

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12th day of November, 2012, that Small Wonders Child Care located at 4915 Pleasant Grove RD 21136 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Group Child Care
Class A for a maximum of 12 childrens

90105
Permit (or Receipt) Number

Carl J. Jahn
Director, Permits, Approvals and Inspections

Planner's Initials G. H.

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

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

Proposed Child Care Center Location:

Election District 4th

Subdivision _____

Street Address 4915 Pleasant Grove Rd, Reisterstown, MD 21136

Lot Number _____

Block Number _____

*If no lot or block number, give distance to nearest intersecting street Adams Rd feet 825 north / South / East / west of Street / Road / Avenue

Lot Size 26166 sq ft x _____

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

109 Main Street, Reisterstown, MD 21136
(Small Wonders Child Care)

General Information:

A. Name and Address of Applicant/Operator

Elba Haydee Galindo-Monteros
4915 Pleasant Grove Rd. Reisterstown MD 21136

Telephone Number 410 429 4460B. Number of Employees 1Hours of Operation 7:30 - 5:30 pmDays of Week Monday-FridayC. Number of Children Enrolled 6 (Six)

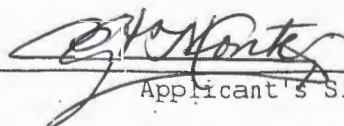
D. Estimated Amount of Traffic Generated:

Morning 6Afternoon 6

E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit

F. Snapshot of the Structure

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



Applicant's Signature

ZONING USE PERMIT PLAN FOR CLASS "A" CHILD CARE CENTER

Located at
4915 Pleasant Grove Rd, Reisterstown, MD 21136
Up to 12 children
Hours of operation: 7:30 am to 5:30 pm

Property Owner: Max Galindo and Elba Galindo-Monterroso
Address: 4915 Pleasant Grove Rd, Reisterstown MD 21136
Date: September 23, 2012
Phone: 410- 429 4460

Lot Size: 26166 sq/ft
Zoning Map
Zone **RCZ**

Parking: 1 space per teacher/ employee

All parking uses shown existed prior to the date of this plan

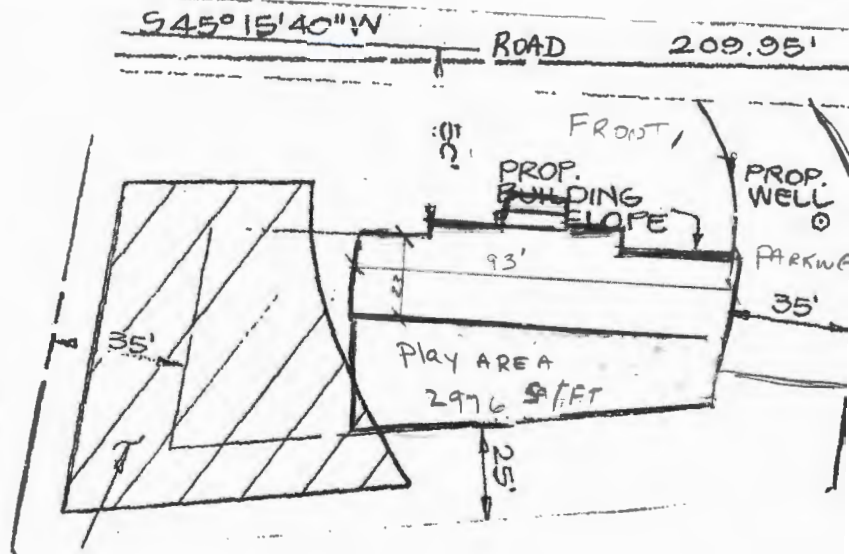


Existing Floor areas sq/ft

1st Floor 1480 sq/ft
2nd Floor 940 sq/ft
Total = 2420 sq/ft

Basement for Child Care Center
Usage: 1040 SQ/FT
Existing Garage – 616 SQ/FT

Note & check one:
THERE HAVE BEEN _____
THERE HAVE NOT BEEN EXTERIOR
ENLARGEMENTS TO THIS
BUILDING IN THE PAST FIVE YEARS



ZONING USE PERMIT
PLAN for CLASS "A"
CHILD CARE CENTER *

located at
2108 LUKEWOOD DRIVE
WINDSOR MILL, MD 21207
2nd ELEC. DIST.

