

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
NE side Glenmore Avenue, 300 feet +/-	*	DEPUTY ZONING
SE of c/l Kenwood Avenue		
14 th Election District	*	COMMISSIONER
6 th Councilmanic District		
(2 Glenmore Avenue)	*	FOR BALTIMORE COUNTY
 Kimberly LaValley	*	Case No. 08-230-SPHA
<i>Petitioner</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owner of the subject property, Kimberly LaValley. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a Class "A" Day Care Facility for 9 to 12 children. The Variance request is from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the fenced play area to be within two feet of the property line in lieu of the required 20 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing and variance relief was Petitioner Kimberly LaValley. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately 9,000 square feet and zoned D.R.5.5. The lot measures approximately 75 feet wide by 120 feet deep. It is located southeast of Kenwood Avenue in the Overlea-Rosedale area of Baltimore County. The property is improved with Petitioner's existing 1½-story single-family dwelling, and an accessory shed located equidistant to the back wall of

2-25-08


the property at the right side property line, as one faces the front of the dwelling. The property is also improved with an existing five foot wood stockade fence that surrounds the property on the sides and rear. The fence is located five feet from the property line on the left side and the along the rear, and two feet from the property line on the right side. There is also fencing and a gate between the dwelling and the shed on the right side, and on the left side equidistant to the front of the dwelling. The total play area on the left side yard and rear yard of the property is approximately 3,038 square feet.

Petitioner has lived at the subject property for approximately three years and currently operates a daycare center for eight children -- from infants to five year olds -- and is licensed by the State of Maryland. Two of the children are infants and other six are toddlers. Previously, Petitioner lived at 5926 Clayton Avenue in Overlea-Rosedale for approximately 30 years. While there, Petitioner indicates she was employed as a teacher for 20 years, first at St. Anthony's School on Frankfurt Avenue and then at St. Clemons School in Lansdowne. Petitioner taught several subjects, including reading, mathematics, religion, and computer science. Petitioner then took a year off from teaching and thereafter opened a daycare center at her previous home, which she operated there for approximately 10 years.

Petitioner is requesting special hearing relief in order to gain approval to expand the daycare for 9 to 12 children, in which Petitioner plans for four infants to go along with up to eight toddlers. The reason for the requested expansion is because Petitioner prides herself on the fact that during the children's' formative years, she teaches them some substantive aspects of reading, writing, and mathematics. She currently employs an individual part time to care for the infants, while Petitioner teaches the toddlers and supervises the overall operation. Petitioner desires to hire her assistant full time to care for the infants, which would allow Petitioner to do

SPIDER RECEIVED FOR FILING

2-25-08

more crafts and educational pursuits with the toddlers. In order to make it financially feasible to hire the full time assistant, Petitioner requires the additional children. Petitioner represented at the hearing that the State Child Care Administration has approved her request, finding the size of her property and the square footage of her home to be adequate. Currently, the daycare operates Monday through Friday, typically with drop offs in the morning occurring between 6:30 AM to 8:00 AM and pick ups in the evening occurring between 5:00 PM to 5:30 PM. Petitioner indicated there is normally abundant on-street parking, and this is especially so during the drop off and pick up times because most residents in the morning have left for work and in the evening have not yet returned home. Petitioner expects the same pick up and drop schedule to continue for 9 to 12 children.

As to the variance, Petitioner indicated that the fence is existing and it would be impractical to move, and would leave very little room for the children's play area. Petitioner believes the play area currently provides a very constructive environment for the children when playing outside and provides adequate space as well. Moving the fence in to comply with the 20 foot setback would unnecessarily crowd the existing daycare operation and would make it virtually impossible to accommodate the 9 to 12 children Petitioner desires for the expanded daycare center. In support of the request for variance relief, Petitioner pointed out that although the property fronts Glenmore Avenue and there is a paper alley behind the property, which is typical of some of the other properties in the area, the subject property is distinct in that it also has a 15 foot paved alley running adjacent to the left side of Petitioner's property. The alley is shown in some detail on the zoning map which was marked and accepted into evidence as Petitioner's Exhibit 2. In addition, Petitioner believes there is no negative impact to surrounding neighbors due to adequate distances from the fence or screening. On the left side of the property,

2-25-08
[Signature]

the 15 foot alley provides an adequate buffer of approximately 35 feet to the adjacent neighbor's home. On the right side, there are large, mature trees along the entire side yard of the fence, providing abundant screening from any impacts of the fence. In addition, the fence is approximately 32 feet from that adjacent neighbor's home. At the rear, the fence backs up to a garage-like structure located at the property line -- not a dwelling -- and as such the impact at that location is minimal.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comments received from the Office of Planning dated January 22, 2008 indicate that Office does not object to the establishment of a child care center at the subject address, but views the attendance of 9 to 12 children possibly generating 25 to 30 cars in both the morning and afternoon as excessive in this fairly dense residential community. As such the Office recommends that attendance be limited to no more than eight children, that drop off and pick up times be staggered, and that the site plan note how employee parking would be accommodated.

