – Hours of operation changed to 7:30am to 5:30 pm.
#4 – Day nursery shall not operate from July 15 to Aug. 31.

C. Case #68-965 PH (9-26-67)
Lift restriction #4 denied 11-2-67 to Board of Appeals. Petitioner withdrew order. Dismissal by Board 1-23-69.

D. Case #72-288 SPH (4-72)
Remove restrictions 3, 4, 7 & 8 of cases 65-179X & 66-227 SPH. Evidence submitted 7-6-72.
Restriction #3 Hours of operation 7am to 6pm
Restriction #4 – Day nursery allowed to operate all year round.
Restriction #7 - Enrollment age 3-6 yrs.
Restriction #8 – Denied Sat. operation.

*Issues remaining by Case #72-288 SPH
Restriction #3 – Hour of Operations 7am to 6pm
Restriction #7 – Age Limit: 3 yrs. to 6 yrs.
Restriction #8 – Day nursery not to operate on Saturdays
# Number of children – no more than 25 at any one time

1988 - Commercial Zoning adopted SSA

1970 DRS.S PLACED ON PROPERTY

PETITIONER'S
EXHIBIT NO. 2

1. 2112 N. ROLLING RD. - SUBJECT SITE

2. #2200 N. ROLLING RD. "RESIDENTIAL" NORTH SIDE

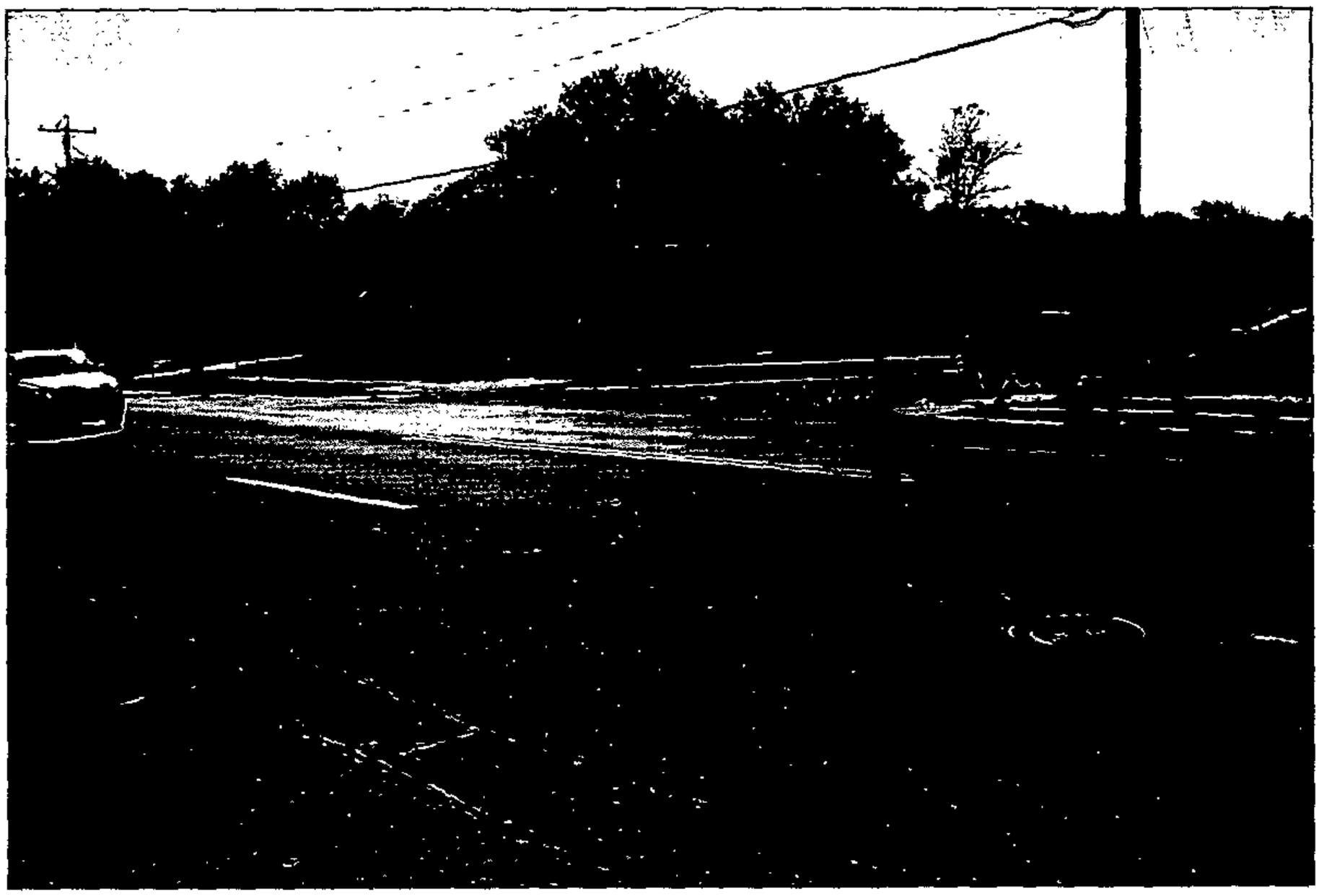
PETITIONER'S

EXHIBIT NO. 3

(3)

3. AUTO PARTS SALES - CORNER N. ROLLING & DOGWOOD RDS.

(4)



