

IN RE: PETITIONS FOR SPECIAL EXCEPTION *
AND VARIANCE

W/S Misty Lynn Circle, SW of *
Rossbrooke Circle

(Dulaney Springs Apartments) *

8th Election District *

3rd Council District *

Rossbrooke, LLLP *
Petitioner

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Case No. 2008-0532-XA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Rossbrooke, LLLP, through its attorneys Robert A. Hoffman, Esquire and David H. Karceski, Esquire. The Petitioner requests a special exception for a community building in the D.R.16 zone, pursuant to Section 1B01.1.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioner requests variance relief from B.C.Z.R. Sections 102.2, 1B01.2.C.1.a (Chart), and 1B01.2.C.1.e (Chart) to permit a building-to-building setback of 41 feet, in lieu of the required 60 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2 (Site Plan with Elevations).

Appearing at the requisite public hearing in support of the request were Pam Newland and James L. Lubliner, on behalf of Rossbrooke LLLP, owner of the subject property, and David S. Thaler, professional engineer with D.S. Thaler & Associates, Inc., the engineering consultants who prepared the site plan for the property. Also appearing in support of the request was Juanita Ignacio, Executive Director for Creative Kids, Inc., and operator of the proposed community building. There were no Protestants or other interested persons present.

RECEIVED FOR FILING
Date 8-11-08
By [Signature]

Testimony and evidence offered by Petitioner revealed that the subject site is a 1.1 acre portion of an overall tract of land, containing approximately 52 acres, more or less. This property is located west of Cranbrook Road and northwest of Padonia Road in the Cockeysville area adjacent to a County golf course. The subject portion of the overall property is zoned B.L. (Business, Local), consistent with the zoning of the overall property, which is presently improved with an apartment complex, known as the "Dulaney Springs Apartments." Petitioner, as noted above, is requesting approval for a community building on the property to be located along Misty Lynn Circle, an interior road of the apartment complex.

Through a proffer by Mr. Karceski and the testimony of Ms. Ignacio, who appeared on behalf of Creative Kids, Inc., an explanation was provided regarding Creative Kids' mission and purpose. Creative Kids operates community centers at two other locations in Baltimore County. Those community centers operate within existing apartment complexes, similar to the proposal on this subject site. One of the existing centers is located in Essex at the Kings Mill Apartments, and the other is located in Loch Raven at the Wellington Gate Apartments. Each of these Creative Kids centers provides educational, social, and recreational services to nearby Baltimore County residents. Children of all ages, teenagers, and adults benefit from the services at these other County locations. An explanation of the community services offered by Creative Kids is provided in Petitioner's Exhibit 3 (Mission Statement - Creative Kids, Inc.). This Exhibit also identifies a number of private organizations and State and Baltimore County agencies that contribute financially to Creative Kids Inc.'s efforts through its community buildings, including, for example, Johns Hopkins University, the Maryland Food Bank, various Baltimore County area businesses, the Baltimore County Police Department, County public schools, and the Baltimore County Office of Community Conservation.

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Date 8-11-08
By [signature]

The subject community building is proposed to be located at the western end of the Dulaney Springs Apartments property. Petitioner's Exhibit 1 prepared by its engineering firm is an aerial photograph/site plan that indicates the proposed community building in relation to the surrounding road system and nearby land uses. As noted, the western end of the property, as shown on Petitioner's Exhibit 1, is adjacent to a significant County recreational use, the Longview Golf Course. Creative Kids intends to operate this community center in the same manner it does the other Creative Kids centers in Baltimore County. Further testimony was provided by Ms. Ignacio to explain, in detail, the services this community building will make available to surrounding residents of the County. To this end, Petitioner also provided color building elevations and a floor plan as Petitioner's Exhibit 5 (Building Elevation Details). These elevation drawings make clear that the proposed building is a one-story structure complete with a finished basement and small outdoor playground area. The floor plans provide the first floor layout that displays, for informational purposes, the locations of a computer room, tutoring rooms, job resource center, and areas, including a large multi-purpose room, for educational and recreational purposes. Ms. Ignacio stated that two full-time staff employees are planned for this location. Two additional part-time helpers will arrive after regular school hours. The 21 proposed parking spaces are deemed adequate as most of those using the center that will serve the existing community will walk to the facility.

The undersigned received letters of support for this proposed special exception use from two of its progress partners, the County Police Department and County Office of Community Conservation. The County's Chief of Police, James W. Johnson, authored a letter in support of the proposed special exception use (Petitioner's Exhibit 4B). Chief Johnson states that he has "seen the value of the services offered" by Creative Kids, Inc. through its community buildings

ORDER RECEIVED FOR FILING
Date 8-11-08
By [signature]

and, on this basis, supports the request before me. Mary L. Harvey, Director of the County's Office of Community Conservation, also provided a letter of support for the project (Petitioner's Exhibit 4A). Ms. Harvey's office has supported Creative Kids' efforts for over ten (10) years and has also recommended a significant grant to Creative Kids to aid in the construction of this particular community building. It is important to note that no interested citizens or Protestants attended this public hearing and that no negative Zoning Advisory Committee (ZAC) comments were submitted by any reviewing County agency. To the contrary, only support was provided for the community benefits Creative Kids, Inc. will bring to the Cockeysville area of the County.

Following Mr. Karceski's proffer and Ms. Ignacio's testimony, David S. Thaler, Petitioner's professional engineer, testified to the burden of proof mandated by B.C.Z.R. Section 502.1 for special exception approval and Section 307.1 for the requested setback variance. Mr. Thaler reviewed his involvement with the site, the physical characteristics of it, and his familiarity with the surrounding area. For this hearing, Petitioner's Exhibits 1 (Site Plan/Aerial Photograph) and 2 (Site Plan with Elevations) were prepared to identify the site's existing conditions and surrounding uses. With this information, Mr. Thaler was able to formulate his opinion that all the requirements of Sections 502.1 and 307.1 of the Zoning Regulations have been met by this proposal. It was Mr. Thaler's opinion that this community building, as described by Ms. Ignacio and shown and indicated by Petitioner's exhibits, will have no adverse impact on the surrounding area. To reach his conclusion, Mr. Thaler considered not only the testimony of Petitioner's other witness, Ms. Ignacio, but, through his site visits and work product, analyzing whether the proposed use would have any impact on neighboring properties of the community as a whole. This use will provide a significant benefit to the surrounding residents of Cockeysville and will have no negative impact.

RECEIVED FOR FILING
Date 8-11-08
By [signature]

Based upon the testimony and evidence offered, I am persuaded to grant the special exception and internal variance relief requested. In my judgment, the proposed use will not be detrimental to the health, safety, or general welfare of the surrounding locale and, therefore, satisfies the requirements of Section 502.1 of the regulations. With regard to the Petition for Variance, this Commission is permitted to grant variances, pursuant to B.C.Z.R. Section 307, upon finding that special circumstances exist and that requiring strict compliance with the regulations would result in a practical difficulty for the Petitioner. This is a textbook case – placing a building at the bend of a street surrounded by 30 to 40 year old existing structures. Having heard the testimony and considered the requests, I find that sufficient evidence and justification exists to grant the requested variance. I find that the requested relief (a building-to-building setback) is appropriate in this instance, given the uniqueness of the property, and that strict compliance with the Zoning Regulations would result in a practical difficulty and unreasonable hardship. Furthermore, I find that this variance may be granted in strict harmony with the spirit and intent of such regulations, and in a manner as to grant the relief without injury to the public health, safety and general welfare. Thus, the requested variance relief shall be granted.

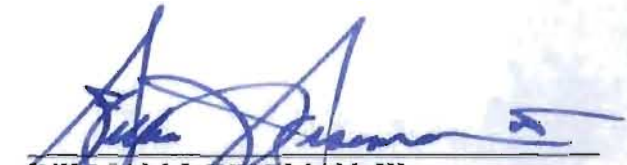
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August 2008, that the Petition for Special Exception to permit the use of the described property for a community building in the D.R.16 zone, pursuant to Section 1B01.1.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING
Date 8-11-08
By [signature]

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from B.C.Z.R. Sections 102.2, 1B01.2.C.1.a (Chart), and 1B01.2.C.1.e (Chart) to permit a building-to-building setback of 41 feet in lieu of the required 60 feet, be and is hereby GRANTED, subject to the following restriction:

- The Petitioner may apply for any necessary permits and be granted same upon receipt of this Order; however, 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.


