

MEMORANDUM

DATE: August 20, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0311-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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 *
AND VARIANCE**

(4620 Forge Road)
11th Election District
5th Council District

Ashley Suprik
Legal Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0311-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Ashley Suprik, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit a Class A Group Child Care Center.

A petition for variance seeks to permit a steel rail fence in lieu of the required wood stockade style fence and to allow a fence setback of 17 ft. to the residential property line in lieu of the required 20 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Ashley Suprik appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR").

SPECIAL HEARING

Petitioner is licensed by the State of Maryland as a day care provider, and she has for the last year or so cared for approximately 6 children in her home. She would like to expand and provide day care for up to 12 children, which under the BCZR is considered a Class A Group

ORDER RECEIVED FOR FILING

Date

7/18/18

By

Sen

Child Care Center. Such centers are permitted by right as an accessory use in residential zones when located within a single-family dwelling. BCZR §424.4.A.

The subject property is improved with a single-family dwelling and the rear yard has an attractive and fenced play area 3,200 sq. ft. in size. The day care center will be operated primarily on the lower-level of the dwelling, which is the Petitioner's principal residence. The subject property and play area are more than sufficient to provide care for up to 12 children and Petitioner satisfies the requirements for a use permit set forth in the aforementioned regulation. As such, the petition for special hearing will be granted.

VARIANCE

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

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

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

The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she could not operate the child care center. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition. In fact, Petitioner submitted letters of support from all of the potentially impacted neighbors in her community. Pet. Ex. 4. As such, the petition for variance will be granted.

Both the DOP and DPR expressed concern with the variance request for the fence, the requirements for which are found at BCZR §424.1.B. Both agencies noted the existing metal fence

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Date 7/18/18
By sen

appears to be located outside of the property boundary. But Petitioner explained the fence is in fact located on property she owns, and thus I do not believe this is a concern.

Approximately ten years ago, Petitioner's father created a three lot minor subdivision (Pet. Ex. 2), Lot 1 of which is the subject property. All three lots were deeded to Petitioner, and Lots 2 & 3 are unimproved. The existing fence is situated outside of the Lot 1 property boundary, and it intrudes approximately 7' upon the 24' wide private easement which exists to provide access to Lots 2 & 3, assuming they are developed in the future. Regardless, all of the property in question is owned by the Petitioner, and she understands (as discussed at the hearing) the fence might need to be removed or relocated if dwellings are later constructed on Lots 2 & 3.

The DOP also objected to the design and height of the existing fence, and requested that a solid wood fence with a minimum height of 5 ft. be installed, as required by BCZR §424.1.B. Petitioner submitted photographs of the existing fence, which is made of metal and is 42" in height. Pet. Ex. 3. This fence was installed several years ago, and Petitioner uses the play area which is enclosed by the fence for both her children and the children now enrolled at her day care. In addition, several parents of children who attend the center indicated they prefer the metal fence, since it allows them to observe their children in the play area and allows the teacher to be "aware of what is going on around her." Pet. Ex. 5. Several neighbors indicated they also prefer the existing fence, which unlike a solid wood stockade fence provides them with an "open space we can see looking out our windows." Pet. Ex. 4. This evidence, along with Petitioner's testimony and the photographs, convinces me that the existing fence (which is attractive and in good condition) should be permitted to remain.

THEREFORE, IT IS ORDERED this 18th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County

ORDER RECEIVED FOR FILING

Date

7/18/18

By

sen

Zoning Regulations ("BCZR") to permit a Class A Group Child Care Center, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a steel rail fence 42" in height in lieu of the required 5 ft. tall wood stockade style fence, and to allow a fence setback of 17 ft. to the residential property line in lieu of the required 20 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must obtain all licenses and inspections as required by State and County law.
3. No more than twelve (12) children may be enrolled in the day care center.
4. The day care center shall be permitted to operate only Monday-Friday, with no weekend (Saturday & Sunday) operations.

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:slh

ORDER RECEIVED FOR FILING

Date 7/18/18

By slh



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 4620 Forge Road which is presently zoned DR-1
Deed References: 37710/187 10 Digit Tax Account # 2400009423
Property Owner(s) Printed Name(s) Ashley Ulik Suprik

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

SEE ATTACHED

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0311-SHA Filing Date 5.11.18

Do Not Schedule Dates: Reviewer

2018-0311-SPHA

Variance from section: 424.1.BCZR, To permit a steel rail fence in lieu of the required stockade style fence and to allow a fence setback of 17 feet to the residential property line in lieu of the required 20 feet.

Special Hearing : To permit a Class A group Child Care Center

Dietz Surveying
Professional Land Surveyor #21080
8119 Oakleigh Road, Parkville, MD 21234
Phone 410-661-3160 Fax 410-661-3163
www.dietzsurveying.net

May 11, 2018
Zoning Description

4620-A Forge Road
Lot 1

Beginning for the same on the North right of way line of Forge Road, as now widened to 70 feet, distant 243' +/- from the center of Correlli Lane and thence leaving Forge Road and for the lines of the herein above petitioner

1. North 41 degrees 39 minutes 12 seconds East 409.52 feet,
2. North 41 degrees 39 minutes 12 seconds East 80.36 feet,
3. South 48 degrees 28 minutes 18 seconds East 145.97 feet,
4. South 41 degrees 31 minutes 42 seconds West 239.00 feet,
5. North 74 degrees 03 minutes 48 seconds West 112.32 feet,
6. South 34 degrees 20 minutes 46 seconds West 165.55 feet to the North side of said Forge Road, thence running with and biding on the said North side of Forge Road
7. North 78 degrees 18 minutes 48 seconds West 76.59 feet to the place of beginning.

Containing 1.149 Acres more or less. Being known as 4620-A Forge Road and located in the 11th Election District and the 6th Councilmanic District

2018-0311-SDHA



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 5672600

Sold To:

James Uhlik - CU00660400
3019 Royston Ave
Baltimore, MD 21214-1322

Bill To:

James Uhlik - CU00660400
3019 Royston Ave
Baltimore, MD 21214-1322

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

Jun 26, 2018

CORRECTED NOTICE OF ZONING HEARING

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

Case: # 2018-0311-SPHA
4620 Forge Road
N/s Forge Road, W/of Correlli Lane
11th Election District - 5th Councilmanic District
Legal Owner(s) Ashley Suprik

Special Hearing to permit a Class A group Child Care Center. Variance to permit a steel rail fence in lieu of the required stockade style fence and to allow a fence setback of 17 ft. to the residential property line in lieu of the required 20 ft.

Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

6/26/2018 5672600

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



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 5654429

Sold To:

James Uhlik - CU00660400
3019 Royston Ave
Baltimore, MD 21214-1322

Bill To:

James Uhlik - CU00660400
3019 Royston Ave
Baltimore, MD 21214-1322

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

Jun 26, 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 NUMBER: 2018-0311-SPHA
4620 Forge Road
N/s Forge Road, W/of Correlli Lane
11th Election District - 5th Councilmanic District Legal Owners: Ashley Suprik
Special Hearing to permit a Class A group Child Care Center.
Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/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.
JEFFERSONIAN 6/26/2018 #5654429

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POST G

7-17
10 AM

2018-0311-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Ashley Suprik

July 17, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



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

4620 Forge Road **SIGN 1 Re-Certification**

June 27, 2018

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



Sincerely,

A handwritten signature in black ink, appearing to read "SSG Robert Black".

