

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE, N/Side Canberra Drive,
581' W of c/line of Waterview Way *
(1334 Canberra Drive)
15th Election District *
7th Council District *

Pamela D. Colbert
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2010-0332-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, Pamela Colbert. The Petitioner requests a special hearing to approve a Class "A" Group Child Care Center on the subject property, pursuant to Section 424.4.A.5 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioner requests variance relief from Section 424.1B of the B.C.Z.R. to permit a Group Child Care Center fence for the play area to be located as close as 6 feet to the abutting residential property in lieu of the minimum required 20 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 1.

Appearing at the requisite public hearing in support of the request was Pamela Colbert, property owner. Appearing on behalf of the WaterView Homeowners Association was Michael R. McCann, Esquire. Letters of support were received from adjacent neighbors, Francis Martin and Jewel Daniel-Martin (1336 Canberra Drive) and William Spencer (1302 Canberra Drive). See Petitioner's Exhibits 3A and 3B.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot (55' wide x 110' deep) on the north side of Canberra Drive, not far from Eastern

ORDER RECEIVED FOR FILING

Date

By

8-30-10

193

Avenue and Orville Road in the subdivision of "WaterView" in Essex. The property contains 6,050 square feet, more or less, zoned D.R.3.5 and is improved with a two-story, single-family dwelling and detached garage. The Petitioner filed the instant Petition to expand an existing child day care facility within the home.

An understanding of the relevant provisions of the B.C.Z.R. relative to child care operations is fundamental to the issue in this case. Section 101 of the B.C.Z.R. defines the words and terms used throughout the regulations. A "family child care home" is defined as a private residence wherein care, protection and supervision is provided for a fee for part or all of a day, at least twice a week, to no more than eight children at one time." Section 424.3 of the B.C.Z.R. indicates that family child care homes are permitted by right and as an accessory use within dwellings in all zones. Thus, under the B.C.Z.R., a family child care home is permitted on the subject property by right. In fact, testimony and evidence presented established that the Petitioner is a licensed daycare provider and has been operating such a facility without complaint for the past two (2) years known as the "Giggle Box Learn N Play".

Section 101 of the B.C.Z.R. also defines a "group child care center" as "A building or structure wherein care, protection and supervision is provided for part or all of a day, on a regular schedule, at least twice a week to at least nine children." A Class "A" group child care center is a facility where care is provided for between 9 and 12 children. A Class "B" group child care center is a facility where care is provided for more than 12 children. In the instant case, the Petitioner proposes expanding her operation from eight (8) to ten (10) children, again using the existing facilities. Thus, approval is requested for a Class "A" group child care facility. Apparently, the existing use has not caused detrimental impacts to the surrounding locale and there were no adverse Zoning Advisory Committee (ZAC) comments submitted.

Section 424.4 of the B.C.Z.R. sets out the process for the application of such approval. Under that process, notice of the application for a use permit for a Class A Group Child Care Center is posted on the property at issue for a period of at least 30 days. Within that period, any owner/occupant within 1,000 feet of the property may file a formal request for a public hearing before the Zoning Commissioner. In this case, and although my file lacks the formal request, this matter was scheduled for public hearing which was conducted in its entirety on Friday, August 27, 2010.

Section 424.4.6 of the B.C.Z.R. provides that the Zoning Commissioner review the application. Approval or denial of the application shall be based upon factors relating to the character of the surrounding community and the anticipated impact of the proposed use on that community. Additionally, the Zoning Commissioner may impose requirements upon the approval of any application in order to assure that the use will not be detrimental to the health, safety and general welfare of the locale. The full breadth of these regulations is set out in Section 424 of the B.C.Z.R.

Testimony and evidence offered at the hearing revealed that Ms. Colbert has been a resident in the neighborhood for some five (5) years and has owned the subject property since September 2005 which has operated as a child care facility since 2008 and she presently has eight (8) children enrolled. The property contains an outdoor play area and as will be discussed below is fenced with a six-foot high board-on-board stockade-type fence. She indicated that the children typically begin to arrive at the property around 7:30 AM and are picked up by their parents or family between 4:00 and 5:30 PM. The facility operates five (5) days a week (Monday - Friday). Ms. Colbert indicated that there is a high demand for her services and most of her clients come from the neighborhood and reside within a 5-mile radius. There is no

advertising and clients are obtained by word of mouth. The facility currently has a waiting list which prompted Ms. Colbert to seek approval of a Class "A" group child care facility to allow her to have up to 12 children. Ms. Colbert fully described her qualifications and background as a day care provider as well as the number of employees, her licensing and the general day-to-day operations at the facility. See Certificate of Registration No. 154540 from the Maryland State Department of Education – Petitioner's Exhibit 4.

As noted above, the property is an interior lot located on the north side of Canberra Drive described as a quiet street as depicted on the site plan with a portion of the Homeowners' Association common area and Forest Conservation Easement which abuts the immediate rear of the property. Access to the subject property is provided by dropping children off at the driveway in front of the home. The garage and macadam driveway are used by the Petitioner and her employee. Photographs were submitted at the hearing which show the subject property, driveway access and the side and front door access to the dwelling. These photographs also show that this is a well kept property in a new neighborhood featuring nice homes on relatively average sized lots.

Although Ms. Colbert has operated without incident for several years and apparently enjoys the support of many of the residents of WaterView, the Homeowners Association engaged the services of Mr. McCann to make certain the child care home use would be limited to no more than ten (10) children at any one time and that there would be no adverse impact to the property values of homes in the area. Although the regulations require a play area fence to be located no closer than 20 feet from the property line, the Association, nor the neighbors, objected to its present location since it has functioned well for years.

