



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 30, 2014

Ralph and Ethel Ridge
1509 Rita Road
Baltimore, Maryland 21222

RE: Petitions for Special Hearing and Variance
Property: 1509 Rita Road
Case No.: 2015-0101-SPHA

Dear Mr. and Mrs. Ridge:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

•IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(1509 Rita Road)
12th Election District
7th Council District

Ralph Raymond & Ethel Charlene Ridge
Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0101-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a Child Care Center Class A Use Permit. In addition, a Petition for Variance seeks to permit an existing fence (for a child care center) with 0 ft. setback in lieu of the required 20 ft. setback.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests was Ralph & Ethel Ridge. No protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). The DOP indicated that it did not support the request as filed, but would not oppose a family child care center with a maximum of 8 (not 12) children. The DPR noted a landscape plan may be required.

The subject property is approximately 5,950 square feet and is zoned DR 5.5. Ms. Ridge has been a licensed child care provider since 1986, and has provided care for 8 children at this

ORDER RECEIVED FOR FILING

Date

12/30/14

By

Sen

location since 1999, when she and her husband purchased the home. She would like to care for up to 12 children, but requires zoning relief to do so.

A class "A" Group Child Care Center is permitted by use permit in the DR 5.5 zone. In fact, since a hearing was not requested in this case, the use permit could be granted by the ALJ without a public hearing. But since variance relief was also requested, the zoning office prefers that a hearing be conducted to resolve all issues in one proceeding.

As noted above, Petitioner has a wealth of experience in child care, and she submitted several letters (Exhibit 4) and a petition signed by numerous neighbors expressing support for the request. Ms. Ridge testified she has never had a complaint filed with respect to her day care operation, and she explained that with her driveway and on-street parking there has never been a problem with ingress and egress from the site.

The DOP's ZAC comment noted that 12 children would be out of context for the area, and would impart a "commercial" feel to the neighborhood. But, as Petitioners note, the B.C.Z.R. permits child care facilities by right (§1B01.1.A.12) in all DR zones. The use here would be accessory to the property's principal use as a single family dwelling. There are no signs or other indications that a business is conducted at the home. As such, I respectfully disagree with the DOP's assessment.

The DPR noted in its ZAC comment that a landscape plan would be required if the use or occupancy changes. Here, there will be no change in occupancy and the use will remain as a dwelling with an accessory use as a child care home, albeit with four more children than at present. As such, a landscape plan will not be required.

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Date 12/30/14
By Den

To obtain variance relief a petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The fence has been in place for many years and thus Petitioners must contend with unique and existing site conditions. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would not be able to obtain a use permit for the child care center. Finally, the relief will not be injurious to the public welfare, as demonstrated by the support of the community.

THEREFORE, IT IS ORDERED this 30th day of December, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a Child Care Center Class A Use Permit, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an existing fence with 0 ft. setback in lieu of the required 20 ft. setback, be and is hereby GRANTED.

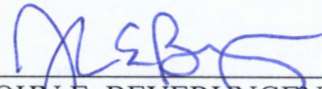
The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must store the boats located on site in accordance with B.C.Z.R. §415A.

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Date 12/30/14
By Sen

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12/30/14

By SLD



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1509 Rita Rd. Baltimore MD 21222 which is presently zoned DR5.5
Deed References: 13946/00653 10-Digit Tax Account # 1 205029040
Property Owner(s) Printed Name(s) Ralph Raymond and Ethel Charlene Ridge

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Child Care Center Class A use permit

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 424.1.B (BCZR) To permit an existing fence with a 0' set back in lieu of the required 20-foot set back

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Ralph Raymond Ridge Ethel Charlene Ridge
Name #1 - Type or Print Name #2 - Type or Print

Ralph R Ridge M Ethel Charlene Ridge
Signature #1 Signature #2

1509 Rita Rd. Baltimore MD
Mailing Address City State

21222 410-284-9385 RRidge6222@AOL.C
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0101-SHA Filing Date 10-28-14

Do Not Schedule Dates:

Reviewer GH

ZONING DESCRIPTION OF THE PROPERTY

ZONING PROPERTY DESCRIPTION FOR:

1509 Rita Road

Baltimore, Maryland 21222

Beginning at a point on the north west side of Rita Road which is 50 feet wide at the distance of 352 feet, south east of the centerline of the nearest improved intersecting street Delvale Avenue which is 70 feet wide.

ALERT!

Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area 5950 square feet on the hearing plan and the zoning description must agree.

OPTION 2 (Subdivision Lot – is part of record plat):

Being Lot # 5, Block , Section # B Norwood Park in the subdivision of Norwood Park as recorded in Baltimore County Plat Book # 14, Folio # 119, containing 5950 square feet. Located in the 12th Election District and 7th Council District.

