

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0191-SPHXA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 2018. 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, *
SPECIAL EXCEPTION & VARIANCE
(10932 Philadelphia Road) *
11th Election District
6th Council District
Christina Kesting
Legal Owner
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2018-0191-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Christina Kesting, legal owner ("Petitioner"). The Petition for Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the and general welfare of the surrounding residential premises. A Petition for Variance seeks the following: (1) to permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres; (2) to permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.; (3) to permit a side yard setback of 20 ft. in lieu of the required 50 ft.; (4) to permit a rear yard setback of 20 ft. in lieu of the required 50 ft. ; (5) to permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.; and (6) to permit an impervious surface area of 44% in lieu of the maximum required 25%. Finally, a Petition for Special Exception was filed to permit a Class B Group Child Care Center for up to 100 children.

Appearing at the public hearing in support of the requests was Christina Kesting and surveyor Bruce Doak. Two neighbors attended the hearing and opposed the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive

ORDER RECEIVED FOR FILING

Date

3/16/18

By

Den

Zoning Advisory Committee (ZAC) comments were submitted by the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS), the Department of Public Works (DPW) and the State Highway Administration (SHA).

This case involves a 1.5 acre parcel of land in White Marsh. The property is improved with a small single-family dwelling ("SFD") and detached garage. Petitioner proposes, through use division lines (Z.C.P.M. §102-2) to divide the property into a ½ acre parcel containing the SFD and a 1 acre parcel on which a commercial building would be constructed for the operation of a Class B child care facility with up to 100 children.

Under the B.C.Z.R. bulk regulations, one acre is required for a child care facility with a maximum of 40 children. B.C.Z.R. §424.7. Petitioner seeks to have up to 100 children in a one acre area, which is 250% of the maximum number permitted by the Regulations. I believe that is simply too many children for the small site, which could present safety concerns not only for the children but also for the large volume of traffic which would have to enter and exit the site on a daily basis.

In addition, the DPW noted the property is situated within a riverine floodplain, and the neighbors testified the property and dwelling have flooded on many occasions. Although Petitioner revised the site plan so that only the proposed parking lot is within the floodplain, state and county law forbids new construction in riverine floodplains. At the very least Petitioner would need to request a waiver (BCC §32-4-107) from the DPW, which must be accompanied by a site plan prepared by a professional engineer. Although Mr. Doak indicated a waiver would be sought at the time of building permit application, the long-standing practice is for such waiver actions to be filed at the same time as, and considered with, zoning cases involving the property.

ORDER RECEIVED FOR FILING

Date

3/16/18

by

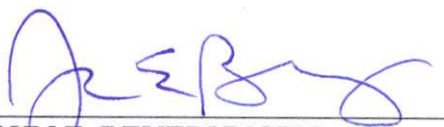
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THEREFORE, IT IS ORDERED this 16th day of **March, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the and general welfare of the surrounding residential premises, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a Class B Group Child Care Center for up to 100 children, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Variance to allow: (1) to permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres; (2) to permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.; (3) to permit a side yard setback of 20 ft. in lieu of the required 50 ft.; (4) to permit a rear yard setback of 20 ft. in lieu of the required 50 ft. ; (5) to permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.; and (6) to permit an impervious surface area of 44% in lieu of the maximum required 25%, be and is hereby DENIED.

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

3/16/18

By

sln



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 10932 PHILADELPHIA ROAD which is presently zoned DR2H
 Deed References: JLE 39301/220 10 Digit Tax Account # 1900003459
 Property Owner(s) Printed Name(s) CHRISTINA KESTING

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

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

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

SEE ATTACHED SHEET

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

CLASS B DAY CARE

3. X a Variance from Section(s)

SEE ATTACHED SHEET

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 THE 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0191-SPAXA Filing Date 1/17/18

Legal Owners (Petitioners):

CHRISTINA KESTING

Name #1 - Type or Print

Name #2 - Type or Print

Christina Kesting

Signature #1

Signature #2

11524 RIDGEDALE DRIVE WHITE MARSH MD

Mailing Address

City

State

21162

443-465-3316

Zip Code

Telephone #

Email Address

TINABIRO86@HOTMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Bruce E. Doak

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

410-419-4906

Zip Code

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer gh

10932 Philadelphia Road Kesting Property

CASE 2018-0191-SPHxS
Petitions Requested

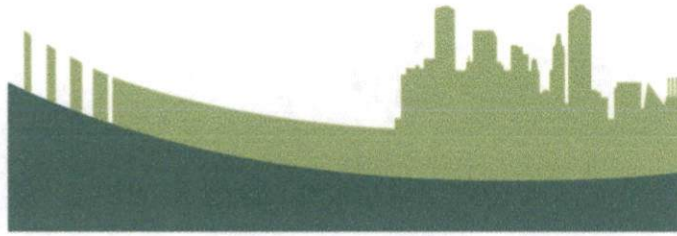
Special Exception

To permit a Class B Group *Child* Care Center for up to 100 children per Section 1B01.1.C.6 BCZR

AND FOR ANY OTHER FURTHER RELIEF ^{THAT} MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY.
Variances

- 1) To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres per Section 424.7.A BCZR
- 2) To permit a front yard setback of 15 feet from a street line in lieu of the required 25 feet per Section 424.7.B BCZR
- 3) To permit a side yard setback of 20 feet in lieu of the required 50 feet per Section 424.7.B BCZR
- 4) To permit a rear yard setback of 20 feet in lieu of the required 50 feet per Section 424.7.B BCZR
- 5) To permit a perimeter vegetative buffer of 0 feet in lieu of the required 20 feet per Section 424.7.B BCZR
- 6) To permit an impervious surface area of 44% in lieu of the ^{MAXIMUM} required 25% per Section 424.7.E BCZR
- 7) *TO PERMIT A 0 FOOT SETBACK OF A FENCE TO A RESIDENTIAL PROPERTY LINE IN LIEU OF THE REQUIRED 20 FEET.*
- 8) *TO PERMIT A PARKING LOT WITH A SET BACK FROM THE TRACT BOUNDARY OF 0 FEET IN LIEU OF THE REQUIRED 75 FEET TO MEET THE RTA REQUIREMENTS PER SECTION 1B01.1e(2) BCZR*
- 9) *TO PERMIT A 50 FOOT RTA BUFFER THAT WILL BE GRADED, CLEARED AND UNLANDSCAPED PER SECTION 1B01.1e(3) BCZR*
- 10) *TO PERMIT A 0 FOOT RTA BUFFER IN LIEU OF THE REQUIRED 50 FOOT BUFFER AND A 0 FOOT RTA SETBACK IN LIEU OF THE REQUIRED 75 FOOT SETBACK PER SECTION 1B01.1e(5) BCZR*
SPECIAL HEARING

To confirm that the proposed Class B Group Child Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises. (See Section 1B01.1.B.1.g. (II) BCZR)



Zoning Description

10932 Philadelphia Road- 1.51 Acre Parcel
Eleventh Election District Sixth Councilmanic District
Baltimore County, Maryland

Beginning at a point in the center of Philadelphia Road at a point 1200 feet, more or less, from the center of Joppa Road, thence leaving the center of Philadelphia Road and running on the outlines of the subject property, the four following courses and distances, viz.

- 1) North 38 degrees 59 minutes West 170.20 feet,
- 2) South 42 degrees 16 minutes West 150.00 feet,
- 3) North 38 degrees 59 minutes West 309.80 feet,
- 4) Meanderings with stream Southeasterly and Southwesterly to the center of Philadelphia Road and
- 5) North 42 degrees 16 minutes East 422.67 feet to the point of beginning.

Containing 1.51 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2018-0191-SPHXA



February 18, 2018
KEVIN DOMINETZ
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: 2018-0191-SPHXA

10932 Philadelphia Road
E/s Philadelphia Road, south of Joppa Road
11th Election District – 6th Councilmanic District
Legal Owners: Christina Kesting

Special Hearing to confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises (see Section 1B01.1.B.1.g.(11) BCZR). Special Exception 1. To permit a Class B Group Child Care Center for up to 100 children; 2. For any other further relief that may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance 1. To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres; 2. To permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.; 3. To permit a side yard setback of 20 ft. in lieu of the required 50 ft.; 4. To permit a rear yard setback of 20 ft. in lieu of the required 50 ft.; 5. To permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.; 6. To permit an impervious surface area of 44% in lieu of the maximum required 25%.

Hearing: Monday, March 12, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Christina Kesting, 11524 Ridgedale Drive, White Marsh 21162
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 210653

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 20, 2018.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 20, 2018 Issue - Jeffersonian

Please forward billing to:
Christina Kesting
11524 Ridgedale Drive
White Marsh, MD 21162

443-465-3316

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE * OF ADMINISTRATIVE
10932 Philadelphia Road; E/S Philadelphia * HEARINGS FOR
Road, S 1,200' to c/line of Joppa Road * BALTIMORE COUNTY
11th Election & 6th Councilmanic Districts *
Legal Owner(s): Christina Kesting *
Petitioner(s) * 2018-191-SPHXA

* * * * *

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.

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

RECEIVED

JAN 25 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 5464087

Sold To:

Christina Kesting - CU00640189
11524 Ridgedale Dr
White Marsh, MD 21162-1145

Bill To:

Christina Kesting - CU00640189
11524 Ridgedale Dr
White Marsh, MD 21162-1145

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

Feb 20, 2018

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: # 2018-0191-SPHXA
10932 Philadelphia Road
E/s Philadelphia Road, south of Joppa Road
11th Election District - 6th Councilmanic District
Legal Owner(s) Christina Kesting

Special Hearing to confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises (see Section 1B01.1.B.1.g.(11) BCZR). Special Exception 1. To permit a Class B Group Child Care Center for up to 100 children; 2. For any other future relief that may be deemed necessary by the Administrative Law Judge for Baltimore County.

Variance 1. To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres; 2. To permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.; 3. To permit a side yard setback of 20 ft. in lieu of the required 50 ft.; 4. To permit a rear yard setback of 20 ft. in lieu of the required 50 ft.; 5. To permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.; 6. To permit an impervious surface area of 44% in lieu of the maximum required 25%.

Hearing: Monday, March 12, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

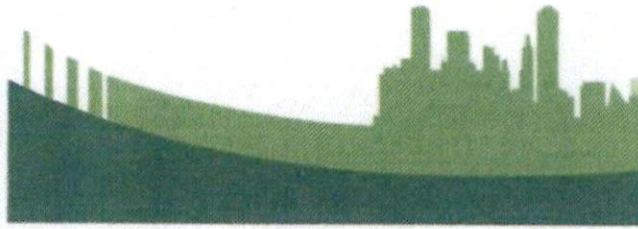
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2-715 February 20 5464087

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



CERTIFICATE OF POSTING

February 19, 2018

Re:

Zoning Case No. 2018-0191-SPHXA

Legal Owner: Christina Kesting

Hearing date: March 12, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **10932 Philadelphia Road**.

The sign was posted on **February 19, 2018**.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

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

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0191-SPHXA

10932 Philadelphia Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Monday March 12, 2018 1:30 PM

SPECIAL HEARING TO CONFIRM THAT THE PROPOSED CLASS B GROUP CHILD DAY CARE CENTER IS EXEMPT FROM RTA BECAUSE THE PROPOSED IMPROVEMENTS ARE COMPATIBLE WITH THE CHARACTER AND GENERAL WELFARE OF THE SURROUNDING RESIDENTIAL PREMISES (SEE SECTION 1B01.B.1.g. (11) BCZR). SPECIAL EXCEPTION
1. TO PERMIT A CLASS B GROUP CHILD CARE CENTER FOR UP TO 100 CHILDREN 2. FOR ANY OTHER FURTHER RELIEF THAT MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. VARIANCES 1. TO PERMIT AN AREA OF 1.052 ACRES FOR THE GROUP CHILD-CARE CENTER IN LIEU OF THE REQUIRED 1.689 ACRES 2. TO PERMIT A FRONT YARD SETBACK OF 15 FEET FROM A STREET LINE IN LIEU OF THE REQUIRED 25 FEET 3. TO PERMIT A SIDE YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 50 FEET 4. TO PERMIT A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 50 FEET 5. TO PERMIT A PERIMETER VEGETATIVE BUFFER OF 0 FEET IN LIEU OF THE REQUIRED 20 FEET 6. TO PERMIT AN IMPERVIOUS SURFACE AREA OF 44% IN LIEU OF THE MAXIMUM REQUIRED 25%.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE
CASE NO. 2018-0164
1807

NOTICE
CASE NO. 2018-0191-SPHX
10532 Pleasanton, CA
PUBLIC HEARING

10932 Phadolshta Road
A 3000L HEARING WALL

Pennsylvania Road

TO BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
PLACE, N. J.
1955

PLACEMENT BY THE
IN DIVISION LAW JUDGE
PLACE: ROOM 208
195 W. CHASE

DATE: 10/10/80

PERSON BUILDING
CAFE AVENUE TOWNS
TIME, Monday M

TIME: Monday March 12, 2015 1:30 PM
 LOCATION: 10000 W. 10th Avenue, Town of Aurora
 AGENDA: 1. Call to Order
 2. Approval of Minutes
 3. Presentation by the Aurora Police Department
 4. Presentation by the Aurora Fire Department
 5. Presentation by the Aurora Public Works Department
 6. Presentation by the Aurora Parks and Recreation Department
 7. Presentation by the Aurora Housing Department
 8. Presentation by the Aurora Planning and Development Department
 9. Presentation by the Aurora Economic Development Department
 10. Presentation by the Aurora Community Development Department
 11. Presentation by the Aurora Public Health Department
 12. Presentation by the Aurora Social Services Department
 13. Presentation by the Aurora Senior Center
 14. Presentation by the Aurora Youth Center
 15. Presentation by the Aurora Library
 16. Presentation by the Aurora Museum
 17. Presentation by the Aurora Art Center
 18. Presentation by the Aurora Music Center
 19. Presentation by the Aurora Theater
 20. Presentation by the Aurora Sports Center
 21. Presentation by the Aurora Convention Center
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161189

Date: 10/17/8

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
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[illegible]

Total: 1,700

Rec
From: Brian Daulton

For: Class B Group Child Care

Cash

WHITE - CASHIER PINK - AGENCY * * * YELLOW - CUSTOMER * * * GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

DATE RECEIVED

[illegible]

1/17/2019 10:38:09

DATE: 10/10/1954

DECLASS: 900999 1/17/2013 OFL

7. ZONING VERIFICATION

06189

Receipt Total: \$1,210.00

11,500.00 Cr 4.00 Cr

Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

March 7, 2018

Christina Kesting
11524 Ridgedale Drive
White Marsh MD 21161

RE: Case Number: 2018-0191 SPHXA, Address: 10932 Philadelphia Road

Dear Ms. Kesting:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 17, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

January 31, 2018

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the petition for special exception, special hearing, variance for a proposed child care center on the property at 10932 Philadelphia Road (MD 7) located on the west side of MD 7 1400' north of Joppa Road in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

10932 Philadelphia Road
Plan Review for Special Exception, Special Hearing, Variance
Case No. 2018-0191-SPHXA
SHA Tracking No. 18APBA002XX
MD 7 (west side) 1400' north of Joppa Road
Mile Post 7.60
Baltimore County

An access permit will be required to construct a commercial entrance and road improvements to this site from MD 7. The MDOT SHA requests the opportunity to review a trip generation analysis for this proposed development to determine the extent of road improvements needed to mitigate the traffic impact. This analysis should be sent to the District 4 Office, Ms. Wendy Wolcott, 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Richard Zeller. Please utilize the above SHA tracking number when making this submission.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

for

Ms. Kristen Lewis
10932 Philadelphia Road MD 7
Case 2018-0191-SPHXA
SHA No 18APBA002XX
January 31, 2018
Page 2

cc: Bruce E. Doak Consulting, LLC / 3801 Baker Schoolhouse Road, Freeland, MD 21053
Ms. Christina Kesting / 11524 Ridgedale Drive, White Marsh, MD 21162
Mr. Jan M. Cook / 111 W. Chesapeake Avenue, Towson, MD 21204
Mr. Vishnu Desai / 111 W. Chesapeake Avenue, Towson, MD 21204
Mr. Donald Distance, SHA District 4 Traffic

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

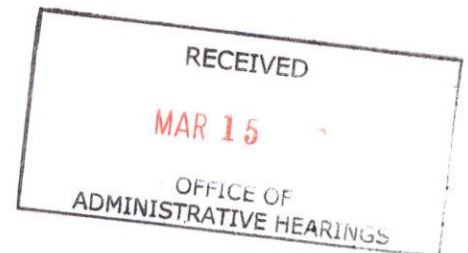


TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/5/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-191



INFORMATION:

Property Address: 10932 Philadelphia Road
Petitioner: Christina Kesting
Zoning: DR 2 H
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the proposed Class B Group Child Care Center as exempt from RTA and the petition for special exception to use the property for a Class B Group Child Care Center for up to 100 children. The Department has also reviewed the petition for variances as listed on the attachment submitted in support of said petition.

The petitioner's representative has submitted a compatibility narrative pursuant to BCZR §1B01.1.B.1.c (2). The Department finds deficiencies in the layout that prevent it from supporting approval of the petition as filed. With revisions to the plan as discussed below the Department recommends that the proposal better attains the compatibility objectives of BCC§ 32-4-402 and the special exception conditions established in BCZR § 502.1. The Department can review a plan so revised, possibly resulting in the issuance of amended zoning advisory comments.

The Department does not support granting special hearing relief pursuant to BCZR§1B01.B.1.g (11) as compliance with the bulk standards of BCZR § 424.7 is not maintained.

The Department cannot support granting the petitioned zoning special exception and variance relief as filed. The overall proposal appears excessive in its scale necessitating the multiple variances. As presented, the intensity, bulk and mass of the proposal within the limited site area is unsuccessful in its approach to the compatibility objectives required of the BCC becoming difficult to integrate into the community and putting into question whether the special exception conditions can be met. The following issues must be addressed in order for the Department to further consider the proposal.

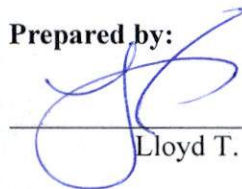
- At 22 spaces, the site is parked at the minimum required level. In order to function, the "pick-up and drop-off" area must be clear. The plan utilizes two parking spaces for this area creating an overall parking deficiency. The plan shows no queue area for the pick-up and drop-off or is there a turnaround area. The plan proposes non-residential parking situated less than 10' from a public right of way without petition for variance relief. This may result in the loss of another space thereby exacerbating the parking situation. This negatively impacts vehicular circulation possibly creating an unsafe environment to embark and disembark children. The Department recommends

this is contrary to the conditions found in BCZR§ 502.1. A redesign of the parking area must provide for the safe traverse of children and adults from those spaces situated on the southwest boundary of the special exception area to the daycare entrance. The design must provide a sidewalk at the front of the building between the parking spaces and the building that will provide a safety buffer for children and adults. This sidewalk shall also be designed such that children, employees and or parents may safely walk to and from the daycare building out to Philadelphia Road so that they may access a school bus.

- The Department does not object to granting setback variance relief to BCZR §424.7 in that the HoneyGo design guidelines of BCZR § 259.9.B.5.b dictates a commercial setback of no more than 15'. That said, the Department does not support parking at less than 10' removed from the right of way and would apply the landscape buffer requirements of BCZR § 259.9.B.5.c.
- As stated, the Department recommends the project is not exempt from RTA requirements but may support a modified RTA providing screening to the extent possible. The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that any component of the plan proposed to be setback at 0' from the property line can be installed and maintained without trespass. Petitioners must submit a landscape and lighting plan to the Baltimore County Landscape Architect for approval. Such a plan will include vegetative screening and opaque fencing along the tract boundary adjacent to the existing dwellings sufficient to mitigate the impacts of the special exception. Said plan shall also reflect the requirements of BCZR§1B01.B.1.e (4).
- The plan indicates the wood garage to remain is located within the special exception area. Is the garage to the use of the group childcare or is it to be accessory to the residence? The plan does not propose how the special exception use remains onsite and is prevented from bleeding into the residential use area. The use of bollards or other physical obstruction between the parking lot and residence is required.
- The Department recommends the petitioner revisit the proposed building and seek ways to reduce the footprint thereby allowing more buffer albeit still diminished. The structure is subject to the Honeygo Overlay District guidelines pursuant to BCZR § 259.9.G.3. If approved, the petitioners shall submit to the Department to the attention of the contact person listed below architectural elevations for review prior to the issuance of building permits.

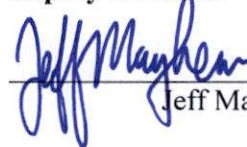
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Bruce E. Doak, Bruce E. Doak Consulting, LLC

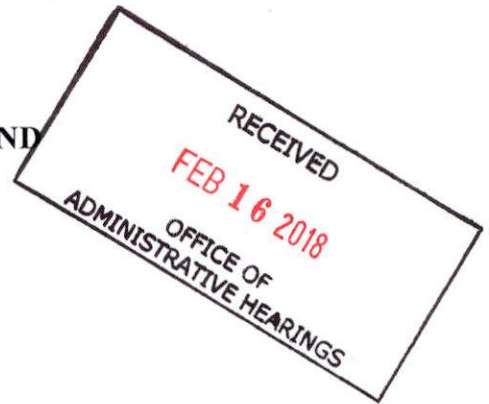
Office of the Administrative Hearings

People's Counsel for Baltimore County

3-12

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: February 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0191-SPHXA
Address 10932 Philadelphia Road
(Kesting Property)

Zoning Advisory Committee Meeting of **January 29, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Regina Esslinger

10/25/54

2000
2000
2000

STEIN MCA

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: *for* Steven A. Walsh, Director *Tom Walsh*
Department of Public Works

DATE: February 15, 2018

SUBJECT: Case No: 2018-0191-SPHXA
10932 Philadelphia Road, White Marsh, Maryland 21161

This is a Special Exception, Special Hearing, Variance to allow a child care facility on a residential property.