ORDER RECEIVED FOR FILING

Date

By

I am persuaded that ten (10) children is the maximum number of children who can safely and effectively be served given the small area of the property. It is clear that practical difficulty or unreasonable hardship would result if the variance were not granted. It is persuasive that the existing operation of a day care facility for up to eight (8) children is permitted by right and has apparently existed on the site for more than two (2) years. The addition of two (2) children mandates the special hearing relief requested herein. In my view, the impact of these two (2) additional children will be minimal. This is particularly so, given the young age of the children who are cared for at this site. A Zoning Advisory Committee (ZAC) comment received from the Office of Planning shares in my findings, stating in pertinent part, "... the subject property is well maintained and the use is appropriate in a residential community. The Office of Planning does not oppose the requested use or the accessory fence ...".

Turning to the Variance request, the plan shows that the perimeter of the property is enclosed with a board-on-board fence that comes as close as 6 feet along the western boundary. Indeed, this seems appropriate and necessary given the narrow lot width in order to provide security for the children and privacy of neighbors. Additionally, wood fence screening, as shown on the plan and photographs, will prevent noise and other impacts associated with the use of the site from disrupting neighboring property owners, particularly the adjacent neighbor on the Petitioner's east and west sides. In this case, I will grant the variance from Section 424.1.B requiring a fence to be no closer to a property line than 20 feet. There is no objection concerning the fence's location which has existed in its current configuration since the home was built in 2005. In fact, the neighbors prefer the present location and there are no adverse agency comments in this regard.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my view, the proposed increase from eight (8) to ten (10) children will not detrimentally impact the neighborhood from the standpoint of visual impact on adjacent properties. I am persuaded that the existing road system and staggered drop-off and pick-up can accommodate the modest increase in use. However, pursuant to Section 424.4.6.C of the B.C.Z.R. and the WaterView Homeowners' Association concerns, I will impose certain conditions to protect the health, safety or general welfare of the surrounding locale and the children attending the facility. The special hearing relief granted to the Petitioner herein is personal in nature and shall not run with the land as to inure to the benefit of any subsequent property lessor or owner. The hours of operation shall be restricted to 6:00 AM to 6:00 PM, five days a week (Monday through Friday).

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August 2010 that the Petition for Special Hearing to approve a Class "A" Group Child Care Center on the subject property, pursuant to Section 424.4.A.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 424.1B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a Group Child Care Center fence with a setback of six (6) feet in lieu of the minimum required 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 receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

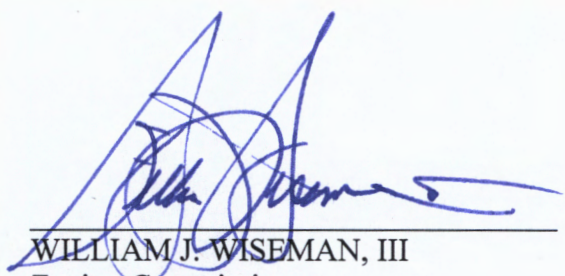
ORDER RECEIVED FOR FILING

Date

By

- 2) The proposed use shall be limited to ten (10) children.
- 3) The Petitioner shall permit a representative of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) reasonable access to the principal dwelling to insure compliance with this Order.
- 4) The hours of operation shall be restricted to 6:00 AM to 6:00 PM, five days a week (Monday through Friday).
- 5) The Special Hearing relief is granted for use by Pamela Colbert, personally, and shall not run with the land so as to inure to the benefit of any subsequent property lessor or owner.

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

8-30-10

By

1027



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 30, 2010

Pamela Colbert
1334 Canberra Drive
Essex, Maryland 21221

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
N/Side Canberra Drive, 581' W of c/line of Waterview Way
(1334 Canberra Drive)
15th Election District - 7th Council District
Pamela D. Colbert – Petitioner
Case No. 2010-0332-SPHA

Dear Ms. Colbert:

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 the typed name and title.
WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Francis Martin & Jewel Daniel-Martin, 1336 Canberra Drive, Essex, MD 21221
William Spencer, 1302 Canberra Drive, Essex, MD 21221
Michael R. McCann, Esquire, 118 West Pennsylvania Avenue, Towson, MD 21204
People's Counsel, Office of Planning, Code Enforcement Division, DPDM; File



TAX AC # 24 0000 7840

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1334 Canberra Drive
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

CLASS A GROUP CHILDCARE

10

9 to 12

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):

Pamela Colbert

Name - Type or Print

Signature

Name - Type or Print

Signature

1334 Canberra Drive 443 977 1988

Address

Telephone No.

Essex

MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0332-SPHA

Reviewed By D.T. Date 5/27/10

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 8-30-10

By [Signature]

TAX. ACCOUNT # 2400007840

Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 1334 Canberra Drive
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. (BCZR)

TO PERMIT A FENCE FOR THE PLAY AREA FOR AN ACCESSORY CLASS A GROUP
CHILDCARE CENTER TO BE LOCATED AS CLOSE AS 6-FEET TO THE ADJUTING
RESIDENTIAL PROPERTY IN LIEU OF THE MINIMUM REQUIRED 20-FEET.

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

Group Child Care Center - A Udy on
" " Center, Class A -

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):

Pamela Colbert

Name - Type or Print

Signature

Name - Type or Print

Signature

1334 Canberra Drive 410-977-1988

Address

Telephone No.

ESSEX

MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0332-SPHA

Zoning Description for 1334 CANBERRA DRIVE

Beginning at a point on the north side of Canberra Drive having a 40-foot wide right-of-way at a distance of 581-feet west of the centerline of Waterview Way which has a 40-foot right-of-way. Being Lot #142 in the subdivision known as "Waterview" in Plat Book No. 77 Folio 43 and containing 6,054 square feet and located in the 15th Election District and 7th Councilmanic District.