In regard to the requested special hearing, based on the testimony and evidence, I am persuaded to grant the relief to approve a Class "A" Day Care Facility for 9 to 12 children. I find based on the testimony of Petitioner as to her background and experience that she is well qualified to operate a daycare for 9 to 12 children. Petitioner was a teacher for approximately 20 years and operated a daycare center for eight children at her previous home for 10 years. Petitioner has also operated her current daycare center at the subject property for eight children for the past three years. Petitioner also has a part time employee and desires to upgrade to a full time employee. Petitioner anticipates this will increase the quality of care for the infants, while also enabling Petitioner to expand her crafts and teaching with the toddlers in her care. As to the

~~_____~~
2-25-08
~~_____~~
LM

traffic concerns articulated by the Office of Planning, since it appears Petitioner has operated the current daycare center for eight children without incident for the past three years, I do not believe an additional one to four children will significantly impact parking or traffic in the community.

In regard to the request for variance, considering all the testimony and evidence presented, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Hence, I find the property unique in a zoning sense. I also find that the imposition of zoning on this property disproportionately impacts the subject property as compared with other properties in the area. In addition, I am persuaded that there are adequate buffers or screening which will lessen the impact of the existing fence on adjacent properties. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations and in a manner so as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's special hearing and variance requests should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 25th day of February, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a Class "A" Day Care Facility for 9 to 12 children be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's request for Variance from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the fenced play area to be

~~STAMP: RECEIVED FOR PLANNING~~
2-25-08
PM

within 2 feet of the property line in lieu of the required 20 feet is hereby GRANTED, subject to the following:

1. Petitioner may apply for her permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

THOMAS H. BOSTWICK FOR FILED

2-25-08

pm



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2 Glenmore Ave
which is presently zoned DR5.5

Tax# 1419 013 180
is Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424.1.B; BCZR, To permit the

Fenced play area to be within 2ft. of the property Line in Lieu of the Required 20ft.

the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
to be discussed at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.
I/we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Firm Name _____
Address _____ Telephone No. _____
State _____ Zip Code _____

File No. 08-230-SPHA

2-25-08

pm

Legal Owner(s):

Name - Type or Print Kimberly LaValley
Signature Kimberly LaValley
Name - Type or Print _____

Signature _____
Address 2 Glenmore Ave. Telephone No. 410-866-5255
Baltimore, MD 21206
City State Zip Code

Representative to be Contacted:

Name Same
Address _____ Telephone No. _____
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING RDD 11/16/07

UNAVAILABLE FOR HEARING _____



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2 Glenmore Ave

which is presently zoned DR5.5

TAX #1419013180

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

class "A" day care facility for 9-12 children

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:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RDD Date 11/16/07

REV 9/15/98

2-25-08
pm

Zoning Description

Zoning Description for **2 Glenmore Ave. Baltimore, MD. 21206**

Beginning at a point on the **North** Side of **Glenmore Ave.** Which is **30 Feet** wide at the distance of **300 feet**, **South East** of the centerline of the nearest improved intersecting street **Kenwood Ave.** Which is **30 feet** wide. Being lots **11, 12, 13** in the subdivision of **Culvers Property** containing **75 * 120** foot. Also known as **2 Glenmore Ave**, and Located in the **14** election district, **6** Councilmanic District.

Item #230

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: #08-230-SPHA

2 Glenmore Avenue

N/east side of Glenmore Avenue, 300 feet +/- s/east of centerline Kenwood Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): Kimberly LaValley

Special Hearing: to approve a Class "A" Day Care Facility for 9-12 children. **Variance:** to permit the fenced play area to be within 2 feet of the property line in lieu of the required 20 feet.

Hearing: Tuesday, January 22, 2008 at 9:00 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) 887-4386.