A riverine flood plain is on the property and is not shown on the Plan to Accompany a Zoning Petition for 10932 Philadelphia Road dated 1/12/18. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100295G dated May 5, 2014, shows a "special flood hazard area" on this site. The Bureau of Development Plans Review has a minimum of 3 flood plain studies in this area that have been "Accepted for Filing". This flood plain shown in these studies is larger than the flood plain shown on the FIRM.

Baltimore County Code Sections 32-4-414 and 32-8 specifically 32-8-202, says the greater of the two delineations is the delineation that governs.

The Department of Public Works would support the Special Exception subject to the following condition: all proposed buildings must meet the Baltimore County Code Sections 32-4-414 and 32-8, the 2015 Baltimore County Building Code as well as any other federal, state and local flood plain ordinances.

Attachment

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2018
Item No. 2018-0191-SPHXA

DATE: January 31, 2018

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

Current site layout on Plan dated 1/12/18, to accompany a Zoning petition, does not meet the requirements of the Landscape Manual.

If Special Exception, Special Hearing and Zoning Relief are granted, a Landscape Plan is required per the requirements of the Landscape Manual. A lighting plan is also required.

*

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*

*

VKD: cen
cc: file

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: January 31, 2018

SUBJECT: Case No: 2018-0191-SPHXA
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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: February 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0191-SPHXA
Address 10932 Philadelphia Road
(Kesting Property)

Zoning Advisory Committee Meeting of **January 29, 2018**.

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- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Regina Esslinger

Dave Thomas

From: Kevin W. Koepenick
Sent: Wednesday, January 24, 2018 1:47 PM
To: Dave Thomas
Cc: Terry Curtis
Subject: RE: 10932 PHILADELPHIA RD - ZAC 2018-0191-SPHXA

This property was the initial one I inspected and found the problem with the rest of the neighborhood. At my direction, the septic tank was converted into a temporary holding tank. Since then the property has been vacant awaiting approval for redevelopment. The owner has applied for BRF funding and I approved the grant about 2 weeks ago. I expect the sewer connection will be installed in the next month or so and with it the well and septic system abandoned. Civil Utility was doing the work.

I did not include them with the rest of the project b/c the owner did not want to wait

Bottom line---this property should be OK

Kevin

From: Dave Thomas
Sent: Wednesday, January 24, 2018 1:41 PM
To: Kevin W. Koepenick <kkoepenick@baltimorecountymd.gov>
Cc: Terry Curtis <tcurtis@baltimorecountymd.gov>
Subject: 10932 PHILADELPHIA RD - ZAC 2018-0191-SPHXA

Kevin,

The meeting we had on Jan. 10 involved properties that were not connected to public sewer but should be.

Terry was reviewing the ZAC issues for this week and found 10932 Philadelphia Rd, right in the same vicinity. The plan says they are connected to public sewer but the Metro record says they are on septic.

Could you see if this is one of the properties that's discharging into a storm drain and doesn't have a functioning septic system?

The zoning case is to allow a day care center in a residential property. Not a good place to have a raw sewage discharge.

If we are able to put a project together like you were asking Steve and Jeff to do, maybe this property should be included.

Thanks,

Dave

DATE: 01/24/2018

ASSESSMENT TAXPAYER SERVICE

TIME: 13:24:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
19 00 003459	11	3-0	04-00	N	NO		01/02/18

KESTING CHRISTINA

DESC-1.. 1.51 AC NWS

DESC-2.. 1800 NE COWENTON AV

11524 RIDGEDALE DR

PREMISE. 10932 PHILADELPHIA RD

WHITE MARSH 21161-

WHITE MARSH MD 21162- FORMER OWNER: MANZARI JOHN ANDREW JR

-----FCV----- -----TRANSFER DATA----- ---PROPERTY ID---

	PRIOR	PROPOSED	NUMBER.....	573475	LOT.....
LAND:	105,100	105,100	DATE.....	08/18/17	BLOCK....
IMPV:	101,600	120,800	PURCHASE PRICE..	225,000	SECTION..
TOTL:	206,700	225,900	GROUND RENT.....	0	PLAT.....
PREF:	0	0	DEED REF LIBR..	39301	BOOK.....
CURT:	0	0	DEED REF FOLIO..	220	FOLIO....
DATE:	01/15	01/18	YEAR BUILT.....	27	MAP..... 0072
			NEW CONSTR YR...		GRID..... 0024
TAXABLE BASIS					PARCEL... 0879

213,100 LOT WIDTH.. 422.80 SB .00

206,700 LOT DEPTH.. .00 WB 1977 .00

0 LAND AREA.. 1.510 A SS .00

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT WD 136.99

DATE: 01/24/2018 METROPOLITAN DISTRICT INQUIRY

MP1002A

TIME: 13:22:12

PROPERTY NO	DIST	CLASS	TRANSFER DATE/NUMBER	DELETED
19 00 003459	11	*04	08/18/2017 57347	NO

KESTING CHRISTINA DESC-1.. 1.51 AC NWS
 DESC-2.. 10932 PHILADELP
11524 RIDGEDALE DR PREMISE. 10932 PHILADELPH RD
 WHITE MARSH 21161

WHITE MARSH MD 21162-

LOT....	BOOK..	MAP....	0072	LOT WIDTH..	422.80
BLOCK..	FOLIO.	GRID...	0024	LOT DEPTH..	.00
SECTION		PARCEL.	0879	DEED LIBER.	39301
PLAT...				DEED FOLIO.	0220

	YEAR	MULT	FEET	RATE	CHARGE	M P	C S
SEWER BENEFIT.				.00	.00 SEWER DRAWING#. 2002-1646-1		
WATER BENEFIT. 1977				.00	.00 WATER DRAWING#. 1974-0862-3		
SEWER SERVICE.					.00 LAST FM DATE... 07/20/2017		
WATER DISTRIB.				136.99	USER ID..... OPEXSS		
BFR PUBLIC SEWER				.00	UPDATE OASIS Y/N?: N		
BFR PRIVATE SEWER				60.00	NO OASIS UPDATE		

IF YOU DESIRE TO UPDATE THIS RECORD PRESS PF8/20

ENTER - PROCESS CLEAR - SIGN OFF PF2/3/15 - MENU PF12/24: PRINT AT: L36E



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 10932 PHILADELPHIA ROAD which is presently zoned DR 2H
 Deed References: JLE 39301/220 10 Digit Tax Account # 1900003459
 Property Owner(s) Printed Name(s) CHRISTINA KESTING

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

I, 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:

to be heard under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether the Commissioner should approve

SEE ATTACHED SHEET

to be heard under the Zoning Regulations of Baltimore County to use the herein described property for

CLASS B DAY CARE

SEE ATTACHED SHEET

to be heard under the zoning law of Baltimore County, for the following reasons: practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

I agree to be bound by the zoning regulations, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations pursuant to the zoning law for Baltimore County.
I hereby declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property

Legal Owners (Petitioners):

CHRISTINA KESTING

Name #1 - Type or Print Name #2 - Type or Print

* Christina Kesting

Signature #1 Signature #2

11524 RIDGEDALE DRIVE WHITE MARSH MD

Mailing Address City State

21162 1 443-465-3316 1

Zip Code Telephone # Email Address

TINABIRD86@HOTMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Bruce E. Doak

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 1 410-419-4906 1

Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0191-SP4XA Filing Date 1/17/18

Do Not Schedule Dates:

Reviewer gh



10932 Philadelphia Road Kesting Property

CASE 2018-0191-SPHXD
Petitions Requested

Special Exception

To permit a Class B Group Child Care Center for up to 100 children per Section 1B01.1.C.6 BCZR

AND FOR ANY OTHER FURTHER RELIEF THAT MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY.
Variances

- 1) To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres per Section 424.7.A BCZR
 - 2) To permit a front yard setback of 15 feet from a street line in lieu of the required 25 feet per Section 424.7.B BCZR
 - 3) To permit a side yard setback of 20 feet in lieu of the required 50 feet per Section 424.7.B BCZR
 - 4) To permit a rear yard setback of 20 feet in lieu of the required 50 feet per Section 424.7.B BCZR
 - 5) To permit a perimeter vegetative buffer of 0 feet in lieu of the required 20 feet per Section 424.7.B BCZR
 - 6) To permit an impervious surface area of 44% in lieu of the ^{MAXIMUM} required 25% per Section 424.7.E BCZR
 - 7) TO PERMIT A 0 FOOT SETBACK OF A FENCE TO A RESIDENTIAL PROPERTY LINE IN LIEU OF THE REQUIRED 20 FEET.
 - 8) TO PERMIT A PARKING LOT WITH A SET BACK FROM THE TRACT BOUNDARY OF 0 FEET IN LIEU OF THE REQUIRED 75 FEET TO MEET THE RTA REQUIREMENTS PER SECTION 1B01.1 e (2) BCZR
 - 9) TO PERMIT A 50 FOOT RTA BUFFER THAT WILL BE GRADED, CLEARED AND UNLANDSCAPED PER SECTION 1B01.1 e (3) BCZR
 - 10) TO PERMIT A 0 FOOT RTA BUFFER IN LIEU OF THE REQUIRED 50 FOOT BUFFER AND A 0 FOOT RTA SETBACK IN LIEU OF THE REQUIRED 75 FOOT SETBACK PER SECTION 1B01 e (5) BCZR
- SPECIAL HEARING

To confirm that the proposed Class B Group Child Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises. (See Section 1B01.1.B.1.g. (II) BCZR)

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 22, 2018
FORMAL OR INFORMAL RESPONSE DUE AT January 29, 2018 Meeting

Issues!

10932 Philadelphia Co

All ok
Tue

1/23/18

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Lawrence M. Stahl); MS #4103
- # PAI, Zoning Review H.O. Hearing File (Kristen Lewis)
- # PAI, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
- * PAI, Development Management (Jan Cook) MS # 1105
- * PAI, Code Enforcement (Lisa Henson) MS # 1105
- * PAI, Building Inspection
- & PAI, Development Plans Review (Vishnu Desai)
- # Planning Office (Kathy Schlabach) MS #4101
- * Recreation and Parks
- # DEPS (Jeff Livingston) – 2 copies of each MS #4400
- & State Highway Administration, Access Permits Division (Rich Zeller)
- & Fire Department MS #1102F (Inspector Muddiman)
- * Economic Development Commission, Business Develop. MS #4300 (Stanley Jacobs)
- * Highways (Tom Hargis); MS #1003
- * Neighborhood Improvements MS #4201 (Marcia Williams)
- + People's Counsel (Peter Zimmerman); MS #4204
- * Honorable Wade Kach, County Council, District 3; MS #2201
- * Mike Ruby (Newspaper)
- # IF CRITICAL AREA, Maryland Office of Planning (Steve Allen)
- # IF FLOODPLAIN, Maryland Department of the Environment
- # IF FLOODPLAIN, Public Works (David Thomas); MS #1315
- * IF ELDERLY HOUSING, Community Development; MS #1102M
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
- * IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2018-0168-XA

Primary Use: COMMERCIAL

Reviewer: SeidelmanJason

Type: SPECIAL EXCEPTION, VARIANCE

Legal Owner: SG Maryland, LLC, Two Farms, Inc. *OK TWC 1/23/18*

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Sixth

Property Address: 9500-9526 Pulaski HIGHWAY

Location: SW corner of intersections of Pulaski Highway and Middle River Road

Existing Zoning: ML-AS, ML-IM

Area: 2.35 acres

Proposed Zoning: SPECIAL EXCEPTION:

For a fuel service station on an individual site.

VARIANCE:

To allow a maximum of 4 enterprise signs (1 wall-mounted and 1 canopy on front and rear facades) for a single tenant building in lieu of the maximum permitted 3 signs, with no more than 2 on a single façade.

Attorney: David H Karceski, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Prior Zoning Cases: 1955-3406-X

Concurrent Cases:

1987-0149-A

Violation Cases:

Closing Date:

Miscellaneous:

- NO PLATS

ZAC AGENDA

Case Number: 2018-0188-A

Primary Use: RESIDENTIAL

Reviewer: MerreyJoseph

Type: VARIANCE

Legal Owner: Richard & Nancy Hudes

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 11115 Hidden Trail DRIVE

Location: Ne/S of Hidden Trail Drive, +/- 738 ft. SE of the centerline of Shaded Brook Drive.

Existing Zoning: RC 5

Area: 1.02 acres

Proposed Zoning: VARIANCE:

To permit an existing accessory structure (chicken coup) and 2 accessory buildings (sheds) to be located in the side and front yards in lieu of the required rear yard only.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases: CC1714781

Closing Date:

Miscellaneous:

Plat 40/37

- 10' D&U Easement shown on Plat. Plan shows Easement
- NOTHING in Easement.

Case Number: 2018-0189-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Elliott & Ashley Mutch

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 8 Swanhill DRIVE

Location: W/S of Swanhill Drive, 400 ft. S of the centerline of the intersection with Keyser Road

Existing Zoning: DR 1

Area: 34,412 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a 14 ft. side yard setback and combined side yards setback of 44 ft. in lieu of the required 20 ft. and 50 ft., respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 2/5/2018 12:00:00AM

Miscellaneous:

Plat 27/114

- 5' D&U Easement Along rear PL, shown on Plat.
- NO construction in Easement.

ZAC AGENDA

Case Number: 2018-0190-SPH

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: SPECIAL HEARING

Legal Owner: N/S of Alter Avenue, 90 ft. W of the centerline of Rocklyn Avenue

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 537 Alter AVENUE

Location: N/S of 537 Alter Avenue, 90 ft. W of the centerline of Rocklyn Avenue

Existing Zoning: DR 5.5

Area: 5.83 sq. ft.

Proposed Zoning: SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve a new family child care home adjoining an existing family child care home. (see Section 424.1.C BCZR)

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Change of use - ok

Violation Cases: CC1714888

Closing Date:

Miscellaneous:

*PLAT 18/122
- no easements shown on PLAT.*

ZAC AGENDA

Case Number: 2018-0191-SPHXA

Primary Use: RESIDENTIAL

Reviewer: Hucik Gary

Type: SPECIAL EXCEPTION, SPECIAL HEARING, VARIANCE

Legal Owner: Christina Kesting

Contract Purchaser:

Critical Area : No Flood Plain: ☒ No Historic No Election Dist Eleventh Councilmanic Dist Sixth

Property Address: 10932 Philadelphia ROAD

Location: E/S of Philadelphia Road, S 1,200 ft. to the centerline of Joppa Road

Existing Zoning: DR 2H

Area: 1.052 acres

Proposed Zoning: SPECIAL EXCEPTION:

1. To permit a Class B Group Child Care Center for up to 100 children;
2. For any other further relief that may be deemed necessary by the Administrative Law Judge for Baltimore County.

SPECIAL HEARING:

To confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises. (see Section 1B01.1.B.1.g.(11) BCZR)

VARIANCE:

1. To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres;
2. To permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.;
3. To permit a side yard setback of 20 ft. in lieu of the required 50 ft.;
4. To permit a rear yard setback of 20 ft. in lieu of the required 50 ft.;
5. To permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.;
6. To permit an impervious surface area of 44% in lieu of the maximum required 25%.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

- NO PHOT.

- Southern Land Corporation unnamed Tributaries to the Bird River Hydraulic Study
- Linco Property 100 year storm Analysis
- Fields at Perry Hall Flood Plain Study

**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 fifteen (15) 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:

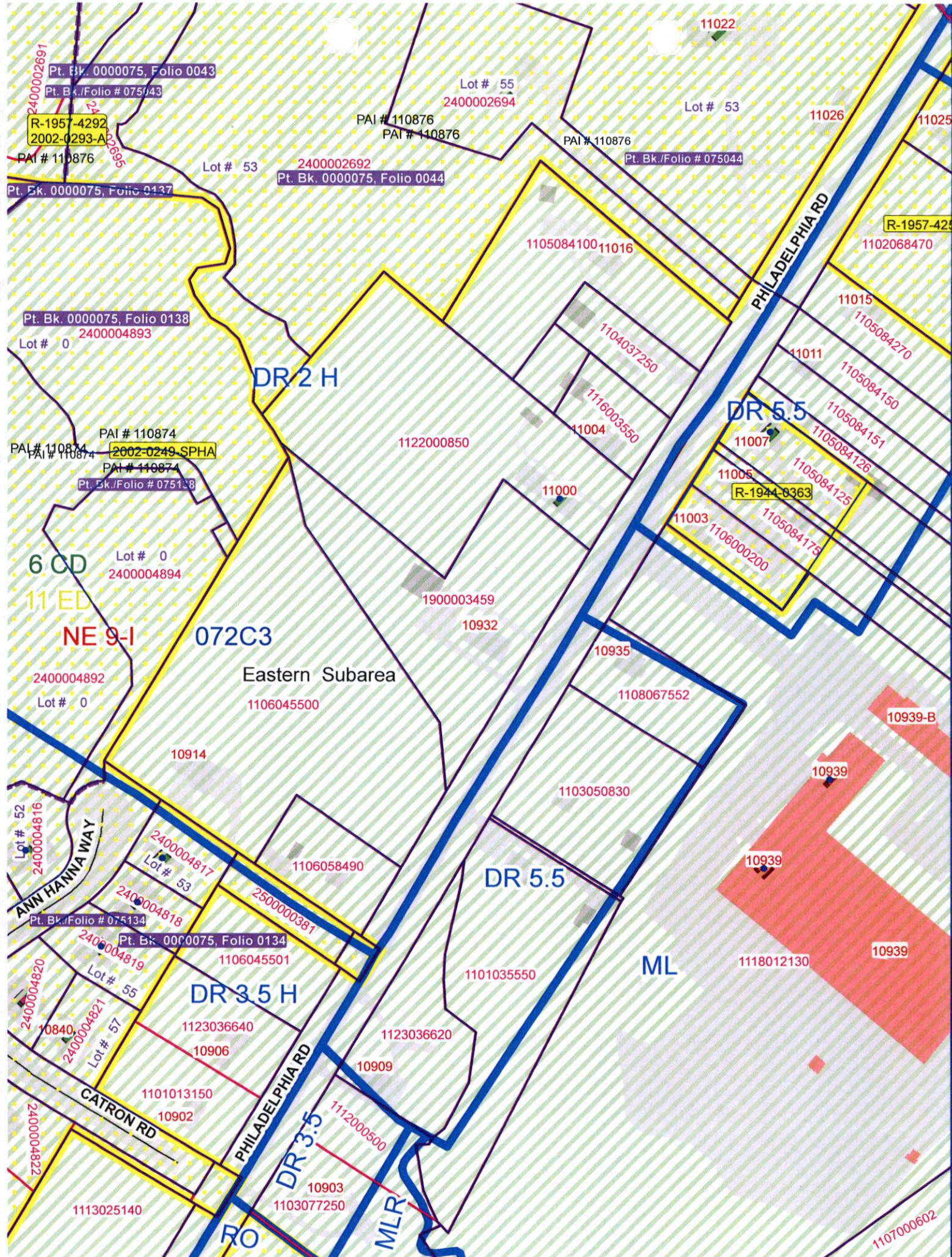
Case Number: 2018-0191-SPHXA
Property Address: 10932 PHILADELPHIA ROAD
Property Description: 1.51 AC NORTHWEST SIDE OF PHILADELPHIA ROAD
1200' ± SOUTHWEST OF JOPPA ROAD
Legal Owners (Petitioners): CHRISTINA KESTING
Contract Purchaser/Lessee: N/A

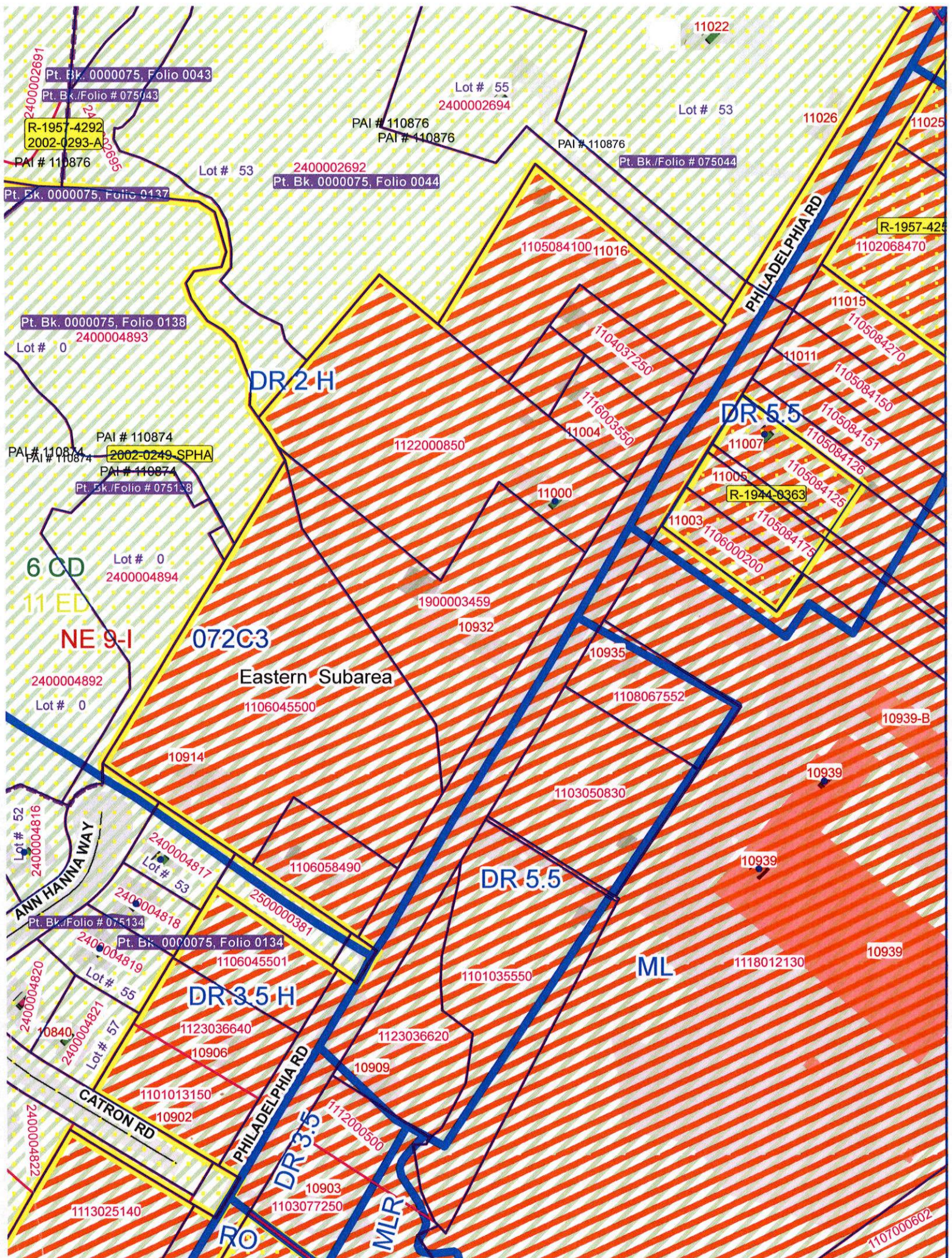
PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTINA KESTING
Company/Firm (if applicable): _____
Address: 11529 RIDGEDALE DRIVE
WHITE MARSH MO 21162

Telephone Number: 443-465-3316

Revised 5/20/2014





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/5/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-191

INFORMATION:

Property Address: 10932 Philadelphia Road
Petitioner: Christina Kesting
Zoning: DR 2 H
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the proposed Class B Group Child Care Center as exempt from RTA and the petition for special exception to use the property for a Class B Group Child Care Center for up to 100 children. The Department has also reviewed the petition for variances as listed on the attachment submitted in support of said petition.