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

No. **118374**

Date: **10/28/14**

PAID RECEIPT

BUSINESS ACTUAL DATE 10/29/2014 10/28/2014 10/29/2014

DES NO02 WALKIN JEAN J

RECEIPT # 897804 10/28/2014

5 528 2015-0101 SPHA

NO. 118374

Receipt Tot 1157.00

\$157.00 BT

Baltimore Gas & Light

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					150.00

Total: **150.00**

Rec From: **Ethel Bridge**

For: **1504 Rita Rd**

2015-0101 SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 20150101SPHA
Petitioner: Ethel Ridge
Address or Location: 1509 Rita Rd 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ethel Ridge
Address: 1509 Rita Rd
Dundalk, MD 21222
Telephone Number: 410-284-9385



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2868528

Sold To:

Ethel Ridge - CU00398756
1509 Rita Rd
Dundalk, MD 21222

Bill To:

Ethel Ridge - CU00398756
1509 Rita Rd
Dundalk, MD 21222

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 02, 2014

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge 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: # 2015-0101-SPHA	
1509 Rita Road	
NW/s Rita Road, SE of 352 ft. of Delvale Avenue	
12th Election District - 7th Councilmanic District	
Legal Owner(s): Ralph & Ethel Ridge	
Special Hearing to approve a Child Care Center Class A use permit. Variance to permit an existing fence with a 0' setback in lieu of the required 20 ft. setback.	
Hearing: Monday, December 22, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 12/639 December 2	2868528

CERTIFICATE OF POSTING

Date: 12-2-14

RE: Case Number: 2015-0101-SPHA

Petitioner/Developer: Mr and Mrs Ridge

Date of Hearing/Closing: 12/22/14 1:30 PM

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 1509 Rita Rd

The signs(s) were posted on 12-2-14
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2015-0101-SPH A

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

JEFFERSON BUILDING-RM205
PLACE: 105W CHESAPEAKE AVE, TOWSON 21204

DATE AND TIME: MON DEC. 22, 2014 1:30PM

REQUEST: SPECIAL HEARING TO APPROVE A

CHILD CARE CENTER CLASS A USE PERMIT

VARIOUS TO PERMIT AN EXISTING FENCE WITH

A 1' SETBACK IN LIEU OF THE REQUIRED 20 FT

SETBACK.

REQUIREMENTS ARE TO MAINTAIN OR OTHER CONDITIONS

DO NOT REMOVE THE
TO CANFIRM HEARING



KEVIN KAMENETZ
County Executive
November 13, 2014

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0101-SPHA

1509 Rita Road
NW/s Rita Road, SE of 352 ft. of Delvale Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Ralph & Ethel Ridge

Special Hearing to approve a Child Care Center Class A use permit. Variance to permit an existing fence with a 0' setback in lieu of the required 20 ft. setback.

Hearing: Monday, December 22, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Ridge, 1509 Rita Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 2, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 2, 2014 Issue - Jeffersonian

Please forward billing to:
Ethel Ridge
1509 Rita Road
Baltimore, MD 21222

410-284-9385

NOTICE OF ZONING HEARING

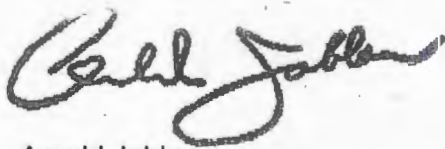
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0101-SPHA

1509 Rita Road
NW/s Rita Road, SE of 352 ft. of Delvale Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Ralph & Ethel Ridge

Special Hearing to approve a Child Care Center Class A use permit. Variance to permit an existing fence with a 0' setback in lieu of the required 20 ft. setback.

Hearing: Monday, December 22, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
1509 Rita Road; NW/S of Rita Road, SE of * OF ADMINISTRATIVE
352' of c/line of Delvale Avenue * HEARINGS FOR
12th Election & 7th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Ralph & Ethel Ridge *
Petitioner(s) *
2015-101-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

NOV 06 2014

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 6th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Ralph & Ethel Ridge, 1509 Rita Road, Baltimore, Maryland 21222, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 12
 Subdivision Norwood Park
 Street Address 1509 Rita Rd.
 Lot Number 5 Block Number _____
 *If no lot or block number, give distance to nearest intersecting street,
352 feet, north south / east / west of
Delvale Street / Road / Avenue
 Lot Size 120'5" x 50'3"

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

Just Like Family Child Care Center
7448 German Hill Rd.
Dundalk, MD 21222

General Information:

- A. Name and Address of Applicant/Operator
Ethel Charlene Ridge
1509 Rita Rd.
Balto. MD 21222 Telephone Number 410-284-9385
- B. Number of Employees 2 Hours of Operation 7am - 6pm
 Days of Week Monday - Friday
- C. Number of Children Enrolled 12
- D. Estimated Amount of Traffic Generated:
 Morning 12 Afternoon 12
- 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.

