

MEMORANDUM

DATE: August 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0301-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 2017. 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

IN RE: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE

(8650 Winding Way) *

11th Election District *

5th Council District *

Richard O & Elizabeth Huffman *

Legal Owners

White Marsh Child Care, Inc. *

Lessee

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0301-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 Richard O. and Elizabeth Huffman, legal owners and White Marsh Child Care, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R"): (1) to approve an expansion of a special exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1,924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the special exception granted in Case No. 82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case No. 87-329-SPH to expand the nursery school/day care facility and Case No. 95-291-SPH to expand the nursery school/day care facility; and (2) for a determination the child care center is a principal use on the aforesaid subject property; or in the alternative, to determine the child care center is exempt from 1982 RTA requirements.

In addition, a Petition for Variance seeks: (1) To allow a rear yard setback for the proposed expansion building of 42 ft. in lieu of the required 50 ft.; and (2) To allow a side yard setback

ORDER RECEIVED FOR FILING

Date 7/17/17

By Sen

for the proposed expansion building of 11 ft. in lieu of the required 40 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Elizabeth Huffman and professional engineer Rick Richardson appeared in support of the requests. Michael P. Tanczyn, Esq. represented Petitioners. A neighbor attended the hearing and opposed the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing county agencies.

The subject property is approximately five (5) acres in size and split-zoned DR 1 & DR 3.5. A group child care facility is operated at the site, pursuant to a special exception originally granted in 1982. Thereafter, the child care center expanded on the site as permitted in four subsequent zoning cases (in 1987, 1989, 1995 and 1997). Petitioners propose at this time to construct an additional building at the site, which would contain two classrooms that could accommodate an additional sixty (60) children.

SPECIAL HEARING

Having reviewed the petition for special hearing in detail, I am unsure exactly what relief is requested (or needed). The County zoning office maintains a microfiche copy of the entire zoning file from the 1982 case. Therein, a site plan marked as Ex. 1 indicates the parcel in question had an area of 4.74 +/- acres, which is the same as shown on the current site plan. There is no indication on the 1982 plan and/or order the special exception granted therein did not encompass the entirety of the tract. As such, the special exception granted in 1982 does not need to be expanded, as suggested in the petition for special hearing.

By special exception in the DR zone, Petitioners are entitled to operate a Class B group child care center with "more than 40 children." B.C.Z.R. §424.5.A. The Regulations do not provide a

ORDER RECEIVED FOR FILING

Date 7/17/17
By Sen

cap or limit on the number of children enrolled in such a facility, although presumably the State (Maryland Department of Education) does. The Regulation requires a minimum one acre lot size for the "first 40 children plus 500 sq. ft. per child for every child beyond 40 children." B.C.Z.R. § 424.7.A. At present Petitioners are licensed for 159 children (*see* Petitioners' Ex. 6A), and the new building would accommodate 60 additional children. Per the above regulation approximately three acres are required for a center with 220 children, while this site is approximately five acres in size. Thus, it would appear Petitioners are in compliance with applicable density or bulk standards for group centers in DR zones.

The special hearing petition also seeks a determination the child care center is a principal use on the subject property. The Regulations define a Class A group child care center as one where no more than 12 children are enrolled, while a Class B group child care center is one where more than 12 children are enrolled. B.C.Z.R. §101.1. A Class A center is permitted as an accessory use within a single-family dwelling in all residential zones. B.C.Z.R. §424.4. A special exception is required to operate a Class B center in a DR zone, and Petitioners satisfied that requirement in 1982. Under the Regulations a Class B center is by definition a "principal use," and the center in this case will have in excess of 200 children enrolled, and is clearly the principal use on this property.

Though as discussed above I do not believe special hearing relief is required in this case, the petition was presumably drafted with input from the zoning office and the order below will therefore grant the requests.

VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or

ORDER RECEIVED FOR FILING

Date 7/17/17

By Sen

hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and an unusual shape. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed building. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. The setbacks in question are on the interior of the site along the eastern property boundary. The adjoining property is unimproved (and owned by Petitioners) and the reduced setbacks will therefore have no discernable impact upon the community.

Michael Wilsynski, a neighbor, opposed the requests, and was primarily concerned with the volume and speed of traffic associated with the center. He said parents routinely exceed the speed limit and are always in a hurry when dropping off or picking up their children. He also noted ingress and egress was by way of a narrow, unmarked roadway without sidewalks, which he believed was dangerous. Ms. Huffman testified she is unaware of any motor vehicle and/or pedestrian accidents associated with the center in its 35 years of operation.

Mr. Wilsynski simply believes the child care center has grown too large for the site. His comments were echoed in a July 6, 2017 letter from the Perry Hall Improvement Association (as well as emails from two other neighbors) which is in the case file. While I am sympathetic to the community's concerns, traffic, congestion and similar woes are inherent in most special exception uses, and the County Council permits Class B child care centers in DR zones by special exception. These are exactly the types of inherent adverse effects the legislature was presumed to have anticipated when it allowed the use by special exception. In other words, most uses for which a

ORDER RECEIVED FOR FILING

Date 7/17/17

By sln

special exception is required are regarded as “potentially troublesome because of noise, traffic, congestion...” *Montgomery County v. Butler*, 417 Md. 271, 297 (2010). And, Petitioners do not need a special exception; that was granted in 1982.

Instead, this is a variance case, which focuses upon the physical condition and attributes of the property itself, rather than exogenous issues such as traffic. *See, e.g., North v. St. Mary's County*, 99 Md. App. 502, 512 (1994) (a variance request requires an examination of the property's shape, topography, subsurface conditions, environmental factors, historical significance, etc.). And as noted above, the reduced setbacks are interior to the site and will not directly impact the community. Even assuming Petitioners could revise the plan and construct the building somewhere else on the site without needing setback variances, that would still not address in any way the concerns raised by the community, which are germane to a special exception case rather than a variance petition.

THEREFORE, IT IS ORDERED this 17th day of **July, 2017**, 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): (1) to approve an expansion of a Class B Group Child Care Center, as shown on the site plan marked and admitted as Exhibit 1, by adding a one story classroom building (1,924 sq. ft. in size) designed to accommodate additional children; and (2) for a determination the child care center is a principal use on the subject property, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance: (1) To allow a rear yard setback for the proposed expansion building of 42 ft. in lieu of the required 50 ft.; and (2) To allow a side yard setback for the proposed expansion building of 11 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 7/17/17

By Sen

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 shall provide an appropriate enclosure for the dumpster(s) at the site, as determined in the sole discretion of the Baltimore County landscape architect.

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 7/17/17

By sen



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 8650 WINDING WAY PERRY HALL MD which is presently zoned DR1+DR3.5
Deed References: 5658/561, 12218/253, 30931/108 10 Digit Tax Account # 1600000028, 2200029130
Property Owner(s) Printed Name(s) RICHARD O. HUFFMAN, JR & ELIZABETH S. HUFFMAN

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
SEE ATTACHMENT
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)
SEE ATTACHMENT

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)

TO BE PRESENTED AT HEARING

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:

WHITE MARSH Child CARE, INC
Name- Type or Print

Elizabeth Huffman
Signature

8650 WINDING WAY PERRY HALL MD
Mailing Address City State

21128 / 410 931-0555 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Michael P. Tanczyn
Name- Type or Print

Michael P. Tanczyn
Signature

9 OLD BOXWOOD LANE LUTHERVILLE MD
Mailing Address City State

21093 / 410 303 3663 / Michael.TANCZYN@GMAIL.COM
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

RICHARD O. HUFFMAN JR / ELIZABETH S. HUFFMAN
Name #1 - Type or Print Name #2 - Type or Print

Richard O Huffman Jr / Elizabeth S. Huffman
Signature #1 Signature #2

8648 WINDING WAY PERRY HALL, MD
Mailing Address City State

21128 / 410 375-8675 /
Zip Code Telephone # Email Address

Representative to be contacted:

RICHARDSON ENGINEERING, LLC
Name - Type or Print

John C. Richardson Jr
Signature

30 E. PATONIA RD SUITE 500 TIMONUM, MD
Mailing Address City State

21093 / 410 560 1502 / RICHARDSONENGINEERING@ING.NET
Zip Code Telephone # Email Address

CASE NUMBER 2017-0301-SPHA Filing Date 5/9/2017 Date 5/17/17 Do Not Schedule Dates: 5/17/17 Reviewer JNP

By SLH REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING- 8650 WINDING WAY, PERRY HALL, MD 21128—WHITE MARSH CHILD CARE CENTER

SPECIAL HEARING TO APPROVE an expansion of a Special Exception for a child care center in a DR 1 Zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24' ± X 75' ±; designed to accommodate additional children by modifying the Special Exception GRANTED in Case 82-289X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in case 87-329SPH to expand the nursery school/day care facility and 95-291SPH to expand the nursery school/day care facility, which were GRANTED previously, and pursuant BCZR Section 424.5 to find the child care center as a principal use on the aforesaid Petition subject property; or in the alternative under BCZR Section 424. G 10, or 11 the child care center is ~~an~~ exempt from 1982 RTA requirements;

VARIANCES from Sections set forth as follows:

BCZR S1B02.3 and Table 5-4 of the 1982 CMAP for Other Principal Uses in a DR Zone to conform to minimum setback requirements as set forth as follows:

BCZR 1B01.2C 1 a to allow a rear yard setback for the proposed expansion building aforesaid of 42' in lieu of the required 50'; for the current zoning of DR-1 and,

BCZR 1B01.2.C.1 to allow a side yard setback for the proposed expansion building aforesaid of 11' in lieu of the required 20' per 1982 CMAP and/or 40' required for the current zoning of DR-1, as such reduction will not adversely impact other lands owned by the petitioner thereon;

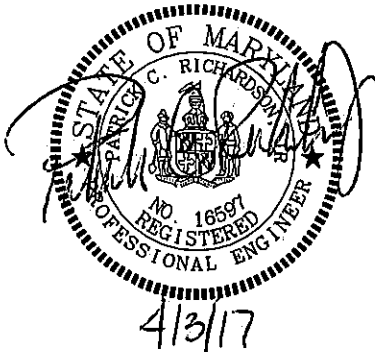
And any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

2017-0301-SPHA

**ZONING DESCRIPTION FOR
8650 WINDING WAY
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Winding Way (50' wide) 1,180 feet from the centerline intersection of Silver Spring Road, thence (1) North 32 degrees 38 minutes 16 seconds East 303.73 feet; (2) South 15 degrees 28 minutes 25 seconds East 569.77 feet; (3) by a curve to the left with a radius of 25,153.00 feet and an arc length of 128.85 feet or a chord bearing and distance of South 39 degrees 42 minutes 48 seconds West 128.85 feet; (4) South 38 degrees 08 minutes 21 seconds West 101.60 feet; (5) South 39 degrees 19 minutes 38 seconds West 166.91 feet; thence leaving the north side right-of-way line of I-95 (6) North 45 degrees 21 minutes 52 seconds West 175.01 feet; (7) South 86 degrees 57 minutes 33 seconds West 45.20 feet; (8) North 10 degrees 26 minutes 37 seconds West 201.59 feet; (9) North 09 degrees 50 minutes 42 seconds West 101.28 feet; (10) North 75 degrees 54 minutes 24 seconds East 232.48 feet to a point on the north side right-of-way of Winding Way, thence binding on the north side right-of-way of Winding Way the following courses and distances; (11) North 15 degrees 09 minutes 36 seconds West 60.24 feet; (12) by a curve to the left with a radius of 115.00 feet and an arc length of 87.29 feet or a chord bearing and distance of North 36 degrees 54 minutes 18 seconds West 85.21 feet to the point of beginning;

Containing a net area of 205,083 square feet, or 4.71 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2017.

2017-0301-SHA



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 5012471

Sold To:

Elizabeth Huffman - CU00604434
8650 Winding Way
Perry Hall, MD 21128-9632

Bill To:

Elizabeth Huffman - CU00604434
8650 Winding Way
Perry Hall, MD 21128-9632

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

Jun 15, 2017

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: # 2017-0301-SPHA

8650 Winding Way

SE/s Winding Way, 1180 ft. E/of Silver Spring Road

11th Election District - 5th Councilmanic District

Legal Owner(s) Richard & Elizabeth Huffman, Jr.

Contract Purchaser(s): White Marsh Child Care, Inc.

Special Hearing To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements.

Variance 1. For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows: 2. To allow rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and 3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMDP and/or 40 ft. required for the current zoning of DR1, as such reduction will not adversely impact other lands owned by the petitioner; and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

Hearing: Friday, July 7, 2017 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.

6/081 June 15

507

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

2017-0301-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

**Richard & Elizabeth Huffman, Jr.
White Marsh Child Care**

July 7, 2017

Date of Hearing/Closing: _____

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

Attn: 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: _____

8650 Winding Way

June 17, 2017

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



Sincerely,

A handwritten signature in dark ink, appearing to read 'Robert Black', written over a horizontal line.

June 17, 2017

(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 # **2017-0301-SPHA**

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, July 7, 2017 at 1:30 p.m.

REQUEST: *Special Hearing* To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3191

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # **2017-0301-SPHA** (Continued 1)

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, July 7, 2017 at 1:30 p.m.

REQUEST: school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements *Variance 1*. For other Principal Uses in a DR zone to conform to minimum setback

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3191

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # **2017-0301-SPHA** (Continued 2)

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, July 7, 2017 at 1:30 p.m.

REQUEST: requirements as set forth as follows: 2. To allow a rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and, 3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMAP and/or 40 ft. required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner, and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3191

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 15, 2017 Issue - Jeffersonian

Please forward billing to:
Elizabeth Huffman
8650 Winding Way
Perry Hall, MD 21128

410-375-8675

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: 2017-0301-SPHA

3650 Winding Way
SE/s Winding Way, 1180 ft. E/of Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Richard & Elizabeth Huffman, Jr.
Contract Purchaser/Lessee: White Marsh Child Care, Inc.

Special Hearing To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2' classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements. Variance 1. For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows: 2. To allow a rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and, 3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMDP and/or 40 ft. required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner; and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

Hearing: Friday, July 7, 2017 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 15, 2017 Issue - Jeffersonian

Please forward billing to:
Elizabeth Huffman
8650 Winding Way
Perry Hall, MD 21128

410-375-8675

CORRECTED 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:

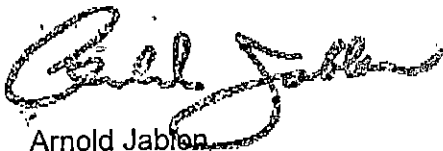
CASE NUMBER: 2017-0301-SPHA

→ 8650 Winding Way ←
SE/s Winding Way, 1180 ft. E/of Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Richard & Elizabeth Huffman, Jr.
Contract Purchaser/Lessee: White Marsh Child Care, Inc.

Special Hearing To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements. Variance

1. For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows:
2. To allow a rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and, 3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMDP and/or 40 ft. required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner; and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

Hearing: Friday, July 7, 2017 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.



June 9, 2017

KEVIN KAMENETZ
County Executive

CORRECTED NOTICE OF ZONING HEARING

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

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: 2017-0301-SPHA

8650 Winding Way
SE/s Winding Way, 1180 ft. E/of Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Richard & Elizabeth Huffman, Jr.
Contract Purchaser/Lessee: White Marsh Child Care, Inc.

Special Hearing To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements. Variance 1. For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows: 2. To allow a rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and, 3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMDP and/or 40 ft. required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner; and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

Hearing: Friday, July 7, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
Mr. & Mrs. Huffman, 8648 Winding Way, Perry Hall 21128
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 17, 2017.**
- (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.**



June 5, 2017
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

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: 2017-0301-SPHA

3650 Winding Way
SE/s Winding Way, 1180 ft. E/of Silver Spring Road
11th Election District – 5th Councilmanic District
Legal Owners: Richard & Elizabeth Huffman, Jr.
Contract Purchaser/Lessee: White Marsh Child Care, Inc.

Special Hearing To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a 1 story prefab modular 1924 SF 2 classroom building, 24 ft. +/- x 75 ft. +/-; designed to accommodate additional children by modifying the Special Exception Granted in Case #82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school/day care facility; and as amended in Case #87-329-SPH to expand the nursery school/day care facility and 95-291-SPH to expand the nursery school/day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition subject property, or in the alternative, the child care center is exempt from 1982 RTA requirements. Variance

1. For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows:
2. To allow a rear yard setback for the proposed expansion building aforesaid of 42 ft. in lieu of the required 50 ft.; for the current zoning of DR-1 and,
3. To allow a side yard setback for the proposed expansion building aforesaid of 11 ft. in lieu of the required 20 ft. per 1982 CMDP and/or 40 ft. required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner; and any such additional technical variances as the ALJ may find ancillary thereto, and or related to this Petition request.

Hearing: Friday, July 7, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
Mr. & Mrs. Huffman, 8648 Winding Way, Perry Hall 21128
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 17, 2017.**
- (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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
8650 Winding Way; SE/S Winding Way, * OF ADMINISTRATIVE
1180' E of Silver Spring Road *
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Richard & Elizabeth Huffman *
Contract Purchasers: White Marsh Child Care, Inc* BALTIMORE COUNTY
Petitioner(s) *
2017-301-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

MAY 16 2017

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 16th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, Maryland 21093 and Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0301-SPHA

Property Address: 8650 WINDING WAY

Property Description: SE/S of Winding Way, 1180' E of Silver Spring Road

Legal Owners (Petitioners): RICHARD & ELIZABETH HOFFMAN

Contract Purchaser/Lessee: WHITE MARSH CHILD CARE, INC

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELIZABETH HOFFMAN

Company/Firm (if applicable): _____

Address: 8650 WINDING WAY
PERRY HALL, MD 21128

Telephone Number: 410-375-8675

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

June 28, 2017

Richard D & Elizabeth S Huffman
8648 Winding Way
Perry Hall MD 21128

RE: Case Number: 2017-0301 SPHA, Address: 8650 Winding Way

Dear Mr. & Ms. Huffman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 9, 2017. 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.", is written over a circular stamp that contains the Baltimore County seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
White Marsh Child Care Inc., 8650 Winding Way, Perry Hall MD 21128
Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville MD 21093
Richardson Engineering, LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

Date: 5/15/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0301-SPHA.

*Special Hearing Variance
Richard O. & Elizabeth S. Huffman
8650 Winding Way*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-301



INFORMATION:

Property Address: 8650 Winding Way
Petitioner: Richard O. Huffman, Jr., Elizabeth S. Huffman
Zoning: DR 1, DR 3.5
Requested Action: Special Hearing, Variance

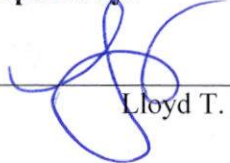
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an expansion of a special exception for a (group) child care center in a DR 1 zone by modifying the special exception granted in case 82-289X and as amended in case 87-329 SPH and 95-291 SPH and to determine the (group) child care center is a principal use or in the alternative is exempt from 1982 residential transition area requirements. The Department of Planning has also reviewed the petition for variances as listed on the attachment submitted in support of the petition.

A site visit was conducted on May 23, 2017. The site was the subject of rezoning during the 2016 CZMP, issue # 5-045 wherein the property was rezoned from DR 3.5 to DR 1 and DR 3.5.

The Department of Planning has no objection to granting the petitioned zoning relief.

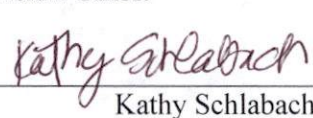
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

7-7-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0301-SPHA
Address 8650 Winding Way
(Huffman Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 5-17-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: *MCD* Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: May 31, 2017

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0291, 0292, 0294, 0296, 0299, 0300, 0301 and 0303

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

VKD: CEN
cc: file
G:\DevPlanRev\ZAC -No Comments\ZAC05222017.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-301

DATE: 6/21/2017

INFORMATION:

Property Address: 8650 Winding Way
Petitioner: Richard O. Huffman, Jr., Elizabeth S. Huffman
Zoning: DR 1, DR 3.5
Requested Action: Special Hearing, Variance

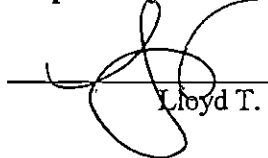
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an expansion of a special exception for a (group) child care center in a DR 1 zone by modifying the special exception granted in case 82-289X and as amended in case 87-329 SPH and 95-291 SPH and to determine the (group) child care center is a principal use or in the alternative is exempt from 1982 residential transition area requirements. The Department of Planning has also reviewed the petition for variances as listed on the attachment submitted in support of the petition.

A site visit was conducted on May 23, 2017. The site was the subject of rezoning during the 2016 CZMP, issue # 5-045 wherein the property was rezoned from DR 3.5 to DR 1 and DR 3.5.

The Department of Planning has no objection to granting the petitioned zoning relief.

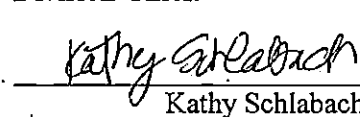
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0301-SPHA
Address 8650 Winding Way
(Huffman Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 5-17-2017

Debra Wiley

From: Debra Wiley
Sent: Thursday, July 06, 2017 11:59 AM
To: Michael P. Tanczyn (michael.tanczyn@gmail.com)
Subject: Case No. 2017-0301-SPHA - 8650 Winding Way
Attachments: 20170706121005168.pdf

Good Morning,

Please find attached correspondence received thus far in reference to the above-referenced hearing scheduled for tomorrow at 1:30 PM.

Thanks.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, July 06, 2017 12:10 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 07.06.2017 12:10:04 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Administrative Hearings
Sent: Thursday, July 06, 2017 11:02 AM
To: Cindy Reigner
Subject: Case No. 2017-0301-SPHA

Ms. Reigner,

This is to acknowledge receipt of your correspondence which will be placed in the case file for tomorrow's hearing.

Thank you for contacting the Office of Administrative Hearings.

From: Cindy Reigner [mailto:Cindy.Reigner@optimustechnology.com]
Sent: Thursday, July 06, 2017 10:57 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Off ice of Administrative Hearings Case # 20170301 SBHA

I am writing this email because I am unable to attend the hearing for case #20170301 SBHA. It is my understanding that the White Marsh Child Care, Inc at 8650 Winding Way, Perry Hall MD is looking to add a 24 x 75 classroom for additional children, and that the hearing for this is tomorrow.

I live at the corner of Silver Spring and Silver Lake Drive (8601 Silver Lake Drive) and as such all traffic to and from the day care center need to pass my house. The amount of traffic that is produced from the day care is already a problem to the point that the neighborhood had to have speed humps placed on Silver Spring Road. These speed humps have not slowed down the traffic they are still continuing to speed up and down our quiet street to the point that between the morning hours and the afternoon hours (drop off and pick up) the streets are not really safe. It is amazing to me how much of a hurry people are in to drop off their kids and get to work and to pick them up to get home.

When you live off of a dead-end street you really never expect to have the amount of traffic that we have and the fact that there is such a large business in a small residential area is surprising to me.

I would like to present my extremely strong objections to this variance via email as I am not able to attend the hearing due to work obligations.

Thanks

Cindy



Cindy Reigner • Director of Administration

w. OptimusTechnology.com

p. 443.684.2121 c. 410.215.1470 f. 410.312.0790

a. 6990 Columbia Gateway Drive, Suite 350, Columbia MD 21046



Service-Disabled Veteran-Owned Small Business

Debra Wiley

From: Administrative Hearings
Sent: Thursday, July 06, 2017 11:57 AM
To: Richard White
Subject: RE: case 2017-0301-spha

Mr. white,

This is to acknowledge receipt of your correspondence which will be placed in the case file for tomorrow's hearing.

Thank you for contacting the Office of Administrative Hearings.

From: Richard White [mailto:rlw8994@yahoo.com]
Sent: Thursday, July 06, 2017 11:43 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: case 2017-0301-spha

I'm writing this email because I will be unable to attend the hearing of the daycare center expansion on Winding Way. Currently there is enough traffic on Silver Spring Road in the hours between 6 a.m. and 9 a.m. in the morning and 3 p.m. and 6 p.m. These people are in a terrible hurry to get and return from the daycare facility and speed up and down Winding Way and Silver Spring Road. The speed humps on Silver Spring Road are no deterrent at all.