2010-0332-SPHA

**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: 2010-0332-SPHA
Petitioner: COLBERT
Address or Location: 1334 CANNERRA DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. PAMELA COLBERT
Address: 1334 CANNERRA DRIVE
ESSEX, MD 21221

Telephone Number: 443-977-1988

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

No. 77947

Date: 9/27/00

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		450				10.70

Total: 10.70

Rec

From: JAMES L. THOMPSON

For: 2000-0200-1000

1999 LINCOLN DRIVE

J. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

+ - CERTIFICATE OF POSTING

2010-0332-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Pamela Colbert

July 19 2010

Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously on the property located at: _____
1334 Canberra Drive

July 3 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black July 5 2010
(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)

ZONING NOTICE

CASE #2010-0332-SPHA

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

PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME Monday, July 19, 2010 at 11:00 A.M.

REQUEST: SPECIAL HEARING FOR A CLASS A GROUP CHILDCARE.

VARIANCE TO PERMIT A FENCE FOR THE PLAY AREA FOR AN ACCESSORY
CLASS A GROUP CHILDCARE CENTER TO BE LOCATED NO CLOSER AS 6 FEET
TO THE ADJUTING RESIDENTIAL PROPERTY IN LIEU OF THE MINIMUM
REQUIREMENT 20 FEET

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

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

HANDICAPPED ACCESSIBLE

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: # 2010-0332-SPHA

1334 Canberra Drive

N/side of Canberra Drive, 581 feet west of the centerline of Waterview Way

15th Election District — 7th Councilmanic District

Legal Owner(s): Pamela Colbert

Special Hearing: for a Class A Group Childcare. **Variance:** to permit a fence for the play area for an accessory Class A Group Childcare Center to be located as close as 6 feet to the abutting residential property in lieu of the minimum required 20 feet.

Hearing: Monday, July 19, 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 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.

7/080 July 1

245652

CERTIFICATE OF PUBLICATION

7/11, 2010

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 7/11, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 1, 2010 Issue - Jeffersonian

Please forward billing to:
Pamela Colbert
1334 Canberra Drive
Essex, MD 21221

443-977-1988

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: 2010-0332-SPHA

1334 Canberra Drive

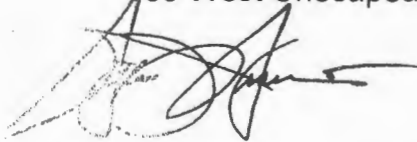
N/side of Canberra Drive, 581 feet west of the centerline of Waterview Way

15th Election District – 7th Councilmanic District

Legal Owner: Pamela Colbert

Special Hearing for a Class A Group Childcare. Variance to permit a fence for the play area for an accessory Class A Group Childcare Center to be located as close as 6 feet to the abutting residential property in lieu of the minimum required 20 feet.

Hearing: Monday, July 19, 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
June 9, 2010

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: 2010-0332-SPHA

1334 Canberra Drive

N/side of Canberra Drive, 581 feet west of the centerline of Waterview Way

15th Election District – 7th Councilmanic District

Legal Owner: Pamela Colbert

Special Hearing for a Class A Group Childcare. Variance to permit a fence for the play area for an accessory Class A Group Childcare Center to be located as close as 6 feet to the abutting residential property in lieu of the minimum required 20 feet.

Hearing: Monday, July 19, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:kll

C: Pamela Colbert, 1334 Canberra Drive, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 3, 2010.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 15, 2010

Pamela Colbert
1334 Canberra Dr.
Essex, MD 21221

Dear: Pamela Colbert

RE: Case Number 2010-0332-SPHA, 1334 Canberra Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 27, 2010. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 21, 2010

RECEIVED

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

JUN 22 2010

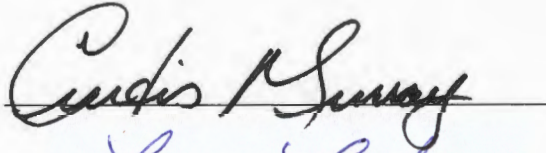
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-332- Variance**

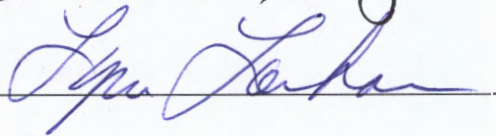
The Office of Planning has reviewed the above referenced case(s) and the subject property is well maintained and the use is appropriate in a residential community. The Office of Planning does not oppose the requested use or the accessory fence, subject to the applicant providing to the hearing officer, notes of approval from the owners of the two adjacent residential properties.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 28, 2010

SUBJECT: Zoning Item # 10-332-SPHA
Address 1334 Canberra Drive
(Colbert Property)

Zoning Advisory Committee Meeting of June 7, 2010.

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

Reviewer: JWL Date: 6/28/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2010
Item Nos. 2010- 324, 327, 330, 332,
333, 335, 336 and 337

DATE: June 10, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06212010 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-14-2010

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

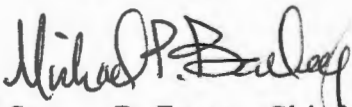
RE: Baltimore County
Item No. 2010-0332-SPHA
1334 CANBERRA DRIVE
COLBERT PROPERTY
VARIANCE -
SPECIAL HEARING -

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. 2010-0332-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
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.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
1334 Canberra Drive; N/S Canberra Drive, * ZONING COMMISSIONER
581' W c/line Water view Way *
15th Election & 7th Councilmanic Districts * FOR
Legal Owner(s): Pamela Colbert *
Petitioner(s) * BALTIMORE COUNTY
* 10-332-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.

RECEIVED

JUN 09 2010

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 9th day of June, 2010, a copy of the foregoing Entry of Appearance was mailed to Pamela Colbert, 1334 Canberra Drive, Essex, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Bill Wiseman - additional case for Bill on August 27

From: Patricia Zook
To: Bostwick, Thomas; Wiley, Debra; Wiseman, Bill
Date: 8/4/2010 11:29 AM
Subject: additional case for Bill on August 27

Good morning -

Case No. 2010-0332-SPH originally opened on Monday, July 19 and postponed is now scheduled for Friday, August 27 at 10:00 am.