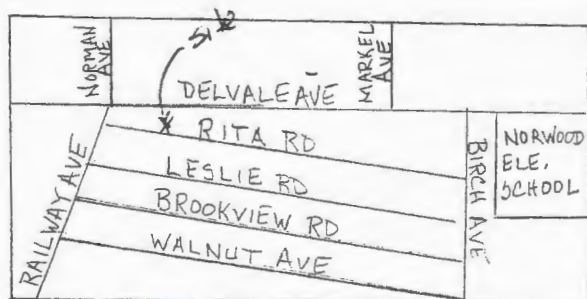
Ethel Charlene Ridge
 Applicant's Signature

Zoning Use Permit - Up to 12 children
 Plan for Class "A" Hours of Operation 7am-6pm
 Child Care Center
 Located At:
 1509 Rita Road
 Dundalk, MD 21222
 12th Election District
 Property Owners: Ralph and Ethel Charlene Ridge
 Address: 1509 Rita Road
 Dundalk, MD 21222

Date 10/6/14 (plan date)
 Phone 410-284-9385
 Lot Size: 120'5" x 50'3"
 Zoning Map 103B1
 Zone DR 5.5
 Parking : 1 space per
 teacher/employee
 All parking uses shown
 exited prior to the date of
 this plan.

Existing Floor areas sq/ft
 1st floor 620 sq ft
 2 nd floor 362.19 sq ft
 Total = 982.19 sq ft

Basement for Child Care Center
 Usage : 487 sq. ft.
 Existing Garage - NA



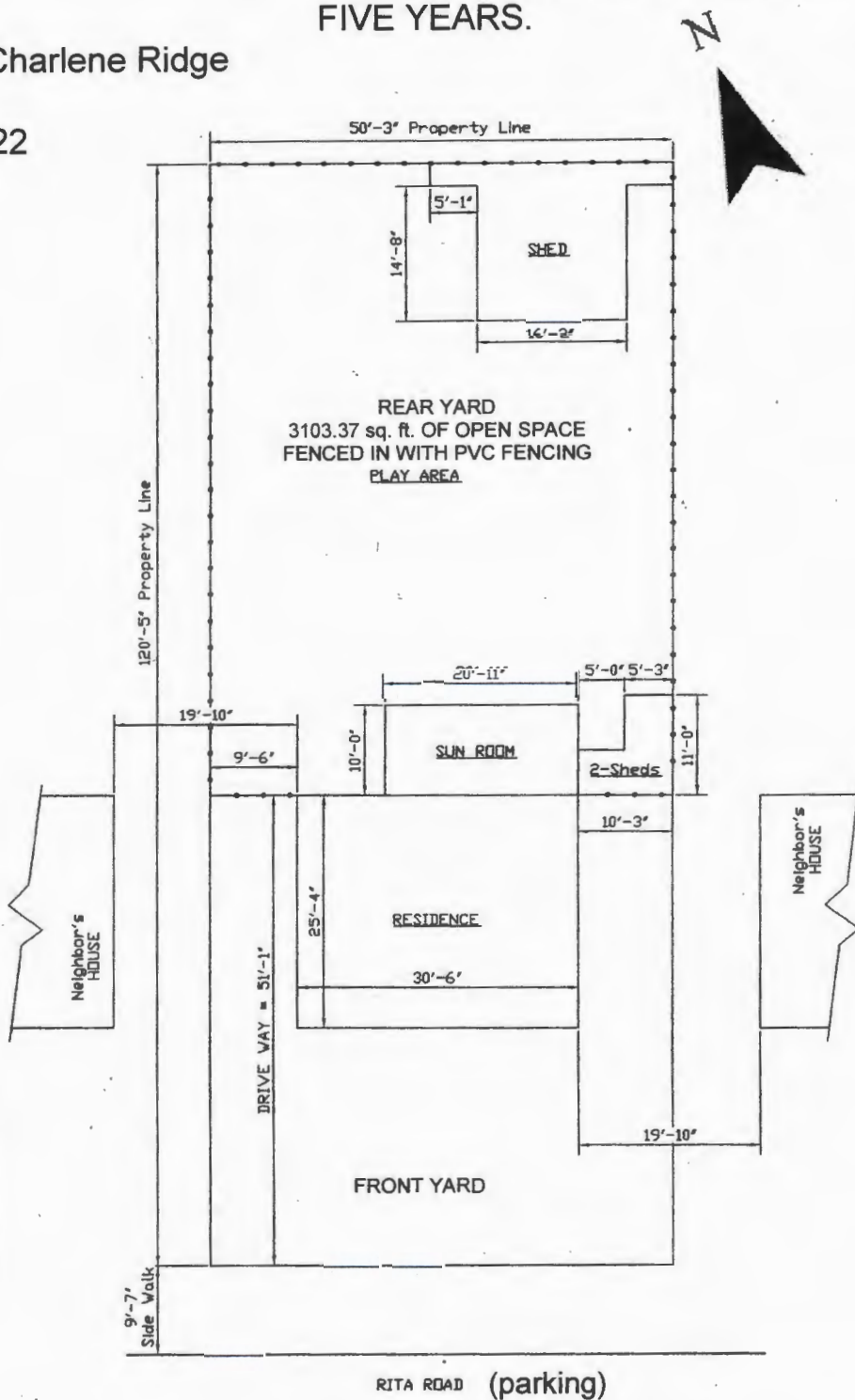
Vicinity Map

SCALE 1 INCH = 20 FT

----- = PVC FENCING

NOTE & CHECK ONE

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



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

Ethel Charlene Ridge 10/17/2014

Case No.:

2015-0101-SPHA

slw
12-30-14

Exhibit Sheet

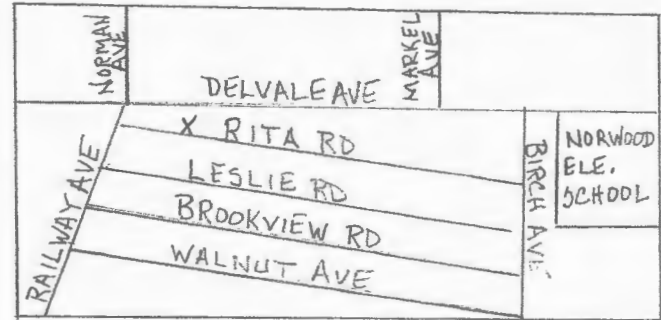
Petitioner/Developer

Protestants

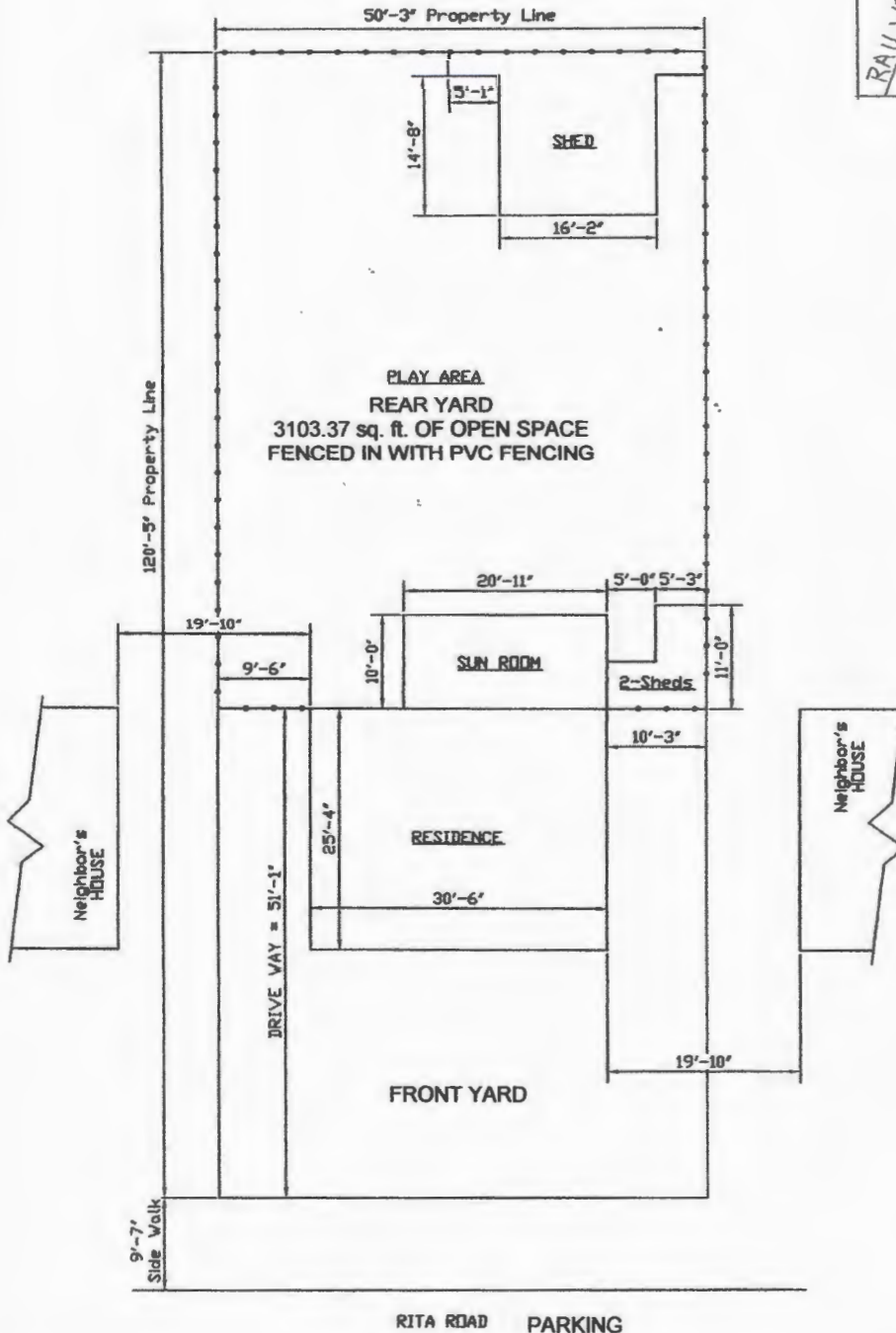
slw
1-30-15

No. 1	Site plan	
No. 2	Petition w/ signatures	
No. 3	Photographs of site	
No. 4	Letters of support	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1509 RITA ROAD OWNER(S) NAME(S) RALPH AND ETHEL CHARLENE RIDGE
 SUBDIVISION NAME NORWOOD PARK LOT# 5 BLOCK# N/A SECTION B NORWOOD PARK
 PLAT BOOK JWB # 14 FOLIO 119 10 DIGIT TAX # 1205029040 DEED REF.# 13946/00683