TASHA KEARNEY

8630 Winding Way Perry Hall, Maryland 21128

July 6, 2017

Dear Administrative Law Judge John Beverungen,

I am writing this letter to express my concerns and objections to the proposed zoning variance for property 8650 Winding Way 21128. Hearing is scheduled for July 7th at 1:30 pm. Case number: 2017-0301-SPHA

1. This property is located at the end of a narrow dead end street. Several years ago, the neighbors attempted to have speed bumps placed along the entire road. We were told since it was a dead-end street no speed bumps were permitted. The owner of the property placed 2 speed bumps along her section of road she owns and maintains, not Baltimore County Road. This has not slowed the large amount of traveler's speed in any fashion. We have a very narrow turn at 8630 Winding Way and at times only one car may navigate the blind turn safely.

2. Several years ago, a traffic volume study (The Neighborhood Traffic Management Program) was conducted and resulted in speed humps being placed on the entire section of Silver Spring Road from Honeygo Blvd. to the dead end of I95. This was in direct relation to the daycare and the increase speed and volume as a result. These are the same cars traveling on Silver Spring Road that continue to travel to Winding Way to the daycare. Therefore, the speed humps were placed in attempts to slow the motorist down, this has in turn failed to slow the speeding on Winding Way. The motorist increase their speed on Winding Way to make up for lost seconds on Silver Spring Road.

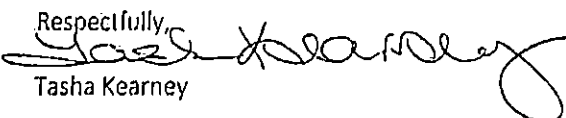
3. There are no sidewalks along any portion of Winding Way. This makes walking to school buses and standing at the bus stop extremely dangerous for the school age children on reside on Winding Way. The heavy traffic volume from the daycare puts our children at risk while standing at the school bus stop which is located on the corner of Winding Way and Silver Spring Road. There is no safe standing area, since there are no sidewalks, the children must stand in the road. Certain times of the year, the high school students are walking in the dark to the bus stop within prime time for the daycare hours drop off time frame.

4. The most dangerous hours for our street are between 7 am to 9:30 am and 3:30 pm to 6:15pm. These are the drop off and pick up times. The said business charges a late fee beginning at 6 pm and increases as the amount of tardiness increases. This causes parents to rush and speed to avoid a substantial late fee.

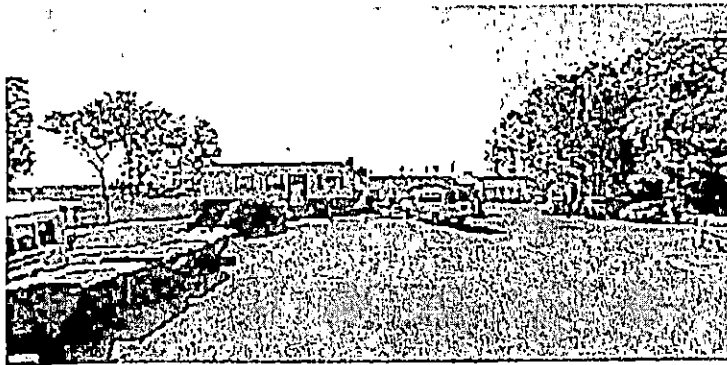
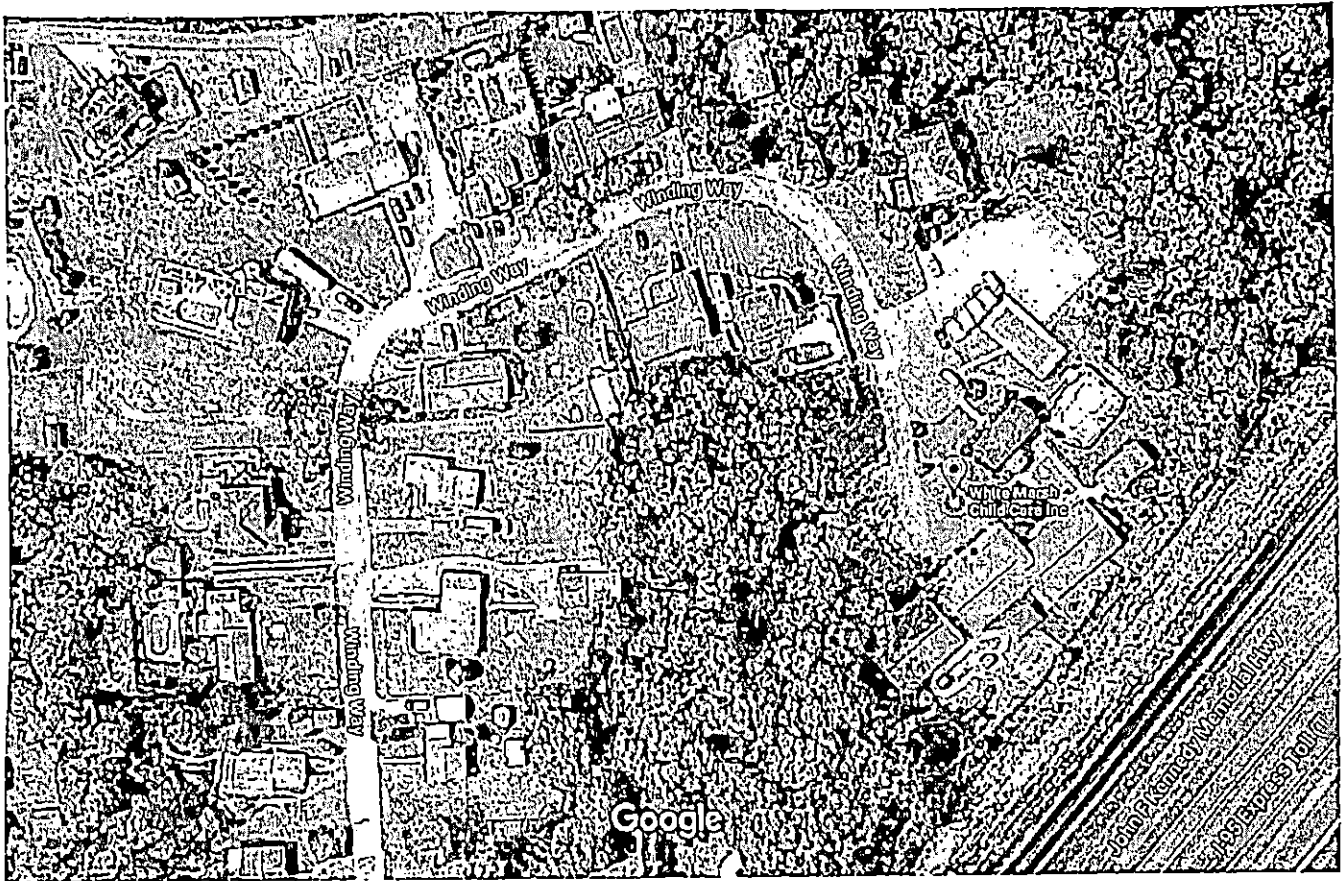
5. My husband was informed a few years ago, when he was attempting to have a gun repair shop in our garage, that our street and neighborhood was not zoned for walk up traffic. He explained that he does not want a store front, only the ability to have gun owners bring their firearms to him to repair and then pick back up. His request was denied but there is a 100 plus children daycare, which includes 5 buildings, several houses from our house with walk up traffic, a large amount of traffic.

6. The placement of the signs to notify surrounding residents were placed on the property which is at the end of a dead-end road. Therefore, no one was made aware of the zoning notice. The business owner did not make any attempts, verbal or written to notify neighbors of this proposed zoning hearing.

Thank you for your assistance in this matter. I am hoping you may take my concerns into consideration and not allow the zoning variance to be granted to allow an additional non-residential building on our dead-end street which will create more traffic and in turn a substantial increase safety risk to our children and quite frankly every resident who resides on Winding Way on an already heavily traffic residential street. Unfortunately, I am unable to attend the meeting due to work commitments but I thank you in advance for taking the time to read this letter and your assistance in this matter.

Respectfully,

Tasha Kearney

Google Maps White Marsh Child Care Inc



White Marsh Child Care Inc

3.6 ★ ★ ★ ★ 16 reviews

Day Care Center

📍 8650 Winding Way, Perry Hall, MD 21128

🌐 whitemarshchildcare.com

📞 (410) 931-0555

<https://www.google.com/maps/place/White+Marsh+Child+Care+Inc/@39.3844761,-76.4459585,203m/data=!3m1!1e3!4m5!3m4!1s0x0:0x8e1531b6ed...> 1/2

Zoning Hearings—8650 Winding Way

Date and Time: Friday, July 7, 1:30 to 3:30 p.m.

Case Number: 2017-0301-SPHA

Property Location: Southeast side of Winding Way, east of Silver Spring Road

Legal Owners: Richard and Elizabeth Huffman

Contract Purchaser-Lessee: White Marsh Child Care, Inc.

Special Hearing: To approve an expansion of a Special Exception for a child care center in a DR 1 zone (DR 5.5 in 1982 under which the original approval was obtained) by adding a one-story prefabricated modular 1924 SF 2 classroom building, 24 feet, plus or minus by 75 feet plus or minus; designed to accommodate additional children by modifying the Special Exception Granted in Case Number 82-289-X utilizing the zoning regulations applicable in 1982 at the time of its original approval to establish a nursery school-day care facility; and as amended in Case Number 87-329-SPH to expand the nursery school-day care facility and 95-291-SPH to expand the nursery school-day care facility, which were Granted previously and to find the child care center as a principal use on the aforesaid Petition.

Variance: For other Principal Uses in a DR zone to conform to minimum setback requirements as set forth as follows:

1. To allow a rear yard setback for the proposed expansion building aforesaid of 42 feet in lieu of the required 50 feet, for the current zoning of DR-1
2. To allow a side yard setback for the proposed expansion building aforesaid of 11 feet in lieu of the required 20 feet per 1982 CMDP or 40 feet required for the current zoning of DR 1, as such reduction will not adversely impact other lands owned by the petitioner, and any such additional technical variances as the Administrative Law Judge may find ancillary thereto, and related to this Petition request.

Hearing Location: Jefferson Building, Room 205, 105 West Chesapeake Avenue, Towson, Maryland 21204

Information: Contact the Zoning office at 410-887-3391

CASE NAME 2017-0301-SR+HA
CASE NUMBER _____
DATE July 7, 2017
ET _____

CASE NAME 2017-0301-SR+HA
CASE NUMBER _____
DATE July 7, 2017
ET _____

[illegible]

• • •

DATE July 7, 2017

CITIZEN'S SIGN - IN SHEET

E - MAIL

[illegible]

[illegible]

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

POLICY OF RETENTION FOR SPECIAL INVESTIGATION

Petition for Special Investigation
The following information was received from the Bureau of Investigation, Department of Justice, on the 11th day of May, 1938, in response to a letterhead memorandum dated and captioned as above, and is being furnished to you for your information and guidance.

TO BUREAU OF INVESTIGATION

NOTE: I HEREBY REQUEST THAT THE ABOVE PETITION FOR SPECIAL INVESTIGATION BE GRANTED THAT IT MAY BE GRANTED.

Wm. John S. McGowan, Jr.
Agent, 8615 Windward Way, Long Beach, Cal.
2/1/38

[illegible]

NAME James E. McClane
ADDRESS 8646 Winding Way, Leidy #201, Wash

[illegible]

Wm. R. M. Co. Inc.

PETITION OF PETITION FOR SPECIAL EXCEPTION

Petition for
Special
Exception

TO THE ZONING COMMISSION
OF BALTIMORE COUNTY, MARYLAND
FROM: [Name]
SUBJECT: [Subject]

That the undersigned, [Name], owner of the property described in the petition, do hereby petition the Zoning Commission of Baltimore County, Maryland, for a special exception to the [Zoning Ordinance] to allow the use of the property for [Use].

That the undersigned, [Name], owner of the property described in the petition, do hereby petition the Zoning Commission of Baltimore County, Maryland, for a special exception to the [Zoning Ordinance] to allow the use of the property for [Use].

TO ZONING COMMISSION

THAT I HEREBY REQUEST THE ABOVE PETITION FOR SPECIAL EXCEPTION AND REQUEST THAT IT BE GRANTED.

NOT: [Signature]

ATTEST: [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William L. Ransom
To: Zoning Commission
From: [Name]
Subject: [Subject]

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

[Signature]
Director of Planning and Zoning

RE: [Subject]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
1111 [Address]
[Signature]
[Title]

CERTIFICATE OF PUBLICATION
BALTIMORE COUNTY, MARYLAND

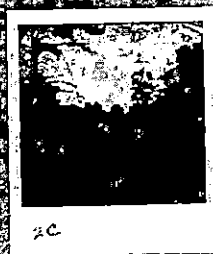
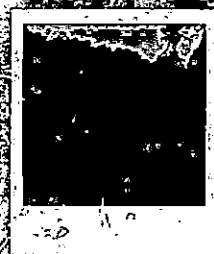
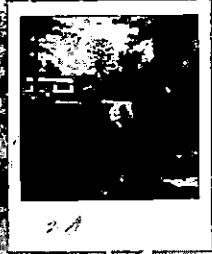
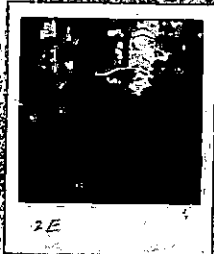
That the undersigned, [Name], do hereby certify that the above petition for special exception was published in the [Newspaper], a weekly newspaper printed and published in [Town], Baltimore County, Md., on the [Date] of [Month], 19[Year], the [Day] of [Month], 19[Year], the [Day] of [Month], 19[Year], appearing on the [Page] of [Volume], [Year].

PETITION MAPPING PROGRESS SHEET

FUNCTION	Map		Original		Copy		Index		ZOD Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Done										

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
1111 [Address]
[Signature]
[Title]

CERTIFICATE OF PUBLICATION
TOWNSHIP, MD. [Name], 19[Year].
THIS IS TO CERTIFY that the annexed advertisement was published in the [Newspaper], a weekly newspaper printed and published in [Town], Baltimore County, Md., on the [Date] of [Month], 19[Year], the [Day] of [Month], 19[Year], the [Day] of [Month], 19[Year], appearing on the [Page] of [Volume], [Year].
THE JEFFERSONIAN
[Signature]
Cost of Ad. returned, \$ [Amount]



4-10
OF
JUN 19 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon

Date: June 18, 1964

FROM: Samuel A. Bellestri

SUBJECT: Silver Spring Road Area
Sanitary Sewer Project

82-281-X

Currently, the Baltimore County Bureau of Land Acquisition is acquiring construction areas and utility easements for the construction of sanitary sewers for the subject area. The extension of the sewer system was initiated by the County Health Department to correct failing private disposal systems.

For us to construct this system it is necessary to acquire a construction area from the Richard O. Huffman property on Winding Way. As a basis for recent zoning on this property, it was necessary that a buffer area of trees be maintained on the Huffman property. Our construction will require the removal of some trees in this buffer area and the property owner is concerned that the granting of this construction area will jeopardize the zoning.

Based upon a conversation with Mr. Paul Y. Rickman of this office, you indicated that the current zoning will not be affected by this construction. We are proceeding on this basis and will advise the property owner accordingly.

We are attaching a print of construction drawing 83-0905, File 1, showing the construction area to be acquired.

Samuel A. Bellestri
SAMUEL A. BELLESTRI, P.E.
Chief, Sanitary Sewer Design
and Approval Section

SAB:PYR:hnm

Attachment

cc: G. A. Shaffer
File



IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63, Perry Hall, Maryland 21128-0063 perryhallmail@gmail.com
www.perryhallmaryland.org

July 6, 2017

The Honorable John E. Beverungen
Administrative Law Judge
Jefferson Building
Towson, MD 21204

Re: Zoning Case 2017-0301-SPHA

Dear Judge Beverungen

I write to you today to express opposition to case 2017-3001-SPHA 8650 Winding Way for several reasons

As a community advocate association, we have heard from several residents of Winding Way that they received late notice of the hearing due to sign placement. Though it appears the signage was properly displayed, the property is primarily a business property at the dead end of the street with some obscurity due to a long driveway and landscaping. None of the residents would have cause or reason to travel to the location of the sign and it is not seen in normal, everyday travel. In speaking with a resident, there appears to have been no outreach or attempt to communicate with the neighbors, either in person or by mail, of the application for special exception.

At minimum, the case should be postponed until the residents have time to submit input.

The PHIA is principally opposed to the application as it is outside existing 2017 zoning for the location.

This once small, single residential type daycare has now grown into a primary business location with 4 buildings, 2 outdoor pools, a playground and utilization of an adjacent residence for parking of 5 small passenger busses. The original business was approved under DR 5.5 in 1982. It is believed that sometime after 1997, the zoning changed to the existing DR1, thus indicating the community and county preference of reducing the use and density of the property. While it is generally our position to support property owners' rights, that opinion changes when those rights begin to affect others. While this is a small community of less than 20 residences, the bulk of the traffic is generated by the one property in question. It appears that there have been several

special exceptions #95-291-SPH, #89-7-SPHA, #87-329-SPH, #82-289-X to allow expansion of this business over the years. At what point does this have a limit? It also appears that some exceptions have been based on the 1982 zoning as opposed to the zoning in place at time of application. What is the purpose of current zoning if outdated zoning is continued to be utilized? Additionally, although not certain, it is believed that this was approved as a "class b" day care/school facility which to the best of my research has a limit of 40 children. Clearly, if expansion is needed, the intent is to add additional children. What will the actual "enrollment" be and what impact will this have on the community in relation to transportation routes?

I have driven down the street, and it is a narrow paved residential road with several ninety degree turns. I have been told and have personally experienced the difficulty of 2 vehicles passing at some points. Often, one vehicle must travel on the lawn of a private residence. As evidence, several have placed large stones and other obstacles to protect their property from such action. There are no sidewalks, and with the high school bus stop being at Silver Spring road, children are walking without buffer while daycare busses and private vehicles are traveling the narrow road at the same peak periods. This is a safety issue that would be compounded with additional expansion. This business, White Marsh Childcare, has 2 other locations within 5 miles that are in commercial, non-residential areas that would be more appropriate for expansion.

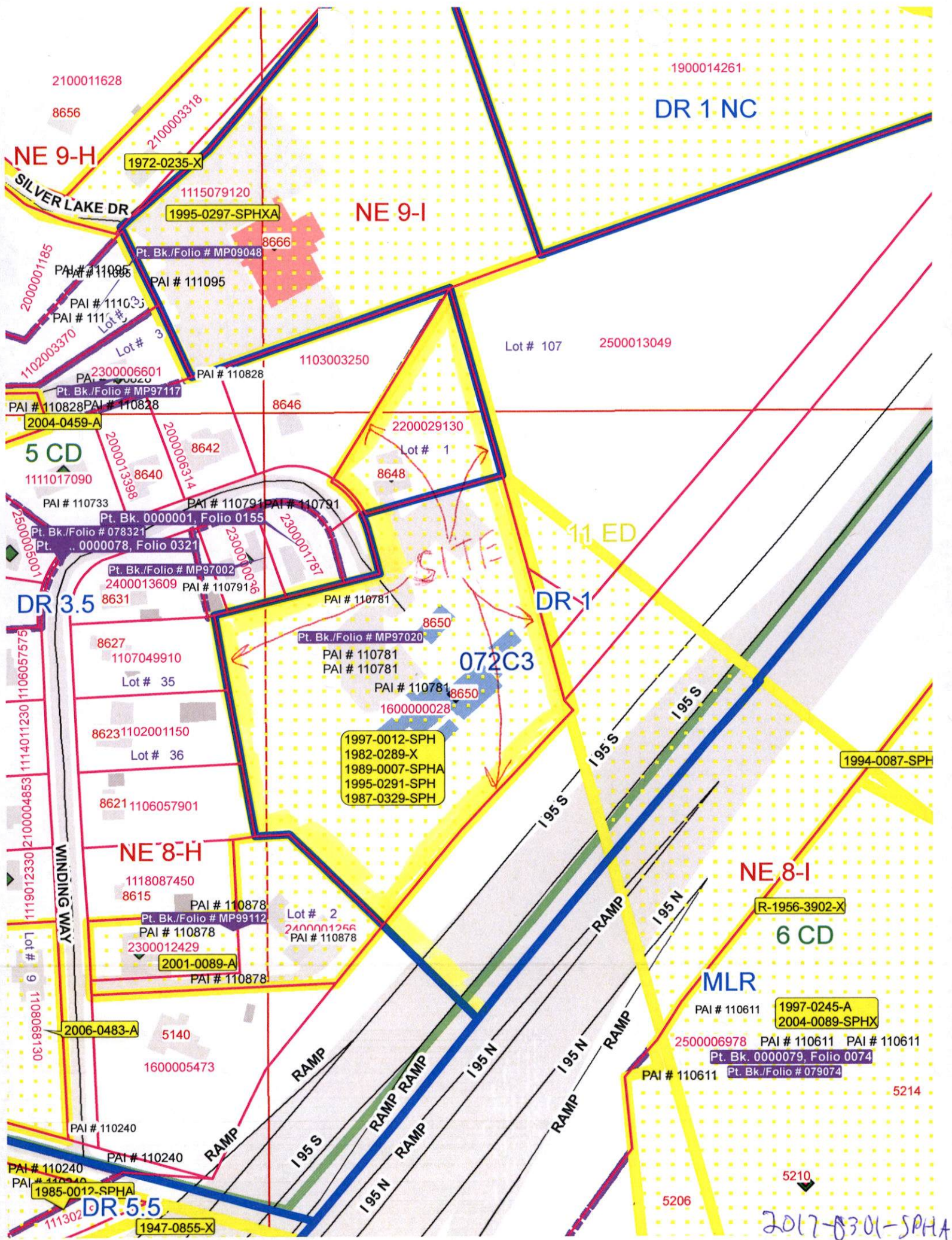
In summary, we are opposed to the expansion in general. More strongly, we feel that if a building is erected as matter-of right, that it be done following existing 2017 zoning, and not allowing the requested rear setback of 42 ft vs the required 50, as well as the 11 ft side setback as opposed to the 40ft required. We also support consideration of exception to traffic calming rules, (dead-end street) should the community request it.

Please feel free to contact me at 410-256-4373 if you have any questions or need any additional information.

Very truly yours,

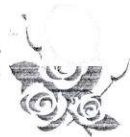
Jack Amrhein

Jack Amrhein
President, Perry Hall Improvement Association





White Marsh Child Care I May 2017 News



Dear Parents,

May 1st begins Teacher Appreciation Week. Teacher Appreciation Week is the perfect time of the year to show your appreciation to the teachers for the effort they put in each day to teach and care for all of the children here at WMCC.

In May we're celebrating Memorial Day. Memorial Day is a day of remembrance of those who have died in our nation's service. So on this day, while you are enjoying company and cookouts, please take a moment to remember the fallen soldiers who have served our country and those overseas right now. Reminder: WMCC is closed for Memorial Day.

We'd like to welcome our new friends to the center: Vivian C, Finn C, and Michael S in Baby Giraffes; Ryan V in Playful Pandas; and Hailey V in Red Robins.

Just a few reminders: Pizza lunch will be on Thursday, May 11th and Chick-fil-a lunch will be on Thursday May 25th. Please complete the attached order form and return it to your child's teacher by Friday, May 5th.

May will be the last month for ordering Hot Lunches. We will discontinue them for the summer months and continue them in the fall with the start of the school year.

Scholastic book orders and money (checks made payable to Scholastic Book Clubs) are due by 9 a.m. on Wednesday, May 10th.

Summer is just around the corner! If you'd like more information about our Summer Camp Program for your school-age child or to sign your child up for Summer Camp, please see Mary.

We are offering swim lessons for the children during the summer. If your child is potty-trained and you are interested, we have two sessions available. Each session is four weeks. To register your child or for questions, please see Becky.

Mother's Day is May 14th. We will be having muffins for moms to celebrate our mothers on Friday, May 12th.