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

JT/1/636 Jan. 8

159718

CERTIFICATE OF PUBLICATION

1/10/, 2008

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 1/8/, 2008.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07635**

Date: **11/16/07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				5130-

Total: **5130**

Rec
From:

For:

SPHA hearing and variance for dog care facility
Case # DB-230-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
 11/16/2007 11/16/2007 09:26:59 2
 DEPT 012 MAIL DEPT 011
 >>RECEIPT B 500000 11/16/2007 0018
 Dept 5 520 00000 VERIFICATION
 CR 007635
 Recpt Tot \$130.00
 \$130.00 01 \$130.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 08-230-SPHA

Petitioner/Developer: KIMBERLY

LAVALEY

Date of Hearing/Closing: 1-22-08

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

2 GLENMORE AVENUE

The sign(s) were posted on

1-7-08

(Month, Day, Year)

Sincerely,

Robert Black 1-9-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

December 11, 2007

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: 08-230-SPHA

2 Glenmore Avenue
N/east side of Glenmore Avenue, 300 feet +/- s/east of centerline Kenwood Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Kimberly LaValley

Special Hearing to approve a Class "A" Day Care Facility for 9-12 children. Variance to permit the fenced play area to be within 2 feet of the property line in lieu of the required 20 feet.

Hearing: Tuesday, January 22, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy M. Kotroco
Director

TK:klm

C: Kimberly LaValley, 2 Glenmore Avenue, Baltimore 21206

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 7, 2008.**
- (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
Tuesday, January 8, 2008 Issue - Jeffersonian

Please forward billing to:
Kimberly LaValley
2 Glenmore Avenue
Baltimore, MD 21206

410-866-5255

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: 08-230-SPHA

2 Glenmore Avenue

N/east side of Glenmore Avenue, 300 feet +/- s/east of centerline Kenwood Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Kimberly LaValley

Special Hearing to approve a Class "A" Day Care Facility for 9-12 children. Variance to permit the fenced play area to be within 2 feet of the property line in lieu of the required 20 feet.

Hearing: Tuesday, January 22, 2008 at 9:00 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.

**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: 08-230-SPHA

†Petitioner: Kimberly La Valley

†Address or Location: 2 Glenmore Ave.
BALTIMORE, MD 21206

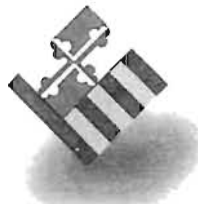
PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

†Telephone Number: 410-866-5255



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 16, 2008

Kimberly LaValley
2 Glenmore Avenue
Baltimore, MD 21206

Dear Ms. LaValley

RE: Case Number: 08-230-SPHA, 2 Glenmore Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 2007 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2007

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2007
Item Nos. 08-219, 220, 225, 226, 227, 228,
229, 230, 232, 233, and 234

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-11282007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: Nov. 26, 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. 8-230-SPHA
2 GLENMORE AVENUE
LA VALLEY PROPERTY
SPECIAL HEARING
VARIANCE

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. 8-230-SPHA.

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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 26, 2007

Item Number: 221, 230, 233, 234

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

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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

TB 1/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2008

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

RECEIVED
JAN 28 2008

SUBJECT: 2 Glenmore Avenue

INFORMATION:

BY: _____

Item Number: 8-230

Petitioner: Kimberly LaValley

Zoning: DR 5.5

Requested Action: Special Hearing to establish a Class "A: Day Care facility for 9-12 children and variance from Section 424.1.B of the BCZR to permit the fenced play area to be within 2 feet of the property line in lieu of the required 20 feet.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request(s) and has the following comments:

While this office does not object to the establishment of a child care center at the subject address, the daily attendance of 9-12 children, possibly generating 25-30 cars in both the morning and afternoon is excessive, and could be problematic for this fairly dense residential community. It is the recommendation that that the attendance be limited to no more than 8 children at any given time and that drop off and pick up times be staggered. The plan should note how employee parking would be accommodated.

Additionally, any proposed identification signage shall require review and approval by the Office of Planning.

For further information concerning the matters stated here in, please contact Laurie Hay at 410-887-3480.

Reviewed by:

Candis Murray

Division Chief:

AFK/LL: CM

Thane L. Lander

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
2 Glenmore Avenue; NE/S Glenmore Avenue, * ZONING COMMISSIONER
300' SE c/line Kenwood Avenue *
14th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Kimberly Lavalley *
Petitioner(s) * BALTIMORE COUNTY
* 08-230-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of November, 2007, a copy of the foregoing Entry of Appearance was mailed Kimberly LaValley, 2 Glenmore Avenue, Baltimore MD 21206, Petitioner(s).

RECEIVED

NOV 29 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TB 1/22
9am

22 Glenmore Avenue
Baltimore, MD 21206

February 4, 2008

RECEIVED
FEB 07 2008

BY:.....