VICINITY MAP NOT TO SCALE



ZONING MAP# 103B1

SITE ZONED DR5.5

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7th

LOT AREA ACREAGE
 OR SQUARE FEET 5950 SQ.FT.
 HISTORIC ? NO

IN CBCA? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X
 PUBLIC X PRIVATE ____
 WATER IS:
 PUBLIC X PRIVATE ____

PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW:

VIOLATION CASE INFO:

SCALE 1 INCH = 20 FT

----- = PVC FENCING

PLAN DRAWN BY Ethel Charlene Ridge

2015-0101-SPH

APPROVAL FOR A CLASS A LARGE FAMILY CHILD CARE LICENSE

Reason for petition:

I, Ethel Charlene Ridge am applying for a Class A Large Family Child Care License. This will enable me to add 4 more children to the capacity of 8 children that I currently care for in my home.

The Department of Planning does not support my request to approve a Class A Group Child Care Center. The reasons being, not a logical extension of a small lot residential use, intensity and character of activity and may impact the surrounding community. Also four additional children will make the use more commercial in nature and more disruptive to neighboring residential uses.

My responses to these objections are:

1. Small lot

My play yard is bigger than commercial day care centers who are licensed for 50 or more children.

2. May impact the surrounding community

I have been operating a child care at this residence for the last 15 years. I have not received any complaints at all. In fact I have had my neighbor's children in my child care and I have been referred to others by my neighbors.

If my neighbors object they have the right to attend the hearing on December 22, 2014 so they can express their complaints. This is the purpose of the sign in my front yard.

3. Four additional children will make the use of the property more commercial in nature and more disruptive to neighboring residential uses.

If this is the case than why have other providers in Baltimore County been given the right to a Class A Large Family Child Care License when they operate out of their residence. This program has been designed to operate out of the home. That is why it is called a Family Child Care.

I think this decision should be left up to the neighbors. As I stated above: If my neighbors object they have the right to attend the hearing on December 22, 2014 so they can express their complaints. This is the purpose of the sign in my front yard.

Signature of applicant Ethel Charlene Ridge Date 12/10/14

APPROVAL FOR A CLASS A LARGE FAMILY CHILD CARE LICENSE
(Continued)

The names and comments listed on this page are those who are neighbors of Ethel Charlene Ridge who live within 1000 ft. or more of her residence, 1509 Rita Rd. Dundalk MD 21222.

These neighbors have signed this petition in support of her request for a Class A Large Family Child Care Center license.

<u>NAME AND DATE</u>	<u>ADDRESS</u>	<u>COMMENT</u>
Joseph Vittone 12/20/14	1505 Rita Rd Dundalk MD	21222
Clarence Crawford 12/20/14	1503 Rita Rd Dundalk MD	21222
Thomas [signature] 12/20/14	1503 Rita Rd.	21222
Lizda Moscurial 12/20/14	1516 Rita Rd	21222
Sam Fiesler 12/21/14	1507 Rita Road	21222
Anna Catalano 12/21/14	1513 Rita Rd.	21222
Lori M. Stenke 12/21/14	1510 Rita Rd.	21222
Thelma Folch 12/21/14	1506 Rita Rd.	21222
Josephine F. Farrell 12/21/14	1508 Rita Rd.	21222

APPROVAL FOR A CLASS A LARGE FAMILY CHILD CARE LICENSE
(Continued)

NAME AND DATE

ADDRESS

COMMENT

To whom it may concern:

My name is Sara Fischer and I live at 1507 Ritu Road, Baltimore, MD 21222. I am okay with the fence staying on the property line, as it is now.

Sara Fischer
12/21/14

December 21, 2014

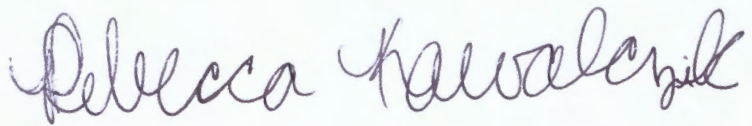
To whom this may concern,

I, Rebecca Kowalczyk, am the owner and resident of 1511 Rita Rd. Baltimore, MD 21222. This letter is my written consent that the tall, white fence dividing my property and that of Charlene and Ralph Ridge at 1509 Rita Rd. Baltimore, MD 21222 is acceptable to me and in good condition.

I have no problem with the fence remaining as is and do not wish it to be modified or changed in any way, it is completely fine as is in my opinion.

Please contact me with any further questions.

Thank you,

A handwritten signature in dark ink, reading "Rebecca Kowalczyk". The signature is written in a cursive, flowing style. The first name "Rebecca" is written in a larger, more prominent script, and the last name "Kowalczyk" follows in a similar but slightly smaller script. The ink is dark and the background is white.

