

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 28<sup>th</sup> day of May, 2014, that Jacqueline F. Seal-Levin located at 2658 Beckleysville Rd 21102 should be and the

(Individual or business name)  
(Street address)

same is hereby granted permission to operate a: Class A  
Group Child Care Center  
(30 day appeal period pending)

109880  
Permit (or Receipt) Number

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 Location:

Election District 6

Subdivision \_\_\_\_\_

Street Address 2658 Beckleysville Rd. Manchester 2110

Lot Number \_\_\_\_\_ Block Number \_\_\_\_\_

\*If no lot or block number, give distance to nearest intersecting street, approx 30 ft to Beckleysville Rd. north / south / east / west of

Street / Road / Avenue

Lot Size 5.17 acres x \_\_\_\_\_

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

Pine Grove Early Learning Center  
19401 Middletown Rd.  
Parkton, MD 21120

General Information:

A. Name and Address of Applicant/Operator

Jackie Levin  
2658 Beckleysville Rd. Manchester MD  
21102

Telephone Number (410) 357-5208

B. Number of Employees 2 (partners)

Hours of Operation 7:30 a.m. - 6 p.m.

Days of Week Monday - Friday

C. Number of Children Enrolled 9-12

D. Estimated Amount of Traffic Generated: 12 cars maximum  
Morning dependent Afternoon on enrollment

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.

*Note: Center to be located in basement 840 sq. Ft.*

Jackie Levin  
Applicant's Signature

# Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

## CERTIFICATE OF POSTING

April 26, 2014

Re: Class A Child Care Center

Submit: 6<sup>th</sup> District      2658 Beckleysville Road

Submittal date: April 23, 2014

Owner: Phillip T. Levin & Jacqueline F. Seal-Levin

Baltimore County Department of Permits, Approvals & Inspections  
County Office Building  
111 West Chesapeake Avenue, Room 111  
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 **2658 Beckleysville Road**.

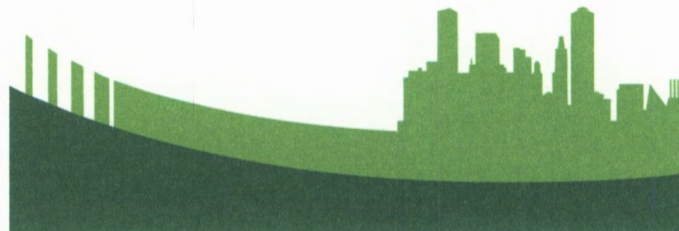
The sign(s) were posted on **April 25, 2014**.

Sincerely,



Bruce E. Doak  
MD Property Line Surveyor #531

**See the attached sheet(s) for the photos of the posted sign(s)**



Land Use Expert and Surveyor

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 Hucik on April 23, 2014.  
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 ~~\$25.00~~ \$100.00

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 May 7, 2014  
B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED ~~April 30, 2014~~  
C (CERTIFIED BELOW)

HEARING REQUESTED - YES \_\_\_\_\_ NO  - DATE APRIL 25, 2014

LAST DAY FOR HEARING REQUESTS MAY 25, 2014  
June 9, 2014  
D (C + 30 DAYS)