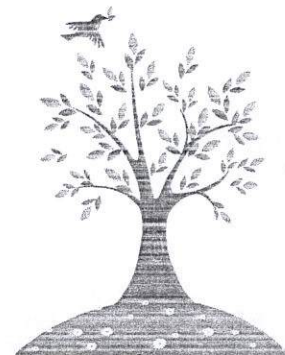


Favorite Fun Days!

5/3 → Flower Day
5/12 → Cartoon Character Day
5/16 → Black & White Day
5/23 → Neon Day
5/26 → Stars & Stripes Day
5/31 → "Un-Birthday" Day

Mother's Day

Don't forget about
BASEBALL FRIDAYS
every Friday in May. Be sure to
arrive sporting
your favorite team!
LET'S GO O'S!!





White Marsh Child Care 1 May 2017 News



If your child is going into Kindergarten in the Fall, you may have received a form from his/her home school called the "Kindergarten Readiness Checklist". Please send in the form to Ms. Becky for us to complete to help ease the transition into Kindergarten.

Some parents have already started to bring in sunscreen for their child. If you haven't brought it in and would like to, please send in your sunscreen and a completed medical form with it. We will apply sunscreen each time the children go outside.

Leaping Lizards Pre-K Graduation will be held on Wednesday, May 17th. Wise Owls Pre-K Graduation will be held on Thursday, May 18th. Brown Bears Pre-K Graduation will be held on Friday, May 19th. Families of the graduates are all welcome and encouraged to join us. Please keep an eye out for the invitation. Please note: parking is very limited for this event, and we are asking families to limit their guests to two. Good luck to all our graduates on their special day!

Just a reminder: as your child is given immunizations, we need to receive notice from your child's doctor in order to update our files. We will accept copies of your child's immunization record book with a doctor's signature next to each immunization. If you have any questions, please see Karen.

Please drive slowly in our local neighborhood!
Always be aware of your speed.

If you have any questions, please feel free to contact the center at the following numbers:

Main center number: 410-931-0555

Bookkeeper: 410-931-6794

Fax number: 410-931-9718

Warmest Regards,
Becky and Karen



BIRTHDAY CORNER



Rebecca Johnson-5/3
Avery Miller-5/3
Anta Mbow-5/4
Bryce Ditzel-5/12
Katelyn Hagood-5/12
Riley Keefer-Sprecher-5/12
Jackson Orlando-5/13
Connor Hack-5/15
Maura Wedmore-5/17
Josie Hays-5/19
Gracen Sullivan-5/20
Elijah Carberry- 5/21
Nathanael Ademuwagun-5/23
Jaxon Bedsworth-5/25
Gemma Fotheringham-5/26
Victoria McCullough-5/26
Thomas Buckley-5/27

STAFF BIRTHDAYS

HC: Ms. Brianna-5/15
BS/HC: Ms. Sheree-5/21
PP: Ms. Brenda- 5/26



"YES"

COOPERATION: TURNING "NO" INTO "YES"

Encouraging children's sense of fun and imagination often motivates young ones to do chores and routine tasks that aren't always fun.

Although a game approach isn't foolproof, more often than not it will minimize conflict and help children to act more independently.

- A toddler can pretend his rolled-up socks are a ball to be "tossed" into the laundry basket.
- Putting on shoes is quite boring for a three-year-old but visiting a pretend shoe store and trying them on for size may be quite appealing.
- A seven-year-old may eagerly pick up his room if encouraged to be a "human vacuum cleaner." This "cleaning machine" can make all sorts of noises for special effects.

HERE ARE SOME OTHER GAMES THAT CAN BE ADAPTED FOR CHILDREN OF DIFFERENT AGES

GETTING DRESSED

Turn your child into a robot with fast and slow buttons (a nose or an ear). She can choose whether she wants to get dressed quickly or slowly, and you can help by operating the buttons! Try the "Let's see if you can get dressed by the time I count to twenty" approach. Count slowly enough to ensure success. Hopefully, the next day your child will want to break her record.

BATH TIME

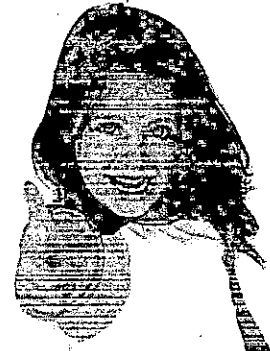
Let your child select a few safe kitchen utensils to bring into the tub. A younger child will have fun with a plastic spatula, measuring cups and sieves. An older child can play with whisks, and shaving cream.

Children will have fun kicking up a storm while wearing goggles and swimsuits in the tub. They also love playing with spray bottles. Don't forget to set up a few rules, and spread a couple of towels on the floor to soak up accidental splashes. Put stickers on the ceiling for a distraction during hair washing. Ask your child what animal they want washing their hair, then use your fingers to scratch like a squirrel or hop like a rabbit on their head.

CUTTING FINGERNAILS

Sing "Where is Thumbkin?" Ask for individual fingers by name (pointer, tall man, ring finger, and pinkie). Toes can be "Little Piggies," and you and your child can recite nursery rhymes while you clip.

"YES" "YES" "YES"



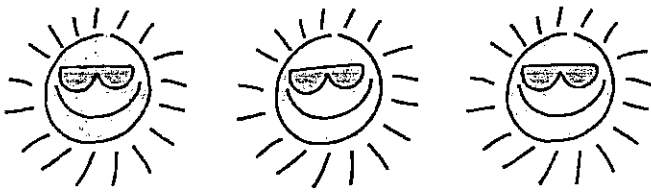
CLEAN UP

Give children scoops or tongs to use to pick up toys off the floor. The challenge of using a tool will make children forget they are actually cleaning!

Put on music and do the clean up dance. The object is to be done by the end of the song or CD. Vary this game by periodically switching the music off, at which point children can "freeze." When the music resumes, so does the cleaning.

Children are a great excuse to invite fun into daily life, so use your imagination and give game playing a try!

PERSONAL PARENTING



Summer is Coming It's Time for Ice Pops!

Make homemade ice pops by pouring fruit juice into an ice tray. When partially frozen, place a craft stick into each pop and freeze until firm.

These special treats are yummy, but they can be messy! Try this idea to do away with sticky fingers, clothing, and floors. Save plastic lids from margarine tubs and cut small slits in the top. Slide the stick into the lid. Now you have a drip pan for drippy treats!

Bring It On Home Bag

Kids have so many things to bring home at the end of the school year. They may find a stray mitten in the lost and found or a new box of crayons barely used in the back of their desks. **Help them get everything back home with this idea.**

Purchase a canvas bag at your local craft store. Provide markers and let your children create whatever they want. Not only are they cleaning out their cubbies and desks, they're creating something they can use again and again.



Transitional Objects

Transitional objects have been around for a long time. Think Linus with his blanket in Charles Schulz's *Peanuts* cartoon dating from the 50's.



Children get attached to a particular thing because it acts as a bridge between parents and the outside world. **The beloved object may be a stuffed animal or blanket, but parents soon learn that it is precious and substitutes don't comfort in the same way.**

Children and parents who have misplaced or left behind a treasured object will identify with *Knuffle Bunny: A Cautionary Tale*, by Mo Willems. The book follows Trixie and her dad back to the Laundromat where a beloved bunny was left behind.

Of course, there is a happy ending!

Kiwi: Super Fruit for Super Kids

This fuzzy little fruit is packed with fiber and antioxidants. It also provides vitamins C and E, calcium, iron, and many other vitamins and minerals.

Serve it in slices or cut a kiwi in half and let kids scoop out the tangy fruit for a quick and super healthy snack!



Preventing Tip-Over Accidents

Children are naturally curious about everything! And that can lead to trouble as they climb on bookshelves, chests, and TVs. Of course you will instruct your children not to climb on these items but that is definitely not enough. A child in the U.S. dies every two weeks from a tip-over accident.

When it comes to safety of furniture and appliances, anchoring is key. Always attach furniture to the wall with the proper hardware. Flat-screen TVs must be securely anchored and regular TV's should only be placed on a TV stand or a media center. Cords and cables should be placed out of sight. **Check out the blog: Safetymom.com for more tips on creating a safe home for your family.**

EXPLORING WITH WATER

WATER WORDS

Ask your child to think of some water words. Here are a few to get you started:

puddle, lake, swim,
waterfall, rain, river



Water provides many opportunities for children—from science to pretend play. It's usually close at hand, inexpensive, and occupies children for hours. What could be better? Remember to always supervise children when they play with water.



SCIENCE WITH WATER

- Collect rainwater in a bucket and observe.

How can you measure water?

What color is it?

- What floats in water?

Try a pencil.

Try a rock.

Water a plant.

Where does the water go?

Will the water help the plant grow?

- Make sounds with water.

Make a dripping sound.

Make a splashing sound.

- Blow bubbles with a straw into a cup of water.

What is inside the bubbles?

What color are the bubbles?

- Pour water into bottles.

Use a funnel. Pour from big bottles into little bottles.

- Mix water and dirt together.

How does it feel?

What can you build?

PRETEND PLAY WITH WATER

- Make lemonade and set up a lemonade stand.
- Wash doll clothes and hang them on a line.
- Set up a car wash for miniature cars.
- Paint the swing set with water.
- Build castles in the sandbox.

ART WITH WATER

- Spray colored water onto paper.
- Paint with watercolors and brushes on newspapers or paper bags.
- Sprinkle powdered tempera paint on paper and drizzle water on top.

FUN WITH WATER

- Take a bath with a beach ball.
- Squeeze out a sponge.
- Splash in a puddle.
- Walk outside in the rain.
- Wash your bicycle.
- Play in the sprinkler.
- Give the dog a bath.

White Marsh Child Care Center

Summer Camp

2017

Dear Parent's,

We will be offering swim lessons for children ages three (potty trained) and up. If you are interested in swim lessons for your child this summer, we will have 2 four week sessions this year.

The fee for one session is \$95.00 which must be paid when signing your child up. Our first session will run from June 19th to July 14th. The second session will run from July 17th to August 11th.

We have three certified lifeguards with CPR/First Aid training who will instruct the children.

The children will be given swim lessons for 30 minutes each day for four weeks.

Sessions are available for the following time slots: 9:00 a.m.-9:30 a.m., 9:30 a.m.-10:00 a.m., and 10:00 a.m.-10:30 a.m. For lesson time, children will be grouped together according to age.

If you are interested, please complete the form below and return with payment as soon as possible. A space cannot be guaranteed until payment is received. Lessons are on a first come first serve basis and payment is nonrefundable.

Swim Lessons

Child's Name: _____

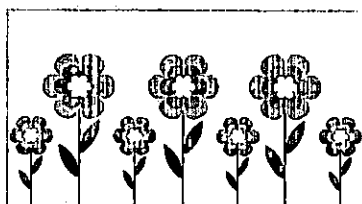
Please circle the session you prefer:

Session One: June 19th-July 14th

Session Two: July 17th-August 11th

May 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
	1	2	 Flower Day! 3	4	Cinco de Mayo! 5 Hot Lunch Money Due	6 National Nurses 	
Teacher Appreciation Week!							
7	8 SJ Closed No BCPS Preschool or Kindergarten	9 No BCPS Preschool or Kindergarten	10 Scholastic Orders Due 	11 Pizza Lunch 	12 Cartoon Character Day! Muffins for Moms 	13	
	14	15	16 Black and White Day 	17  Leaping Lizards Graduation at 10	18  Wise Owls Graduation at 10	19 SJ Closed  Brown Bears Graduation at 10	20 Armed Forces Day 
21	22	23 Neon Colors Day! 	24	25 Chick-fil-a Lunch 	26 SJ out at 12:00 MSB out early Stars and Stripes Day 	27 First of Ramadan 	
28	29 Memorial Day  WMCC and all schools closed	30 PHC out at 11:45 MSB Off	31 PHC out at 11:45 "Un-Birthday" Day! 				



White Marsh Child Care
Center

BCPS-Baltimore County Public School
 SJ-St. Joe's
 R-Redeemer
 PHC-Perry Hall Christian
 MSB-School for the Blind

May Hot Lunch Order Form

PIZZA LUNCH

Pizza Lunch will be **Thursday, May 11th**. If you would like your child to participate, please fill out the form below and return it to your child's classroom with correct payment (in cash) no later than **May 5th**. Pizza lunch will include: pizza, vegetable, and milk. The cost of pizza lunch is \$3.00.

CHICK-FIL-A LUNCH

Chick-fil-A lunch will be **Thursday, May 25th**. If you would like your child to participate, please fill out the form below and return it to your child's class with correct payment (in cash) no later than **May 5th**. Chick-fil-a lunch will include: nuggets, fruit cup, milk, and a prize. The cost of Chick-fil-A lunch is \$4.00 for 4-piece nugget meal and \$4.75 for 6-piece nugget meal.

Hot Lunch Order

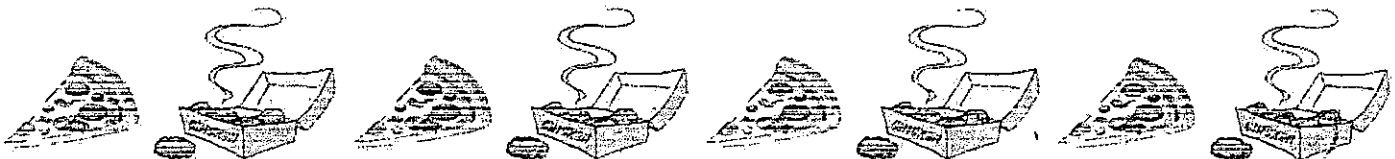
Child's Name: _____ Classroom: _____

_____ Pizza Lunch - \$3.00

_____ Chick-fil-A - 4 piece meal - \$4.00

_____ Chick-fil-A - 6 piece meal - \$4.75

_____ Total Enclosed





White Marsh Child Care

June 2017 News



Dear Parents,

This month we are celebrating summer on the calendar...hopefully the weather will start as well! As we transition from Spring to Summer on June 21st, it is very important that we remember a few summer safety tips to beat the heat: Remember to use sunscreen at least 30 minutes before going outside, even on cloudy days and remember to reapply after 2 hours and after swimming. For young children and babies, use brimmed hats to provide shade to face and neck. Remember to wear lightweight clothing; cotton is great! The most important thing is to **STAY HYDRATED**. Be sure you and your children are drinking plenty of water during hot days to help avoid any illness due to extreme heat.

Summer Camp is almost here! Camp officially starts June 12th. Our School Age room is available for care before the official start date if your child's school ends earlier.

Parents: Please do **not** leave your car idling when dropping off or picking up your child. Also, please be aware of your speed in the local neighborhood.

Pizza Lunch and Chick-fil-a Lunch are discontinued for the summer months. We will restart these lunches in September.

If your child is potty trained and you are interested in having him/her take swim lessons, limited space is available. The cost is \$95.00 per session for half an hour each day for four weeks. Payment is due when signing up your child to guarantee them a space. Payment is non-refundable. First session begins June 19th and ends July 14th. Second session begins July 17th and ends August 11th. Any questions, please contact Becky.

Remember that children must arrive by 9 a.m. to be included for snack and for staffing purposes. If your child will be late or absent for the day, please call the center by 9 a.m.

Just a reminder to all parents: we require a written two week notice if your child will be withdrawing or changing status, even if it is just for the summer.



Favorite Fun Days!

6/6 → Baltimore Day
6/14 → Flag Day
6/21 → "Sun" Day
6/23 → Rainbow Day
6/27 → Fruit Day

(Wear clothing that represents all the above!)





White Marsh Child Care June 2017 News



We will be celebrating Father's Day on Friday, June 16th from 7 a.m.-9 a.m. with donuts for all dads when dropping off children at daycare.

Pre-School class Splash Pad days begin the week of June 12th. Designated class Splash Pad days and times are attached. All children using the Splash Pad will need the following items labeled with their name: bathing suit, towel, and a separate bag for all items. Plastic grocery bags are not allowed.

Medication forms must be signed and returned to your child's teacher for sunscreen to be applied to your child. Sunscreen should be brought from home, labeled with the child's name and given to their teacher. Please be sure to always try the particular sunscreen brand at home first in case of reaction.

Please remember that children must wear closed-toed shoes. This allows for safe playing while inside and out. If you haven't done so already, please be sure to check your child's extra clothing bin to be sure the clothing size is accurate and seasonally appropriate.

Please note our Summer Weather Policy: Code ORANGE: Children may go out at any time of the day for no longer than 20 minutes each time. Code RED: Children may go out until 11am ONLY and for no longer than 20 minutes each time. After 11am, the children may not go outside the rest of the day. The only exception to this policy is that children who are scheduled to swim or use the Splash Pad may do so at any time. Please understand that it is an Office of Child Care regulation that ALL children go outside at least twice per day (weather permitting). As stated in the Parent Handbook, if your child has a health condition restricting him/her from going outside on hot days or when the air quality is poor, it is best that your child remain at home. Thank you for your understanding in this matter.

In order to keep our children safe, please be sure to always pull our doors shut tightly behind you upon entering and leaving the buildings. PLEASE watch your child in the parking lot-keep a tight hold of their hand!

Try to stay cool! ☺
Sincerely,
Becky and Karen



BIRTHDAY CORNER



Summer Hammond 6/3
Caleb Lange 6/3
Owen Hagood 6/7
Emi Almon 6/12
Kaylee Busatti 6/12
Aria Howell 6/17
Timothy Dennis 6/18
Ava Fuentes 6/18
Lucia Giumento 6/20
Aubrey Horwath 6/24
Colton Miller 6/25
Presaya Harris 6/28

STAFF BIRTHDAYS

BG- Ms. Vonda 6/8
SA- Ms. Czarina 6/14
BS- Ms. Nancy 6/28

St. Jude's Trike-a-Thon Update

We are proud to announce that WMCC raised \$2,392.58 in our recent Trike-a-Thon! Those funds were matched by Ms. Betty, bringing the grand total to \$4,785.16. !!

WOW!!!



White Marsh Child Care Center

Summer Camp

2017

Dear Parent's,

We will be offering swim lessons for children ages three (potty trained) and up. If you are interested in swim lessons for your child this summer, we will have 2 four week sessions this year.

The fee for one session is \$95.00 which must be paid when signing your child up. Our first session will run from June 19th to July 14th. The second session will run from July 17th to August 11th.

We have three certified lifeguards with CPR/First Aid training who will instruct the children.

The children will be given swim lessons for 30 minutes each day for four weeks.

Sessions are available for the following time slots: 9:00 a.m.-9:30 a.m., 9:30 a.m.-10:00 a.m., and 10:00 a.m.-10:30 a.m. For lesson time, children will be grouped together according to age.

If you are interested, please complete the form below and return with payment as soon as possible. A space cannot be guaranteed until payment is received. Lessons are on a first come first serve basis and payment is nonrefundable.

Swim Lessons

Child's Name: _____

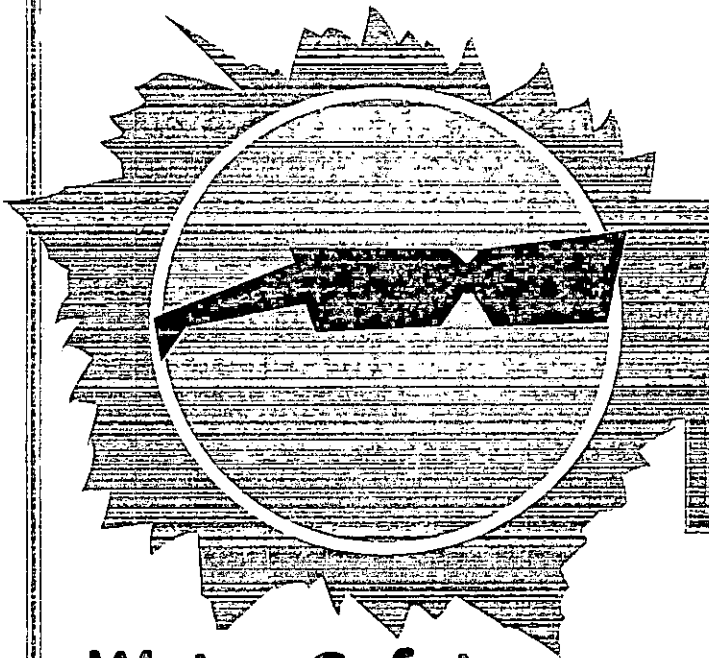
My child has my permission to swim in the pool at White Marsh Child Care Center 1.

Parent's Signature: _____ Date: _____

Please circle the session you prefer:

Session One: June 19th-July 14th

Session Two: July 17th-August 11th



SUMMER SAFETY

Water Safety

Children love to play in water. However, each year many young children drown in swimming pools, lakes, and other bodies of water. It's important to remember that water hazards also exist in and near the home.

Some things you can do:

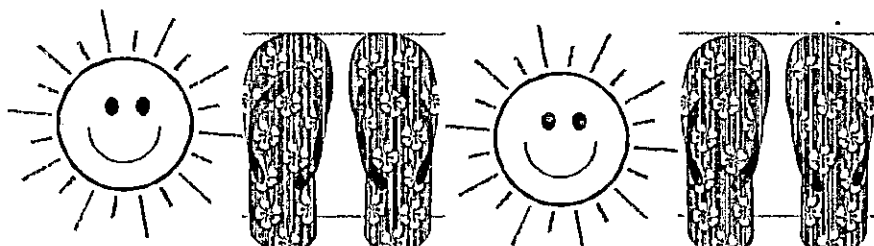
- Learn CPR and know how to get emergency help.
- Enroll your child in swimming lessons. **Check with organizations such as the American Academy of Pediatrics for age guidelines.**
- Never leave children around water unsupervised.
- Empty all buckets, pails, and wading pools completely after each use. Drowning can occur in less than two inches of water in a matter of seconds.
- Use a rigid, lockable cover on a hot tub, spa, or whirlpool, or fence in all four sides as you would a swimming pool.



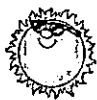
Car Safety

Cars can be deadly for children left or trapped inside on a summer day. Even with the windows cracked, a car's inside temperature can reach 130 degrees in just fifteen minutes. Remember these tips from the National Safe Kids Campaign.

- ✓ Never leave your child alone in the car.
 - ✓ Always lock your car when not using it.
 - ✓ Keep the keys out of children's reach.
 - ✓ Keep the trunk locked.
 - ✓ Make sure your car is fitted with a trunk release mechanism.
- Cars can be retrofitted by your auto dealership.
- ✓ If your child accidentally locks himself in and you can't get him out, call the police immediately.



June 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 R out at 2 p.m.	Starz Dance 3 Performances 10 a.m./12 p.m.
4 PHC Last Day for Kind. Hearing & Vision Screening	5	6 Hearing & Vision Screening Baltimore Day! 	7 PHC Last Day-out @11:45 SJ out at 12	8 SJ out at 12	9 R Last Day of School SJ out at 12-Last Day	10
11 Splash Pad Opens! Summer Camp Starts BCPS out 3 hours early	12	13 BCPS out 3 hours early-Last Day	14 Flag Day  Scholastic Book Orders Due	15	16 Donuts for Dad! 	17
18 Father's Day!	19	20	21 Summer Begins! Sun Day! 	22	23 Rainbow Day! 	24
25 	26 Eid al-Fitr	27 Fruit Day! 	28	29	30	

BCPS-Baltimore County Public School
 SJ-St. Joe's
 R-Redeemer
 PHC-Perry Hall Christian
 MSB-School for the Blind

White Marsh Child Care Center



Dear Parents,

Our Pre K classes will begin using the Splash Pad the week of June 12th!

Splash Pad days and times are as follows:

<u>Monday:</u>	Red Robins- 10:00-10:30
<u>Tuesday:</u>	Playful Pandas- 9:00-9:30 WM3-10:00-10:30
<u>Wednesday:</u>	Busy Spiders I and II- 9:30-10:00 Green Frogs- 10:00-10:30
<u>Thursday:</u>	Hungry Caterpillars I and II- 10:00-10:30
<u>Friday:</u>	Brown Bears- 10:00-10:30

Please remember to send your child to the Center in his/her swimsuit as this makes for an easier transition to water play. If your child isn't potty trained, please pack a swim diaper. Be sure to pack a towel with your child's name on it. Any additional water-play items should be brought in a separate bag labeled with his/her name on all items. Plastic grocery bags are **not** allowed.

