

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

NW Corner of Hoyt Circle and *
Kings Point Road *
(9900 Hoyt Circle) *

2nd Election District *
4th Council District *

Sharneil L. Hodge *
Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0150-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Sharneil L. Hodge, a/k/a Sharneil Gamble on the Certificate of Registration (No. 78386) issued by the Maryland State Department of Education. The Petitioner requests special hearing relief, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve (A Use Permit for) a Class A Group-Child Care Center (maximum of 12 children) as an accessory use in a single-family dwelling. In addition, the Petitioner requests variance relief from Section 424.1.B of the B.C.Z.R. to permit a portion of the fence (existing at the north rear yard and west side yard property lines) to be chain link in lieu of the required stockade or panel fence and to permit an outdoor play area with a fence setback of zero (0) feet and 9 feet in lieu of the minimum required setback of 20 feet. The subject property and requested relief are more particularly described on the colorized site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests was Sharneil L. Hodge, property owner. There were no Protestants or other interested persons present. E-mail correspondence was received from residents of the Kings Park Community, namely Pearl and

ORDER RECEIVED FOR FILING

Date

2-1-10

By

102

Richard Kirby, Delores M. Ford, Henry and Tamara Pope, Sherrita S. Rose and Al Barnes – raising concerns of the number of children, parking and traffic, and the erecting of a chain link fence that would not conceal noise levels or buffer the view of day care toys in the yard.

Testimony and evidence offered disclosed that the subject property is roughly a square shaped (104' wide x 93' deep) corner lot abutting on and at the intersection of Hoyt Circle and Kings Point Road in Randallstown. The property known as Lot 15 in the Kings Point subdivision contains a lot area of 10,165 square feet (0.233 acres), zoned D.R.3.5 and is improved with a two-story, split-level style single-family dwelling with a finished sub-basement, wooden rear yard deck(s) and covered porch. The home built in 1964 with other improvements on the site, which include a 2,600 square foot play area in the rear yard, two (2) parking spaces (one - side yard and one - front yard), has always been enclosed with a fence at the property line. See Petitioner's Exhibit 1. After purchasing the home, Ms. Hodge upgraded the fence that extends from the rear of the house out to the property lines with a 6-foot high wooden stockade fence. This wooden fence also surrounds the eastern portion of the rear yard. Ms. Hodge, who possesses a family day care license and operates under the name of "Just Like Family Day Care", wanted to improve the fence as she operates a Family Child Care Home with up to eight (8) children and has done so successfully for the past 16 years (13 years at this location). She would like to move up to a Class A Group Child Care Center with up to twelve (12) children, again using the existing facilities in her home. As mentioned, the existing chain link portion of the fence illustrated on the site plan is on the abutting rear (western) property line with 9902 Hoyt Circle – the home of Darryl and Cheryl Kauffman and the rear/side yard property line with 3618 Kings Point Road – owned by James and Cynthia Hawkins. The regulations require such a fence to be solid wood and to be located no closer than 20 feet from the property line. Ms. Hodge indicated that while she could move these portions of the fence in 20 feet, that would greatly

restrict the size of the play area that would prevent the use of the wooden game deck area, which has functioned well for 13 years and without incident or complaint. In this regard, the adjoining neighbors on either side indicated no objection to the existing and proposed use. *See* Petitioner's Exhibit 4A and 4B. Additionally, there were no adverse Zoning Advisory Committee (ZAC) comments submitted. Apparently, the existing use has not caused detrimental impacts to the surrounding locale.

Ms. Hodge read the e-mail streams received by the undersigned prior to the hearing. She noted that there was apparently a great deal of confusion on behalf of her neighbors concerning the nature and scope of the request. Nothing is being removed. No new construction is taking place. She only wishes to legitimize the existing conditions as set forth above. She testified that it would be impractical to provide the 20-foot setbacks due to the steep hill or drop-off in the rear yard. Ms. Hodge has never advertised her services, there are no signs on the property and there is a strictly enforced three (3)-minute drop-off time for parents bringing their children to the day care facility. Her day care services have been greatly sought and many of the families have multiple children enrolled at the facility at the same time, further reducing daily trips/drop-offs.

I am persuaded that the (twelve [12]) is the maximum number of children who can safely and effectively be served given the small area of the property. The Petitioner is here primarily to comply with State licensing requirements for operating a day care center on the property. It is clear that practical difficulty or unreasonable hardship would result if the variance were not granted. It was established that special circumstances exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will, if not granted, unduly restrict the use of the land due to the special conditions (corner lot and topography) unique to this particular parcel. In addition and as noted above, the relief

requested will not cause any injury to the public, health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

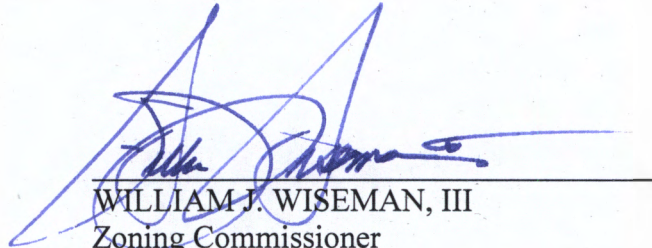
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of February 2010 that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve (A Use Permit for) a Class A Group-Child Care Center as an accessory use in a single-family dwelling, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance, pursuant to Section 424.1.B of the B.C.Z.R., to permit a portion of the fence (existing at the north rear yard and west side yard property lines) to be chain link in lieu of the required stockade or panel fence and to permit an outdoor play area with a fence setback of zero (0) feet and 9 feet in lieu of the minimum required setback of 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for her Use Permit and be granted same upon the receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until the thirty (30) day appeal period from the date of this Order has expired.
2. The hours of operations shall be restricted to 7:00 AM to 6:30 PM, five (5) days a week (Monday through Friday).
3. Petitioner agrees to replace the existing chain link fence with a 5-foot high solid wood stockade fence in the event:
 - (a) Complaints are received by the Division of Code Inspections and Enforcement concerning excessive noise levels or that day care toys or trash are becoming an eyesore to the aesthetics of neighboring homes, and
 - (b) The chain link fence needs replacement due to age and deterioration, whichever is first to occur.

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



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 2-1-05
By 193



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 1, 2010

Sharneil L. Hodge
9900 Hoyt Circle
Randallstown, Maryland 21132

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW Corner of Hoyt Circle and Kings Point Road
(9900 Hoyt Circle)
2nd Election District - 4th Council District
Sharneil L. Hodge - Petitioner
Case No. 2010-0150-SPHA

Dear Ms. Hodge:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a horizontal line.