APPROXIMATE DECISION DATE June 14, 2014  
E (A + 40 DAYS OR D + 5 WORK DAYS)  
MAY 31, 2014

\*Within 14 days of filing

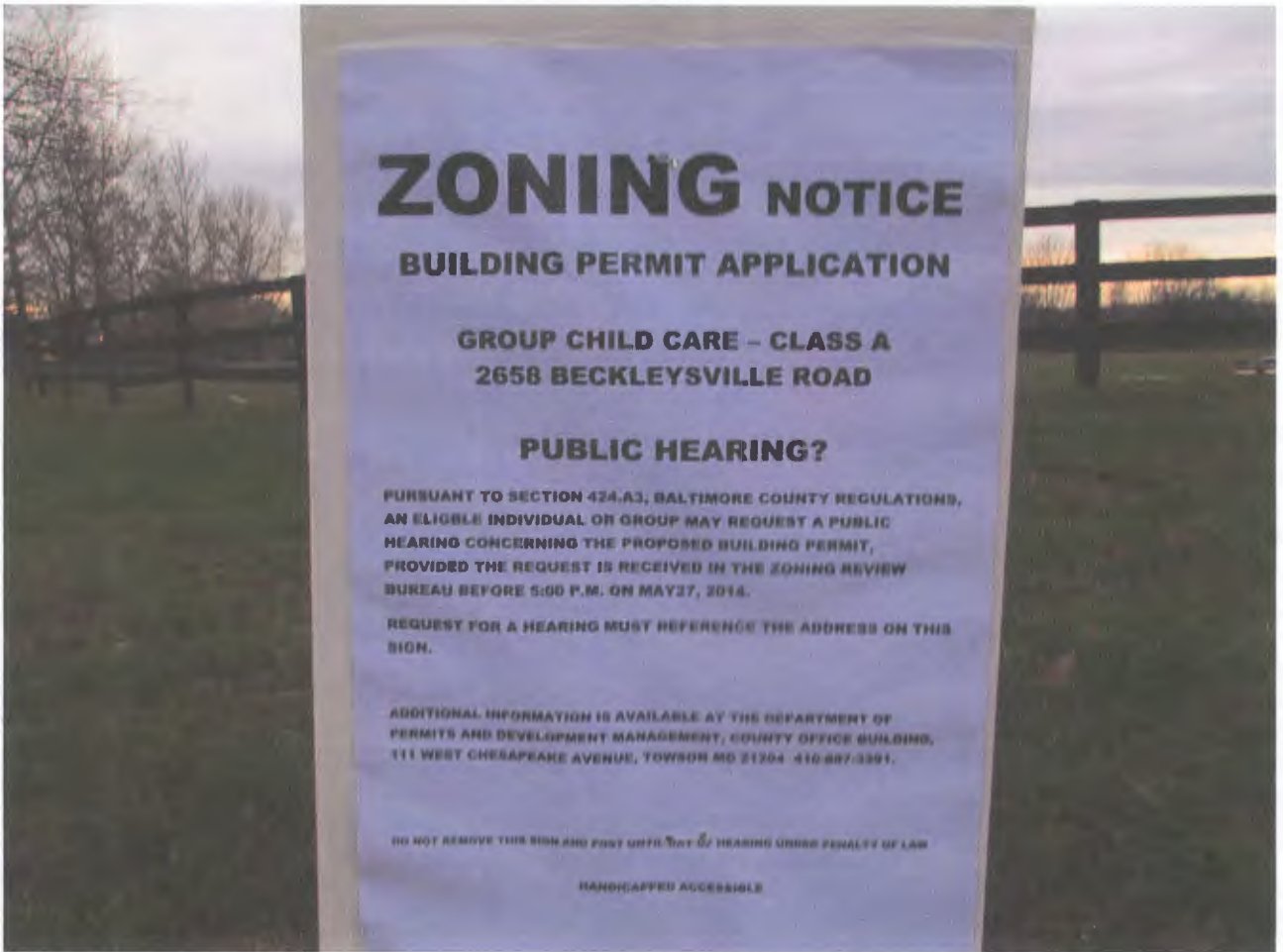
CERTIFICATE OF POSTING

District 6<sup>th</sup>

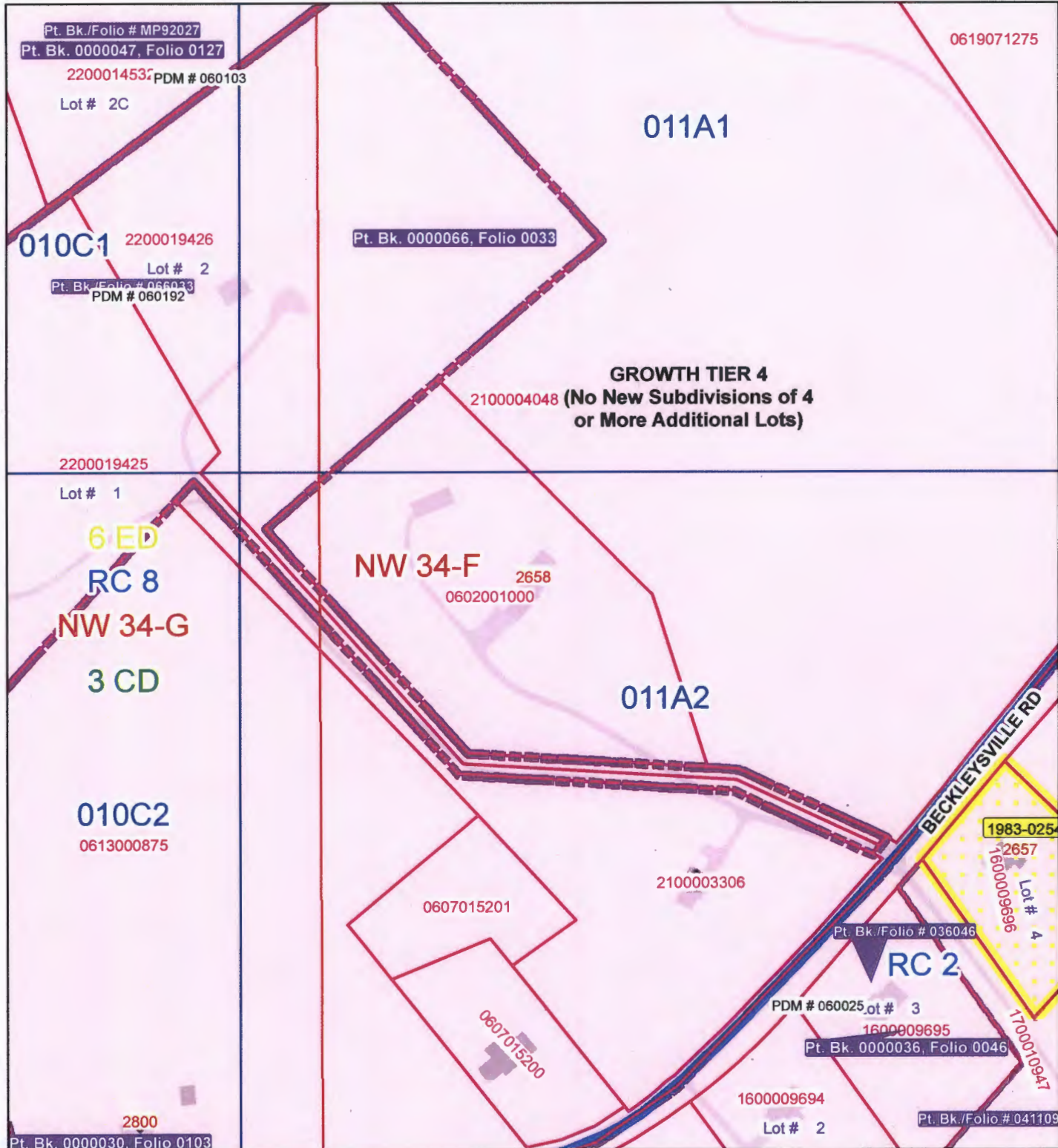
Location of Property: 2658 Beckleysville Rd  
Baltimore, MD 21102

Number of Signs: 1 Date of Posting: 4/25/14

Posted by: BRUCE E. DOAK



# 2658 Beckleysville Road



Publication Date: 4/23/2014



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet

Department of Permits and Development Management  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 (410) 887-3391

Dear Sir/Madam:

Enclosed for filing please find the following:

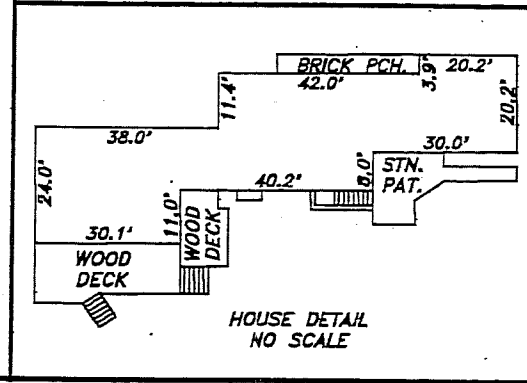
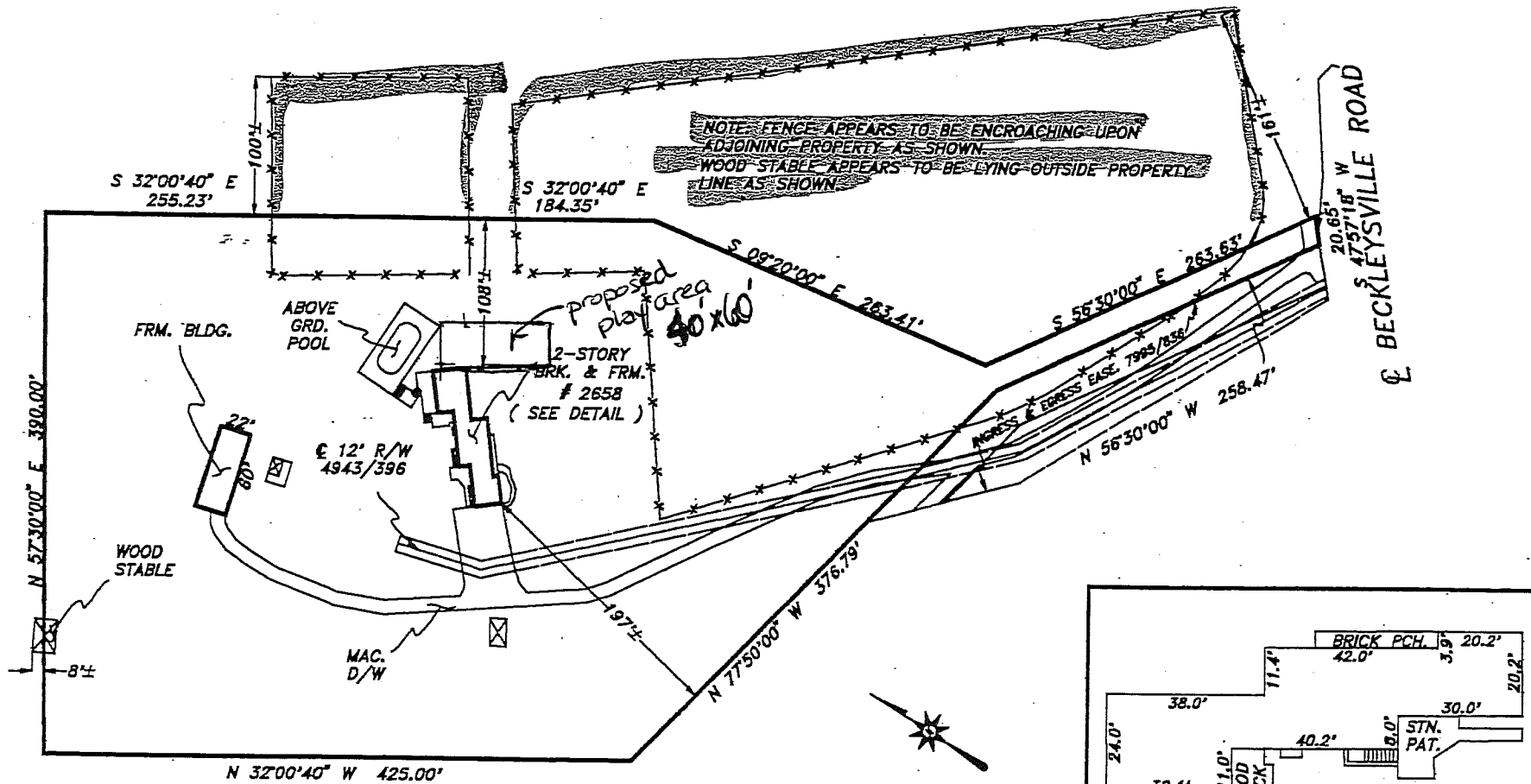
1. Completed "Application for Child Care Center Class A USE PERMIT;
2. Photographs of the proposed site, documenting:
  - a. the distance from the nearest street (Beckleysville Rd) to the residence (630 ft);
  - b. the residence where the program will be located;
  - c. one of many open areas on the property (5.17 acres) for play;
  - d. the available parking adjacent to the residence to accommodate 12 or more vehicles; and
3. a site plan indicating the location and type of structures on the subject lot.