See your child's teacher for any additional questions. ☺

One Minute Safety Seat Checklist

Source: National Highway Traffic Safety Administration
www.nhtsa.dot.gov/people/injury/childps/ChildSS/OneMinuteChecklist/Index.htm!

Using a safety seat correctly makes a big difference. A child safety seat may not protect a child in a crash if it isn't used correctly and installed properly in your vehicle. *Take a minute to Check To Be Sure...*

- All children age 12 and under should ride properly restrained in the back seat!!!
- Never place a child safety seat in the front seat where a front mounted passenger air bag is present.

Do You Have and Understand the Instructions?

- Always read the child seat use and installation instruction manual.
- Read your vehicle owner's manual seat belt and child seat installation section.

Does Your Child Ride in the Correct Safety Seat?

- Infants, from birth to about age one, and at least 20 pounds should ride in the back seat in a rear facing safety seat.
 - Harness straps should be at or below the infant's shoulders.
 - Harness straps should fit snugly. The straps should lie in a relatively straight line without sagging.
 - The harness chest clip should be placed at the infant's armpit level. This keeps the harness straps positioned properly.
- Infants weighing 20 pounds or more before one year should ride in a safety seat rated for heavier infants (some convertible seats are rated up to 30-35 pounds rear facing).
- Children over one year and at least 20 pounds may ride forward facing in the back seat. Children should ride in a safety seat with full harness until they weigh about 40 pounds.
 - Harness straps should be at or above child's shoulders.
 - Harness straps should be threaded through the top slots, in most cases.
 - Harness should be snug. Straps should lie in a relatively straight line without sagging.
 - Harness chest clip should be at the child's armpit level, which helps keep the harness straps positioned properly on the child's shoulders.

The Lower Anchors and Tethers for Children (LATCH) System is designed to make installation of child safety seats easier by requiring child safety seats to be installed without using the vehicle's seat belt system. As of September, 1999, all new forward facing child safety seats (not including booster seats) have to meet stricter head protection requirements, which calls for a top tether strap. This adjustable strap is attached to the back of a child safety seat. It has a hook for securing the seat to a tether anchor found either on the rear shelf area of the vehicle or, in the case of mini-vans and station wagons, on the rear floor or on the back of the rear seat of the vehicle. As of September 2000, all new cars, minivans, and light trucks have this tether anchor.

As of September 2002, two rear seating positions of all new cars, minivans, and light trucks come equipped with lower child safety seat anchorage points located between a vehicle's seat cushion and seat back. Also, all new child safety seats will have two attachments which will connect to the vehicle's lower anchorage attachment points. Together, the lower anchors and upper tethers make up the LATCH system.

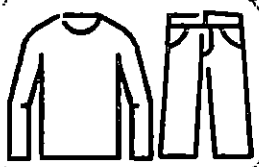
Children between 40-80 pounds should ride in the back seat in a belt-positioning booster seat, which uses the adult lap and shoulder belt. Booster seats should be used until the adult lap and shoulder belt fit children properly.

- Belt-positioning boosters can only be used with both the lap and shoulder belt across the child. The shoulder belt should be snug against the child's chest, resting across the collar bone. The lap belt should lay low across the child's upper thigh area.
- Boosters should be used as "in between" safety devices for children over 40 pounds who have outgrown a forward-facing child seat.
- Booster seats should be used until the child can sit with his/her back against the vehicle seat back cushion, knees bent over the seat cushion edge, and feet on the floor, approximately 4'9".

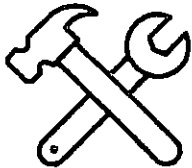
If only a lap belt is available in the rear seating positions, an option may be to contact the vehicle dealer to see if retrofit shoulder belts can be installed. Another option may be to install products that can be used with a lap belt only such as a specially-made harness or vest. For additional information, contact the Auto Safety Hotline at 1-888-327-4236.

ZAP ZIKA

WRAP UP to protect yourself and your family from Zika



Wear long pants, long sleeved shirts and hats, when concerned about mosquitoes



Repair damaged window and door screens so mosquitoes don't come indoors



Always empty containers that hold water and remove trash to avoid creating mosquito breeding sites



Protect yourself and use an EPA-registered insect repellent according to package directions



Use condoms or abstain from sexual activity if your partner has been in an area with Zika



Pregnant women should delay travel to areas with Zika

Baltimore County Department of Health
Healthy people, living, working and playing in Baltimore County

Gregory Wm. Branch, M.D., MBA, CPE, FACP - Director, Health and Human Services
Baltimore County Executive Kevin Kamenetz and the Baltimore County Council



Help Control Mosquitoes that Spread Dengue, Chikungunya, and Zika Viruses

B Z Z z z.



Aside from being itchy and annoying, the bite of an infected female mosquito (*Aedes aegypti* or *Aedes albopictus*) can spread dengue, chikungunya, or Zika viruses. People become infected with dengue, chikungunya, or Zika after being bitten by an infected mosquito.

- Female mosquitoes lay several hundred eggs on the walls of water-filled containers. Eggs stick to containers like glue and remain attached until they are scrubbed off. When water covers the eggs, they hatch and become adults in about a week.
- Adult mosquitoes live inside and outside.
- They prefer to bite during the day.
- A few infected mosquitoes can produce large outbreaks in a community and put your family at risk of becoming sick.

Protect Yourself, Your Family, and Community from Mosquitoes

1.

Eliminate standing water in and around your home:

- **Once a week**, empty and scrub, turn over, cover, or throw out items that hold water, such as tires, buckets, planters, toys, pools, birdbaths, flowerpots, or trash containers. Check inside and outside your home.
- Tightly cover water storage containers (buckets, cisterns, rain barrels) so that mosquitoes cannot get inside to lay eggs.
- For containers without lids, use wire mesh with holes smaller than an adult mosquito.

2.

If you have a septic tank, follow these steps:

- Repair cracks or gaps.
- Cover open vent or plumbing pipes. Use wire mesh with holes smaller than an adult mosquito.

3.

Keep mosquitoes out of your home:

- Use screens on windows and doors.
- Repair holes in screens.
- Use air conditioning when available.



Put plants in soil, not in water.



Drain water from pools when not in use.



Recycle used tires or keep them protected from rain.



Drain & dump any standing water.



Weekly, scrub vases & containers to remove mosquito eggs.

National Center for Emerging and Zoonotic Infectious Diseases
Division of Vector-Borne Diseases





Prevent mosquito bites:

- Use an Environmental Protection Agency (EPA)-registered insect repellent with one of the following active ingredients. All EPA-registered insect repellents are evaluated to make sure they are safe and effective.

Active ingredient	Q
DEET	Find the insect repellent that's right for you by using EPA's search tool*
Picaridin (known as KBR 3023 and icaridin outside the US)	
IR3535	
Oil of lemon eucalyptus (OLE) or para-menthane-diol (PMD)	
2-undecanone	

* The EPA's search tool is available at: www.epa.gov/insect-repellents/find-insect-repellent-right-you

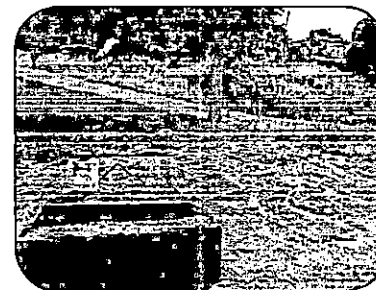
- Always follow the product label instructions.
- Reapply insect repellent every few hours, depending on which product and strength you choose.
- Do not spray repellent on the skin under clothing.
- If you are also using sunscreen, apply sunscreen first and insect repellent second.
- Treat clothing and gear (such as boots, pants, socks, and tents) with permethrin or purchase permethrin-treated clothing and gear.
 - Treated clothing remains protective after multiple washings. See product information to find out how long the protection will last.
 - If treating items yourself, follow the product instructions carefully.
 - Do **not** use permethrin products, intended to treat clothing, directly on skin.
- Wear long-sleeved shirts and long pants.



Keep rain barrels covered tightly.



Weekly, empty standing water from fountains and bird baths.



Keep septic tanks sealed.



Install or repair window & door screens.

For more information, visit:

www.cdc.gov/dengue, www.cdc.gov/chikungunya, www.cdc.gov/zika

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5/31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO Comment</u>
<u>5/17</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>6/26</u>	PLANNING (if not received, date e-mail sent _____)	<u>noobj</u>
<u>5/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>7-6</u>	ADJACENT PROPERTY OWNERS <u>(Cindy Reigner, 8601 Silver Lake Drive)</u>	<u>Objects</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/15/17</u>	
SIGN POSTING	Date: <u>6/17/17</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

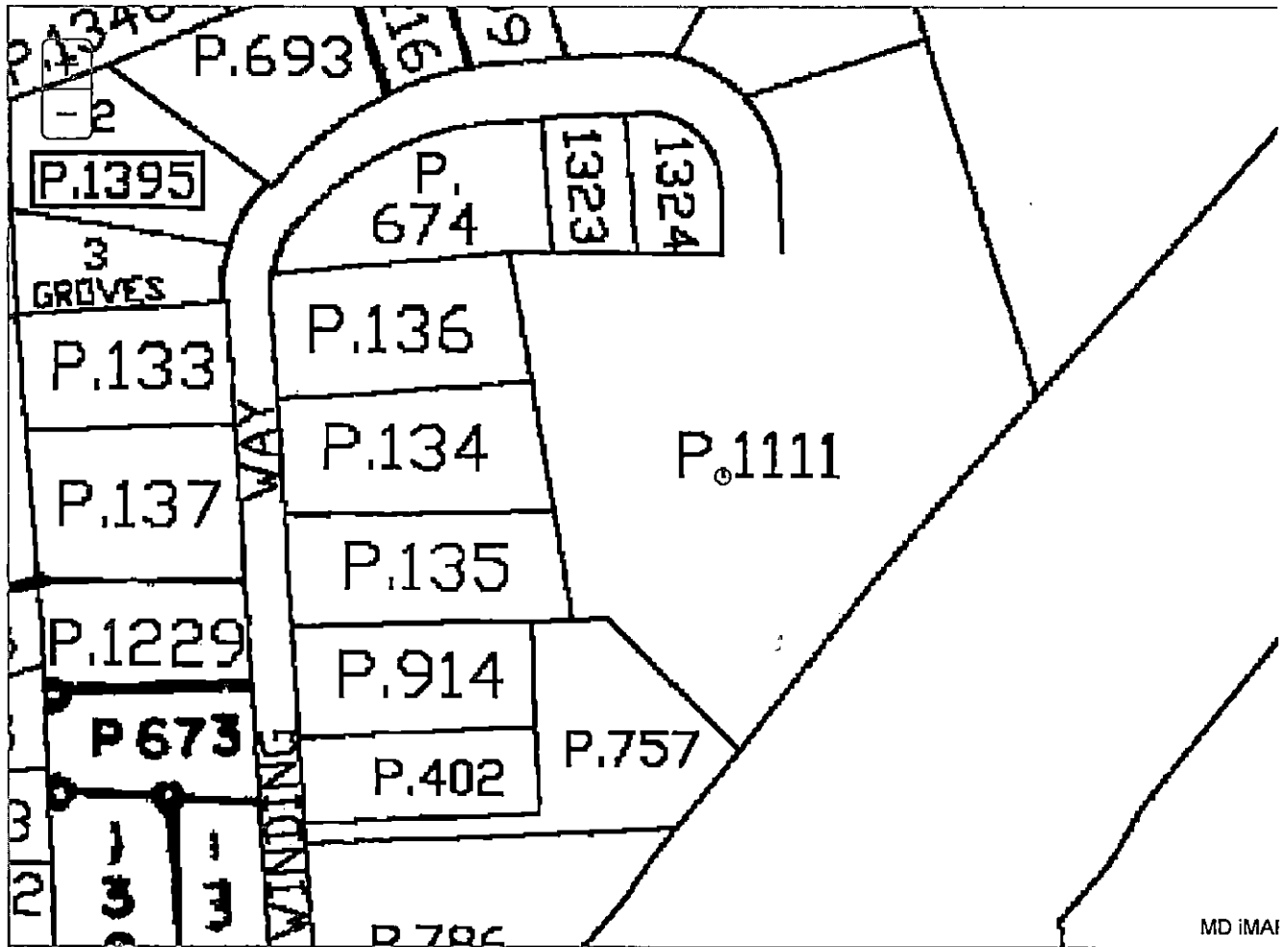
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1600000028			
Owner Information					
Owner Name:	HUFFMAN RICHARD O HUFFMAN ELIZABETH S		Use: Principal Residence:	COMMERCIAL NO	
Mailing Address:	8650 WINDING WAY PERRY HALL MD 21128		Deed Reference:	/05668/ 00561	
Location & Structure Information					
Premises Address:	8650 WINDING WAY 0-0000		Legal Description:	4.13 AC SS WINDING WAY 994FT NE SILVER SPRNG RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0023	1111		0000	2016
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2012	9440	528 SF	4.1300 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		STORAGE WAREHOUSE		1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2016	07/01/2017	
Land:	213,900	213,900			
Improvements	789,800	811,200			
Total:	1,003,700	1,025,100	1,010,833	1,017,967	
Preferential Land:	0			0	
Transfer Information					
Seller: NOTTINGHAM PROPE RTIES INC		Date: 08/20/1976		Price: \$20,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05668/ 00561		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: 11 Account Number: 1600000028



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.

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>).

7/7
1:30 PM

Case No.: 2017-0301-SPHA-8650 winding way

Exhibit Sheet

Petitioner/Developer

LSW
8-17-17

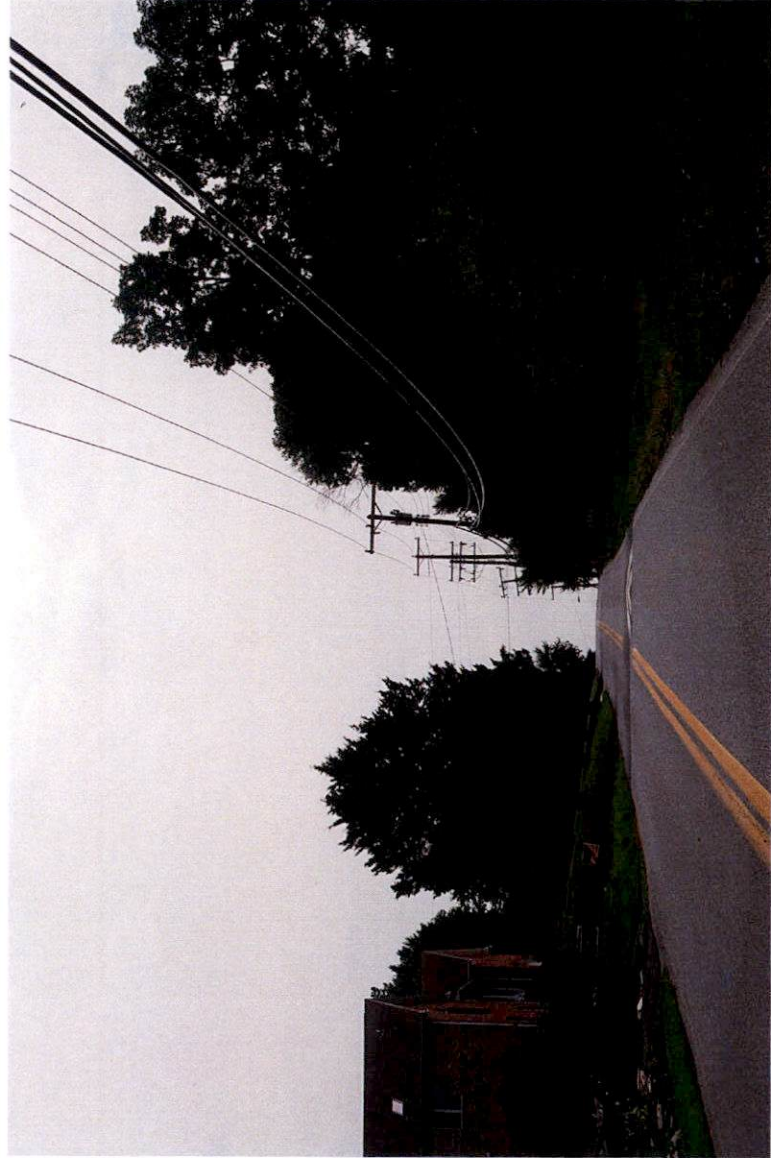
Protestants

Sen
7-17-17

No. 1	site plan	Aerial photo of site.
No. 2	2A - 2Z Photos	
No. 3	3A > 3B } Condemnation deeds	
No. 4	4A > 4B } Boring diagram and Floorplan	
No. 5	Zoning map	
No. 6	Licenses	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBIT 2
7/5/2017 WEDS