July 15, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0311-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Ashley Suprik

July 17, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

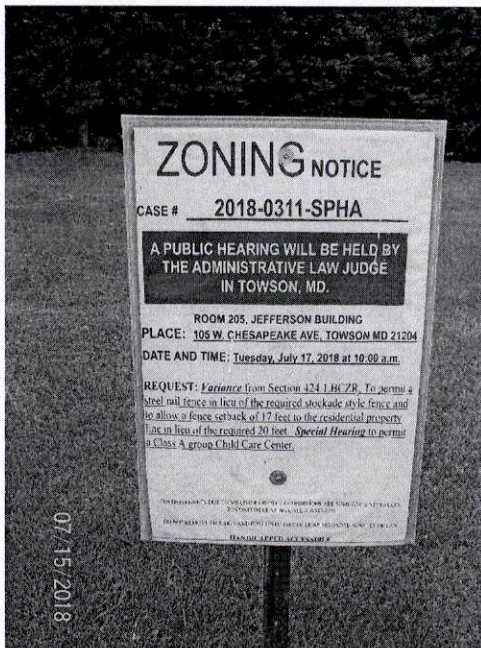
Ladies and Gentlemen:

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

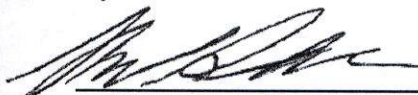
4620 Forge Road **SIGN 2 Re-Certification**

June 27, 2018

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



Sincerely,

 July 15, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0311-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Ashley Suprik

July 17, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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4620 Forge Road

SIGN 1

June 27, 2018

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



Sincerely,


(Signature of Sign Poster)

June 27 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0311-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Ashley Suprik

July 17, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

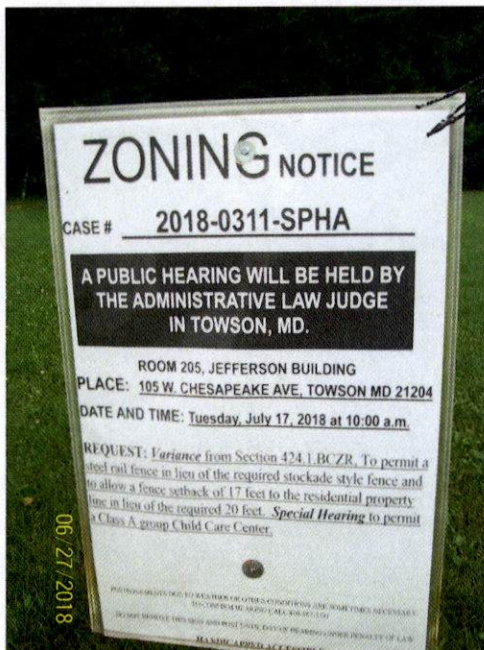
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4620 Forge Road

SIGN 2

June 27, 2018

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



Sincerely,

June 27 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 26, 2018 Issue - Jeffersonian

Please forward billing to:

James Uhlik
3019 Royston Avenue
Baltimore, MD 21214

443-326-0867

NOTICE OF ZONING HEARING

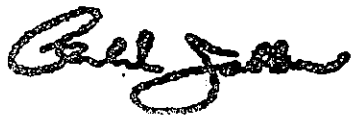
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0311-SPHA

4620 Forge Road
N/s Forge Road, W/of Correlli Lane
11th Election District – 5th Councilmanic District
Legal Owners: Ashley Suprik

Special Hearing to permit a Class A group Child Care Center.

Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 26, 2018 Issue - Jeffersonian

Please forward billing to:
James Uhlik
3019 Royston Avenue
Baltimore, MD 21214

443-326-0867

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0311-SPHA
4620 Forge Road
N/s Forge Road, W/of Correlli Lane
11th Election District – 5th Councilmanic District
Legal Owners: Ashley Suprik

Special Hearing to permit a Class A group Child Care Center. Variance to permit a steel rail fence in lieu of the required stockade style fence and to allow a fence setback of 17 ft. to the residential property line in lieu of the required 20 ft.

Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

June 19, 2018

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0311-SPHA

4620 Forge Road

N/s Forge Road, W/of Correlli Lane

11th Election District – 5th Councilmanic District

Legal Owners: Ashley Suprik

Special Hearing to permit a Class A group Child Care Center. Variance to permit a steel rail fence in lieu of the required stockade style fence and to allow a fence setback of 17 ft. to the residential property line in lieu of the required 20 ft.

Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Ashley Suprik, 4620A Forge Road, Perry Hall 21128
Brian Dietz, 8119 Oakleigh Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 27, 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.



KEVIN KAMENETZ
County Executive

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

June 5, 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 NUMBER: 2018-0311-SPHA

4620 Forge Road

N/s Forge Road, W/of Correlli Lane

11th Election District – 5th Councilmanic District

Legal Owners: Ashley Suprik

Special Hearing to permit a Class A group Child Care Center.

Hearing: Tuesday, July 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Arnold Jablon
Director

AJ:kl

C: Ashley Suprik, 4620A Forge Road, Perry Hall 21128
Brian Dietz, 8119 Oakleigh Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 27, 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
4620 Forge Road; N/S Forge Road, W 243' * OF ADMINISTRATIVE
to c/line of Correlli Lane * HEARINGS FOR
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Ashley Suprik *
Petitioner(s) * BALTIMORE COUNTY
* 2018-311-SSPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 16 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, 8119 Oakleigh Road, Baltimore, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0311-SPHA
Property Address: 4620 A Forge Rd
Property Description: _____

Legal Owners (Petitioners): Asbloy Uhlik Saprik
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: James F. Uhlik
Company/Firm (if applicable): _____
Address: 3019 Royston Ave.
Baltimore Md. 21214
Telephone Number: 443-326-0867

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

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

Proposed Child Care Center Location:

Election District 11th
 Subdivision VHLIK ESTATES
 Street Address 4620-A FORGE ROAD
 Lot Number 1 Block Number _____
 *If no lot or block number, give distance to nearest intersecting
 street 243 feet, north / south / east / (west) of
CORRELLI LANE Street / Road / Avenue
 Lot Size _____ x _____

Existing Nearest Child Care Center Location: (lot number, street address, etc.)
9706 BELAIR ROAD, NOTTINGHAM, MD 21236 - Almost Home Child Care Center.

General Information:

- A. Name and Address of Applicant/Operator
Ashley Suprik
Perry Hall MD 21128
4620A Forge Rd. Telephone Number 443-326-0866
- B. Number of Employees 2 Hours of Operation 9:00am - 11:30am
 Days of Week 5 days
- C. Number of Children Enrolled 12 M/W/F, 8 T/TH
- D. Estimated Amount of Traffic Generated:
 Morning 11-M/W/F, 7T/TH Afternoon 11-M/W/F, 7T/TH
- E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit
- F. Snapshot of the Structure

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

Ashley Suprik
 Applicant's Signature

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 12, 2018

Ashley Suprik
4620 Forge Road
Perry Hall MD 21128

RE: Case Number: 2018-0311 SPHA, Address: 4620 Forge Road

Dear Ms. Suprik:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 11, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Brian Dietz, 8119 Oakleigh Road, Baltimore MD 21234



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 5/24/18

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0311-SPHA

Special Hearing Variance
Ashley Suprick
4620 Forge Road

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

Sincerely,

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

WW/RAZ

7-17

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-311



INFORMATION:

Property Address: 4620 Forge Road
Petitioner: Ashley Uhlik Suprik
Zoning: DR 1
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to permit a Class A group child care center and the petition for variance to permit a steel rail fence and to allow a fence setback of 17 feet to the residential property line in lieu of the required stockade style fence and 20 feet respectively.

Pursuant to the submitted site plan the existing fence appears to be encroaching onto Lot 2, Uhlik Estates and is less than the petitioned setback of 17' from the common property line for 4616 Forge Road (Lot 2) and 4614 Forge Road (Lot 3).

The Department has no objection to granting the special hearing conditioned upon the following:

- Designate on the plan, the area for pick up and drop off.
- Designate on the plan how the pool will be secured to keep the children from accessing it.

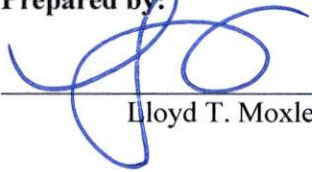
The Department objects to granting the variance relief.

- The Department recommends any fence in association with the group child care center be of a solid wood stockade type with a minimum height of 5 feet. Said fence shall be wholly located on the lot containing the group child care center or, if on multiple lots, within an easement created for that purpose with all setbacks identified and proper variances petitioned for if deficient. Said fence shall be landscaped to the satisfaction of the Baltimore County Landscape Architect.