Mr. James T. Smith, Jr.
Baltimore County Executive
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 08-230 SPHA
2 Glenmore Avenue

Dear Mr. Smith:

Thank you for your reply of January 30, 2008, regarding the above subject. While it was somewhat regrettable that no community member was in attendance, as outlined in your letter, I can only surmise that the neighborhood consists of many retired persons who are unable to readily commute to the busy confines of the Towson area. In addition, for the working residents in the neighborhood to take time off to attend the hearing, would present a costly burden for them. Thus, I am writing you again to emphasize that my initial valid concerns, as enumerated in my past correspondence, remain the same. The proposed daycare facility should not be approved at this location.

Please be advised that I am courtesy copying letters to Deputy Director Boswick and People's Counsel, Mr. Peter Max Zimmerman.

Respectfully,



Bernard E. Helinski

cc: Mr. Thomas Bostwick, Deputy Zoning Commissioner ✓
Mr. Peter Max Zimmerman, People's Counsel

Please
place in
the case
file

TJB
1-22-08

22 Glenmore Avenue
Baltimore, MD 21206
March 8, 2008

Mr. Thomas H. Bostwick
Baltimore County Deputy Zoning Commissioner
County Courts Building
401 Bosely Avenue Suite 405
Towson, MD 21204

RECEIVED
MAR 11 2008

re: Case No. 08-230-SPHA
Property 2 Glenmore Avenue

BY:

Dear Mr. Bostwick:

Exception is taken by me to your ruling in the above case number as it relates to 2 Glenmore Avenue. The intersection of Glenmore and Kenwood Avenues has always been a hazardous one, especially when exiting either left or right from Glenmore on to Kenwood Avenue. When turning, especially to the right, on to Kenwood one has to view the traffic (traveling up Kenwood) extra carefully to avoid any mishap, since Glenmore sits at an approximate pronounced thirty degree angle to Kenwood. One gets the impression, from your findings, that traffic is light at the drop off and pick up times. It's just the opposite, since traffic is extra heavy, at these times, because of people going and coming from work. This additional traffic, at these busy times, will only compound the traffic problem already existing at this location.

In addition, it is not true that day care services are already being provided at that location. There is no evidence of any activity in that house, especially not children being cared for there for three several years. And in closing, I feel that previous letters already written by me and sent to the County should serve as strong objection for the allowance of a day care center at this location or any other address on Glenmore Avenue. An on site camera observance of traffic at the morning rush and evening hours should attest to my concerns.

Respectfully,


Bernard E. Helinski

Please
place in
the case
file

TB 1/22



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 30, 2008

Mr. Bernard E. Helinski
22 Glenmore Avenue
Baltimore, MD 21206

RECEIVED
JAN 31 2008

RE: Case No. 08-230 SPHA
2 Glenmore Avenue

BY:

Dear Mr. Helinski:

Your letter to County Executive James T. Smith, Jr. has been forwarded to me for reply. I have looked into the matters raised in your letter and have found that as of January 28, 2008, the office of the Zoning Commissioner has yet to render a ruling in public hearing 08-230 SPHA. An examination of the case file has revealed that no community member attended this hearing before Deputy Zoning Commissioner Thomas H. Bostwick on January 22, 2008. The only party present before Mr. Bostwick was the property owner/petitioner Kimberly LaValley. However, People's Counsel Peter Max Zimmerman has entered his appearance in the matter and should you wish to contact him, he can be reached at 410-887-2188.

Your letter has been forwarded to the Deputy Director Bostwick. When he renders his decision, a copy of that order should be mailed to you. If a ruling is made that you fail to agree with, an appeal can be filed with my department. However, all appeals must be filed with us within 30 days of the actual order.

If additional questions exist, please contact my office at 410-887-3353.

Sincerely,

Timothy M. Kotroco
Director
Department of Permits and Development
Management

Cc: Cathy Bevans, Executive Office
Thomas Bostwick, Deputy Zoning Commissioner

Executive Office Constituent Service Action Memo

To: Tim Ketraco Subject: Opposed to Day
Department: PDM Care Center on Kenwood Ave
From: Cathy Bevins Date Sent: 1-15-08
Tracking Number: 015723 Date Due: (10 working days): 2-4-08

____ Please review the attached correspondence, investigate the subject and prepare a letter of response on behalf of the County Executive for final signature by the County Executive within 10 working days.

☒ Please review the attached correspondence, investigate the subject and prepare a letter or response on behalf of the County Executive for final signature by the Department Head/Representative. Provide Cathy Bevins with a hard copy of the final response for filing purposes within 10 working days.

____ Other

FYI: Please post date all letters 3 working days after the date you are typing the letter to allow for processing within the Executive Office.