A



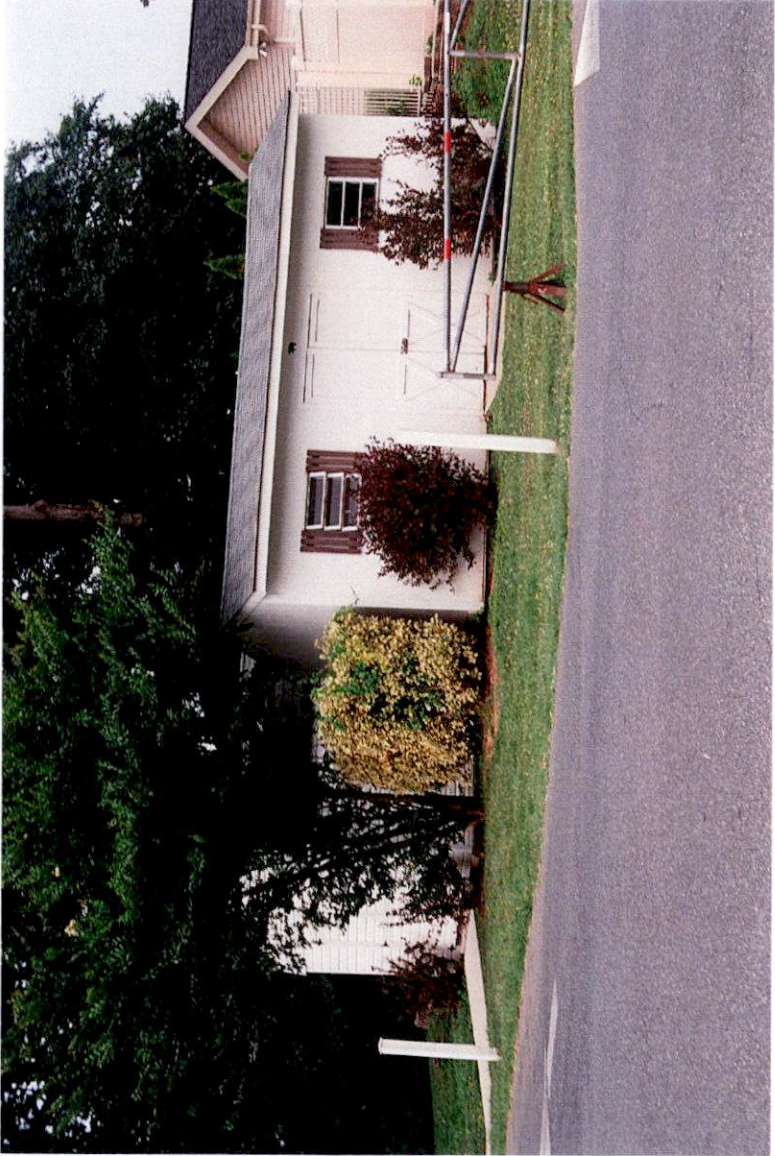
B





D



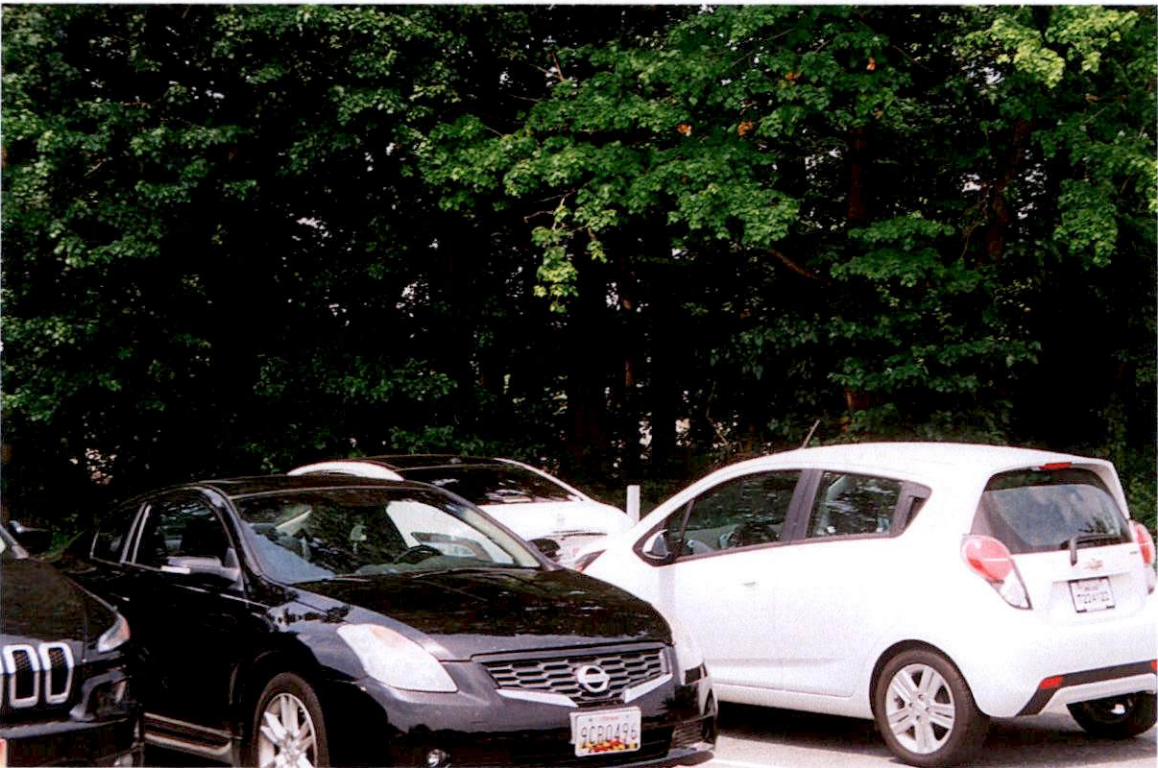




G





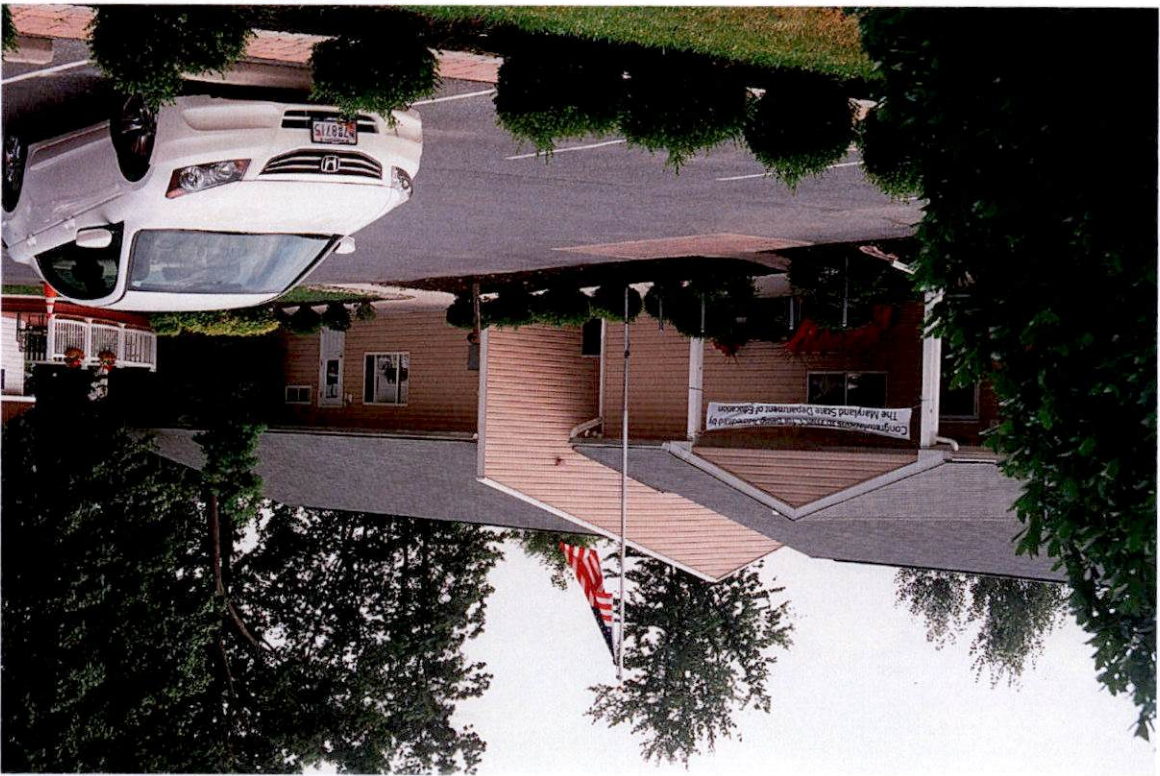


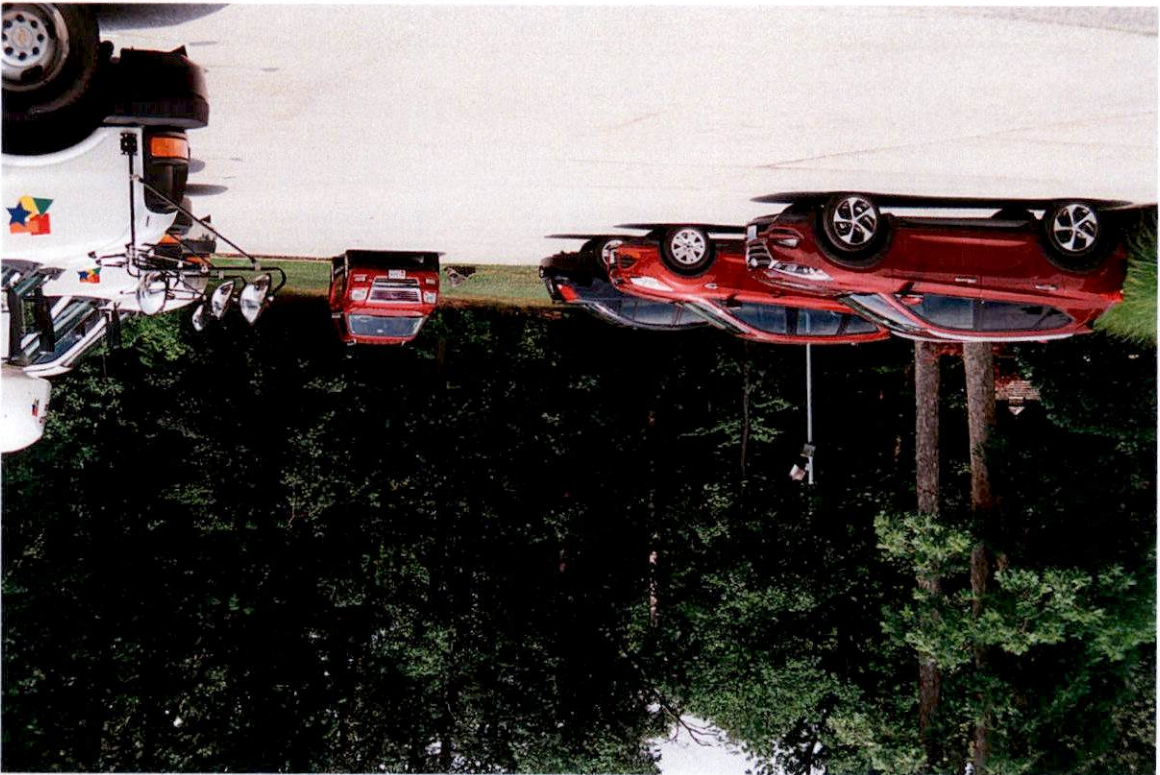














Q







5



U



2





X



4



2



Petitioner's Ex 3 A

STATE ROADS COMMISSION OF THE
STATE HIGHWAY ADMINISTRATION

Plaintiff

v.

RICHARD O. HUFFMAN, JR. and
ELIZABETH S. HUFFMAN, *et al.*

Defendants

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
MARYLAND

Case No. 03-C-08-007880 CD

AGREED INQUISITION

THIS AGREED INQUISITION made and taken at bar in the Circuit Court for Baltimore County, in the matter of the Plaintiff, STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION acting for and on behalf of the STATE OF MARYLAND v. Defendants:

RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN - *Fee Simple Owners as Tenants by the Entireties;*

WHITE MARSH CHILD CARE, INC. - *Tenant*

GLENMORE INVESTORS LIMITED PARTNERSHIP - *Secured Party;* and

BALTIMORE COUNTY, MARYLAND;

and the parties, having waived a trial by jury and a view by the Court of the property being acquired, and upon the consent and agreement of the parties being evidenced by their signatures and/or the signatures of their counsel, the Court does hereby find and determine, witnesseth:

THAT the Plaintiff has the right to condemn the subject property hereinafter

FILED JUN 16 2011

described.

THAT the parties have agreed on Three Hundred Seventy Six Thousand, Four Hundred and Fifty Dollars (\$376,450.00), inclusive of all claims for interest, as the amount of damages which the Defendants will sustain by the taking, use and occupation of the hereinafter described subject property.

THAT the subject property is situate in the Eleventh Election District of Baltimore County, in the State of Maryland and is described as Item 97750 on State Highway Administration Plat No. 57258 ("SHA Plat No. 57258), and further described as follows:

- a. **FEE SIMPLE.** 1,867 square feet or 0.0429 of an acre of land, more or less, as shown shaded thus , lying between the lines marked "Right of Way Line" which is being taken in fee simple, together with the building and improvements thereon and the rights, alleys, ways, waters, roads, privileges, appurtenances and advantages to the same belonging or in anyway appertaining.
- b. **PERPETUAL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A STATE HIGHWAY.** 12,001 square feet or 0.2755 of an acre feet of land, more or less, for a perpetual easement for construction, maintenance and operation of a state highway shown hatched thus  together with the perpetual right in such hatched area to construct, maintain, and operate a state highway.
- c. **TEMPORARY CONSTRUCTION EASEMENT.** 14,772 square feet or 0.3391 of an acre of land, more or less, for temporary easements shown hatched thus , to be used only during the period of construction for the purpose of jet grout application. At the termination of the construction all rights acquired by the State Highway Administration, or its successors or assigns, shall then terminate and revert to the property owners.
- d. **THROUGH HIGHWAY CLAUSE - ALL ACCESS.** All the right

whatsoever of ingress or egress across the Right of Way lines which are designated "Right Of Way Line Of Through Highway," to the end that there never will be any vehicular, pedestrian and/or animal access to or from said highway those Right of Way lines which are so marked, except by means of such public road connections as the Plaintiff may construct or permit to be constructed.

SHA Plat No. 57258 was previously filed electronically with the Maryland State Archives and is incorporated herein by reference. A reduced size copy of SHA Plat No. 57258 is attached as Exhibit 1.

THAT the subject property is now held under the provisions of a deed dated June 18, 1976 and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 5668, folio 561, from Nottingham Properties, Inc., a body corporate unto **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN**, *Fee Simple Owners as Tenants by the Entireties*.

THAT the subject property is leased to **WHITE MARSH CHILD CARE, INC.**, which operates a day care center on the subject property. **WHITE MARSH CHILD CARE, INC.**, is not entitled to any of the just compensation paid pursuant to this Agreed Inquisition.

THAT, the subject property is encumbered by: an Indemnity Deed of Trust dated December 20, 2000 and recorded among the Land Records of Baltimore County in Liber No. 14922, folio 259 from **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN** to William Hermann and John J. Germenko, Trustees for the benefit of

GLENMORE INVESTORS LIMITED PARTNERSHIP, a Maryland limited partnership; a Modification of Indemnity Deed of Trust dated February 20, 2003 and recorded among the Land Records of Baltimore County in Liber No. 17594, folio 186 from **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN**, to William Hermann, Trustee for the benefit of **GLENMORE INVESTORS LIMITED PARTNERSHIP**, a Maryland limited partnership; and a Second Modification of Indemnity Deed of Trust dated November 8, 2006 and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 24810, folio 634, from **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN**, to William Hermann, Trustee for the benefit of **GLENMORE INVESTORS LIMITED PARTNERSHIP**, a Maryland limited partnership. **GLENMORE INVESTORS LIMITED PARTNERSHIP** is not entitled to any of the just compensation paid pursuant to this Agreed Inquisition.

THAT the real estate taxes levied and due **BALTIMORE COUNTY, MARYLAND** on the subject property are paid in full and **BALTIMORE COUNTY, MARYLAND** is not entitled to any of the just compensation paid pursuant to this Agreed Inquisition.

THAT the purpose for which the said land and property above described is sought to be condemned is for the construction, reconstruction, improvement, maintenance and completion of the State System of Roads and Bridges and designated as I-95 Section 100 Extended from South of the I-95/I-895 Split (Moravia Road) to North of MD 43 (New

Forge Road) in Baltimore County, Maryland.

THAT on October 17, 2007 pursuant Md. Trans. Code Ann. §§ 8-318 through 8-331 (*Part III. "Quick Take" Condemnation by Commission – Board of Property Review Procedure*); Md. Real Prop. Code Ann. § 12-101 through 12-112 (*Eminent Domain*); and Rules 12-201 through 12-213 (*Condemnation*), the Plaintiff filed a Land Acquisition Petition with the Clerk of the Circuit Court for Baltimore County and deposited with said Clerk the sum of Eighty Eight Thousand Four Hundred Fifty and 00/100 Dollars (\$88,450.00). The Land Acquisition Petition was docketed by the Clerk as Case C-07-11859. With the consent of all parties to Case C-07-11859 the sum of \$88,450.00 was withdrawn by **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN**.

THAT the difference between the agreed upon just compensation of Three Hundred Seventy Six Thousand, Four Hundred and Fifty Dollars (\$376,450.00) and the Eighty Eight Thousand Four Hundred Fifty and 00/100 Dollars (\$88,450.00) previously paid to **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN** is Two Hundred Eighty Eight Thousand Dollars (\$288,000.00) (\$376,450.00 - \$88,450.00).

THAT the parties have agreed that in lieu of additional monetary payment in the amount of Two Hundred Eighty Eight Thousand Dollars (\$288,000.00), the Plaintiff will contemporaneously convey to **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN** two following two adjacent parcels of land with a combined appraised value of Four Hundred Forty Five Thousand Six Hundred and Fifteen Dollars (\$445,615.00) for the

sum of One Hundred Fifty Seven Thousand Six Hundred and Fifteen Dollars (\$157,615.00)
(\$445,615.00 - \$288,000.00 = \$157,615.00):

A parcel containing 3,463 square feet, or 0.0795 of an acre, shown border shaded thus  on Maryland Transportation Authority Plat numbered 58100; and

A parcel containing 198,938 square feet or 4.567 acres of land, shown border shaded thus  on Maryland Transportation Authority Plat numbered 58200.

THAT the Maryland Transportation Authority, with the approval of the Board of Public Works and the State Highway Administration, has executed and delivered a deed to **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN** for the above described adjacent property so that, pursuant to the terms of the agreement reached by the parties, the balance due of the date of this Agreed Inquisition is Zero Dollars (\$0.00).

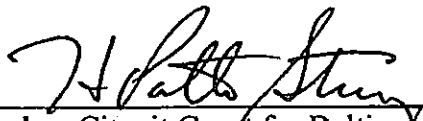
THAT as of the date of this Agreed Inquisition the title to the subject property shall be held and become vested in the **STATE OF MARYLAND**, to the use of the **STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION**, clear and discharged from any claims, liens or demands of the Defendants.

THAT the total payment per §10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Three Hundred Seventy Six Thousand, Four Hundred and Fifty Dollars (\$376,450.00) to **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN**.

THAT the undersigned, Douglas N. Silber, attorney for **RICHARD O.**

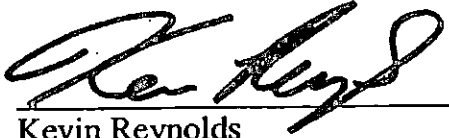
HUFFMAN, JR. AND ELIZABETH S. HUFFMAN, in accordance with §10-912 of the Tax General Article of the Annotated Code of Maryland certifies under penalties of perjury that the following is true to the best of his knowledge, information, and belief: that **RICHARD O. HUFFMAN, JR. AND ELIZABETH S. HUFFMAN** are residents of the State of Maryland.

IN WITNESS WHEREOF the Court has hereunto set its hand and seals this 15th day of June, 2011.



Judge, Circuit Court for Baltimore County

CONSENTED TO THIS ____ DAY OF _____, 2011:

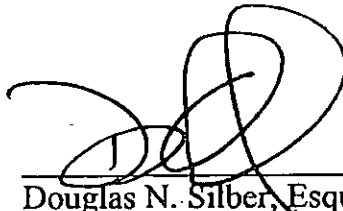


Kevin Reynolds
Assistant Attorney General
State Highway Administration
707 North Calvert Street, 4th Floor
Baltimore, Maryland 21202

(410) 545-0068

Attorney for Plaintiff:

**STATE ROADS COMMISSION OF
THE STATE HIGHWAY
ADMINISTRATION** Acting for and on
behalf of the **STATE OF MARYLAND**



Douglas N. Silber, Esquire
Law Offices of Douglas N. Silber, LLC
Post Office Box 345
Stevenson, Maryland 21153-0345

(410) 296-1030

Attorney for Defendants:

**RICHARD O. HUFFMAN, JR. AND
ELIZABETH S. HUFFMAN** - *Fee Simple
Owners as Tenants by the Entireties;*

WHITE MARSH CHILD CARE, INC. -
Tenant; and

**GLENMORE INVESTORS LIMITED
PARTNERSHIP** - *Secured Party*

See attached

By: Jennifer Frankovich
Assistant County Attorney
Old Court House, Room 219
400 Washington Avenue
Towson, Maryland 21204

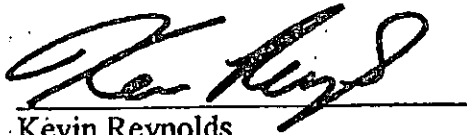
(410) 887-4420

Attorney for Defendant **BALTIMORE
COUNTY, MARYLAND**

Return Recorded Inquiry to:

Chief, Records and Research Section
State Highway Administration
707 North Calvert Street, M-202
Baltimore, Maryland 21202

CONSENTED TO THIS _____ DAY OF _____, 2011:



Kevin Reynolds
Assistant Attorney General
State Highway Administration
707 North Calvert Street, 4th Floor
Baltimore, Maryland 21202

(410) 545-0068

Attorney for Plaintiff:

**STATE ROADS COMMISSION OF
THE STATE HIGHWAY
ADMINISTRATION** Acting for and on
behalf of the **STATE OF MARYLAND**

Douglas N. Silber, Esquire
Law Offices of Douglas N. Silber, LLC
Post Office Box 345
Stevenson, Maryland 21153-0345

(410) 296-1030

Attorney for Defendants:

**RICHARD O. HUFFMAN, JR. AND
ELIZABETH S. HUFFMAN** - *Fee Simple
Owners as Tenants by the Entireties;*

WHITE MARSH CHILD CARE, INC. -
Tenant; and

**GLENMORE INVESTORS LIMITED
PARTNERSHIP** - *Secured Party*



By: Jennifer Frankovich
Assistant County Attorney
Old Court House, Room 219
400 Washington Avenue
Towson, Maryland 21204

(410) 887-4420

Attorney for Defendant **BALTIMORE
COUNTY, MARYLAND**

Return Recorded Inquisition to:

Chief, Records and Research Section
State Highway Administration
707 North Calvert Street, M-202
Baltimore, Maryland 21202