Please mark your calendars.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

From: Debra Wiley
To: michael@mmccannlaw.net; pameladcolbert@gmail.com
CC: Lewis, Kristen
Date: 7/19/2010 12:36 PM
Subject: Case No. 2010-0322-SPHA - 1334 Canberra Drive

Sent at the request of Zoning Commissioner Wiseman:

The above-referenced case came up for a hearing as scheduled on Monday, July 19th at 11 AM. Ms. Colbert is requesting a Class a Group Childcare Facility for nine (9) children and had not received the Zoning Advisory Committee (ZAC) comments or Mr. McCann's Entry of Appearance on behalf of the Waterview Homeowners' Association.

The hearing was opened and the notice and posting requirements deemed satisfied. In view of Mr. McCann's written request that the matter be postponed, the hearing was continued and can later be reassigned to either the Zoning Commissioner or Deputy Zoning Commissioner's docket.

Ms. Colbert explained that time is of the essence. I asked that she obtain available dates to have the matter set back in through Kristen Lewis in the Zoning Review Office (410.887.3391). She is to obtain an agreed date from Mr. McCann and advise our office. The file will be kept in the Zoning Commissioner's Office pending notice of the rescheduled date.

Thank you.

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

(8-27 10 AM)

BW
7/19
11 AM
Cont'd

From: Debra Wiley
To: michael@mmccannlaw.net; pameladcolbert@gmail.com
Date: 7/19/2010 12:40 PM
Subject: Fwd: Case No. 2010-0322-SPHA - 1334 Canberra Drive
Attachments: Case No. 2010-0322-SPHA - 1334 Canberra Drive

Correction: Case No. 2010-0332-SPHA

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

not on
Aug. cal.

C - Kristen Lewis
(few minutes later)

Bill has
file in
his office

From: Debra Wiley
To: michael@mmccannlaw.net; pameladcolbert@gmail.com
CC: Lewis, Kristen
Date: 7/19/2010 12:36 PM
Subject: Case No. 2010-0322-SPHA - 1334 Canberra Drive

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105 West Chesapeake Avenue, Suite 103
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410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: "Michael R. McCann" <Michael@MMcCannLaw.net>
To: "Debra Wiley" <dwiley@baltimorecountymd.gov>, <pameladcolbert@gmail.com>
CC: "Kristen Lewis" <klewis@baltimorecountymd.gov>
Date: 7/20/2010 9:23 AM
Subject: RE: Case No. 2010-0322-SPHA - 1334 Canberra Drive

Debra: Thank you for this information. I am checking with my clients regarding their availability and will be in touch with Kristen.

Best regards,

Michael

Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
phone: 410.825.2150
facsimile: 410.825.2149
michael@mmccannlaw.net

E-mail Confidentiality: The information contained in this message may be confidential, proprietary and/or protected by the attorney-client privilege or work product doctrine. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete/destroy any copy of this message and notify Michael R. McCann at 410 825-2150.

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

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Monday, July 19, 2010 12:37 PM
To: pameladcolbert@gmail.com; michael@mmccannlaw.net
Cc: Kristen Lewis
Subject: Case No. 2010-0322-SPHA - 1334 Canberra Drive

Sent at the request of Zoning Commissioner Wiseman:

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Thank you.

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410-887-3468 (fax)
dwiley@baltimorecountymd.gov

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Date: 7/19/2010 12:36 PM
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Subject: Fwd: Case No. 2010-0322-SPHA - 1334 Canberra Drive
Attachments: Case No. 2010-0322-SPHA - 1334 Canberra Drive

Correction: Case No. 2010-0332-SPHA

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dwiley@baltimorecountymd.gov

Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: (410) 825-2150
Facsimile: (410) 825-2149
michael@mmccannlaw.net

July 16, 2010

Via Facsimile

William Wiseman
Zoning Commissioner of Baltimore County
Zoning Review Office
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

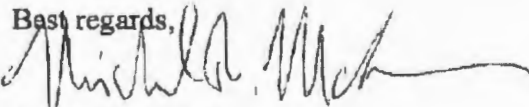
Re: 1334 Canberra Drive
Case No. 2010-0332-SPHA
Hearing Date: July 19, 2010

Dear Mr. Wiseman:

As I mentioned in our telephone conversation this afternoon, I was retained today to represent the Waterview Homeowners' Association in the above-referenced matter. I write to request a postponement of the hearing scheduled for Monday, July 19, 2010. I have family visiting from the west coast, arriving that day, and am not available.

At your instruction, I placed a call to the petitioner, Ms. Colbert. I was unable to reach her, but left a detailed message.

Thank you for your consideration.

Best regards,

Michael R. McCann

cc: Pamela Colbert

7-19 @ 11am

CASE NO. 2010- 0332-SPHA

CHECKLIST

Comment
Received

Department

Support/Oppose
No Comment

_____	DEVELOPMENT PLANS REVIEW	_____
<u>6-28</u>	DEPRM	<u>No comments</u>
_____	FIRE DEPARTMENT	_____
<u>6-21</u>	PLANNING (if not received, date e-mail sent _____)	<u>Supports w/ Notes of approval from Owners of 2 adjacent Properties</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



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

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

Account Identifier: District - 15 Account Number - 2400007840

Owner Information

Owner Name: COLBERT PAMELA **Use:** RESIDENTIAL
Mailing Address: 1334 CANBERRA DR **Principal Residence:** YES
 BALTIMORE MD 21221-2604 **Deed Reference:** 1) /22512/ 502
 2)

Location & Structure Information

Premises Address
 1334 CANBERRA DR

Legal Description
 .139 AC
 1334 CANBERRA DR NS
 WATERVIEW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
90	16	1194					142	3	Plat Ref:	77/ 43