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Pearl & Richard Kirby, 3609 Kings Point Road, Randallstown, MD 21133
Delores M. Ford, 9814 Marriottsville Road, Randallstown, MD 21133
Henry & Tamara Pope, 9837 Clanford Road, Randallstown, MD 21133
Al Barnes, 9829 Clanford Road, Randallstown, MD 21133
James & Cynthia Hawkins, 3618 Kings Point Road, Randallstown, MD 21133
Daryl & Cheryl Kauffman, 9902 Hoyt Circle, Randallstown, MD 21133
People's Counsel; Office of Planning; Division of Code Inspections & Enforcement, DPDM; File
Bernadette Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Ste. 101,
Towson, MD 21286
Jefferson Building | 105 West Chesapeake Avenue, Suite 103 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468
www.baltimorecountymd.gov



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9900 Hoyt Circle
which is presently zoned D.R. 3.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

TO APPROVE A
USE PERMIT FOR A CLASS A GROUP CHILD CARE CENTER AS AN
ACCESSORY USE IN A SINGLE FAMILY DWELLING.

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):

Sharmail L. Hodge - ~~Garner~~

Name - Type or Print

Signature

Name - Type or Print

Signature

9900 Hoyt Circle

410-655-1094

Address

Telephone No.

Randallstown

Md

21132

City

State

Zip Code

Representative to be Contacted:

Sharmail L. Hodge

Name

9900 Hoyt Circle

410-655-1094

Address

Telephone No.

Randallstown

Md

21132

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0150-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

ORDER RECEIVED FOR FILING

Date 11/4/09

Date 2-1-10

By [Signature]



TAX. ACCOUNT #

0212201970

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9900 Hoyt Circle
which is presently zoned D.R. 3.5

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

TO PERMIT A PORTION OF THE FENCE TO BE CHAIN LINK IN LIEU OF THE
REQUIRED STOCKADE OR PANEL FENCE AND TO PERMIT A 0' AND 9' FENCE
SETBACK IN LIEU OF THE REQUIRED 20'.

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

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Sharmeil Lavanda Hodge

Name - Type or Print

Sharmeil L. Hodge

Signature

Name - Type or Print

Signature

9900 Hoyt Circle

Address

410-655-1094

Telephone No.

Randallstown Md

City

State

21133

Zip Code

Representative to be Contacted:

Sharmeil L. Hodge

Name

9900 Hoyt Circle

Address

410-655-1094

Telephone No.

Randallstown Md

City

State

21133

Zip Code

OFFICE USE ONLY

Case No. 2010-0150-SPHA

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 2-1-10By 100

UNAVAILABLE FOR HEARING

Date 11/4/09

ZONING DESCRIPTION
9900 HOYT CIRCLE
"JUST LIKE FAMILY DAY CARE"

BEGINNING at a point on the northwest intersection of Hoyt Circle and Kings Point Road, 50' wide and 70' wide, respectively. Being Lot 15, Block "Z" in the subdivision of "Kings Point" as recorded in Baltimore County Plat Book #27, folio 119, containing 10,165 S.F. Also known as 9900 Hoyt Circle and located in the 2nd Election District, 4th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

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 2010-0150-SPHA

Petitioner: HODGE

Address or Location: 9900 HOYT CIRCLE

PLEASE FORWARD ADVERTISING BILL TO

Name: MS. SHARMEIL L. HODGE

Address: 9900 HOYT CIRCLE

RANDALLSTOWN, MD 21133

Telephone Number: 410-655-1094

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

No. 67512

Date: 4/4/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0001		4730					65.00

Total: 65.00

Rec

From: JOHN & E. CHANDLER CHILDREN

For: 2009-0-30-H

4900 JOHN & E. CHANDLER

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0150-SPA

Petitioner/Developer SHARMEIL
LAWANDA HODGE

Date Of Hearing/Closing: 1/12/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9900 HOYT CIRCLE

This sign(s) were posted on December 27, 2009

Month, Day, Year

Sincerely,

Martin Ogle 12/27/09
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

CASE # 2010-0150-SPHA

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

ROOM 104, JEFFERSON BUILDING 105 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

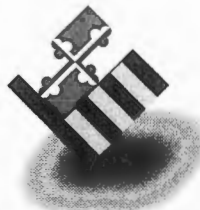
DATE AND TIME: TUESDAY, JANUARY 12, 2010
AT 11:00 A.M.

SPECIAL HEARING TO APPROVE USE PERMIT FOR
REQUEST: A CLASS A GROUP CHILD CARE CENTER AS AN
ACCESSORY USE IN A SINGLE FAMILY DWELLING VARIANCE TO
PERMIT A PORTION OF THE FENCE TO BE CHAIN LINK IN LIEU
OF THE REQUIRED STOCKADE OR RAUL FENCE AND TO PERMIT
A 0 AND 9 FEET FENCE SETBACK IN LIEU OF THE REQUIRED
20 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 637-1391

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

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
December 21, 2009

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: 2010-0150-SPHA

9900 Hoyt Circle
N/west corner of Hoyt Circle and Kings Point Road
2nd Election District – 4th Councilmanic District
Legal Owners: Sharmeil Lawanda Hodge

Special Hearing to approve use permit for a class A group child care center as an accessory use in a single family dwelling. Variance to permit a portion of the fence to be chain link in lieu of the required stockade or panel fence and to permit a 0 and 9 feet fence setback in lieu of the required 20 feet.

Hearing: Tuesday, January 12, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sharmeil Hodge, 9900 Hoyt Circle, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 28, 2009.**
- (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, December 29, 2009 Issue - Jeffersonian

Please forward billing to:
Sharmeil Hodge
9900 Hoyt Circle
Randallstown, MD 21133

410-655-1094

NOTICE OF ZONING HEARING

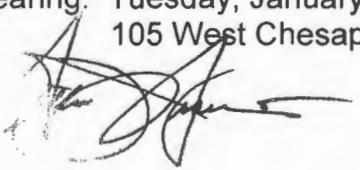
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0150-SPHA

9900 Hoyt Circle
N/west corner of Hoyt Circle and Kings Point Road
2nd Election District – 4th Councilmanic District
Legal Owners: Sharneil Lawanda Hodge

Special Hearing to approve use permit for a class A group child care center as an accessory use in a single family dwelling. Variance to permit a portion of the fence to be chain link in lieu of the required stockade or panel fence and to permit a 0 and 9 feet fence setback in lieu of the required 20 feet.

Hearing: Tuesday, January 12, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 6, 2010

Sharneil Hodge
9900 Hoyt Cir.
Randallstown, MD 21133

Dear: Sharneil Hodge

RE: Case Number 2010-0150-SPHA, 9900 Hoyt Cir.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 04, 2009. 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 11/2
11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 21, 2009

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

SUBJECT: 9900 Hoyt Circle

RECEIVED

INFORMATION:

Item Number: 10-150

DEC 22 2009

Petitioner: Sharmeil L. Hodge

Zoning: DR 3.5

ZONING COMMISSIONER

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning does not oppose the petitioner's request for a Class A Group Child Care Center. Any future requests to expand beyond a Class A facility may not be supported as the subject property is within in an established residential community.