The petitioner's representative has submitted a compatibility narrative pursuant to BCZR §1B01.1.B.1.c (2). The Department finds deficiencies in the layout that prevent it from supporting approval of the petition as filed. With revisions to the plan as discussed below the Department recommends that the proposal better attains the compatibility objectives of BCC§ 32-4-402 and the special exception conditions established in BCZR § 502.1. The Department can review a plan so revised, possibly resulting in the issuance of amended zoning advisory comments.

The Department does not support granting special hearing relief pursuant to BCZR§1B01.B.1.g (11) as compliance with the bulk standards of BCZR § 424.7 is not maintained.

The Department cannot support granting the petitioned zoning special exception and variance relief as filed. The overall proposal appears excessive in its scale necessitating the multiple variances. As presented, the intensity, bulk and mass of the proposal within the limited site area is unsuccessful in its approach to the compatibility objectives required of the BCC becoming difficult to integrate into the community and putting into question whether the special exception conditions can be met. The following issues must be addressed in order for the Department to further consider the proposal.

- At 22 spaces, the site is parked at the minimum required level. In order to function, the "pick-up and drop-off" area must be clear. The plan utilizes two parking spaces for this area creating an overall parking deficiency. The plan shows no queue area for the pick-up and drop-off or is there a turnaround area. The plan proposes non-residential parking situated less than 10' from a public right of way without petition for variance relief. This may result in the loss of another space thereby exacerbating the parking situation. This negatively impacts vehicular circulation possibly creating an unsafe environment to embark and disembark children. The Department recommends

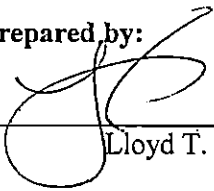


this is contrary to the conditions found in BCZR § 502.1. A redesign of the parking area must provide for the safe traverse of children and adults from those spaces situated on the southwest boundary of the special exception area to the daycare entrance. The design must provide a sidewalk at the front of the building between the parking spaces and the building that will provide a safety buffer for children and adults. This sidewalk shall also be designed such that children, employees and or parents may safely walk to and from the daycare building out to Philadelphia Road so that they may access a school bus.

- The Department does not object to granting setback variance relief to BCZR § 424.7 in that the HoneyGo design guidelines of BCZR § 259.9.B.5.b dictates a commercial setback of no more than 15'. That said, the Department does not support parking at less than 10' removed from the right of way and would apply the landscape buffer requirements of BCZR § 259.9.B.5.c.
- As stated, the Department recommends the project is not exempt from RTA requirements but may support a modified RTA providing screening to the extent possible. The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that any component of the plan proposed to be setback at 0' from the property line can be installed and maintained without trespass. Petitioners must submit a landscape and lighting plan to the Baltimore County Landscape Architect for approval. Such a plan will include vegetative screening and opaque fencing along the tract boundary adjacent to the existing dwellings sufficient to mitigate the impacts of the special exception. Said plan shall also reflect the requirements of BCZR § 1B01.B.1.e (4).
- The plan indicates the wood garage to remain is located within the special exception area. Is the garage to the use of the group childcare or is it to be accessory to the residence? The plan does not propose how the special exception use remains onsite and is prevented from bleeding into the residential use area. The use of bollards or other physical obstruction between the parking lot and residence is required.
- The Department recommends the petitioner revisit the proposed building and seek ways to reduce the footprint thereby allowing more buffer albeit still diminished. The structure is subject to the Honeygo Overlay District guidelines pursuant to BCZR § 259.9.G.3. If approved, the petitioners shall submit to the Department to the attention of the contact person listed below architectural elevations for review prior to the issuance of building permits.

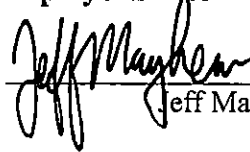
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME KESTING
CASE NUMBER 2018-0191-SPHXA
DATE 3/12/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
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[illegible]

CASE NAME Kestring
CASE NUMBER 2018-0191-5P4XA
DATE 3/12/18

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

SECTION 102.2

A. MIXED USES ON ONE PROPERTY

1. If several uses are proposed as separate structures on one property, each use must meet the zoning requirements as if it was a separate parcel.
2. Even if subdivision of the property is not proposed, the Zoning Commissioner may require that a line of division either a lease line or a zoning use division line between each use be shown on the plat.
 - a. Conditions: The following guidelines have been formulated so that this matter can be handled consistently:
 - i. Both existing and proposed uses, as divided, must be able to meet the B.C.Z.R. requirements with respect to area, density, parking, setbacks between buildings and to the division lines as if they were property lines.
 - ii. Residential density may be calculated on the overall property acreage if all uses are residential and is allowed in that zone.
 - b. Interpretation: This determination may be subject to a Special Hearing at the discretion of the Zoning Commissioner.

B. SETBACKS AND BUILDINGS ACROSS ZONE LINES

1. If the property is bisected by a zone or a use and setback limitation line, the required applicable setbacks (for a building legally located in one of these zones) would be measured to the property or street right of way line and not the zone line.

The only exceptions to this method of measuring setbacks would be:

- a. If there is a specific use limitation within a certain distance of a particular zone, then the distance would have to be maintained, or if possible, a variance may be applied for.
- b. If there are 2 principal buildings proposed in different zones, on the same property, in close proximity, then the greatest distance between principal buildings will have to be maintained or a variance granted.
2. If a building is proposed across a zone or use and setback limitation line, regardless of what percentage of the building is on each side, the setbacks for each section of the building will be determined and applied separately, according to each separate zone or zone proximity requirement.

CHECKLISTComment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment~~1/31~~ ~~2/15~~ 1/31

DEVELOPMENT PLANS REVIEW

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

Comment

2/16

DEPS

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

Comment

FIRE DEPARTMENT

3/15

PLANNING

(if not received, date e-mail sent rec'd after hearing date)Comment

1/31

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

2/15

Dept. of Public worksComment

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/20/18

SIGN POSTING

Date:

2/19/18

by

Doak

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19 10/10/19 10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

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10/10/19

10/10/19

10/10/19

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1900003459							
Owner Information									
Owner Name:		KESTING CHRISTINA			Use:		RESIDENTIAL		
Mailing Address:		11524 RIDGEDALE DR WHITE MARSH MD 21162-			Principal Residence:		NO		
					Deed Reference:		/39301/ 00220		
Location & Structure Information									
Premises Address:		10932 PHILADELPHIA RD WHITE MARSH 21161-			Legal Description:		1.51 AC NWS 10932 PHILADELPHIA RD 1800 NE COWENTON AV		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0072	0024	0879		0000				2018	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1927		1,818 SF				1.5100 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	FRAME	1 full	1 Detached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
Land:		105,100		105,100					
Improvements		101,600		120,800					
Total:		206,700		225,900		206,700		213,100	
Preferential Land:		0						0	
Transfer Information									
Seller: MANZARI JOHN ANDREW JR				Date: 08/18/2017		Price: \$225,000			
Type: ARMS LENGTH IMPROVED				Deed1: /39301/ 00220		Deed2:			
Seller: MANZARI JOHN				Date: 03/05/2010		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /29248/ 00306		Deed2:			
Seller: MANZARI JOHN A				Date: 12/05/2008		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /27489/ 00001		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

KK-
SS

Phystours
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South

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1-11

Yard
metal
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12-13

cargill

DC

I-P
Neighbor

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Q-U

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Joyous
Living

concrete

V-W

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Bar

H

House
Dev

House
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Dev
House

H

comm
ctr

Animal

H

Honey
Co Sq

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new
houses

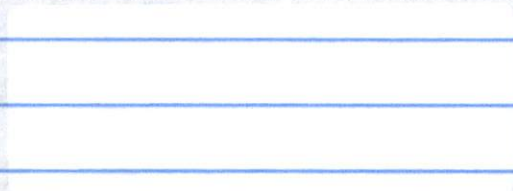
North

PETITIONER'S
EXHIBIT NO. 7 + PHOTOS

U-2

W-2

U-2



casmax

Rooms

White
Marsh
Bureau

Target

Mar

General
Motor

Hotel

43

T/C Guns

A → Plumb

B → dump

C - new
house
devel

Ebenezer

Conversion

vacant
car
dealer

D
Build on street
BSS

car
repair

Pie
Scape
handscaph +
E-H

EPS

AA-JJ

key

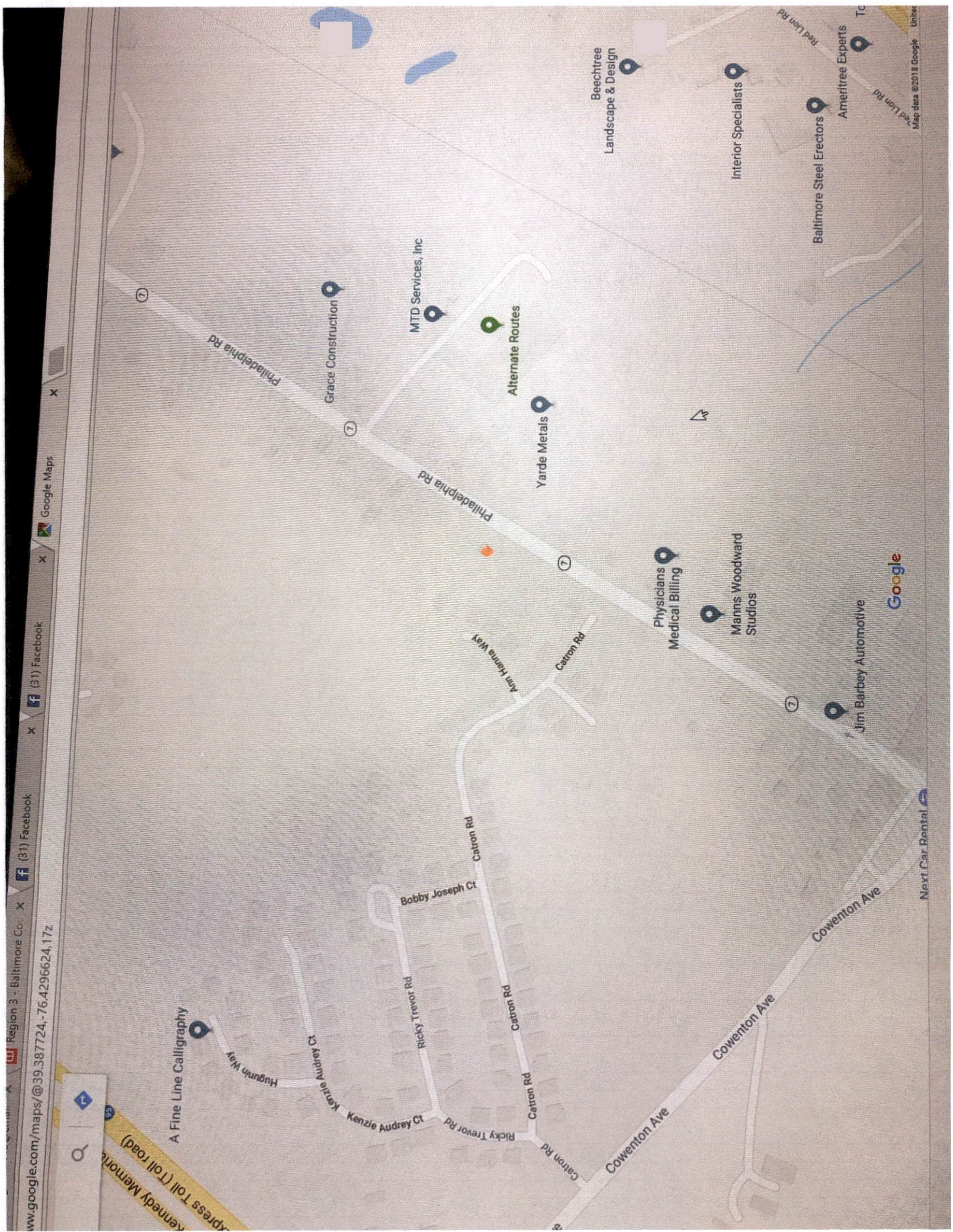
Develop



As

17/10
18/10
19/10

20



3/12

Case No.: 2018-0191-SPHXA-10932 Philadelphia Rd.

1:30 PM

Exhibit Sheet - Continued

Petitioner/Developer

Protestants

192
3-12-183/16/18
Sen

No. 18 1	Site plan	File folder w/ protest letter
No. 14 2	Aerial photo of site	
No. 15 3	Plan w/ photos	
No. 16 4	Sketch of Floodplain	
No. 17 5	Plan w/ reduced Bldg. Footprint + photos	
No. 18 6	Plan showing RTA setbacks + variances	
No. 19 7	Photos of vicinity of with Key Sheet	
No. 20 8	Census	
No. 21		
No. 22		
No. 23		
No. 24		

**COMBINED HONEYGO OVERLAY DISTRICTS (H and H1) / D.R. ZONING SETBACKS AND LOT WIDTH
STANDARDS FOR SINGLE FAMILY DWELLINGS (DETACHED, SEMI-DETACHED & DUPLEX)
& GROUP HOUSES (ROW HOUSES and TOWNHOUSES)**

THE FOLLOWING STANDARDS APPLY TO BOTH LARGE TRACT (6 LOTS OR MORE) AND SMALL TRACT (5 LOTS OR LESS) DEVELOPMENT. DO NOT USE THE "MINIMUM NET LOT AREA" STANDARD (OR OTHER STANDARDS) IN THE SMALL TRACT TABLE FOR DEVELOPMENTS IN THE HONEYGO OVERLAY DISTRICTS (H & H1). (See Section 259.9.B.4, BCZR, for more info.)	D.R. 1H & D.R. 2H ZONES (SINGLE FAMILY DETACHED, SEMI-DETACHED OR DUPLEX DWELLINGS ONLY)	D.R. 3.5H (SINGLE FAMILY "DETACHED" DWELLINGS ONLY, PER SECTION 259.9.A.5, BCZR) D.R. 3.5H1, D.R. 5.5H, D.R. 10.5H & D.R. 16H (SINGLE FAMILY DETACHED, SEMI-DETACHED OR DUPLEX DWELLINGS)	D.R. 5.5H (With Compatibility Findings), D.R. 10.5H & D.R. 16H ZONES (GROUP HOUSES--ROWHOUSE OR TOWNHOUSE) D.R. 3.5H1 (UP TO 40% OF DWELLING UNITS ON THE TRACT MAY BE GROUP HOUSES--ROWHOUSE OR TOWNHOUSE)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	10'	10'	10' (for Garage and both types of Non-Garage Units)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO RIGHT-OF-WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR ROAD (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	40'	40'	40' (for Garage and both types of Non-Garage Units)
FROM FRONT BUILDING FACE TO PROPERTY LINE (THAT IS NOT A PUBLIC STREET RIGHT-OF-WAY LINE)	25'	25'	25' (for Garage Units) 13' (for Non-Garage Unit perpendicular parking) 15' (for Non-Garage Unit parallel parking)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO REAR PROPERTY LINE (THAT IS NOT A PUBLIC STREET RIGHT-OF-WAY LINE). (EXCEPT FOR UNROOFED ADDITIONS, INCLUDING PATIOS AND DECKS; AND ROOFED ADDITIONS WHICH DO NOT EXCEED IN WIDTH 50% OF THE DWELLING UNIT, AND WHICH DO NOT EXTEND MORE THAN 10 FEET INTO THE REAR YARD SETBACK AREA)	40' (30' for unroofed additions such as patios and decks; 30' for roofed additions; 40' for roofed additions that exceed 50% of dwelling width)	40' (30' for unroofed additions such as patios and decks; 30' for roofed additions; 40' for roofed additions that exceed 50% of dwelling width)	40' (30' for unroofed additions such as patios and decks; 30' for roofed additions; 40' for roofed additions that exceed 50% of dwelling width)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO SIDE YARD LOT LINE THAT IS NOT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR THE SAME AS A PUBLIC RIGHT OF WAY IF THE DWELLING UNIT IS DESIGNED TO HAVE A SIDE OR REAR ENTRY GARAGE	6' (Sum of both side yard widths may not be less than 20 feet)	6' (Sum of both side yard widths may not be less than 20 feet)	6' (Sum of both side yard widths may not be less than 20 feet)
FRONT ENTRY GARAGE SHALL BE RECESSED BEHIND THE FRONT FAÇADE OF THE DWELLING (A TWO CAR GARAGE FACING THE STREET SHALL HAVE TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FAÇADE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE FRONT FAÇADE OF THE BUILDING)	8' minimum (For a front entry garage not recessed or recessed less than 8 feet, a minimum setback of 18 feet shall be provided)	8' minimum (For a front entry garage not recessed or recessed less than 8 feet, a minimum setback of 18 feet shall be provided)	8' minimum (For a front entry garage not recessed or recessed less than 8 feet, a minimum setback of 18 feet shall be provided)
FROM SIDE BUILDING FACE TO SIDE BUILDING FACE	30' separation	16' separation (for buildings <20' height) 20' separation (for buildings >20' height)	25' separation (20' separation with a Modification of Standards approval)
FROM SIDE BUILDING FACE TO PAVING OF A PRIVATE ROAD	30'	25'	N/A
FROM SIDE BUILDING FACE TO TRACT BOUNDARY	25'	15'	N/A
FROM ANY BUILDING FACE (FRONT, SIDE OR REAR) TO TRACT BOUNDARY	N/A	N/A	30'
MINIMUM LOT WIDTH (FOR SINGLE FAMILY "DETACHED" DWELLINGS ONLY) OR MINIMUM DWELLING WIDTH (FOR GROUP HOUSES--ROWHOUSE OR TOWNHOUSE ONLY) AS MEASURED ALONG BOTH THE FRONT AND REAR WALLS OF THE DWELLING UNIT	85' lot width for single family "detached" dwellings only; (No minimum lot width requirement for semi-detached or duplex dwellings)	85' lot width for single family "detached" dwellings only (No minimum lot width requirement for semi-detached or duplex dwellings)	20' dwelling width for inside group rowhouses or townhouses (per Section 259.9.C.10, BCZR) 22' dwelling width for end of group rowhouses or townhouses (per Section 259.9.C.10, BCZR)

Zoning Hearings - 10932 Philadelphia Road

Date/Time:

Mon. Mar 12, 2018 1:30pm - 3:30pm

Location:

6th Council District

Details:

Case Number: 2018-0191-SPHXA

Location: East side of Philadelphia Road, south of Joppa Road

11th Election District

Legal Owners: Christina Kesting

Variance 1. To permit an area of 1.052 acres for the group child-care center in lieu of the required 1.689 acres; 2. To permit a front yard setback of 15 ft. from a street line in lieu of the required 25 ft.; 3. To permit a side yard setback of 20 ft. in lieu of the required 50 ft.; 4. To permit a rear yard setback of 20 ft. in lieu of the required 50 ft. ; 5. To permit a perimeter vegetative buffer of 0 ft. in lieu of the required 20 ft.; 6. To permit an impervious surface area of 44% in lieu of the maximum required 25%. Special Exception 1. To permit a Class B Group Child Care Center for up to 100 children; 2. For any other further relief that may be deemed necessary by the Administrative Law Judge for Baltimore County. Special Hearing to confirm that the proposed Class B Group Child Day Care Center is exempt from RTA because the proposed improvements are compatible with the character and general welfare of the surrounding residential premises. (see Section 1B01.1.B.1.g.(11) BCZR).