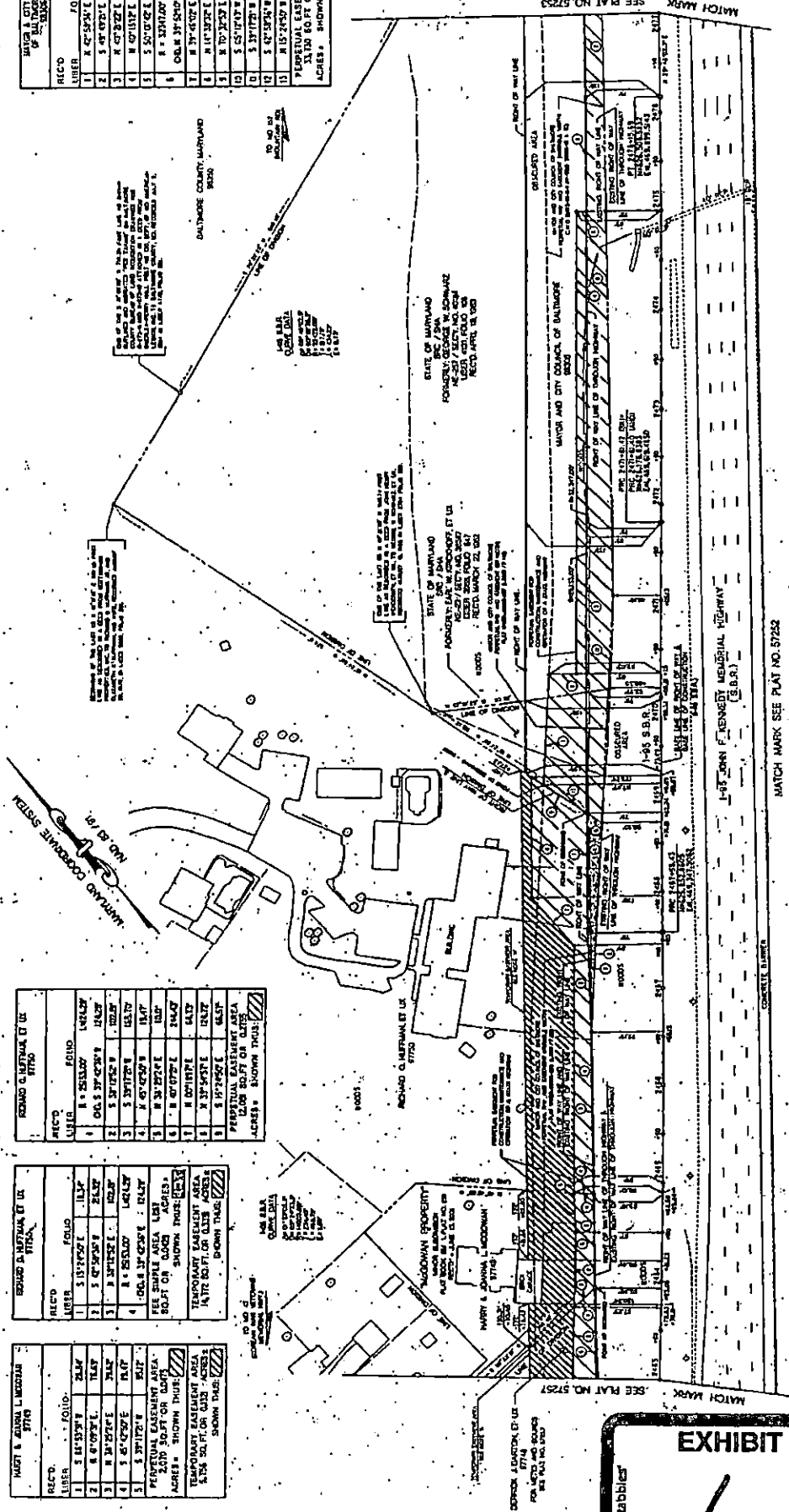
0030931 103

TOWN & CITY CHANCE BY TOWN OF 1900		
REC'D	LIBER	DATE
1	4	42-54-24 01-17
2	5	42-54-25 01-17
3	6	42-54-26 01-17
4	7	42-54-27 01-17
5	8	42-54-28 01-17
6	9	42-54-29 01-17
7	10	42-54-30 01-17
8	11	42-54-31 01-17
9	12	42-54-32 01-17
10	13	42-54-33 01-17
11	14	42-54-34 01-17
12	15	42-54-35 01-17
13	16	42-54-36 01-17
14	17	42-54-37 01-17
15	18	42-54-38 01-17
16	19	42-54-39 01-17
17	20	42-54-40 01-17
18	21	42-54-41 01-17
19	22	42-54-42 01-17
20	23	42-54-43 01-17
21	24	42-54-44 01-17
22	25	42-54-45 01-17
23	26	42-54-46 01-17
24	27	42-54-47 01-17
25	28	42-54-48 01-17
26	29	42-54-49 01-17
27	30	42-54-50 01-17
28	31	42-54-51 01-17
29	32	42-54-52 01-17
30	33	42-54-53 01-17
31	34	42-54-54 01-17
32	35	42-54-55 01-17
33	36	42-54-56 01-17
34	37	42-54-57 01-17
35	38	42-54-58 01-17
36	39	42-54-59 01-17
37	40	42-54-60 01-17
38	41	42-54-61 01-17
39	42	42-54-62 01-17
40	43	42-54-63 01-17
41	44	42-54-64 01-17
42	45	42-54-65 01-17
43	46	42-54-66 01-17
44	47	42-54-67 01-17
45	48	42-54-68 01-17
46	49	42-54-69 01-17
47	50	42-54-70 01-17
48	51	42-54-71 01-17
49	52	42-54-72 01-17
50	53	42-54-73 01-17
51	54	42-54-74 01-17
52	55	42-54-75 01-17
53	56	42-54-76 01-17
54	57	42-54-77 01-17
55	58	42-54-78 01-17
56	59	42-54-79 01-17
57	60	42-54-80 01-17
58	61	42-54-81 01-17
59	62	42-54-82 01-17
60	63	42-54-83 01-17
61	64	42-54-84 01-17
62	65	42-54-85 01-17
63	66	42-54-86 01-17
64	67	42-54-87 01-17
65	68	42-54-88 01-17
66	69	42-54-89 01-17
67	70	42-54-90 01-17
68	71	42-54-91 01-17
69	72	42-54-92 01-17
70	73	42-54-93 01-17
71	74	42-54-94 01-17
72	75	42-54-95 01-17
73	76	42-54-96 01-17
74	77	42-54-97 01-17
75	78	42-54-98 01-17
76	79	42-54-99 01-17
77	80	42-54-100 01-17
78	81	42-54-101 01-17
79	82	42-54-102 01-17
80	83	42-54-103 01-17
81	84	42-54-104 01-17
82	85	42-54-105 01-17
83	86	42-54-106 01-17
84	87	42-54-107 01-17
85	88	42-54-108 01-17
86	89	42-54-109 01-17
87	90	42-54-110 01-17
88	91	42-54-111 01-17
89	92	42-54-112 01-17
90	93	42-54-113 01-17
91	94	42-54-114 01-17
92	95	42-54-115 01-17
93	96	42-54-116 01-17
94	97	42-54-117 01-17
95	98	42-54-118 01-17
96	99	42-54-119 01-17
97	100	42-54-120 01-17
98	101	42-54-121 01-17
99	102	42-54-122 01-17
100	103	42-54-123 01-17
101	104	42-54-124 01-17
102	105	42-54-125 01-17
103	106	42-54-126 01-17
104	107	42-54-127 01-17
105	108	42-54-128 01-17
106	109	42-54-129 01-17
107	110	42-54-130 01-17
108	111	42-54-131 01-17
109	112	42-54-132 01-17
110	113	42-54-133 01-17
111	114	42-54-134 01-17
112	115	42-54-135 01-17
113	116	42-54-136 01-17
114	117	42-54-137 01-17
115	118	42-54-138 01-17
116	119	42-54-139 01-17
117	120	42-54-140 01-17
118	121	42-54-141 01-17
119	122	42-54-142 01-17
120	123	42-54-143 01-17
121	124	42-54-144 01-17
122	125	42-54-145 01-17
123	126	42-54-146 01-17
124	127	42-54-147 01-17
125	128	42-54-148 01-17
126	129	42-54-149 01-17
127	130	42-54-150 01-17
128	131	42-54-151 01-17
129	132	42-54-152 01-17
130	133	42-54-153 01-17
131	134	42-54-154 01-17
132	135	42-54-155 01-17
133	136	42-54-156 01-17
134	137	42-54-157 01-17
135	138	42-54-158 01-17
136	139	42-54-159 01-17
137	140	42-54-160 01-17
138	141	42-54-161 01-17
139	142	42-54-162 01-17
140	143	42-54-163 01-17
141	144	42-54-164 01-17
142	145	42-54-165 01-17
143	146	42-54-166 01-17
144	147	42-54-167 01-17
145	148	42-54-168 01-17
146	149	42-54-169 01-17
147	150	42-54-170 01-17
148	151	42-54-171 01-17
149	152	42-54-172 01-17
150	153	42-54-173 01-17
151	154	42-54-174 01-17
152	155	42-54-175 01-17
153	156	42-54-176 01-17
154	157	42-54-177 01-17
155	158	42-54-178 01-17
156	159	42-54-179 01-17
157	160	42-54-180 01-17
158	161	42-54-181 01-17
159	162	42-54-182 01-17
160	163	42-54-183 01-17
161	164	42-54-184 01-17
162	165	42-54-185 01-17
163	166	42-54-186 01-17
164	167	42-54-187 01-17
165	168	42-54-188 01-17
166	169	42-54-189 01-17
167	170	42-54-190 01-17
168	171	42-54-191 01-17
169	172	42-54-192 01-17
170	173	42-54-193 01-17
171	174	42-54-194 01-17
172	175	42-54-195 01-17
173	176	42-54-196 01-17
174	177	42-54-197 01-17
175	178	42-54-198 01-17
176	179	42-54-199 01-17
177	180	42-54-200 01-17
178	181	42-54-201 01-17
179	182	42-54-202 01-17
180	183	42-54-203 01-17
181	184	42-54-204 01-17
182	185	42-54-205 01-17
183	186	42-54-206 01-17
184	187	42-54-207 01-17
185	188	42-54-208 01-17
186	189	42-54-209 01-17
187	190	42-54-210 01-17
188	191	42-54-211 01-17
189	192	42-54-212 01-17
190	193	42-54-213 01-17
191	194	42-54-214 01-17
192	195	42-54-215 01-17
193	196	42-54-216 01-17
194	197	42-54-217 01-17
195	198	42-54-218 01-17
196	199	42-54-219 01-17
197	200	42-54-220 01-17
198	201	42-54-221 01-17
199	202	42-54-222 01-17
200	203	42-54-223 01-17
201	204	42-54-224 01-17
202	205	42-54-225 01-17
203	206	42-54-226 01-17
204	207	42-54-227 01-17
205	208	42-54-228 01-17
206	209	42-54-229 01-17
207	210	42-54-230 01-17
208	211	42-54-231 01-17
209	212	42-54-232 01-17
210	213	42-54-233 01-17
211	214	42-54-234 01-17
212	215	42-54-235 01-17
213	216	42-54-236 01-17
214	217	42-54-237 01-17
215	218	42-54-238 01-17
216	219	42-54-239 01-17
217	220	42-54-240 01-17
218	221	42-54-241 01-17
219	222	42-54-242 01-17
220	223	42-54-243 01-17
221	224	42-54-244 01-17
222	225	42-54-245 01-17
223	226	42-54-246 01-17
224	227	42-54-247 01-17
225	228	42-54-248 01-17
226	229	42-54-249 01-17
227	230	42-54-250 01-17
228	231	42-54-251 01-17
229	232	42-54-252 01-17
230	233	42-54-253 01-17
231	234	42-54-254 01-17
232	235	42-54-255 01-17
233	236	42-54-256 01-17
234	237	42-54-257 01-17
235	238	42-54-258 01-17
236	239	42-54-259 01-17
237	240	42-54-260 01-17
238	241	42-54-261 01-17
239	242	42-54-262 01-17
240	243	42-54-263 01-17
241	244	42-54-264 01-17
242	245	42-54-265 01-17
243	246	42-54-266 01-17
244	247	42-54-267 01-17
245	248	42-54-268 01-17
246	249	42-54-269 01-17
247	250	42-54-270 01-17
248	251	42-54-271 01-17
249	252	42-54-272 01-17
250	253	42-54-273 01-17
251	254	42-54-274 01-17
252	255	42-54-275 01-17
253	256	42-54-276 01-17
254	257	42-54-277 01-17
255	258	42-54-278 01-17
256	259	42-54-279 01-17
257	260	42-54-280 01-17
258	261	42-54-281 01-17
259	262	42-54-282 01-17
260	263	42-54-283 01-17
261	264	42-54-284 01-17
262	265	42-54-285 01-17
263	266	42-54-286 01-17
264	267	42-54-287 01-17
265	268	42-54-288 01-17
266	269	42-54-289 01-17
267	270	42-54-290 01-17
268	271	42-54-291 01-17
269	272	42-54-292 01-17
270	273	42-54-293 01-17
271	274	42-54-294 01-17
272	275	42-54-295 01-17
273	276	42-54-296 01-17
274	277	42-54-297 01-17
275	278	42-54-298 01-17
276	279	42-54-299 01-17
277	280	42-54-300 01-17
278	281	42-54-301 01-17
279	282	42-54-302 01-17
280	283	42-54-303 01-17
281	284	42-54-304 01-17
282	285	42-54-305 01-17
283	286	42-54-306 01-17
284	287	42-54-307 01-17
285	288	42-54-308 01-17
286	289	42-54-309 01-17
287	290	42-54-310 01-17
288	291	42-54-311 01-17
289	292	42-54-312 01-17
290	293	42-54-313 01-17
291	294	42-54-314 01-17
292	295	42-54-315 01-17
293	296	42-54-316 01-17
294	297	42-54-317 01-17
295	298	42-54-318 01-17
296	299	42-54-319 01-17
297	300	42-54-320 01-17
298	301	42-54-321 01-17
299	302	42-54-322 01-17
300	303	42-54-323 01-17
301	304	42-54-324 01-17
302	305	42-54-325 01-17
303	306	42-54-326 01-17
304	307	42-54-327 01-17
305	308	42-54-328 01-17
306	309	42-54-329 01-17
307	310	42-54-330 01-17
308	311	42-54-331 01-17
309	312	42-54-332 01-17
310	313	42-54-333 01-17
311	314	42-54-334 01-17
312	315	42-54-335 01-17
313	316	42-54-336 01-17
314	317	42-54-337 01-17
315	318	42-54-338 01-17
316		

REC'D	LIBR.	FOUN.
1	001 2513307	148127
2	001 37 42303	14827
3	5 371252	10259
4	5 301723	14170
5	4 07 42303	1417
6	30 27242	1037
7	001 07272	14457
8	0011017	1417
9	37 54312	12437
10	5 1747502	6817
PERPETUAL CEMENT AREA		
2.008 SQ.FT ON GATES		
ACRES - BROWN THICK		

SECTION	USER	FOLIO
1	53757507	1137
2	57575057	2137
3	57575077	3037
4	57575077	4037
FREE SAMPLE AREA 1001		
86027 ON 0005 ACRES		
SHOWN THIS: 1037		
TEMPORARY EASEMENT AREA		
1477 00017 ON 0115 ACRES		
SHOWN THIS: 1037		

MAST & JONES L. MCCOY JR 5770	REC'D.	LIBER	FOLIO	
1	2	1	3 11:32:30"E	21.44'
2	1	2	6 4:09:30"E	17.65'
3	3	3	8 24:27:45"E	31.42'
4	4	4	5 45:07:20"E	13.07'
5	5	5	5 39:12:20"E	16.17'
PERCENTUAL EASEMENT AREA - 2.10 SQ. FT. OR MORE ACRES = SHOWN THUS: 				
TEMPORARY EASEMENT AREA - 5.75 SQ. FT. OR QUIT - ACRES SHOWN THUS: 				



EXHIBIT

tabbier

1

[illegible]

LOCATION #	SALTCHUCK	COUNTY
ROADWAY #	BLANKE KLEPPER CIRCLE	
	<i>[Signature]</i>	
CONSTRUCTION PROJECT:	WAS EXPRESS TOW-ROCK NOT TOW-ROCK	
	AS AT INTERCHANGE	
CONSTRUCTION PROJECT NO:		10-442-000-001

BOOKS	RECEIVED	DATE OF RECEIPT
		LIBRARY OF THE U.S. DEPARTMENT OF COMMERCE WASHINGTON, D.C.

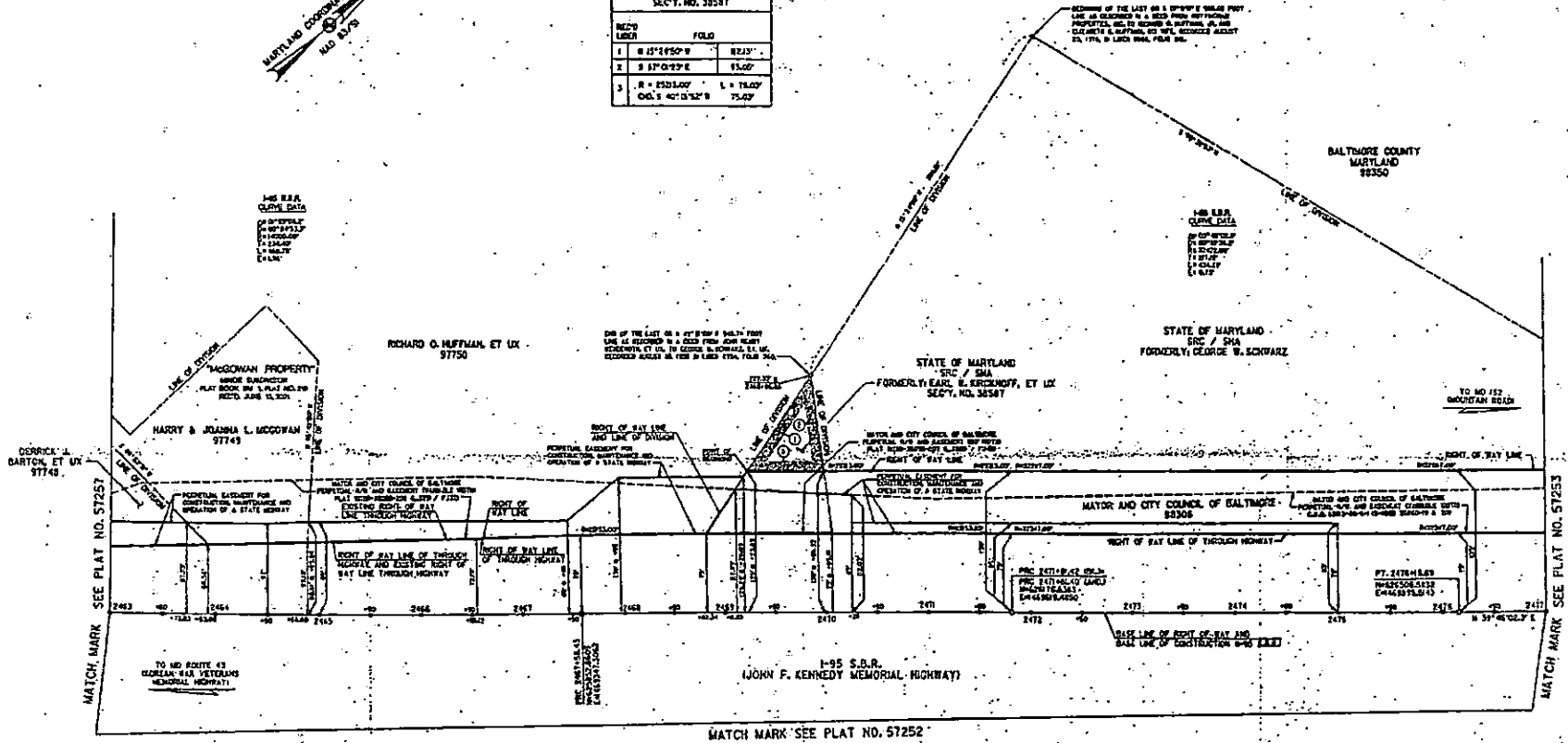
[illegible][illegible][illegible]

226
1990 - 1991
1992 - 1993
1994 - 1995
1996 - 1997
1998 - 1999
2000 - 2001
2002 - 2003
2004 - 2005
2006 - 2007
2008 - 2009
2010 - 2011
2012 - 2013
2014 - 2015
2016 - 2017
2018 - 2019
2020 - 2021
2022 - 2023
2024 - 2025
2026 - 2027
2028 - 2029
2030 - 2031
2032 - 2033
2034 - 2035
2036 - 2037
2038 - 2039
2040 - 2041
2042 - 2043
2044 - 2045
2046 - 2047
2048 - 2049
2050 - 2051
2052 - 2053
2054 - 2055
2056 - 2057
2058 - 2059
2060 - 2061
2062 - 2063
2064 - 2065
2066 - 2067
2068 - 2069
2070 - 2071
2072 - 2073
2074 - 2075
2076 - 2077
2078 - 2079
2080 - 2081
2082 - 2083
2084 - 2085
2086 - 2087
2088 - 2089
2090 - 2091
2092 - 2093
2094 - 2095
2096 - 2097
2098 - 2099
2100 - 2101
2102 - 2103
2104 - 2105
2106 - 2107
2108 - 2109
2110 - 2111
2112 - 2113
2114 - 2115
2116 - 2117
2118 - 2119
2120 - 2121
2122 - 2123
2124 - 2125
2126 - 2127
2128 - 2129
2130 - 2131
2132 - 2133
2134 - 2135
2136 - 2137
2138 - 2139
2140 - 2141
2142 - 2143
2144 - 2145
2146 - 2147
2148 - 2149
2150 - 2151
2152 - 2153
2154 - 2155
2156 - 2157
2158 - 2159
2160 - 2161
2162 - 2163
2164 - 2165
2166 - 2167
2168 - 2169
2170 - 2171
2172 - 2173
2174 - 2175
2176 - 2177
2178 - 2179
2180 - 2181
2182 - 2183
2184 - 2185
2186 - 2187
2188 - 2189
2190 - 2191
2192 - 2193
2194 - 2195
2196 - 2197
2198 - 2199
2200 - 2201
2202 - 2203
2204 - 2205
2206 - 2207
2208 - 2209
2210 - 2211
2212 - 2213
2214 - 2215
2216 - 2217
2218 - 2219
2220 - 2221
2222 - 2223
2224 - 2225
2226 - 2227
2228 - 2229
2230 - 2231
2232 - 2233
2234 - 2235
2236 - 2237
2238 - 2239
2240 - 2241
2242 - 2243
2244 - 2245
2246 - 2247
2248 - 2249
2250 - 2251
2252 - 2253
2254 - 2255
2256 - 2257
2258 - 2259
2260 - 2261
2262 - 2263
2264 - 2265
2266 - 2267
2268 - 2269
2270 - 2271
2272 - 2273
2274 - 2275
2276 - 2277
2278 - 2279
2280 - 2281
2282 - 2283
2284 - 2285
2286 - 2287
2288 - 2289
2290 - 2291
2292 - 2293
2294 - 2295
2296 - 2297
2298 - 2299
2300 - 2301
2302 - 2303
2304 - 2305
2306 - 2307
2308 - 2309
2310 - 2311
2312 - 2313
2314 - 2315
2316 - 2317
2318 - 2319
2320 - 2321
2322 - 2323
2324 - 2325
2326 - 2327
2328 - 2329
2330 - 2331
2332 - 2333
2334 - 2335
2336 - 2337
2338 - 2339
2340 - 2341
2342 - 2343
2344 - 2345
2346 - 2347
2348 - 2349
2350 - 2351
2352 - 2353
2354 - 2355
2356 - 2357
2358 - 2359
2360 - 2361
2362 - 2363
2364 - 2365
2366 - 2367
2368 - 2369
2370 - 2371
2372 - 2373
2374 - 2375
2376 - 2377
2378 - 2379
2380 - 2381
2382 - 2383
2384 - 2385
2386 - 2387
2388 - 2389
2390 - 2391
2392 - 2393
2394 - 2395
2396 - 2397
2398 - 2399
2400 - 2401
2402 - 2403
2404 - 2405
2406 - 2407
2408 - 2409
2410 - 2411
2412 - 2413
2414 - 2415
2416 - 2417
2418 - 2419
2420 - 2421
2422 - 2423
2424 - 2425
2426 - 2427
2428 - 2429
2430 - 2431
2432 - 2433
2434 - 2435
2436 - 2437
2438 - 2439
2440 - 2441
2442 - 2443
2444 - 2445
2446 - 2447
2448 - 2449
2450 - 2451
2452 - 2453
2454 - 2455
2456 - 2457
2458 - 2459
2460 - 2461
2462 - 2463
2464 - 2465
2466 - 2467
2468 - 2469
2470 - 2471
2472 - 2473
2474 - 2475
2476 - 2477
2478 - 2479
2480 - 2481
2482 - 2483
2484 - 2485
2486 - 2487
2488 - 2489
2490 - 2491
2492 - 2493
2494 - 2495
2496 - 2497
2498 - 2499
2500 - 2501
2502 - 2503
2504 - 2505
2506 - 2507
2508 - 2509
2510 - 2511
2512 - 2513
2514 - 2515
2516 - 2517
2518 - 2519
2520 - 2521
2522 - 2523
2524 - 2525
2526 - 2527
2528 - 2529
2530 - 2531
2532 - 2533
2534 - 2535
2536 - 2537
2538 - 2539
2540 - 2541
2542 - 2543
2544 - 2545
2546 - 2547
2548 - 2549
2550 - 2551
2552 - 2553
2554 - 2555
2556 - 2557
2558 - 2559
2560 - 2561
2562 - 2563
2564 - 2565
2566 - 2567
2568 - 2569
2570 - 2571
2572 - 2573
2574 - 2575
2576 - 2577
2578 - 2579
2580 - 2581
2582 - 2583
2584 - 2585
2586 - 2587
2588 - 2589
2590 - 2591
2592 - 2593
2594 - 2595
2596 - 2597
2598 - 2599
2600 - 2601
2602 - 2603
2604 - 2605
2606 - 2607
2608 - 2609
2610 - 2611
2612 - 2613
2614 - 2615
2616 - 2617
2618 - 2619
2620 - 2621
2622 - 2623
2624 - 2625
2626 - 2627
2628 - 2629
2630 - 2631
2632 - 2633
2634 - 2635
2636 - 2637
2638 - 2639
2640 - 2641
2642 - 2643
2644 - 2645
2646 - 2647
2648 - 2649
2650 - 2651
2652 - 2653
2654 - 2655
2656 - 2657
2658 - 2659
2660 - 2661
2662 - 2663
2664 - 2665
2666 - 2667
2668 - 2669
2670 - 267

0030931 104



STATE OF MARYLAND SRC / SHA FORMERLY EARL W. SCHWARTZ, ET UX SECY. NO. 38581	
BEZD LINES	FOLO
1. 8 12°15'00" W	82.27'
2. 8 12°02'30" E	65.00'
3. 8 12°02'30" E	1. 18.00'
4. 8 12°02'30" E	75.00'



AREA CONVEYED OR TO BE CONVEYED BY THE STATE OF MARYLAND
TO THE USE OF THE MARYLAND TRANSPORTATION AUTHORITY
3.463 SQ. FT. OR 0.0785 ACRES +/- SHOWN THIS

VERIFICATION STATEMENT: I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original survey and found to be correct.



NOTES:
1. EASEMENT FOR THE STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, STATE ROADS COMMISSION, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF A STATE HIGHWAY.
2. EASEMENT FOR THE STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, STATE ROADS COMMISSION, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF A STATE HIGHWAY.
3. EASEMENT FOR THE STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, STATE ROADS COMMISSION, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF A STATE HIGHWAY.

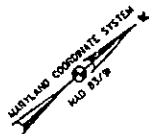
A PORTION OF THE RIGHT OF WAY IS FOR AN EXPRESSWAY AND AN ADJACENT TRAILER PARKING LOT. THE ADJACENT TRAILER PARKING LOT IS NOT BEING CONVEYED BY THIS PLAT. THE ADJACENT TRAILER PARKING LOT IS NOT BEING CONVEYED BY THIS PLAT. THE ADJACENT TRAILER PARKING LOT IS NOT BEING CONVEYED BY THIS PLAT.

LOCATED IN BALTIMORE COUNTY
PROVIDED BY JOHNSON, NEWMAN & THOMPSON, INC.
CONSTRUCTION PROJECT: I-95 EXPRESS FULL LANE
CONSTRUCTION PROJECT NO: 2H-1402-000-006

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: I-95 EXPRESS FULL LANE
FEDERAL AID PROJECT NO: 2H-1402-000-006
SCALE: 1" = 50'
PLAT NO. 58100

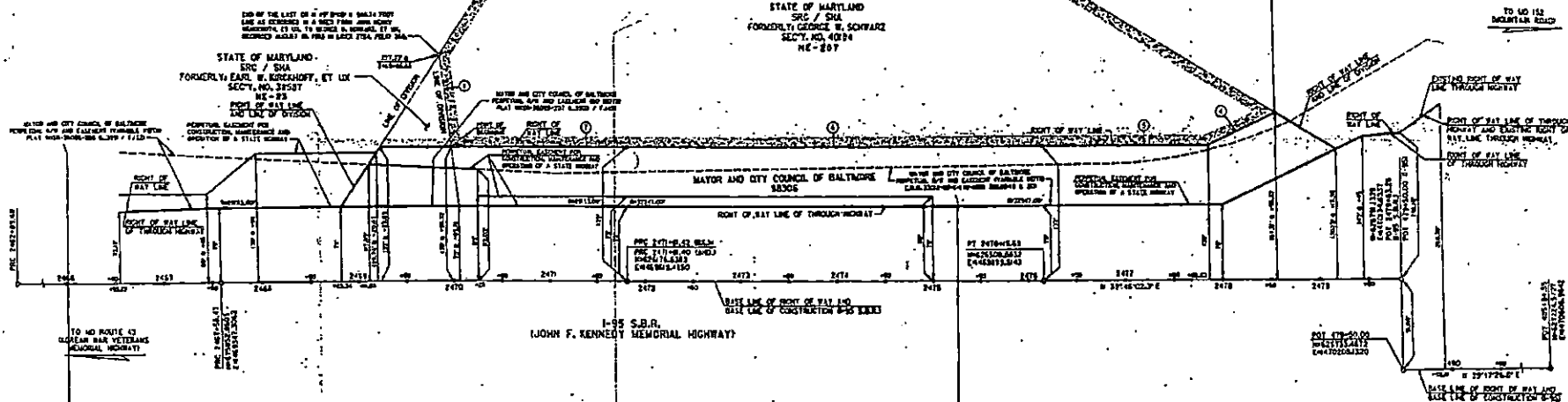
0030931 1051



METES AND BOUNDS		
REC'D	FIELD	
1	N 51°07'39" E	63.05'
2	N 15°24'39" E	58.02'
3	N 70°22'52" E	750.83'
4	S 14°32'32" E	75.83'
5	S 39°48'02" E	170.84'
6	N 32°48'00" E	1,432.40'
7	N 40°09'00" E	672.42'
8	N 53°33'00" E	1,134.09'
9	N 40°19'32" E	181.09'

445.18 A
CURVE DATA
R = 100.00'
L = 100.00'
T = 100.00'
E = 100.00'
C = 100.00'

RICHARD O. HUFFMAN ET LX
87750



AREA CONVEYED OR TO BE CONVEYED BY THE STATE OF MARYLAND -
MARYLAND TRANSPORTATION AUTHORITY
158,938 SQ. FT. OR 4.5610 ACRES -/- SHOWN THIS :

MARYLAND TRANSPORTATION AUTHORITY
STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

WE HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON
ARE A CORRECT INTERPRETATION BASED ON THE INFORMATION
PROVIDED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION
AND THE RECORD DESCRIPTIONS THEREOF, AND THAT THIS
PLAT MEETS THE REQUIREMENTS AS PRESCRIBED FOR BY
THE MARYLAND DEPARTMENT OF TRANSPORTATION - STATE
ROADS COMMISSION.