Rebecca Kowalczyk
1511 Rita Rd.
Baltimore, MD 21222
443-243-8626

MEMORANDUM

DATE: January 30, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0101-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NO. 2015-0101-SPHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

1/1/7

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

12/5

PLANNING
(if not received, date e-mail sent _____)

C

1/1/3

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 12/2/14

SIGN POSTING

Date: 12/2/14

by Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 12 Account Number - 1205029040							
Owner Information									
Owner Name:		RIDGE RALPH R RIDGE ETHEL CHARLENE				Use:		RESIDENTIAL YES	
Mailing Address:		1609 RITA RD BALTIMORE MD 21222- 1250				Deed Reference:		/13946/ 00683	
Location & Structure Information									
Premises Address:		1609 RITA RD 0-0000				Legal Description:			
						1609 RITA RD NORWOOD PARK			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0004	0539		0000	B		5	2015	Plat Ref: 0014/0119
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1951		1,125 SF		322 SF		5,950 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	1 full					
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2012		07/01/2014		07/01/2015
Land:			60,900		60,900				
Improvements			59,500		59,500				
Total:			120,400		120,400		120,400		
Preferential Land:			0						
Transfer Information									
Seller: EGEBERG EUGENE M				Date: 08/09/1999			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /13946/ 00683			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **12** Account Number: **1205029040**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☐ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

December 18, 2014

Ralph Raymond & Ethel Charlene Ridge
1509 Rita Road
Baltimore MD 21222

RE: Case Number: 2019-0101 SPHA, Address: 1509 Rita Road

Dear Mr. & Ms. Ridge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 28, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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

SHA
State Highway
Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11/3/14

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

RE: Baltimore County
Item No 2015-0101-SPHA
Special Hearing Variance

Dear Ms. Lewis:

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. *2015-0101-SPHA*.

Should you have any questions regarding this matter please contact M. Peters at 410-545-5555 or (rzeller@sha) at

To Whom it May Concern:

My name is Sara Fischer and I live at 1507 Rite Road, Baltimore, MD 21222. I am okay with the fence staying on the property line, as it is now.

SDF/raz

Sara Fischer
12/21/14

M
Street Address: 7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1509 Rita Road

RECEIVED

INFORMATION:

DEC 05 2014

Item Number: 15-101

Petitioner: Ralph R. and Ethel Charlene Ridge

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special hearing for a Group Child Care Center, Class A, use permit under BCZR Section 500.7 and variance under BCZR Section 424.1.B to permit an existing fence with a 0' setback in lieu of the required 20' setback.

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner's property is a small lot improved with a small, cape cod style dwelling. The property is located in Section B of the Norwood Park subdivision, which is the 1500 block of Rita Road. This subdivision consists of 33 lots platted in 1949. The typical lot width in the subdivision is 50 feet. The other dwellings in this subdivision are similar to the petitioner's dwelling.

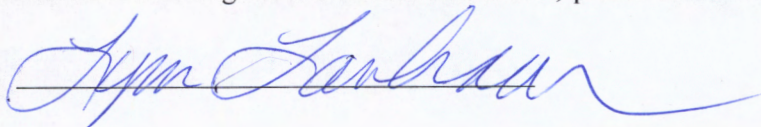
According to the petitioner, she currently operates a family child care home serving 8 children at this location.

The Department of Planning does not support the request to approve a Class A Group Child Care Center, which permits child care for up to 12 children at one time. The proposed use is not a logical extension of a small lot residential use. The proposed use would be highly dissimilar in relation to the use of other houses in the 1500 block of Rita Road with respect to land use intensity and character of activity and may impact the surrounding community. The enrollment of four additional children at this particular home-based child care use will make the use more commercial in nature and more disruptive to neighboring residential uses. Denial of the petitioner's request would not deprive the petitioner of a reasonable use of this property.

Provided that there are no formal complaints and further provided that all storage of recreational vehicles and boats are pursuant to Baltimore County Zoning Regulations Section 415A.1, this department has no objection to continued conditional use of this property for a family child care home for no more than eight children.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 10, 2014
Item No. 2015-0101

DATE: November 17, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A change of occupancy or use will require a Landscape Plan.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0100-11172014.doc

12/1/14
WCH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1509 Rita Road

INFORMATION:

Item Number: 15-101

Petitioner: Ralph R. and Ethel Charlene Ridge

Zoning: DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

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The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner's property is a small lot improved with a small, cape cod style dwelling. The property is located in Section B of the Norwood Park subdivision, which is the 1500 block of Rita Road. This subdivision consists of 33 lots platted in 1949. The typical lot width in the subdivision is 50 feet. The other dwellings in this subdivision are similar to the petitioner's dwelling.

According to the petitioner, she currently operates a family child care home serving 8 children at this location.