4. RESIDENTIAL AREA SOUTH SIDE MULFORD RD. ACROSS FROM SITE

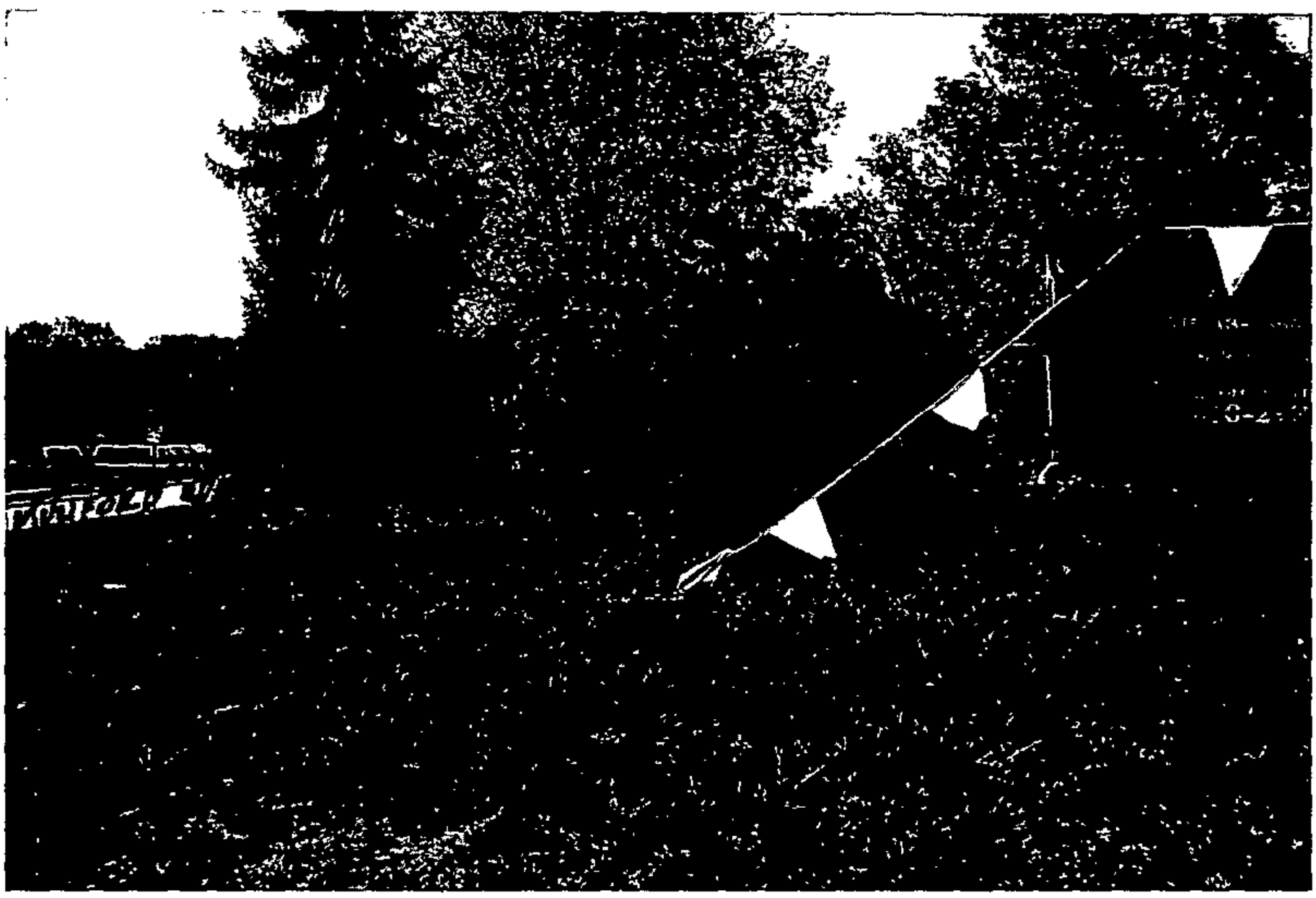
5 EXISTING BLDG. 2112 ROLLING ROAD

6

6. LOOKING NORTH FROM SITE

7. EXIST. FENCE & SCREENING ALONG NORTH PROPERTY LINE





8. EXIST. FENCE & SCREENING - SOUTH SIDE BLDG & MUNFORD RD.

9. GRASS AREA IN R/W MONFORD RD ALONG SOUTH PROPERTY LINE

10. EXIST. FENCE FROM SOUTH SIDE OF BLDG. TO MONFORD RD. "SSA" BLDG.

11. EXIST. FENCE & SCREENING ALONG MUNFORD RD. AND SITE

12. EXIST. FENCE & SCREENING ALONG PROPERTY LINE ADJOINING HOMES ON MUNFORD RD.

13. PLAYGROUND AREA & EXIST. FENCE & SCREENING NORTH PROPERTY LINE

14 EXIST. "SSA" BUILDING IN ADJOINING BLDG. PARK REAR OF PROPERTY

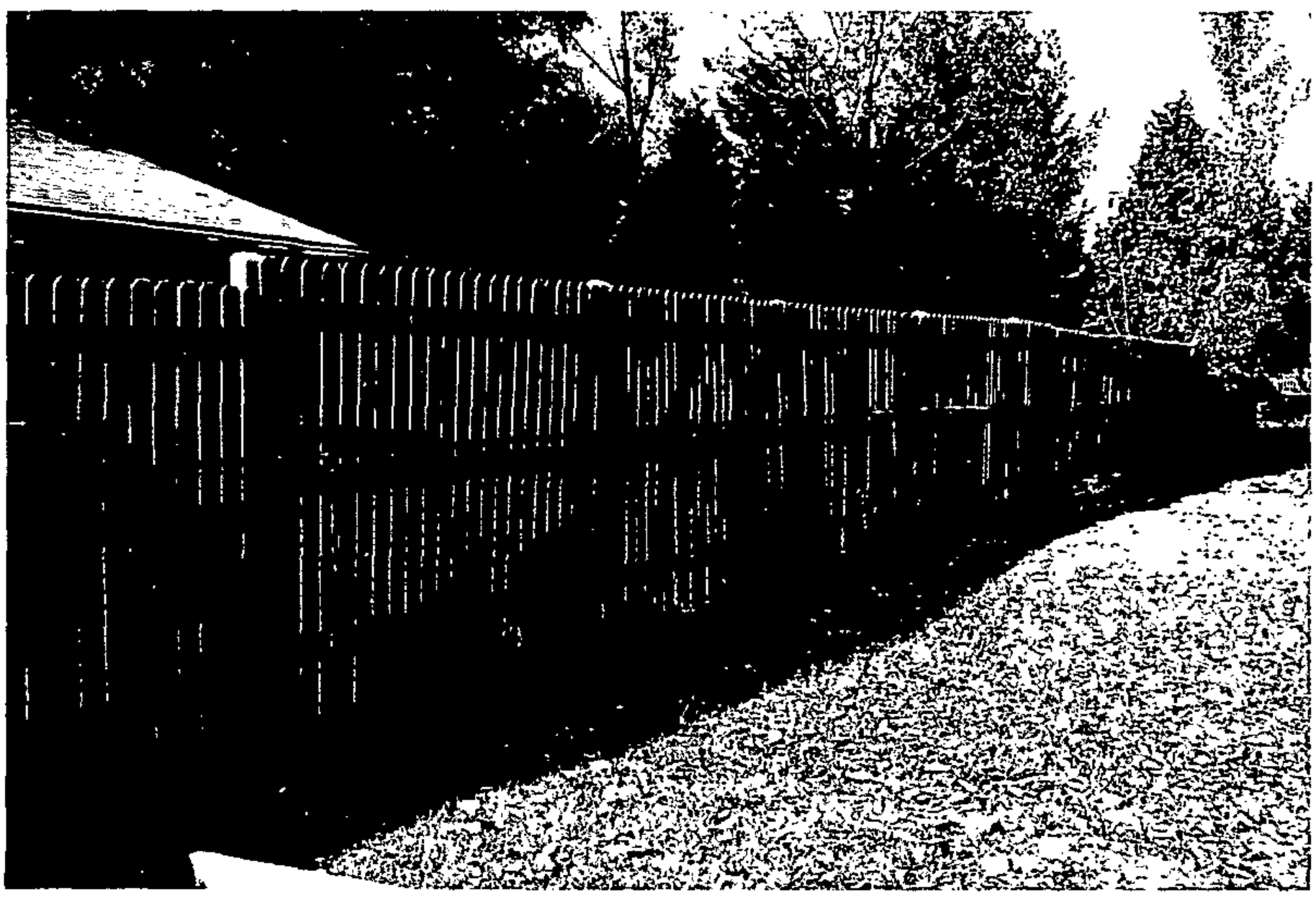
15. EXIST. HOMES N.S. W. ROLLING RD & EXIST. FENCE AT N.E. COR. OF PROPERTY

16. REAR OF "2112" IN AREA FOR EXPANSION REQUESTED

17. PLAY GROUND AREA

18 PLAYGROUND AREA

19. LARGE OPEN AREA FOR GAMES

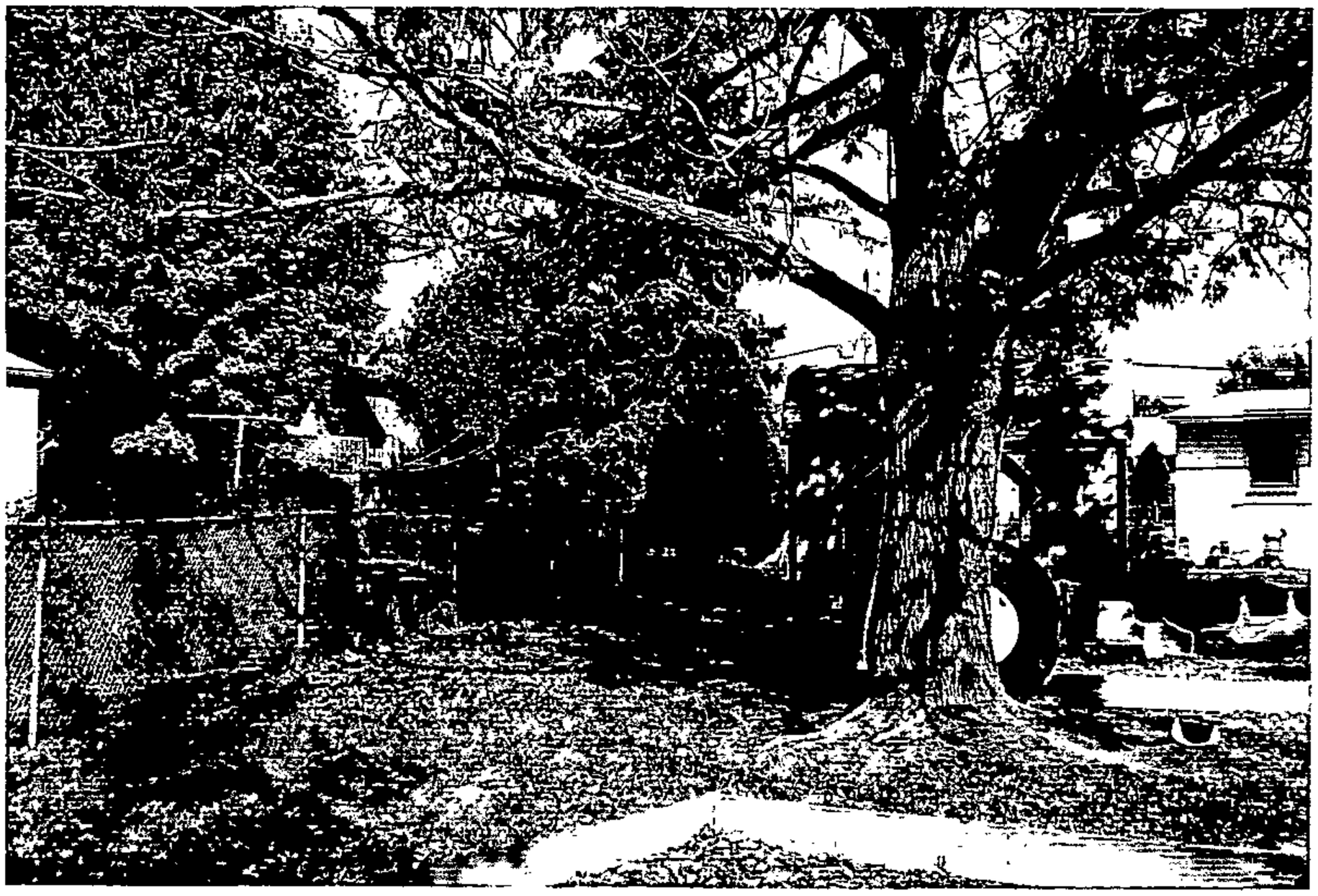


20 EXIST. FENCES ALONG WEST PROPERTY LINE
MUNFORD RD HOMES

21. SCREENING & FENCE ALONG MUNFORD RD.

22

22. FENCE & SCREENING ALONG PROPERTY LINE WITH # 2200 NORTH SIDE



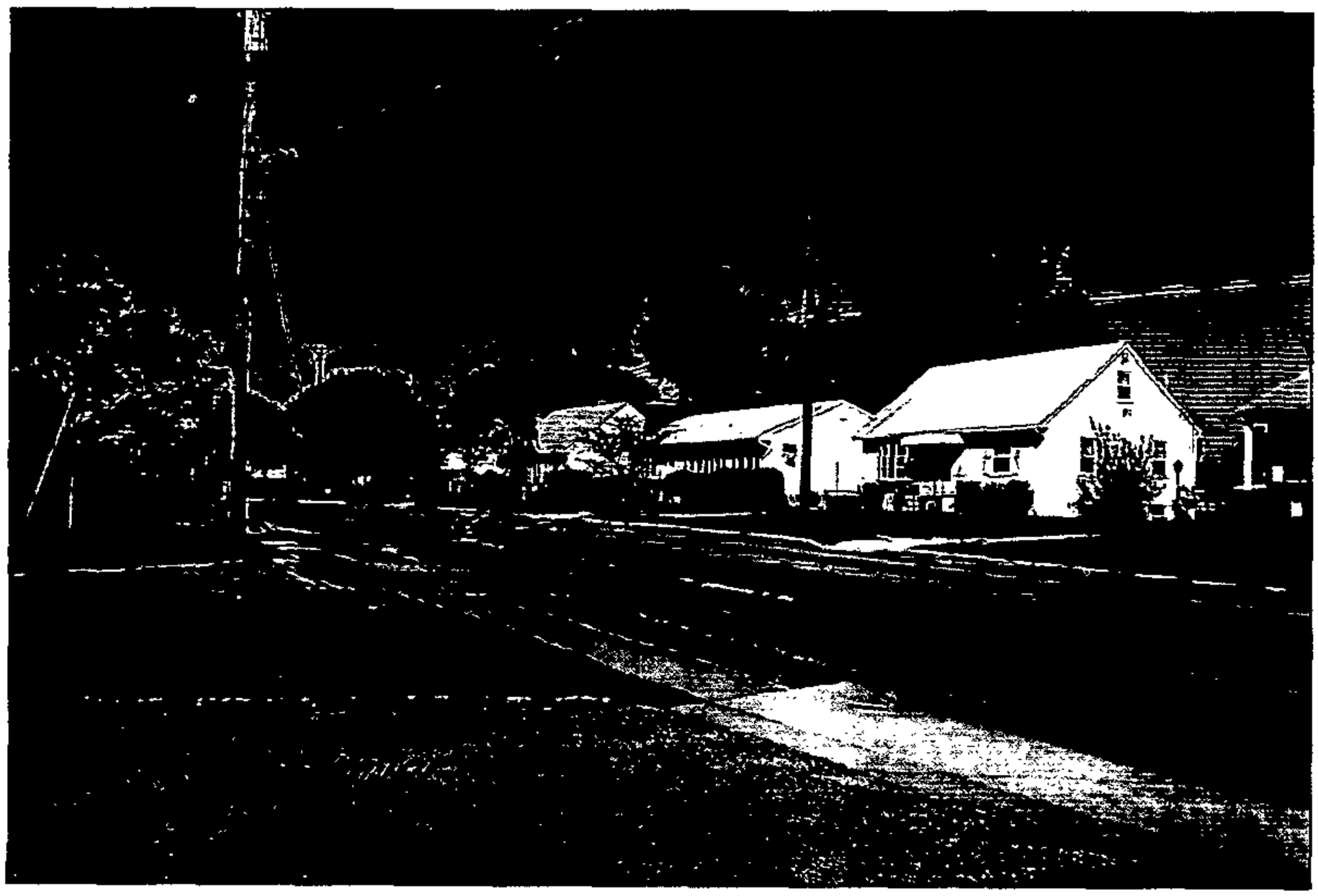
23. SCREENING FENCE ALONG # 2200 PROPERTY LINE