Constituent Outreach Team Contact Information

Executive Office telephone: 410-887-2450; fax 410-887-5781

- Sharon Paul, Constituent Services Coordinator and (Districts 2, 3 & 5)
spaul@baltimorecountymd.gov
- Julia Lynton-Brown, Constituent Services Representative (Districts 1 & 4)
jlynton-brown@baltimorecountymd.gov
- Harold Reid, Special Assistant to the County Executive
hreid@baltimorecountymd.gov
- Cathy Bevins, Constituent Services Representative (Districts 6 & 7)
cbevins@baltimorecountymd.gov

22 Glenmore Avenue
Baltimore, MD 21206
January 13, 2008

2008 JAN 16 PM 2 18

Mr. James T. Smith Jr.
Baltimore County Executive
400 Washington Avenue
Towson, MD 21204-4665

re: scheduled permit hearing for 2 Glenmore Avenue on Jan.22, 2008

Dear Mr. Smith,

I had previously written the Department of Permits and Development Management on July 26, 2005 expressing my concerns for the above referenced location at which a day care center was then proposed. I received a response from them dated July 27, 2005, but I found their response not in keeping with issues raised and not satisfactory. I then wrote to your office on August 7, 2005, copy attached. The day care center did not become a reality. Now that another hearing is scheduled for January 22, 2008 as an additional attempt to allow the same type of facility to exist at the same location, I am writing you again expressing my concerns so that their request be denied. The same items which I once raised should again be considered. This wooden framed dwelling with a wooden front porch and its wooden steps does not lend itself to a safe environment for the proposed nine to twelve children the house is to accommodate. Additionally, the dwelling is situated on a pronounced slope which results in a blind spot for vehicular traffic heading for the Kenwood Avenue intersection. And should vehicles drop off children on the dwelling's side, these vehicles would be crossing against on coming traffic. In closing, I am respectfully requesting that you and your staff review these issues and not allow this noble business venture to become a reality at this location.

Sincerely,

Bernard E. Helinski

Attachments; copy of my letters 7/26/2005, 8/7/2005 – Zoning Notice of
2005 Baltimore County Permits letter 7/27/2005-copy of recent Zoning
Notice 1/17/2008

**Department of Permits and
Development Management**

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us



Baltimore County

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

July 27, 2005

Mr. B. E. Helinski
22 Glenmore Avenue
Baltimore, MD 21206

Re: 2 Glenmore Avenue

Dear Mr. Helinski:

When we received your letter of July 26, 2005, we researched the address and found no application for a daycare license for 2 Glenmore Avenue, but a fence permit has been issued. A daycare license is a state license, although the operators would need a Baltimore County change of occupancy permit for 2 Glenmore Avenue. If a daycare center for 12 children is operating without a state license, you can contact our Code Enforcement office and an inspector will visit the premises. The code enforcement complaint number is 410-887-8099.

We hope this is helpful to you.

Sincerely,

A handwritten signature in cursive script that reads "Jane Montanarelli".

Jane Montanarelli
Building Engineer's Office

22 Glenmore Ave
Barro 21206
7/26/2015

Dept Permits Development
Management
Barro County Office Bldg
111 Ches Ave
Towson, MD 21204

re 2 Glenmore Ave 21206
Permit request for daycare
services for 12 children

Dear Sir;

The permit should not
be granted. My reasons are just not
limited to:

1) The daily drop off/pick up
of children will increase the already
heavily burdened traffic on Avenue
during pre-work/after-work times.

2) Double parking (even leaving
the cars to pick up/leave children) will
occur as well as illegal parking which is in

3) An accident/s will
surely happen

4) The dwelling is a fire

trap

5) Noise pollution from the children during the warm weather will be generated

6) A permit to park a large roll-off tow truck was already issued for a dwelling @ Dale + Glenmore Ave's.

A more proper place to house these children would be @ several of the nearby shopping malls where parking and easy access to a facility would be more feasible.

In conclusion, it is not reasonable for this quiet neighborhood be inundated with the extra traffic and noise pollution that would occur should the permit be granted.

Thomson
Bernard E. Holinski
Bernard E. Holinski

22 Glenmore Ave
Baltimore 21206
897/2K57

Balto County Executive
Townson, MD 21204

re: Zoning notice for 22 Glenmore Ave

Dear Sir,

I wrote to the County expressing my concerns as it related to a posted County notice of which is attached. The answer received of which copy is attached, surely does not reasonably address the issues in my letter. In addition, I find it very odd that I was not contacted to voice my, as well as the many neighbors, concerns at a public hearing as stated in the attached photographic copy of the letter/notice.

Respectfully,

Bennard E. Helinski
Bennard E. Helinski

ZONING NOTICE

BUILDING PERMIT APPLICATION

TO APPROVE A CLASS A GROUP CHILD CARE FOR
A MAXIMUM OF 12 CHILDREN IN A RESIDENCE. (HOURS 7:00am - 5:30 P.M.)
With 2 EMPLOYEES

PUBLIC HEARING ?