WILLIAM J. WISEMAN, III,
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8-11-08
By 1003



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 11, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

David Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

W/S Misty Lynn Circle, SW of Rossbrooke Circle

(Dulaney Springs Apartments)

8th Election District - 3rd Council District

Rossbrooke, LLLP - Petitioner

CASE NO. 2008-0532-XA

Dear Mr. Karceski:

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

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

Very truly yours,

A stylized, handwritten signature of William J. Wiseman, III, in black ink.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Pam Newland, 1025 Cranbrook Road, Cockeysville, MD 21030
James L. Lubliner, 1025 Cranbrook Road, Cockeysville, MD 21030
David S. Thaler, D.S. Thaler & Associates, Inc., 7115 Ambassador Road,
Baltimore, MD 21207
Juanita Ignacio, Executive Director, Creative Kids, Inc., 25 Tradewind Circle,
Cockeysville, MD 21030
Chief James W. Johnson, Baltimore County Police Department
Mary L. Harvey, Director, Baltimore County Office of Community Conservation
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at West Side of Misty Lynn Circle, Southwest of Rossbrook Circle
which is presently zoned DR 16

Deed Reference: 5655 / 486 Tax Account # 1700010136

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

102.2, 1B01.2.C.1.a, and 1B01.2.C.1.e of the Baltimore County Zoning Regulations to permit a building-to-building setback of 41 feet, in lieu of the required 60 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski/Robert A. Hoffman

Name - Type or Print _____

Signature _____
Venable LLP

Company _____
210 Allegheny Avenue 410-494-6285

Address _____ Telephone No. _____
Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

See Attached

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski/Robert A. Hoffman

Name _____
210 Allegheny Avenue 410-494-6285

Address _____ Telephone No. _____
Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 2008-0532-

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by JNP Date 5/9/08

REV 8/2007 **ORDER RECEIVED FOR FILING**

Date 8-11-08

By [Signature]

PETITION FOR VARIANCE
SIGNATURE PAGE

West Side of Misty Lynn Circle, Southwest of Rossbrooke Circle

Legal Owners:

Rossbrooke, LLLP

By: Hendersen-Webb, Inc., General Partner

By 

Pamela F. Newland

Senior Vice President and Chief Operating Officer

TO1DOCS1/#258398v1

2008-0532-XA



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at West Side of Misty Lynn Circle, Southwest of Rossbrooke Circle

which is presently zoned DR16

Deed Reference: 5655 / 486 Tax Account # 1700010136

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

a community building in the DR16 zone, pursuant to Section 1B01.1.C.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski/Robert A. Hoffman

Name - Type or Print _____

Signature _____

Venable LLP

Company _____

210 Allegheny Avenue 410-494-6285

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

See Attached

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski/Robert A. Hoffman

Name _____

210 Allegheny Avenue 410-494-6285

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 2008-0532-XA

REV 07/27/2007

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 5/9/08

ORIGINAL RECEIVED FOR FILING

Date 8-11-08

By DW

PETITION FOR SPECIAL EXCEPTION
SIGNATURE PAGE

West Side of Misty Lynn Circle, Southwest of Rossbrooke Circle

Legal Owners:

Rossbrooke, LLLP

By: Hendersen-Webb, Inc., General Partner

By: 

Pamela F. Newland

Senior Vice President and Chief Operating Officer

TO1DOCS1/#258398v1

200P-0532-XA

CREATIVE KIDS COMMUNITY CENTER
(FOR ZONING PURPOSES ONLY)

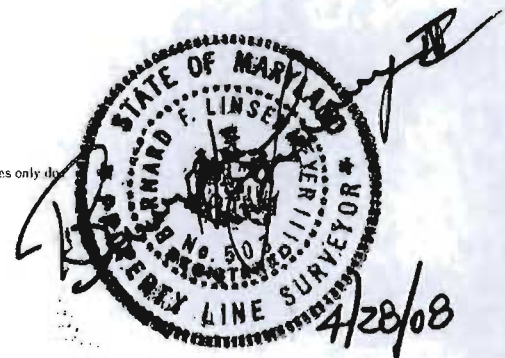
Beginning at a point located approximately 953' +/- southwesterly from the intersection of Cranbrook Road and Rossbrooke Circle; continuing 390' +/- southwesterly along Misty Lynn Circle, thence running the following nine courses and distances:

1. South 11° 14' 40" East 77.00 feet to a point; thence,
2. North 73° 15' 48" East 51.45 feet to a point; thence,
3. South 68° 20' 20" East 125.00 feet to a point thence,
4. South 14° 14' 46" West 95.88 feet to a point thence,
5. North 75° 45' 14" West 113.00 feet to a point thence,
6. South 14° 14' 46" West 72.00 feet to a point thence,
7. North 75° 45' 14" West 168.69 feet to a point thence,
8. North 02° 21' 55" East 205.60 feet to a point thence,
9. South 87° 38' 05" East 125.50 feet to the point of beginning.

Containing 1.1 acres of land, more or less.

Located within the 3rd Councilmanic District and 8th Election District of Baltimore County.

\\\\Dellserver\\Admin\\CORRESPONDENCE\\PROJECTS\\Rossbrooke Apartments, etc (Henderson-Webb)\\Property Description-zoning purposes only.doc



2008-0532-XA

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: # 2008-0632-XA

Misty Lynn Circle

W/ side Misty Lynn Circle, S/ west of Rosebrooke Circle

8th Election District -- 3rd Councilmanic District

Legal Owner(s): Rosebrooke, LLP, by Henderson-Webb, Inc.

Special Exception: for a community building in the D.R. 10 zone, pursuant to Section 1601.1.C.4 of the Baltimore County Zoning Regulations.

Hearing: Friday, July 11, 2008 at 9:00 a.m. in Room 102, Jefferson Building, 105 W. Chesapeake 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.

6/28/08 June 28

177077

CERTIFICATE OF PUBLICATION

6/26/2008

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 6/26/2008.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 2008-0532-XA

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

Room 102, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY, JULY 11, 2008 AT 9:00 A.M.

REQUEST: SPECIAL EXCEPTION FOR A COMMUNITY
BUILDING IN THE D.R. 16 ZONE. PURSUANT TO SECTION
1801.1C.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS

ADDITIONAL REQUIREMENTS OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFORM HEARING CALL 410-329-3191

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

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 2008-0532-XA

Petitioner/Developer: ROSS BROOKE

BY LLP. HENDERSON-WEBB, INC

Date of Hearing/Closing: JULY 11, 2008

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:

MISTY LYNN CIRCLE

The sign(s) were posted on

6-26-08

(Month, Day, Year)

Sincerely,

Robert Black 6-27-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

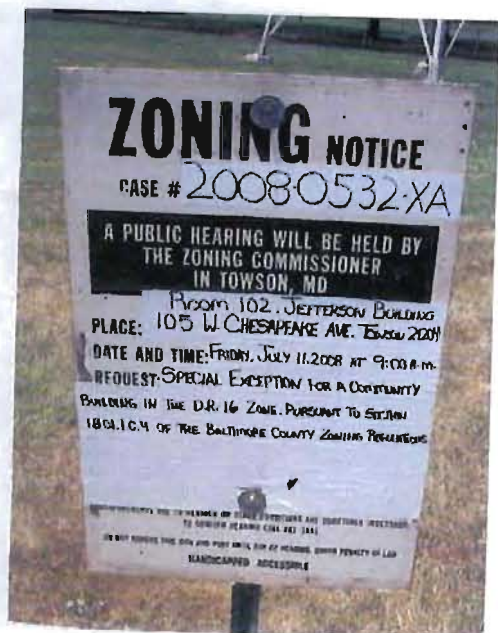
(Address)

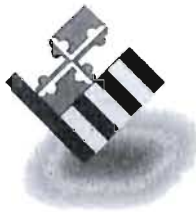
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 20, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NEW 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: 2008-0532-XA

Misty Lynn Circle

W/side Misty Lynn Circle, S/west of Rossbrooke Circle

8th Election District – 3rd Councilmanic District

Legal Owners: Rossbrooke, LLLP, by Hendersen-Webb, Inc.

Special Exception for a community building in the D.R. 16 zone, pursuant to Section 1B01.1.C,4 of the Baltimore County Zoning Regulations.

Hearing: Friday, July 11, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 26, 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
Thursday, June 26, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NEW 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: 2008-0532-XA

Misty Lynn Circle

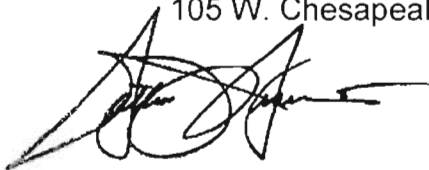
W/side Misty Lynn Circle, S/west of Rossbrooke Circle

8th Election District – 3rd Councilmanic District

Legal Owners: Rossbrooke, LLLP, by Hendersen-Webb, Inc.

Special Exception for a community building in the D.R. 16 zone, pursuant to Section 1B01.1.C,4 of the Baltimore County Zoning Regulations.

Hearing: Friday, July 11, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 5, 2008
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: 2008-0532-XA

Misty Lynn Circle

W/side Misty Lynn Circle, S/west of Rossbrooke Circle

8th Election District – 3rd Councilmanic District

Legal Owners: Rossbrooke, LLLP, by Hendersen-Webb, Inc.

Special Exception for a community building in the D.R. 16 zone, pursuant to Section 1B01.1.C,4 of the Baltimore County Zoning Regulations.

Hearing: Monday, July 28, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 19, 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
Thursday, July 17, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 2008-0532-XA

Misty Lynn Circle

W/side Misty Lynn Circle, S/west of Rossbrooke Circle

8th Election District – 3rd Councilmanic District

Legal Owners: Rossbrooke, LLLP, by Hendersen-Webb, Inc.

Special Exception for a community building in the D.R. 16 zone, pursuant to Section 1B01.1.C,4 of the Baltimore County Zoning Regulations.