Date: 6/21/2018
Subject: ZAC # 18-311
Page 2

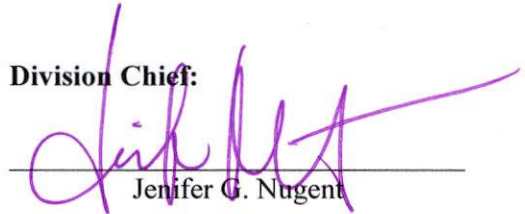
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Brian Dietz, Dietz Surveying Company
Office of the Administrative Hearings
People's Counsel for Baltimore County

7-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

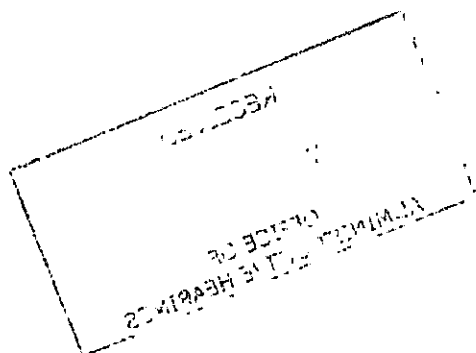
DATE: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0311-SPHA
Address 4620 Forge Road
(Suprik Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: VKD
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2018
Item No. 2018-0311-SPHA

DATE: June 11, 2018

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

Permanent structures, including fences, are not permitted in use-in-common ingress, egress and utility easements. The proposed fence shall be re-located to be within the property lines.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/21/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-311

RECEIVED
JUL 03 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INFORMATION:

Property Address: 4620 Forge Road
Petitioner: Ashley Uhlik Suprik
Zoning: DR 1
Requested Action: Special Hearing, Variance

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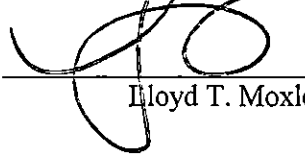
- Designate on the plan, the area for pick up and drop off.
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The Department objects to granting the variance relief.

- The Department recommends any fence in association with the group child care center be of a solid wood stockade type with a minimum height of 5 feet. Said fence shall be wholly located on the lot containing the group child care center or, if on multiple lots, within an easement created for that purpose with all setbacks identified and proper variances petitioned for if deficient. Said fence shall be landscaped to the satisfaction of the Baltimore County Landscape Architect.

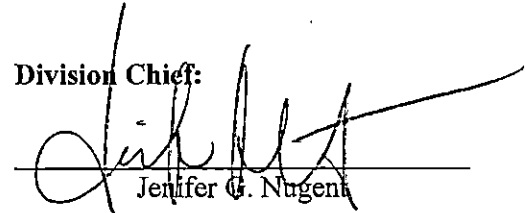
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Brian Dietz, Dietz Surveying Company
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.: 2018-0311 - SPHA

Exhibit Sheet

Petitioner/Developer

DP
7-20-18

Protestant

Sen
4-18-18

No. 1	Plan	
No. 2	Minor Sub. Plan	
No. 3	Photos	
No. 4	Petition of Support from Neighbors	
No. 5	Petition of Support from day care parents	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

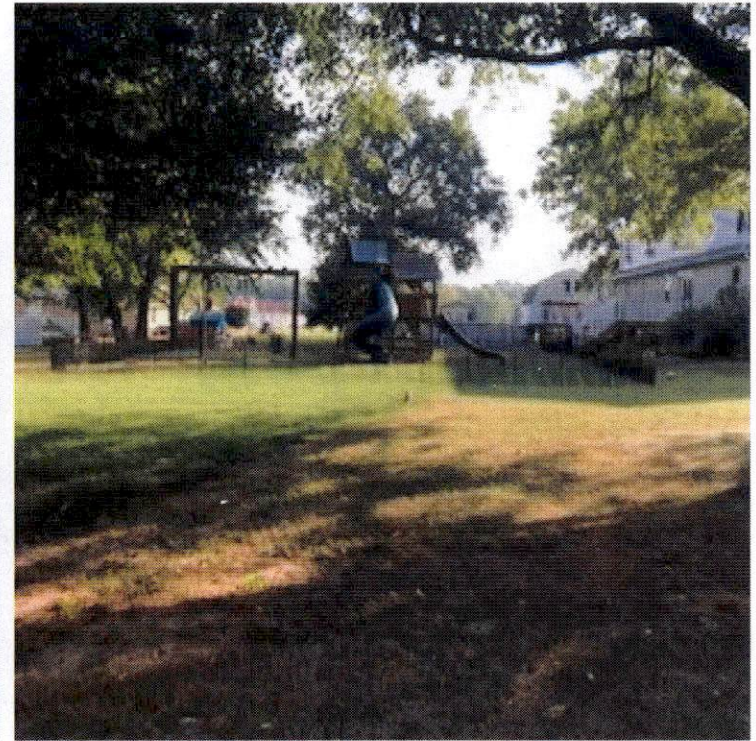


EXISTING FENCE DETAIL

PET. No. 3

Overall fence and playground set-up







PET. No. 4

7/2018

Petition Summary:	We are neighbors surrounding the small family daycare of Ashley Suprik, Bright Beginnings with Ashley, at 4620A Forge Rd in Perry Hall. We are happy with this daycare and would like to see it grow into a large family childcare. The children's outside activity area is free from potential hazards, is in good repair, clean, nontoxic, enclosed to protect the children in care from accessible hazards such as heavy traffic, bodies of water, or environmental hazards.
Petition action:	We feel the children are safe in the enclosed fence already around the play area and we are happy with the open space we can see looking out our windows. We would like to petition the special regulation, section 424 requiring a solid wood stockade or panel fence with a minimal height of 5 feet no closer to the property line than 20 feet and required she be allowed to keep the current fence.

	Printed Name:	Signature:	Address:	Comments/date:
1	John Klinefelter	<i>John Klinefelter</i>	4620 Forge Rd Perry Hall, MD 21128	
1	Charlotte Klinefelter	<i>Charlotte Klinefelter</i>	4620 Forge Rd Perry Hall, MD 21128	
2	MARIA BLOYER	<i>Maria Boyer</i>	9809 Corvelli Ln. Perry Hall, MD 21128	
3	Melissa Karlik	<i>Mel Karlik</i>	4617 Forge Rd. Perry Hall, MD 21128	
3	Paul Karlik	<i>Paul Karlik</i>	4617 Forge Rd Perry Hall, MD 21128	
8	James Hempel	<i>James Hempel</i>	9806 Ballymahon Ct. Perry Hall, MD 21128	
6	Martin Zungu	<i>Martin Zungu</i>	9802 Ballymahon Ct. Perry Hall, MD 21128	

7/2018

Petition Summary:	We are neighbors surrounding the small family daycare of Ashley Suprik, Bright Beginnings with Ashley, at 4620A Forge Rd in Perry Hall. We are happy with this daycare and would like to see it grow into a large family childcare. The children's outside activity area is free from potential hazards, is in good repair, clean, nontoxic, enclosed to protect the children in care from accessible hazards such as heavy traffic, bodies of water, or environmental hazards.
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Printed Name:	Signature:	Address:	Comments/date:
JOAN King	<i>Joan King</i>	4701 Forge Rd. Perry Hall, MD 21128	
JAMES DAHLER	<i>James Dahler</i>	4705 Forge Rd, Balt. md 21128	
Jim DAHLER	<i>Jim Dahler</i>	4705 Forge Rd. Perry Hall, MD 21128	
KAREN DAHLER	<i>Karen Dahler</i>	4705 Forge Rd. Perry Hall, MD 21128	
LAURA M. BUTT	<i>Laura M Butt</i>	4703 Forge Rd. Perry Hall, MD 21128	
LAURA TOTE	<i>Laura Tote</i>	4711 Forge Rd. Perry Hall, MD 21128	

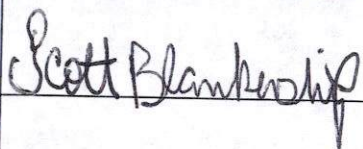
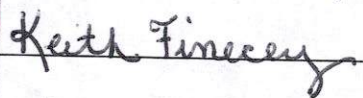
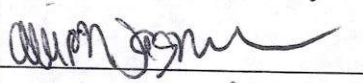
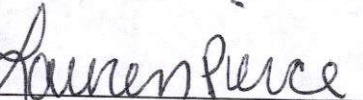
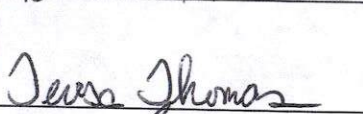
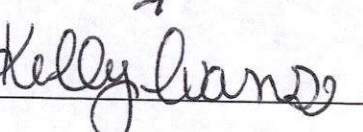
7/2018

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	Printed Name:	Signature:	Address:	Comments/date:
6	Duyen Zuniga	<i>[Signature]</i>	9802 Ballymahon Ct Perry Hall, MD 21228	
7	Amanda Panneton	*Away but supports. please call with questions	9804 Ballymahon Ct. Perry Hall MD 21228	