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

Prepared by: Curtis Murray

Division Chief: Lynn Johnson
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2009
Item Nos. 2010-0150, 152, 156, 157,
158, 159, 160, 161, 163, 164 and 165

DATE: December 10, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12212009 -NO COMMENTS.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6th 2009

Item Numbers: 0150, 0159, 0161

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
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Dec. 9, 2009

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

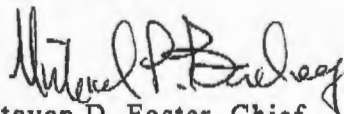
RE: Baltimore County
Item No. 2010-0150-SPHA
9900 HOYT CIRCLE
HODGE PROPERTY
VARIANCE -
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0150-SPHA.

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

Very truly yours,


Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
9900 Hoyt Circle; NW corner of Hoyt * ZONING COMMISSIONER
Circle & Kings Point Road *
2nd Election & 4th Councilmanic Districts * FOR
Legal Owner(s): Sharneil Hodge *
Petitioner(s) * BALTIMORE COUNTY
* 10-150-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

DEC 08 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2009, a copy of the foregoing Entry of Appearance was mailed to Sharneil Hodge, 9900 Hoyt Circle, Randallstown, MD 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Good Morning,

I am writing in reference to Case # 2010-0150-SPA. We are residents of the Kings Park community and are opposed to the rezoning of the home at 9900 Hoyt Circle from a family day care facility to a group day care facility that would accommodate 9-12 children. We live near the intersection of Kings Point Road and Hoyt Circle. This increased traffic would create safety issues for children in the neighborhood. The volume of traffic flow would be detrimental to the neighborhood. Such a facility should be located in a commercial area where there is ample parking for parents who drop off their children. In addition, there would be an increased need for parking spaces for the additional staff required for such a business.

Thank you for your attention to this concern.

P. Kirby and R. Kirby
3609 Kings Point Road
Randallstown, MD 21133

D.M. Ford
9815 Marriottsville Road
Randallstown, MD 21133

RECEIVED

JAN 12 2010

ZONING COMMISSIONER

From: pearl kirby <pkirby@prattlibrary.org>
To: dmartinford@verizon.net; wwiseman@baltimorecountymd.gov
Date: 1/12/2010 10:35 AM
Subject: Zoning Hearing Today

Good Morning,

I am writing in reference to Case # 2010-0150-SPA. We are residents of the Kings Park community and are opposed to the rezoning of the home at 9900 Hoyt Circle from a family day care facility to a group day care facility that would accommodate 9-12 children. We live near the intersection of Kings Point Road and Hoyt Circle. This increased traffic would create safety issues for children in the neighborhood. The volume of traffic flow would be detrimental to the neighborhood. Such a facility should be located in a commercial area where there is ample parking for parents who drop off their children. In addition, there would be an increased need for parking spaces for the additional staff required for such a business.

Thank you for your attention to this concern.

P.Kirby and R. Kirby
3609 Kings Point Road
Randallstown, MD 21133

D.M. Ford
9815 Marriottsville Road
Randallstown, MD 21133

Bill Wiseman - Case 2010-0150-SPHA - 9900 Hoyt Circle

From: "tamara.pope" <tamarapope@comcast.net>
To: <wwiseman@baltimorecountymd.gov>
Date: 1/11/2010 10:52 AM
Subject: Case 2010-0150-SPHA - 9900 Hoyt Circle
CC: <tbostwick@baltimorecountymd.gov>

Dear Mr. Wiseman and Bostwick,

In reference to case number 2010-0150-SPHA (9900 Hoyt Circle, 21133), we would like to officially note our **disapproval** of our neighbor's request to erect a chain link fence. We think the chain link fence, not to mention the revised proximity to the street, would be an eye sore to the aesthetics of neighborhood. It would make the house look more like an institution or jail. Aside from cosmetic concerns, we're sure this type of fence will not conceal the noise level that is associated with toddlers at play. Many of the neighbors surrounding this home are retired and home during the day. The elevated noise level may be a nuisance to them. In addition, we would not like to see the various day care toys and trash associated with such a business in our viewing site. Our suggestion is that she keep the current stockade type fence at the current location on her property. After all, this is still a residential area and a stockade fence better blends in with the rest of the neighborhood.

Thank you for taking our concerns into consideration,

Henry and Tamara Pope
9837 Clanford Road
Randallstown, MD 21133

From: Thomas Bostwick
To: tamara.pope; Wiseman, Bill
Date: 1/11/2010 10:57 AM
Subject: Re: Case 2010-0150-SPHA - 9900 Hoyt Circle

Ms. Pope,

Mr. Wiseman and I received your email and we will print it and place it in the case file.

Thank you. Tom Bostwick.

>>> "tamara.pope" <tamarapope@comcast.net> 1/11/2010 10:52 AM >>>

Dear Mr. Wiseman and Bostwick,

In reference to case number 2010-0150-SPHA (9900 Hoyt Circle, 21133), we would like to officially note our disapproval of our neighbor's request to erect a chain link fence. We think the chain link fence, not to mention the revised proximity to the street, would be an eye sore to the aesthetics of neighborhood. It would make the house look more like an institution or jail. Aside from cosmetic concerns, we're sure this type of fence will not conceal the noise level that is associated with toddlers at play. Many of the neighbors surrounding this home are retired and home during the day. The elevated noise level may be a nuisance to them. In addition, we would not like to see the various day care toys and trash associated with such a business in our viewing site. Our suggestion is that she keep the current stockade type fence at the current location on her property. After all, this is still a residential area and a stockade fence better blends in with the rest of the neighborhood.

Thank you for taking our concerns into consideration,

Henry and Tamara Pope

9837 Clanford Road

Randallstown, MD 21133

Bill Wiseman - Case number 2010-0150-SPHA

From: Sherrita Mckenzie <sherrita4@yahoo.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 1/11/2010 11:32 AM
Subject: Case number 2010-0150-SPHA
CC: <tbostrwick@baltimorecountymd.gov>

Mr. Wiseman,

I would like to express my concerns regarding case number 2010-1050-SPHA. The resident located at 9900 Hoyt Circle has applied to erect a chain link fence. This fence does not go with the current schematic of the surrounding neighborhood. Not only would a chain link fence be an eye sore but it could be a deterrence for home buyers in our neighborhood. With property values declining every day it is important that we all work together to maintain the attractiveness of our property.

Currently the owner of this property has a large amount of daycare items in the yard and the current fence helps to conceal the clutter. A chain link fence would allow all entering the neighborhood to view the clutter. I do understand that I can not control the cleanliness or orderliness of property other than my own but the exterior of one house should not take away from the beauty of the surrounding houses.

Thank you for giving this matter some attention.