Hearing: Monday, July 28, 2008 at 9:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake 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: 2008-0532-XA

Petitioner: Rossbrooke, LLP

Address or Location: West side of Misty Lynn Circle, Southwest of Rossbrooke Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-16244



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 3, 2008

David H. Karceski/ Robert A. Hoffman
Venable LLP
210 Allegheny Ave.
Towson, MD 21204

Dear: David H. Karceski/ Robert A. Hoffman

RE: Case Number 2008-0532-XA, Address:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 2008. 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:lnw

Enclosures

c: People's Counsel

BW 7/11
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2008

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

RECEIVED
JUN 04 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-532- Special Exception and Variance**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:
CM/LL

Lynn Larkin

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For May 26, 2008
Item Nos. 08-520, 521, 522, 523, 524,
525, 526, 527, 528, 532, 533, and 534

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

ZAC-05212008-NO COMMENTS

DAK:CEN:lrk

cc: File

BS 7/11
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUN 04 2008

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 4, 2008

SUBJECT: Zoning Item # 08-532-XA
Address Misty Lynn Circle
(Rossbrooke, LLLP)

Zoning Advisory Committee Meeting of May 19, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Glenn Shaffer

Date: May 21, 2008



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 20, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: May 19, 2008

Item No.: 518, 520-528, 530, and 532-534.

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.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File



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: May 20, 2008

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

RE: Baltimore County
Item No. 8-532-XA
MISTY LYNN CIRCLE
ROSSBROOKE, LLC PROPERTY
SPECIAL EXCEPTION

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. 8-532-XA.

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 ¹ 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

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
Misty Lynn Circle; W/S Misty Lynn Circle,	*	ZONING COMMISSIONER
SW of Rossbrooke Circle		
8 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): Rossbrooke, LLP		
Petitioner(s)	*	BALTIMORE COUNTY
	*	08-532-XA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 02 2008

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

May 1, 2008

Via Hand Delivery

Mr. Jeffrey Perlow
Zoning Review Office
Department of Permits and
Development Management
County Office Building - Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Creative Kids Community Center

Location: West side of Misty Lynn Circle, Southwest of Rossbrooke Circle

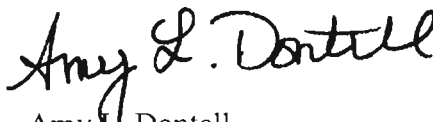
Petitioner: Rossbrooke, LLLP

Dear Mr. Perlow:

On Tuesday, April 29, 2008, Chris Mudd met with you in order to file a Petition for Special Exception for the above-referenced property. It was your determination at this filing appointment that a petition should be filed for a variance between the proposed building and an existing on-site building. I am submitting with this letter, the requested Petition for Variance along with the Petition for Special Exception and site plan you had previously reviewed.

If you have any questions regarding the submittal, please do not hesitate to contact us.

Very truly yours,



Amy L. Dontell
Paralegal

ALD

Enclosure

cc: David H. Karceski, Esquire

Christopher D. Mudd, Esquire

TO1DOCS1/#258732v1

David H. Karceski

T 410.494.6285

F 410.821.0147

dhkarceski@venable.com

September 24, 2009

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dulaney Springs Apartments
Case No. 2008-0532-XA
8th Election District, 3rd Councilmanic District

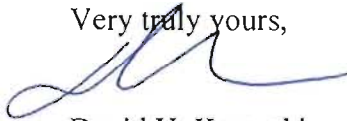
Dear Mr. Kotroco:

This firm represents Rossbrooke, LLLP, Petitioner in the above-referenced zoning case. In Case No. 2008-0532-XA, the Zoning Commissioner granted a special exception for a community building and a setback variance related to the building's location.

I am writing to inform your Department that our client does not intend to utilize this special exception. Please accept this letter as written notification of Petitioner's abandonment of the special exception granted in Case No. 2008-0532-XA.

I would appreciate it if you would include this letter in the permanent case file for the case.

Very truly yours,



David H. Karceski

DHK

cc: Ms. Pamela Newland

TO\DOCS\DHK01\#277317v1

*Kristin:
Please file this
request in case
no 2008-0532-XA
T=K*

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw2.3)	Go Back View Map New Search
---	--	---

Account Identifier: District - 08 Account Number - 1700010136

Owner Information

Owner Name:	ROSSBROOKE APARTMENT CO	Use:	APARTMENTS
Mailing Address:	1025 CRANBROOK RD COCKEYSVILLE MD 21030-4813	Principal Residence:	NO
		Deed Reference:	1) / 5655/ 486 2)

Location & Structure Information

Premises Address	Legal Description
ROSSBROOKE CIR	9.120 AC SWS ROSSBROOKE CIR DULANEY SPRINGS APTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
52	7	147					5	2	Plat Ref: 66/ 66

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		9.12 AC	12
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	1,723,400	2,154,300		
Improvements:	3,923,200	6,657,300		
Total:	5,646,600	8,811,600	5,646,600	6,701,600
Preferential Land:	0	0	0	0

Transfer Information

Seller:	OXFORD LAND CO	Date:	07/19/1976	Price:	\$216,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5655/ 486	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 *

Attn: Kristin

410 887 3468

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: # 2008-0932-XA

Misty Lynn Circle

W/side Misty Lynn Circle, S/west of Rossbrooke Circle

8th Election District — 3rd Councilmanic District

Legal Owner(s): Rossbrooke, LLLP, by Henderson-Webb, Inc.
Special Exception: for a community building in the D.R. 10 zone, pursuant to Section 1801.1.C.4 of the Baltimore County Zoning Regulations.

Hearing: Friday, July 11, 2008 at 9:00 a.m. in Room 102, Jefferson Building, 105 W. Chesapeake 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.

8/28/07 June 26

177077

From: Debra Wiley
To: Wiseman, Bill
Date: 07/28/08 10:34:04 AM
Subject: 7/30 @ 11 AM - Case No. 08-537-SPH & 2008-0532-XA

Hi Bill,

Since this file didn't come over, I asked Kristen about it. She advised that it was, in fact, postponed and no case was put in its place.

However, there was a file in your office with your handwriting on the outside of the case file (2008-0532-XA) for the same date and time regarding Creative Kids, LLC (Misty Lynn Circle) with Dave Karceski. There is some confusion about this because if you look at August 7th at 11:45, Kristen has it scheduled then. Tom had indicated to Kristen via e-mail on July 7th that he would not be here in the afternoon and therefore could not hear this case. It appears that you already opened this case since there is about 5 exhibits from the Petitioners, and a Petitioners sign-in sheet from July 11th hearing. The question is whether or not testimony was taken. Tom did indicate that perhaps the two of you could switch hearings & hearing rooms and that way he could still leave when he needed to and this case would not need to be rescheduled and you could hear it. Kristen did mention that she did speak to either you or Tom about this and that this case would not take too long but could not recollect to whom she spoke.

Perhaps you and Tom could discuss this tomorrow since the date is fast approaching. I'll leave the file on my counter. Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of the Zoning Commissioner
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov

3:35 ✓ done
 Amy 7/29
 Stopped in

Please
 advise
 also.

2008-0532-XA

DPR	No comments	5/21
OP	" "	6/3
FD	" "	5/20
SHA	No objection	5/20
DEPRM	Comply w/ Forest Conserv. Regs.	6/4
Notice	✓	
Posting	✓	
PC appearance	✓	

PLEASE PRINT CLEARLY

CASE NAME Creative Kids LLC
CASE NUMBER 08-0532-XA
DATE 7/11/08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
<u>Dan Karceski</u>	<u>Venable LLP</u>	<u>Towson, MD</u>	<u>dkarceski@venable.com</u>
<u>John Hoffman</u>	<u>210 Argleton Ave</u>	<u>21204</u>	
<u>JUANITA IGNACIO</u>	<u>25 TRADEWIND CIRCLE</u>	<u>Cockeysville, Md 21030</u>	<u>creativekidstradewind@comcast.net</u>
	<u>COCKEYSVILLE, MD 21030</u>		
<u>Jamie Lubliner</u>	<u>Hendersen-Webb 1025 Cranbrook</u>	<u>Cockeysville MD 21030</u>	<u>JLubliner@Henwebb.com</u>
<u>Pam Newland</u>	<u>#1025 Cranbrook Road</u>	<u>Cockeysville, MD 21030</u>	<u>pnewland@henwebb.com</u>

JAMES L. LUBLINER
CONTROLLER

HENDERSEN-WEBB, INC.
1025 Cranbrook Road / Cockeysville, Maryland 21030-0394
410-628-7400 • Fax 410-628-7672
jlubliner@henwebb.com

CREATIVE KIDS, INC.

JUANITA IGNACIO
Executive Director

25 Tradewind Circle
Cockeysville, Maryland 21030

Phone: (410) 628-1207
Fax: (410) 628-1207

e-mail: creativekidstradewind@comcast.net



Case No.:

2008-0532-XA

MS Misty Lynn Circle

Petitioner's County Exhibits

No. 1	Site Plan - Aerial View
No. 2	Site Plan with Elevations included
No. 3	Mission Statement - Creative Kids INC
No. 4	LETTERS OF SUPPORT 4-A Community Conversation - Many Thanks
No. 5	4-B - Police Chief - also Board Member of Creative Kids Building Elevation Details
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

Progress Partners

Hendersen-Webb, Inc.

Baltimore City Public Schools

Baltimore County
Community Conservation

Baltimore County
Infants and Toddlers Program

Baltimore County Police Department

Baltimore County
Public and Private Schools

Baltimore Housing

Community College of
Baltimore County – Hunt Valley

Enoch Pratt Free Library

The Family League of Baltimore City

Girl Scouts of America

Johns Hopkins University

Maryland Food Bank

Mayor's Office of Development

Baltimore County Area Businesses

And You!