7/2018

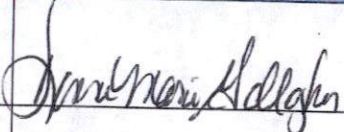
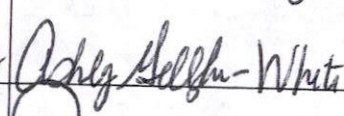
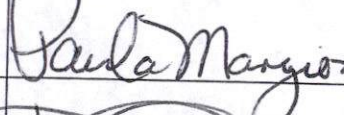
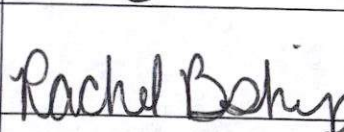
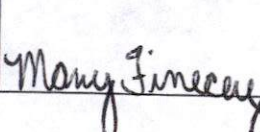
Petition Summary:	We are parents and grandparents of children that attend the small family daycare of Ashley Suprik, Bright Beginnings with Ashley, at 4620A Forge Rd in Perry Hall. We are happy with this daycare and would like to see it grow into a large family childcare. The children's outside activity area is free from potential hazards, is in good repair, clean, nontoxic, enclosed to protect the children in care from accessible hazards such as heavy traffic, bodies of water, or environmental hazards.
Petition action:	We feel the children are safe in the enclosed fence already around the play area and we are happy with supervision given by the teacher. When coming to pick up the children we can observe them playing and the teacher can be aware of what is going on around her with the current fence in place. We would like to petition the special regulation, section 424 requiring a solid wood stockade or panel fence with a minimal height of 5 feet no closer to the property line than 20 feet and required she be allowed to keep the current fence.

Printed Name:	Signature:	Phone Number	Comments/date:
Scott Blankenship		443-613-1301	7/10/18
Keith Finecey		443-442-7220	7/10/18
Allison Sagner		410 274 5887	7/11/18
Lauren Pierce		443 653-5007	7/12/18
Teresa Thomas		443-629-2874	7/13/18
Margbeth Shaffer		804-363-5235	7/14/18
Kelly Evans		410-446-6101	7/14/18

PET. No. 5

7/2018

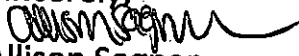
Petition Summary:	We are parents and grandparents of children that attend the small family daycare of Ashley Suprik, Bright Beginnings with Ashley, at 4620A Forge Rd in Perry Hall. We are happy with this daycare and would like to see it grow into a large family childcare. The children's outside activity area is free from potential hazards, is in good repair, clean, nontoxic, enclosed to protect the children in care from accessible hazards such as heavy traffic, bodies of water, or environmental hazards.
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Printed Name:	Signature:	Phone Number	Comments/date:
Donna Marie Gallagher		410 336-2041	See Letter Please leave as is. 7/9/18
Ashly Gallagher-White		443 845 3523	7/9/18
Paula Mangione		410-236-4205	7/10/18
Deanna Aybar		443-890-3209	7/10/18
Antonio Aybar		443-377-2971	7/10/18
Rachel Blankenship		443-613-1297	7/10/18
Mary Finecey		410 529-5687	7/10/18

To whom it may concern,

My son, James, was a student at Bright Beginnings with Ashley for the 2017-2018 school year and will be attending again for the 2018-2019 school year. When the weather is nice, the children have time to play outside in the enclosed play area, which they love. The play area is surrounded by a sturdy metal fence that keeps the children in but allows them to see outside and not feel closed in. I feel that James is safer with a view of the outside world and not enclosed in a 5 ft privacy fence. Please allow Bright Beginnings with Ashley to keep the current fencing.

Sincerely,

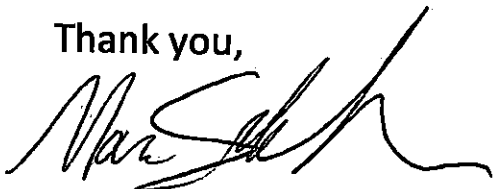

Allison Sagner

To whom it may concern,

My name is Marybeth Shaffer, and I am a Paramedic with The Baltimore City Fire Department. My child has attended Bright Beginnings with Ashley last year and is also doing so this year. When I get there to pick him up I enjoy watching him and his friends finish their day outside playing or learning stuff on nice days. I enjoy this because I can see him, because of the black metal gate that is currently up. I do not want a big privacy fence put up because then I would not be able to watch him. Myself and the other parents enjoy being able to watch them all play because it brings joy to see them interacting with each other. Like I stated before if there is a big privacy fence put up we will not be able to do this. The fence is secured. The teachers watch the children very well and I feel very comfortable with my child playing in the designated play area that is currently there with the black metal gate around it. I have no concerns at all. I also feel it's safer to have the black fence up. For instance, when Officer Amy got killed in the line of duty it happened not far from Bright Beginnings. The people were on the run. Say they ran that way and there was a privacy fence. The teachers would not be able to see anything occurring outside of the fence so they would not be able to try and protect the children. If he ran that way and the fence that is currently up was there and they see people running that way they would have an opportunity to try and protect the kids by getting them into the house or doing what they could to try and protect them. Now, another example using the same situation, Say the police were chasing the people who murdered Officer Amy and they happened to be chasing them in the yard of Bright Beginnings. Say the privacy fence was up and the police shot at the

suspects. If the privacy fence is up the police would not know that there are children playing behind that fence. What if they did not know and one of their bullets or many of their bullets would go through the privacy fence and strike a child, children, teacher, parent, grandparent, or whoever else would be behind that privacy fence. Now say the police were chasing the person or persons who shot Officer Amy into the yard of Bright Beginnings and the current fence being the small black fence was up the police officers would see the children and they would know they were there. They would yell for everyone to run inside or they would not shoot due to the fact they could endanger the children. Then the teachers could have time to take action to save the children. This is just 1 example. There are many examples however this one case everyone is aware of so I use this case being it was very close to Bright Beginnings with Ashley. These are some of the reasons I feel very safe having the black fence around the playground at Bright Beginnings with Ashley and not a privacy fence.

Thank you,

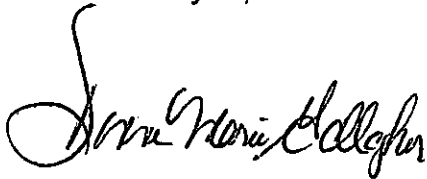
A handwritten signature in black ink, appearing to read 'Marybeth Shaffer', with a long, sweeping horizontal stroke extending to the right.

Marybeth Shaffer

To Whom it may concern,

This letter is in reference to the black fencing around the play area at Bright Beginnings with Ashley. I have been a Director/Teacher for over 20 years and feel safe and would prefer the current fencing remain as is. I like the fact that the Directors and teachers are able to have greater visibility, while monitoring the children. The Director and teachers need to be able to see if anyone would be approaching the area. Parents are very involved in the program and come early before dismissal to view the children on the play area. The required fence for code would hinder the openness and visibility.

Thank you,

A handwritten signature in black ink, appearing to read "Donna Marie Gallagher". The signature is fluid and cursive, with a large initial "D" and "M".

Donna Marie Gallagher

CASE NAME 4620 FORGE Rd.
CASE NUMBER 2018-0311-SPHA
DATE 7/17/18

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>6/11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>5/16</u>	DEPS (if not received, date e-mail sent _____)	<u>NO COMMENT</u>
	FIRE DEPARTMENT	
<u>6/28</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comment</u>
<u>5/24</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/26/18</u>	
SIGN POSTING (1 st)	Date: <u>6/27/18</u>	by <u>SSG Black</u>
SIGN POSTING (2 nd)	Date: <u>7/15/18</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2010-0311
SPHA

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 2400009423			
Owner Information					
Owner Name:		UHLIK ASHLEY ANN		Use: RESIDENTIAL	
Mailing Address:		4620A FORGE RD PERRY HALL MD 21128-		Principal Residence: YES Deed Reference: /37710/ 00182	
Location & Structure Information					
Premises Address:		4620A FORGE RD 0-0000		Legal Description: IMPS 1.149 AC LT 1 MS 4620A FORGE RD NS 815 FT E CROSS RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS Plat Ref:
0063	0023	0155		0000	1 2018
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1961		1,680 SF		592 SF	
				Property Land Area	
				1.1500 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	FRAME	1 full	1 Attached
Value Information					
		Base Value		Value	
				As of 01/01/2018	
Land:		96,400		96,400	
Improvements		102,100		109,500	
Total:		198,500		205,900	
Preferential Land:		0		198,500	
				200,967	
				0	
Transfer Information					
Seller: UHLIK ASHLEY ANN		Date: 06/30/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37710/ 00182		Deed2:	
Seller: UHLIK JAMES F		Date: 11/10/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31385/ 00434		Deed2:	
Seller: MEARLE WILLIAM E		Date: 12/03/2009		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28929/ 00240		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					