24. "SSA" BLDG - BUSINESS PARK FROM DAYCARE SITE

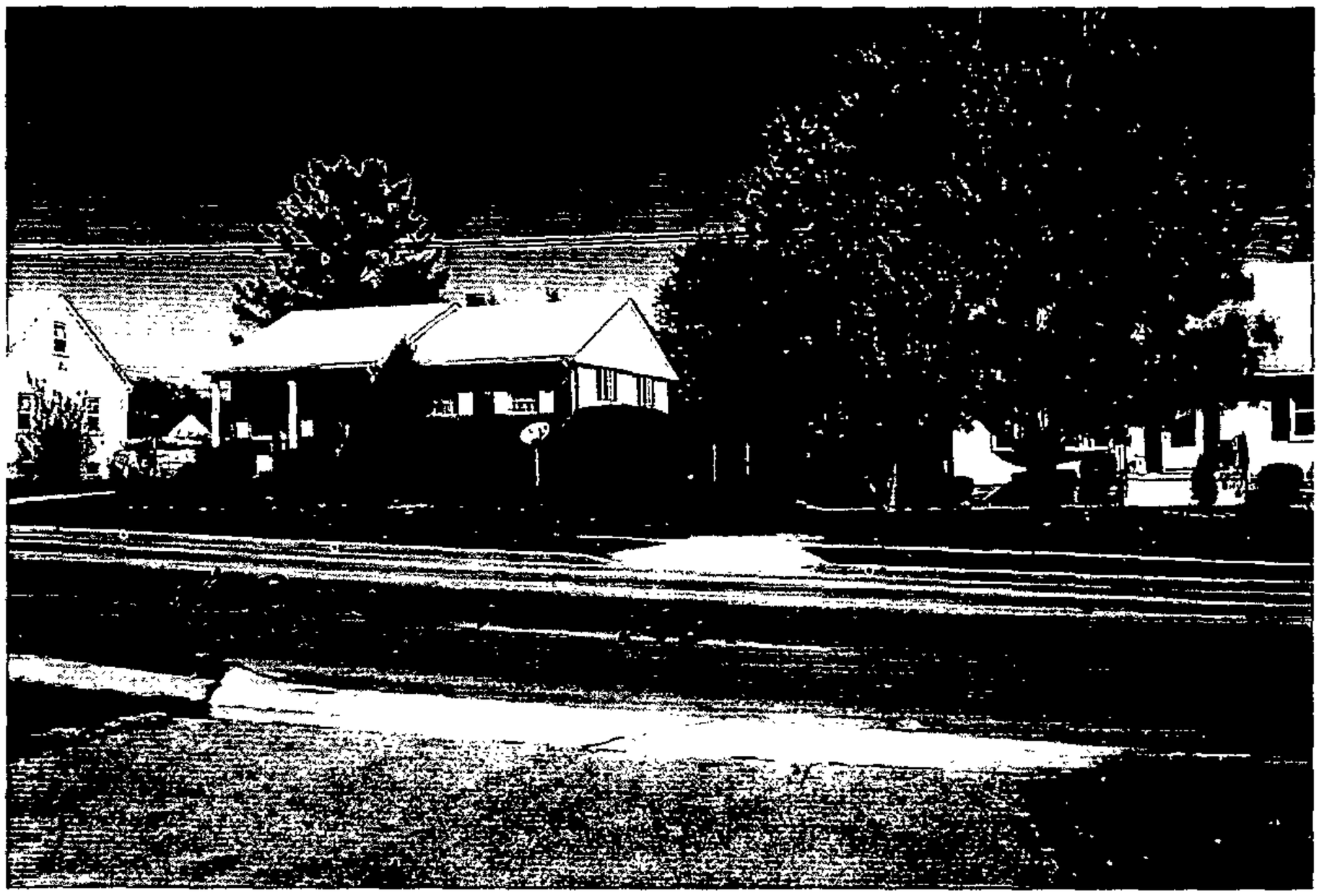
25

25. REAR OF #2112 - PROP. BLDG. EXPANSION AREA REQUESTED

26



26. EXIST. HOMES ON E.S. ROLLING RD. LOOKING NORTH



27. HOMES ACROSS THE ROAD FROM # 2112

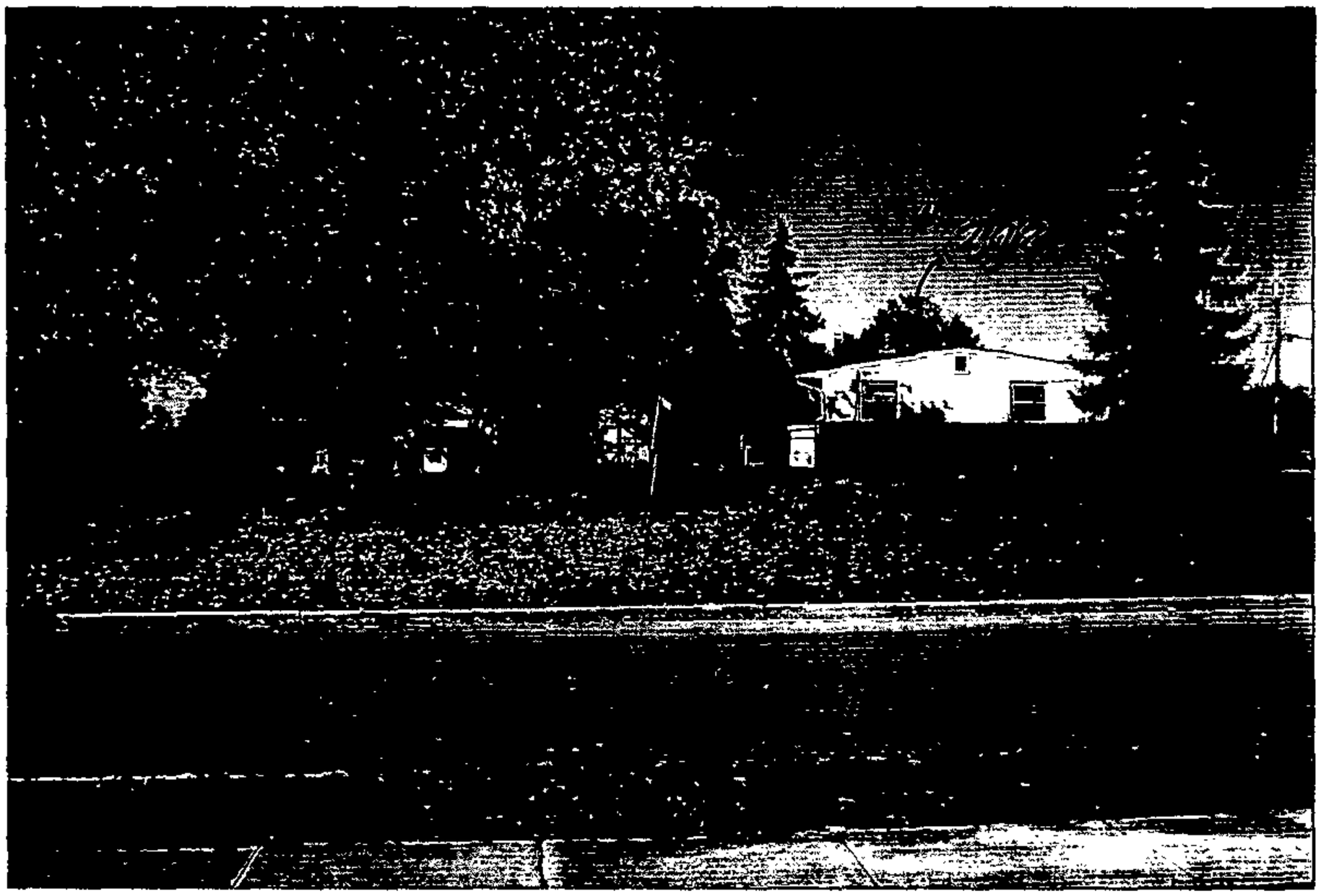
28. HOMES ACROSS THE ROAD LOOKING SOUTH

+ LOOKING NORTH ALONG N. ROLLING RD. FROM #2112

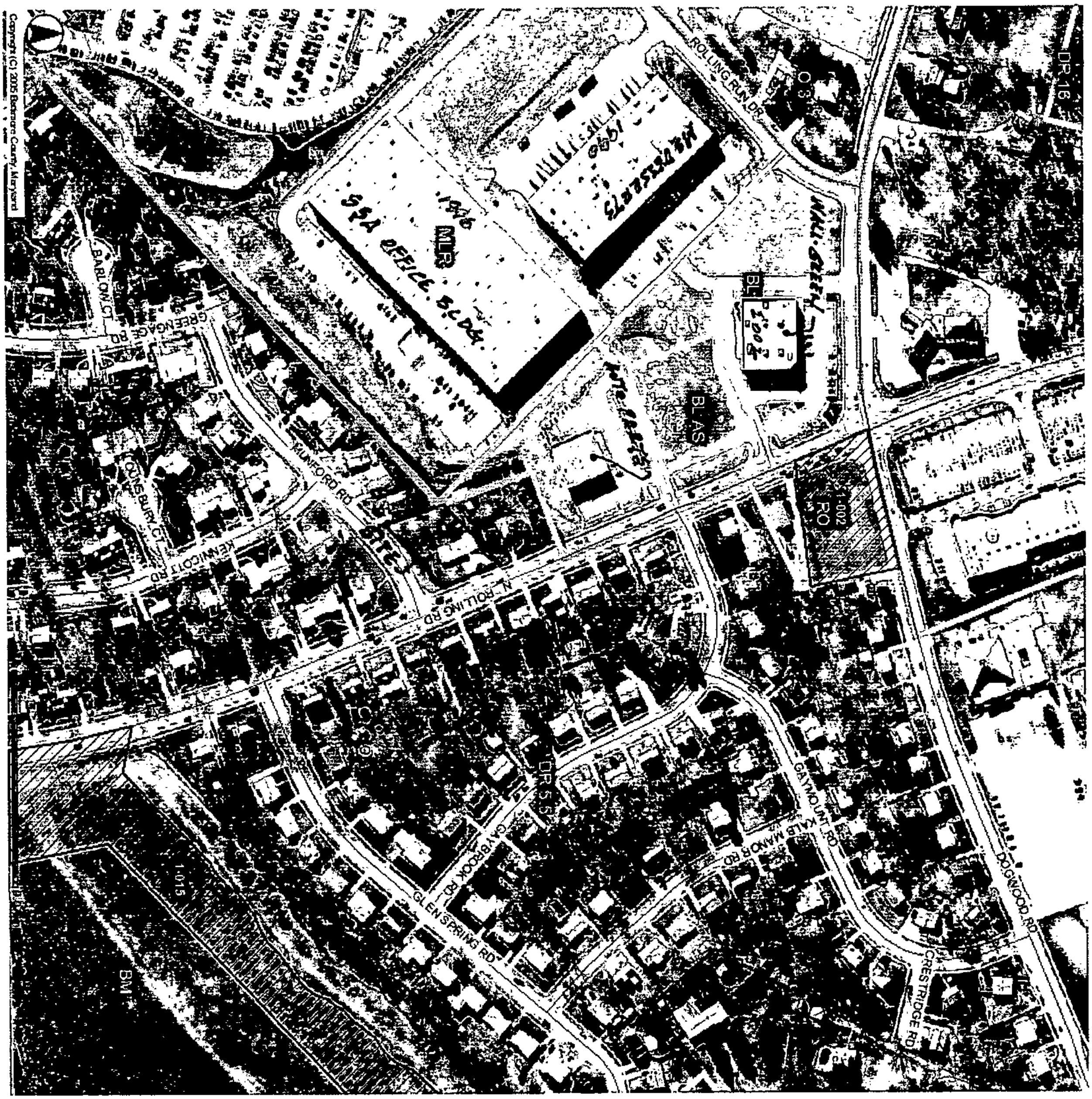
29 HOMES ACROSS THE ROAD LOOKING SOUTH

30 EXIST. DWG. ACROSS MUNFORD RD (#2108 ROLLING RD)

31 EXISTING DWGS. ALONG N.S. MUNFORD RD SOUTH OF # 2112

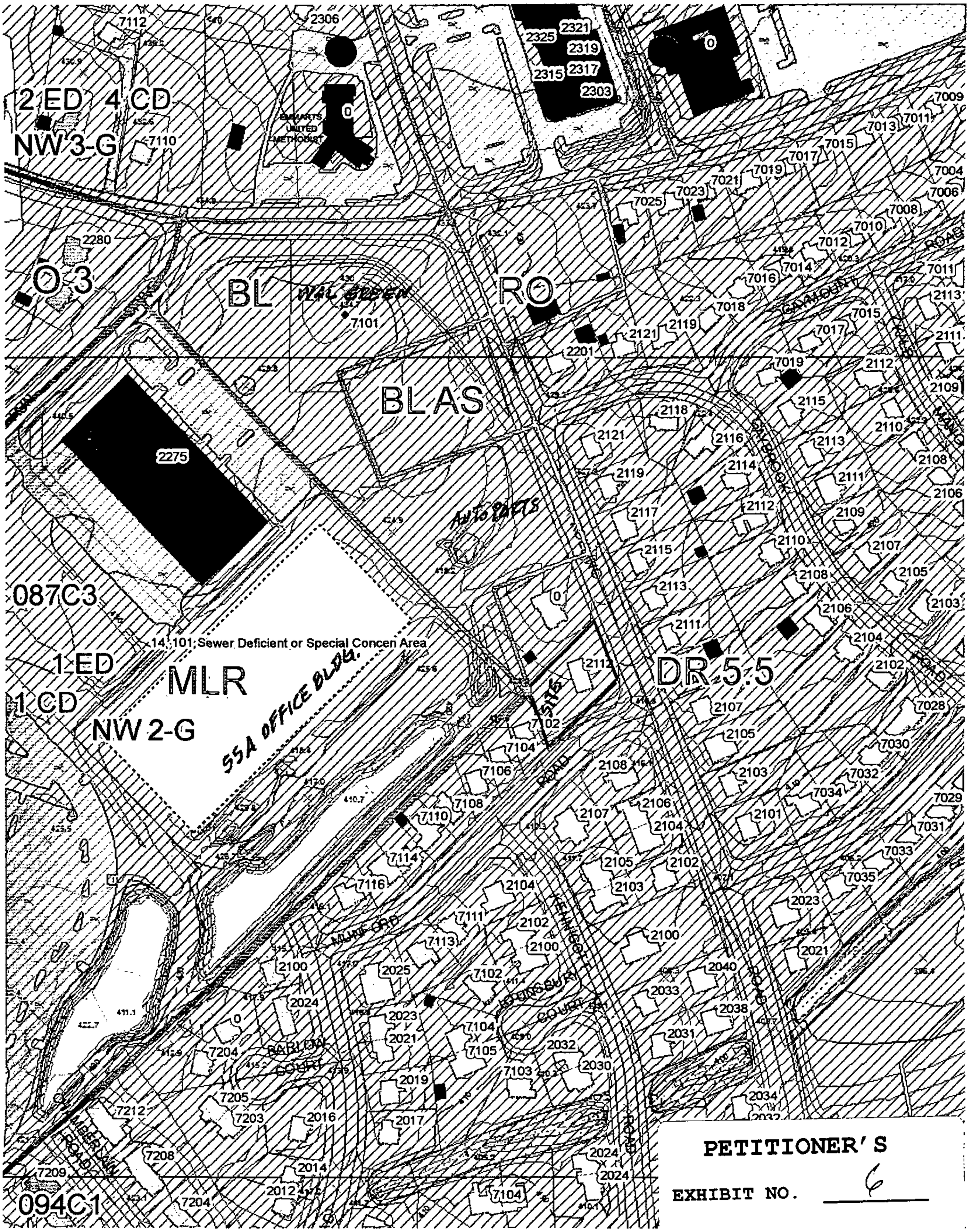


32 VIEW FROM # 2108 N. ROLLING RD OF EXIST PROPERTY




PETITIONER'S

EXHIBIT NO. 5




PETITIONER'S

EXHIBIT NO. 6

ELECTRA B. COLLINS
8917 Greens Lane
Randallstown, Maryland 21133
410-298-4824 Work
443-668-8518 Cellular

SUMMARY

I am seeking to expand my services to provide more children with the opportunity to grow and development to their fullest potential.

WORK HISTORY

1. Program Director/ Owner, Successful Children Learning Center
   - Recruits volunteers and hired staff.
   - Directly supervise all employees and volunteers.
   - Develops program standards and insures adherences to those standards.
   - Insures the adherence of personnel practices and procedures.
   - Supervises the development of in-service training programs, attends workshops, seminars, and meetings related to child development and management development.
   - Plans, organizes and supervises the daily operations of the child care center.
   - Conducts staff assessments and periodic wage review.
   - Ensures that center is clean and well maintained in keeping with the Health Department and Department of Education standards.
   - Manages child care center.
   - Purchase child care equipment.
   - Implements the curriculum.
   - Coordinates staff development training on child growth and development.
   - Prepares budgets and perform all record keeping.
   - Maintains collegial work environment.
   - Communicates with parents to keep them apprised of daily activities and children's progress.
   - Insures program compliance with federal, state and local regulations.
   - Advocate for children at all times.

2. Director of Planning and Development, Morgan Christian Child Care Center
   - Oversaw planning and development for the child care center.
   - Worked under direction of the Morgan Christian Center Board of Trustees.
   - Made program reports to the Project Manager of Morgan State University, The Morgan Christian Center Board of Trustees, Child Care Administration and the Advisory Board.
   - Organized and worked with an Advisory Committee of early childhood professionals.
   - Hired and supervised an Executive Director.
   - Arranged and coordinated meetings with the Child Care Administration and staff and other supporting agencies as necessary.
   - Met with the architect as needed to ensure that the facility and play area met regulations and the needs of the program.
   - Assisted the Executive Director in developing center and classroom environment.
   - Created an internship program.
   - Secured equipment, furnishings and resources for the center.
   - Coordinated an Open House for the opening of the MCCC center.

PETITIONER'S
EXHIBIT NO. 1

3. Program Monitor, Maryland Department of Human Services, Child Care Administration
   - Assist in the supervision of programs contracted through the Child Care and Development Fund and other special projects, through the preparation and application of management tools, reports, program evaluation, and the provision of technical assistance.
   - Assist in planning and preparation of contracts, solicitations, budgets and reports; the evaluation of proposals; and other functional areas vital to program progress.
   - Identify and analyze needs and gaps in child care services that affect accessibility and quality and make effective recommendations based on trends and analysis.
   - Advise departmental officials, officials of other agencies, potential applicants for funding, current applicants, current fund recipients, and the public on program policies and procedures and the availability of child care funding.
   - Review and analyze State and Federal laws and regulations governing the administration of child care funding. Recommend policy and procedural changes based on State and Federal requirements.
   - Assist with developing and coordinating planning for Maryland's State Plan for Child Care and Development Funds in order to access federal child care funds.
   - Prepares correspondence for signature of Governor, Secretary of DHR, CCA's Executive Director and Director of the Office of Program Development in response to inquiries from public officials and the general public.

4. Fiscal Contracts Manager, Mayor's Office for Children, Youth and Families
   - Managed the appropriation of a $5.1 million budget to improve family and children services according to governmental accounting and budgeting standards.
   - Identified and secured funding options available to promote children and youth programs.
   - Provided support to the Commission for Children and Youth, Baltimore City Commission for Women and the Baltimore City Youth Council.
   - Prepared monthly reports and analysis of agency programs.
   - Reviewed grant applications in accordance with mandated federal, state and local policies, procedures and regulations.
   - Collected, compiled and organized date to develop criteria for grant processing.
   - Planned and directed the operation of child care programs, approved the development of long-ranged program goals, managed and developed program funds and organization.
   - Coordinated the preparation of grant proposals by monitoring the process, writing and approval of grant applications.
   - Reviewed, directed and approved the preparation and administration of program budgets.
   - Oversaw the provision of services to program recipients monitoring program services for quality, proficiency and equity.

5. Child Care Coordinator, Mayor's Office for Children, Youth and Families
   - Designed, implemented and directed the preparation of grants for child care services and prevention and intervention strategies.
   - Coordinated the Mayor's Annual Child Care Conference.
   - Assessed the needs of children and youth according to age, location and special services.
   - Identified and maintained inventory of public and private services available to children, youth and families.
   - Developed strategies to fulfill the academic and social needs of children and youth in Baltimore City.
   - Coordinated program activities with other agencies and organizations explaining program services to and obtaining financial and other assistance from such agencies and organizations.

- Prepared briefings and summaries on program activities for submission to various stakeholder groups.
- Reviewed and wrote reports and memoranda recommending revisions in legislation concerning programs, submitted some reports to superiors for review and approval.
- Reviewed, analyzed and responded to local, state and federal legislation, policies and procedures to determine appropriate course of action to be taken on behalf of children, youth and families.
- Prepared and presented oral presentations for the Mayor in absencia.
- Addressed community groups and other organizations as a representative of the Mayor presenting, explaining and promoting programs and services.
- Helped to identify potential partnerships, collaborators, new initiatives and opportunities by identifying gaps and assets in child care service delivery systems.
- Prepared correspondence for signature of the Mayor and Director of MOCYF in response to inquiries from public.