LEGEND
REMOVABLE EASEMENT FOR SURVEYING PURPOSES
EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT
POTENTIAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT
POTENTIAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT
POTENTIAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT
POTENTIAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT
POTENTIAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT

A PERSON OR PERSONS WHOSE NAME IS SHOWN IN THE
NOTATION ON THIS PLAT AS THE OWNER OF THE PROPERTY
SHOWN HEREON SHALL BE RESPONSIBLE FOR THE
CORRECTION OF ANY ERROR OR MISSTATEMENT
HEREON.

DATE OF RECORD
APPROVED BY CHAIRMAN

LOCATED BY
PROPOSED BY
CONSTRUCTION PROJECT
CONSTRUCTION PROJECT NO.

RIGHT OF WAY PROJECT
FEDERAL AID PROJECT NO.
SCALE
PLAT No. 58200

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is a true photocopy of the
original:

Agreed Inquisition

taken from the records of the Circuit Court for Baltimore County
as recorded in Case Number: 03-C-08-007880 CD.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX THE SEAL OF
THE CIRCUIT COURT FOR BALTIMORE COUNTY

THIS 17th Day of June, 2011.



Julie L. Ensor

Julie L. Ensor
Clerk of the Circuit Court
for Baltimore County

0030931 1071

State of Maryland Land Instrument Intake Sheet									
County: Baltimore County									
Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only - All Copies Must Be Legible)									
1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ OtherX ☐ Other ☐ Deed of Trust ☐ Lease ☐ Agreed Inquisition ☐ Not an Arms-Length Sale[9] ☐ Improved Sale Arms-Length[1] ☐ Unimproved Sale Arms-Length[2] ☐ Multiple Accounts Arms-Length[3]							
2	Conveyance Type Check box	☐ Recordation ☐ EXEMPT - TRANSFER TO STATE OF MARYLAND ☐ State Transfer ☐ EXEMPT - TRANSFER TO STATE OF MARYLAND ☐ County Transfer ☐ EXEMPT - TRANSFER TO STATE OF MARYLAND							
3	Tax Exemptions (if Applicable) Cite or Explain Authority								
4	Consideration And Tax Calculation	Consideration Amount				Finance Office Use Only			
		Purchase Price/Consideration		Transfer and Recordation Tax Consideration					
		Any New Mortgage		Transfer Tax Consideration					
		Balance of Existing Mortgage		X()%					
		Other:		Less Exemption Amount					
				Total Transfer Tax					
				Recordation Tax Consideration					
		Other		X() per \$500					
		Full Cash Value		TOTAL DUE					
		Amount of Fees		Doc. 1		Doc. 2		Agent:	
		Recording Charge		\$		\$		Tax Bill:	
		Surcharge		\$		\$		C.B. Credit:	
		State Recordation Tax		\$0		\$		Ag. Tax/Other:	
		State Transfer Tax		\$0		\$			
		County Transfer Tax		\$0		\$			
		Other		\$		\$			
		Other		\$		\$			
5	Fees								
6	Description of Property SDAT requires	District: Property Tax ID No. (1) Grantor/Elder/Folio Parcel No. Var. UOG Subdivision Name Lot(3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) 2 PARCELS MISSED PROPERTY Other Property Identifiers (if applicable): Water Meter Account No. Residential [X] or Non-Residential [] Fee Simple [X] or Ground rent [] Amount: Partial Conveyance? [] Yes [X] No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed: Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s) MARYLAND TRANSPORTATION AUTHORITY STATE HIGHWAY ADMIN, BD OF PUBLIC WORKS OF MD Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s) Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s) RICHARD O. HUFFMAN, JR. ELIZABETH S. HUFFMAN New Owner's (Grantee) Mailing Address Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional) ON BEHALF OF THE STATE OF MARYLAND							
7	Transferred From								
8	Transferred to								
9	Other Names To Be Indexed								
10	Contact/Mail Information	Instrument Submitted By or Contact Person: [] Return to Contact Person Name: CATHY B. OLIVER Firm: OFFICE OF THE ATTORNEY GENERAL, STATE HIGHWAY ADMINISTRATION [] Hold for Pickup Address: 2310 BROENING HIGHWAY, #158, BALTO, MD 21224 Phone: 410-594-7474 [] Return Address Provided							
		11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment [] Yes [X] No Will the property being conveyed be the grantee's principal residence? Information [] Yes [X] No Does transfer include personal property? If yes, identify: [] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Assessment Use Only - Do Not Write Below This Line [] Terminal Verification [] Agricultural Verification [] Whole [] Pad [] Tran. Process Verification Transfer Number: Date Received: Deed Reference: Assigned Property No.: Year: Geo: Map: Sub: Block: Land: Zoning: Grid: Plat: Lot: Buildings: Use: Parcel: Section: Occ.Cd.: Total: Town Cd: Ex.St: Ex.Cd: REMARKS:							

RECEIPT PAID RECEIPT
REVALUATION
BUSINESS ACTUAL TIME
6/22/2011 6/20/2011 14:31:21
REG MS03 WMLKIN K805 LRB
>>> RECEIPT # 523336 6/20/2011
Dept 7 701 RECORDATION TAXES
ACCOUNT NO MISSED
Receipt Tot \$790.00
\$790.00 CR \$790.00 DR

TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX
Per [Signature] ART 11 TITLE 3
SUBTITLE 2, 11-3-202
RECORDATION TAX
Per [Signature] ART 12-108
Date 6/20/11

Patterson's to 3-B

0030931 108

SHA 63.00-26D 3/1/90

Mailing Address:
Records and Research Section
707 North Calvert Street
Baltimore, Maryland 21202

STANDARD DEED
FROM THE MARYLAND TRANSPORTATION
AUTHORITY, STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT OF
TRANSPORTATION, AND THE BOARD OF PUBLIC
WORKS OF MARYLAND

Right of Way Item No. 97750
Project No. KH504-000-002/6
(Former Item NE23 / Sec.
No. 38587 and Item NE257 /
Sec. No. 40184)
(Contract NE 103)

THIS DEED, made this 2nd day of June in the year 2011, from the **MARYLAND TRANSPORTATION AUTHORITY** and the **BOARD OF PUBLIC WORKS OF MARYLAND**, with the **STATE HIGHWAY ADMINISTRATION** joining in, acting for and on behalf of the **STATE OF MARYLAND**, hereinafter sometimes collectively called the "GRANTOR", unto **RICHARD O. HUFFMAN, JR.** and **ELIZABETH S. HUFFMAN**, as tenants by the entireties, hereinafter sometimes called the "GRANTEES."

WHEREAS, the GRANTOR has heretofore acquired certain property and rights, situate, lying and being in Baltimore County, State of Maryland; and

WHEREAS, the GRANTOR has constructed a certain State highway known and designated as the Northeastern Expressway and I-95 Section 100 Extended from South of I-95 / I-895 North Split (Moravia Road) to North of MD 43(New Forge Road); and

WHEREAS, the GRANTOR has prepared, or caused to be prepared Right of Way Plats designated as Maryland Transportation Authority Plats numbered **58100** and **58200** which Plats have been, or are intended to be, duly filed for record with and electronically recorded by the Maryland State Archives and are incorporated herein by reference; and

WHEREAS, said Plats show the land, easements, rights and controls of access which have been determined by the GRANTOR as necessary to be retained by GRANTOR for the construction, operation, maintenance, use and protection of the highway constructed, or to be constructed, as aforesaid; and

WHEREAS, the GRANTOR has agreed, for good and valuable consideration to convey unto the GRANTEE herein certain land, hereinafter described, which the GRANTOR has determined is no longer needed by it in connection with the construction, operation, maintenance, use and protection of the State Highway System; and

WHEREAS, under the provisions of Section 10-305 of the State Finance and Procurement Article and Section 8-309 of the Transportation Article of the Annotated Code of Maryland, it is necessary for the Board of Public Works of Maryland to join in the conveyance of any land by any unit of the State Government; and

WHEREAS, the total payment per Section 10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Four Hundred Forty Five Thousand Six Hundred and Fifteen Dollars (\$445,615.00), and

WHEREAS, the GRANTOR is a resident entity as defined in Section 10-912(a)(4) of the Tax-General Article; and

WHEREAS, Section 10-912 (d)(4) of the Tax-General Article provides that the provisions of Section 10-

REVIEWED SDAT
BY SP 6/20/11 DATE 6/20/11

912 (c) of the Tax-General Article are not applicable to the transfer of real property by this GRANTOR.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of:

The contemporaneous transfer by GRANTEES herein to the State of Maryland of the property and rights described as Item 97750 on State Highway Administration Plat No. 57258, pursuant to the terms of an Agreed Inquisition in the condemnation case of The State Roads Commission of the State Highway Administration v. Richard O. Huffman, Jr., and Elizabeth S. Huffman, et al, Case Number 03-C-08-007880 CD in the Circuit Court for Baltimore County; and

Acknowledgement by GRANTEES herein of the payment by the State of Maryland of the balance due under the terms of the above referenced Agreed Inquisition in the amount of Two Hundred Eighty Eight Thousand Dollars (\$288,000.00); and

Payment by GRANTEES herein of One Hundred Fifty Seven Thousand Six Hundred and Fifteen Dollars (\$157,615.00); and

other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the GRANTOR does hereby grant, convey and quit claim, unto GRANTEE, all right, title and interest of the GRANTOR, in and to all those two pieces or parcels of land situate, lying and being in Baltimore County, State of Maryland, containing a total of 202,401 square feet or 4.6465 acres land, more or less:

A parcel containing 3,463 square feet, or 0.0795 of an acre, shown border shaded thus  on Maryland Transportation Authority Plat numbered **58100**, a reduced size copy of which is attached as **Exhibit No. 1.**

BEING part of the same property conveyed by a deed dated March 19, 1962 and recorded among the Land Records of Baltimore County in Liber No. 3968, folio 547, from Earl W. Kirckhoff and Martha A. Kirckhoff unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns.

A parcel containing 198,938 square feet or 4.567 acres of land, shown border shaded thus  on Maryland Transportation Authority Plat numbered **58200**, a reduced size copy of which is attached as **Exhibit No. 2.**

BEING part of the same property conveyed by a deed dated February 5, 1963 and recorded among the Land Records of Baltimore County in Liber No. 4131, folio 108 from George W. Schwarz and Leona C. Schwarz unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns.

After the State of Maryland, to the use of the State Roads Commission, acquired title to the property being conveyed herein, the State of Maryland enacted and amended laws effectively transferring title and control of the subject property to the Maryland Transportation Authority, including the statutory provisions currently codified in Sections 4-209, 4-101 (h), and 8-207 of the Transportation Article and Section 10-305 of the State Finance and Procurement Article of the

Maryland Annotated Code.

The State Highway Administration, successor to the State Roads Commission, acknowledges that title and control of the subject property is vested in the Maryland Transportation Authority under the above referenced statutory scheme, but nevertheless joins in the execution of this deed to quit claim unto GRANTEE any right title, or interest it may possess under any divergent interpretation of the said statutes, other law, or facts.

RESERVING, HOWEVER, UNTO GRANTOR, its successors and assigns forever, all of the following described land, easements, rights, privileges and controls:

EXCEPT FOR THE HEREIN CONVEYED PROPERTY, ALL THE LAND AND PREMISES, together with the appurtenances thereto belonging or in anywise appertaining, shown and/or indicated on Maryland Transportation Authority Plats numbered **58100** and **58200**.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, hereinbefore described and mentioned, to the extent of the GRANTOR's right, title and interest thereto, unto GRANTEES, as tenants by the entireties.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND THE GRANTEES HEREIN, by the acceptance of this deed, do hereby covenant and agree, on behalf of themselves, their assigns or the survivor of them, and their survivors personal representative and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the GRANTOR, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and shall be binding upon the GRANTEES, their assigns, or the survivor of them, and the survivor's personal representative and assigns, forever.

The actual consideration paid by the GRANTEE unto GRANTOR is Four Hundred Forty Five Thousand Six Hundred and Fifteen Dollars (\$445,615.00), as itemized above.

IN TESTIMONY WHEREOF, Witness the hands and seals of the GRANTORS:

WITNESS:

Cindy Taylor

MARYLAND TRANSPORTATION AUTHORITY

By: Randolph P. Brown (Seal)
Randolph P. Brown, P.E.
Acting Executive Secretary

WITNESS:

Steven C. D. Katelyr

STATE HIGHWAY ADMINISTRATION OF THE
MARYLAND DEPARTMENT OF TRANSPORTATION

By: Neil J. Pedersen (Seal)
Neil J. Pedersen
State Highway Administrator

Approved as to Form and Legal Sufficiency

Karen Reynolds
Assistant Attorney General

Martin O'Malley (Seal)
Martin O'Malley
Governor of Maryland

Concurred in by:

David K. Greene
David K. Greene, Director
Division of Strategic Development

Peter Franchot (Seal)
Peter Franchot
Comptroller of Maryland

WITNESS:

Shawn Dral
Secretary

Nancy K. Kopp (Seal)
Nancy K. Kopp
Treasurer of Maryland

Constituting the BOARD OF
PUBLIC WORKS OF MARYLAND

STATE OF MARYLAND - COUNTY/CITY OF Cecil, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared Randolph Brown, **Acting Executive of the Maryland Transportation Authority**, and acknowledged the foregoing deed to be the act of the Maryland Transportation Authority and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 6th day of April in the year 2011.

Steven C. D. Kraljic (Seal)
Notary Public

My Commission Expires: April 28, 2014

STATE OF MARYLAND - COUNTY/CITY OF Cecil, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared **Neil J. Pedersen**, State Highway Administrator, and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 1st day of April in the year 2011.

Steven C. D. Kraljic (Seal)
Notary Public

My Commission Expires: April 28, 2014

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Martin O'Malley - Governor of Maryland
Peter Franchot - Comptroller of Maryland
Nancy K. Kopp - Treasurer of Maryland

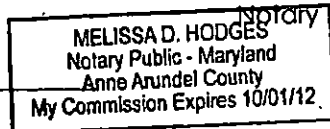
0030931 113

constituting the BOARD OF PUBLIC WORKS OF MARYLAND, and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 2ND day of June in the year 2011.

Melissa D. Hodges (Seal)

My Commission Expires:

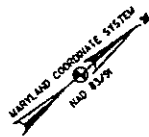


I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice by the Court of Appeals of Maryland.

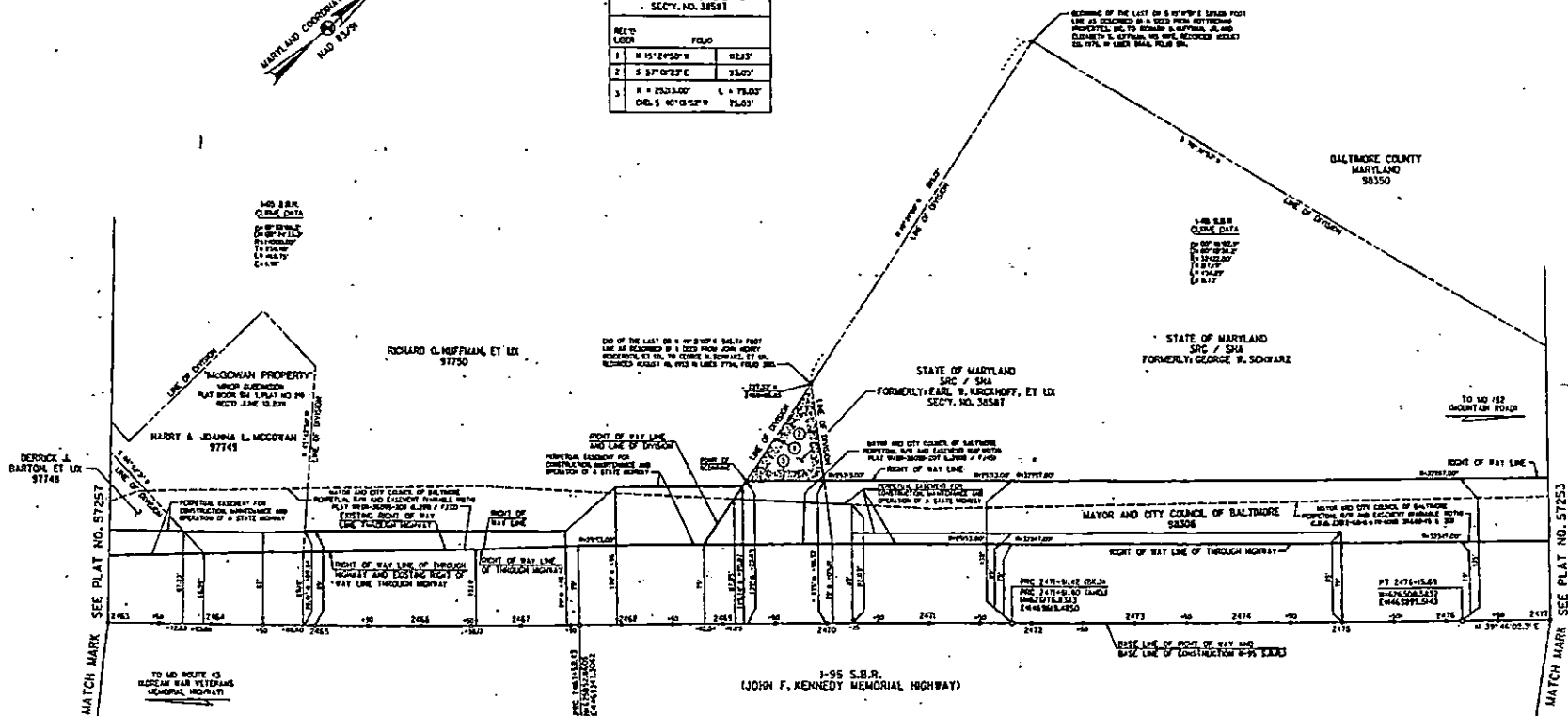
Ken Reynolds

Assistant Attorney General

Approved by the Board of Public Works
of the State of Maryland at a meeting
held on the 18 day of May
2011, as Item 7302 on MDOT Agenda



STATE OF MARYLAND SRC / SHA FORMERLY EARL W. KROCKHOFF, ET UX SEC. NO. 36581		
REC'D	FOOD	
1	N 15° 24' 50" W	02.25'
2	S 57° 07' 32" E	33.00'
3	P = 253.500'	L = 75.00'
	DEL. S 40° 02' 52" W	75.00'



MATCH MARK SEE PLAT NO. 57252

AREA CONVEYED OR TO BE CONVEYED BY THE STATE OF MARYLAND
TO THE USE OF THE MARYLAND TRANSPORTATION AUTHORITY
3.463 SQ. FT. OR 0.0795 ACRES +/- SHOWN THIS:

MARYLAND TRANSPORTATION AUTHORITY
STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: THIS SECTION WAS OFFERED FROM SOUTH OF THE 1915 / 1920
RIGHT OF WAY PROJECT NO. 1915-1920-000-000
FEDERAL AID PROJECT NO. 1915-1920-000-000
CONSTRUCTION PROJECT: 1915-1920-000-000
CONSTRUCTION PROJECT NO. 1915-1920-000-000
SCALE: 1" = 50'
PLAT No. 58100



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT REPRESENTATION OF THE INFORMATION PROVIDED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION AND THE RECORD DESCRIPTION THEREOF, AND THAT THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE MARYLAND DEPARTMENT OF TRANSPORTATION - STATE HIGHWAY ADMINISTRATION.		A PORTION OF THE STATE OF MARYLAND AND NO RECORDS SHOWING THE PROPERTY LINES HEREON ARE NOT PERMITTED EXCEPT BY ORDER OF SUCH PUBLIC BODY CONNECTIONS AS ARE AUTHORIZED BY LAW.		DATE: 11/11/2011	BY: [Signature]
RECORDING OFFICE: [Blank]		APPROVED BY: [Signature]		[Signature]	

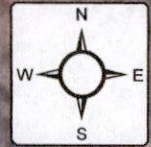
TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

☒ COUNTY TRANSFER TAX
Per Donna ART 11 TITLE 3
SUBTITLE 2, 11-3-202

☐ RECORDATION TAX
Per [Signature] T.P. ART 12-108
Date 6/20/14

Petitioner's Ex 7A

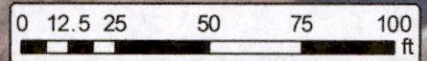
Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



Legend



Boring Location



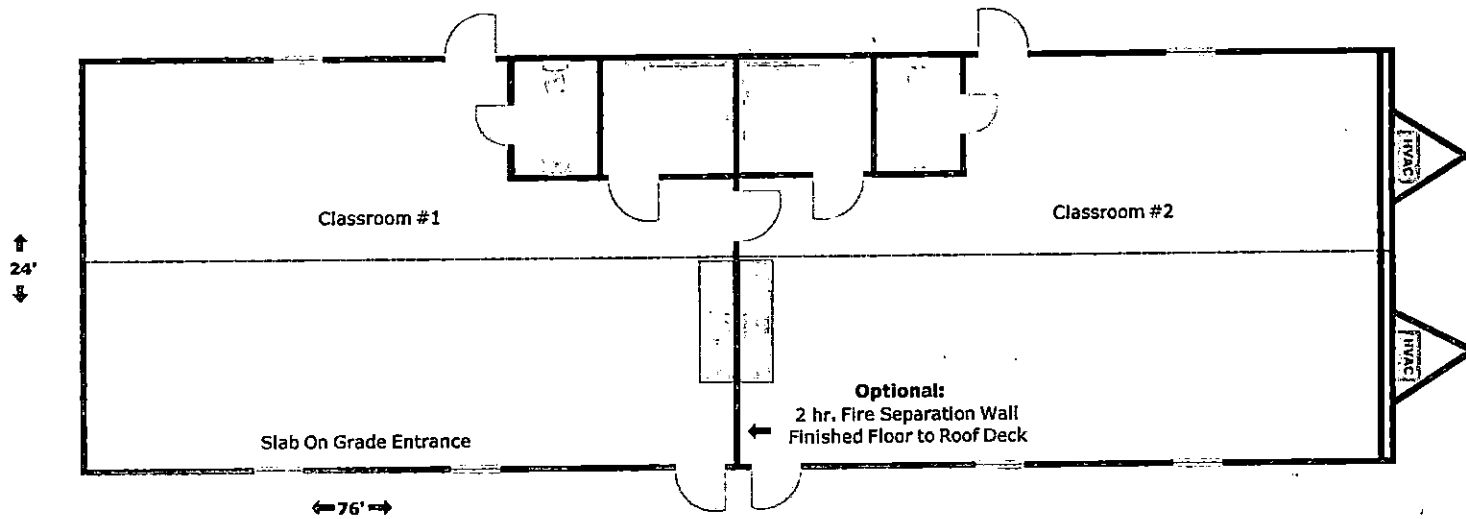
BORING LOCATION DIAGRAM
WHITE MARSH CHILD CARE MODULAR BUILDING

WILMOT MODULAR
PERRY HALL MD

ENGINEER	ZLA
SCALE	1" = 50'
PROJECT NO.	02:8346
SHEET	1 OF 1
DATE	2/23/2017

24' x 76' Modular Educational Building - Split Design - Ages 5+

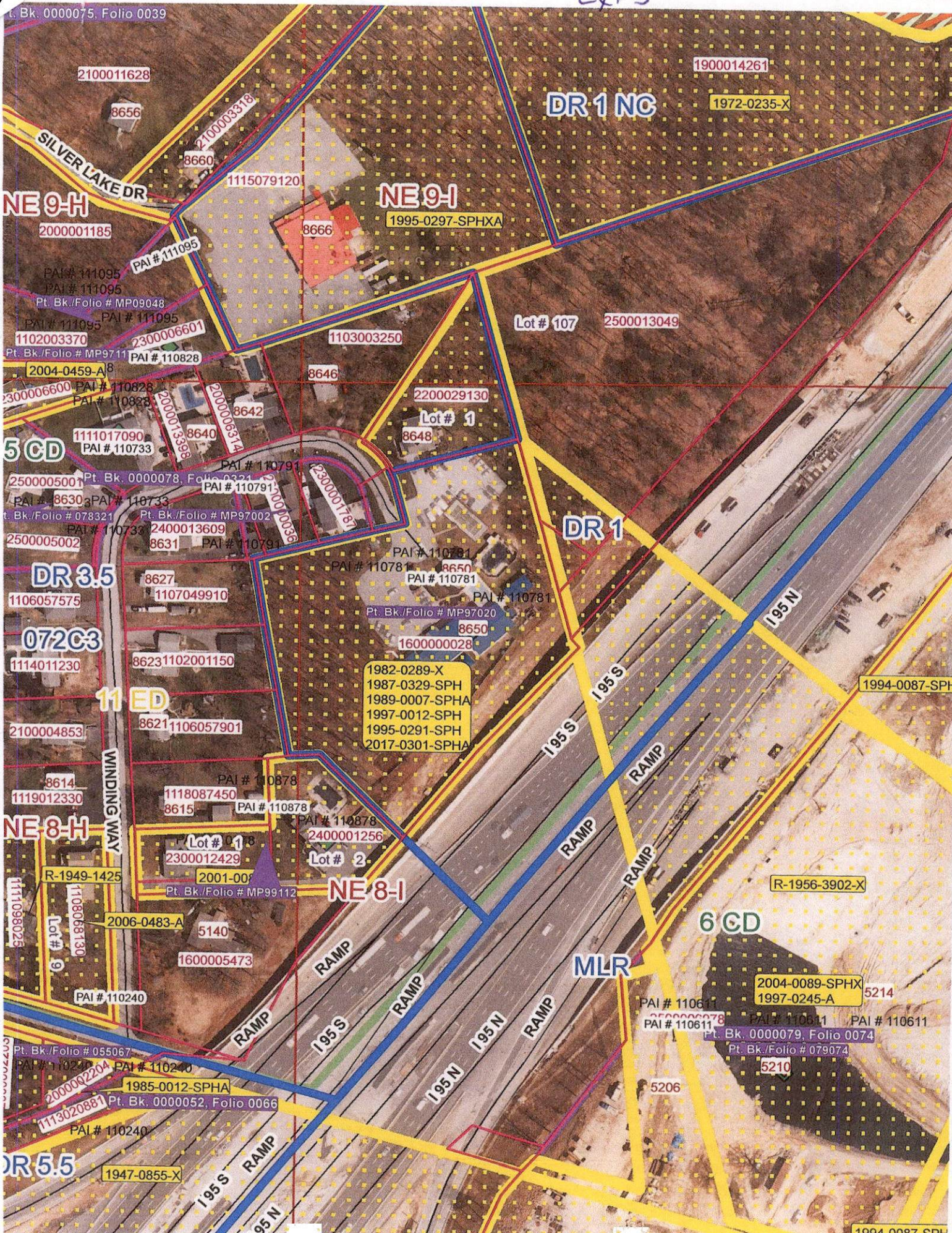
POC: Ryan Cantu C# 443-202-2221 cell



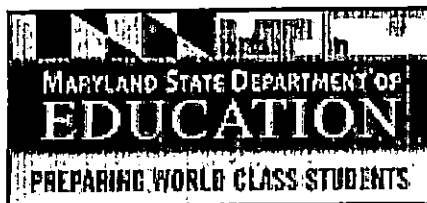
Wilmot Modular Structures, Inc. Proprietary And Confidential