The subject property at 2658 Beckleysville Rd. is located approximately 630 feet from the nearest road (Beckleysville Rd.) At least 2 acres of the overall 5.17 acre lot is available for play areas. The closest neighbor to the left of the residence facing the road is approximately one-quarter mile. The closest home to the right of the subject residence is approximately 600 feet. The property has a private driveway of 300 yards and a separate parking pad adjacent to the house of approximately 200 square feet, to permit 12 or more vehicles to park at one time. The anticipated road traffic would consist of morning drop off and afternoon pick-up involving 12 or fewer vehicles.

Please acknowledge receipt of this application and advise regarding the start date of the required 30 day notice period in order to move the application process forward resulting in the issuance of a permit at the earliest possible date.

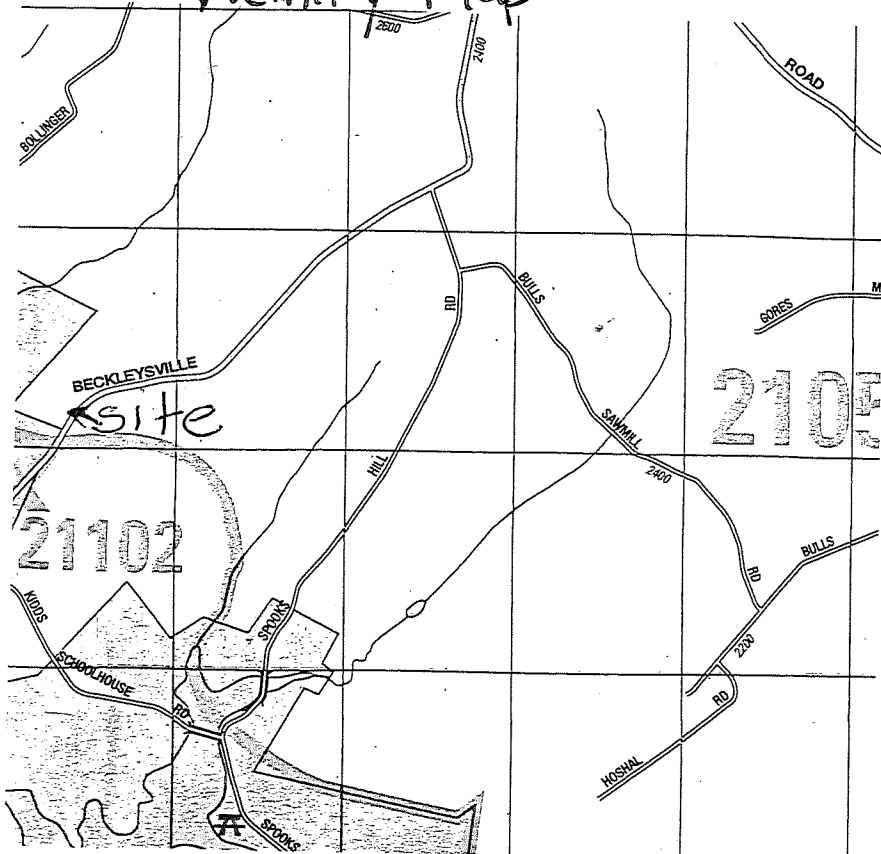
Thank you,  
*Jacqueline F. Seal-Levin*  
 Jacqueline F. Seal-Levin  
[jseallewin@hotmail.com](mailto:jseallewin@hotmail.com)  
 443 257-3617 (cell) and  
 410 357-5208 (home)

\* there have not been exterior enlargements to this building in the past 5 years.



LOCATION DRAWING  
 2658 Beckleysville Road  
 Baltimore County, Maryland  
 Election District - 6

Vicinity Map



Existing Floor Areas sq/ft.  
 1st Floor 3304 sq/ft  
 2nd Floor 1120 sq/ft  
 Total = 4424 sq/ft

Basement for Child Care  
 Usage - 840 sq/ft

\* 2 parking spaces provided for 2 employees