Hearing Location: Jefferson Bldg., 105 W. Chesapeake Avenue, Rm. 205, Towson 21204

Contact:

PAI 410-887-3391

**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/neighbor 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: _____

Property Address: _____

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
luckylinda1954@yahoo.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Jill Schopf, Mitch Kellman
Work: 410-296-3333
jschopf@dmw.com
mkellman@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

10914 Philadelphia Road
White Marsh, MD 21162
March 8, 2018

RE: Case Number: 2018-0191-SPHXA

Office of Administrative Hearings
Baltimore County Government
Jefferson Building
105 W. Chesapeake Avenue
Room 205
Towson, MD 21204

To Whom It May Concern:

I am writing to express my strong opposition to a proposed Class B group child care center at 10932 Philadelphia Road. My property adjoins the referenced property, and I have resided at 10914 Philadelphia Road for over forty years.

If permitted, this commercial business will have a devastating effect on an already horrendous traffic situation. During rush hour, traffic on Philadelphia Road backs up from Cowenton Avenue to Joppa Road already. 10932 Philadelphia Road is situated in the middle of the existing traffic back up. A child care center which proposes 100 children will bring an additional 75-100 motorists to this already congested stretch of Philadelphia Road.

For over twenty years, I have lost more and more of my privacy and "quiet enjoyment" of my property, due to excessive growth and development. To permit this property to be developed using what seems like every possible variance and exception will cause me and my neighbors a permanent hardship. Such a development proposal is not even slightly compatible with the character and general welfare of the surrounding residential premises.

I respectfully ask that you please deny the petitioner's request for the requested zoning variances, special exception to permit a Class B Group Child Care Center for up to 100 children, along with the request for exemption from a Residential Transition Area (RTA).

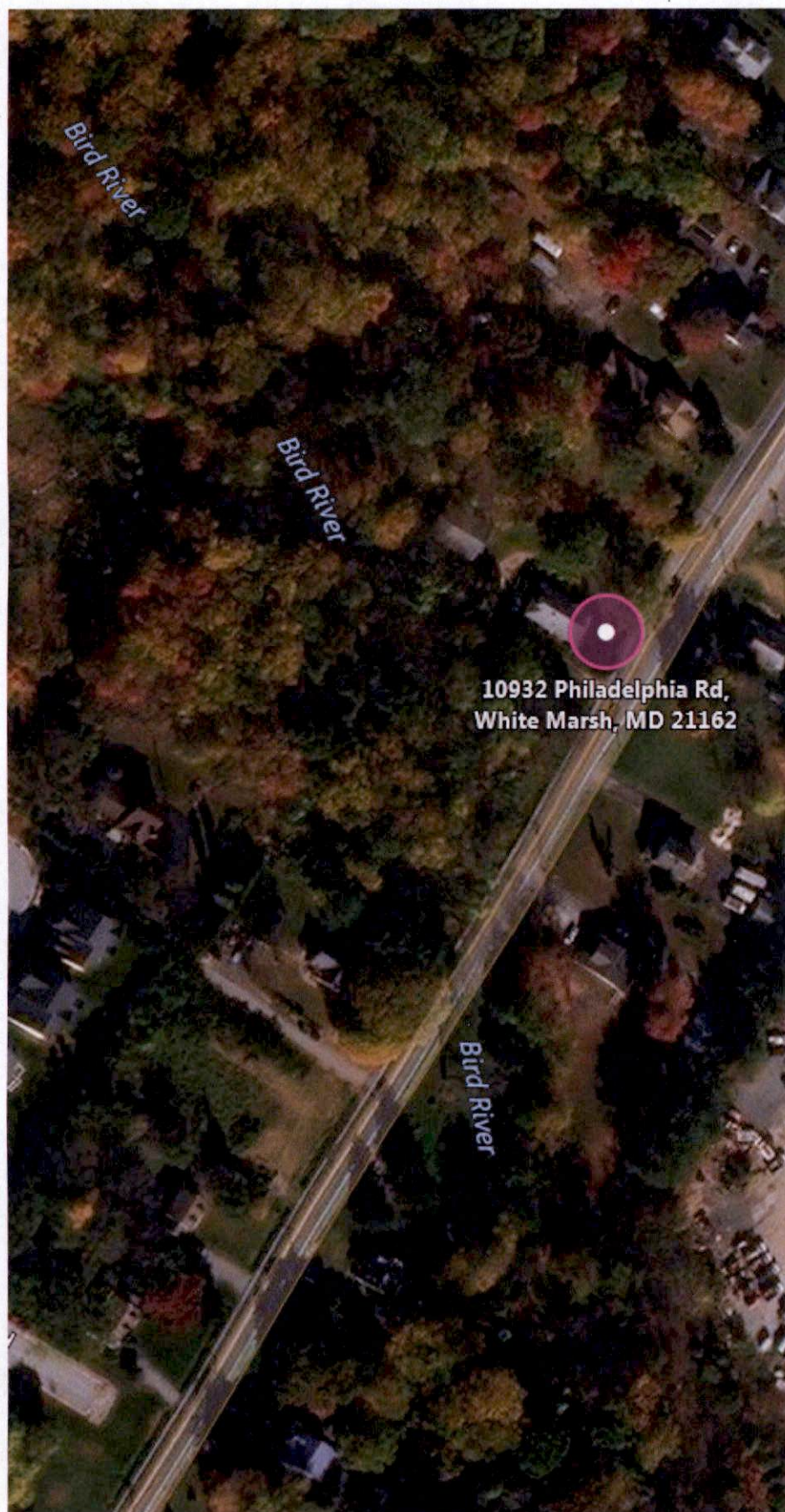
Thank you for your consideration of my request.

Sincerely,



Dana Manzari





10932 Philadelphia Rd,
White Marsh, MD 21162



10932 Philadelphia Rd,
White Marsh, MD 21162





welcome to

Baltimore County, Maryland

Baltimore County

Zoning Report

Zoning Information for DR 2

Zone Description:

Density Residential; 2 Units/Acre

Intent:

Density Residential; 2 Units/Acre

Typical Uses Permitted by Right:

Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

For more information see: [The Citizen's Guide to Planning and Zoning \(PDF\)](#)



welcome to

Baltimore County, Maryland

Baltimore County

Zoning Report

Zoning Information for DR 2

Zone Description:

Density Residential; 2 Units/Acre

Intent:

Density Residential; 2 Units/Acre

Typical Uses Permitted by Right:

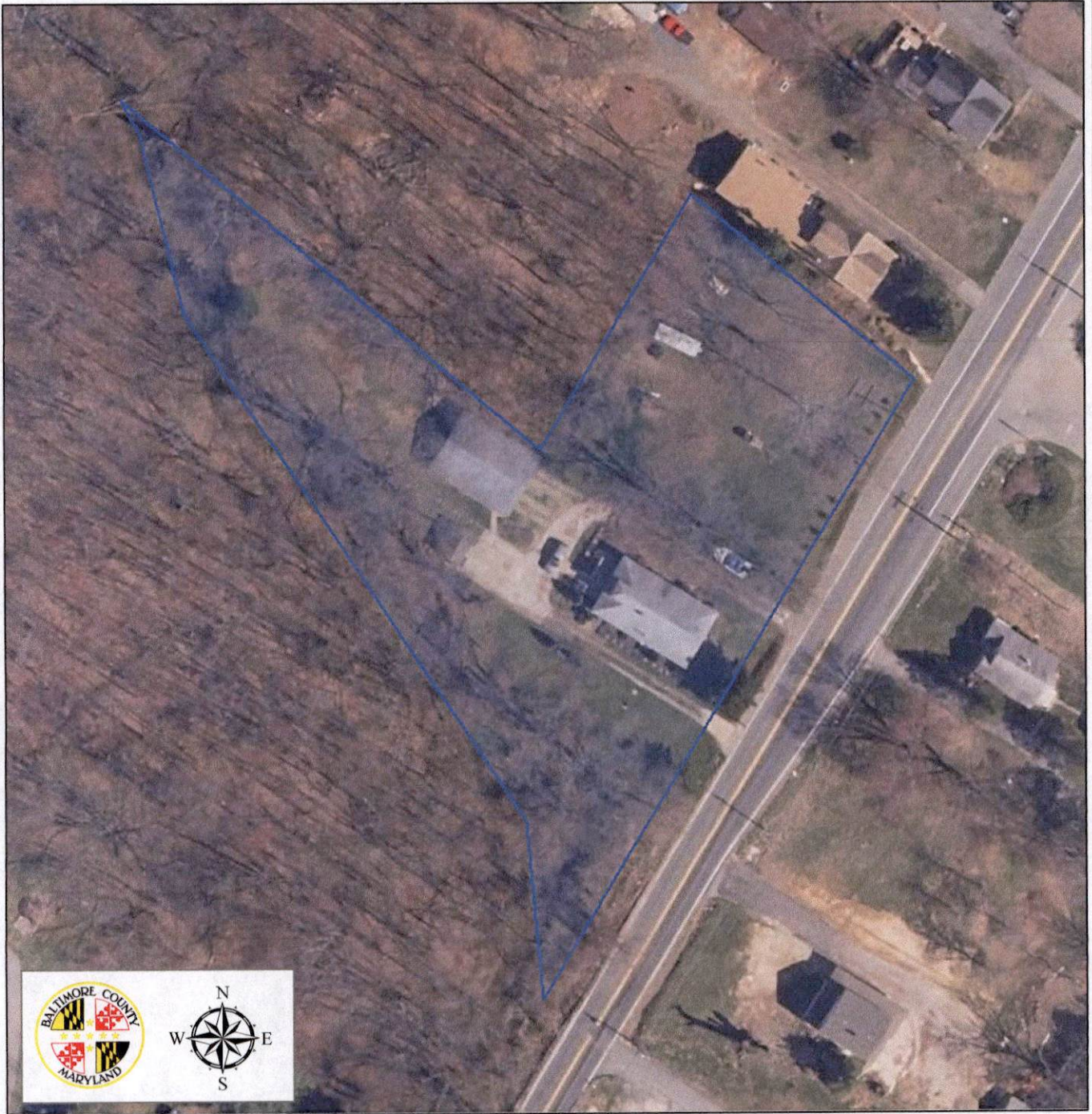
Single Family, Semi-Detached, Duplex Dwellings.

Typical Uses Permitted by Special Exception:

Convalescent Homes, Community Buildings, Class B (Up To 40 Children) Group Child Care, Assisted Living Facilities (Class B, New Or Modified Building), Professional Offices In The Home (Max. 25% Of Floor Area).

For more information see: [The Citizen's Guide to Planning and Zoning \(PDF\)](#)

GIS aerial



October 11, 2017

0 0.0035 Miles
1 inch = 94 feet

Legend

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

PETITIONER'S

EXHIBIT NO. 2





M



















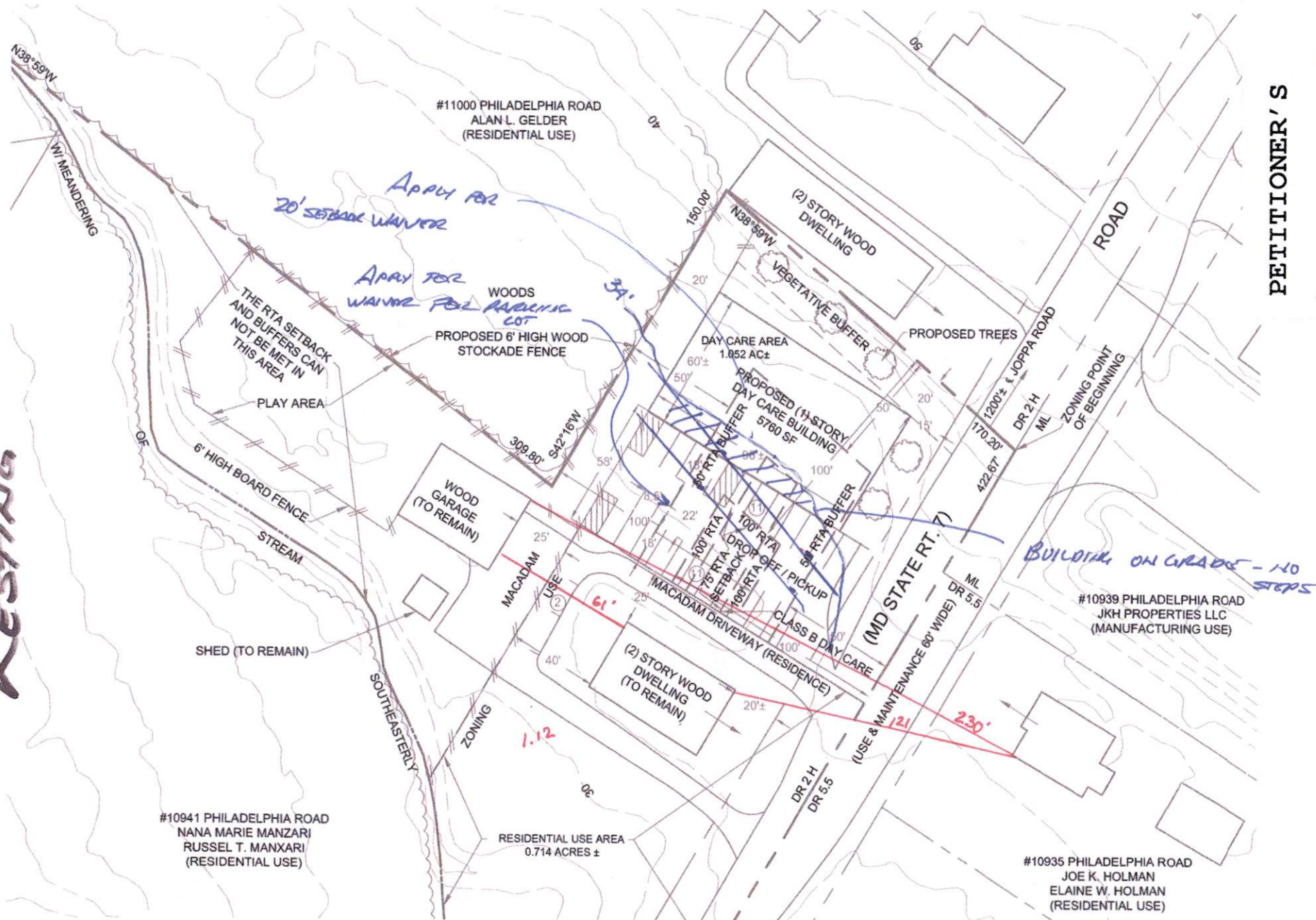








KESTING



DAY CARE & HOUSE COMBINED

 $1'' = 55'$

PETITIONER'S

EXHIBIT NO.

A



MARYLAND
FAMILY
NETWORK

Maryland Child Care Resource Network

Child Care Demographics

2017

Baltimore County Report

Baltimore County, the second largest job center in the state, has a diverse economy, highly educated workforce, and attractive standard of living. The business community is balanced across sectors with corporate or divisional headquarters and major operational centers. The Woodlawn Federal Center is home to headquarters of the U.S. Social Security Administration and Centers for Medicare and Medicaid Services and the new Woodlawn Federal Center Enterprise Zone.

Business environments include research and technology parks, heavy industrial properties with rail, interstate and deepwater port access, large concentrations of digital media and game companies, corporate campuses, manufacturing sites, professional services and institutions of higher education.

Baltimore County is home to over 21,000 businesses which employ 315,000 workers and more than 500 of these businesses employ over 100 workers. Major employers include U.S. Social Security Administration, University System of Maryland, GBMC HealthCare, Walmart/Sam's Club, Erickson Living, McCormick & Company, CareFirst, Lockheed Martin and Middle River Aircraft Systems.

Source: Maryland Department of Business and Economic Development (DBED) 2016.²

The Maryland Child Care Resource Network and Maryland Family Network, Inc. are co-publishers of this Baltimore County Report for the Network's Maryland Child Care Demographics Report series. The series includes reports for the State, for each of Maryland's 23 counties and the City of Baltimore.

This publication was produced as a work for hire for the benefit of, and with funds from, the Maryland State Department of Education.

Frequently Requested Child Care Information

Child Population 2010

Age Group	Number in age group
0-1	19,115
2-4	28,959
5-9	47,454
10-11	19,603
Total	115,131

Source: Maryland Department of Planning (MDP), 2010 Census Summary File 1.

Child Care Costs as Compared to Other Major Household Expenses

The estimated current median family income in Baltimore Co. is \$86,537⁶. A family of four that included a couple and two children ages 0-23 months and 2-4 years can be expected to have the following yearly household expenses:

Expense	Cost	% of Income
Child Care		\$19,811 22.9%
Infant ¹	\$9,656.40	
Preschooler ²	\$10,154.56	
Food ³	\$10,644	12.3%
Housing ⁴	\$20,880	24.1%
Taxes ⁵	\$19,620	22.7%
Total	\$70,955	82.0%

¹ Average cost of full-time care in a family child care home (LOCATE, 2016).

² Average cost of full-time care in a child care center (LOCATE, 2016). ³ National average cost of food at home based on a moderate cost plan (Cost of Food at Home Estimated for Food Plans at Four Cost Level, July 2016), U.S. Average, United States Department of Agriculture). ⁴ Based on U.S. Bureau of the Census 2010 median selected owner costs with a mortgage; included mortgage, taxes, insurance and utilities. ⁵ Federal, state, and local income taxes, Medicare, and FICA taxes per IRS and Maryland Office of Comptroller (2016). Taxes do not reflect Earned Income Credit. ⁶ Current income as shown in the Geolytics Report dated October 2016. This data cannot be compared to previous data.

Average Weekly Cost of Full-time Child Care

Baltimore County	Family Child Care Programs	Child Care Centers
0-23 months	\$ 185.69	\$ 275.33
2-4 years	\$ 159.07	\$ 195.28
5 years	\$ 152.27	\$ 185.72
School Age Full ²	\$ 139.12	\$ 168.27
School Age B/A ³	\$ 96.35	\$ 106.13

Source: MFN/LOCATE: Child Care, 7/16.

¹ Average cost of full time care for a 5 year old. Defined as child being in full time child care or being in kindergarten and out-of-school child care, i.e., holidays, school closures and summers. ² Average cost of full time care for a 6+ school age child (out-of-school child care, i.e., holidays, school closures and summers). ³ Average cost of before and after school child care.

Number of Baltimore County Children under 12 with Mothers in the Work Force¹

96,817 – 78.7%² of total 2016 child population under 12 (123,021).

¹ Source: MFN/LOCATE: Child Care
² Total population number based

PETITIONER'S

EXHIBIT NO. 8

BALTIMORE COUNTY

Child Care Demographics

Baltimore County

Population Information

Child Population¹

	2000		2010	
	Baltimore Co.	Maryland	Baltimore Co.	Maryland
0-3 years	26,746	209,218	28,783	217,560
3-4 years	18,506	144,175	19,291	146,928
5 years	9,378	74,546	9,554	72,700
6-9 years	41,045	316,772	37,900	294,168
10-11 years	21,588	162,481	19,603	151,023
Total	117,263	907,192	115,131	882,379

Source: U.S. Bureau of the Census, 2000, 2010.

Female Population (selected ages)

Age Group	2010	2000
20-24	29,609	23,549
25-29	28,135	24,564
30-34	25,798	28,261
Total	83,542	76,374

Source: U.S. Bureau of the Census, 2000, 2010.

Work Force Information

Total Population Ages 16+ in Work Force

	Baltimore Co.	Maryland
2010		
Female	219,663	1,570,193
Male	221,386	1,623,215
2000		
Female	195,131	1,351,034
Male	201,776	1,418,491
Change		
Female	12.6% (+)	16.2% (+)
Male	9.7% (+)	14.4% (+)

Source: U.S. Bureau of the Census, 2000, 2010 American Community Survey (ACS).

Females (16+) with Children

Age Group	2000	2010	Change
Total females (16+) with children under 6	21,514	53,458	N/A*
Total females (16+) with children under 6 in the work force	15,028	N/A*	N/A*
Total females (16+) with children 6-17	53,337	113,330	N/A*
Total females (16+) with children 6-17 in the work force	43,119	N/A*	N/A*

Source: U.S. Bureau of the Census, 2010 ACS.

* Comparable data not available for 2010 census.

Total Population

	Baltimore Co.	Maryland
2010	805,029	5,773,552
2000	754,292	5,296,486
1995	712,904	5,046,079
1990	692,134	4,780,753
1980	655,615	4,216,975

Source: U.S. Bureau of the Census, 2010, 2000, 1990, 1980.

Male Population (selected ages)

Age Group	2000	2010
20-24	21,563	28,163
25-29	22,462	25,729
30-34	26,053	23,893
Total	70,078	77,785

Source: U.S. Bureau of the Census, 2000, 2010.

Households

	2000	2010
Total household population	736,652	784,248
Total # of households	299,877	316,715
Average household size	2.46	2.48

Source: U.S. Bureau of the Census, 2000, 2010.