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	2,496 SF	6,054.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	47,010	101,050			
Improvements:	228,260	219,450			
Total:	275,270	320,500	290,346	305,422	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: WATERVIEW JOINT VENTURE,LLC	Date: 09/09/2005	Price: \$320,490
Type: IMPROVED ARMS-LENGTH	Deed1: /22512/ 502	Deed2:
Seller: BALTIMORE COUNTY MARYLAND	Date: 04/08/2005	Price: \$130,289
Type: MULT ACCTS ARMS-LENGTH	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 *	

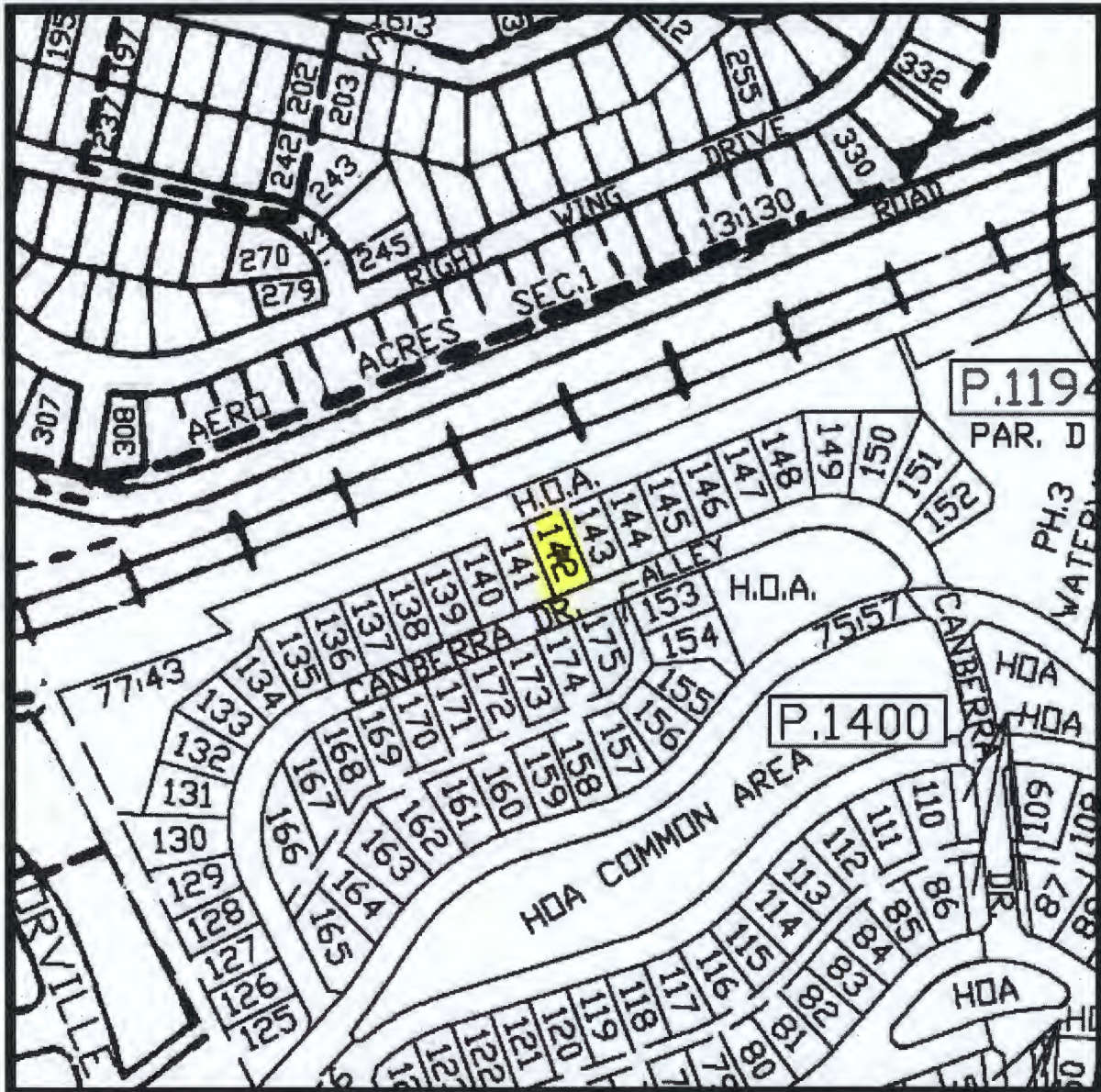
2010
2005/5



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

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

District - 15 Account Number - 2400007840



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

CASE NAME Carpet
CASE NUMBER 2010-0332-SP11A
DATE 8-27-10

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Cebut
CASE NUMBER 5010-0332-SFHA
DATE 8-27-10

CITIZEN'S SIGN-IN SHEET

[illegible]

Case No.: 2010-0332-SPA 1334 CANBERRA DRIVE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2	Photographs - Existing Conditions	
No. 3	Letters of Support	
No. 4	Day Care License	
No. 5	Photograph - ingress/ Egress into home via side entrance	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2

Francis Martin & Jewel Daniel-Martin

1336 Canberra Drive

Baltimore, MD 21221

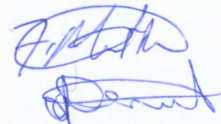
August 27, 2010

To Whom It May Concern:

Please note that we live and own the property at the above address, adjacent to Pamela Colbert and have no objection to her home based daycare. We request that you grant her the necessary permit(s) to operate her daycare located at 1334 Canberra Drive, Baltimore MD 21221.

We can be contacted at 301-219-5899 for further assistance.

Sincerely



Francis Martin and Jewel Daniel-Martin

PETITIONER' S

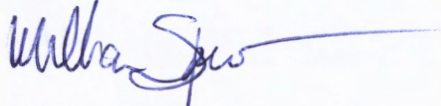
EXHIBIT NO. 3A

William Spencer
1302 Canberra Drive
Essex, Md 21221
(410)365-5737

To whom it may concern,

I am in favor of Pamela Colbert expanding her daycare service. I often utilize her service for drop-in care for my grandson. I am happy that there is a family daycare in our community. I have no concerns or issues with her, the parents or the children while attending daycare. I am also aware of the privacy fence being 6 feet from the property line which does not pose a problem for me at all.