**CREATIVE
KIDS, INC.**

**&
You**

For the Young
And
Young at Heart

Together
Making the Community
A Better Place

Cockeysville

(410) 628-1207

e-mail: creativekidstradewind@comcast.net

Essex

(410) 686-9470

e-mail: creativekidscenter@comcast.net

Loch Raven

(410) 254-2018

PETITIONER' S

EXHIBIT NO.

3

**CREATIVE
KIDS, INC.**

**Community
Centers**

Cockeysville

Crosswind Townhomes

25 Tradewind Circle

Cockeysville, Maryland 21030

(410) 628-1207

Essex

Kings Mill Apartments

958 Ashbridge Drive

Essex, Maryland 21221

(410) 686-9470

Loch Raven

Wellington Gate Apartments

2401-A Bridgehampton Drive

Baltimore, Maryland 21234

(410) 254-2018



Mission

Creative Kids Community Center's mission is to:

1. **Provide** innovative learning opportunities for our children and youth that encourage competent social skills, as well as healthy physical behavior,
2. **Encourage** solid relationships with our community members that promote neighborhood awareness and community pride.
3. **Advance** our emerging immigrant's community's quality of life by assessing individual resident's needs and networking them with public and private services that promote self-reliance and independence,
4. **Supply** our community's potential workforce with relevant career-enhancing skills, helping them to improve their attendance, evaluations, economic opportunities, and self-determination, and
5. **Inspire** the vision of our community's children and youth; kindle their ability to demonstrate creative expression.

- Like PEAS In A Pod -

Programs and Services

Infants and Toddlers

- Parent & Child Playgroups
- Individualized Special Needs Assessments

Children and Youth

- Tutoring & Homework Assistance
- After School Programs
- Summer Camps
- Towson University's Maryland Writing Project Camp
- 4-H Military Mobile Tech Lab
- Red Cross Babysitter Training
- Clubs (New*: Geocaching, Lego Tech, and Fashion Sew)

Teens and Young Adults

- Service Learning Experience
- Scholarship Searches
- League of Young Visionaries (LYV) (New*: Leadership Workshop)
- First Time Job Seekers Assistance

Adults

- Employment Resource Center
- Career-Enhancing Skills Assistance
- GED Computer Pre-test/Post-test
- Financial Skills Workshops (New*)
- Public Health Series (New*)
- Clubs (New*: Walk/Run Fitness)

(New* As of Summer 2008)

Programs and Services

Continued:

Immigrants

- English for Speakers of Other Languages (ESOL) Classes
- Conversational English for Spanish Speakers Groups
- Baltimore County Police Hispanic Liaison
- Multicultural Resource Center
- Resettlement and Citizenship Preparation Assistance
- Bilingual Social Service Assistance
- Resettlement Series

Community

- Computer Lab
- Information and Referral
- Social/Human Service Assistance
- Adopt a Soldier
- Child Daycare Referral
- Emergency Preparedness and Public Safety Speaker Events
- Art Exhibit Space
- Fairs (Community Spirit, Career Resource, Flea Market, Public Health)
- IRS Information Distribution
- Indoor and Container Garden Sessions (New*: University of MD Master Gardeners)

All centers may not provide all activities



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

MARY L. HARVEY, *Director*
Office of Community Conservation

July 3, 2008

Mr. James L. Lubliner, Pres.
Board of Directors
Creative Kids, Inc.
Cockeysville, MD 21030

Dear Jamie:

It is with great pleasure that I offer this letter of support to Creative Kids, Inc. for their application for a special exception to construct a community building on Misty Lynn Circle in Cockeysville. As you know, the Baltimore County Office of Community Conservation has worked with Creative Kids, Inc. for over 10 years at the Essex location and the last 5 years at the Cockeysville location to provide after-school and summer programming to children, GED and ABE classes through the Community College of Baltimore County, and many other programs designed to stabilize low-to-moderate income residents.

The Office of Community Conservation has also recommended to the Baltimore County Grants Review Committee a grant in the amount of \$400,000 to help construct the building that will serve the residents of this Cockeysville community. In past years, the county has approved special exceptions for this type of use in several locations throughout the county, the most recent case at Portside Apartments located on Dundalk Avenue.

We are available to provide additional information if necessary. Please do not hesitate to contact my staff or me if we can be of further assistance.

Sincerely,

Mary L. Harvey
Mary L. Harvey

PETITIONER'S

EXHIBIT NO. 4A

JAMES W. JOHNSON
Chief of Police



"INTEGRITY...FAIRNESS...SERVICE"

BALTIMORE COUNTY POLICE
Headquarters
700 East Joppa Road
Towson, MD 21286
(410) 887 - 2214
Fax (410) 821 - 8887
bcopd@baltimorecountymd.gov
www.baltimorecountymd.gov/police

July 10, 2008

Mr. James L. Lubliner
President
Creative Kids, Inc.
1025 Cranbrook Road
Cockeysville, MD 21030

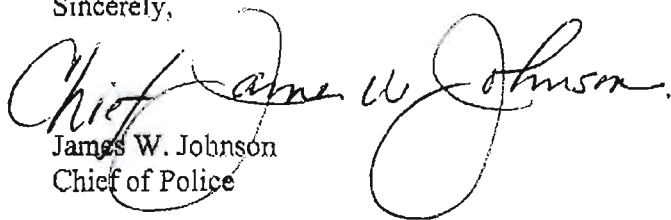
Dear Jamie:

I offer a letter of support to Creative Kids for their application for a special exception for the construction of a community building on Misty Lynn Circle in Cockeysville. As a member of the Board of Directors for Creative Kids, Inc. for the past ten years, I have seen the value of the services offered and made available through such community buildings.

It is my understanding that application has been made to Baltimore County in the amount of \$400,000.00 to help construct the community building that will serve the residents of the Cockeysville community.

I am available for additional information. Please do not hesitate to contact me at 410-887-2200.

Sincerely,


James W. Johnson
Chief of Police

JWJ:kw

PETITIONER'S

EXHIBIT NO.

48



Nationally Accredited Since 1984

CREATIVE KIDS, INC.

MISTY LYNN CIRCLE, COCKEYSVILLE, MD 21030



Creative Kids, Inc.

25 Tradewind Circle
Cockeysville, MD 21030
(410) 628.1207

Hendersen-Webb, Inc.

1025 Cranbrook Road
Cockeysville, MD 21030
(410) 628.7400

Katinas Bruckwick Architecture

4520 East-West Highway #430
Bethesda, MD 20814
(301) 652.8300

PETITIONER'S

EXHIBIT NO.