6. Program Director/Owner, Peaceful Dwellings
   - Planned, organized and supervised the daily operations of the assisted living facility.
   - Recruited, trained evaluated, promoted and when necessary, dismissed program staff.
   - Planned, implemented and coordinated program activities for the elderly.
   - Performed bookkeeping and budget preparation.
   - Prepared payroll, scheduled appointments and provided care management.
   - Processed health care insurance and prepared medical billing.
   - Remained in compliance with licensing agency without any violations.

7. Child Care Director, Playkeepers, Inc.
   - Planned, organized and supervised the daily operations of the child care center.
   - Communicated effective strategies in the dynamics of children in groups.
   - Managed child care center.
   - Purchased child care equipment.
   - Implemented curriculum.
   - Coordinated staff development training on child growth and development.
   - Prepared monthly reports.
   - Maintained collegial work environment.
   - Communicated with parents to keep them apprised of daily activities and progress.

EDUCATION

- Bachelor of Science, Business Administration, Sojourner-Douglass College, 1990, Suma cum Laude

POST IN CONSPICUOUS PLACE - This license is not transferable to another person, location, or address.

MARYLAND STATE DEPARTMENT OF EDUCATION

Achievement Matters Most

State of Maryland - Department of Education
Office of Child Care
**CHILD CARE CENTER LICENSE**

Region: 3
County: BALTIMORE
License Number: 127371
Licensed Center since 01/13/2005

# Successful Children Early Learning Center

## 2112 N. Rolling Road, Windsor Mill, MD 21244

Operated by Successful Children Learning Center, LLC

The Office of Child Care issues this license pursuant to Family Law Article, Sections 5-530 through 5-585, and COMAR 13A.14.02.

| This License: | |
|---|---|
| Issued on: | 01/31/2007 |
| Revised on | 03/09/2007 |
| Status: | Continuing - Full |

| Approved for Ages: | |
|---|---|
| 6 wks through 17 mos | 0 |
| 18 mos through 23 mos | 0 |
| 2 yrs through 5 yrs | 12 |
| 5 yrs through 15 yrs | 3 |
| 16 yrs through 20 yrs | 0 |
| **Total Capacity:** | **15** |

| Approved to Operate: | |
|---|---|
| Months: | September to June |
| Days: | Monday to Friday |
| Hours: | 07:00 AM - 06:00 PM |

| Rooms Approved and Capacity: | |
|---|---|
| Room | Cap. |
| Room 1 | 15 |

This Child Care Center License is issued to the licensee named above on condition that the licensee agrees to comply with all applicable child care center licensing laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against this License, including but not limited to suspension or revocation of the License or denial of a new License. The licensee must surrender this License to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new License. The licensee must notify the Office of Child Care of a change in ownership of the child care center prior to its effective date.

RESTRICTIONS/COMMENTS: Only room 1 may be used for child care. Center is approved to care for children 3 to 6 years of age. In the summer the center converts to a youth camp regulated by the Department of Health and Mental Hygiene.

*Nancy S. Grasmick*
State Superintendent of Schools
Maryland State Department of Education

*Judith L. Rozie-Battle*
Director
Office of Child Care

Regional Manager
Office of Child Care

PETITIONER'S
EXHIBIT NO. 8

OCC 236 (Revised 02/06) - *All previous editions are obsolete.*

# SUCCESSFUL CHILDREN LEARNING CENTER

## Daily Schedule

| | | | |
|---|---|---|---|
| 7:00 a.m. | - | 7:30 a.m. | Free Play |
| 7:30 a.m. | - | 7:45 a.m. | Clean-up |
| 7:45 a.m. | - | 8:00 a.m. | Wash Hands |
| 8:00 a.m. | - | 8:30 a.m. | Breakfast |
| 8:30 a.m. | - | 8:45 a.m. | Bathroom |
| 8:45 a.m. | - | 9:15 a.m. | Devotion |
| 9:15 a.m. | - | 9:45 a.m. | Circle Time |
| 9:45 a.m. | - | 11:15 a.m. | M/W/F = Phonics<br>T/TH = Math |
| 11:15 a.m. | - | 11:45 p.m. | Outdoor Play |
| 11:45 p.m. | - | 12:00 p.m. | Bathroom |
| 12:00 p.m. | - | 12:30 p.m. | Lunch |
| 12:30 p.m. | - | 12:45 p.m. | Bathroom |
| 12:45 p.m. | - | 1:00 p.m. | M=Poetry/Nursery rhymes<br>T=Singing or rhyme band<br>W=Puzzles or play clay<br>Th=Story time or acting out stories<br>F=Free Art/Show and Tell |
| 1:00 p.m. | - | 3:00 p.m. | Nap/Rest Time |
| 3:00 p.m. | - | 3:15 p.m. | Bathroom |
| 3:15 p.m. | - | 3:45 p.m. | Snacks |
| 3:45 p.m. | - | 4:15 p.m. | Outdoor Play |
| 4:15 p.m. | - | 5:15 p.m. | Recorded stories or songs, free art, reading books, homework or other quiet activity |
| 5:15 p.m. | - | 5:30 p.m. | Clean-up |
| 5:30 p.m. | - | 6:00 p.m. | Departure |

PETITIONER'S

EXHIBIT NO. 9

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

The purpose of this letter is to express my interest in and support of the rezoning of Successful Children Learning Center. I have a five month old son and have contacted Successful Children Learning Center on several occasions because I am interested in enrolling my son in a high quality, academically stimulating learning and child care facility. As an educator, I am fully aware of the benefits of early intervention in the cognitive, social, and kinesthetic development of a child. However, upon exploring this option, I was informed that the facility does not serve children under age 3.

Given the challenges and difficulties in securing high quality child care services it is apparent that the need for additional infant and toddler learning centers is great. I have investigated other facilities only to find that they are either filled to capacity and often have a waiting list exceeding six months or they do not except infants and toddlers. Granting Successful Children Learning Center the appropriate zoning license would eliminate this problem for me and other parents with infants and would allow me to feel comfortable about my child's welfare knowing that he is in a caring facility that specializes in infant and toddler care. Therefore, I am asking your favorable consideration of lowering the ages of children that the center can serve. If I can be of further assistance, please contact me at 301-249-2818.

Sincerely,

Inger H. Swimpson-Moore

Inger H. Swimpson-Moore, Ed.D.

PETITIONER'S
EXHIBIT NO. 910

1121 Pine Court
York, PA 17408

October 18, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

My name is Yolanda R. Manning. I have a 9 month old child. I have contacted Successful Children Learning Center on many occasions because I am interested in enrolling my 9 month old child. My child's current day care center is 35 minutes out of my way and Successful Children Learning Center is five minutes away from my job. I am asking you to consider lowering the ages of the children the center serves.

I began searching for child care months before my daughter was born. I heard such great things about Successful Children Learning Center that I immediately called to inquire about sending my daughter there. To my dismay I was told the center could not accept infants. After a long and difficult search I had to settle on a facility. I keep in contact with the director hoping she will give me good news. If the age requirement was lowered I would transfer my child immediately.

I would appreciate your favorable consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 717-225-3409.

Sincerely,

Yolanda Manning

Yolanda R. Manning

GREAT OAK LENDING PARTNERS

1920 GREENSPRING DRIVE • SUITE 160 • TIMONIUM, MARYLAND 21093

October 16, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

My name is Stephen Trye and I am an expectant father and the Sales Manager of Great Oak Lending Partners. My Wife, Shauntese Trye, is an Attorney and Principle of Acumen Title. We are blessed to have a child on the way and the tentative due date is the first week of May. We are interested in enrolling our infant into a day care program that will provide a safe and educational environment.

I have contacted Successful Children Learning Center on many occasions because I am interested in enrolling my newborn child into their facility. As you can imagine, we live very hectic lives and need the flexibility to have a resource that will allow us to continue our careers while knowing that our child is being loved and cared for. The infancy stage is a sensitive one that consist of bonding and growth. If a child is not cared for correctly, there can be long term consequences. We would not trust our child with any other facility except for the Successful Children Center.

It is very difficult to find quality child care particularly for infants and toddlers. The need is great. I started searching for care for my newborn child and we have months before he or she will be born, I found that many facilities did not accept infants and toddlers and those that did had waiting list.

I would appreciate your favorable consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 443.901.1775 x 1041

Sincerely,

Stephen B Trye
Sales Manager
Great Oak Lending Partners
1920 Greenspring Drive
Suite 160
Timonium, MD 21093

Toll Free (800) 544-8584 x 1041
(443) 901-1775 x 1041
strye@greatoaklending.com

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

My name is Monica Goodman. I have two children ages 4 years and 8 weeks old. I have contacted Successful Children Learning Center on many occasions because I am interested in enrolling my 8 week old child. I would also enroll my 4 year old but I do not want to transfer him at this point because he is already acclimated to his learning environment. However, I will transfer my youngest child to Successful Children Learning Center if permission is granted to lower the ages of children the center can serve.

It is very difficult to find quality child care particularly for infants and toddlers. The need is great. When I started searching for care for my youngest child which I began to do months before he was born, I found that many facilities did not accept infants and toddlers and those that did had waiting list.

I would appreciate your favorable consideration of lowering the ages of children that the center can serve. If I can be of further assistance, please contact me at 410-653-2662.

Sincerely,

Monica M. Goodman

Monica Goodman

809 Joshua Tree Court
Owings Mills, MD 21117

October 17, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Dear Zoning Commissioner:

My name is Makina Hagans. I have a one year old son and my husband and I are interested in putting him in a structured learning environment among his peers. After doing extensive research on centers in my area, they are extremely costly or have a long waiting list.

We would like to enroll our son in Successful Children Learning Center if permission is granted. I would appreciate your consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 410-902-7333.

Sincerely,

Mr. & Mrs. Jamil Hagans

21 October 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

**RE: Lowering the Ages of Children at Successful Children's Learning Center**

Dear Zoning Commissioner:

My name is Troy Lewis and I have utilized Successful Children's Learning Center's services for the past two years with my six year old daughter, Troi. In that timeframe, I have been very pleased with the progress of my daughter's development in learning and socialization skills.

Currently, I am in the process of obtaining custody of my eight month old son, Tyce. I am a working parent and it is necessary for me to have adequate child care in place for my child in order for the judge to grant me full custody. Due to the success my daughter displayed by attending the center, I have contacted Successful Children Learning Center to express my interest in enrolling my son; however, the current age restrictions would prevent my son from attending. I have known Mrs. Collins for many years and would gladly place my son in her child care center because I could rest assured that he would be well cared for.

I would appreciate your favorable consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 410-363-1464 or via email at tlewis@pharmanet.com.

Sincerely,

Troy M. Lewis

October 19, 2007

Mr. & Mrs. Anthony Rowson, Sr.
7 Kimberlys Court
Windsor Mill, Maryland 21244

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

We are the proud parents of three children. The oldest is in elementary school, the second is enrolled at Successful Children Learning Center and the third is a newborn. We would like very much for the newborn to also attend Successful Children Learning Center. It is my understanding that Ms. Collins is partitioning the Zoning Board to lower the ages of the children she can serve. It is my hope that this is granted.

It is very difficult to find quality child care particularly for infants and toddlers. The need is great. When I started searching for care for my youngest child which I began to do months before she was born, I found that many facilities did not accept infants and toddlers and those that did had long waiting list.

I would appreciate your favorable consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 410-277-3597.

Sincerely,

Mr. & Mrs. Anthony Rowson, Sr.

Sharmane Brown
1451 Barrett Road
Baltimore, MD 21207

October 22, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Zoning Commissioner:

My name is Sharmane Brown and I have a 1 year old child. I have contacted Successful Children Learning Center on many occasions because I am interested in enrolling my child. I request that Successful Children Learning Center be granted permission to lower the ages of children the center can serve.

It is very difficult to find quality child care particularly for infants and toddlers. The need is great. When I started searching for care for my child, which I began to do months before she was born, I found that many facilities did not accept infants and toddlers and those that did had waiting list.

I would appreciate your favorable consideration of lowering the ages of children that the child care center can serve. If I can be of further assistance, please contact me at 410-719-9174.

Sincerely,

Sharmane Brown

Sharmane Brown

Dear Zoning Commissioner:

I support the expansion of Successful Children Learning Center. Ms. Collins is fulfilling a need in this community by providing quality child care services.

1. Name: Ferdinand C. Etemiller

   Address: 2200 N. Rolling Rd Balto. Md 21244

   Telephone #: 410 944 3087

2. Name: James & Hazel Smith

   Address: 2109 Rolling Rd Windsor mill MD 21244

   Telephone #: 410 944 8153

3. Name: Dr Alexander R. Kassolis

   Address: 2108 North Rolling Rd. Balto MD 21244

   Telephone #: 410-944-4695

4. Name: VERONICA Bryant

   Address: 7102 Munford Rd.