Baltimore County

Child Care Demographics

Census Information

Families and Poverty

	2000	%	2010	%	%Change
All Families	198,605	100%	205,113	100%	3.3%(+)
Families Below Poverty Level	9,058	4.6%	12,307	6.0%	35.9%(+)
All Families w/Children Under 6**	20,421	N/A*	20,488	100%	N/A*
Families w/Children Under 5 Below Poverty Level	3,045	N/A*	N/A*	10.7%	N/A*
All Families w/Children Under 18	90,711	100%	87,703	100%	3.3%(-)
Families w/Children Under 18 Below Poverty Level	6,557	7.2%	7,981	9.1%	21.7%(+)

Source: U.S. Bureau of the Census, 2000, 2010. Prepared by MDP.
*Comparable data not available from 2010 Census.

Educational Attainment

	%Adult Pop. Over Baltimore Co.	%Adult Pop. Over 25 Yrs	Maryland	25 Yrs
High School Grad or Higher	492,864	90.1%	3,410,847	88.1%
Associate, Bachelor's Degree or Higher	229,691	42.0%	1,396,843	36.1%

Source: U.S. Bureau of the Census, 2010 ACS.

Children and Poverty

	2000	%	2010	%	%Change
Total Related Children Under 18	159,317	100%	153,359	100%	3.7%(-)
Total Children Under 18 Below Poverty Level	13,434	8.4%	15,643	10.2%	16.4%(+)
Total Children Under 5 Below Poverty Level	3,818	9.5%	N/A*	13.3%	N/A*
Total Children 5-17 Below Poverty Level	9,616	8.0%	N/A*	9.0%	N/A*

Source: U.S. Bureau of the Census, 2000, 2010.
*Comparable data not available from 2010 Census.

Families

Baltimore Co.	Total # of All Families With Related Children Total	Under Age 6	Total # of All Families With Related Children Under Age 18
2010	205,113	24,077	90,086
2000	198,605	20,421	90,711
Change	3.3%(+)	17.9%(+)	0.7%(-)
Maryland	Total # of All Families With Related Children Total	Under Age 6	Total # of All Families With Related Children Under Age 18
2000	1,359,318	150,011	662,172
2010	1,447,002	170,870	728,045
Change	6.5%(+)	13.9%(+)	9.9%(+)

Source: U.S. Bureau of the Census, 2000, 2010.

Income, Unemployment and Housing Information

Annual Wage Rate Information

Public School Teacher Salary Average (Baltimore County)	\$68,540
Public School Teacher Salary Average (MD)	\$66,456
Nonpublic School Teacher Average (Maryland)	\$54,569
Family Child Care Provider (Maryland)	\$37,669
Child Care Center Director (Maryland)	\$40,475
Center Senior Staff/Teacher (Maryland)	\$26,572
Center Aide (Maryland)	\$18,120

Sources: MSDE, Oct 2015; Association of Independent Maryland Schools (AIMS), 2016-17 school year, and MFN's 2016 Statewide Survey of Family Child Care Providers and Child Care Centers.

Family Income

Median Family Income, 2010 Census

Baltimore Co.	\$77,137
Maryland	\$83,137

U.S. Bureau of the Census, 2000, 2010 American Community Survey ACS.

Median Household Income¹:

Baltimore Co.	\$66,940
Maryland	\$72,345

Income Distribution	Percent Households	
	Baltimore Co	Maryland
under \$25,000	15.5%	15.4%
\$25,000 - \$49,999	20.8%	17.9%
\$50,000 - \$74,999	19.2%	17.2%
\$75,000+	44.4%	49.5%

Source: ¹Brief Economic Facts of Maryland Department of Business and Economic Development, 2016.2. Data is not directly comparable to 2010 or earlier reports. NOTE: Percentages may not total 100% because of rounding.

Unemployment Rate

	Baltimore Co.	Maryland
2000	3.7%	3.4%
2001	4.4%	4.0%
2002	4.4%	3.9%
2003	4.8%	4.1%
2004	4.3%	3.9%
2005	4.1%	3.9%
2006	3.9%	3.7%
2007	3.7%	3.6%
2008	4.7%	4.5%
2009	7.7%	7.1%
2010	8.0%	7.3%
2011	7.8%	7.2%
2012	7.2%	6.5%
2013	6.6%	6.2%
2014	5.8%	5.6%
2015	5.3%	5.0%
2016	4.8%	4.5%

Source: Maryland Department of Labor, Licensing and Regulation (DLLR), July 2016.

Housing Information

	Baltimore Co.	Maryland
Owner-Occupied housing	206,222 (65.3%)	1,426,267 (67%)
Renter-Occupied housing	109,753 (34.7%)	701,172 (33%)

Note: Percentage is based on total occupied housing units.

	Baltimore Co.	Maryland
Mean value of Owner-Occupied Housing	\$265,200	\$301,400
Median Selected Monthly Owner Costs With a Mortgage	\$1,740	\$2,016
Median Gross Residential Monthly Rent	\$1,071	\$1,131

Source: U.S. Bureau of the Census 2010 ACS.

Baltimore County

Child Care Demographics

Supply of Regulated Early Childhood Programs and Education

Children's Programs by Type with Capacity/ Enrollment

	# of Programs	Capacity
Family Child Care Providers	902	6,820
*CCA Licensed Group Programs	378	23,366
8-12 Hour Child Care Centers	217	13,398
Infant/Toddler	112	1,731
Part-Day	48	N/A
Before/after School (School & Center-Based)	244	N/A
Employer-Sponsored Centers	9	861
Youth Camps	85	N/A
Nursery Schools	94	N/A
Private Kindergarten	44	N/A
**Head Start	9	enrollment: 652
***Public Pre-Kindergarten Sites	71	

*Note: Numbers do not total because facilities may have more than one type of program. Unless otherwise indicated, all programs are privately funded.

** Federally funded programs which include Head Start, Early Head Start and Home-based Head Start.

***State funded.

Source: MFN/LOCATE Child Care, 7/16; Maryland State Department of Education; Department of Health and Mental Hygiene.

Education

Public and Private Schools (Elementary and Middle)

	Public	Private*
Elementary Schools	117	13
Middle Schools	27	1
Combined	2	65

Elementary School Enrollment

	Public	Private*
Pre-Kindergarten	3,827	5,319
Kindergarten	8,420	1,350
Grades 1 - 6	43,941	8,173
Total	56,188	14,842

Source: MSDE, 2015-16 school year. Enrollment figures are for September 30, 2015. Private schools include MSDE approved schools and those operated by a tax-exempt religious organization which hold a letter of exemption from approval in accordance with State law.

*Self reported data from Maryland Nonpublic Schools as reported to MSDE.

Supply of Regulated Early Childhood Programs and Education

Density of Family Providers and Center Programs by Community/Zip Code

The following chart shows the number of registered family child care providers and licensed full-day child care centers in Baltimore Co. as of July 1, 2016.

Community/ Zip Code	Family Providers	%	8-12 Hour Centers	%
Arbutus 21227	1	0.1	0	0.0
Baltimore 21204	2	0.2	6	2.8
Baltimore 21206	18	2.0	1	0.5
Baltimore 21207	88	9.8	8	3.7
Baltimore 21208	28	3.1	4	1.8
Baltimore 21209	7	0.8	4	1.8
Baltimore 21212	5	0.6	3	1.4
Baltimore 21215	2	0.2	0	0.0
Baltimore 21219	10	1.1	2	0.9
Baltimore 21220	50	5.5	8	3.7
Baltimore 21221	30	3.3	4	1.8
Baltimore 21222	40	4.4	14	6.5
Baltimore 21224	6	0.7	1	0.5
Baltimore 21227	45	5.0	10	4.6
Baltimore 21228	71	7.9	11	5.1
Baltimore 21229	11	1.2	2	0.9
Baltimore 21234	69	7.6	5	2.3
Baltimore 21235	0	0.0	1	0.5
Baltimore 21236	29	3.2	7	3.2
Baltimore 21237	25	2.8	9	4.1
Baltimore 21239	8	0.9	1	0.5
Baltimore 21244	61	6.8	16	7.4
Baltimore 21250	0	0.0	1	0.5
Baltimore 21252	0	0.0	1	0.5
Baltimore 21286	4	0.4	9	4.1
Brooklandville 21022	0	0.0	1	0.5
Catonsville 21228	2	0.2	0	0.0
Cockeysville 21030	12	1.3	9	4.1
Dundalk 21222	1	0.1	0	0.0
Essex 21221	3	0.3	5	2.3
Freeland 21053	2	0.2	0	0.0

Community/ Zip Code	Family Providers	%	8-12 Hour Centers	%
Glen Arm 21057	2	0.2	0	0.0
Glyndon 21071	0	0.0	1	0.5
Gwynn Oak 21207	5	0.6	1	0.5
Hampstead 21074	1	0.1	0	0.0
Hunt Valley 21030	0	0.0	2	0.9
Hunt Valley 21031	0	0.0	1	0.5
Kingsville 21087	1	0.1	3	1.4
Lutherville/ Timonium 21093	24	2.7	6	2.8
Manchester 21102	1	0.1	0	0.0
Middle River 21220	5	0.6	0	0.0
Monkton 21111	4	0.4	1	0.5
Nottingham 21236	13	1.4	3	1.4
Oella 21043	1	0.1	0	0.0
Owings Mills 21117	47	5.2	24	11.1
Parkton 21120	2	0.2	1	0.5
Parkville 21234	7	0.8	0	0.0
Perry Hall 21128	13	1.4	4	1.8
Phoenix 21131	2	0.2	1	0.5
Pikesville 21208	16	1.8	2	0.9
Randallstown 21133	64	7.1	8	3.7
Reisterstown 21136	37	4.1	7	3.2
Rosedale 21237	6	0.7	0	0.0
Sparks 21152	0	0.0	3	1.4
Upper Falls 21156	1	0.1	0	0.0
Upperco 21155	2	0.2	1	0.5
White Hall 21161	1	0.1	1	0.5
White Marsh 21162	5	0.6	1	0.5
Windsor Mill 21244	12	1.3	2	0.9
Woodstock 21163	0	0.0	1	0.5
Totals	902	99.8%	217	100.5%

Source: MFN/LOCATE: Child Care, 7/16. NOTE: Percentages may not total 100% because of rounding.

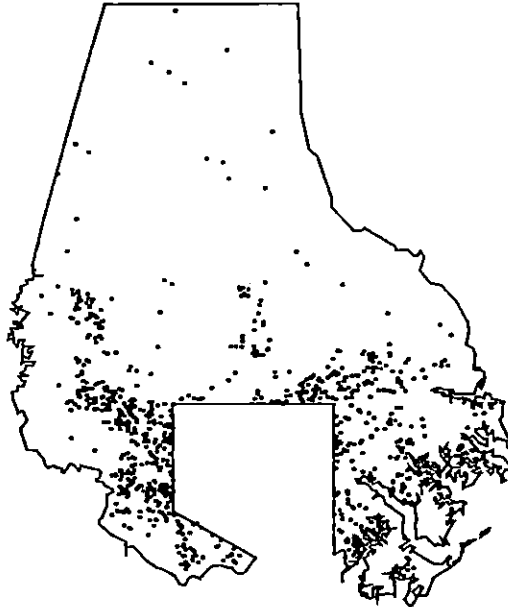
Baltimore County

Child Care Demographics

Supply of Regulated Child Care

Density of Regulated Family Child Care Homes in Baltimore County

1 dot = 1 home

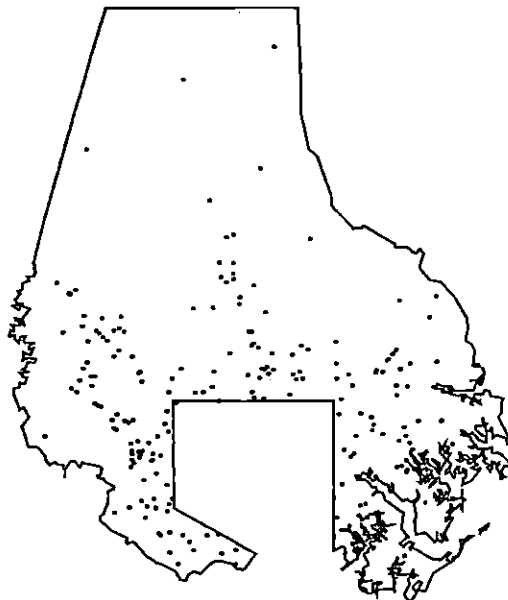


Source: MFN/LOCATE: Child Care, 7/16.

BALTIMORE COUNTY

Density of Licensed 8-12 Hour Child Care Centers in Baltimore County

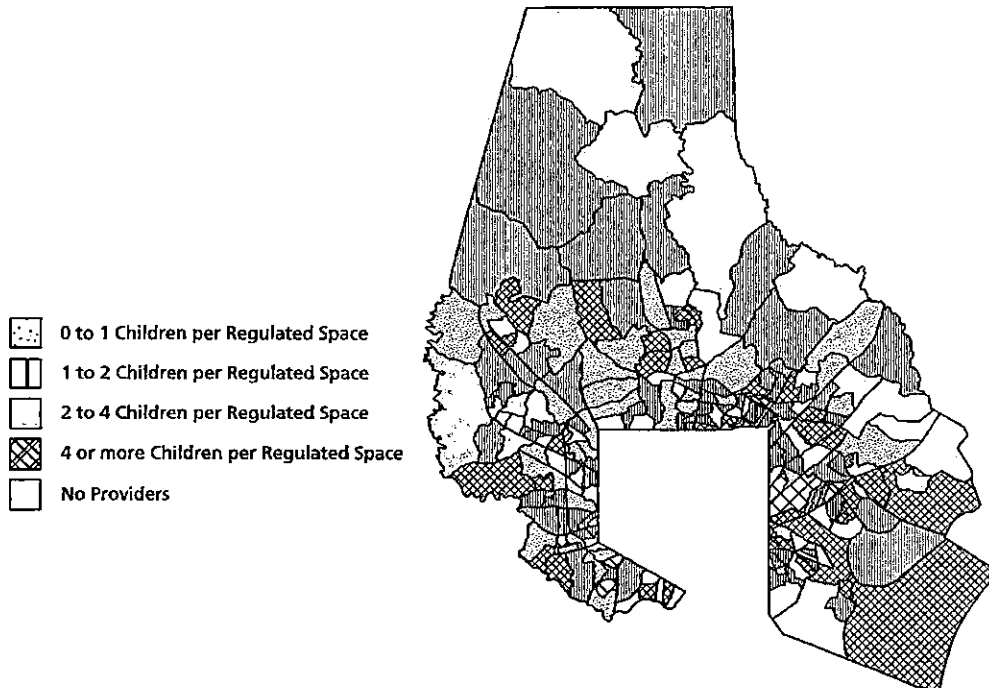
1 dot = 1 center



Source: MFN/LOCATE: Child Care, 7/16.

Supply of Regulated Child Care

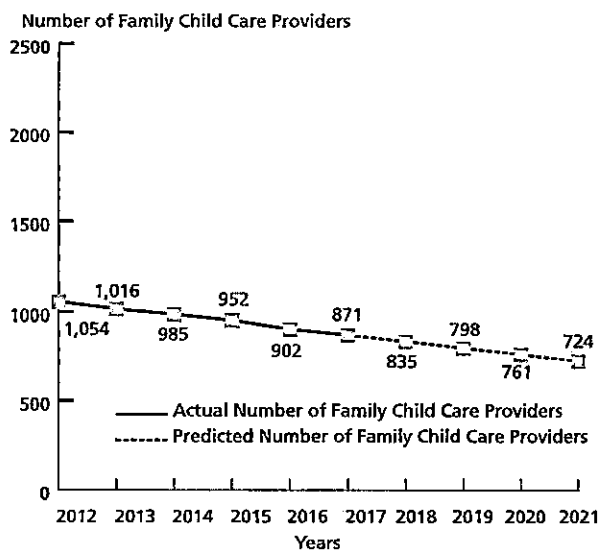
Number of Children 0-5 Years Per Regulated Child Care Space by Census Tract



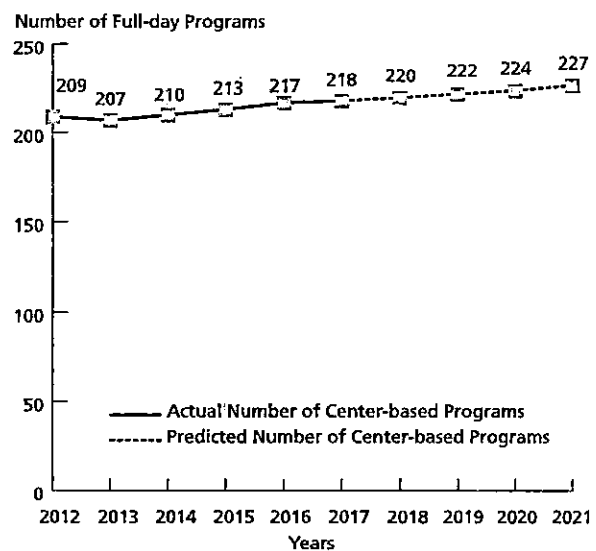
This map is based on census tracts defined by the U.S. Bureau of the Census. It does not accurately delineate land/water boundaries in some census tracts.
Sources: U.S. Bureau of the Census, 2010. MFN/LOCATE: Child Care, 7/16.

Past and Anticipated Growth Patterns for Family/Center Providers

Family Child Care Providers in Baltimore 2012-2021



**Center-based Programs in Baltimore 2012-2021
Full-day (8 to 12 hours)**



These predictions were generated with the use of the Multiple Regression Analysis and Forecasting template. The predictions generated by the Model do not reflect the effects of current changes to social programs affecting child care.
Source: MFN/LOCATE: Child Care, 7/16.

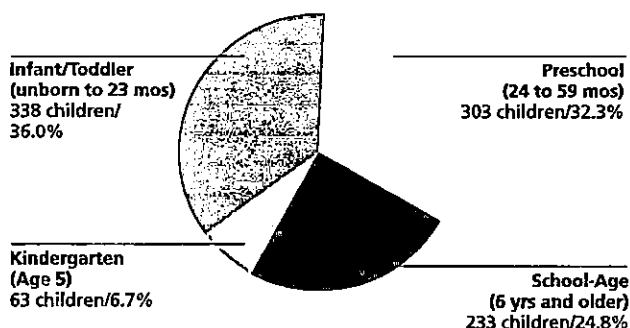
Baltimore County

Child Care Demographics

Demand for Child Care

Children Served by Age

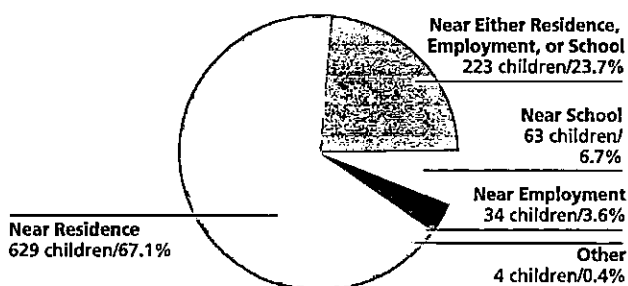
N=937



Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).
NOTE: Percentages may not total 100% because of rounding.

Children Served by Locational Preferences for Care

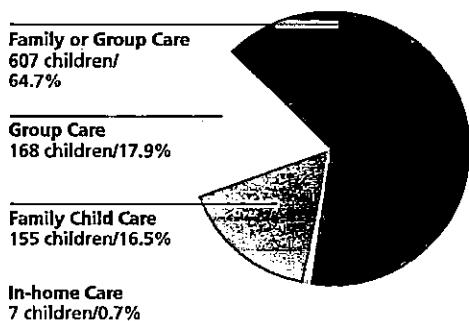
N=937



Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).
NOTE: Percentages may not total 100% because of rounding.

Children Served by Type of Care Preferred

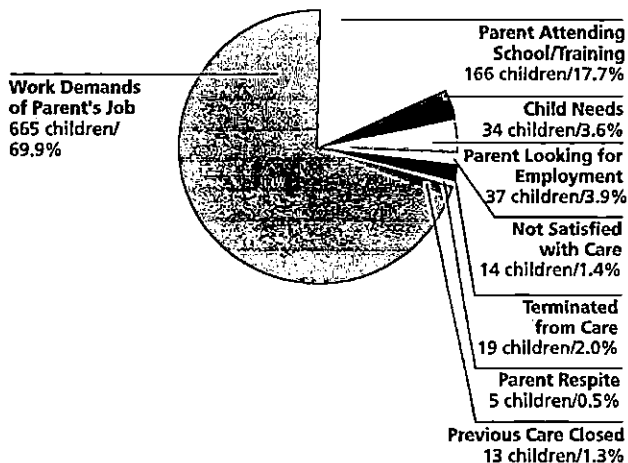
N=937



Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).
NOTE: Percentages may not total 100% because of rounding.

Reason Child Care is Needed

N=937



Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).
NOTE: Percentages may not total 100% because of rounding.

Demand for Child Care

Number of Children Served by LOCATE: Child Care
937 children (7/1/15-6/30/16)

Full-time or Part-time Care Needs of Children Served

N=937

Full-time: 588 children (62.7%)

Part-time: 337 children (35.9%)

Other*: 12 children (1.2%)

* Includes requests for sick, backup and temporary care.

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).

NOTE: Percentages may not total 100% because of rounding.

Child Care Subsidy Program (formerly POC)

LOCATE calls received from parents with children eligible for Child Care Subsidy
298 (31.8% of all calls)

LOCATE calls received from parents with children receiving Child Care Subsidy
253 (27.0% of all calls)

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).