- UP TO 12 CHILDREN
- HOURS OF OPERATION
6AM TO 6PM



Property Owner: Priestly H. Shuler
Statesburg S. Shuler * AS AN ACCESSORY USE
Address: 2108 Lukewood Drive
Windsor Mill, Maryland 21207
Date: 04/05/04 (plan date)
Phone: 410-277-0299
DR 5.5=

Lot Size: 111'-0"x60'-0"; 6,660 sq/ft
Zoning Map N 51 15 F
Zone DR 5.5

Parking: 1 space per teacher/employee

All parking uses shown
existed prior to the date of this plan.

Existing Floor areas Sq/ft

1st floor 1030 sq/ft

2nd floor 479 sq/ft

Total= 1509 sq/ft

Basement for Child Care Center

Usage: 1030 sq/ft

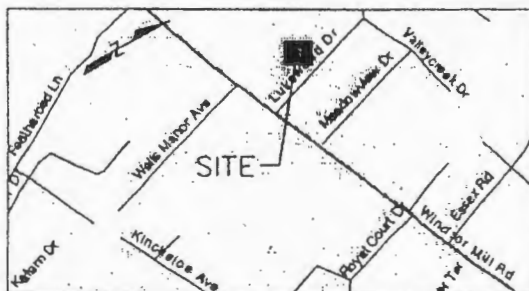
Existing Garage - N/A

NOTE & CHECK ONE

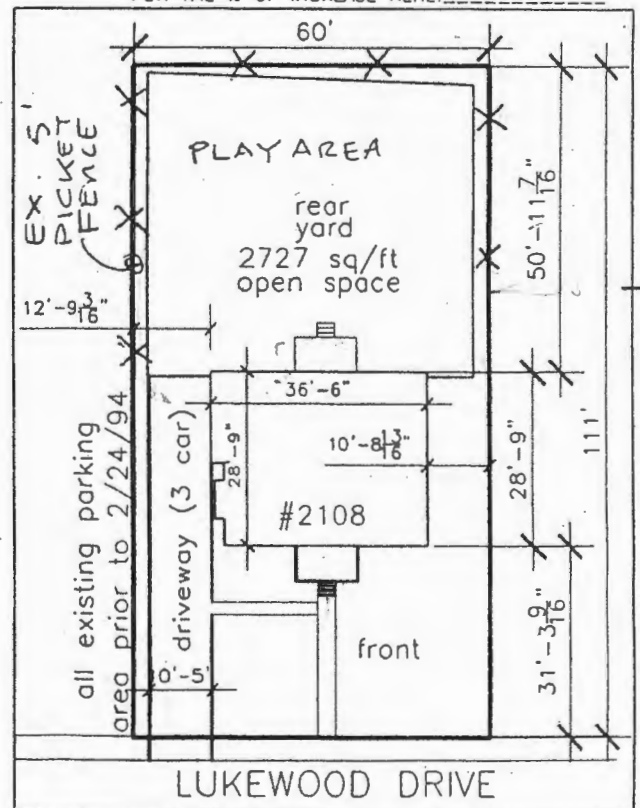
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS
TO THIS BUILDING IN THE
PAST FIVE YEARS.

IF THERE HAVE BEEN EXPLAIN WHAT THEY WERE:
EXPLANATION OF GROUND FLOOR ENLARGEMENTS
HERE:

IF MORE THAN EXISTING PORCH ENCLOSURE OR
ADDITION OF EXTERIOR STAIR SHOW CALCULATIONS
FOR THE % OF INCREASE HERE:



VICINITY MAP



This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

1" = 30'

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.