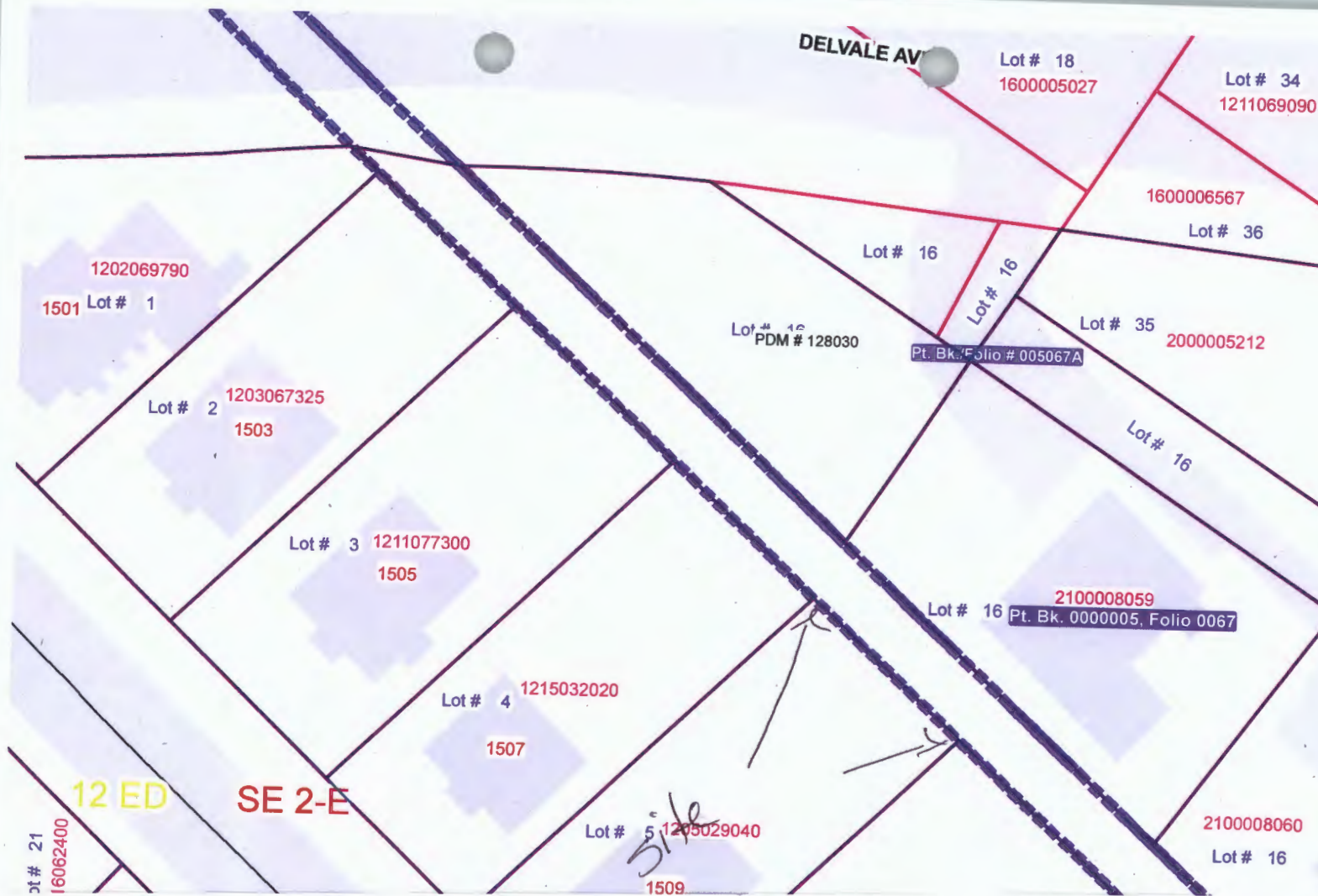
The Department of Planning does not support the request to approve a Class A Group Child Care Center, which permits child care for up to 12 children at one time. The proposed use is not a logical extension of a small lot residential use. The proposed use would be highly dissimilar in relation to the use of other houses in the 1500 block of Rita Road with respect to land use intensity and character of activity and may impact the surrounding community. The enrollment of four additional children at this particular home-based child care use will make the use more commercial in nature and more disruptive to neighboring residential uses. Denial of the petitioner's request would not deprive the petitioner of a reasonable use of this property.

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Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Lynn Farhan".



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

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11/3/14

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

RE: Baltimore County
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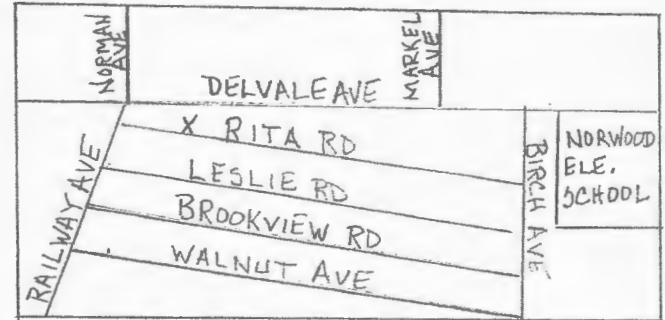
Real Property Data Search (w4)