Major Reasons Parents Could Not Find Child Care in Baltimore County

Reason	Count
Cost	26
Other	7
Combination of ages	6
Schedule	6
No vacancies for infant	5
Quality of care	4
Transportation/Escort	4
Location	2
No vacancies for Head Start/EHS	2
No vacancies for school age	2
Special Needs	1

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).

Major Factors Important to Parents Who Found Child Care in Baltimore County

Factor	Count
Proximity to home, school, work	101
Environment	97
Cost	50
Caregiver	47
Educational program	39
Hours of operation/part time	19
Only program/provider with vacancy	17
Escort	12
Nearby transportation	5

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).

Supply of Child Care

Child Care Subsidy Program

Family Child Care Providers willing to care for CCS children in Baltimore County
158 (17.5% of total family child care providers)

Child Care Centers willing to care for CCS children in Baltimore County
92 (42.3% of total child care centers)

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).

Baltimore County FY17 Projected Allocation
\$18,040,548 = 2,764 full-time children

Source: Maryland State Department of Education, Office of Child Care.

Special Needs Child Care

Family providers who serve/have served children with special needs
560 (62.0% of total family child care providers in Baltimore)

Centers who serve/have served children with special needs
165 (76.0% of total child care centers in Baltimore)

Source: LOCATE: Child Care at Maryland Family Network, Baltimore (7/1/15-6/30/16).