Sherrita S. Rose

January 9, 2010

Al Barnes
9829 Clanford Rd.
Randallstown, MD 21133

Baltimore County Zoning
105 W. Chesapeake Ave. Suite 103
Towson, MD 21204
Attn: Mr. Thomas Bostwick – Deputy Zoning Commissioner

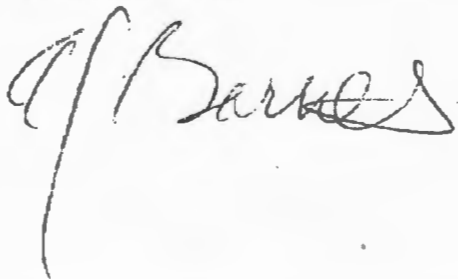
Ref: Case # 2010-0150 –SPHA
9900 Hoyt Circle

Mr. Bostwick:

I object to the proposed variance for the following reasons.

1. I have seen the posted variance sign and it is not clear which fence is being discussed. The posted sign is on Hoyt Circle. If the visual changes are to occur on the Kings Point side of the property, a sign should have been posted there. Checking with the 4 residents along Kings Point, nobody had any idea of the variance.
2. Assuming it is the fence that is at the Kings Point side of the property, the proposed fence modification puts backyard activities in the front yards of other Kings Point Rd properties and that is not desirable. As one travels along Clanford Rd towards Kings Rd., the fence is quite visible. Traveling from other directions also show the area in question, prominently. Moving that fence toward Kings Point Road would not improve the view. Changing the material to chain link also is not desirable.
3. Kings Park residents that want zoning variances need to start their effort with communication with the Kings Park Neighborhood Association
4. The number of children (12) is too many.

Al Barnes 1-9-2010

A handwritten signature in black ink, appearing to read 'Al Barnes', with a long vertical line extending downwards from the end of the signature.

From: Debra Wiley
To: Matthews, Kristen
Date: 1/8/2010 11:43 AM
Subject: Newspaper Advertising Confirmation

*Missing newspaper
advertising*

Hi Kristen,

In Bill's cases next week, we are missing the newspaper advertising confirmation (whether it's the Jeffersonian or the Daily Record) for the following cases:

2010-0168-SPH (1/12 @ 9 AM)
2010-0150-SPHA (1/12 @ 10 AM)
2010-0130-A (1/14 @ 9 AM)

Please provide ASAP. 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

From: <blm1mh@aol.com>
To: <dwiley@baltimorecountymd.gov>, <jlfccare@aol.com>
Date: 1/22/2010 10:18 AM
Subject: Re: 9900 Hoyt Circle - Case No. 2010-0150-SPHA

Good morning Debbie,

Thank you to Mr. Wiseman for his quick draft of the order. I submitted a color coded plan to his attention yesterday afternoon for this project and assume by the order, he was satisfied. I met with Ms. Hodge on site yesterday as well and she is taking pictures and drafting a letter for the adjacent property owners' convenience.

Have a great day and if I can assist in anyway, please let me know.

Bernadette L. Moskunus

Site Rite Surveying, Inc.

-----Original Message-----

From: Debra Wiley <dwiley@baltimorecountymd.gov>
To: jlfccare@aol.com
Cc: blm1mh@aol.com
Sent: Fri, Jan 22, 2010 9:55 am
Subject: 9900 Hoyt Circle - Case No. 2010-0150-SPHA

Dear Ms. Hodge,

Please review the attached draft of the Order in your case. Mr. Wiseman asks that you advise us of the status of your neighbors' written approval regarding the fence which he deems necessary and whether any corrections or changes need to be made regarding the information in the Order such as years of your child care at 9900 Hoyt Circle, the name of your day care facility, and the size of the play area and wooden fence locations (See pages 2-3).

Thanks and looking forward to hearing from you soon.

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



From: <blm1mh@aol.com>
To: <dwiley@baltimorecountymd.gov>
Date: 2/2/2010 10:13 AM
Subject: Re: Case No. 2010-0150-SPHA

Hey Debbie,
Don't worry about omitting me...I will not take it personally :). I was not at the hearing because the homeowner felt that she could do this on her own. Thanks for the order.
Have a great day!
Bernadette

-----Original Message-----

From: Debra Wiley <dwiley@baltimorecountymd.gov>
To: blm1mh@aol.com
Sent: Tue, Feb 2, 2010 8:24 am
Subject: Case No. 2010-0150-SPHA

Hi Bernadette,
Please find attached a copy of the above-referenced Order; a hard copy was put in the mail yesterday for you. Unfortunately, we inadvertently omitted your name from the Order which, of course, was an oversight. I'm just not sure if this was due to a sign-in sheet not being filled out or not being able to locate your name. I hope this will not cause you any inconvenience and if you need the order to be amended, I can take care of that for you - just let me know.
Thanks and have a great day !

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

MODE = MEMORY TRANSMISSION

START=FEB-01 11:12

END=FEB-01 11:14

FILE NO.=723

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	94109226405	006/006	00:01:02

-ZONING COMMISSIONER OFF M-

- ***** -

410 887 3468- *****



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 1, 2010

Sharmeil L. Hodge
9900 Hoyt Circle
Randallstown, Maryland 21132

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
NW Corner of Hoyt Circle and Kings Point Road
(9900 Hoyt Circle)
2nd Election District - 4th Council District
Sharmeil L. Hodge - Petitioner
Case No. 2010-0150-SPHA

Dear Ms. Hodge:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Pearl & Richard Kirby, 3609 Kings Point Road, Randallstown, MD 21133
Delores M. Ford, 9814 Marriottsville Road, Randallstown, MD 21133
Henry & Tamara Pope, 9837 Clanford Road, Randallstown, MD 21133
Al Barnes, 9829 Clanford Road, Randallstown, MD 21133
James & Cynthia Hawkins, 3618 Kings Point Road, Randallstown, MD 21133
Daryl & Cheryl Kauffman, 9902 Hoyt Circle, Randallstown, MD 21133
People's Counsel; Office of Planning; Division of Code Inspections & Enforcement, DPDM; File

*forced per. power
to
Ms. Hodge*

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

**CO-0071106
9900 Hoyt Circle**

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: March 30, 2009

TO: W. Carl Richards, Jr.

FROM: Meghan Ferguson, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2010-0150-SPHA
Legal Owner/Petitioner: Sharneil Hodge
Contract Purchaser:
Property Address: 9900 Hoyt Cir
Location Description: North West corner of Hoyt Circle and Kings Point Road

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Case No: CO-0071106

Photographs
Correction Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Christina Moscati in Room 213 in order that the appropriate action may be taken relative to the violation case.