PURSUANT TO SECTION ^{424.5}_{566.1} BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON JULY 30, 2005

REQUEST FOR HEARING MUST REPEAT THE ADDRESS ON THIS SIGN.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 08-230-SPHA

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

PLACE: Room 407 County Courts Building
401 BOSLEY AVE. TOWSON 21204

DATE AND TIME: TUESDAY, JANUARY 22, 2008 AT 9:00 ^{A.M.}

REQUEST SPECIAL HEARING TO APPROVE A CLASS "A" DAY

CARE FACILITY FOR 9-12 CHILDREN. VARIANCE TO PERMIT THE

FENCED PLAY AREA TO BE WITHIN 2 FEET OF THE PROPERTY

LINE IN LIEU OF THE REQUIRED 20 FEET.

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



Account Identifier: District - 14 Account Number - 1419013180

Owner Information

Owner Name:	LAVALLEY KIMBERLY LAVALLEY RONALD W	Use:	RESIDENTIAL
Mailing Address:	5926 CLAYTON AVE BALTIMORE MD 21206-2125	Principal Residence:	NO
		Deed Reference:	1) /21959/ 650 2)

Location & Structure Information

Premises Address	Legal Description
2 GLENMORE AVE	LT 11,12,13 2 GLENMORE AVE KENWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	22	678			B	4	11	3	Plat Ref: 4/ 36

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,266 SF	9,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	29,250	60,000		
Improvements:	68,730	86,100		
Total:	97,980	146,100	130,060	146,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: SECRETARY OF HOUSING & Type: NOT ARMS-LENGTH	Date: 06/01/2005 Deed1: /21959/ 650	Price: \$135,000 Deed2:
Seller: GAJEWSKI NICHOLAS M Type: NOT ARMS-LENGTH	Date: 12/16/2004 Deed1: /21141/ 491	Price: \$112,000 Deed2:
Seller: LASH ANDREW P Type: IMPROVED ARMS-LENGTH	Date: 07/16/2002 Deed1: /16613/ 263	Price: \$107,000 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

This Use Permit is requested in accordance with Sections 424.4 and 500.4 of the Baltimore County Zoning Regulations.

Proposed Child Care Center Location:

Election District 14
 Subdivision John K. Culvers Subdivision (Plat Book 4 Folio 36)
 Street Address 2 Glenmore Ave Balto. MD 21206
 Lot Number 11, 12, 13 Block Number _____
 *If no lot or block number, give distance to nearest intersecting
 street 300 feet, north / south / east / west of
Kenwood Ave Street / Road / Avenue
 Lot Size 75' x 120'

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

Teddy Bear Day Care 7 mi No Lot #
7303 Belair Rd Map 081, grid 015, Parcel 0887
BALTO. MD 21206
410-663-5800

General Information:

- A. Name and Address of Applicant/Operator
Kimberly LaValley owner/operator
2 Glenmore Ave, Baltimore, MD. 21206
 Telephone Number 410 866 5255
- B. Number of Employees 2 Hours of Operation 6:30AM - 6:00pm
 Days of Week M - F
- C. Number of Children Enrolled 12
- D. Estimated Amount of Traffic Generated:
 Morning 12 Afternoon 12
- E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit
- F. Snapshot of the Structure