Sincerely,



William Spencer

PETITIONER' S

EXHIBIT NO. 3B

I am currently license for day 6am thru 6pm & evenings 6pm-12am
 Since I have been licensed I have never worked evenings, my parents
 arrive between 7³⁰am thru 5³⁰pm if possible I would like to keep
 6am-6pm timeframes to allow additional time before and af. n for
 situations that may arise. I am waiting to be licensed for a total 8 $\pm$
 children under two thats why the 3 additional spots were needed.

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: 154540
 Registered Provider since:
 04/03/2009

This certifies that **Pamela Colbert** is registered to operate a Family Child Care Home
 at: **1334 Canberra Drive, Baltimore, MD 21221**

The Office of Child Care issues this Certificate of Registration pursuant to Family Law Article, Sections 5-550 through 5-558, and COMAR 13A.15.01-.15.

Current Status of Registration:		Approved Ages of Children in Care:		Approved Hours of Operation:		Accreditation:	
Issued on:	04/03/2009	Under 2 years old *	2	Days:	YES	Accredited:	NO
Revised on:	09/20/2009	2 years through 5 years old	YES	Evenings:	YES	Accrediting Agency:	
Expires on:	03/31/2011	5 years through 12 years old	YES	Overnight:	NO		
Status:	Initial - Full	13 years through 20 years old	NO	Weekends:	NO		

Maximum number of family child 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 child 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: Fenced area of backyard is approved for outdoor play. Kitchen is restricted from child care use during stove top island use. 1st floor and main area of the basement are approved for child care use.

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

PETITIONER'S

EXHIBIT NO. **4**



PETITIONER' S

EXHIBIT NO.

5



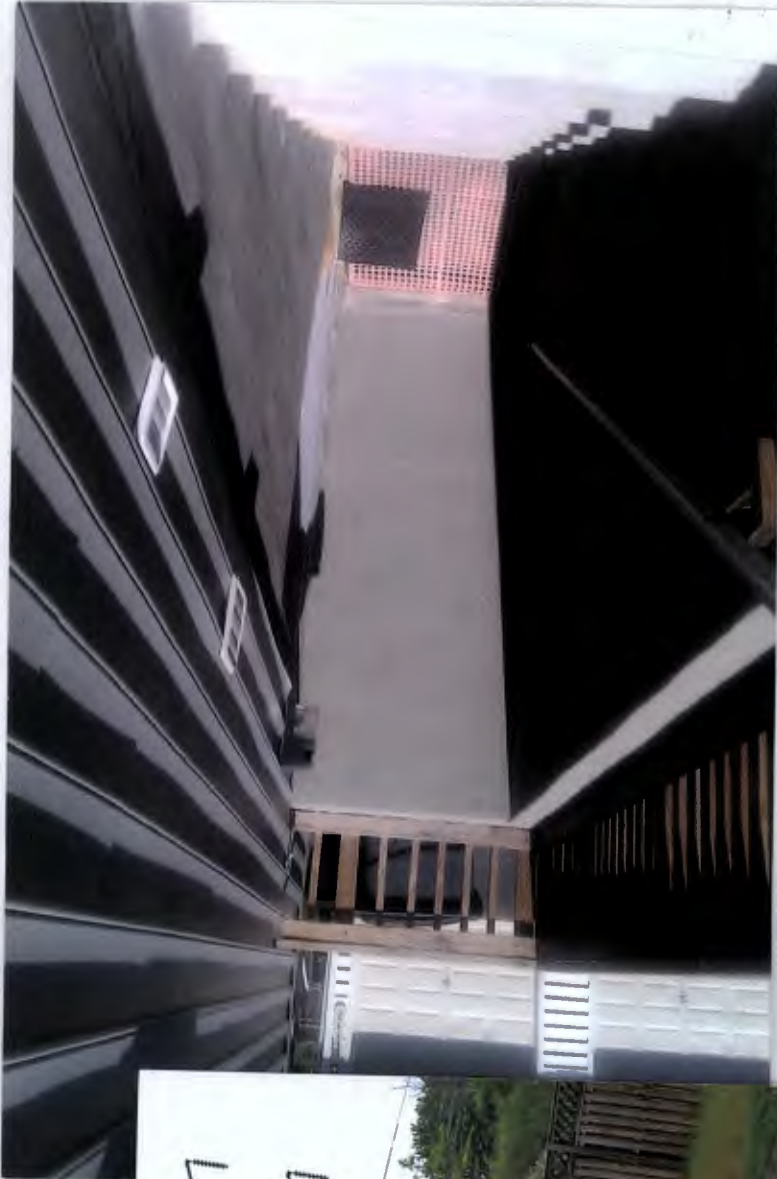


PETITIONER' S

EXHIBIT NO. 5









PETITIONER' S

EXHIBIT NO. 5





Lot # 316

OREMS RD

6 CD

DR 5.5

Lot # 0 Pt. Bk. 77, Folio 43
2400007859

Lot # 146

Lot # 145
2400007843

2400007844

Lot # 144
2400007842

1340

Lot # 143
2400007841

1336

NE-3-H 090B2

SITE

Lot # 142
2400007840
1334

Lot # 141
2400007839

1332

WATERVIEW (PDM File/Project # 15-767)

PDM # 150767

CANBERRA DR

DR 3.5

Pt. Bk./Folio # 077043

Lot # 139
2400007837
1328

Lot # 140
2400007838
1330

1337

2400007847 Lot # 153

Lot # 154 1222
2400002408

1335
Lot # 175
2400007857

1333
Lot # 174
2400007856

1331

Lot # 173
2400007855

1329

Lot # 172
2400007854

1327
2400007853
Lot # 171

2400002409
Pt. Bk. 75, Folio 57

Lot # 155 1220

Pt. Bk./Folio # 075057

Lot # 156
2400002410

1218

Lot # 157
2400002411

Lot # 158

2010-0330-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 1334 Canberra Drive