THE UNDER SIGNED ARE RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION ON THIS PLAN (OWNERS)

PRINT OR TYPE NAME

SIGNATURE

PRINT OR TYPE NAME

Priestly H. Shuler

Section 424**Family Child Care Homes, Group Child
Care Centers and Nursery Schools
[Bill Nos. 47-1985; 66-1985; 200-1990]**

Family child care homes, group child care centers and nursery schools are permitted in all zones in accordance with this section. If a conflict arises between this section and other specific provisions of these Zoning Regulations, this section shall govern.

- 424.1 General. Family child care homes, group child care centers and nursery schools shall meet the following requirements:
- A. Any such use shall be registered, licensed or certified as required by the applicable state or local agency.
 - B. In addition, with respect to group child care centers and nursery schools, outdoor play space abutting residential property shall be fenced. Fences shall be solid wood stockade or panel, a minimum height of five feet, and no closer to the property line than 20 feet.
 - C. On or after April 15, 1985, no family child care home, group child care center or nursery school shall be permitted adjoining a residentially used property or dwelling unit in a D.R. or R.C. Zone that has an existing family child care home or group child care center or nursery school adjoining such residentially used property or dwelling unit.

1-10

1-100

424.4 Group child care center as accessory use.

A. Group child care centers, Class A, are permitted as an accessory use within single-family detached dwellings in all residential zones except R.C.4, in all industrial zones and in R-O and O.T. Zones if the Zoning Commissioner grants a use permit under the following procedure:

1. Upon application for a use permit, the owner or agent shall provide the following information:
 - a. Number of employees,
 - b. Number of children to be enrolled,
 - c. Hours of operation,
 - d. Estimated amount of traffic generated,
 - e. A site plan indicating location and type of structure on the lot in question, location and dimensions of play area(s), parking arrangement and proximity of dwellings on adjacent lots,
 - f. A snapshot of the structure.
2. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of 30 days following the filing of the application.
3. Within the thirty-day posting period, any occupant or owner within 1,000 feet of the lot in question may file a formal request for a public hearing with the Zoning Commissioner in accordance with Section 500.7.
4. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for a child care center if the proposed use meets all the requirements of this subsection and any other applicable requirements. Such use permit may be issued with such conditions or restrictions as determined appropriate by the Zoning Commissioner to satisfy the provisions of 424.4.A.6.c below and to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community.
5. If a formal request for a public hearing is filed, the Zoning Commissioner shall schedule a date for the public hearing, such hearing to be held not less than 15 days following public notice of such hearing in two newspapers of general circulation and not more than 60 days from the date of filing of the requests for public hearing.
6. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
 - a. His findings following the public hearing.
 - b. The character of the surrounding community and the anticipated impact of the proposed use on that community.

- c. The manner in which the requirements of Section 424.1 and other applicable requirements are met; and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the child care center will not be detrimental to the health, safety or general welfare of the surrounding community and as are deemed necessary to satisfy the objectives of Section 502.1 of these regulations.
 - d. Section 1B01.1.B notwithstanding, the Zoning Commissioner may modify 1B01.1.B.1.e as it pertains to such use in D.R. Zones.
- B. Group child care centers, Class A, are permitted as an accessory use within single-family detached dwellings in OR-1 and OR-2 Zones and in all business zones, by right.

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A CLASS A CHILD CARE CENTER USE PERMIT**

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by Gary Huck on 10/2/12
DATE (A)

A sign indicating the proposed Child Care Center must be posted on the property for thirty (30) days before a decision can be rendered. Total cost, which includes application fee and posting, is \$75.00.

In the absence of a request for a public hearing during the 30-day posting period, a decision can be expected within approximately five weeks.