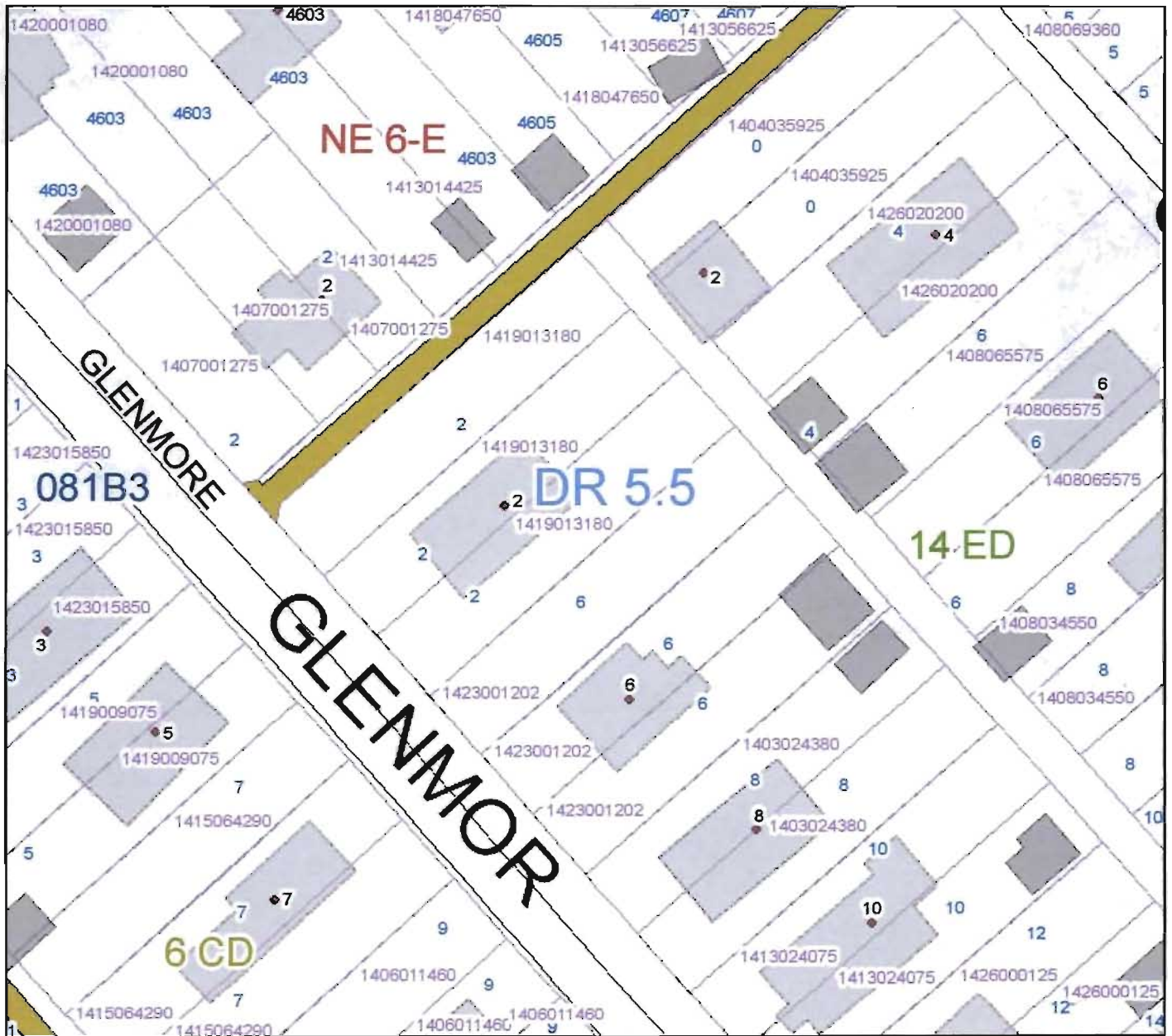
I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and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

Item #230

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

2 Glenmore Avenue



PETITIONER'S

EXHIBIT NO. 2

DQ Map Notes



Publication Date: November 16, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
Feet
1 inch equals 50 feet

Item #230

Baltimore County Zoning Review Request

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

Name of Center: **Munchkinland Day Care**
Address of Center: **2 Glenmore Ave. Baltimore, MD. 21206**
Name of Applicant/Licensee: **Kimberly La Valley**
Telephone: **410 - 866 - 5255**
Existing Use of Building: **Home**
Proposed Child Care Use: **Class A Group Child Care (9-12 Children)**

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

1. If any, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use _____

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

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

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

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

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

OCC, Region III
409 Washington Ave.
Suite LL8
Towson, MD. 21204 **Mail Stop 64**

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

Yes ☒ No ☐ (If No, please specify the grounds for disapproval and additional action required of the applicant)

Name/Title: Thomas H. Bostwick, Deputy Zoning Commissioner
(Please Print)

Signature: _____

Date: _____

Thomas H. Bostwick
2/22/08

PETITIONER'S

EXHIBIT NO.

3

Site Plan for Special Hearing & Variance

SUBDIVISION JOHN K. CULVERS SUBDIVISION
(PLAT BOOK 4, FOLIO 36)

PLAT TO ACCOMPANY PETITION FOR ZONING

- ☐ VARIANCE
☐ SPECIAL HEARING

PLAT BOOK 4
FOLIO 36
LOT # 11, 12, 13
SECTION
MAP 81

OWNERS NAME:
KIMBERLY & RONALD LAVALLEY
2 GLENMORE AVE.
BALTIMORE, MD. 21206
410-866-5255

PROPOSED CHILD CARE CENTER LOCATION:
ELECTION DISTRICT 14
SUBDIVISION JOHN K. CULVERS SUBDIVISION
(PLAT BOOK 4, FOLIO 36)
STREET ADDRESS 2 GLENMORE AVE. 21206
LOT NUMBER 11, 12, 13
LOT SIZE 75' x 120'