   Telephone #: 410-944-7758

5. Name:

   Address:

   Telephone #:

6. Name:

   Address:

   Telephone #:

7. Name:

   Address:

   Telephone #:

PETITIONER'S

EXHIBIT NO. 11

8. Name:_____

Address:_____

Telephone #:_____

9. Name:_____

Address:_____

Telephone #:_____

10. Name:_____

Address:_____

Telephone #:_____

11. Name:_____

Address:_____

Telephone #:_____

12. Name:_____

Address:_____

Telephone #:_____

13. Name:_____

Address:_____

Telephone #:_____

14. Name:_____

Address:_____

Telephone #:_____

**EXHIBIT D**

## Targeted Areas of Greatest Need
## Children in Maryland Under Age Three
## (Underserved areas are indicated in column (L))

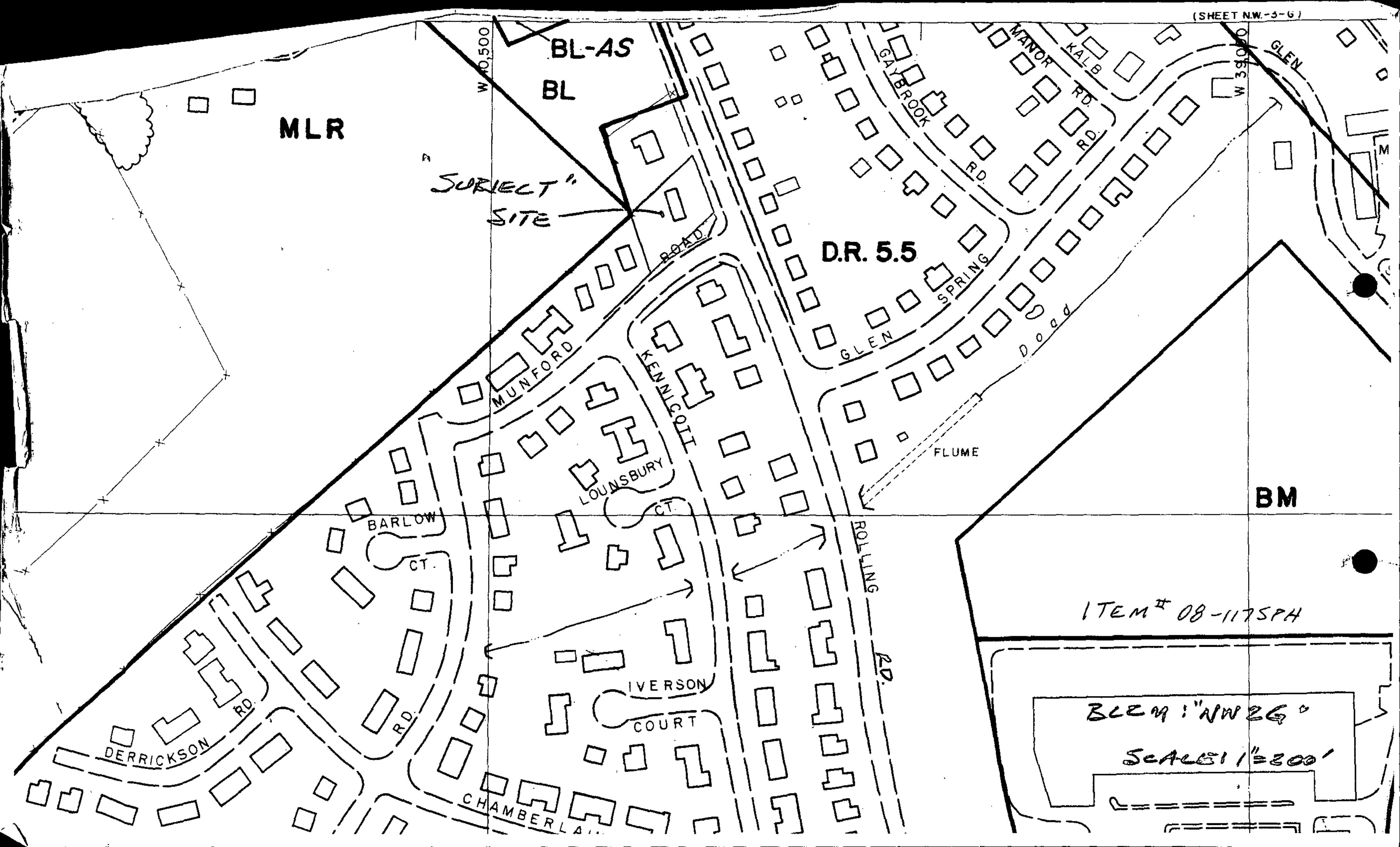
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Jurisdiction** | **Males 0 - 12 Months** | **Males 13 - 24 Months** | **Males 25 - 36 Months** | **Total Males 0 - 36 Months** | **Females 0 - 12 Months** | **Females 13 - 24 Months** | **Females 25 - 36 Months** | **Total Females 0 - 36 Months** | **Total Children 0 - 36 Months** | **Number of Exiting Slot by County** | **% Capacity** | **Under-Served Areas** |
| Allegany | 391 | 406 | 392 | 1,189 | 340 | 344 | 378 | 1,062 | 2,251 | 410 | 18% | • |
| Anne Arundel | 3,373 | 3,461 | 3,272 | 10,106 | 3174 | 3,281 | 3,180 | 9,635 | 19,741 | 3,758 | 19% | • |
| Baltimore | 4,557 | 4,598 | 4,528 | 13,683 | 4338 | 4,439 | 4,286 | 13,063 | 26,746 | 6,343 | 24% | • |
| Calvert | 494 | 447 | 500 | 1,441 | 465 | 494 | 538 | 1,497 | 2,938 | 830 | 28% | |
| Caroline | 162 | 189 | 169 | 520 | 182 | 144 | 186 | 512 | 1,032 | 349 | 34% | |
| Carroll | 973 | 989 | 1,034 | 2,996 | 894 | 959 | 982 | 2,835 | 5,831 | 1,579 | 27% | |
| Cecil | 600 | 567 | 590 | 1,757 | 561 | 595 | 580 | 1,736 | 3,493 | 731 | 21% | • |
| Charles | 829 | 915 | 889 | 2,633 | 775 | 801 | 853 | 2,429 | 5,062 | 1,550 | 31% | |
| Dorchester | 166 | 155 | 177 | 498 | 164 | 151 | 160 | 475 | 973 | 280 | 29% | |
| Frederick | 1,339 | 1,408 | 1,433 | 4,180 | 1304 | 1,399 | 1,335 | 4,038 | 8,218 | 2,155 | 26% | |
| Garrett | 178 | 201 | 181 | 560 | 182 | 156 | 176 | 514 | 1,074 | 193 | 18% | • |
| Harford | 1,516 | 1,632 | 1,567 | 4,715 | 1462 | 1,530 | 1,489 | 4,481 | 9,196 | 2,175 | 24% | • |
| Howard | 1,785 | 1,800 | 1,852 | 5,437 | 1680 | 1,709 | 1,733 | 5,122 | 10,559 | 2,847 | 27% | |
| Kent | 110 | 99 | 98 | 307 | 84 | 83 | 76 | 243 | 550 | 148 | 27% | |
| Montgomery | 6,166 | 6,076 | 5,957 | 18,199 | 5936 | 5,865 | 5,779 | 17,580 | 35,779 | 6,684 | 19% | • |
| Prince George's | 5,664 | 5,840 | 5,920 | 17,424 | 5584 | 5,738 | 5,500 | 16,822 | 34,246 | 6,513 | 19% | • |
| Queen Anne's | 278 | 258 | 242 | 778 | 249 | 258 | 244 | 751 | 1,529 | 429 | 28% | |
| St. Mary's | 608 | 633 | 655 | 1,896 | 561 | 610 | 626 | 1,797 | 3,693 | 928 | 25% | |
| Somerset | 105 | 101 | 123 | 329 | 147 | 112 | 110 | 369 | 698 | 175 | 25% | |
| Talbot | 172 | 156 | 184 | 512 | 165 | 149 | 170 | 484 | 996 | 358 | 36% | |
| Washington | 844 | 860 | 819 | 2,523 | 801 | 714 | 789 | 2,304 | 4,827 | 1,435 | 30% | |
| Wicomico | 543 | 504 | 513 | 1,560 | 566 | 523 | 527 | 1,616 | 3,176 | 839 | 26% | |
| Worcester | 250 | 236 | 423 | 909 | 223 | 217 | 234 | 674 | 1,583 | 276 | 17% | • |
| Baltimore City | 4,423 | 4,146 | 4,158 | 12,727 | 4284 | 4,317 | 3,879 | 12,480 | 25,207 | 5,898 | 23% | • |
| State Totals | 35,526 | 35,677 | 35,676 | 106,879 | 34,121 | 34,588 | 33,810 | 102,519 | 209,398 | 46,885 | 22% | |

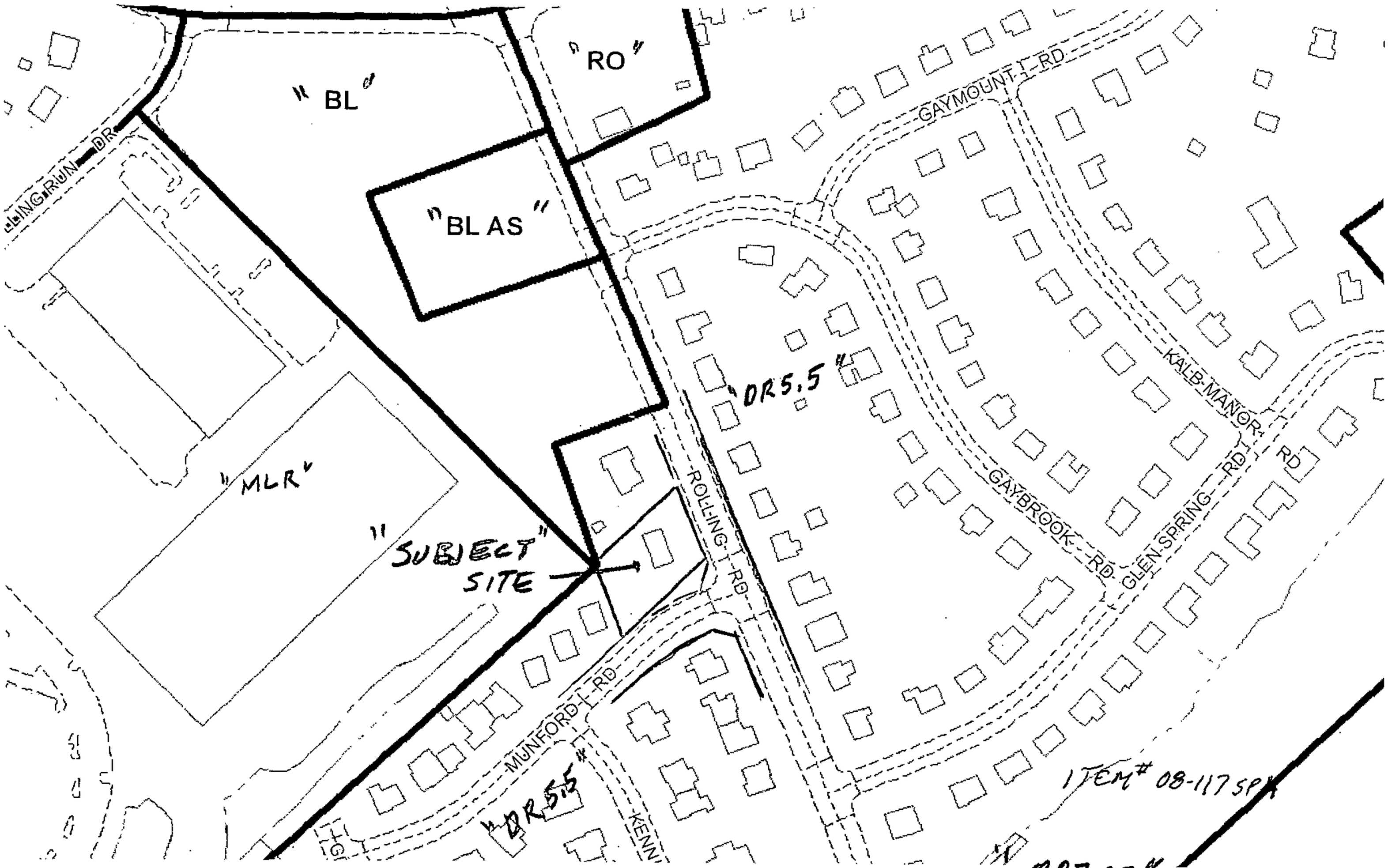
* For purposes of this solicitation, targeted areas have the licensed capacity to serve less than 25% of the total number of children under 3 years old that live in the jurisdiction. There are 10 jurisdictions that do not have the capacity to serve at least 25% of all children under the age of three. (Source data: U.S. 2000 census and Child Care Licensing capacity from the Child Care Administration Management Information System)