DR 1 H

99091112003160

RC 2

Pt. Bk. 0000061, Folio 0079

11-0092-SPHA

2011-0092-SPHA

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk. 0000078, Folio 0403

PAI # 110583 PAI # 110583
Pt. Bk./Folio # C031791

PAI # 110583
PAI # 110583

PAI # 110983

DR 1 H

PAI # 110983 PAI # 110983

PAI # 110983

PAI # 110983 2400009424

Lot # 2

Pt. Bk./Folio # MP04135

Pt. Bk. 0000031, Folio 0791

Eastern Subarea

5 CD

11 ED

NE 11-I

063C3

BALLYMAHON CT

ARDAGH CIR

DR-1-NC

PAI # 110996

PAI # 110996

Pt. Bk./Folio # 078403

PAI # 110996

Lot # 1

2400009423

PAI # 110996

Lot # 2

2500004644

Lot # 1

2500004643

Pt. Bk. 0000078, Folio 0402

9803

2500004656

9801

2500004657

4705

2500004655

Lot # 21

DR-2-H

DR-1 NC

DR-1

PAI # 110809

4617

Pt. Bk./Folio # MP97105

PAI # 110809

PAI # 110809

PAI # 110809

4615

Lot # 1

2200008597

1102086227

1119032975

1102086975

1102086250

1102086400

1104000876

1104000875

1123016930

4707

1600003877

4713

DR 3.5 H

PAI # 110623

Pt. Bk. 000069, Folio 0059

PAI # 110623 Pt. Bk./Folio # 069059

PAI # 110623

DR 3.5 H1

PAI # 110623

4626

072C1

2400002074

PAI # 110921

Pt. Bk./Folio # MP01069

2002-0104713-A

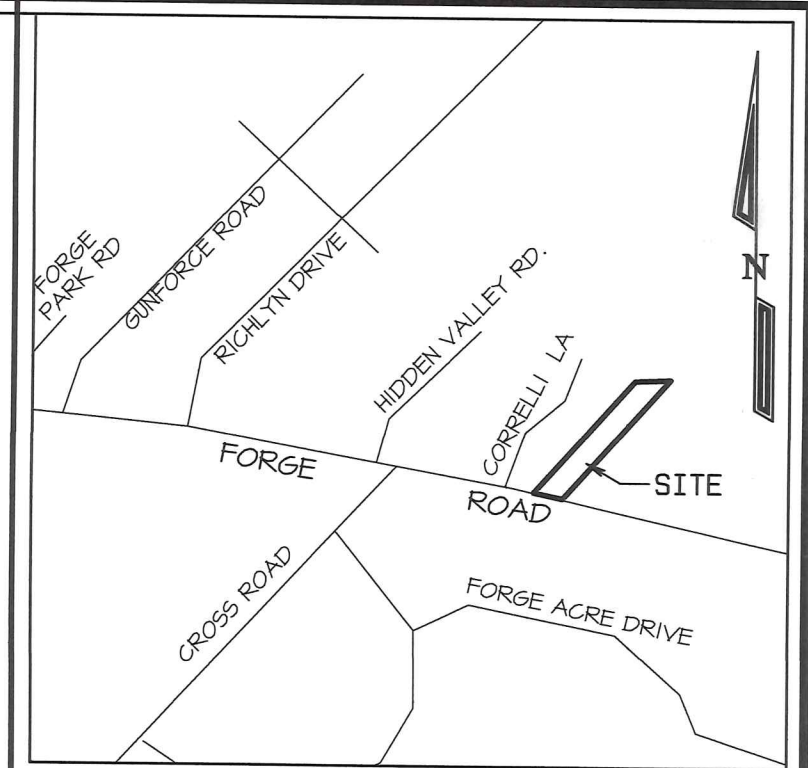
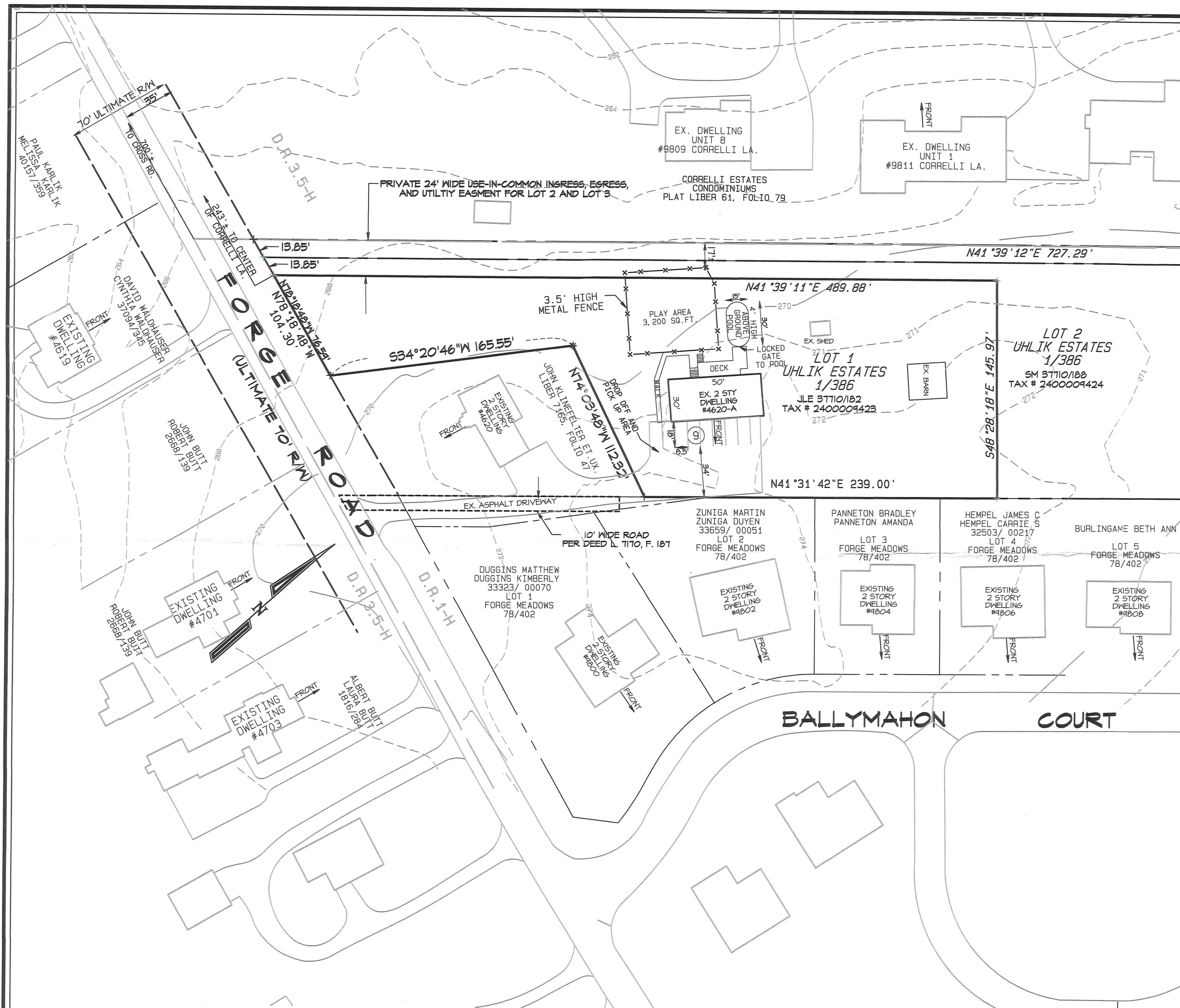
PAI # 110921

PAI # 110921

PAI # 110921

2400002948

4713-B



Vicinity Map Scale: 1" = 2000'

Notes

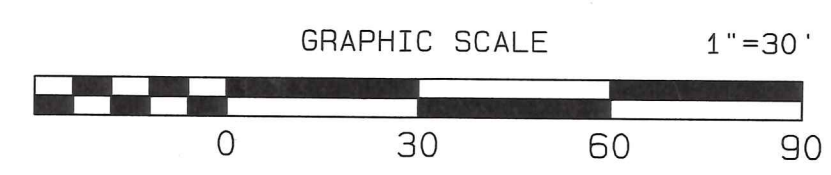
- Owner: Ashley Uhlík
4620-A Forge Road
Perry Hall MD 21128
- Deed: 337710/182
- Area= 50,094 sq.ft. or 1.15 Ac. ±
- Tax # 2400009423
- Zoned: DR-1
- This site is not in the Chesapeake Bay Critical Area or the 100-year flood plain.
- There are no known underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- No prior Zoning Hearings.
- EXISTING FLOOR AREAS
FIRST FLOOR AND BASEMENT FOR CHILD CARE CENTER
USAGE: = 1st Floor = 913 sq.ft. and Basement Floor 566 sq.ft.