Ex 5. More C



Ex 5 Puerto O



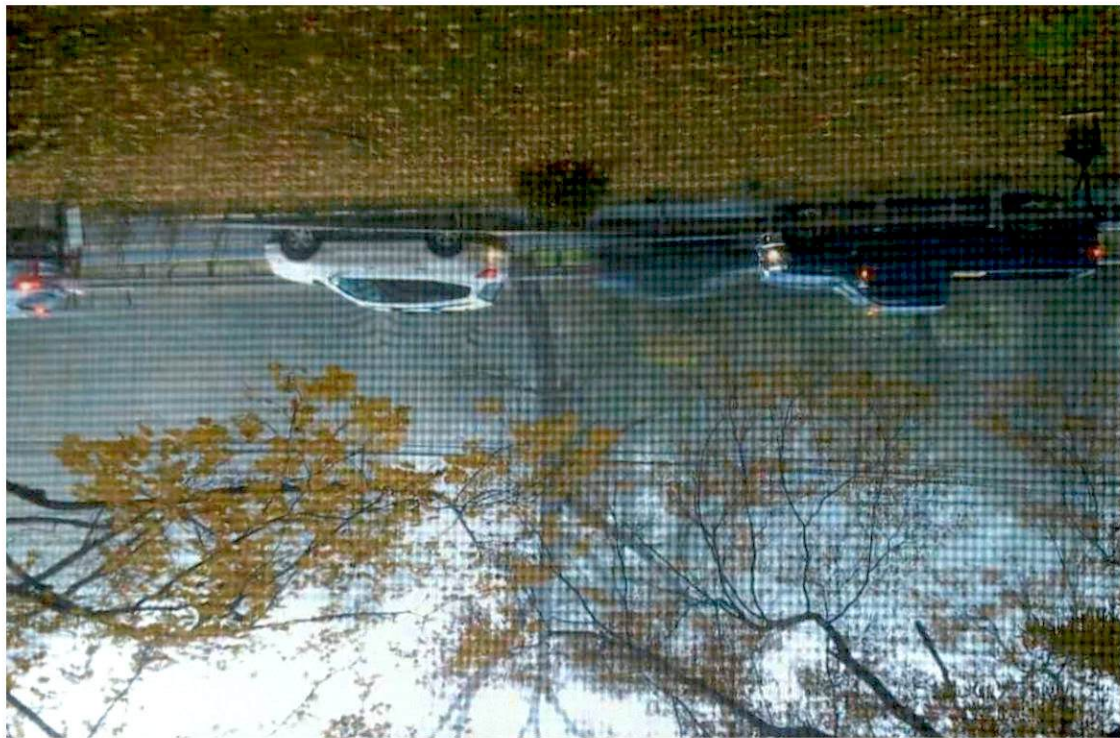
Ex 5 Pyoro B



Ex 5 Photo 7

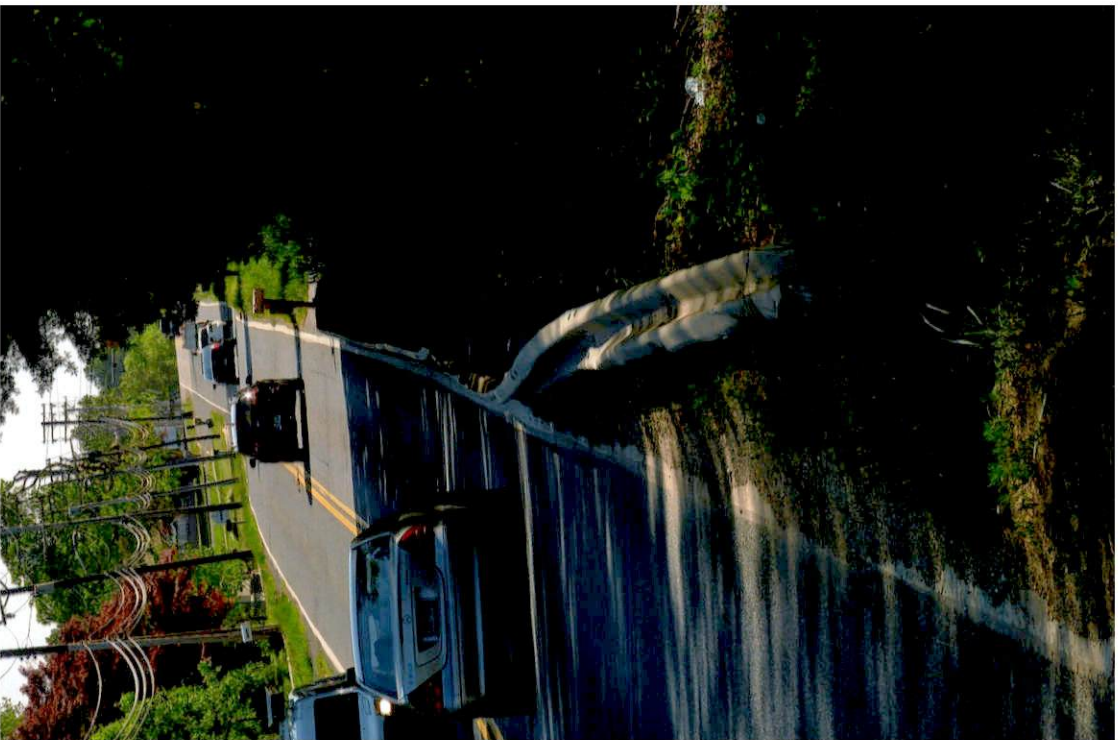


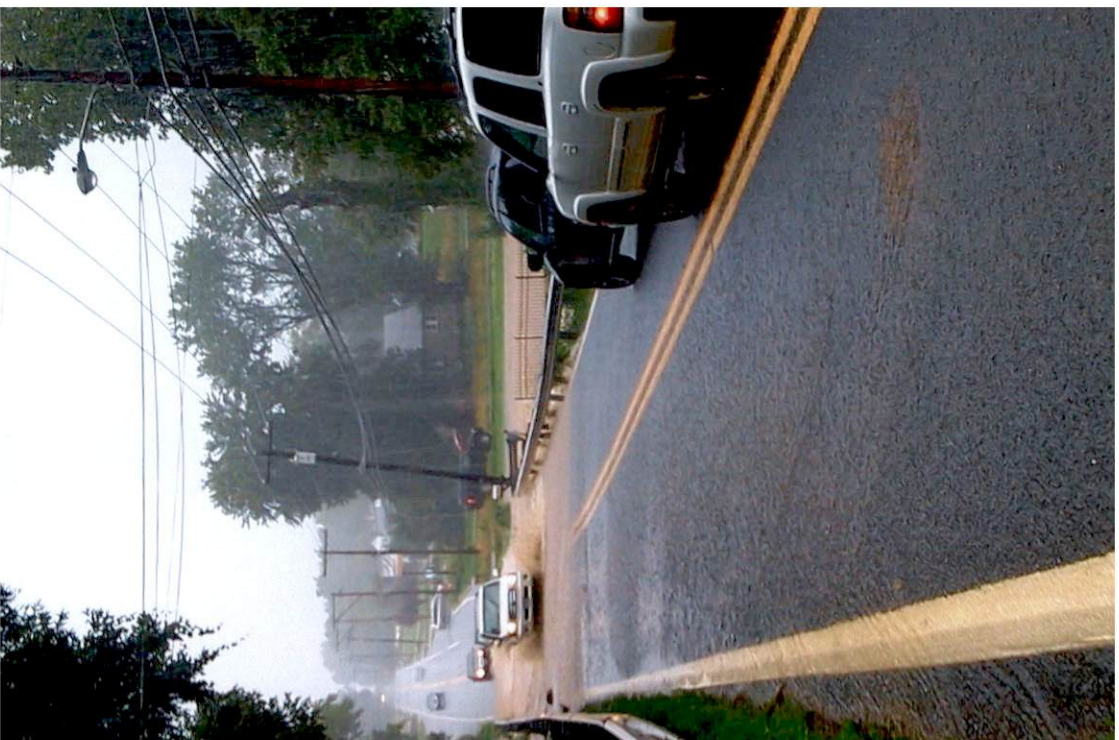


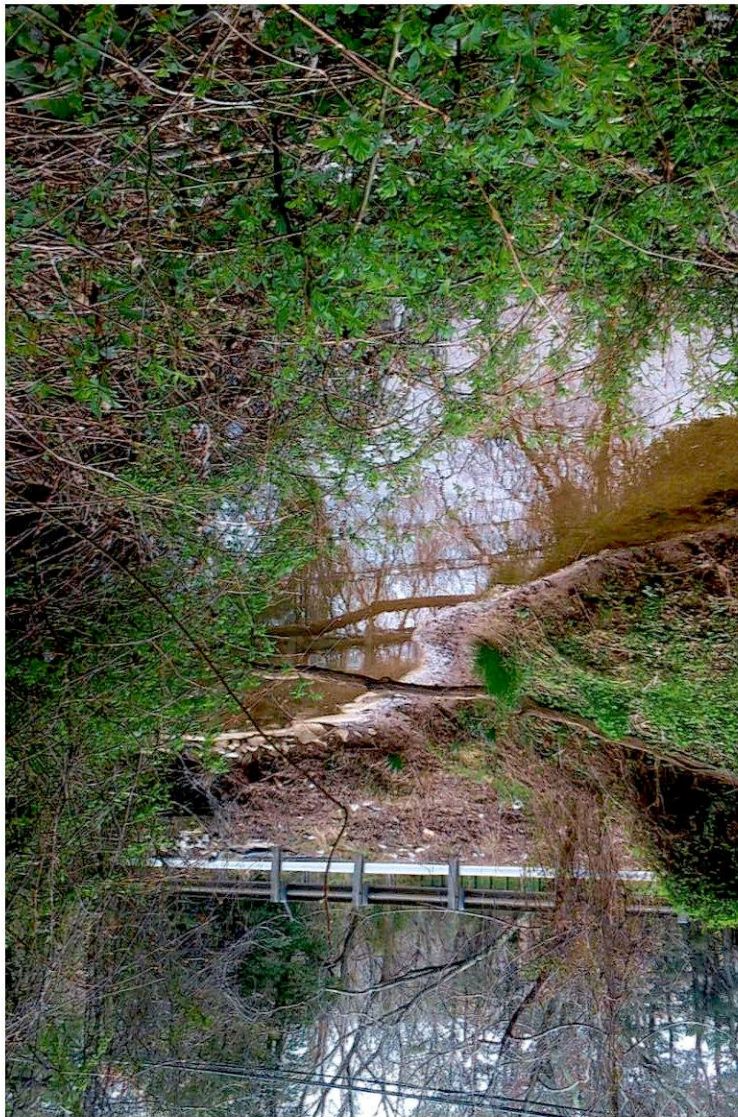




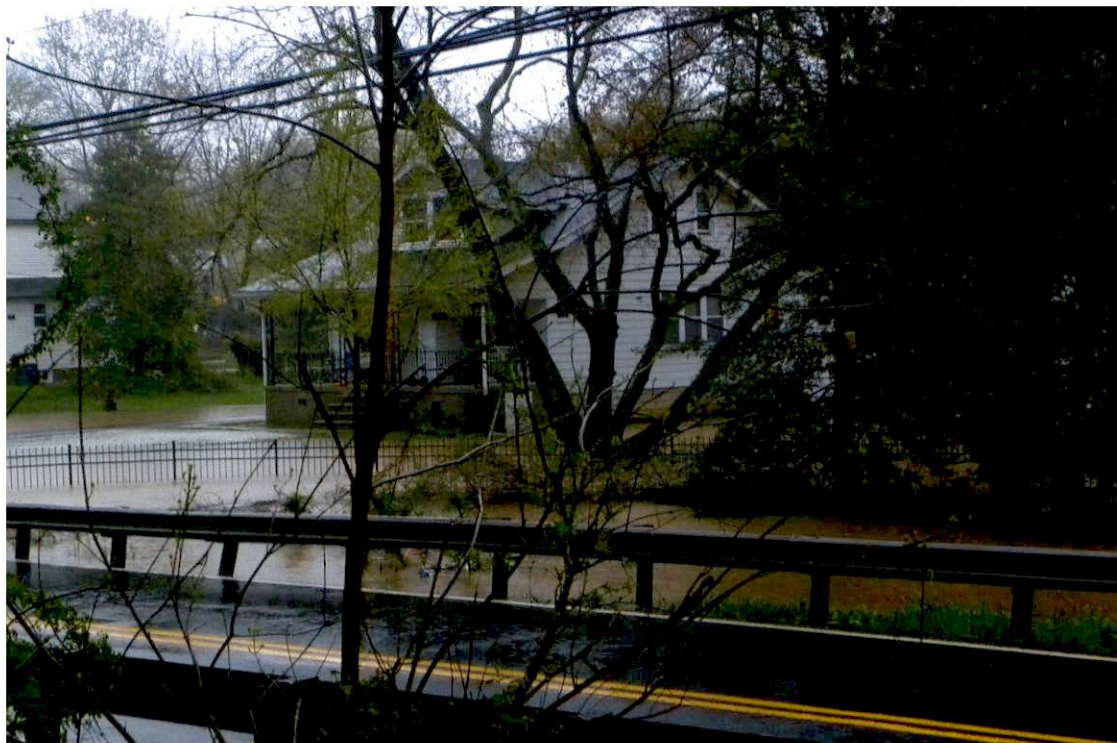












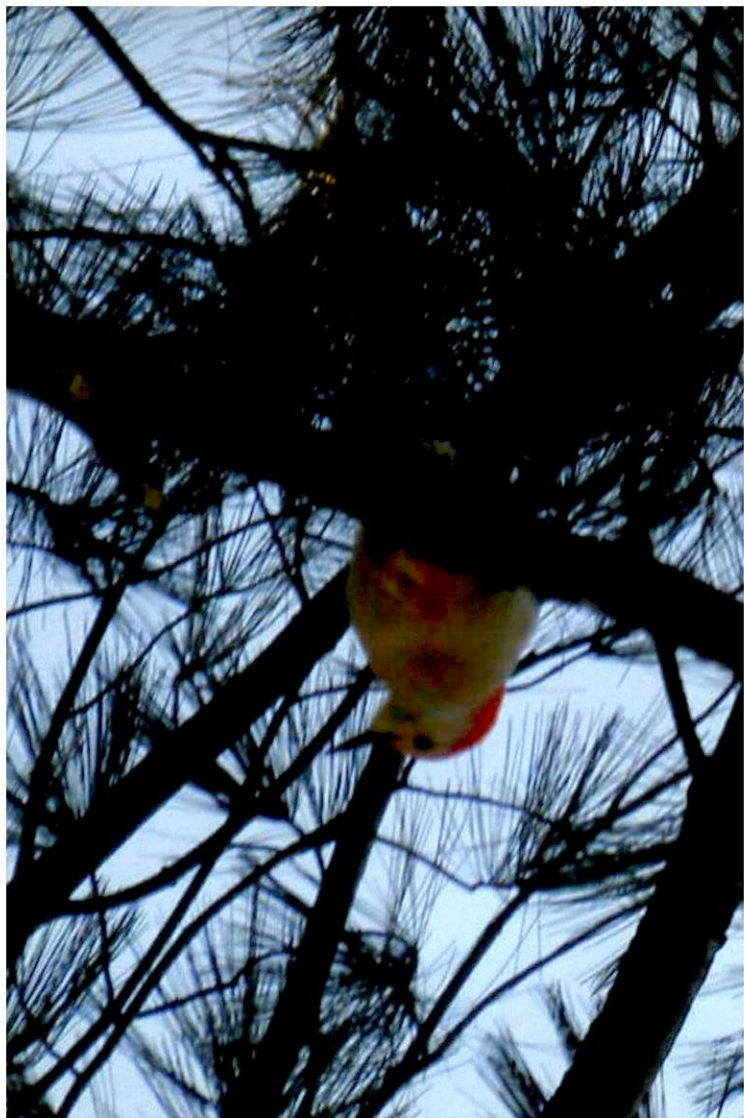






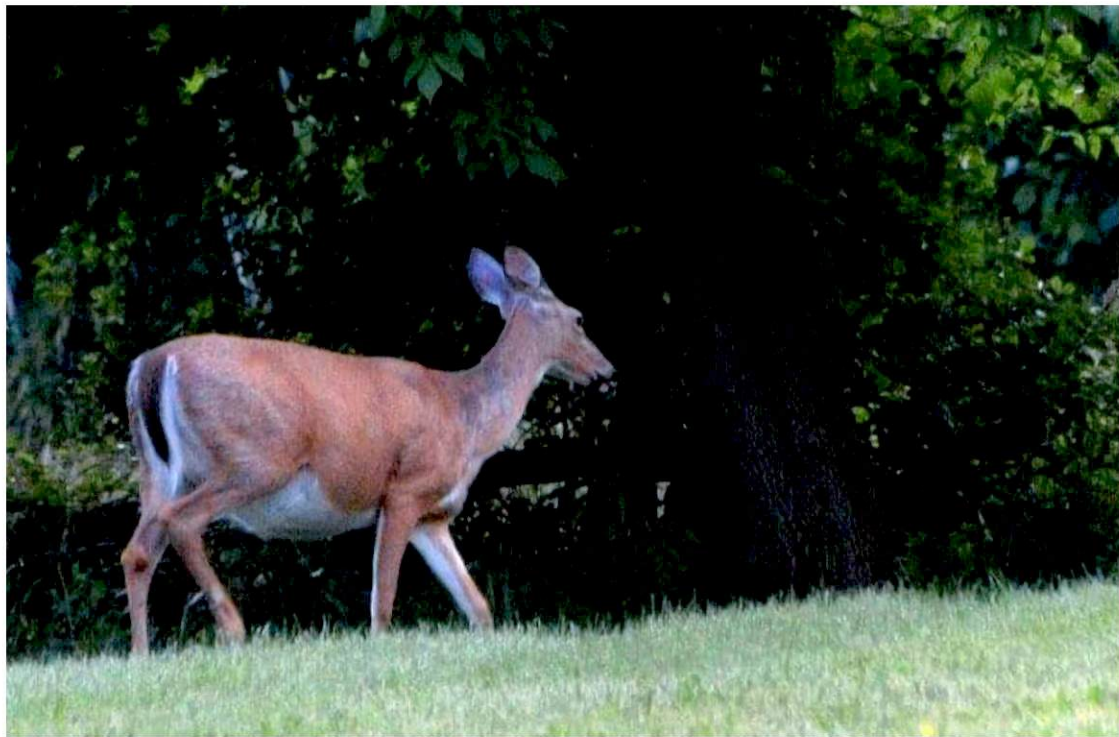




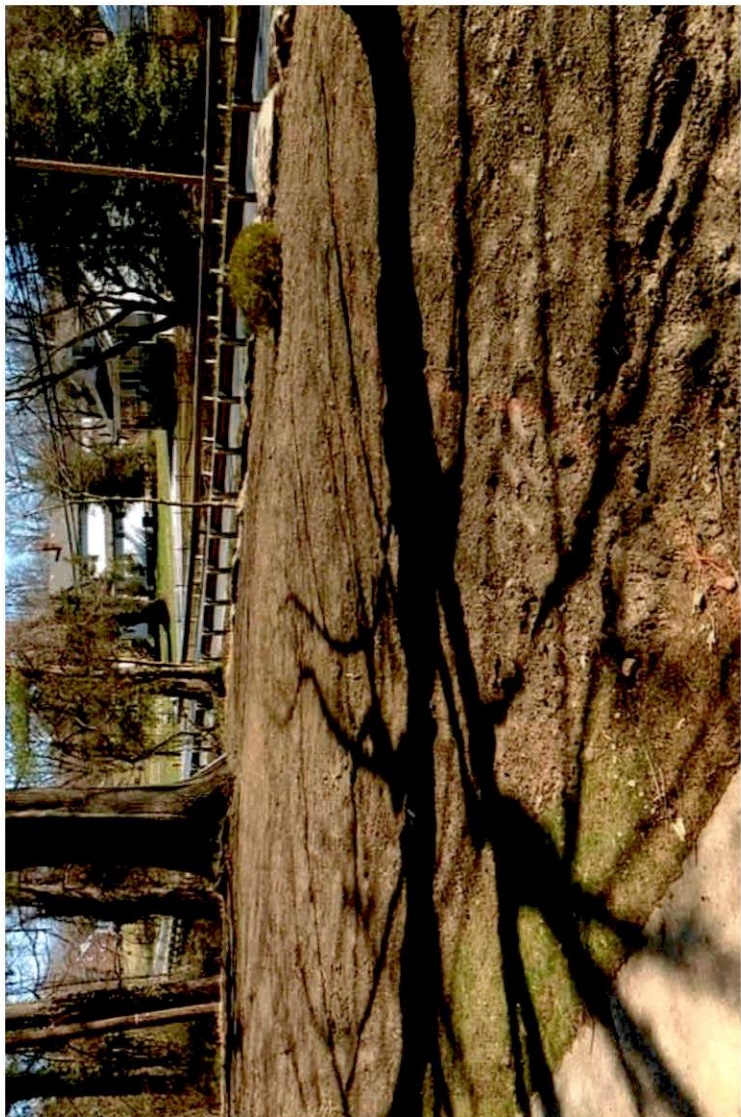
















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10925, 10923, 10932

puta R2



11004 Anita Red

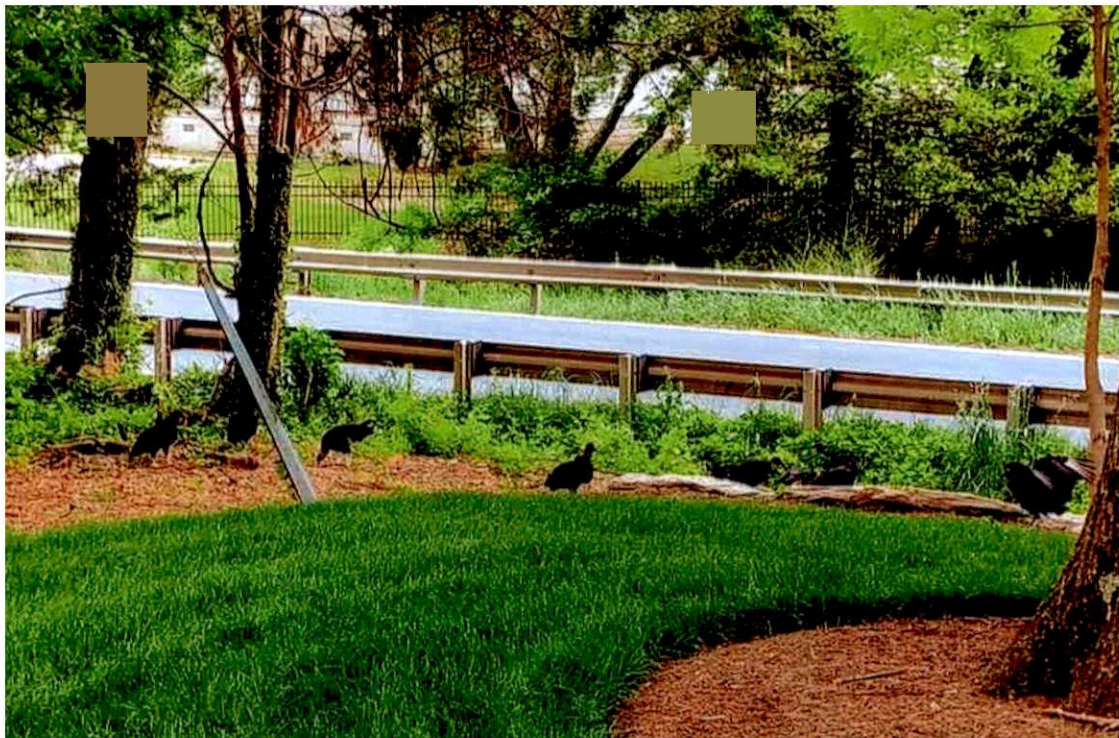


11002 Phibared



view of 10932

Phila Rd



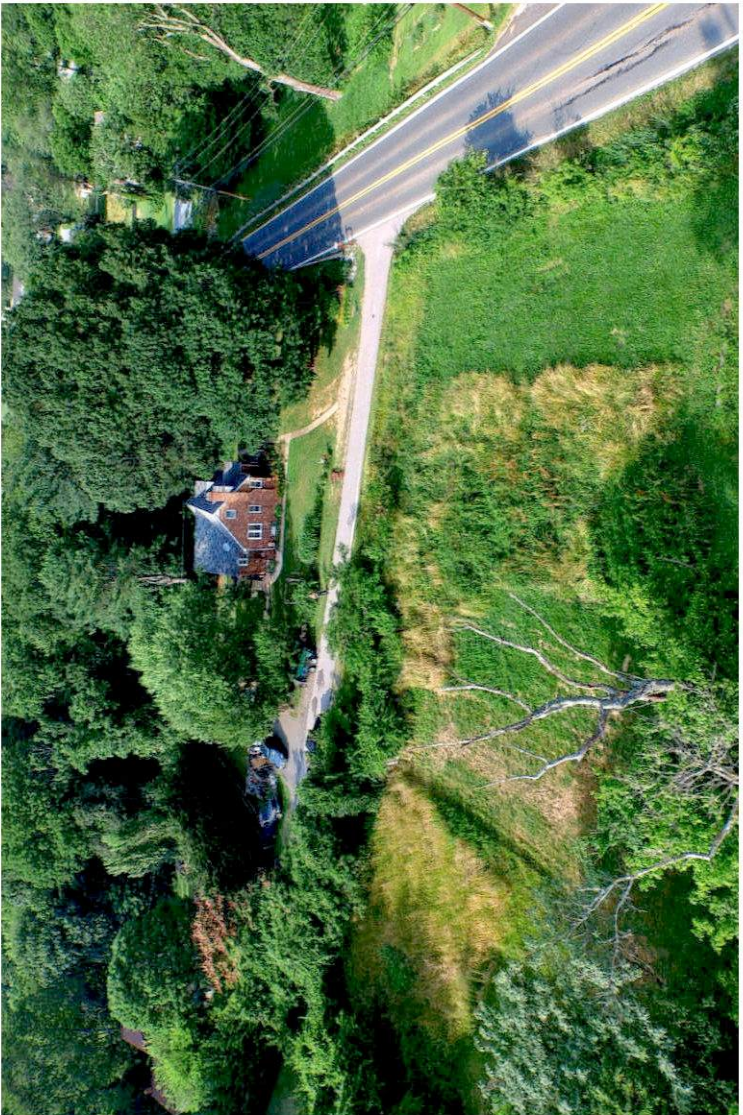
10/11/16 Anna Red



10916 Phela Rd



109116
Philadelphia
Pa



10916

Philadelphia Rd







PHYSICIANS
MEDICAL BILLING



PHYSICIANS
MEDICAL BILLING











www



10839

Litehouse Business Center

KEY SYSTEMS

A

NEB DOCTORS OF
MARYLAND LLC

B

CHOICE TECHNOLOGY
GROUP

C

MANNS WOODWARD
STUDIOS

D

LITEHOUSE DISTRIBUTION
& SUPPLY

E

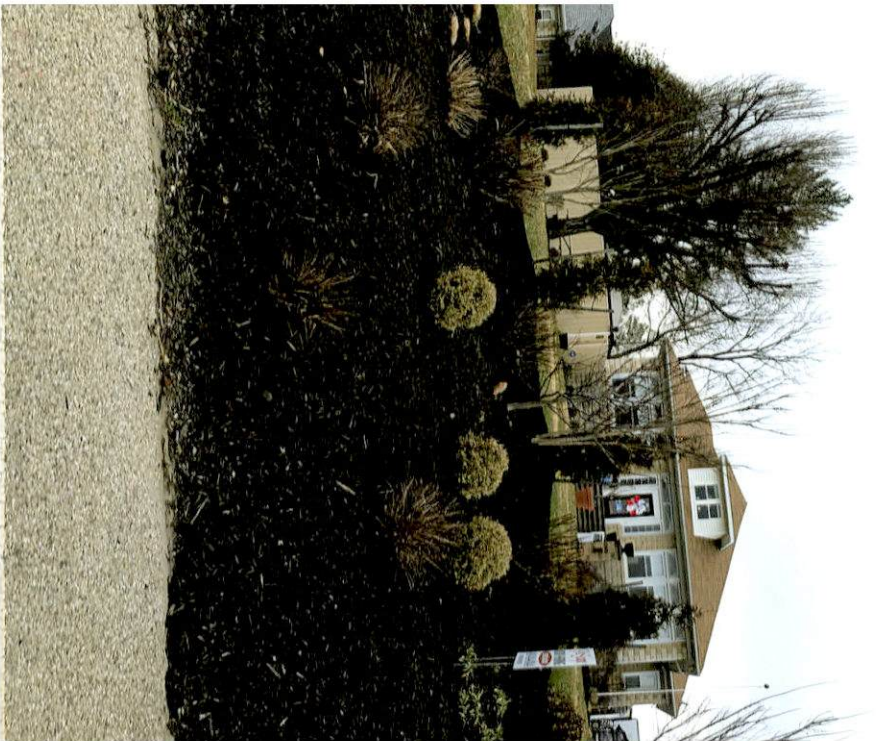




II







SIGNAL AHEAD
PREPARE TO STOP
WHEN FLASHING

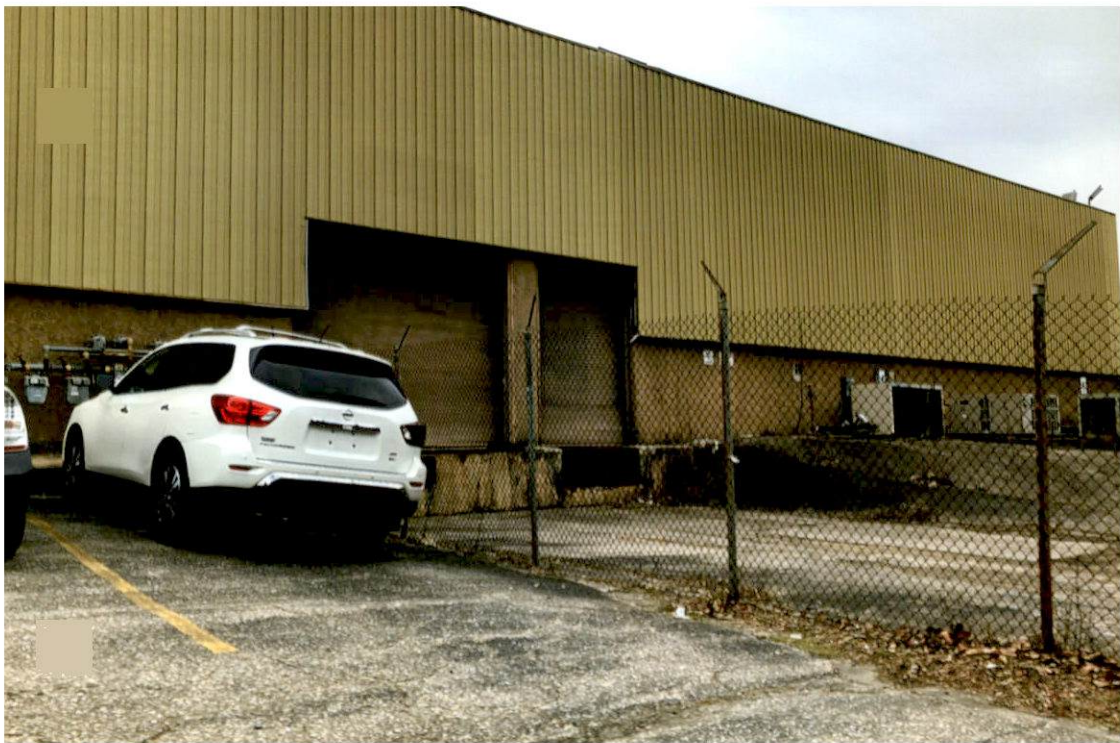


10829











River Of Life International Christian Fellowship
HOUSE OF PRAYER





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ALTERNATE ROUTES
SCHEDULED TRUCKING & WRECK REPAIR TRAINING

-10939

POC

A28

ORANGE









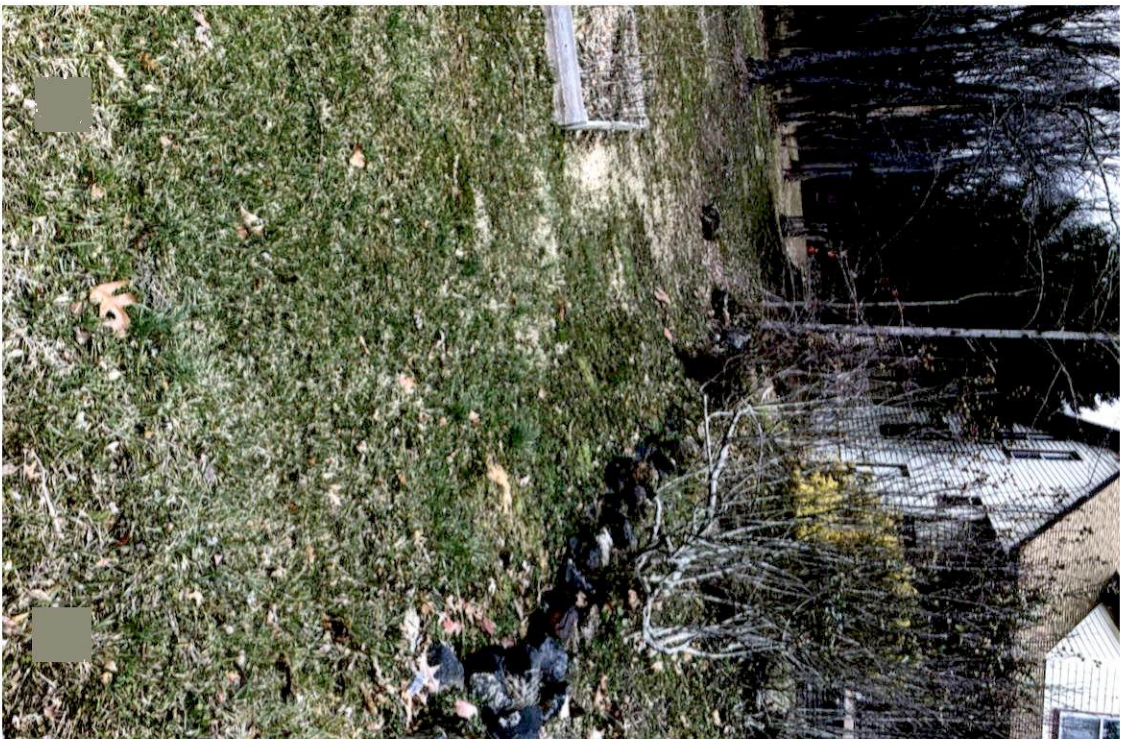


















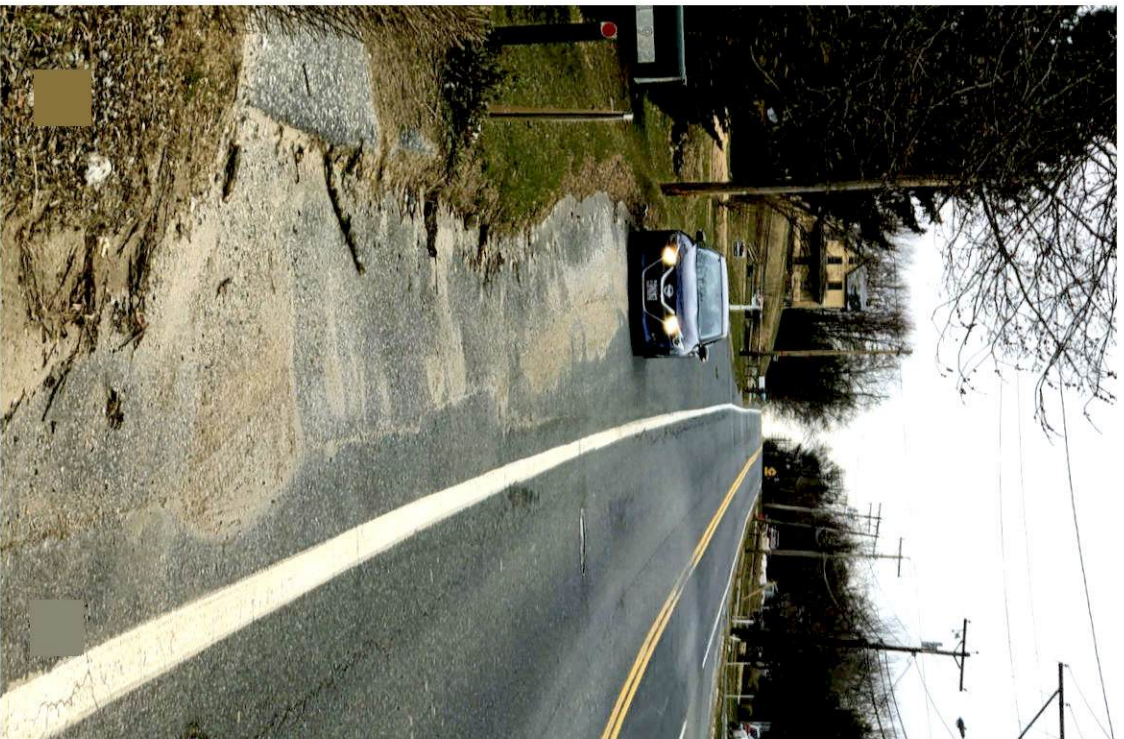


































GENERAL SITE INFORMATION

- Ownership: Christina Kesting
11524 Ridgely Drive
White Marsh, MD 21162
- Address: 10932 Philadelphia Road White Marsh, 21161
- Deed references: JLE 39301 / 220
- Area: 1.51 acres (per SDAT)
- Tax Map / Parcel / Tax account #: 72 / 879 / 19-00-003459
- Election District: 11 Councilmanic District: 6
- ADC Map: 29J8 GIS title: 072C3 Position sheet: 34HE36
- Census tract: 41102, Census block: 24005407003006
- Schools: Vincent Farm ES, Perry Hall HS, Perry Hall HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS title 072C3 and the information provided by Baltimore County on the Internet.
- Improvements: 1,818 sf single family dwelling, garage, driveway & parking area. All of the existing improvements on the subject property will remain.

OFFICE OF ZONING

Zoning: DR 2 H
There are no previous zoning cases on the subject property.

Parking Calculations

Residential Use
Required parking spaces: 2
Parking spaces provided on site: 2

Commercial Use
(1 parking spaces per employee on the largest shift per section 409.6A.4 BCZR)
Required parking spaces: 22 (# of employees)
Parking spaces provided on site: 22

DR 2H Setbacks for Residential Buildings

Front: 40 feet from the street right of way or property line
Side: 15 feet from the property line / 40 feet total
Rear: 40 feet from the property line

Section 424.7 Bulk Standards for Group Centers

DR 2H Setbacks for Commercial Buildings (used as a group center)

Front: 25 feet from the street right of way or the average setback of the adjacent residential dwellings, whichever is less.
Side: 50 feet from the property line, with 20 feet of perimeter vegetative buffer.
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DR 2 Area

Minimum lot size is one acre for the first 40 children plus 500 square feet per child for every child beyond 40 children.