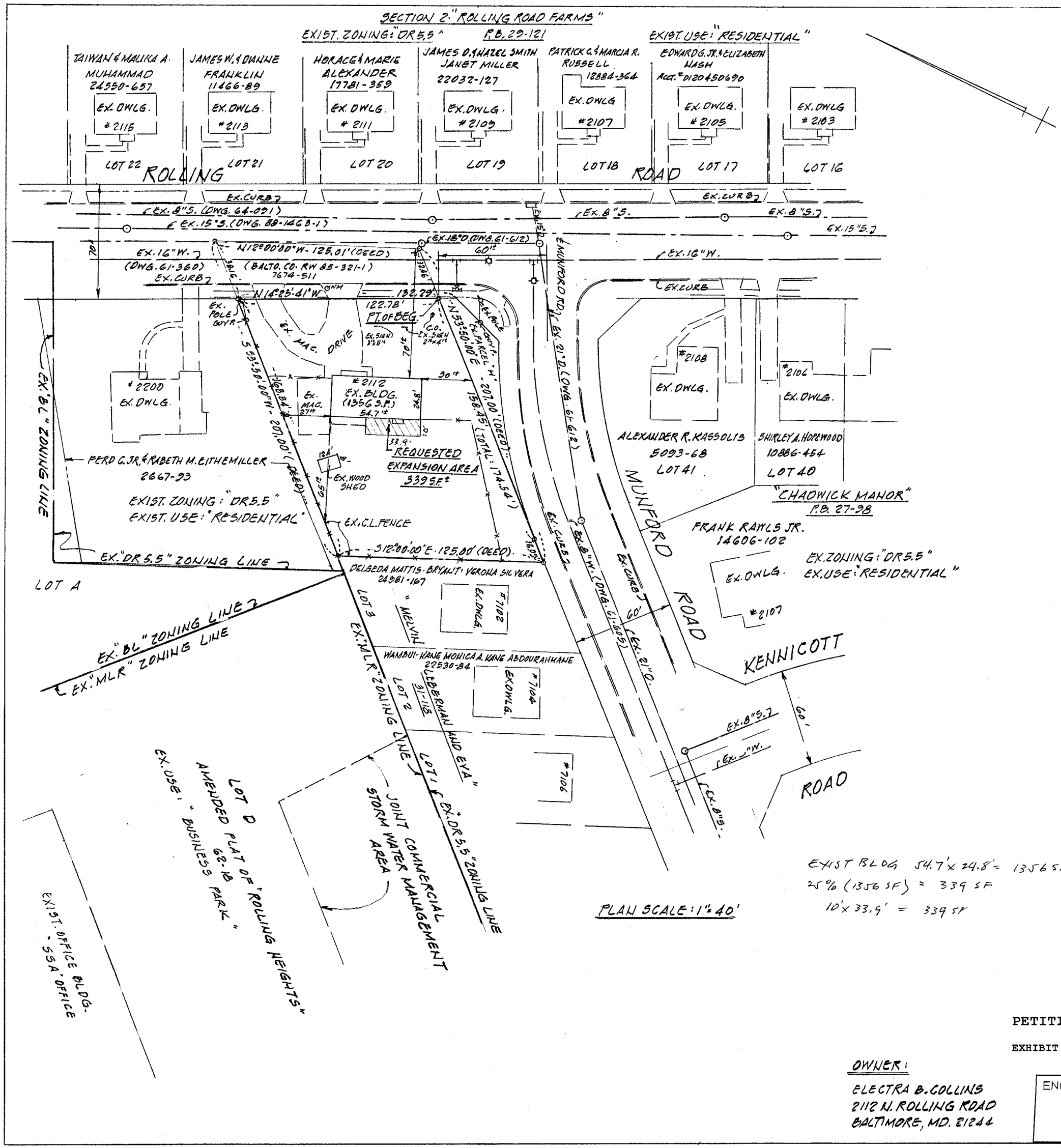
**PETITIONER'S**

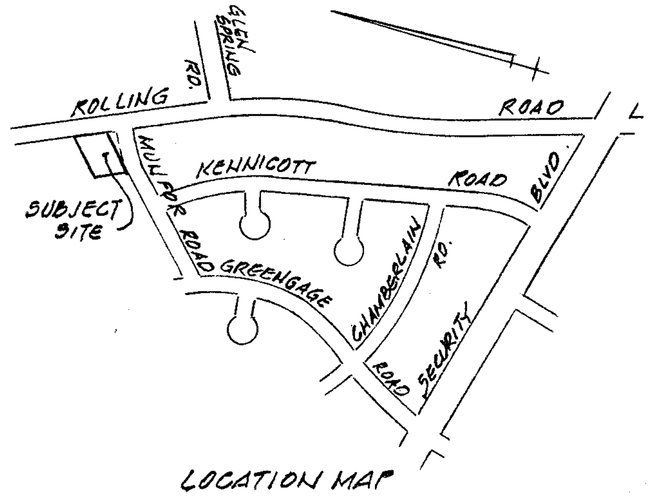


**EXHIBIT NO.** 12


(SHEET NW-3-G)
BL-AS
BL
MLR
W 10,500
SUBJECT SITE
ROAD
D.R. 5.5
MANOR
KALB
RD.
GAYBROOK
RD.
RD.
W 39,000
GLEN
SPRING
GLEN
Road
MUNFORD
KENNICOTT
LOUNSBURY
CT.
FLUME
BM
BARLOW
CT.
ROLLING
RD.
ITEM # 08-117SPH
IVERSON
COURT
RD.
DERRICKSON
RD.
CHAMBERLAIN
BLCM: "NW2G"
SCALE: 1"=200'


"BL"
"RO"
"BL AS"
"MLR"
"SUBJECT" SITE
"DR 5.5"
"DR 5.5"
GAYMOUNT RD
GAYBROOK RD
GLEN SPRING RD
KALB MANOR RD
ROLLING RD
MUNFORD RD
KENN
ITEM # 08-117 SPA
"08163"
SCALE: 1" = 200'




LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES

1. AREA OF PROPERTY = 19,580 S.F. (045 AC.±) GROSS 23,607 S.F. (0.54 AC.±)
2. EXISTING ZONING PROPERT = DR 5.5 W/ SPECIAL EXCPETION
3. EXISTING USE OF PROPERTY = CLASS B GROUP CHILD CARE
4. PROPOSED ZONING OF PROPERTY = DR 5.5 W/ SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = CLASS B GROUP CHILD CARE
6. AREA OF EXISTING BLDG. 54.7' X 24.8'= 1356 S.F.
7. ZONING HISTORY OF PROPERTY
   A. CASE # 65-179X SPECIAL EXCEPTION FOR DAY NURSERY ON 0.5 AC. LOT ZONED R-6 GRANTED 12-21-64 WITH 6 RESTRICTIONS:
      1. NO MORE THAN 25 CHILDREN AT ANY ONE TIME
      2. DAY NURSERY NOT OPERATING ON SUNDAY OR LEGAL HOLIDAYS
      3. HOURS OF OPERATION: 9AM – 3:30PM
      4. NURSERY NOT OPERATE FROM JULY 15 TO AUGUST 31
      5. RECREATION FACILITIES AND FENCE LOCATION
      6. SHRUBBERY IN FRONT YARD
      7. AGE LIMITS: 4YRS. TO 6YRS.
      8. DAY NURSERY NOT TO OPERATE ON SATURDAYS (7 & 8 Added January 8, 1965)
   B. CASE # 66-227 SPH, 4-21-66 AMENDMENT TO ORDER #65-179X TO RELEASE RESTRICTIONS #3 & #4 (#3 HRS. CHANGED, #4 DENIED)
   C. CASE # 68-96 SPH, 9-26-67 LIFT RESTRICTION #4 (DENIED 11-02-67) CASE TO BALTIMORE COUNTY BOARD OF APPEALS-PETITIONER REQUEST WITHDREW ORDER 01-22-69, ORDER OF DISMISSAL BY BOARD 01-23-69
   D. CASE #72-288 SPH, 4-72 TO REMOVE RESTRICTIONS 3, 4, 7 & 8 OF DEPUTY ZONING ZOMMISSIONER CASES 65-179X & 66-227 SPH EVIDENCE SUBMITTED. HEARING ORDER 07-06-72
      RESTRICTION #3: HOURS 7AM – 6PM
      RESTRICTION #4: DAY NURSERY ALLOWED TO OPERATE ALL YR. ROUND
      RESTRICTION #7: ENROLLMENT AGE: 3 YRS.-6 YRS.
      RESTRICTIOM #8: DENIED
8. RESTRICTIONS PRESENTLY EXISTING ON DAY NURSERY PROPERTY
   RESTRICTION #3: HOURS 7AM – 6PM
   RESTRICTION #7: ENROLLMENT AGE: 3 YRS.- 6 YRS.
   RESTRICTIOM #8: SATURDAY OPERATION DENIED
9. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN FOR SPECIAL EXCEPTION CASE # 65-179X & 72-288 SPH TO AMEND RESTRICTION # 7 TO PERMIT ENROLLMENT AGE OF CHILDREN TO BEGIN AT 6 WEEKS TO 6 YRS. IN LIEU OF REQ'D. 3 YRS. TO 6YRS. AND TO ALLOW AN EXPANSION TO THE REAR OF THE EXISTING NURSERY BUILDING OF 339 S.F. WHICH REPRESENTS 25% OF THE BUILDING AREA GRANTED THE SPECIAL EXCEPTION BY CASE 65-179X ON 12-21-64.
10. PROPERTY SERVED BY PUBLIC UTILITIES
11. PROPERTY LOCATED ON BALTIMORE COUNTY ZONING MAP "NW2G" SCALE 1"=200'

EXIST BLDG 54.7' x 24.8' = 1356 SF
25% (1356 SF) = 339 SF
10' x 33.9' = 339 SF

PLAT TO ACCOMPANY PETITION
FOR
# SPECIAL HEARING

## SUCCESSFUL CHILDERN LEARNING CENTER

*2112 N. ROLLING ROAD

ELECT. DIST. 1C1 — BALTIMORE COUNTY, MD.

SCALE: 1" = 40' — AUG. 24, 2007

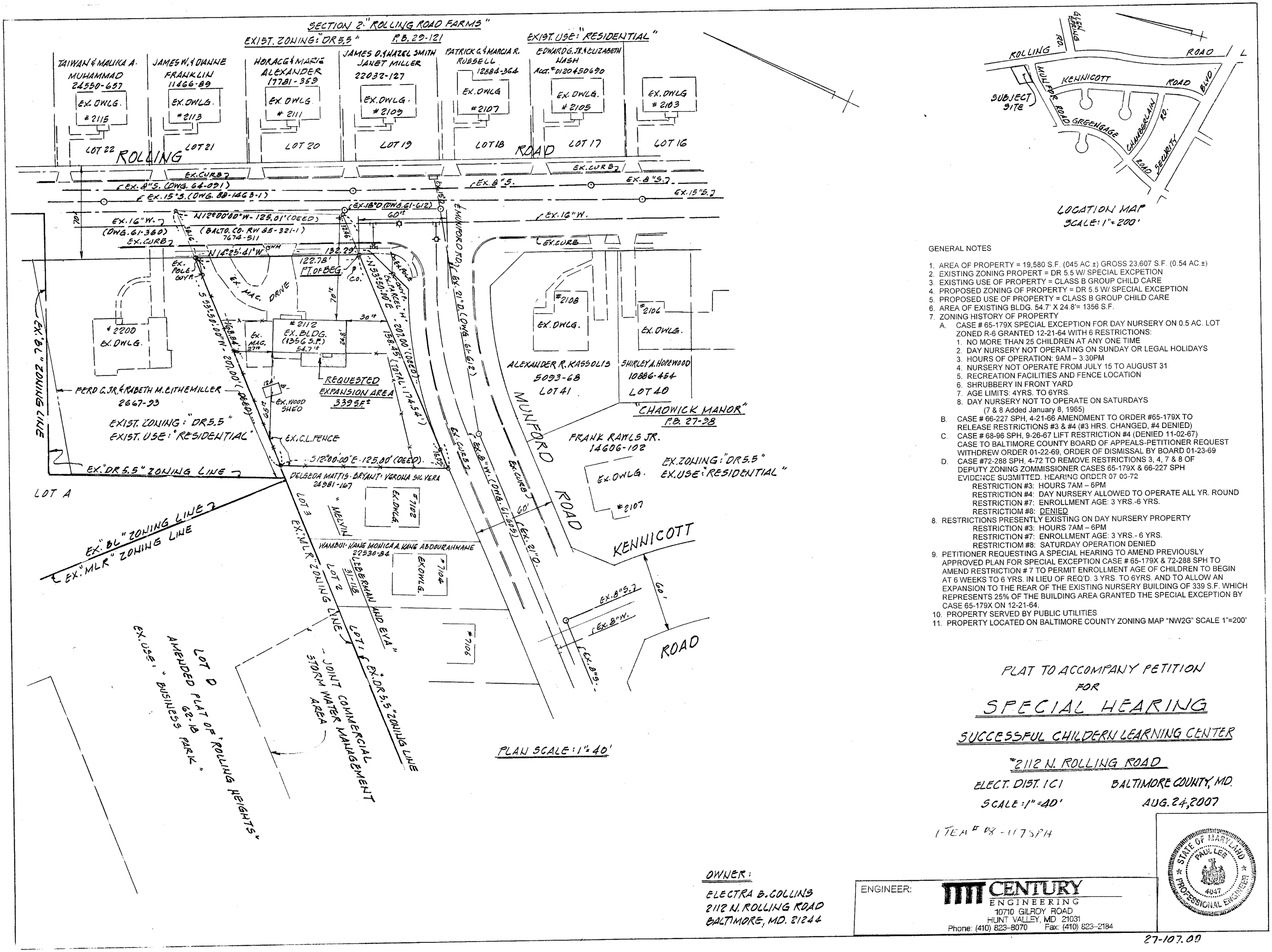
PETITIONER'S EXHIBIT NO. 1

OWNER:
ELECTRA B. COLLINS
2112 N. ROLLING ROAD
BALTIMORE, MD. 21244

ENGINEER: CENTURY ENGINEERING
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: (410) 823-8070 Fax: (410) 823-2184

STATE OF MARYLAND — PAUL LEE — 4047 — PROFESSIONAL ENGINEER

27-107.00




GENERAL NOTES

1. AREA OF PROPERTY = 19,580 S.F. (045 AC.±) GROSS 23,607 S.F. (0.54 AC.±)
2. EXISTING ZONING PROPERT = DR 5.5 W/ SPECIAL EXCPETION
3. EXISTING USE OF PROPERTY = CLASS B GROUP CHILD CARE
4. PROPOSED ZONING OF PROPERTY = DR 5.5 W/ SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = CLASS B GROUP CHILD CARE
6. AREA OF EXISTING BLDG. 54.7' X 24.8'= 1356 S.F.
7. ZONING HISTORY OF PROPERTY
   A. CASE # 65-179X SPECIAL EXCEPTION FOR DAY NURSERY ON 0.5 AC. LOT ZONED R-6 GRANTED 12-21-64 WITH 6 RESTRICTIONS:
      1. NO MORE THAN 25 CHILDREN AT ANY ONE TIME
      2. DAY NURSERY NOT OPERATING ON SUNDAY OR LEGAL HOLIDAYS
      3. HOURS OF OPERATION: 9AM – 3:30PM
      4. NURSERY NOT OPERATE FROM JULY 15 TO AUGUST 31
      5. RECREATION FACILITIES AND FENCE LOCATION
      6. SHRUBBERY IN FRONT YARD
      7. AGE LIMITS: 4YRS. TO 6YRS.
      8. DAY NURSERY NOT TO OPERATE ON SATURDAYS
      (7 & 8 Added January 8, 1965)
   B. CASE # 66-227 SPH, 4-21-66 AMENDMENT TO ORDER #65-179X TO RELEASE RESTRICTIONS #3 & #4 (#3 HRS. CHANGED, #4 DENIED)
   C. CASE # 68-96 SPH, 9-26-67 LIFT RESTRICTION #4 (DENIED 11-02-67) CASE TO BALTIMORE COUNTY BOARD OF APPEALS-PETITIONER REQUEST WITHDREW ORDER 01-22-69, ORDER OF DISMISSAL BY BOARD 01-23-69
   D. CASE #72-288 SPH, 4-72 TO REMOVE RESTRICTIONS 3, 4, 7 & 8 OF DEPUTY ZONING ZOMMISSIONER CASES 65-179X & 66-227 SPH EVIDENCE SUBMITTED. HEARING ORDER 07 09-72
      RESTRICTION #3: HOURS 7AM – 6PM
      RESTRICTION #4: DAY NURSERY ALLOWED TO OPERATE ALL YR. ROUND
      RESTRICTION #7: ENROLLMENT AGE: 3 YRS.-6 YRS.
      RESTRICTIOM #8: DENIED
8. RESTRICTIONS PRESENTLY EXISTING ON DAY NURSERY PROPERTY
      RESTRICTION #3: HOURS 7AM – 6PM
      RESTRICTION #7: ENROLLMENT AGE: 3 YRS.- 6 YRS.
      RESTRICTIOM #8: SATURDAY OPERATION DENIED
9. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN FOR SPECIAL EXCEPTION CASE # 65-179X & 72-288 SPH TO AMEND RESTRICTION # 7 TO PERMIT ENROLLMENT AGE OF CHILDREN TO BEGIN AT 6 WEEKS TO 6 YRS. IN LIEU OF REQ'D. 3 YRS. TO 6YRS. AND TO ALLOW AN EXPANSION TO THE REAR OF THE EXISTING NURSERY BUILDING OF 339 S.F. WHICH REPRESENTS 25% OF THE BUILDING AREA GRANTED THE SPECIAL EXCEPTION BY CASE 65-179X ON 12-21-64.
10. PROPERTY SERVED BY PUBLIC UTILITIES
11. PROPERTY LOCATED ON BALTIMORE COUNTY ZONING MAP "NW2G" SCALE 1"=200'

PLAT TO ACCOMPANY PETITION
FOR
# SPECIAL HEARING

## SUCCESSFUL CHILDERN LEARNING CENTER

## #2112 N. ROLLING ROAD

ELECT. DIST. 1C1 — BALTIMORE COUNTY, MD.