Locations for Doors, Windows, and Support Posts are approximate

Additional 2 4B



Polynomial 5
245



State of Maryland - Department of Education
Office of Child Care
CHILD DEVELOPMENT PROGRAM LICENSE

Region: 3
County: 3 Baltimore County
License Number: 15269
First License/Registration Issued: 09/15/1984
School Number:
Approved Since:

White Marsh Child Care I
8650 Winding Way, Perry Hall, MD 21128
Operated by White Marsh Child Care, Inc.

The Office of Child Care issues this license pursuant to Family Law Article, Sections 5-570 through 5-585, and COMAR 13A.16.01-.19.
In addition, an approval is issued pursuant to Education Article, Section 2-206, Annotated Code of Maryland and COMAR 13A.16.16.

License Status:	
Issued on:	01/01/2017
Revised on:	
Status:	Continuing - Full

Key: 1=Child Care, 2=Educational Program, 3=Accredited

Ages:	1	2	3
6 wks through 17 mos	Yes		Yes
18 mos through 23 mos	Yes		Yes
2 years	Yes	No	Yes
3 years	Yes	No	Yes
4 years	Yes	No	Yes
5 yrs through 15 yrs	Yes		Yes
16 yrs through 20 yrs	Yes		No

Schedule:	
Months:	January - December
Days:	Monday - Friday
Hours:	07:00 AM - 06:00 PM
Total Capacity:	159

Rooms Approved and Capacity:	
Room	Cap.
Room 1a (2's-Cap 12)/1b (Tods-Cap 6)	18
Room 2a (Tod)	9
Room 2b (Inf)	6
Room 3a (Inf)/3b (Inf)	6/6
Room 4 (3's)	19
Room 5 (4's)	19
Room 6 (3's)	19
Room 7 (SA)/Room 8 (5's)	30/20
Annex Room 9a (Inf)/9b (Inf)	6/6
Room 10 (4's and 5's)	20

This Child Care Center License is issued to the licensee named above on condition that the licensee agrees to comply with all applicable child care center licensing laws and regulations. Failure to comply with applicable laws and regulations may result in an enforcement action against this License, including but not limited to suspension or revocation of the License or denial of a new License. The licensee must surrender this License to the Office of Child Care upon suspension, revocation, voluntary closure, or denial of a new License. The licensee must notify the Office of Child Care of a change in ownership of the child care center prior to its effective date.

RESTRICTIONS/COMMENTS: Accreditation applies to program from children ages 6 weeks through 5 years old. Summer camp license applies to children ages 3 through school age.*Anniversary month is December.*

Karen B. Salmon, Ph.D.

State Superintendent of Schools
Maryland State Department of Education

Petitioner's Ex. 6A

PUBLIC SWIMMING POOL/BATHING BEACH PERMIT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVE, ROOM 101
TOWSON, MD 21204
410-887-3616



PERMIT NO. 022

EXPIRES: APRIL 30, 2018

In accordance with Sections 13-6-101 to 13-6-208 of the Baltimore County Code, 2003 and as amended, this facility has been approved by the Department of Health to operate at the location described below.

MAILING NAME AND ADDRESS

WHITE MARSH CHILD CARE
8650 WINDING WAY
PERRY HALL, MD 21128

FACILITY NAME AND ADDRESS (If different from mailing address)

SAME

25,000 GALLONS

A handwritten signature in black ink, appearing to read "Carl J. Fisher".

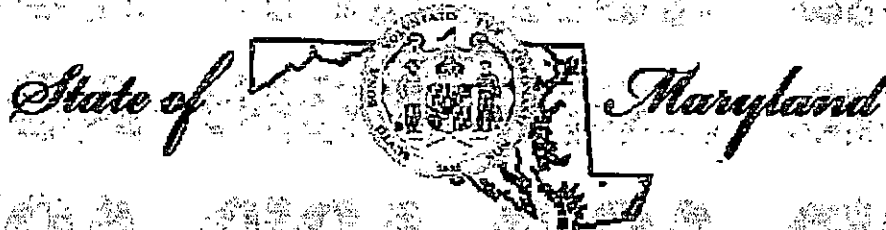
DIRECTOR, PERMITS, APPROVALS AND INSPECTIONS

APRIL 10, 2017

DATE ISSUED

This permit is not transferable
POST PERMIT CONSPICUOUSLY

REV 2/13



DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Environmental Health Bureau

201 W. Preston Street - Baltimore, Maryland 21201

Larry Hogan
Governor

Dennis R. Schrader
Secretary

YOUTH CAMP CERTIFICATE

SERIAL: 035188

ATTN: ELIZABETH HUFFMAN
WHITE MARSH CHILD CARE
8650 WINDING WAY
PERRY HALL MD 21128

CERTIFICATE #: 03229
ISSUE DATE: 05/02/2017
OPERATE FROM DATE: 06/12/2017
OPERATE TO DATE: 09/01/2017

THIS CERTIFICATE IS ISSUED TO:
ELIZABETH HUFFMAN
8650 WINDING WAY
PERRY HALL MD 21128

TO OPERATE THE CAMP LISTED BELOW:
WHITE MARSH CHILD CARE
8650 WINDING WAY
PERRY HALL MD 21128

This certificate is issued in accordance with Maryland Health-General Code Annotated Title 14, Subtitle 4. The authority to operate the above-named youth camp is issued subject to this title and all rules and regulations promulgated thereunder and any other applicable statutory or regulatory provisions. Only those regulated Specialized Activities listed below are authorized.

The following Specialized activities are approved:

Swimming - Pool

(Not transferable except as expressly provided
by Rule or Regulation.)

A handwritten signature in black ink, appearing to read "Clifford S. Mitchell".

CLIFFORD S. MITCHELL MS,MD,MPH, DIRECTOR
Environmental Health Bureau

Maryland State Department of Education

Presents This Certificate of Accreditation To

White Marsh Child Care 1

On

March 29, 2013

To certify your program meets the *Standards for Quality Early Childhood Programs* and to recognize the dedication to maintaining educational excellence in the early learning years.

Rolf Grafwallner

Rolf Grafwallner
Assistant State Superintendent

Lillian M. Lowery

Lillian M. Lowery
State Superintendent of Schools

Expires: March 31, 2016
Center Based Child Care

Patterson, A. C.

Maryland State Department of Education

Presents This Certificate of Accreditation To

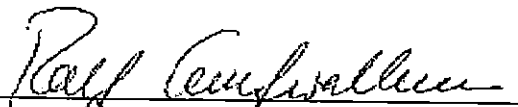
White Marsh Child Care I

License #15269

Issued Date: June 30, 2016

Expiration Date: June 30, 2019

To certify your program meets the
Standards for Quality Early Childhood and School-Age Child Care Programs
and to recognize the dedication to maintaining educational excellence in the early learning years.



Rolf Grafwallner
Assistant State Superintendent



Karen B. Salmon, Ph.D.
State Superintendent of Schools

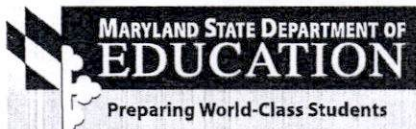
MARYLAND EXCELS

RATED PROGRAM

White Marsh Child Care I

8650 Winding Way, Perry Hall, MD 21128

Has met quality benchmarks in Maryland's Tiered Quality Rating and Improvement System for Level 5 and has committed to continuous quality improvement.



David Bold
Maryland EXCELS Branch Chief

November 8, 2013
Date

Peterson's Ex C C

MARYLAND EXCELS

HIGHEST QUALITY RATING

White Marsh Child Care I

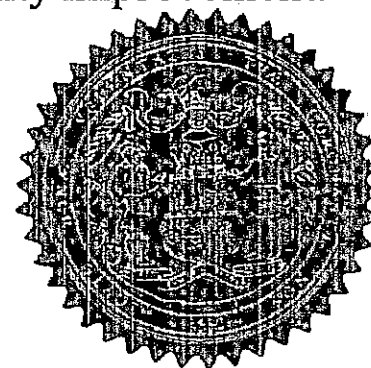
8650 Winding Way, Perry Hall, Maryland 21128

Has met the highest benchmarks in Maryland's Tiered Quality Rating and Improvement System for Level 5 and has committed to continuous quality improvement.

Linda M. Bold

Maryland EXCELS Branch Chief

Valid until September 17, 2016



MARYLAND EXCELS

Excellence Counts in Early Learning and School Age Care

White Marsh Child Care I 8650 Winding Way, Perry Hall, MD 21128

Has met the requirements in Maryland's Tiered Quality Rating and Improvement System for

Level 5

Level 1



Level 2



Level 3



Level 4

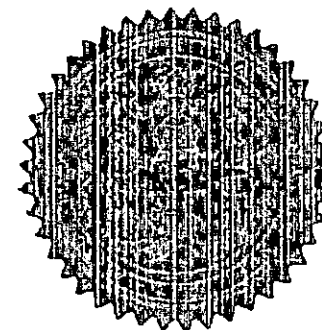
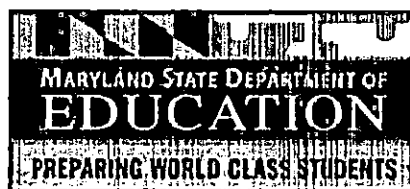


Level 5 - Highest Rated



Maryland EXCELS Branch Chief

Valid until 07/28/2017



MARYLAND EXCELS

Excellence Counts in Early Learning and School Age Care

White Marsh Child Care I 8650 Winding Way, Perry Hall, MD 21128

Has met the requirements in Maryland's Tiered Quality Rating and Improvement System for

Level 5

Level 1



Level 2



Level 3



Level 4



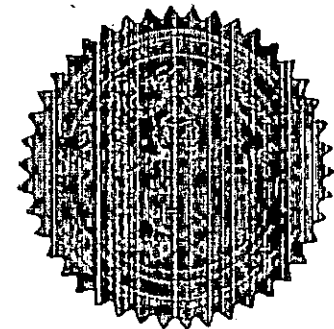
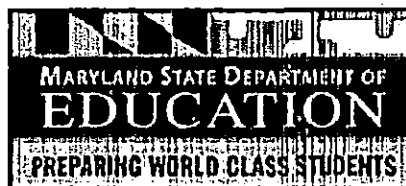
Level 5 - Highest Rated



Linda M. Bold

Maryland EXCELS Branch Chief

Valid until 06/01/2018

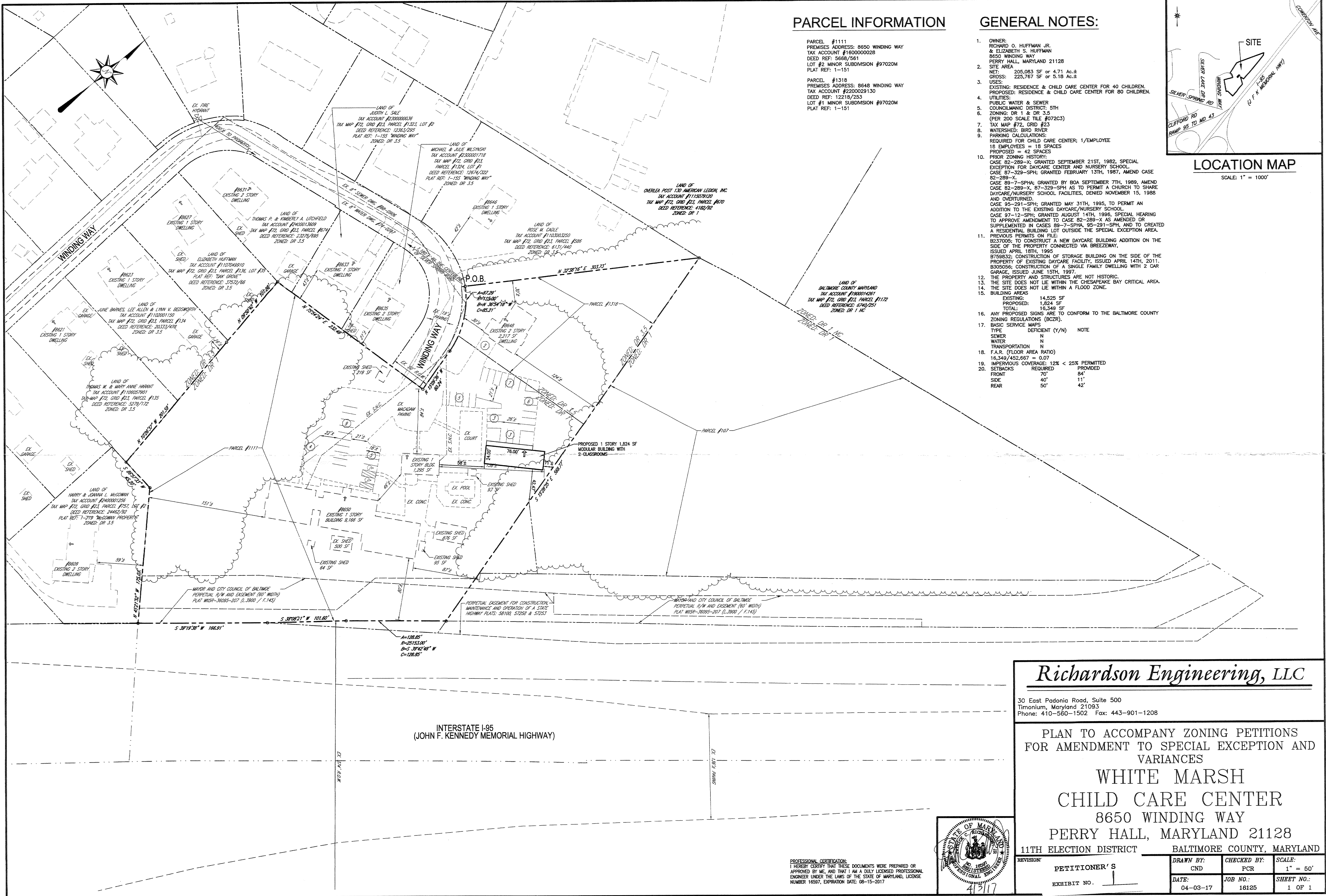












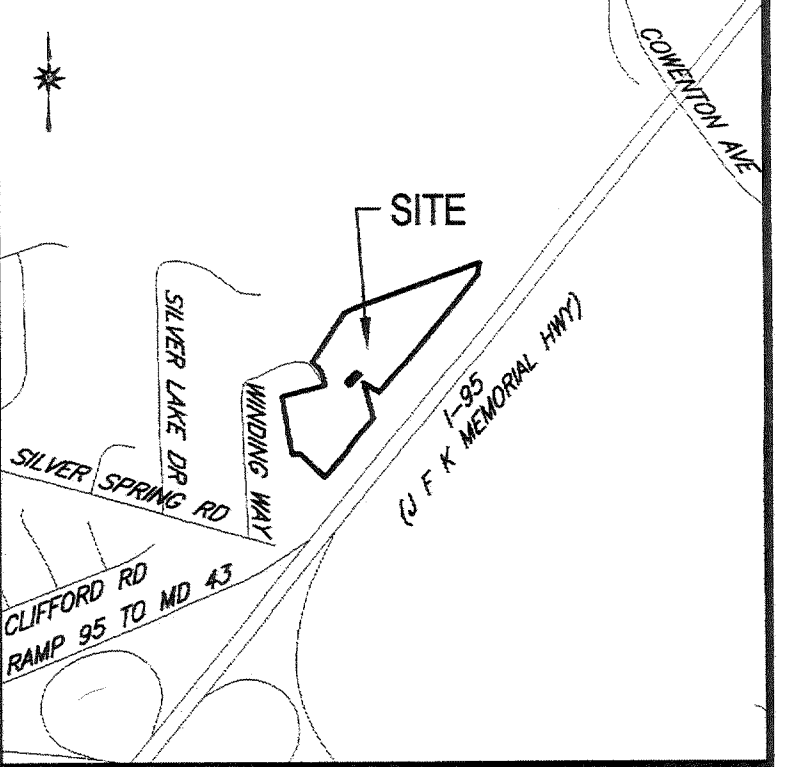
PARCEL INFORMATION

PARCEL #1111
PREMISES ADDRESS: 8650 WINDING WAY
TAX ACCOUNT #1600000028
DEED REF: 5668/561
LOT #2 MINOR SUBDIVISION #97020M
PLAT REF: 1-151

PARCEL #1318
PREMISES ADDRESS: 8648 WINDING WAY
TAX ACCOUNT #2200029130
DEED REF: 12218/253
LOT #1 MINOR SUBDIVISION #97020M
PLAT REF: 1-151

GENERAL NOTES:

- OWNER:
RICHARD O. HUFFMAN JR.
& ELIZABETH S. HUFFMAN
8650 WINDING WAY
PERRY HALL, MARYLAND 21128
- SITE AREA
NET: 205,083 SF or 4.71 Ac.±
GROSS: 225,767 SF or 5.18 Ac.±
- USES:
EXISTING: RESIDENCE & CHILD CARE CENTER FOR 40 CHILDREN.
PROPOSED: RESIDENCE & CHILD CARE CENTER FOR 80 CHILDREN.
- UTILITIES:
PUBLIC WATER & SEWER
COUNCILMANIC DISTRICT: 6TH
ZONING: DR 1 & DR 3.5
(PER 200 SCALE TILE #072C3)
- TAX MAP #72, GRID #23, PARCEL #23
- WATERSHED: BIRD RIVER
- PARKING CALCULATIONS:
REQUIRED FOR CHILD CARE CENTER: 1/EMPLOYEE
18 EMPLOYEES = 18 SPACES
PROPOSED = 42 SPACES
- PRIOR ZONING HISTORY:
CASE 82-289-X; GRANTED SEPTEMBER 21ST, 1982, SPECIAL EXCEPTION FOR DAYCARE CENTER AND NURSERY SCHOOL.
CASE 87-329-SPH; GRANTED FEBRUARY 13TH, 1987, AMEND CASE 82-289-X.
CASE 89-7-SPH; GRANTED BY BOA SEPTEMBER 7TH, 1989, AMEND CASE 82-289-X, 87-329-SPH AS TO PERMIT A CHURCH TO SHARE DAYCARE/NURSERY SCHOOL FACILITIES, DENIED NOVEMBER 15, 1988 AND OVERTURNED.
CASE 95-291-SPH; GRANTED MAY 31TH, 1995, TO PERMIT AN ADDITION TO THE EXISTING DAYCARE/NURSERY SCHOOL.
CASE 97-12-SPH; GRANTED AUGUST 14TH, 1996, SPECIAL HEARING TO APPROVE AMENDMENT TO CASE 82-289-X AS AMENDED OR SUPPLEMENTED IN CASES 89-7-SPH, 95-291-SPH, AND TO CREATED A RESIDENTIAL BUILDING LOT OUTSIDE THE SPECIAL EXCEPTION AREA.
PREVIOUS PERMITS ON FILE:
B237005; TO CONSTRUCT A NEW DAYCARE BUILDING ADDITION ON THE SIDE OF THE PROPERTY CONNECTED VIA BREEZEWAY, ISSUED APRIL 18TH, 1995
B759832; CONSTRUCTION OF STORAGE BUILDING ON THE SIDE OF THE PROPERTY OF EXISTING DAYCARE FACILITY, ISSUED APRIL 14TH, 2011.
B505056; CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH 2 CAR GARAGE, ISSUED JUNE 15TH, 1997.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.
- BUILDING AREAS
EXISTING: 14,525 SF
PROPOSED: 1,824 SF
TOTAL: 16,349 SF
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
F.A.R. (FLOOR AREA RATIO)
16,349/452,667 = 0.07
- IMPERVIOUS COVERAGE: 12% < 25% PERMITTED
- SETBACKS REQUIRED PROVIDED
FRONT 70' 84'
SIDE 40' 11'
REAR 50' 42'



LOCATION MAP

SCALE: 1" = 1000'

Richardson Engineering, LLC

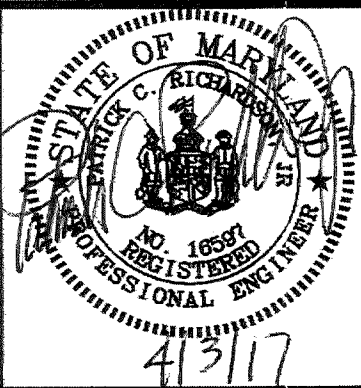
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITIONS
FOR AMENDMENT TO SPECIAL EXCEPTION AND
VARIANCES

WHITE MARSH
CHILD CARE CENTER
8650 WINDING WAY
PERRY HALL, MARYLAND 21128

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISION:	PETITIONER'S	DRAWN BY:	CND	CHECKED BY:	PCR	SCALE:	1" = 50'
DATE:	04-03-17	JOB NO.:	18125	SHEET NO.:	1 OF 1		



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2017

2017-0301-SPH