MF/cm
C: Paul Cohen, Code Enforcement Officer



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 71106	PROPERTY TAX ID 0212201970	DATE ISSUED 11/19/09
NAME(S): GAMBLER SHARIMIEL HOOBLE		
MAILING ADDRESS 9900 HOTT CIR.		
CITY PANDOLPH TOWN	STATE MID.	ZIP CODE 21133
VIOLATION ADDRESS SHAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☒ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|--|--|
| ☒ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☒ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☒ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 410: Illegal Class II trucking facility |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 400: Illegal accessory structure placement. |
| ☐ 431: Remove commercial vehicle(s) | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 402: Illegal conversion of dwelling | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extentions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS:

UNLAWFUL
VEHICLE IN DRIVEWAY
NOT ALLOWED IN A RESIDENTIAL AREA

☒ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **12/18/09** INSPECTOR NAME: **PAUL COHAN**
PRINT NAME (Rev 9/05)

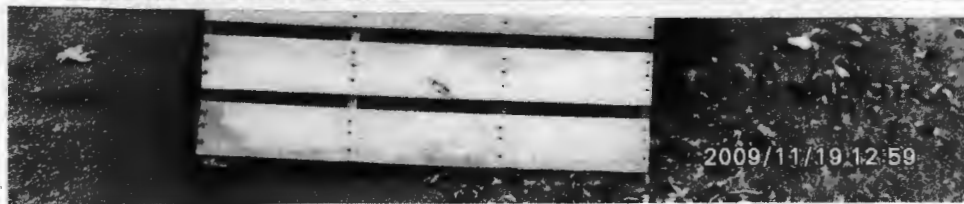
AGENCY

PHOTOGRAPHIC RECORD

Complaint Number: CO 71106 Facility Number: FA

Property Address: 9500 Hoyt Cir

Date of Photographs: _____



I HEREBY CERTIFY that I took the 2 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint
number on the date set out above.

G. B. K.
Code Enforcement Officer

Complaint Num _____

Property Addre _____

Date of Photog _____



I HEREBY CERTIFY that I took the 2 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint
number on the date set out above.

C. B. Lee

Code Enforcement Officer



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 **Account Number -** 0218001011

Owner Information

Owner Name: FORD JAMES J
 FORD DELORES M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9814 MARRIOTTSVILLE RD
 RANDALLSTOWN MD 21133
Deed Reference: 1) / 5684/ 6
 2)

Location & Structure Information

Premises Address

9814 MARRIOTTSVILLE RD

Legal Description

109 E KITTRIDGE COURT
 KINGS POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
76	5	102			10	W	22	1	Plat Ref:	34/ 94

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1972	2,683 SF	13,100.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-In Assessments		
		As Of	As Of	As Of	
		01/01/2010	07/01/2009	07/01/2010	
Land	90,770	90,700			
Improvements:	263,720	169,100			
Total:	354,490	259,800	354,490	259,800	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: BARBER DAVID C	Date: 10/07/1976	Price: \$57,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5684/ 6	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 02 Account Number - 0212201970

Owner Information

Owner Name: GAMBLE SHARMEIL HODGE **Use:** RESIDENTIAL
Mailing Address: 9900 HOYT CIR **Principal Residence:** YES
 RANDALLSTOWN MD 21133-1604 **Deed Reference:** 1) /20206/ 57
 2)

Location & Structure Information

Premises Address

9900 HOYT CIR

Legal Description

9900 HOYT CIR
 KINGS POINT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
76	5	148		1	Z	15	1	Plat Ref:	27/ 119

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	1,826 SF	10,165.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	1/2 BRICK SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	90,040	90,000		
Improvements:	184,560	157,200		
Total:	274,600	247,200	274,600	247,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: GAMBLE NATHANIEL	Date: 06/09/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20206/ 57	Deed2:
Seller: LEW NEING L	Date: 03/16/1998	Price: \$123,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12723/ 594	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

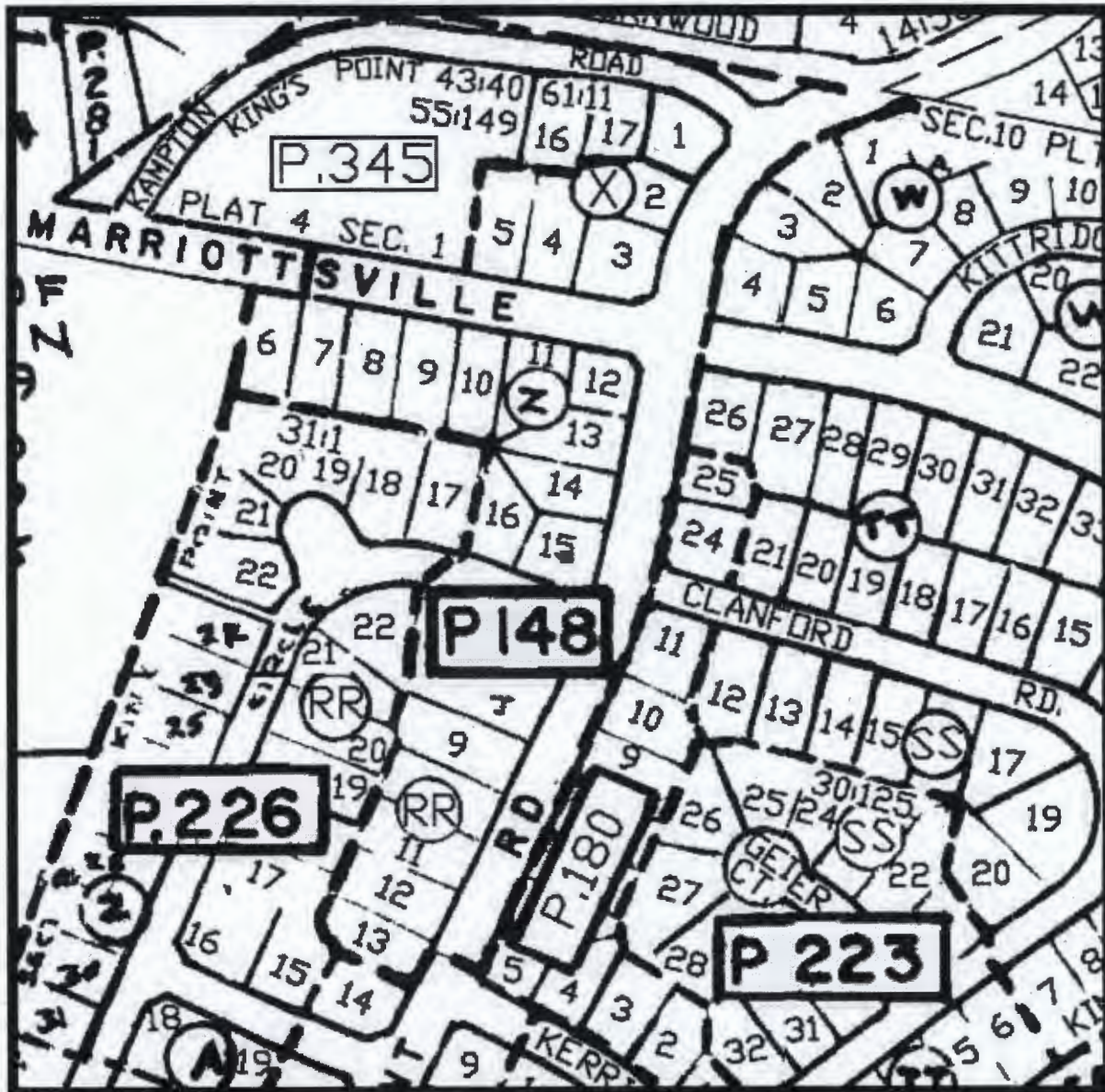
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 02 Account Number - 0212201970