5

Creative Kids Community Center

Architectural Design Presentation

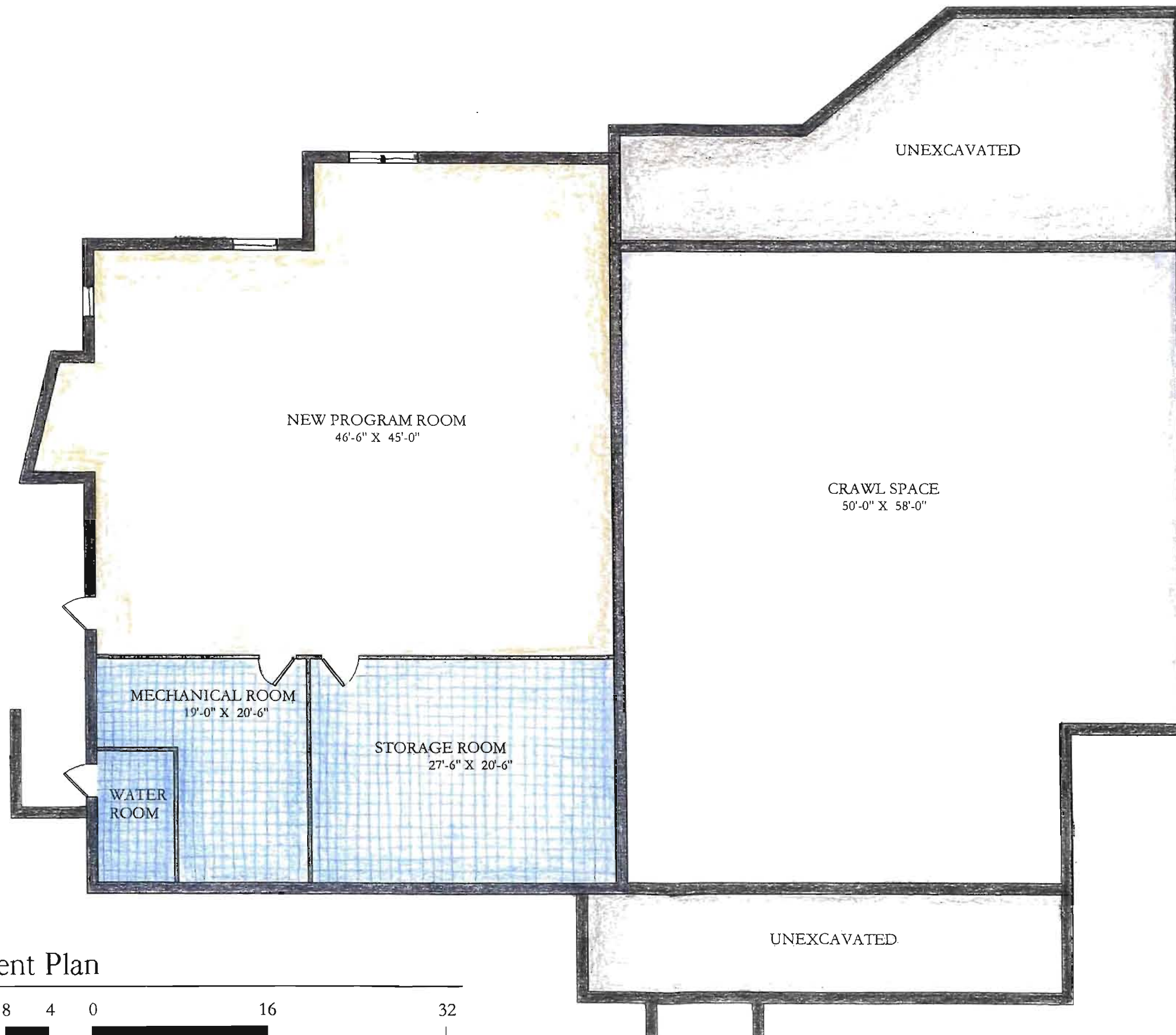
21 April 2008

KATINAS

BRUCKWICK ARCHITECTURE

Creative Functional

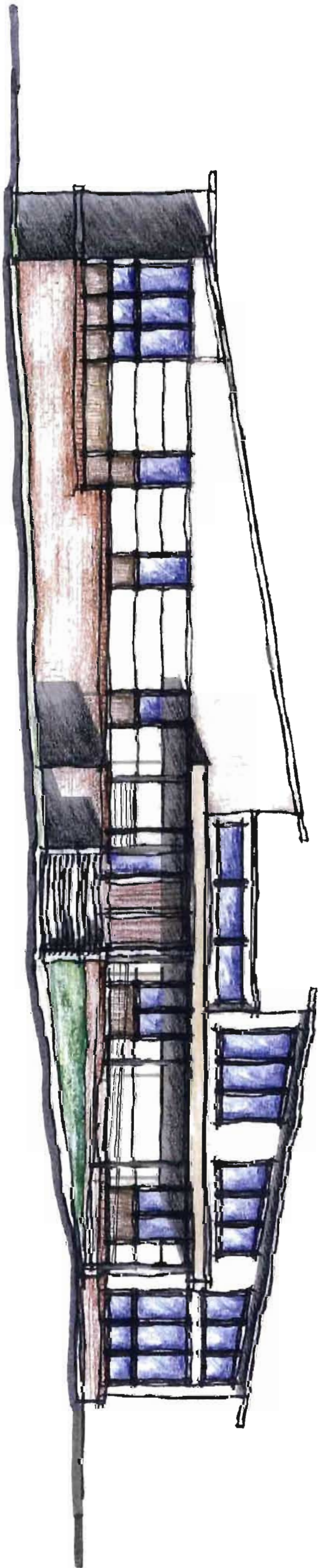
Basement Plan



Creative Kids Community Center

Basement Plan

21 April 2008



Front (West) Elevation



Creative Kids Community Center

Front / West Elevation

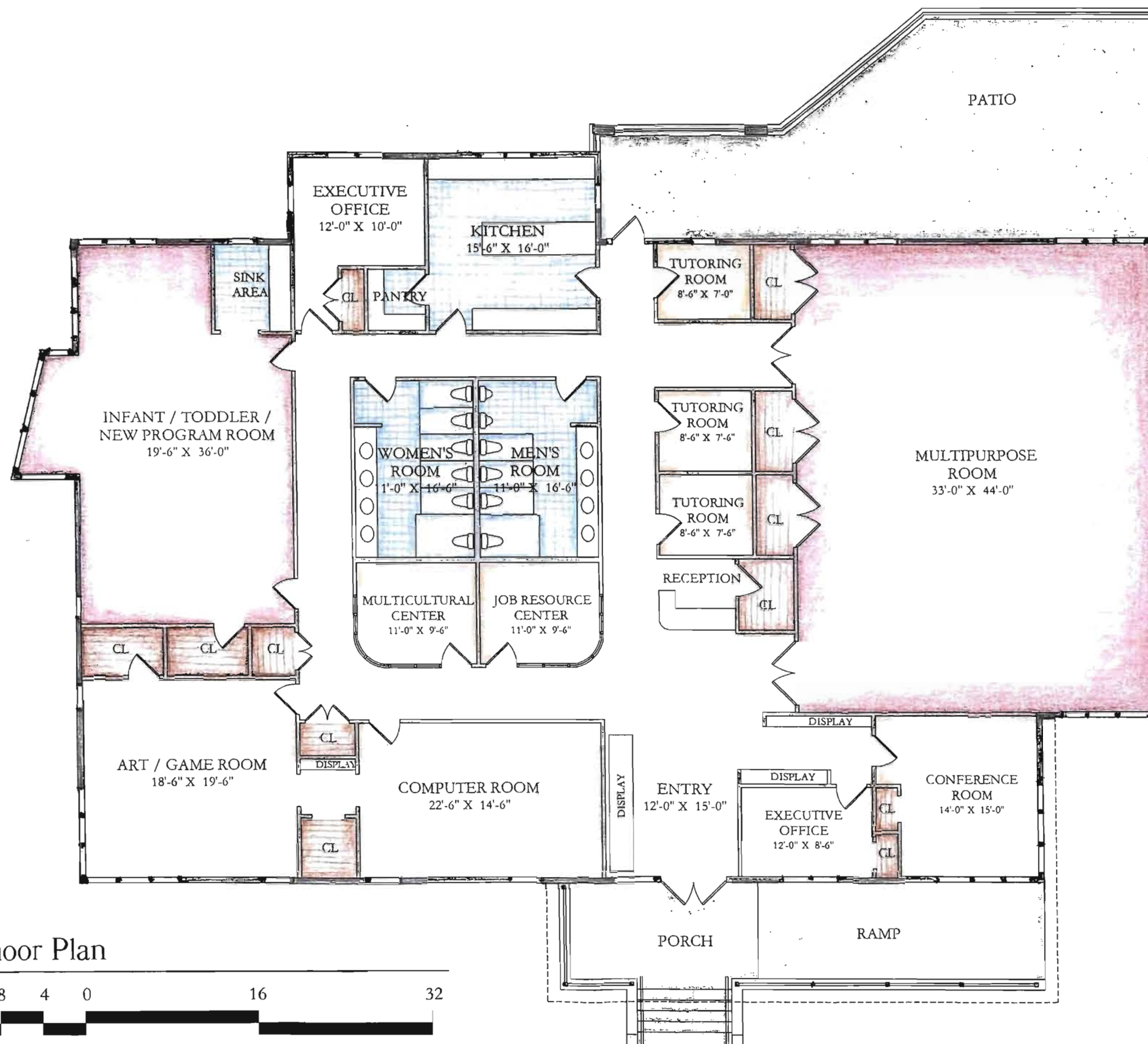
21 April 2008

KATINAS

BRUCKWICK ARCHITECTURE

Creative . Practical . Functional

First Floor Plan



Creative Kids Community Center