Plat to Accompany a Petition for a Zoning Hearing and Variance of the UHLIK PROPERTY 4620-A Forge Road Baltimore County, Maryland

11th Election District, 6th Councilmanic District
Scale: 1"=50' Date: April 27, 2018

PARKING CALCULATIONS

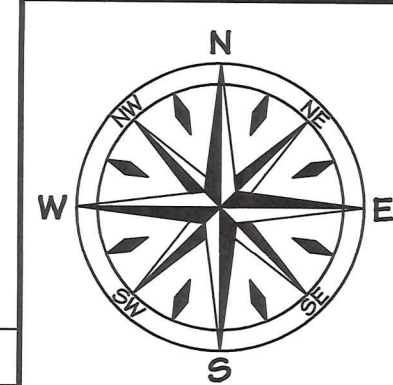
9 PARKING SPACES PROVIDED



* ADD POOL GATE AND DROP OFF AND PICK UP AREA
IN RESPONSE TO THE PLANNING DEPT COMMENTS.

Revisions

7-17-18
Date

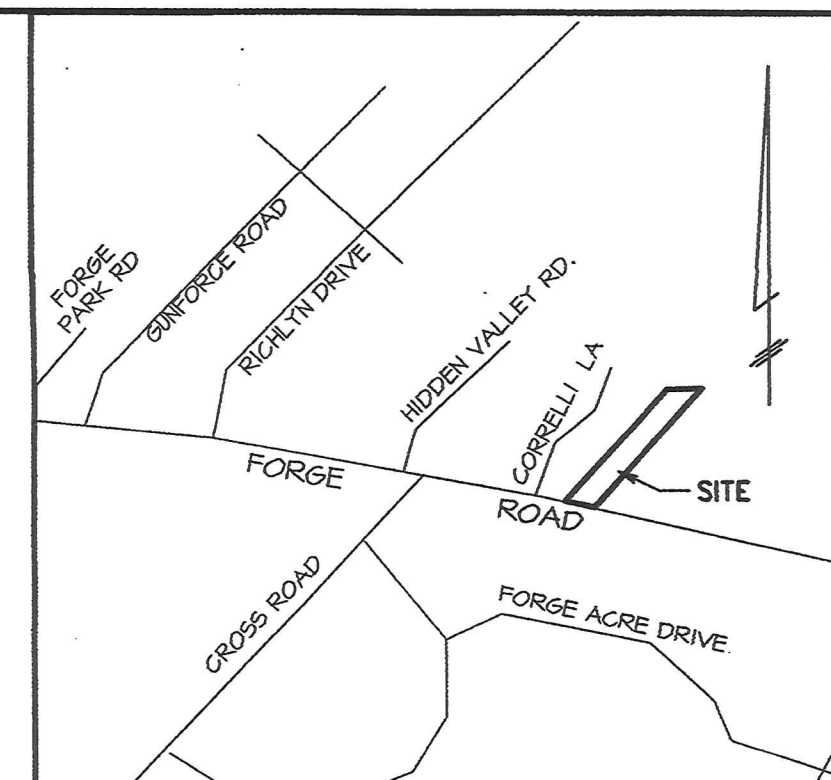


Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net
Plot Date: 7/17/2018
Job No. 03348
Party Chief: BRD

DRAINAGE SWALE EASEMENT FOR S.W.M. CREDIT LINE/CURVE TABLE

LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	10.00'	15.71'	N86°39'12"E	14.14'
C2	25.00'	39.32'	N86°35'27"E	35.39'
C3	17.00'	26.74'	S88°35'27"W	24.07'
C4	18.00'	28.27'	S88°39'12"W	25.46'

LINE	BEARING	DIST
L1	N41°39'12"E	158.75'
L2	S48°20'48"E	99.42'
L3	N41°31'42"E	63.80'
L4	N48°28'18"W	23.54'
L5	S27°50'26"W	65.67'
L6	N48°20'48"W	99.42'
L7	S41°39'12"W	146.68'
L8	S08°08'44"E	14.48'



VICINITY PLAN
SCALE: 1" = 1000'

NOTES

- TITLE DEEDS 21555/147, TAX #2400009424, 31385/434, TAX #2400009423, 31387/278, TAX# 2400009425
- ZONED DR.1-H, ZONING TILE 63-C-3
- CENSUS TRACT 411303, A.D.C. MAP & GRID 29-H-3, WATERSHED GUNPOWDER SUBWERSHED, SCHOOL DISTRICT PERRY HALL, REGIONAL PLANNING DISTRICT 317-B
- ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
- THIS PROPERTY AS SHOWN HEREON HAS BEEN HELD INTACT PRIOR TO 1986. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA HAS EVER BEEN UTILIZED RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
- THE EXISTING USE OF THE PROPERTY IS 3 SINGLE FAMILY DWELLINGS TO REMAIN. THE PROPOSED USE OF THE PROPERTY IS 3 SINGLE FAMILY DWELLINGS.
- A ZONING FINAL DEVELOPMENT PLAN MAY BE REQUIRED DEPENDING ON THE NUMBER OF LOTS CREATED (AS DETERMINED FROM ZONING AND THE EFFECTIVE DATE OF THE ZONING REGULATIONS FOR THAT ZONE).
- ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
- BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS WERE MET BY PURCHASING 0.5 AC. CREDITS IN A DEPRIM APPROVED FOREST CONSERVATION BANK.
- THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
- NO PARKING PERMITTED ALONG THE PANHANDLE DRIVEWAY.
- THE AREA BETWEEN THE SIGHT LINE AND THE CURB/EDGE OF ROADWAY MUST BE CLEARED, GRADED AND KEEP FREE OF ANY OBSTRUCTIONS.
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO WATER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
- THERE ARE NO KNOWN WELLS OR UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST TO BE SERVED, WHICHEVER COMES FIRST. THE DRIVEWAY IS TO BE CONSTRUCTED TO BALTIMORE COUNTY STANDARD DETAIL PLATE R-2.
- PROPOSED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED PER STANDARD PLATE R-15.
- COVENANTS MUST BE RECORDED PRIOR TO OR ALONG WITH THE RECORDING OF THE LOTS, ESTABLISHING A CROSS EASEMENT FOR ACCESS OVER AND CROSS EASEMENT FOR ACCESS OVER AND CROSS EASEMENT FOR ACCESS OVER AND MAINTENANCE OF THE COMMON USE DRIVEWAY, AND FOR THE INSTALLATION AND MAINTENANCE OF THE PRIVATE WATER AND OR SEWER CONNECTIONS WHERE APPLICABLE.

Filed for Record
JLE
1-386
DEC 15 2014

Test:
Jules D. Enson
Clark

PRIVATE INGRESS EGRESS AND UTILITY EASEMENT LINE CHART

L-11	N41°39'12"E	508.68'	
C-12	R= 12.50' L=24.07'	Chd= S13°34'52"E	20.52'
L-13	S41°39'12"W	5.00'	
L-14	S48°20'48"E	20.00'	
L-15	N41°39'12"E	70.00'	
L-16	N48°20'48"W	20.00'	
L-17	S41°39'12"W	5.00'	
C-18	R=15.17' L=47.64'	Chd= N48°20'51"W	30.33'
L-19	N48°20'48"W	10.50'	
L-20	S41°39'12"W	570.80'	
L-21	S78°18'48"E	27.70'	