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Waterview

PLAT BOOK # 77 FOLIO # 108 LOT # 142 SECTION #

OWNER Pamela Colbert

ZONING USE PERMIT
PLAN FOR CLASS "A"
SMALL HOME CENTER
LOCATED AT:
1334 CANBERRA DRIVE
ESSEX, MD 21221

10. PC
UP TO 12 CHILDREN
HOURS OF OPERATION 6AM-11:59 PM

There have not been exterior
enlargements to this building
in the past five years

ELEC. DIST

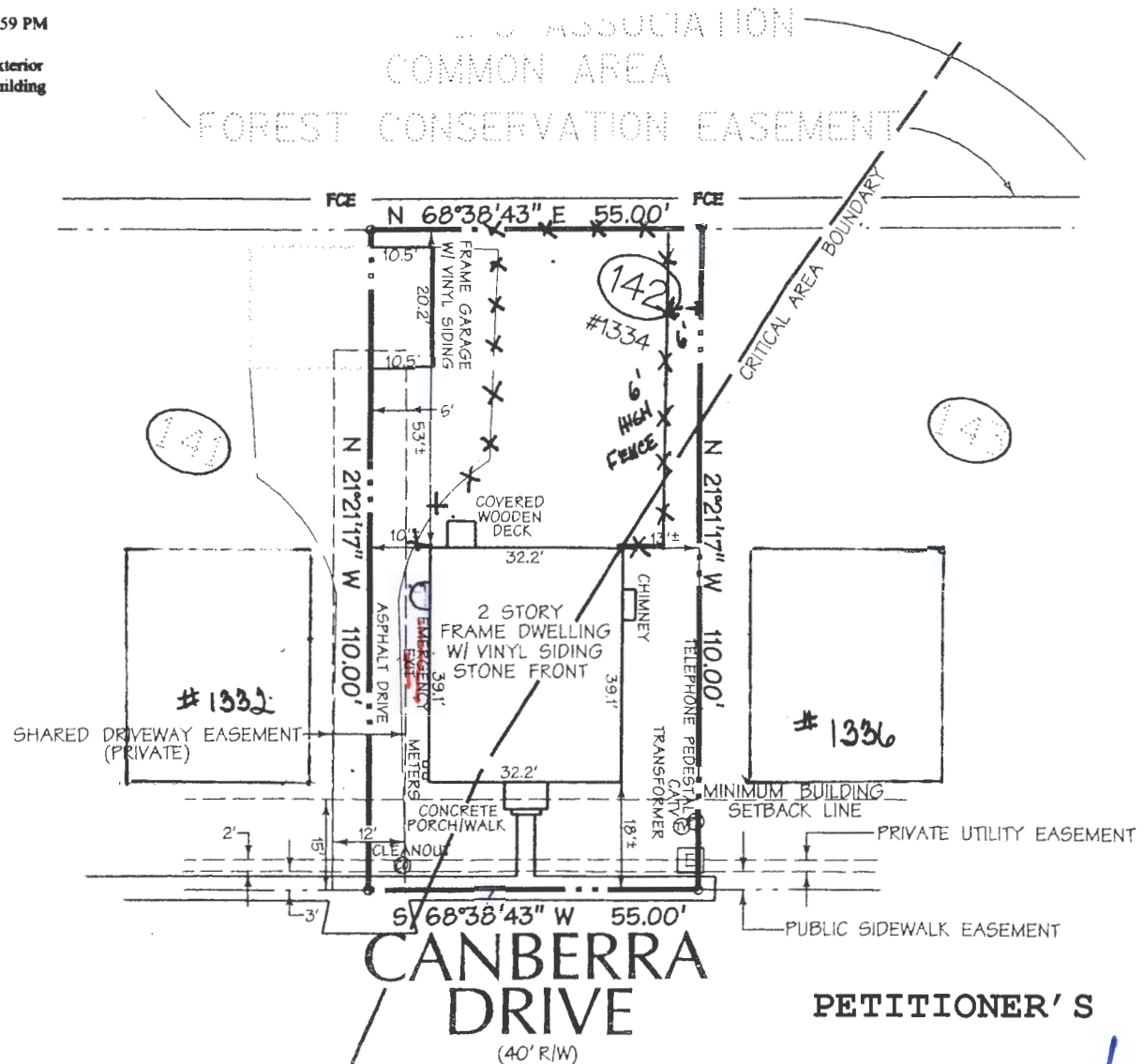
Property Owner: Pamela D. Colbert
Address: 1334 Canberra Drive
Essex, MD 21221
Date: July 12, 2010 (plan date)
Phone: 410-687-3246, 410-804-7355

Lot Size 110'-0" X 55'-0"; 6050 Sq/ Ft
Zoning Map 09032
Zone Dr 5.5

Parking: Street Parking
All parking uses shown existed
Prior to the date of this plan.