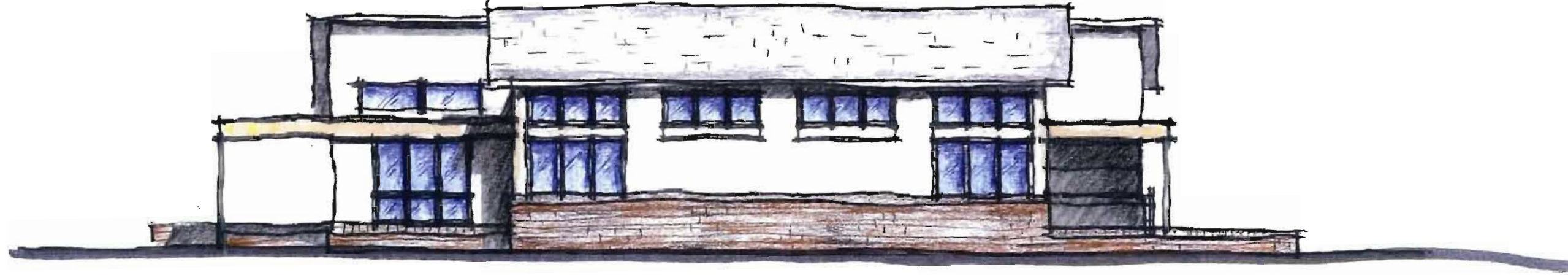
First Floor Plan

21 April 2008

Creative Kids Community Center

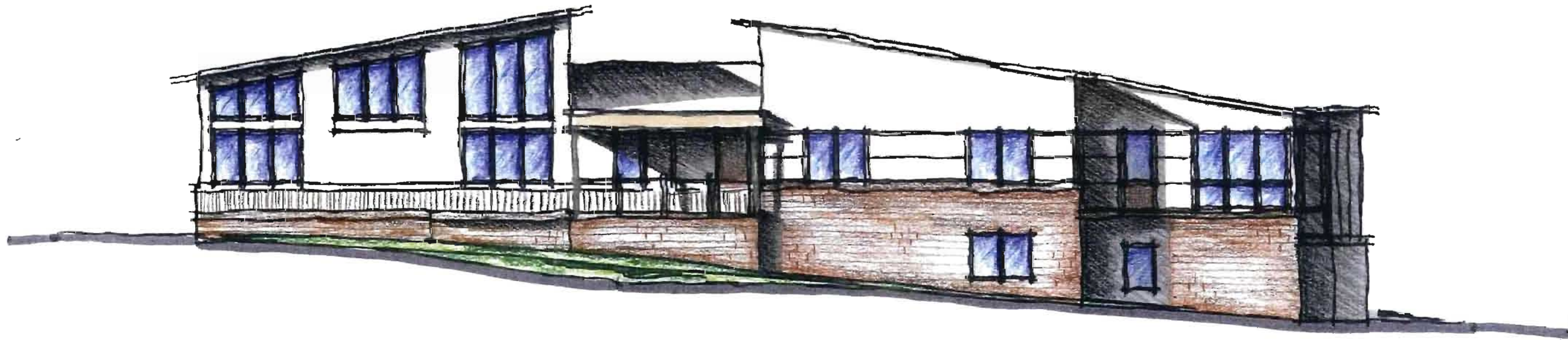
Right Side / South Elevation

21 April 2008



Right Side (South) Elevation





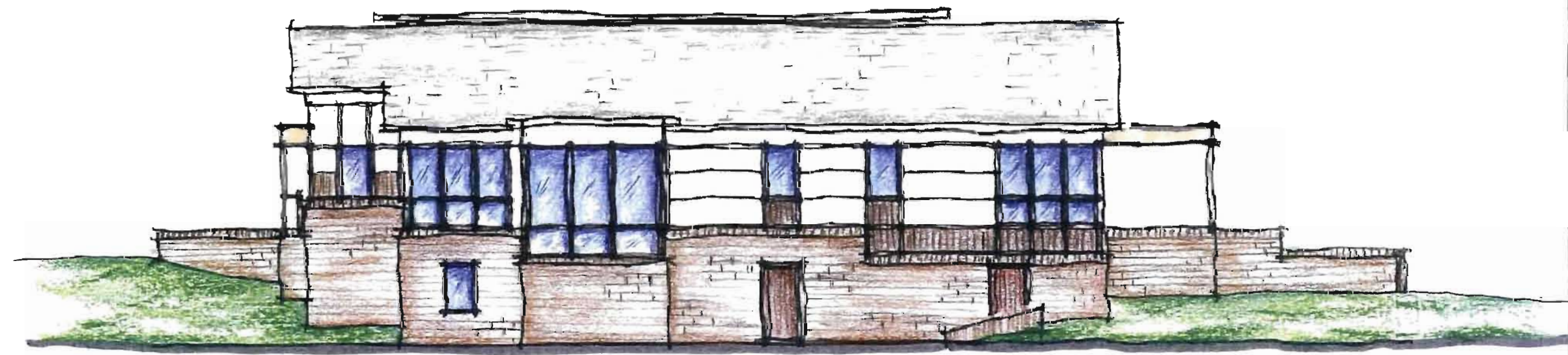
Rear (East) Elevation



Creative Kids Community Center

Rear / East Elevation

21 April 2008



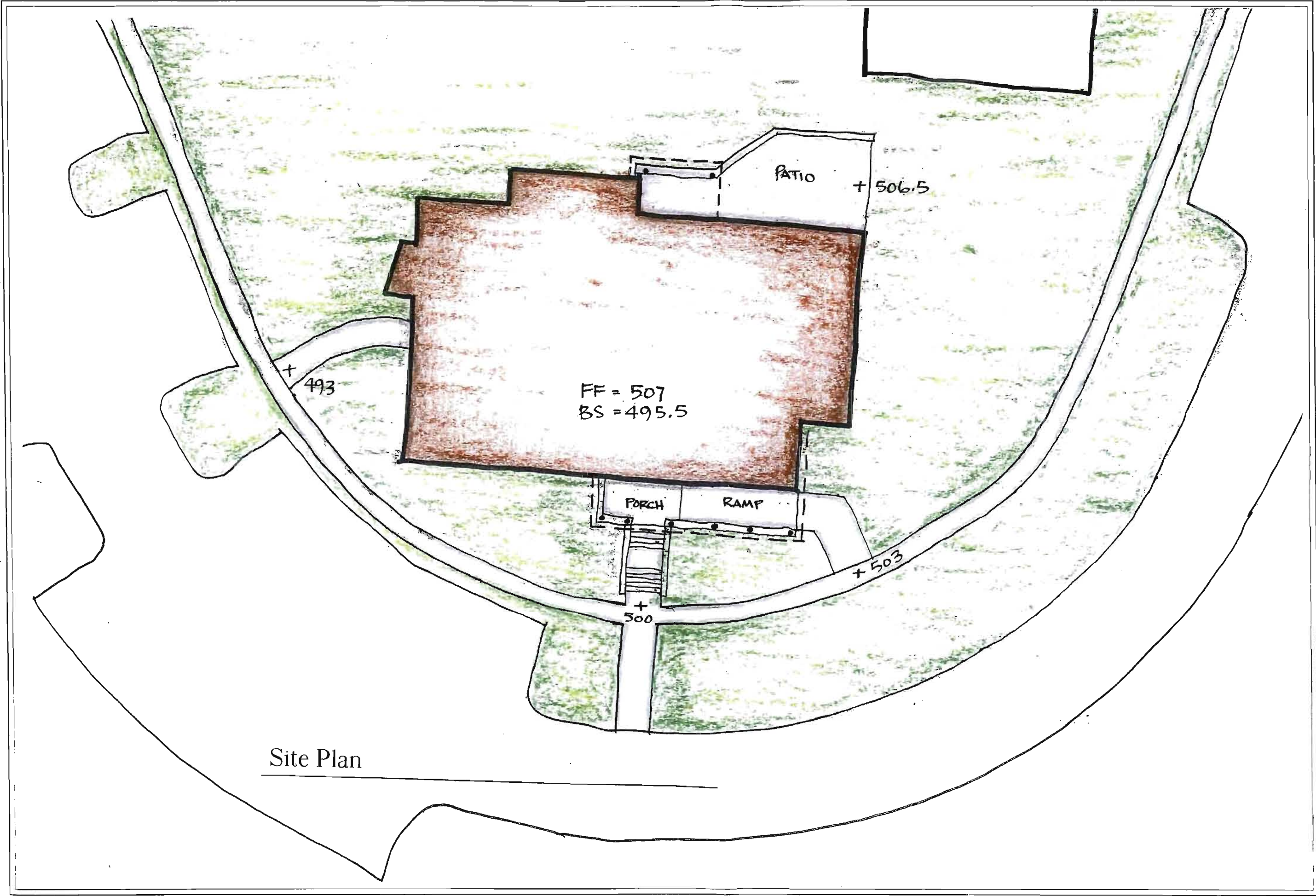
Left Side (North) Elevation



Creative Kids Community Center

Left Side / North Elevation

21 April 2008

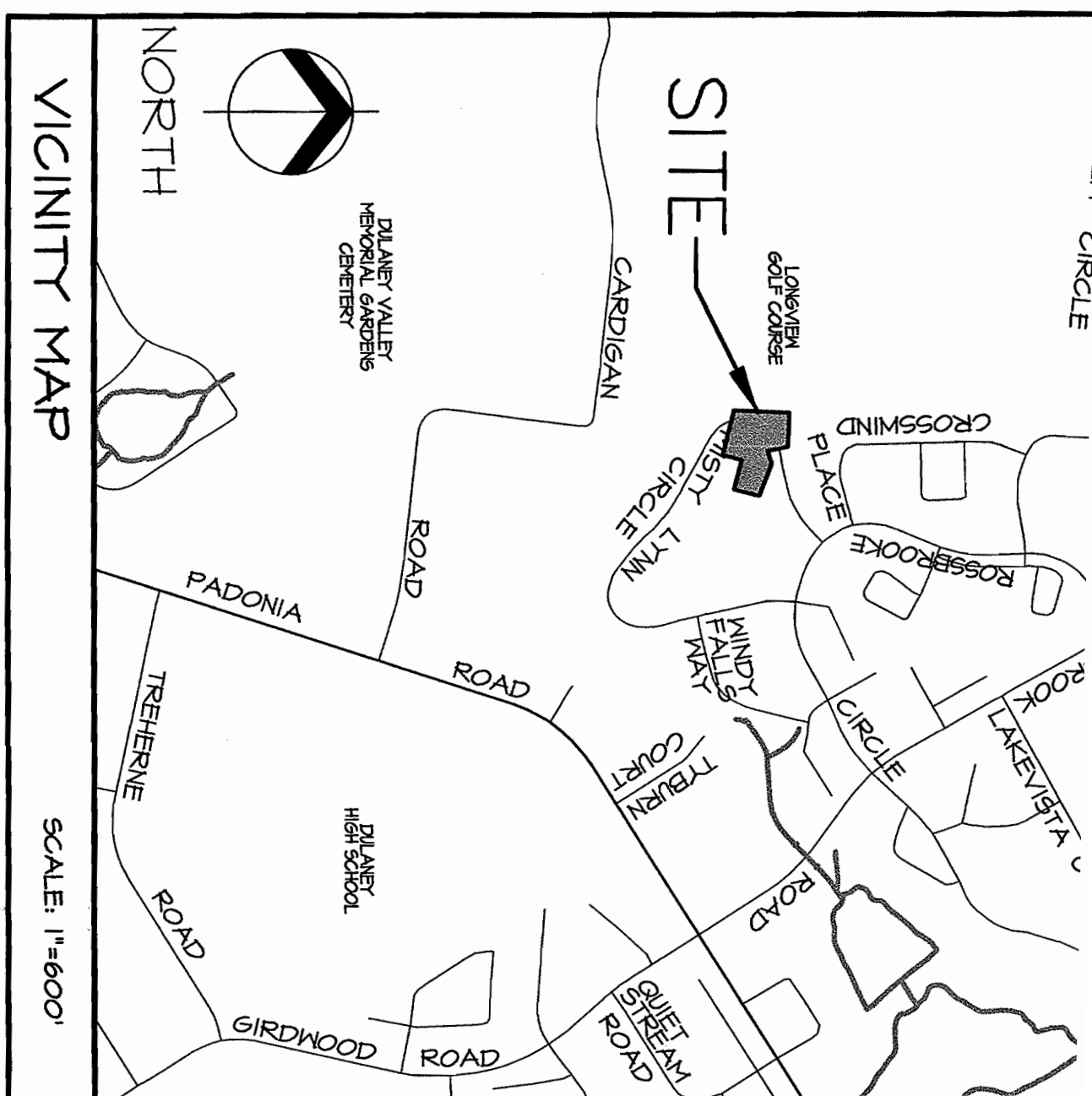


Site Plan

Creative Kids Community Center