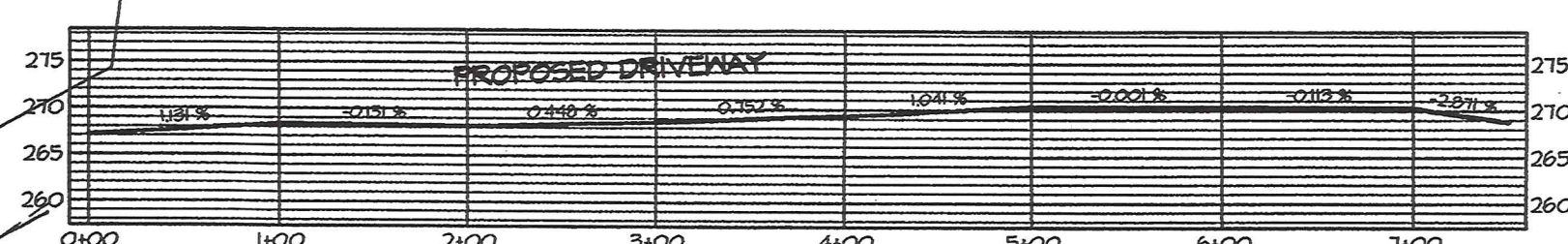
OWNER/DEVELOPER

ASHLEY UHLIK
4620-A FORGE ROAD
BALTIMORE, MARYLAND 21128
443-326-0867

DENSITY CALCULATIONS

GROSS AREA	3.682 Ac.±
ROAD WIDENING AREA	0.123 Ac.±
NET AREA	3.559 Ac.±
LOTS PERMITTED	0.918 x 3.539 Ac.± = 3 LOTS
LOTS PROPOSED	3 LOTS

PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE 1" = 100'
VERTICAL SCALE 1" = 20'

BALTIMORE COUNTY MINOR SUBDIVISION Project No. 04-135-M	
DEVELOPMENT REGULATIONS ☐ Exempt from Article 32, Title 4, Subtitle 2, BCC ☐ Panhandle, exempt from Sections 32-4-211 through 32-4-217 AND Sections 32-4-226 and 32-4-227, BCC	
REAL ESTATE COMPLIANCE CLEARANCE Int: <u>Stetzel</u> Date: <u>9/29/14</u>	
PAI CERTIFICATION ☒ Approved ☐ Disapproved By: <u>Asst. Surveyor</u> Date: <u>10/14/14</u> APPROVED, DEPS By: <u>Vincent J. Cardia</u> Date: <u>10/14/14</u>	

REASON FOR REFINEMENT
APPROVAL TO PERFORM A LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2
DRC 07252013 B

04-135M

1st REFINEMENT OF MINOR SUBDIVISION

UHLIK ESTATES
4620-A FORGE ROAD
BALTIMORE COUNTY, MARYLAND

Zoned DR 1-H, Map NE-12-H
Tax Map 63; Grid 24; Parcel 155

11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE: 1"=50' DATE: OCT. 27, 2013

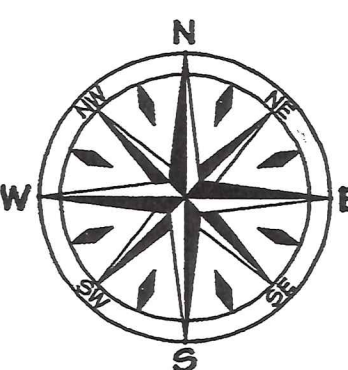
Dietz Surveying, Inc.

Land Surveying and Land Planning

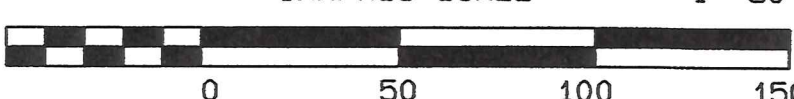
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 9/12/2014

Job No. 03349



GRAPHIC SCALE 1"=50'



ADDRESS 1ST REVIEW COMMENTS

7-24-14

REVISION

DATE

Dedication Table

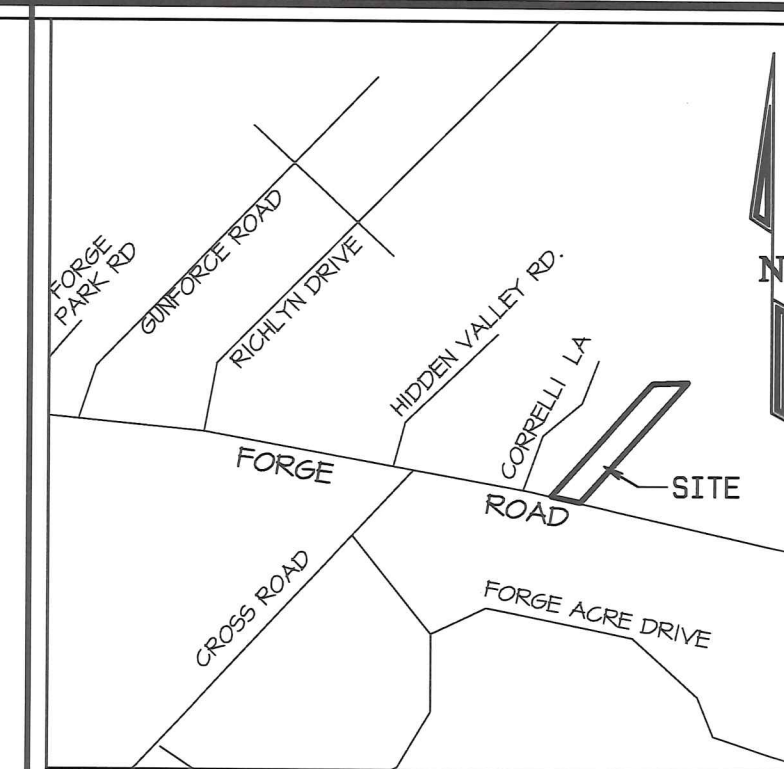
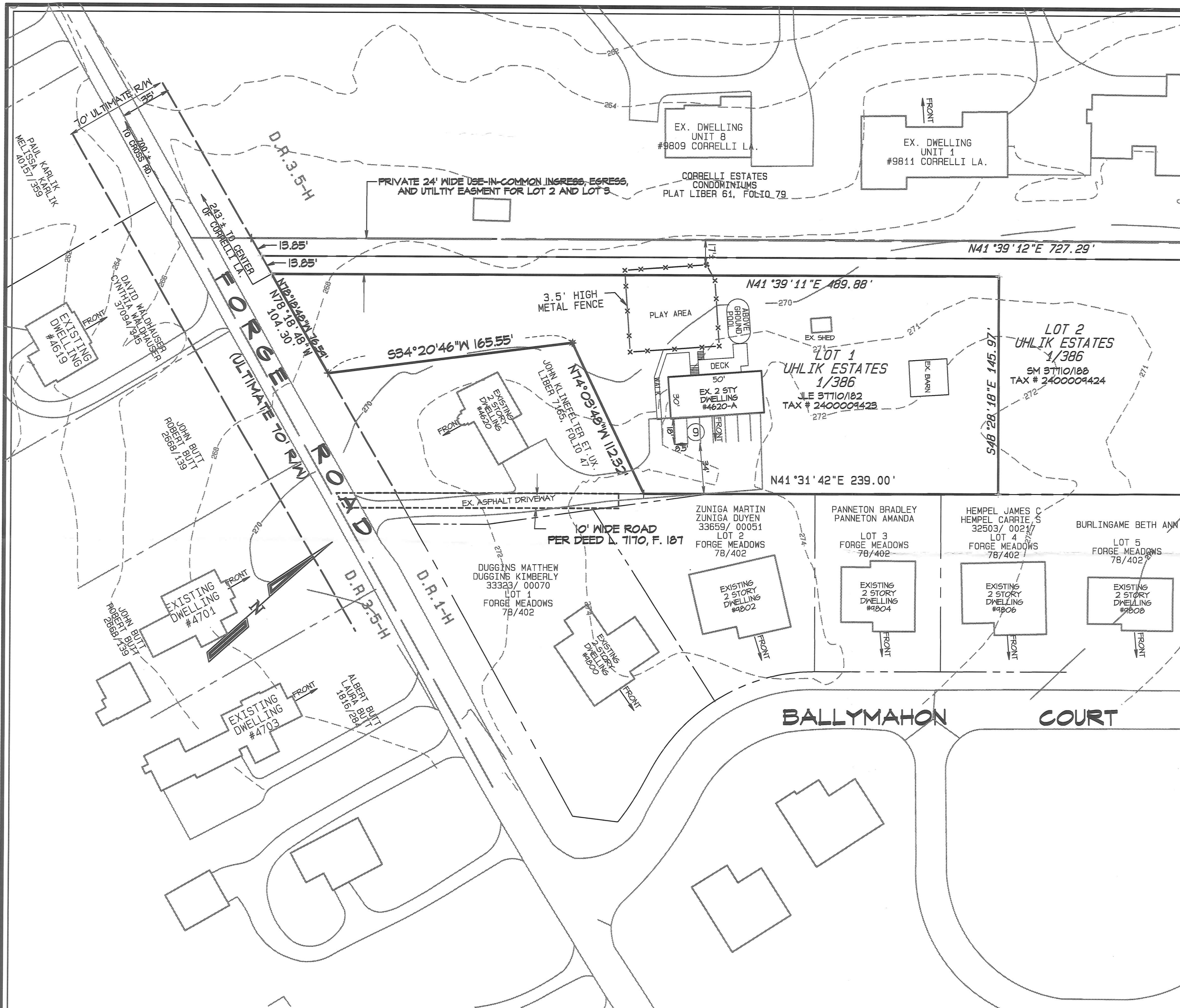
The following are to be conveyed to Baltimore County by the Developer/Owner of this property as a condition of approval of these plans.