EXISTING NEAREST CHILD CARE CENTER LOCATION:
TEDDY BEAR DAY CARE - 7 MILES
7303 BELAIR ROAD MAP 081, GRID 015,
PARCEL 0887
BALTIMORE, MD. 21206
410-663-5800

GENERAL INFORMATION:
KIMBERLY LAVALLEY OWNER/OPERATOR
5926 CLAYTON AVE
BALTIMORE, MD. 21206 PHONE #: 410-866-5255
NUMBER OF EMPLOYEES: 2
HOURS OF OPERATION: 7:00 AM-5:30 PM
DAYS OF WEEK: M-F
NUMBER OF CHILDREN ENROLLED: 12
ESTIMATED AMOUNT OF TRAFFIC GENERATED:
MORNING: 25-30 CARS AFTERNOON: 25-30 CARS

2A GLENMORE AVE.
NEIGHBOR'S HOUSE
BARBARA G. GAUNYA
14-1407001275

4 GREENWOOD AVE.
NEIGHBOR'S HOUSE
STEPHEN McDONOUGH
14-1426020200

6 GLENMORE AVE.
NEIGHBOR'S HOUSE
LEON JJ RATAJCZAK
14-1423001202

15' PAPER ALLEY (NO PAVING)

LOT 11 LOT 12 LOT 13

5' STOCKADE FENCE

15' ALLEY

PLAY AREA
3038 sq. ft.

PORCH

SHED
9'x12'

GATE & FENCE
5' 7-3/8" WIDE

2 GLENMORE AVE.
KIMBERLY LAVALLEY
14-1419013180

PORCH

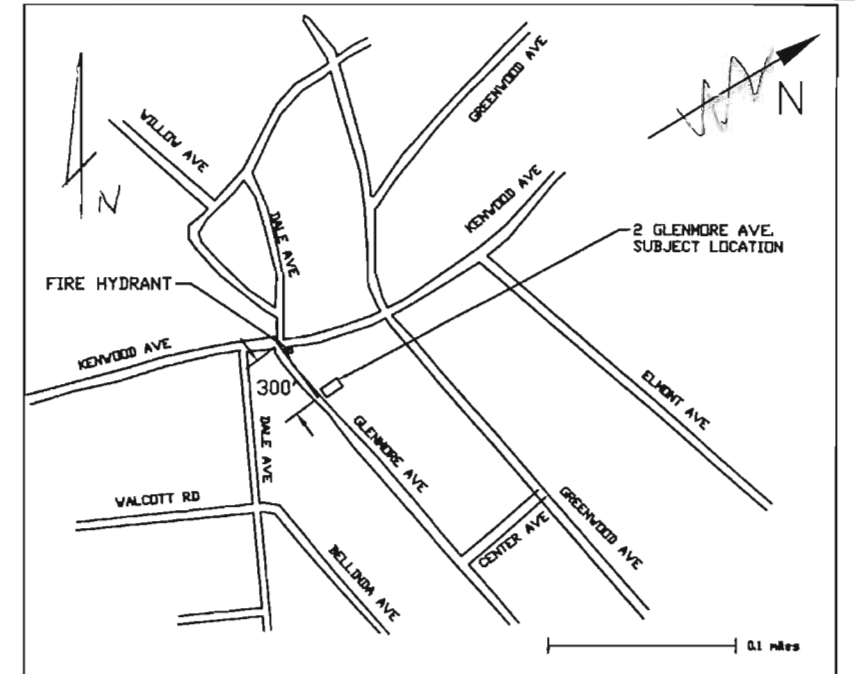
PARKING

PROPOSED
2' STOCKADE FENCE

PROPERTY LINE

PETITIONER'S

EXHIBIT NO. L



VICINITY LOCATION

LOCATION INFORMATION

ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 6
ZONING DR 5.5 MAP 081B.3
LOT SIZE 75'x120' 9000
ACREAGE SQUARE FT

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YR. FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

JAL-TIME DESIGN 3807 LUMPS FORT RD. BALTO, MD. 21208 TELEPHONE: 410-344-1831		KIMBERLY & RONALD LAVALLEY 2 GLENMORE AVE. BALTIMORE, MD. 21206 410-866-5255	
DRAWN J.F.S.	DATE 10/15/07	TITLE SITE PLAN	
CHECK T.P.F.		DRAWING NO.	
SCALE 1"=20'		SHEET 1	

300' TO ϕ KENWOOD AVE GLENMORE AVE. 30' R/W

SCALE 1"=20'