Existing Floor areas
1st floor 1248 sq/ft
2nd floor 1248 sq/ft
Total = 2496 sq/ft
Basement for Small Home Child Care Center
Usage: 1248 sq/ft
Existing Garage - yes

2-3 EMPLOYEES



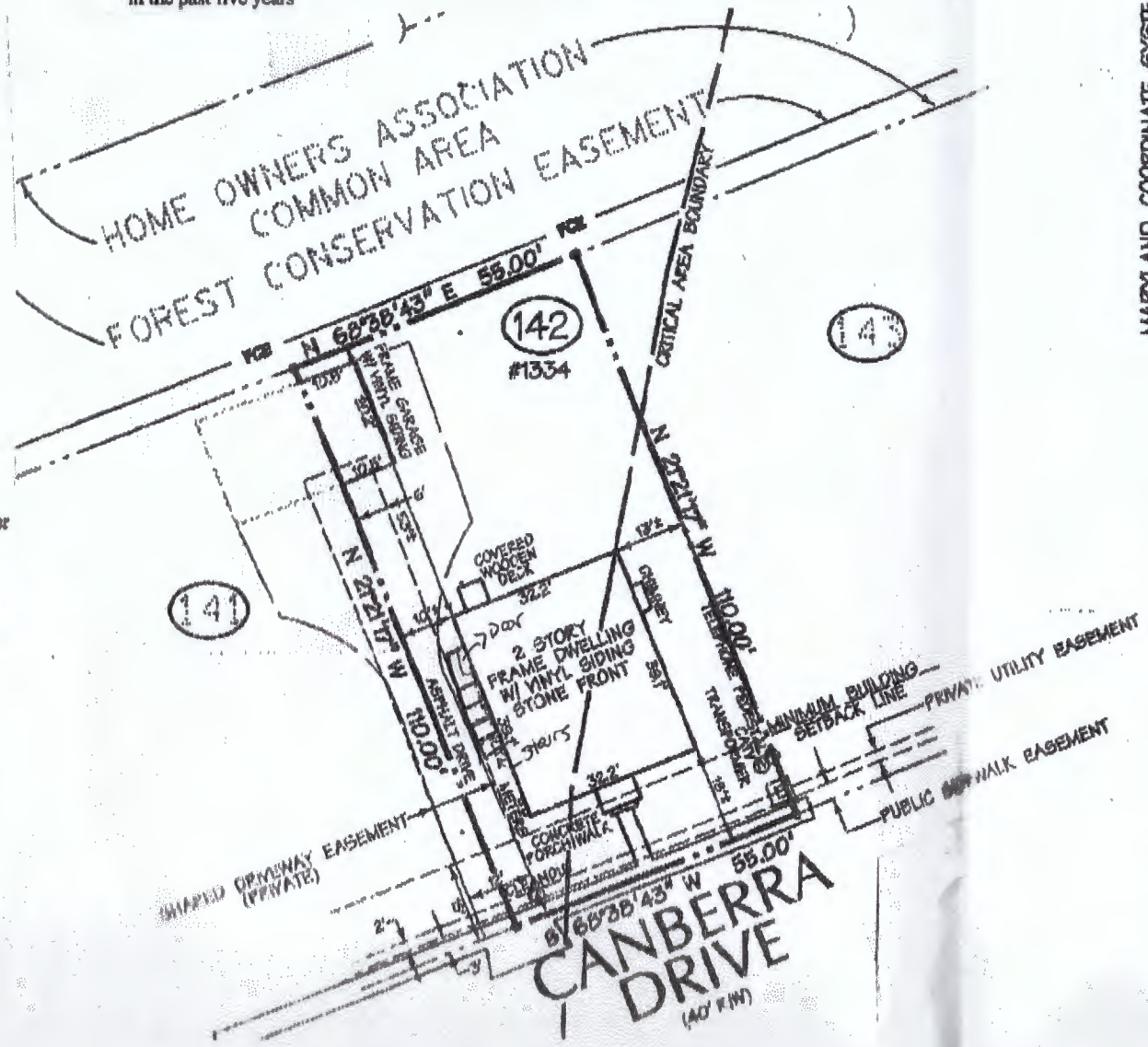
PETITIONER'S

EXHIBIT NO. 1

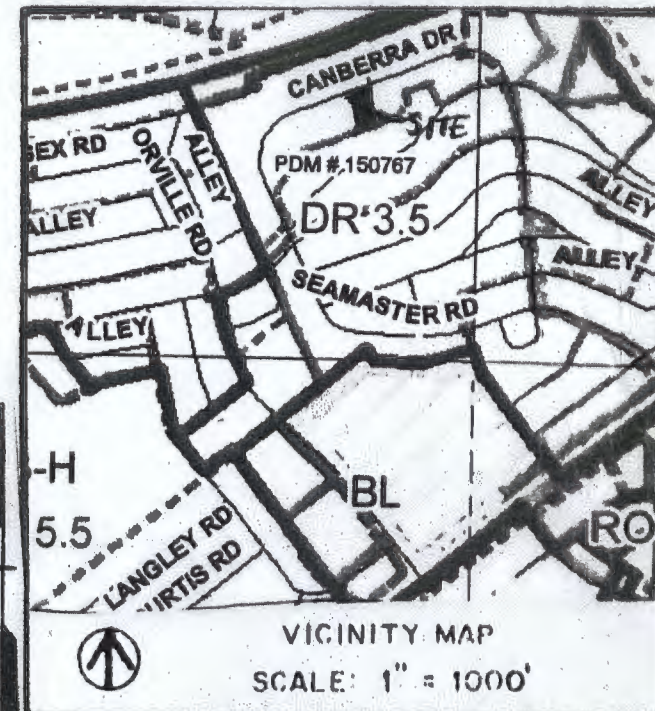
NAME Waterview
 # 77 FOLIO # 108 LOT # 142 SECTION #
Pamela Colbert

UP TO 12 CHILDREN
 HOURS OF OPERATION 6AM-11:59 PM

There have not been exterior
 enlargements to this building
 in the past five years



MARYLAND COORDINATE SYSTEM
 NAD83(1991)



LOCATION INFORMATION		
ELECTION DISTRICT	15 th	
COUNCILMANIC DISTRICT		
1" = 200' SCALE MAP #		
ZONING	O90B2	
LOT SIZE	110-0 X 55	6050
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY		YES
CRITICAL AREA	☐	
100 YEAR FLOOD PLAIN	☐	
HISTORIC PROPERTY/ BUILDING	☐	
PRIOR ZONING HEARING		