SCALE: 1" = 40' — AUG. 24, 2007

ITEM # 08-117SPH

OWNER:
ELECTRA B. COLLINS
2112 N. ROLLING ROAD
BALTIMORE, MD. 21244

ENGINEER: CENTURY ENGINEERING
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: (410) 823-8070 Fax: (410) 823-2184

STATE OF MARYLAND — PAUL LEE — 4087 — PROFESSIONAL ENGINEER

27-107.00

January 22, 1969

C. John Serio, Esq.
5 E. Lexington Street
Baltimore, Md. 21202

Re: File No. 68-96-SPH
Alberta Promotico

Dear Mr. Serio:

Enclosed herewith is copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Buddemeier

Encl.

cc: Stuart R. Wilcox, Esq.
Mr. Robert Bates
Mr. Charles Crowe
Mr. John G. Rose
Mr. Edward D. Hardesty
Mr. George E. Gavrelis

ZONING DEPARTMENT

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RE: PETITION FOR SPECIAL HEARING to lift Restriction No. 4 of the Deputy Zoning Commissioner's Order dated December 21, 1964 in Case #65-179-X
W/S of Rolling Road 80 feet North of Mumford Road
1st District
Alberta Promotico
Petitioner

: BEFORE
: COUNTY BOARD OF APPEALS
: OF
: BALTIMORE COUNTY
: No. 68-96-SPH

: : : : : : : :

ORDER OF DISMISSAL

Petition of Alberta Promotico for special hearing to lift restriction No. 4 of the Deputy Zoning Commissioner's Order dated December 21, 1964, in case #65-179- on the west side of Rolling Road 80 feet north of Mumford Road, in the 1st District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed January 22, 1969, from the attorney representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 22, 1969.

It is hereby ORDERED, this 23rd day of January, 1969, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman

Walter A. Reiter, Jr.

John A. Miller

---

C. JOHN SERIO
ATTORNEY AT LAW
CENTRAL SAVINGS BANK BUILDING
SUITE 25
BALTIMORE, MARYLAND 21202

Office
Phone 2-5045
Phone 2-1848

January 22, 1969

Mr. William Baldwin, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Case No. 68-96-SPH
Alberta Promotico

Dear Mr. Baldwin:

Alberta Promotico desires to withdraw the Appeal filed in the above captioned matter.

Very truly yours,

C. John Serio

CJS:th

P. 'd 1/22/69
BPA.

---

822-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 50

DATE 12/1/5

BILLED BY:
Office of Planning & Zo...
119 County Office Bldg.
Towson, Md. 21204

TO: C. John Serio, Esq.,
Central Savings Bank Building
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-632

QUANTITY | DETACH ALONG PERFORATION AND RETURN THIS PORTION WITH YOUR REMITTANCE

Cost of appeal - property of Alberta Promotico, et al $35.00
No. 68-96-SPH
1 sign 5.00 $

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYL...

---

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing to Lift Restriction in Case No. 65-179-X.

LOCATION: West side of Rolling Road 80 feet North of Mumford Road.

DATE & TIME: WEDNESDAY, NOVEMBER 1, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number four (4) as set forth in order of Case No. 65-179-X be lifted to enable day nursery to remain open all year.

All that parcel of land in the First District of Baltimore County.

BEGINNING for the same at a point in the centerline of Rolling Road at the distance of 80' more or less measured northwesterly from the intersection formed by the center line of Mumford Road and the center line of Rolling Road said point of beginning being also at the end of the 4th or N 53 degrees 50' E 207.00' line of the land which by deed dated August 21, 19... and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowell Title Holding Corporation to Grayden J. Clifton and wife, running thence and binding on the 1st line of the aforesaid deed and in the centerline of Rolling Road N 12 degrees 00' W 125.00' thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd and 4th lines in the aforesaid deed S 53 degrees 50' W 207.00' S 12 degrees 0 0' E 125.00' and N 53 degrees 50' E 207.00' to the place of beginning.

CONTAINING 0.50 acre more or less exclusive of the right-of-way of Rolling Road.

BEING all of the land conveyed by deed dated August 21, 19... and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio ... was conveyed by Rowell Title Holding Corporation to Grayden J. Clifton and wife.

Being the property of Alberta Promotico, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 1, 1967 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Oct. 12

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ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One weeks before the 17th day of October, 1967, that is to say the same was inserted in the issues of

October 12, 1967.

THE BALTIMORE COUNTIAN

By Paul F. Morgan
Editor and Manager.

---

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing to Lift Restriction in Case No. 65-179-X.

LOCATION: West side of Rolling Road 80 feet North of Mumford Road.

DATE & TIME: Wednesday, November 1, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number four (4) as set forth in order of Case No. 65-179-X be lifted to enable day nursery to remain open all year.

All that parcel of land in the First District of Baltimore County.

BEGINNING for the same at a point in the centerline of Rolling Road at the distance of 80' more or less measured northwesterly from the intersection formed by the center line of Mumford Road and the center line of Rolling Road said point of beginning being also at the end of the 4th or N 53 degrees 50' E 207.00' line of the land which by deed dated August 21, 19... and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowell Title Holding Corporation to Grayden J. Clifton and wife, running thence and binding on the 1st line of the aforesaid deed and in the centerline of Rolling Road N 12 degrees 00' W 125.00' thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd and 4th lines in the aforesaid deed S 53 degrees 50' W 207.00' S 12 degrees 0 0' E 125.00' and N 53 degrees 50' E 207.00' to the place of beginning.

CONTAINING 0.50 acre more or less exclusive of the right-of-way of Rolling Road.

BEING all of the land conveyed by deed dated August 21, 19... and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio ... was conveyed by Rowell Title Holding Corporation to Grayden J. Clifton and wife.

Being the property of Alberta Promotico, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 1, 1967 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

---

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 12, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 1st day of November, 1967, the first publication appearing on the 12th day of October 1967.

THE JEFFERSONIAN,
S. Frank Strickler
Manager.

Cost of Advertisement, $

# PETITION FOR SPECIAL HEARING

68-96-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ROSALIE HOOD

we ALBERTA PROMUTICO and / legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve restriction number 4 as set forth in order of Case No. 65-179-X be lifted to enable day nursery to remain open all year.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Alberta Promutico
Rosalie Hood
Legal Owner s

Contract Purchaser

Address P.O. 73 Jacksonville Md.
3 Marlboro Rd.

C. John Serio
Petitioner's Attorney

Protestant's Attorney

Address 3 E. Lexington St. 21202
11 E. Fayette St. Balto.

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of October, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of November, 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

10:00A
11/1/67

SEP 26 '67 AM

(over)

65-179-X

---

November 1, 1967

ZONING DESCRIPTION

BEGINNING for the same at a point in the centre line of Rolling Road at the distance of 80' more or less measured northwesterly from the intersection formed by the centerline of Munford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N54°50'E 207.00' line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road N. 29°00'W 125.00', thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd and 4th lines in the aforesaid deed S. S53°50'W 207.00', S12°00'E 125.00' and N54°50'E 27.00' to the place of beginning.

CONTAINING 0.50 acres of land more or less exclusive of the right-of-way of Rolling Road.

BEING all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

W. J. Miller #139

ALBERTA PROMUTICO, ET AL
W/S Rolling Rd. 80' N. of Munford Rd.
1st District
Zoning: Petition for Special Hearing to lift restriction No. 4 as set forth in order of Case No. 65-179-X to enable day nursery to remain open all year.
Hearing: Wednesday, November 1, 1967 at 10:00 A.M.

68-96-SPH

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #68-96-SPH. West side of Rolling Road 80 feet North of Munford Road. Petition for Special Hearing to lift restriction #4 in Case No. 65-179-X to enable day nursery to remain open all year. Alberta Promutico, et al - Petitioners. 1st District

Wednesday, November 1, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

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CASE # 68-96 SPH (3A)

RE: PETITION FOR SPECIAL HEARING - W S Rolling Road 80' N Munford Road - 1st District - Alberta Promutico and Rosalie Hood, Petitioners

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 68-96-SPH

The petitioners have filed a request to remove Restriction No. 4 as set forth in the Deputy Zoning Commissioner's Order dated December 21, 1964 in case No. 65-179-X.

On December 21, 1964 the Deputy Zoning Commissioner granted a special exception for Nursery School with the following restrictions:

(1) No more than twenty-five (25) children shall be allowed on the premises at any one time.

(2) The Day Nursery shall not be operated on Sundays or legal holidays.

(3) Hours of operation shall not be earlier than 9:00 a.m. and no later than 3:30 p. m. on any given day.

(4) The Day Nursery shall not be operated from July 15, to August 31st on any given year.

(5) Recreational facilities are to be erected in the rear of the premises and sh all be enclosed with a chain link type fence at least four feet high.

(6) Adequate shrubbery shall be planted in the front yard so as to prevent the children from playing on adjacent residences.

On December 21, 1964, the Deputy Zoning Commissioner added the following restrictions:

(7) Children to be enrolled in the Day Nursery shall not be younger than 4 years of age or older than [illegible] years of age.

(8) The Day Nursery shall n ot be operated on Saturdays.

ORDER RECEIVED
DATE 11/1/67
BY Jeanette Clark
ADMINISTRATIVE ASSISTANT

---

C. JOHN SERIO
ATTORNEY AT LAW
CENTRAL NATIONAL BANK BUILDING
SUITE 22
BALTIMORE, MARYLAND 21202

OFFICE PLEASE 2-0202
PLEASE 2-1848

January 22, 1969

Mr. William Baldwin, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Case No. 68-96-SPH
Alberta Promutico

Dear Mr. Baldwin:

Alberta Promutico desires to withdraw the Appeal filed in the above captioned matter.

Very truly yours,

C. John Serio

CJS:th

Rec'd 1/22/69
3 P.M.

---

68-96-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 12/9/67
Posted for: Appeal
Petitioner: Albert Promutico
Location of property: W/S of Rolling Rd. 80' N of Munford Rd
Location of Signs: (1) 2112 Rolling Rd.
Remarks: Sidebook
Posted by Signature Date of return 12/13/67

1 Sign

---

68-96 SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1ST Date of Posting Oct. 14, 1967
Posted for: Special Hearing
Petitioner: Albert Promutico
Location of property: W/S of Rolling Rd. 80' N of Munford Rd
Location of Signs: W/S Rolling Rd. 90' N. of Munford Rd
Remarks:
Posted by Signature Date of return: Oct 19, 1967

1 sign

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TELEPHONE 823-3000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 49661
DATE Oct. 9, 196[illegible]
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED BY Zoning Dept. of Balto. Co.

To: Alberta Stippers Nursery School
2112 Rolling & Munford Rds.
Baltimore, Md. 21207

DEPOSIT TO ACCOUNT NO. 01-622

| QUANTITY | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS — RETURN THIS PORTION WITH YOUR REMITTANCE | AMOUNT |
|---|---|---|
| | Petition for Special Hearing #68-96-SPH | 25.00 |
| | PAID | |
| | 10-9-67 | |
| 4 | | |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
No. 49660
DATE Oct. 1, 1967
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED BY Zoning Dept. of Balto. Co.

Alberta Stippers Day Nursery
Rte. 73 Jacksonville Road
Baltimore, Md. 21207

DEPOSIT TO ACCOUNT NO. 01-622

| QUANTITY | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS — RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|---|---|---|
| | Advertising and posting of property #68-96-SPH | 52.[illegible] |
| 4 | | |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

---

RE: PETITION FOR SPECIAL HEARING to lift Restriction No. 4 of the Deputy Zoning Commissioner's Order dated December 21, 1964 in Case #65-179-X W/S of Rolling Road 80 feet North of Munford Road 1st District Alberta Promutico Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 68-96-SPH

On April 21, 1966, Case No. 66-227 SPH, the Deputy Zoning Commissioner changed Item No. 3 to read as follows:

(3) Hours of operation shall not be earlier than 7:30 a.m. and no later than 5:30 p. m. Mondays thru Fridays.

On September 26, 1967, the petitioners requested that Restriction No. 4 be lifted to enable the Day Nursery to remain open all year.

The petitioners' reasons for requesting the lifting of this Restriction are that the people in the general area need a Nursery School in the summer, that the Petitioners lost their customers and must start afresh in the Fall and that the children are affected by the change in the Nursery Schools.

There are only 35 Day Centers in Baltimore County according to Mrs. Evelyn F. Smith, Child Care Coordinator of the Maryland State Department of Health. It is doubtful that the opening of one Day Nursery will appreciably take care of this need. The mere fact that the petitioners lose business and have to start over again each year is not sufficient reason to change a Restriction. Many children in Baltimore County are shifted from one school to another without any basic harm to their welfare.

The Deputy Zoning Commissioner after a full hearing on the matter at the time of the original hearing through certain conclusions set forth specific restrictions on this property and the neighborhood adjoining had the right to expect the restrictions to continue. The change of opening was a minor change.

For the above reasons the request to lift Restriction No. 4, Case No. 65-179-X, is DENIED.

It is this 2nd day of November, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for Special Hearing should be and the same is DENIED from and after the date of this Order.

Zoning Commissioner of Baltimore County

ORDER RECEIVED
DATE 11/3/67
BY Jeanette C. Morris
ADMINISTRATIVE ASSISTANT

---

ORDER OF DISMISSAL

Petition of Alberta Promutico for special hearing to lift restriction No. 4 of the Deputy Zoning Commissioner's Order dated December 21, 1964, in case #65-179-X, on the west side of Rolling Road 80 feet north of Munford Road, in the 1st District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed January 22, 1969, from the attorney representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 22, 1969.

It is hereby ORDERED, this 23rd day of January, 1969, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman

Walter A. Reiter, Jr.

John A. Miller

CASE # 65-179 X

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

65-179 X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alberta E. Promutico legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See Attached Description

MAP 2-B WESTERN AREA "X" 12/3/64

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Nursery School

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

x Alberta E. Promutico
x Robert J. Promutico
Legal Owner
Address 2117 Rolling & Munford Rd

Contract purchaser
Address

Petitioner's Attorney
Address

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of December, 1964 at 10:00 o'clock A.M.