Property maps provided courtesy of the Maryland Department of Planning ©2008.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

**Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066**

TO: Zoning Commissioner

DATE: 1 / 21 / 2010

SUBJECT: In Just like Family Day Care
Case # 2010-0150-A

ATTENTION: Mr. Bill Wiseman

OUR FILE: 9827

WE ARE, ☒ HEREWITH ☒ MESSENGER
☐ UNDER SEPERATE COVER, TRANSMITTING VIA, ☐ U.S. MAIL () THE FOLLOWING:

QUANTITY	DRAWING	DESCRIPTION AND/OR TITLE
1	✓	color coded plan to show fencing and ownership
1	✓	Planometric map from County GIS to show steep slopes
		Owner to provide : pictures, letters from the Hauffman's and Hawkons regarding permission to use the chainlink fence, proposals for options to screen the existing chainlink fence for privacy.
		RECEIVED
		JAN 21 2010

ZONING COMMISSIONER

TRANSMITTED AS INDICATED BELOW:

- ☒ **PER AGREEMENT**
☐ **PER YOUR REQUEST**
☐ **FOR YOUR INFORMATION**
☐ **FOR APPROVAL**
☐ **FOR COMMENT**

- ☐ **APPROVED - DWG(S)**_____
- ☐ **APPROVED AS NOTED - DWG(S)**_____
- ☐ **RETURNED FOR CORRECTION - DWG(S)**_____
- ☐ **PLEASE RESUBMIT - DWG(S)**_____
- ☐ _____

1 COPY(S) OF package SENT TO "Just Like Family Day Care"
 COPY(S) OF _____ SENT TO _____
 COPY(S) OF _____ SENT TO _____

REMARKS: _____

PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS,

Site Rite Surveying, Inc.

SENT BY: Bernadette Moskunas

RECEIVED BY: _____

DATE: _____



Hatching shows area of steep slopes
Topography in yellow.



ZONING MAP: 9900 HOYT CIRCLE

2010-0150-SPHA

Case No.: 2010-0150-SPHA 9900 Hoyt Circle

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Colored Site Plan	
No. 2	Registered Provider Certificate under age 2 to 12 years old MAXIMUM DAILY NO - 8	
No. 3	Child Care Certificate 11/22/94	
No. 4 P. 3	Letters of Support from most affected adjacent neighbors	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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



State of Maryland - Department of Education
Office of Child Care
CERTIFICATE OF REGISTRATION

Region: 3
County: BALTIMORE
Registration Number: 78386
Registered Provider since:
06/10/1998

This certifies that **Sharmeil Gamble** is registered to operate a Family Day Care Home
at: **9900 Hoyt Circle, Randallstown, MD 21133**

The Office of Child Care issues this Certificate of Registration pursuant to Family Law Article, Sections 5-550 through 5-558, and COMAR 13A.14.01.

Current Status of Registration:		Approved Ages of Children in Care:		Approved Hours of Operation:		Accreditation:	
Issued on:	06/30/2008	Under 2 years old *	4	Days:	YES	Accredited:	NO
Revised on:		2 years through 5 years old	YES	Evenings:	YES	Accrediting Agency:	
Status:	Continuing - Full	5 years through 12 years old	YES	Overnight:	NO		
		13 years through 20 years old	NO	Weekends:	YES		

Maximum number of family day care children approved for care at one time: **8**

This Certificate of Registration is issued to the provider named above on condition that the provider agrees to comply with all applicable family day care laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against the Certificate of Registration, including but not limited to suspension or revocation of the Certificate or denial of a new Certificate. The provider must surrender this Certificate to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new Certificate.

* No more than two children under the age of two, including the provider's own children, may be in care at any time unless approved in advance by OCC.

RESTRICTIONS/COMMENTS: Basement, family room and study are approved for napping. Sub-basement, bedrooms, 1st and 2nd floors are restricted from child care use. At all times there must be 1 adult present for every 2 children under the age of 2 years.

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

PETITIONER' S

EXHIBIT NO.

2

POST IN CONSPICUOUS PLACE



State of Maryland Department of Human Resources Child Care Administration

Region: III County: Baltimore

Registration Number: 03-45376

Revised Date: 12/30/94

This certifies that SHARMEIL HODGE is registered to operate a Family Day Care
(Name)

Home at 32 Dauber Court, Baltimore, Maryland 21244
(Address/Location)

The Child Care Administration issues this Certificate of Registration according to Family Law Article, Sections 5-550 through 5-558 and COMAR 07.04.01.

This Certificate:	
Issued on:	<u>11/22/94</u>
Renewed on:	
Expires on:	<u>11/30/96</u>

Maximum number of family day care children approved for care at one time:	<u>6</u> Capacity
---	----------------------

This home approved for family day care children:

☒ YES	Under 2 years old*
☒ YES	2 years through 5 years old
☒ YES	6 years through 12 years old
☒ NO	13 years through 20 years old

Approved Hours of Operation:

Days	YES
Evenings	NO
Overnight	NO

The Department of Human Resources issues this Certificate of Registration on the condition that the provider consents to permit inspections by the Child Care Administration for the purpose of determining provider's compliance with Family Law Article, Title 5, Subtitle 5, Part V, Sections 5-550- through 5-558 and COMAR 07.04.01; and for the purpose of evaluating any complaints relating to the day care home. Parents must always have access without an appointment to their children, and during operating hours, have the right to see the areas of the home used for child care. Failure to meet regulatory requirements may result in suspension or revocation of this certificate of registration or denial of a new certificate of registration. This certificate of registration cannot transfer to another person, location or address. The provider must surrender this certificate of registration to the Child Care Administration upon suspension, revocation, voluntary closure, or denial of a new certificate of registration.

*No more than two children under age two may be in care at any one time, including the provider's own children, unless otherwise indicated.

RESTRICTIONS/COMMENTS:

UPSTAIRS BEDROOMS ARE RESTRICTED FROM CHILD CARE USE.