40 children = 43,560 sf
60 additional children x 500 sf = 30,000 sf
total required = 73,560 sf / 1.689 acres

Proposed Daycare Area: 1.052 AC

Impervious Area

Maximum impervious surface area: 25%
Proposed impervious surface area: 44%

Height

Maximum height: 35'
Proposed height: Less than 35'

ENVIRONMENTAL IMPACT

Watershed: Bird River URDL land type: 1

- The existing dwelling is currently serviced by public water and sewer in Philadelphia Road.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

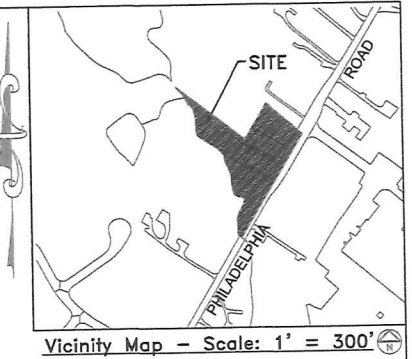
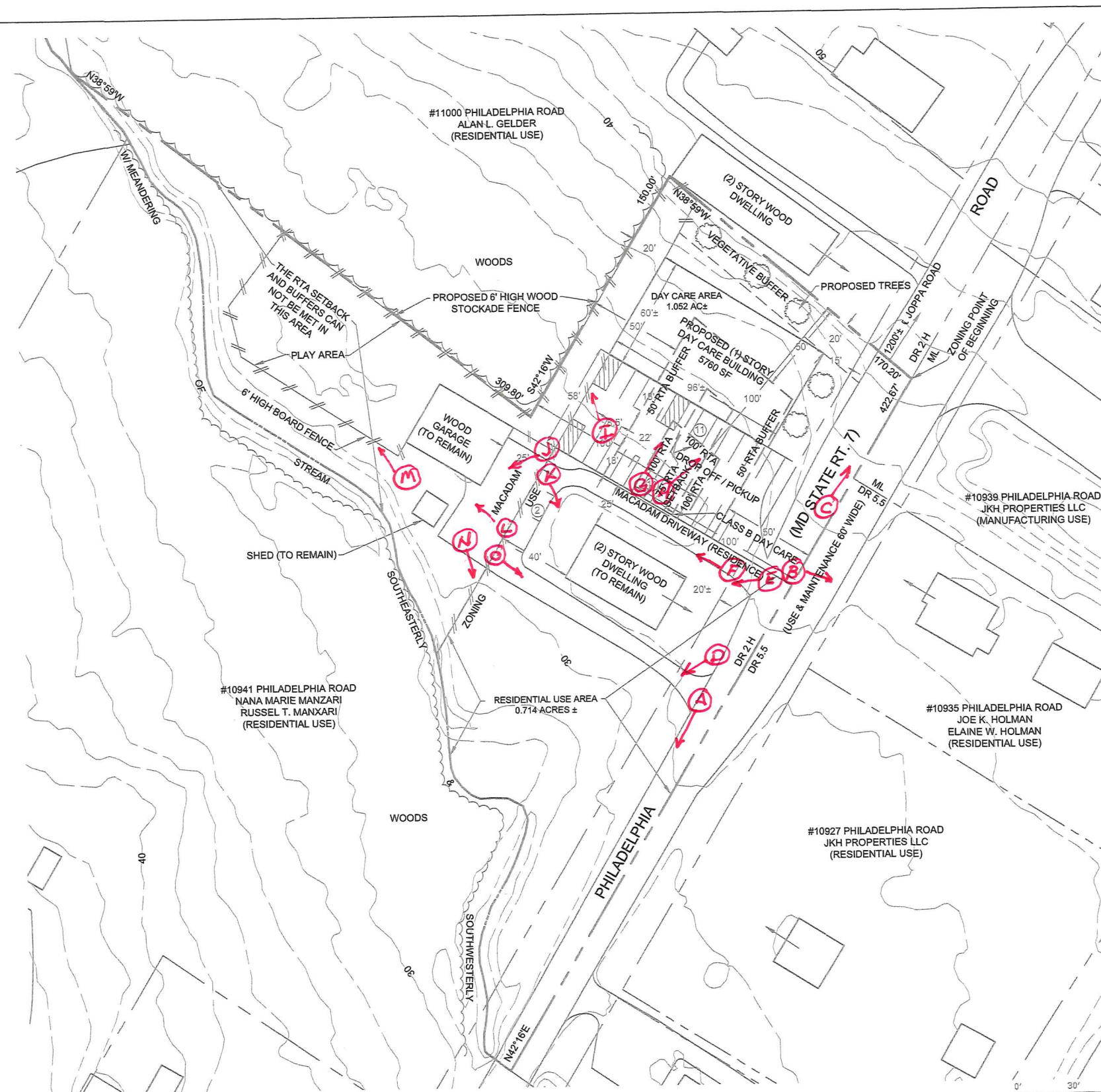
OFFICE OF PLANNING

Regional Planning District: Perry Hall

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To continue the use of the residence and construct a day care on the subject property



PLAN TO ACCOMPANY
PHOTOS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederic, MD 21053
p 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10932 PHILADELPHIA ROAD
BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT
Date: 1/12/18
Scale: 1" = 30'

PETITIONER'S

EXHIBIT NO.

3

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11524 Ridgedale Drive
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3. Tax Map / Parcel / Tax account #: 72 / 879 / 19-00-003459
4. Election District: 11 Councilmanic District: 6
ADC Map: 29J8 GIS tile: 072C3 Position sheet: 34NE36
Census tract: 411302, Census block: 240054070003006
Schools: Vincent Farm ES, Perry Hall MS, Perry Hall HS
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6. Improvements: 1,818 sf single family dwelling, garage, driveway & parking area. All of the existing improvements on the subject property will remain.

OFFICE OF ZONING

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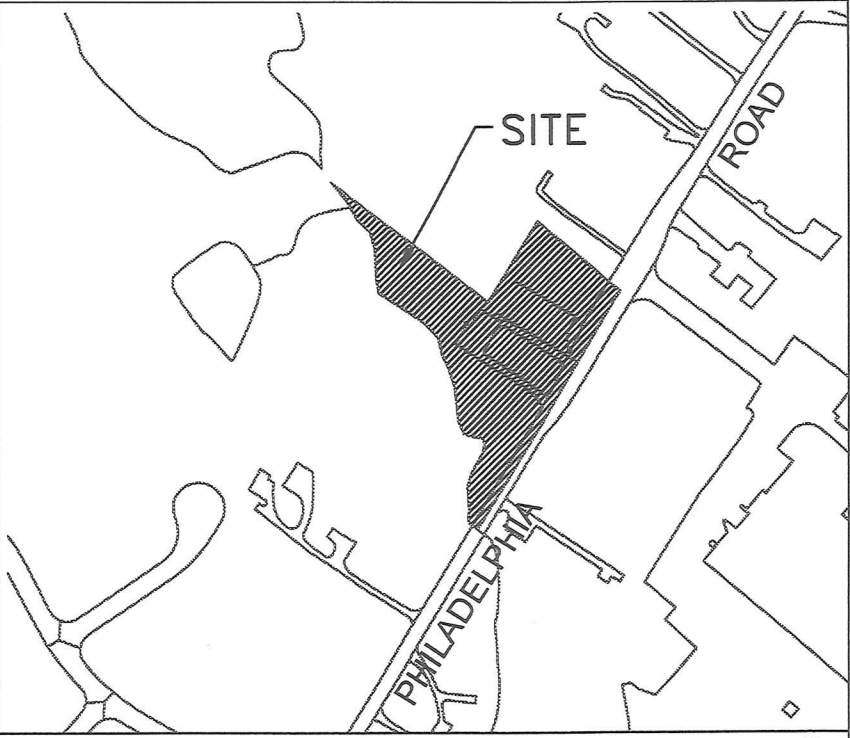
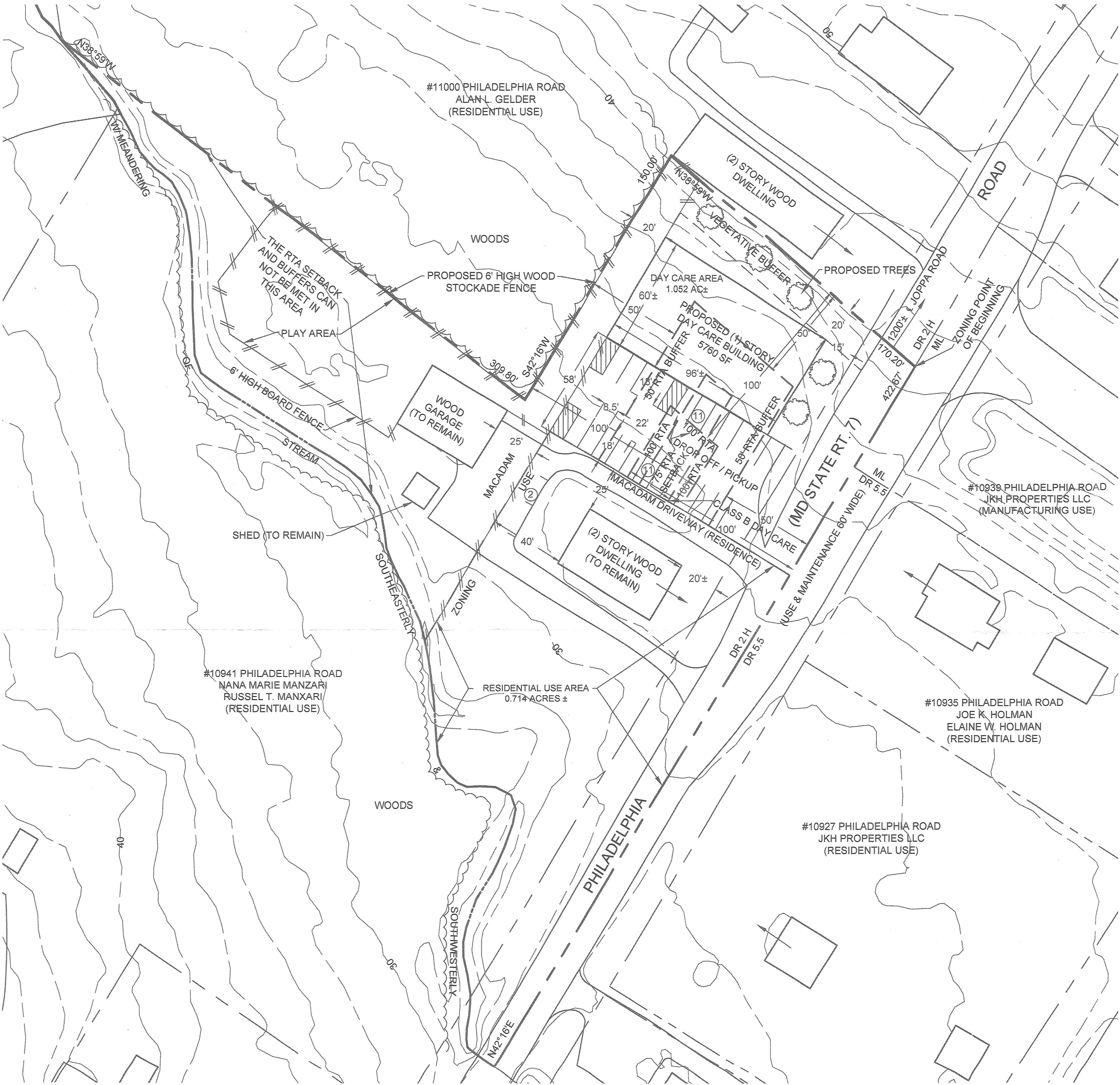
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1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To continue the use of the residence and construct a day care on the subject property



Vicinity Map - Scale: 1' = 300'

0' 30' 60' 90'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10932 PHILADELPHIA ROAD

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 1/12/18
Scale: 1"=30'



CASE # 2018-0191- SP/KA

Pet. # 1

GENERAL SITE INFORMATION

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11524 Ridgedale Drive
White Marsh, MD 21162
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Census tract: 411302. Census block: 240054070003006
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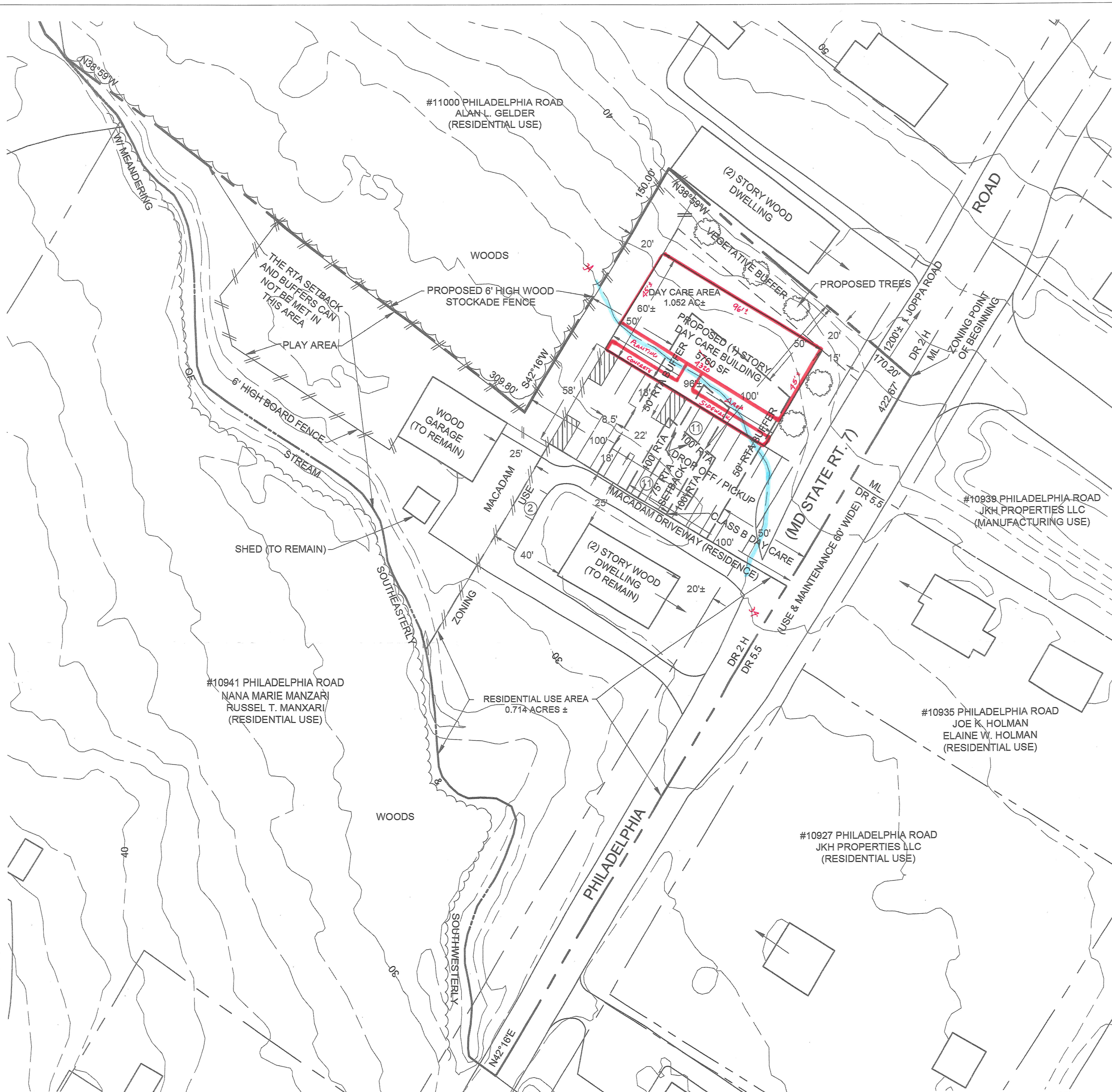
OFFICE OF PLANNING

Regional Planning District: Perry Hall

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

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Vicinity Map - Scale: 1' = 300'

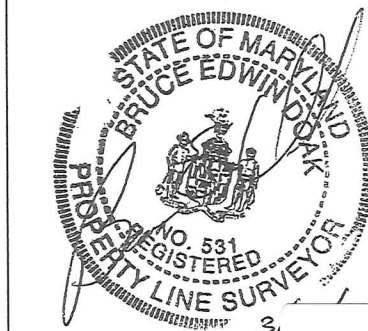
PLAN SHOWING AMENDED
BUILDING FOOTPRINT
2/12/18

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-219-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10932 PHILADELPHIA ROAD

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 1/12/18
Scale: 1"=30'



PETITIONER'S

EXHIBIT NO. 5

GENERAL SITE INFORMATION

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White Marsh, MD 21162
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- Tax Map / Parcel / Tax account #: 72 / 879 / 19-00-003459
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ADC Map: 29J8 GIS tile: 072C3 Position sheet: 34NE36
Census tract: 411302. Census block: 24005407003006
Schools: Vincent Farm ES Perry Hall MS Perry Hall HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 072C3 and the information provided by Baltimore County on the internet.
Improvements: 1,818 sf single family dwelling, garage, driveway & parking area. All of the existing improvements on the subject property will remain.

OFFICE OF ZONING

Zonings: DR 2 H
There are no previous zoning cases on the subject property.

Parking Calculations

Residential Use
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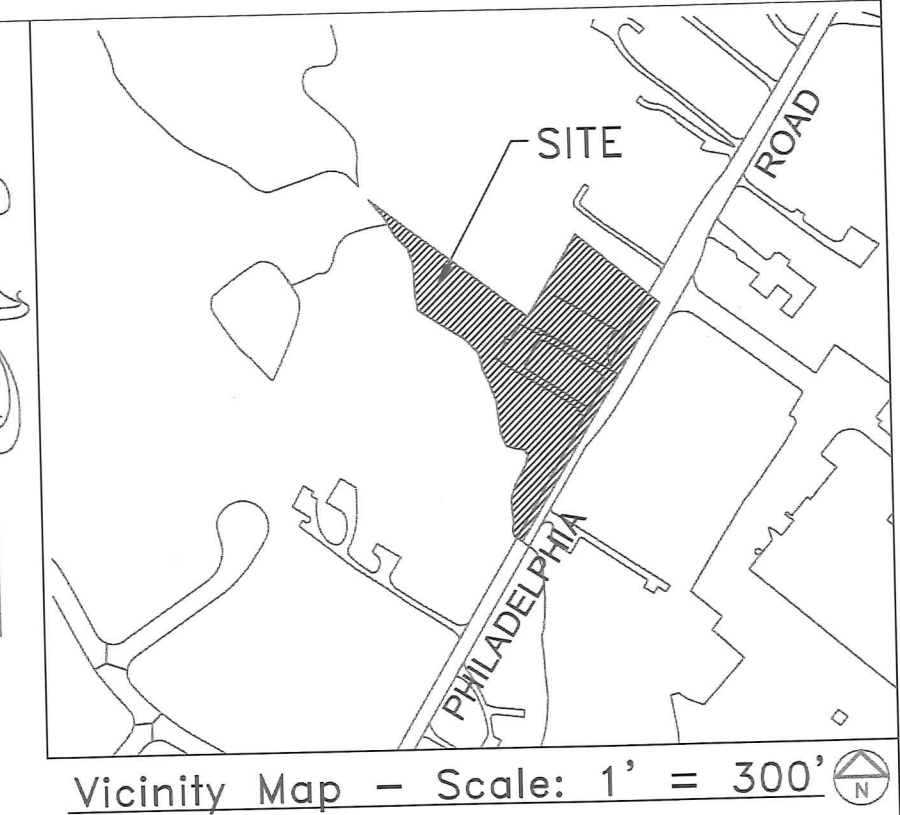
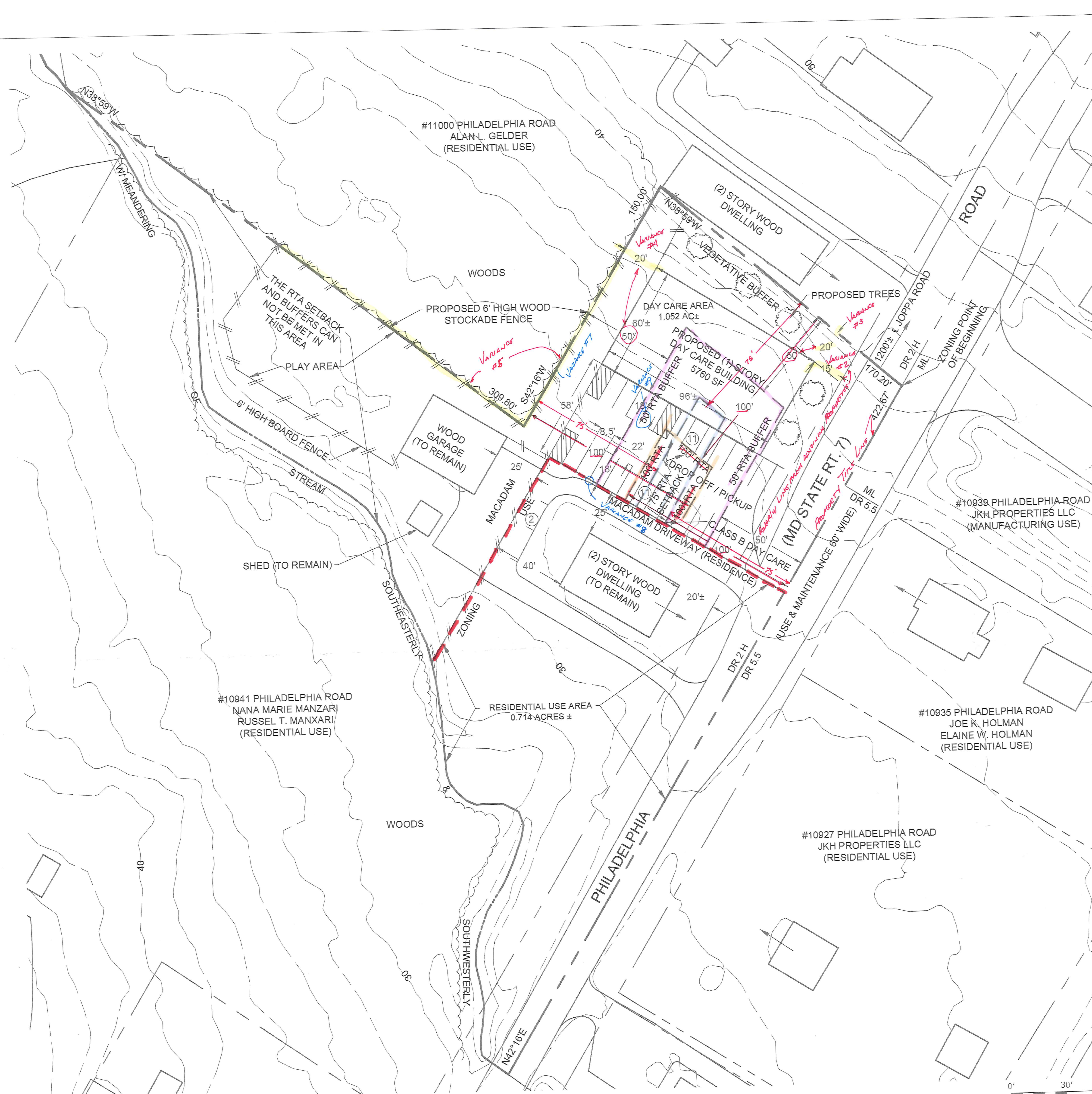
OFFICE OF PLANNING

Regional Planning District: Perry Hall

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To continue the use of the residence and construct a day care on the subject property



PLAN SHOWING RTA
SETBACKS & VARIANCES
REQUESTED

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#10932 PHILADELPHIA ROAD

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

Date: 1/12/18
Scale: 1"=30'

STATE OF MARYLAND
BRUCE E. DOAK
REGISTERED
SURVEYOR
No. 881
EXPIRATION DATE 12/31/2021

PETITIONER'S
EXHIBIT NO. 6