*SUGGESTED POSTING DATE 10/9/12

B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED 10/6/2012

C (CERTIFIED BELOW)

HEARING REQUESTED - YES ☐ NO ☐ - DATE _____

LAST DAY FOR HEARING REQUESTS 11/6/12

D (C + 30 DAYS)

APPROXIMATE DECISION DATE 11/12/12

E (D + 45 DAYS OR D + 5 WEEK DAYS)

*Within 14 days of filing

CERTIFICATE OF POSTING

District 4th

Location of Property. 4915 Pleasant Groves RD
Beairstown MD 21136

Number of Signs: 1

Date of Posting: 10/9/12

Posted by: Linda O'Keefe

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/8/2012

Case Number: USE PERMIT

Petitioner / Developer: KEVIN & ELVA MONOTERROSO

Date of Hearing (Closing): NOVEMBER 8, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4915 PLEASANT GROVE ROAD

The sign(s) were posted on: OCTOBER 6, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Baltimore County Zoning Review Request

Date: 9-4-12

To: Arnold Jablon, Director
Permits, Approvals, and Inspections
Room 111, County Office Bldg.
111 West Chesapeake Avenue
Towson, MD 21204
Telephone - 410-887-3353

A Large Family Child Care Home Registration (9-12 children in a residence) has been requested by:

Name of Applicant: Elba Montanoso

Address of Applicant: 4915 Pleasant Grove Rd 21136

Telephone of Applicant: 410-429-4460 / 410-984-2727

The above-named individual has requested a large family child care home registration (9-12 children in a residence). Effective January 1, 2012, the Annotated Code of Maryland was amended to include a new category of child care facilities, Large Family Child Care Homes. The COMAR Regulations governing this new category, COMAR 13A.18.01-.16, became effective February 6, 2012. Since the Zoning Regulations in Baltimore County define family child care as care for up to eight (8) children in care, we understand that an applicant for this new type of facility will have to meet the local Zoning requirements set up for Class A child care centers in residences in Baltimore County. As Class A child care facilities, these large family child care homes must obtain use permits. The above-named individual has requested that this process be initiated as the first step in this application process. Please contact the above-named individual to begin this process.

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

OCC, Region 3
409 Washington Avenue, Suite LL8
Towson, MD 21204
Mail Stop 64

A Large Family Child Care Home May Operate At the Above Address:

Yes _____ No _____ If no, please specify the grounds for disapproval and additional action required of the applicant.) _____

Name and Title: _____

Signature: _____

Date: _____

Date: 9/7/12

Elba Monterrosa
4915 Pleasant Grove Rd
Baltimore MD 21136

RE: Child Care Class A

Dear Ms. Elba:

This office is in receipt of your application for a Child Care Center at the above referenced location. Enclosed please find your application.

____ Depending on the current use of this property a Change of Occupancy may be required. If this is or recently was the same use then no Change of Occupancy permit will be necessary. For more information on this type of permit please call Permits & Licenses at 410-887-3900. Until this is completed and approved our office cannot approve this form.

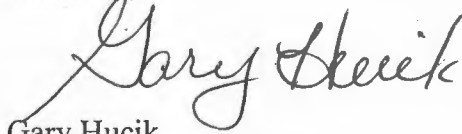
☒ This process requires a \$60.00 fee. Please send a check made out to Baltimore County, MD and include the enclosed form to the address listed above.