PETITIONER'S

EXHIBIT NO. 3

Luther W. Starnes

Secretary
Department of Human Resources

Patricia A. Jennings

Executive Director
Child Care Administration

Betty Bets

Regional Manager
Child Care Administration

January 25, 2010

RECEIVED

JAN 29 2010

Zoning Variance for Sharmeil L. Hodge- Gamble

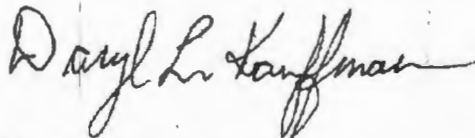
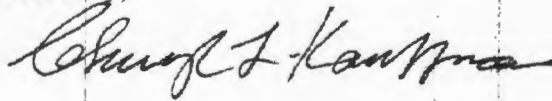
ZONING COMMISSIONER

Commissioner Mr. Bill Wiseman
105 West Chesapeake Avenue
Towson, MD 21204

Dear Commissioner Wiseman,

My husband and I having been living next to Ms. Hodge- Gamble for the past 13 years. She has operated the daycare since moving next to us. Our chain linked fence is what separates our property line. She has advised me of the impending increase of 4 children to her business and it our understanding that the variance she is requesting is for the yard to remain the same since our property has the preexisting chain link fence. We do not oppose the request that she has submitted and wish her the best of luck.

Sincerely,



Mr. Daryl Kauffman
Mrs. Cheryl Kauffman

9902 Hoyt Circle
Randallstown, Maryland 21133

PETITIONER'S

EXHIBIT NO.

4A

January 25, 2010

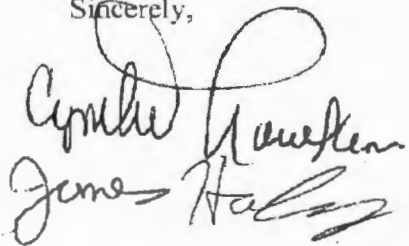
Zoning Variance for Sharneil L. Hodge Gamble

Commissioner Mr. Bill Wiseman
105 West Chesapeake Avenue
Towson, MD 21204

Dear Commissioner Wiseman,

My husband and I having been living next to Ms. Hodge- Gamble for the past 8 years. She has operated the daycare prior to us moving in our home. Our chain linked fence is what separates our property line. She has advised me of the impending increase of 4 children to her business and it our understanding that the variance she is requesting is for the yard to remain the same since our property has the preexisting chain link fence. We do not oppose the request that she has submitted and wish her the best of luck.

Sincerely,



Mr. James Hawkins
Mrs. Cynthia Hawkins

3618 Kings Point Road
Randallstown, Maryland 21133

RECEIVED

FEB 01 2010

ZONING COMMISSIONER

PETITIONER'S

EXHIBIT NO.