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

10:00 AM 12/14/64

ZONING DEPARTMENT

65-179-X
ALBERTA PROMUTICO
W/S Rolling Rd. 80' N of Munford Rd.
#65-179-X

---

#65-179X

RE: PETITION FOR SPECIAL EXCEPTION for a Day Nursery W/S Rolling Road- 80' N. of Munford Road- 1st District Albert Promutico-Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-179-X

MAP 2-B WESTERN AREA "X"

AMENDED ORDER

The original Order dated December 21, 1964, is hereby amended to include the following restrictions:

7. Children to be enrolled in the said Day Nursery shall not be younger than 4 years of age or older than six years of age.

8. The Day Nursery shall not be operated on Saturdays.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

Date: Jan. 8, 1965

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#65-179X

RE: PETITION FOR SPECIAL EXCEPTION for a Day Nursery W/S Rolling Road- 80' N. of Munford Road- 1st District Albert Promutico-Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-179-X

MAP 2-B WESTERN AREA "X"

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petition having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for a Day Nursery should be granted, subject, however, to the following restrictions:

(1) No more than twenty-five (25) children shall be allowed on the premises at any one time.

(2) The Day Nursery shall not be operated on Sundays or legal holidays.

(3) Hours of operation shall not be earlier than 9:00 a.m. and no later than 3:30 p.m. on any given day.

(4) The Day Nursery shall not be operated from July 15th to August 31st on any given year.

(5) Recreational facilities are to be erected in the rear of the premises and shall be enclosed with a chain link type fence at least four feet high.

(6) Adequate shrubbery shall be planted in the front yard so as to prevent the children from playing on adjacent residences.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 day of December, 1964, that a Special Exception for a Day Nursery should be and the same is granted from and after the date of this Order, subject, however, to the conditions as set forth above and subject to compliance with the regulations of the Baltimore County Health Department and the Bureau of Fire Prevention governing the operation of Day Nurseries.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

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#65-179X

AUGUSTINE J. MULLER
CLEARBROOK 5-3400

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LAND SURVEYORS • ZONING CONSULTANTS
201-208 COURTLAND AVENUE, TOWSON 4, MARYLAND
VALLEY 5-3908

EUGENE F. RAPHEL
PRESCOTT 7-0541

November 2, 1964

2-B WESTERN AREA "X"

ZONING DESCRIPTION

BEGINNING for the same at a point in the centerline of Rolling Road at the distance of 80' more or less measured northwesterly from the intersection formed by the centerline of Munford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N53°50'E 207.00' line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N12°00'W 125.00', thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd and 4th lines in the aforesaid deed, S53°50'W 207.00', S12°00'E 125.00' and N53°50'E 207.00' to the place of beginning.

CONTAINING 0.50 acres of land more or less exclusive of the right-of-way of Rolling Road.

BEING all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

A. J. Muller
A. J. Muller #1391

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
DRAINAGE • SEWER • WATER • MAPPING • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date December 8, 1964

FROM George E. Gavrelis, Director

SUBJECT 65-179-X, Special Exception for a Nursery School Westside of Rolling Road 80 feet North of Munford Road. Being property of Roccl and Alberta Promutico.

1st District

HEARING: Monday, December 14, 1964 (10:00 A.M.)

Due to illness the writer will be unable to make comment on the subject petition.

GEG:bms

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#65-179X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

November 27, 1964

MAP 2-B WESTERN AREA "X" 12/3/64

Mr. Albert E. Promutico
Box 73 Johnnycake Road
Baltimore, Maryland 21207

SUBJECT: Special Exception for Nursery School, Located on the W/S Of Rolling Road 80' Ft. N of Munford Rd.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

FIRE BUREAU: If granted, the Nursery School will be subject to fire prevention regulations.

HEALTH DEPARTMENT: If granted, the Nursery School will be subject to Health requirements pertaining to licenses.

OFFICE OF PLANNING AND ZONING: Widening should be provided along the frontage of the petitioners property on Rolling Road. This widening should conform to the right-of-way width presently existing in the development of Chadwick.

The maximum proposed number of children to be enrolled and the method of pick up and delivery should be indicated. Maximum #25 to be picked up and delivered by owner

TRAFFIC ENGINEERING: This bureau will review the subject petition and submit any necessary comments at a later date.

No comments from the following departments:

Bureau of Engineering
Board of Education
R & R Commission
Industrial Commission
State Roads Commission
Building Department

Yours very truly,

James E. Dyer
Chief, Permit and Petition Processing

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting Nov 28 1964

Posted for: Sup. Excp. Nursery School

Petitioner: ALBERTO PROMUTICO

Location of property W/S ROLLING RD 80' N OF MUNFORD RD

Location of Sign W/S ROLLING RD 80' N OF MUNFORD RD

Remarks:

Posted by J. Rosser (Signature) Date of return: Dec 3 1964

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November 30, 1964

Mrs. Alberta Promutico
Box 73 Johnnycake Road
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 13th day of November 1964.

JOHN G. ROSE
Zoning Commissioner

Owner's Name: Alberta Promutico
Reviewed by James E. Dyer

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PETITION FOR SPECIAL EXCEPTION
5TH DISTRICT
ZONING: Special Exception for a Nursery School
LOCATION: West side of Rolling Rd., 80 feet North of Munford Rd.
DATE & TIME: Monday, December 14, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition and order for special exception for a Nursery School.

The petition is for a special exception that parcel of land in the 5th District of Baltimore County.

Beginning for the same at a point in the centerline of Rolling Road at the distance of 80' more or less measured northwesterly from the intersection formed by the centerline of Munford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N 53° 50' E 207.00' line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N 12° 00' W 125.00', thence leaving the centerline of Rolling Road and running thence and binding on the 2nd, 3rd and 4th lines in the aforesaid deed, S 53° 50' W 207.00', S 12° 00' E 125.00' and N 53° 50' E 207.00' to the place of beginning.

Containing 0.50 acres of land more or less exclusive of the right-of-way of Rolling Road.

Being all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, Folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

The hearing will be held on Monday, December 14, 1964 at 10:00 A.M. Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County

Nov. 27.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in one time before the 14th day of December 1964, the first publication appearing on the 27th day of November 1964.

THE JEFFERSONIAN,
B. Frank Stricker
Manager.

Cost of Advertisement, $

---

TELEPHONE 825-8000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 27633
DATE 12/15/64

TO: Little Sliepers Day Nursery
Box 73 Johnnycake Road
Baltimore 21207

BILLED TO: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST |
|---|---|---|
| | | TOTAL AMT. $52.00 |
| | Advertising and posting of property | $2.00 |
| | #65-179-X | |
| | PAID — Baltimore County, Md. — Office of Finance | |
| | 12/1964 T 919 • 27636 TEP — | $2.00 |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CASE # 66-227-SPH (2)

# PETITION FOR SPECIAL HEARING 66-227-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alberta E. Promutico legal owner x of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Amendments to Order of Deputy Zoning Commissioner's Case No. 65-179-X to Release from Restrictions

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and furthcr agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser

Address

Alberta E. Promutico
Alberta E. Promutico Legal Owner

Address Box 73 Johnnycake Road 87

Gerard R. Wimp
11 E. Pennsylvania Ave. Towson
Protestant's Attorney

W. Lee Harris
Petitioner's Attorney

Address 607 Loyola Federal Building
Towson, Maryland 823-1200

ORDERED By the Zoning Commissioner of Baltimore County, this 8th day of March, 196 6, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of April 196 6, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

MAR 8 - '66 AM
OFFICE OF PLANNING & ZONING

11:00A
4/18/66
1 sign

66-227-SPH
ALBERTA E. PROMUTICO
W/S Rolling Rd. 80' N of Munford Rd.
2nd

ORDER RECEIVED FOR FILING
DATE
BY
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL HEARING
W/S Rolling Road 80' N of
Munford Road - 1st District
Alberta E. Promutico

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-227-SPH

AMENDED ORDER

This matter case on for a hearing on a Special Petition to consider amendments to the Deputy Zoning Commissioner's Original Order dated December 21, 1964.

The Petitioner asked to be relieved of restriction (3) Hours of operation shall not be earlier than 9:00 a.m. and no later than 3:30 p.m. on any given day and restriction (4) The Bay Nursery shall not be operated from July 15th to August 31st in any given year. She stated these aforementioned restrictions posed a hardship on the operation of the nursery and maintained that if relief were not granted, the nursery would have to close.

After considering further testimony, the Deputy Zoning Commissioner agrees that restriction (3) does in fact pose a hardship and should be amended but feels that restriction (4) should remain intact.

Therefore, IT IS HEREBY ORDERED on this 21 day of Apr. 1966, that restriction (3) in the Original Order should be and the same is hereby Amended to read as follows:

(3) Hours of operation shall not be earlier than 7:30 a.m. and no later than 5:30 p.m. on Mondays thru Fridays.

EDWARD D. HARDESTY
Deputy Zoning Commissioner

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS · LAND SURVEYORS · ZONING CONSULTANTS
201 - 205 COURTLAND AVENUE, TOWSON, MARYLAND 21204
825-3605 — 825-1021
AUGUSTINE J. MULLER, P.E. & L.S.
CLEARK-OGE 2-2466
EUGENE F. RAPHEL, L.S.
PRESCOTT 1-0852

ZONING DESCRIPTION November 2, 1964

BEGINNING for the same at a point in the centerline of rolling road at the distance of 80' more or less measured northwesterly from the intersection formed by the centerline of Munford Road and the centerline of Rolling Road said point of beginning being also at the end of the 4th or N53°50'E 207.00' line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N12°00'W 125.00', thence leaving the centerline of Rolling Road and running thence and binding on the 2nd., 3rd., and 4th lines in the aforesaid deed, S53°50'W 207.00', S12°00'E 125.00' and N53°50'E 207.00 to the place of beginning.

CONTAINING 0.50 acres of land more or less exclusive of the right-of-way of Rolling Road.

BEING all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

A. J. Muller # 1391

SURVEYS - LOTS · FARMS · TOPOGRAPHY · LOCATION · CONTRACTORS SERVICE · SUBDIVISION DESIGN AND LAYOUT · ROADS · SANITARY SEWERS · STORM DRAINS · WATER · ZONING PLATS, DESCRIPTIONS AND TESTIMONY ·

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 7, 1966

FROM Mr. Leslie H. Graef, Deputy Director of Planning

SUBJECT "Petition #66-227-SPH. West side of Rolling Road 80 feet North of Munford Road. Petition for Special Hearing for Amendments to Order of Deputy Zoning Commissioner's case 65-179-X to Release from Restrictions. Alberta E. Promutico - Petitioner."

1st District

HEARING: Monday, April 18, 1966 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and finds that it lacks sufficient information to offer definitive comment at this time. If the petition is approved, however, we recommend that the approval be made subject to our favorable review of a site plan.

TELEPHONE 823-3000
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 37641
DATE 3/28/66

TO: Little Slippers Day Nursery
Box 73 Johnnycake Road
Baltimore, Md. 21207

BILLED Zoning Dept. of Balto. Co.
BY:

DEPOSIT TO ACCOUNT NO. 01-622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

| QUANTITY | | TOTAL AMOUNT COST |
|---|---|---|
| | | $25.00 |
| | Petition for Special Hearing | 25.00 |
| | 66-227-SPH | |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR A SPECIAL HEARING
1st DISTRICT
ZONING: Petition for a Special Hearing for Amendments to Order of Deputy Zoning Commissioner's Case No. 65-179-X to Release from Restrictions.
LOCATION: West side of Rolling Road 80 feet from the North side of Munford Road.
DATE & TIME: MONDAY, APRIL 18, 1966 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Amendments to Order of Deputy Zoning Commissioner should approve Amendments to Order of Deputy Zoning Commissioner's Case No. 65-179-X to Release from Restrictions.

that parcel of land in the District of Baltimore County.

BEGINNING for the same at a point in the centerline of rolling road at the distance of 80' more or less measured northwesterly from the intersection formed by the centerline of Munford Road and the center-line of Rolling Road said point of beginning being also at the end of the 4th or N53 degrees 50'E 207.00 line of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife, running thence and binding on the 1st line in the aforesaid deed and in the centerline of Rolling Road, N12 degrees 00'W 125.00', thence leaving the centerline of Rolling Road and running thence and binding on the 2nd., 3rd., and 4th lines in the aforesaid deed, S53 degrees 50'W 207.00', S12 degrees 00' E 125.00' and N53 degrees 50'E 207.00 to the place of beginning.

CONTAINING 0.50 acres of more or less exclusive of right-of-way of Rolling Road.

BEING all of the land which by deed dated August 21, 1958 and recorded among the Land Records of Baltimore County in Liber GLB 3406, folio 161, was conveyed by Rowill Title Holding Corporation to Graydon J. Clifton and wife.

Being the property of Alberta E. Promutico as shown on plat plan filed with the Zoning Commissioner.

Hearing: Monday, April 18, 1966 at 11:00 A.M.

Public Hearing Room: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
March 31.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 4, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ weeks before the 4th day of April, 1966, that is to say the same was inserted in the issues of March 21, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
~~Editor and~~ Manager.

66-227-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting April 2, 1966
Posted for: Special Hearing
Petitioner: Alberta E. Promutico
Location of property: W/S Rolling Rd. 80' N. of Munford Rd.
Location of Signs: W/S Rolling Rd. 80' N. of Munford Rd.
Remarks:
Posted by Signature Date of return April 2, 1966

1 sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

March 24, 1966

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

RE: Alberta E. Promutico
(Item 8, March 22, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JED:jlb

TELEPHONE 823-3000
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 40601
DATE 8/25/66

TO: Money Order 21-673852

Alberta E. Promutico
Box 73 Johnnycake Road
Baltimore, Md. 21207

BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

| QUANTITY | | TOTAL AMOUNT COST |
|---|---|---|
| | | 59.75 |
| | Advertising and posting of property for Little Slipper Nursery | 59.75 |
| | 66-227-SPH | |
| | PAID — Baltimore County, Md. — Office of Finance | |
| | 6-2960 7957 • 40601 TIP— | 59.75 |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS. COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18 day of MAR, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner Alberta E. Promutico

Petitioner's Attorney W. Lee Harrison

Reviewed by James E. Dyer
Chairman of
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

March 24, 1966

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

RE: Special Hearing to remove restrictions from Deputy Zoning Commissioners order For Alberta E. Promutico Located W/S Rolling Road and Munford Road, 2nd District
(Item 8, March 22, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has no current to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JED:jlb