Site Plan

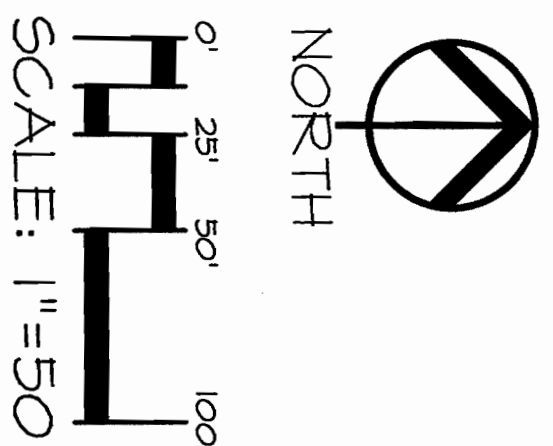
21 April 2008



AERIAL EXHIBIT

PERMITTEE'S
EXHIBIT NO. 1

CREATIVE KIDS COMMUNITY CENTER



PROJECT NAME:
CREATIVE KIDS
COMMUNITY CENTER

PLAN TITLE:
AERIAL EXHIBIT

CONVINCING DIST. 3rd
REGIONAL PLANNING DISTRICT 304

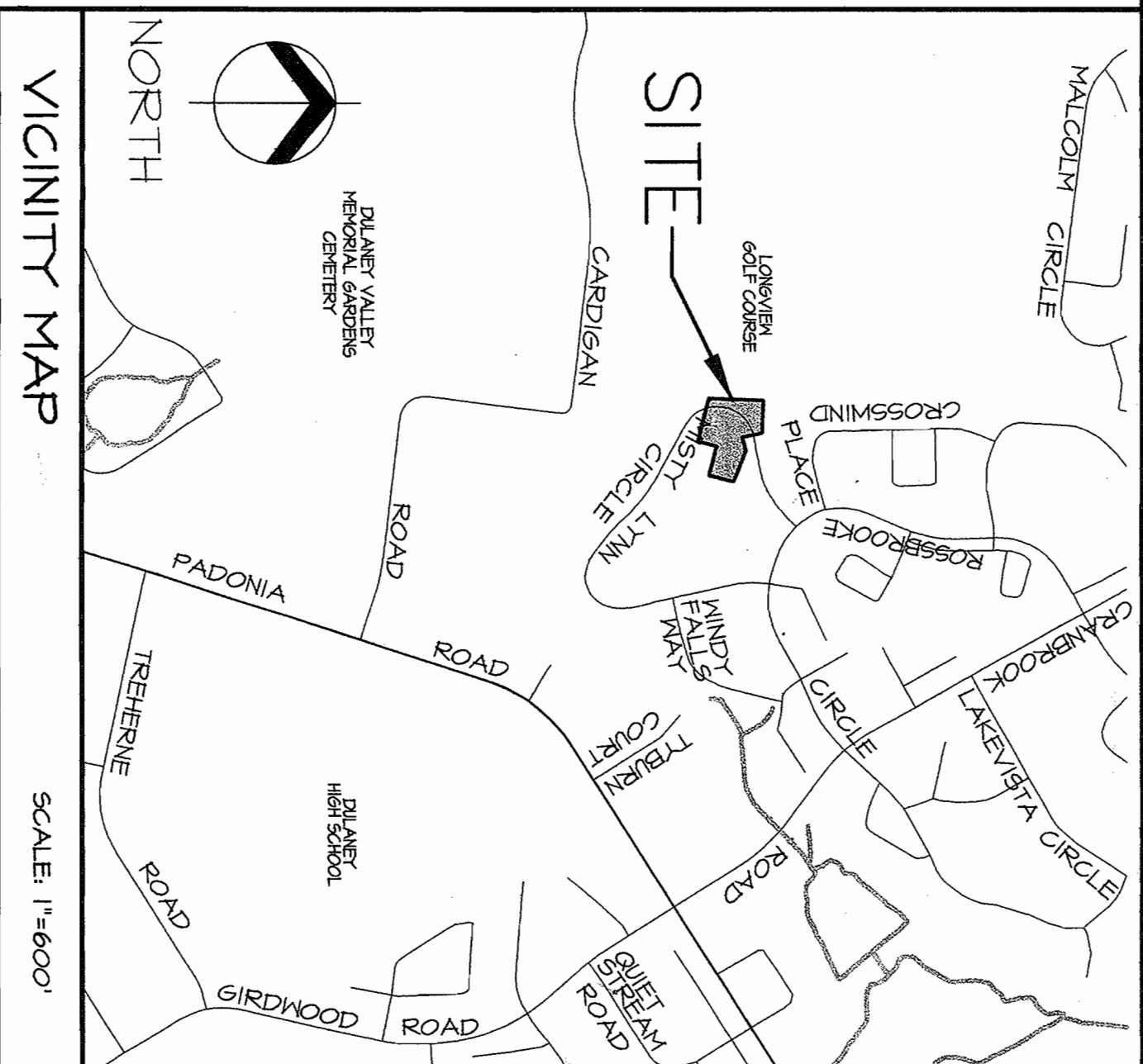
APPLICANT:
HENDERSON-KEES, INC.
1025 CRAWFORD RD.
CROSSVILLE, TN 38603

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SERVICES
LAND PLANNERS
THIS AIRBORNE PHOTOGRAPH
WAS TAKEN ON 10/10/08
AT 10:00 AM
AND IS A TRUE REPRESENTATION
OF THE SITE