Guide to searching the database

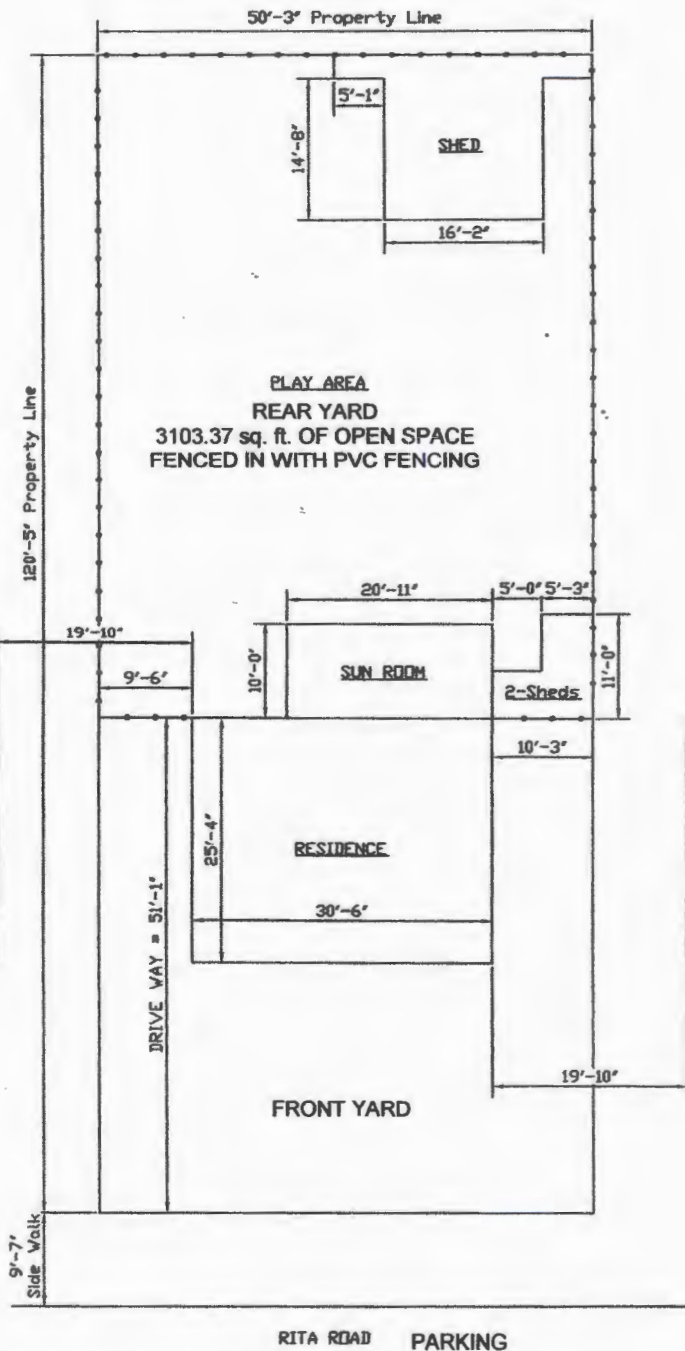
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 12 Account Number - 1205029040							
Owner Information										
Owner Name:			RIDGE RALPH R RIDGE ETHEL CHARLENE			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:			1509 RITA RD BALTIMORE MD 21222-1250			Deed Reference:		/13946/ 00683		
Location & Structure Information										
Premises Address:			1509 RITA RD 0-0000			Legal Description:		1509 RITA RD NORWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0103	0004	0539		0000	B		5	2015	Plat Ref: 0014/0119	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1951		1,125 SF		322 SF		5,950 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	SIDING	1 full						
Value Information										
			Base Value	Value As of 01/01/2012	Phase-In Assessments As of 07/01/2014		As of 07/01/2015			
Land:			60,900	60,900						
Improvements			59,500	59,500						
Total:			120,400	120,400	120,400					
Preferential Land:			0							
Transfer Information										
Seller: EGERBERG EUGENE M				Date: 08/09/1999			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /13946/ 00683			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:			Class	07/01/2014		07/01/2015				
County:			000	0.00						
State:			000	0.00						
Municipal:			000	0.00		0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1509 RITA ROAD OWNER(S) NAME(S) RALPH AND ETHEL CHARLENE RIDGE
 SUBDIVISION NAME NORWOOD PARK LOT# 5 BLOCK# N/A SECTION B NORWOOD PARK
 PLAT BOOK JWB # 14 FOLIO 119 10 DIGIT TAX # 1205029040 DEED REF. # 13946/00683



VICINITY MAP NOT TO SCALE



ZONING MAP# 103B1

SITE ZONED DR5.5

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7th

LOT AREA ACREAGE
 OR SQUARE FEET 5950 SQ.FT.
 HISTORIC ? NO

IN CBCA? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X
 PUBLIC X PRIVATE
 WATER IS:
 PUBLIC X PRIVATE

PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW:

VIOLATION CASE INFO:

SCALE 1 INCH = 20 FT

----- = PVC FENCING

PLAN DRAWN BY Ethel Charlene Ridge

2015-0101-SPHA



3

2015-0101-SDHA



2015- 0101- SP4A



2015-0101-SPHA



2015-0101-SPHA











2015-0101-SP HA



2015-0101-SPHA