____ Provide the proposed type of Child Care Use intended.

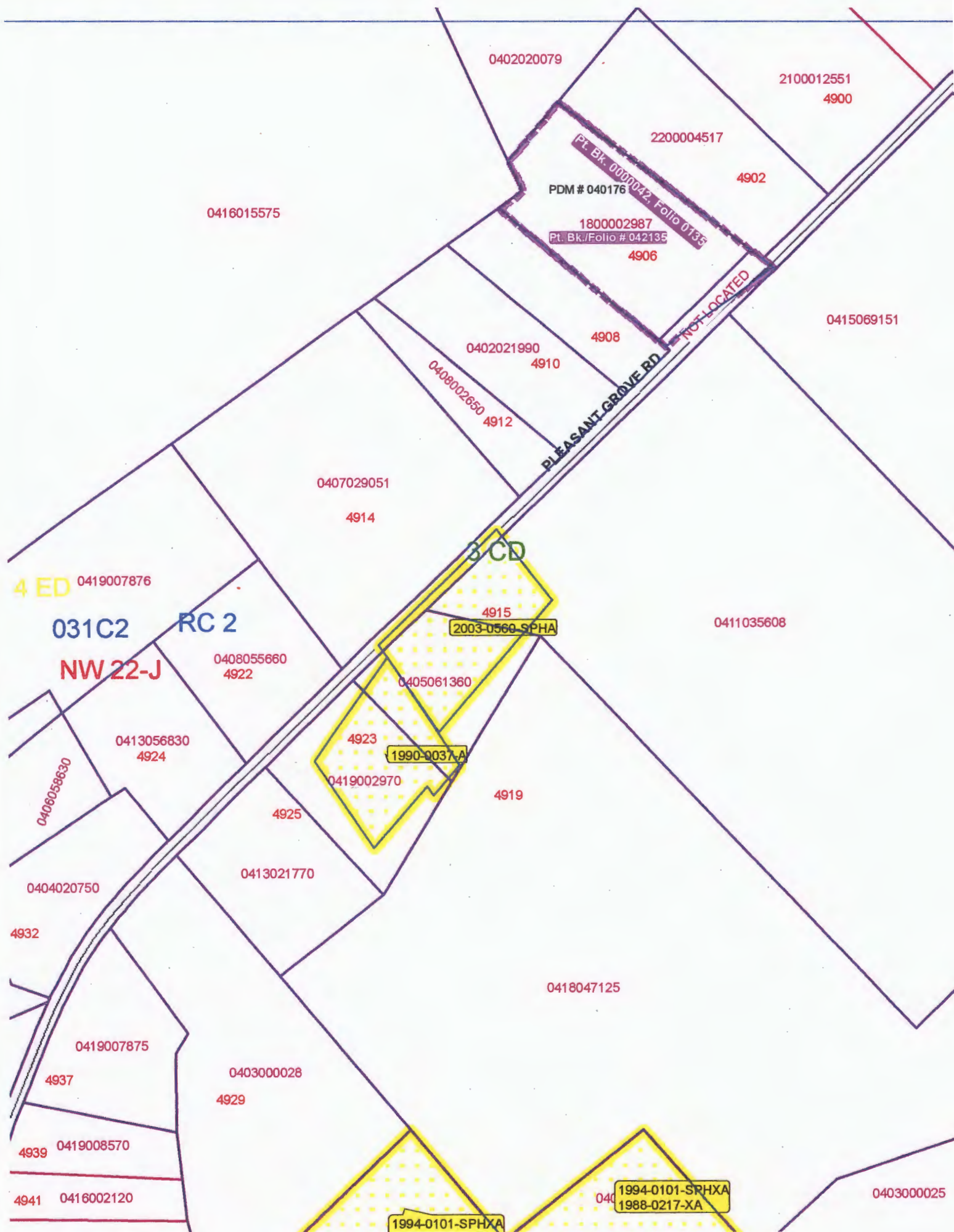
☒ A Class A Group Child Care Center will require a Use Permit obtained from this office. Enclosed please find the application on filing for this use.

Should you have any additional questions please do not hesitate calling this office at 410-887-3391.

Sincerely,



Gary Hucik
Planner, Zoning Review













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

No. **90105**

Date: **10/2/12**

PAID RECEIPT

BUSINESS TOTAL 10/04/2012 10/02/2012 11.300
 REL 1602 BAL 12.000
 RECEIPT # 79637 10/02/2012
 Dept 5 200 ZONING VERIFICATION
 CR NO. 070105
 Recpt tot 175.00
 175.00 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From: **Elba Monterroso**

For: **Child Care Class A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**