DATE: JULY 2008
SCALE: 1"=50'
C.D. 21
PROJ. NO. 3070A
SHEET 1 OF 1

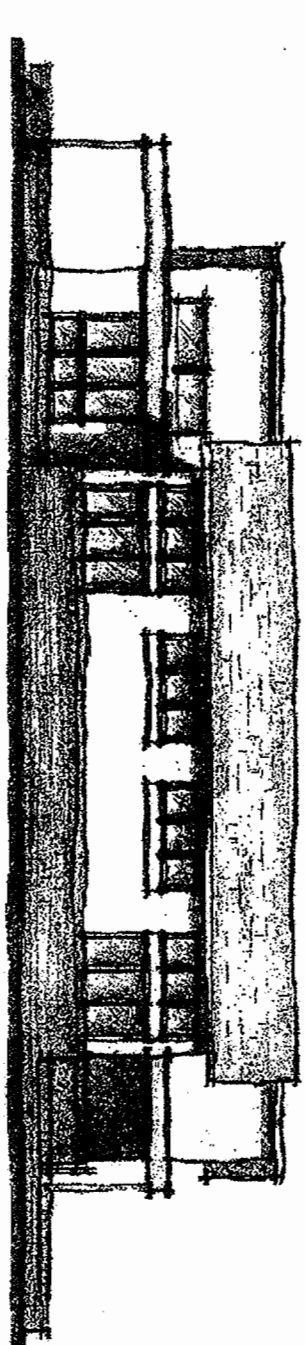
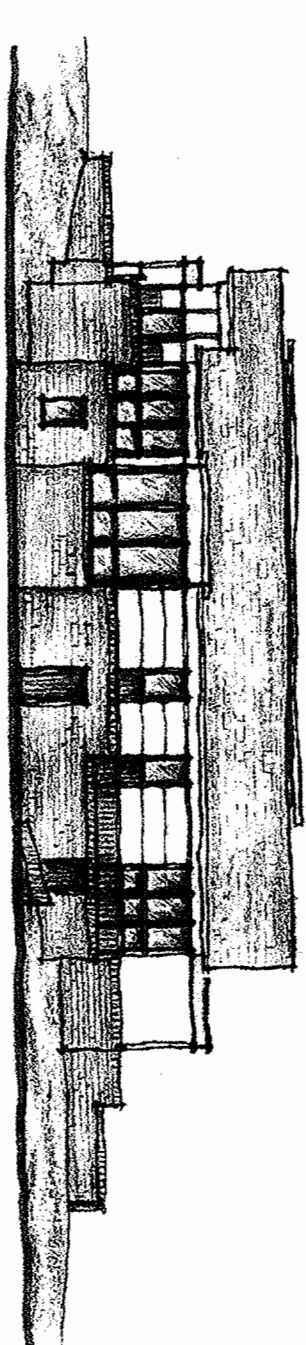
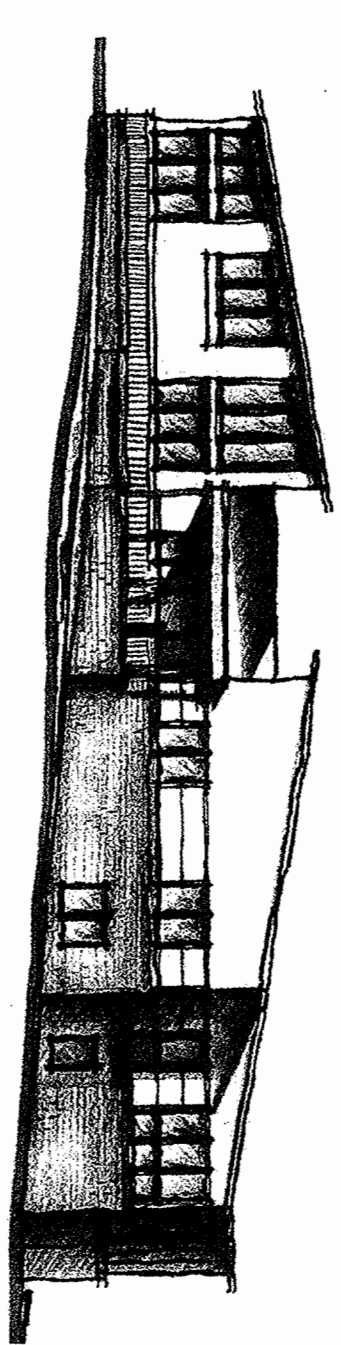
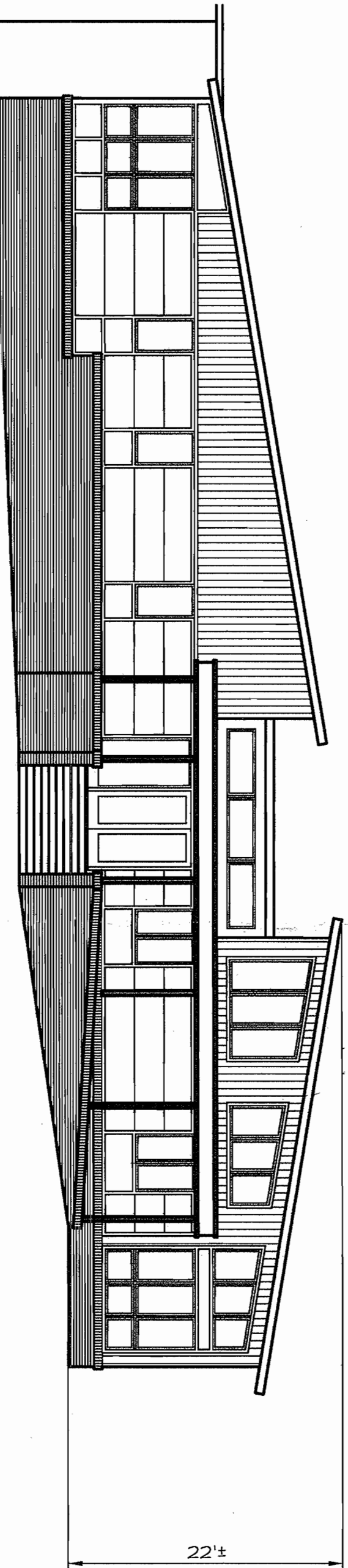
PLAT TO ACCOMPANY
ZONING PETITION

CREATIVE KIDS COMMUNITY CENTER



1. DEVELOPMENT NAME: ROSSBROOK APARTMENTS									
2. APPLICANT: HENDERSON-WEBB, INC. COVENTRYVILLE, MD 21030									
3. OWNER: ROSSBROOK APARTMENT COMPANY 1025 GRANBROOK RD. COVENTRYVILLE, MD 21030-4833									
4. D.S. THALER & ASSOCIATES, INC. 110 ANNEASADOR ROAD BALTIMORE, MARYLAND 21204 (410) 944-3641 * VETERAN'S USA									
5. PROPERTY REFERENCES:									
PACEL#	LOT	TAX ACCOUNT #	RECORD #	RECORD #	1/4	1/4	1/4	1/4	1/4
R. 141	5	100000038	50555466	1473	5271	14871			

1. The proposed site is located in the Eastern District of Baltimore, Maryland, within the boundaries of the Rossbrook Circle and Hazy Court. The site is currently zoned B-1 (Business) and is being proposed for rezoning to B-2 (Community Center).
2. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
3. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
4. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
5. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
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12. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
13. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.
14. The site is located within the Rossbrook Circle and Hazy Court area, which is a designated area for community centers and recreational facilities.



Schematic
Building Elevations

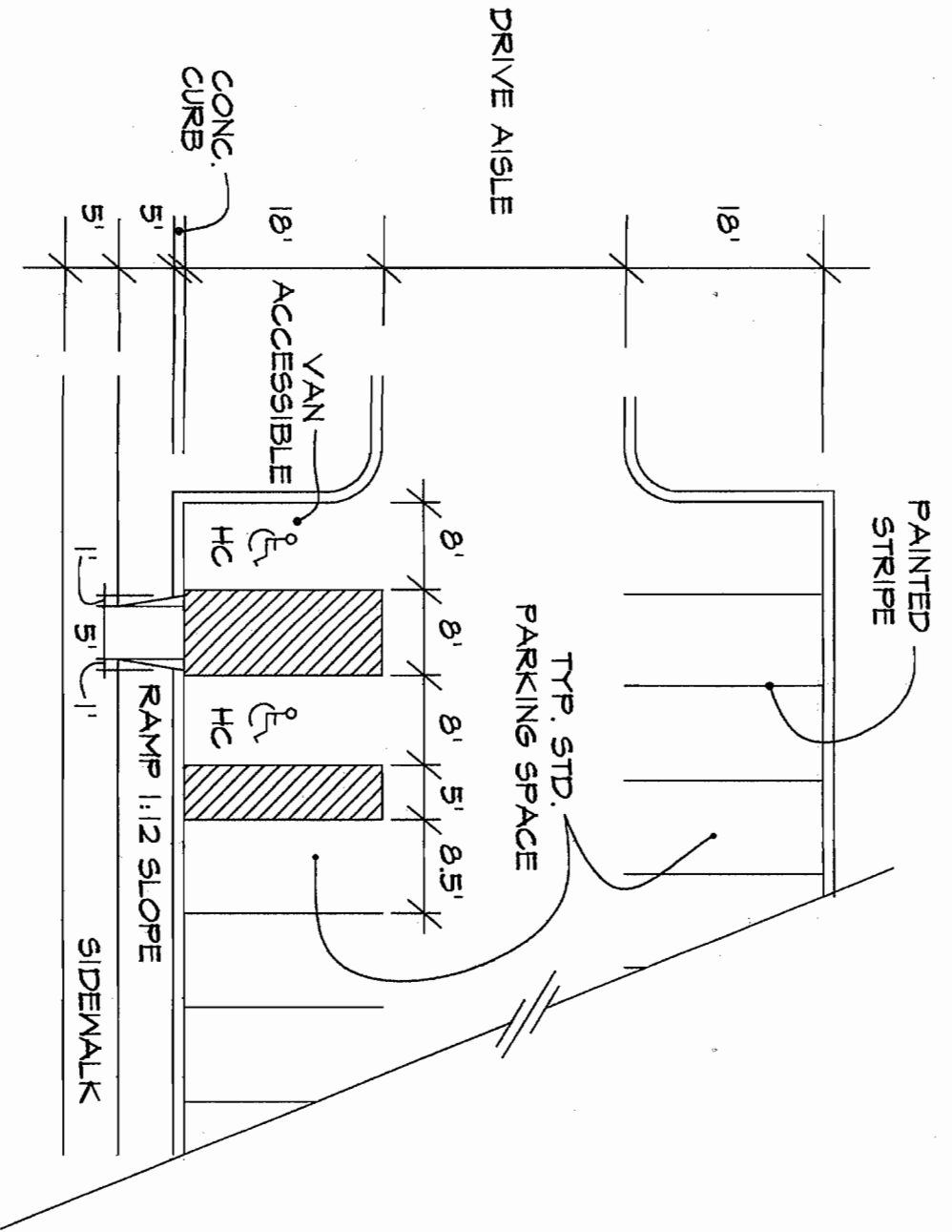
N.T.S.

Schematic
Basement Floor Plan

N.T.S.

Schematic
First Floor Plan

N.T.S.



PARKING DETAIL

N.T.S.



PROJECT NAME: CREATIVE KIDS COMMUNITY CENTER		REVISIONS:	
PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION		DATE: 04/26/08	
CONVINCING DIST. 344 REGIONAL PLANNING DISTRICT 304		SCALE: 1"=50'	
APPLICANT: HENDERSON-WEBB, INC. 1025 GRANBROOK RD. COVENTRYVILLE, MD 21030		C.D. 2	
D.S. THALER & ASSOC., INC. CIVIL ENGINEERS LANDSCAPE ARCHITECTS SERVICES LAND PLANNERS		PROJ. NO. 3070A	
THIS ANNEASADOR ROAD P.O. BOX 47428 BALTIMORE, MD 21204-4728 (410) 944-3641 (410) 944-3641		SHEET 1 OF 1	