4B



Lot # 9
0218720730

Lot # 10
0202851850

Lot # 12 0216600581

0208003000

Lot # 13 0219511200

3620

Pt. Bk. 32 Folio 100
Lot # 17
0213855670

Lot # 14
0218350740

3618

Lot # 16
0201230000

9902

4 CD 2 ED
NW-7-K 076C1

Flood Zone X PDM # 020115

Lot # 15 0212201970

DR-3.5

SITE

HOYT CIR

KINGS POINT RD

CLANFORD RD

9903

Pt. Bk. 27 Folio 119
Lot # J 0218000614

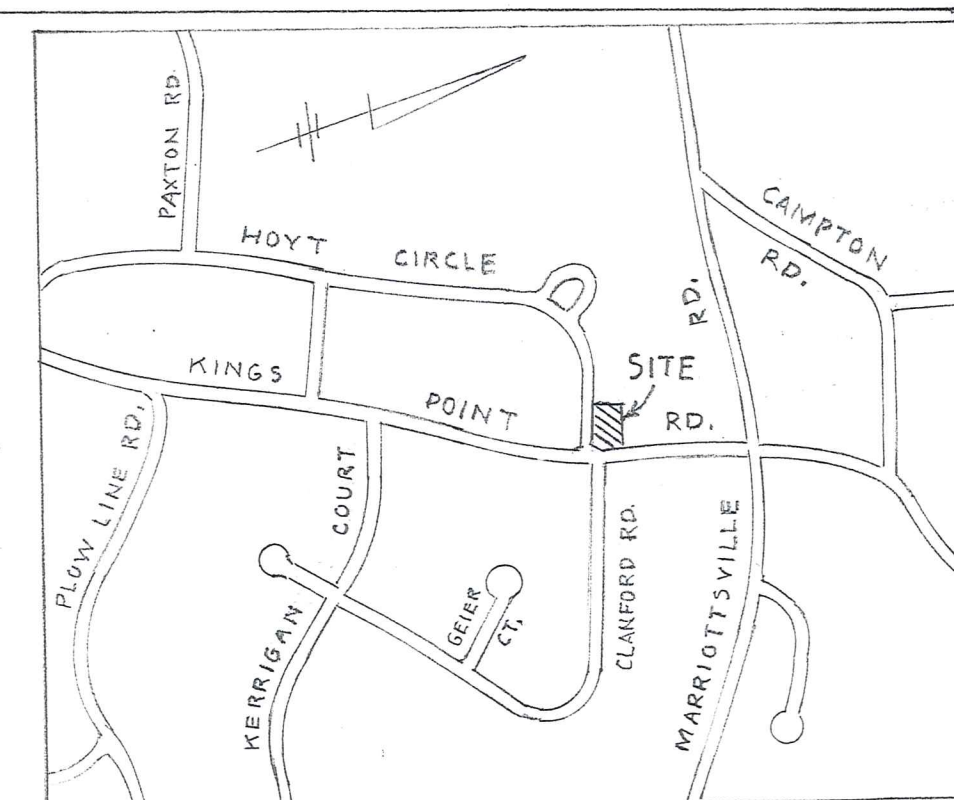
Lot # 11
0203672330 3613

Pt. Bk. 29 Folio 51

0216151050

0223154780 3611

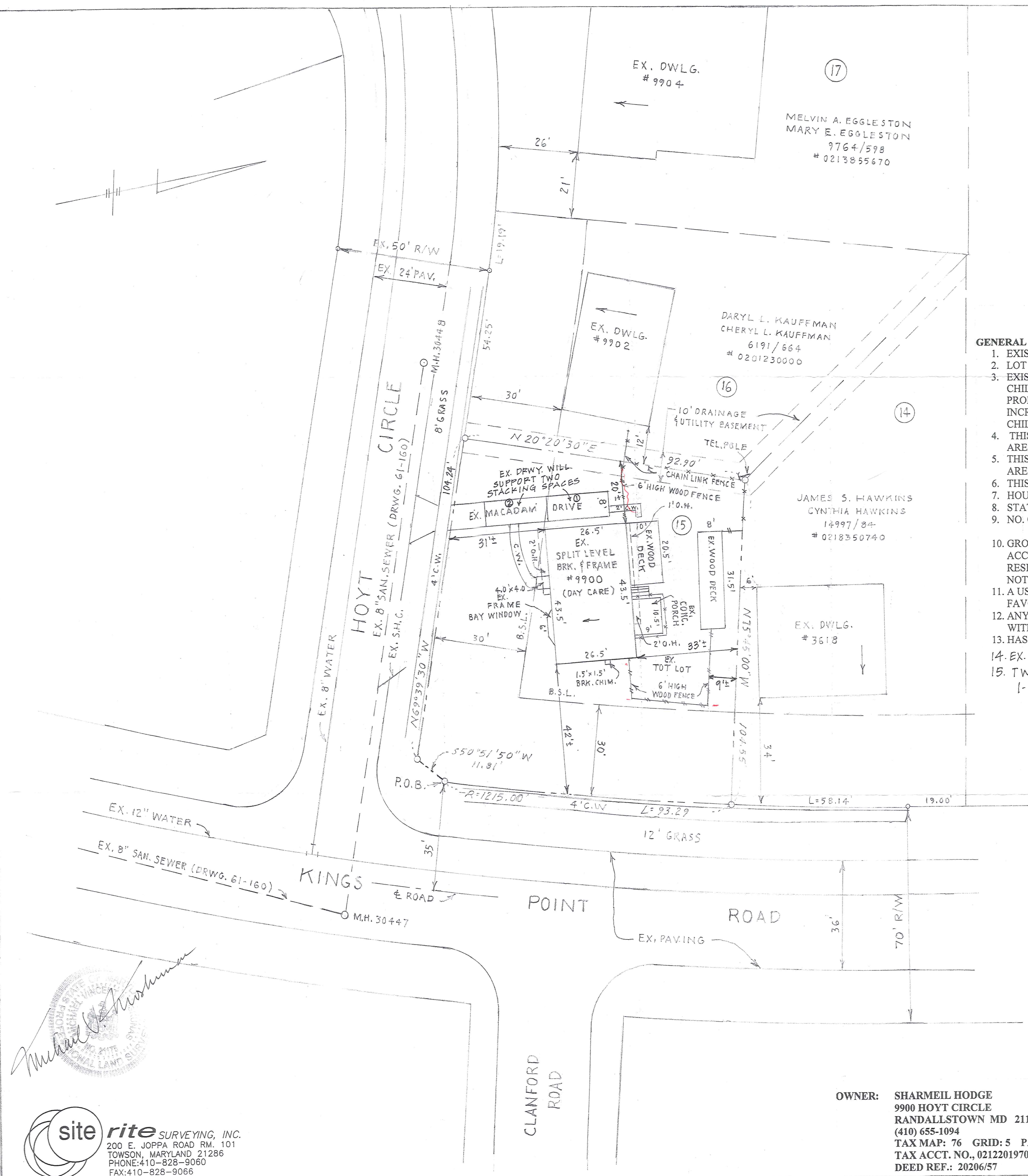
2010-0150-SPHA



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES:

1. EXISTING ZONING: D.R.3.5
2. LOT AREA: 10,165 S.F. or 0.233 Ac +/-
3. EXISTING USE: SINGLE FAMILY DWELLING W/ACCESSORY USE (FAMILY CHILD CARE) - 8 CHILDREN
PROPOSED USE: SFD WITH CHILD CARE AS AN ACCESSORY USE INCREASING THE NUMBER OF CHILDREN FROM 8 TO 12. (CLASS A GROUP CHILD CARE CENTER)
4. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AREA - COMMUNITY PANEL NO. 2400100355F ZONE: "X"
6. THIS PROPERTY IS NOT LOCATED WITHIN AN HISTORIC DISTRICT
7. HOURS OF OPERATION: MONDAY THROUGH FRIDAY - 7 AM TO 5:30 PM
8. STATE LICENSE NO. 78386
9. NO. OF EMPLOYEES ON LARGEST SHIFT: PRESENTLY 2 (TO BE 3 INCLUDING OWNER)
10. GROUP CHILD-CARE CENTERS, CLASS A, ARE PERMITTED AS AN ACCESSORY USE WITHIN SINGLE FAMILY DETACHED DWELLINGS IN ALL RESIDENTIAL ZONES PER SECTION 424.4.A, B.C.Z.R. (EXCEPTIONS AS NOTED)
11. A USE PERMIT APPLICATION MUST BE SUBMITTED FOR APPROVAL UPON A FAVORABLE VARIANCE HEARING
12. ANY AND ALL SIGNS EXISTING OR PROPOSED MUST BE IN COMPLIANCE WITH SECTION 450, B.C.Z.R.
13. HAS BEEN IN BUSINESS FOR 15 YEARS.
14. EX. IMPERVIOUS AREA: 1782.75 SQ. FT. (11%)
15. TWO STACKING SPACES IN THE EX. DRWY. (1-SIDE YARD AND 1-FRONT YARD)



OWNER: SHARMEIL HODGE
9900 HOYT CIRCLE
RANDALLSTOWN MD 21133-1604
(410) 655-1094
TAX MAP: 76 GRID: 5 PARCEL: 148
TAX ACCT. NO., 0212201970
DEED REF.: 20206/57

PLAN TO ACCOMPANY VARIANCE PETITION
"JUST LIKE FAMILY DAY CARE"
9900 HOYT CIRCLE
BLOCK "Z" LOT 15
"KINGS POINT" 27/119
ELECTION DISTRICT NO. 2 C4
BALTIMORE COUNTY, MD
SCALE: 1"=20'
SEPTEMBER 23, 2009
JOB #9827

2010-0150-SPHA



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES:

1. EXISTING ZONING: D.R.3.5
2. LOT AREA: 10,165 S.F. or 0.233 Ac +/-
3. EXISTING USE: SINGLE FAMILY DWELLING W/ACCESSORY USE (FAMILY CHILD CARE) - 8 CHILDREN
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15. TWO STACKING SPACES IN THE EX. DRWY. (1- SIDE YARD AND 1- FRONT YARD)

--- This is an existing old 6' high wood fence

--- This is the existing chainlink fence which the new 6' high wood fence is tied into.

--- This is the new 6' high wood fence

The new wood deck was constructed to level off the yard due to steep slopes at the rear of the property (constructed under a building permit)

The yard is fully enclosed with a combination of existing neighbor's chainlink fences, old 6' high privacy wood fences, an elevated deck and a new 6' high privacy wood fence

Case# 2010-0150-A
January 20, 2010

Plan revised per Commissioners Request

PETITIONER'S

EXHIBIT NO. 1

OWNER: SHARMEIL HODGE
9900 HOYT CIRCLE
RANDALLSTOWN MD 21133-1604
(410) 655-1094
TAX MAP: 76 GRID: 5 PARCEL: 148
TAX ACCT. NO.: 0212201970
DEED REF.: 20206/57

PLAN TO ACCOMPANY VARIANCE PETITION
"JUST LIKE FAMILY DAY CARE"
9900 HOYT CIRCLE
BLOCK "Z" LOT 15
"KINGS POINT" 27/119
ELECTION DISTRICT NO. 2 C4
BALTIMORE COUNTY, MD
SCALE: 1" = 20'
SEPTEMBER 23, 2009
JOB #9827