TYPE OF CONVEYANCE	No.	TOTAL AREA
REVERTIBLE SLOPE EASEMENT	1	1035 SF
STORM WATER MANAGEMENT EASEMENT	1	3463 SF
ACCESS EASEMENT	1	6683 SF



I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE ALL AGENCY COMMENTS AND HAVE PREPARED THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS. MY LICENSE EXPIRES ON FEBRUARY 12, 2015.

Brian Dietz 9-12-14
BRIAN DIETZ PROFESSIONAL LAND SURVEYOR #21080



Vicinity Map Scale: 1" = 2000'

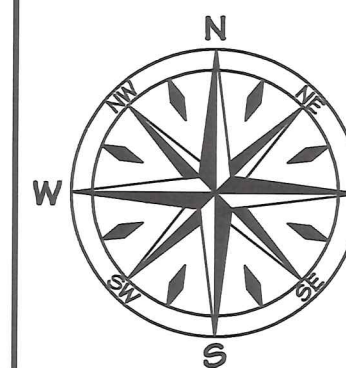
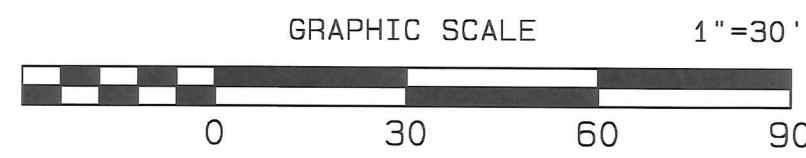
Notes

- Owner: Ashley Uhlik
4620-A Forge Road
Perry Hall MD 21128
- Deed: 337110/182
- Area= 50,094 sq.ft. or 1.15 Ac. ±
- Tax # 2400009423
- Zoned: DR-1
- This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
- There are no known underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- No prior Zoning Hearings.
- EXISTING FLOOR AREAS
FIRST FLOOR AND BASEMENT FOR CHILD CARE CENTER
USAGE: = 1st Floor = 913 sq.ft. and Basement Floor 566 sq.ft.

**Plat to Accompany
a Petition for a
Zoning Hearing and Variance**
of the
UHLIK PROPERTY
4620-A Forge Road
Baltimore County, Maryland

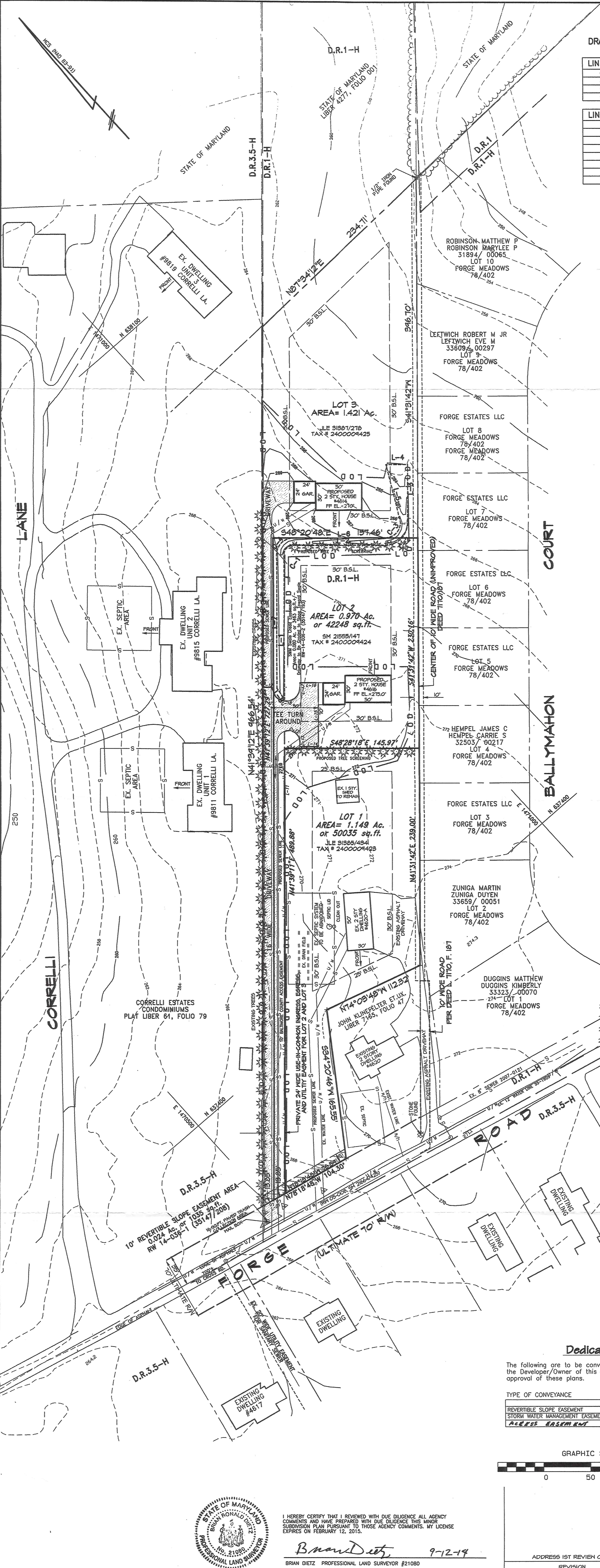
11th Election District, 6th Councilmanic District
Scale: 1"=50' Date: April 27, 2018

PARKING CALCULATIONS
9 PARKING SPACES PROVIDED



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net
Plot Date: 5/11/2018
Job No. 03348
Party Chief: BRD

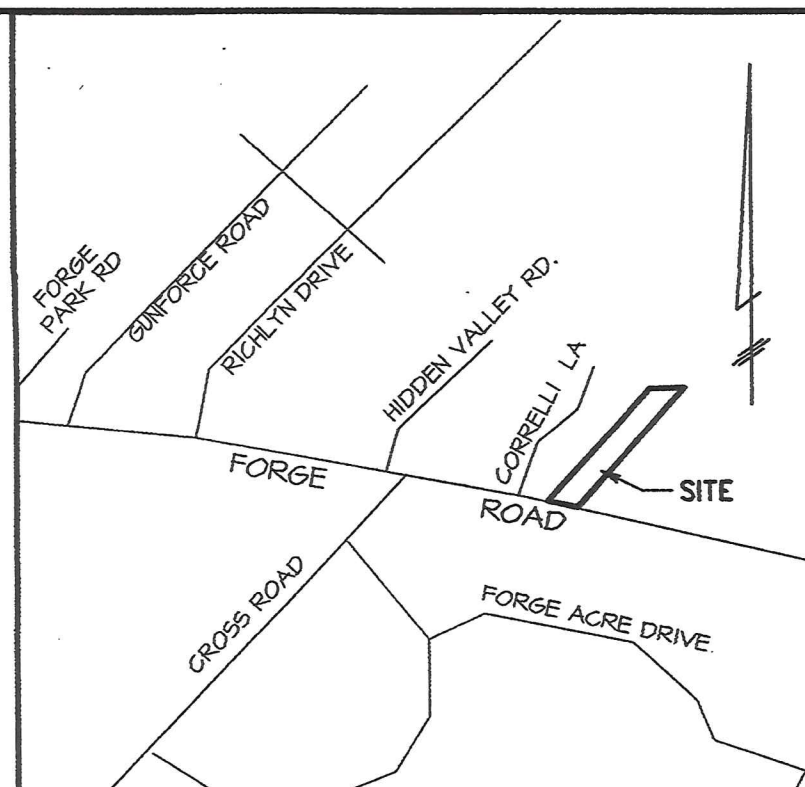
2018-0311-SPAW



DRAINAGE SWALE EASEMENT FOR S.W.M. CREDIT LINE/CURVE TABLE

LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	10.00'	15.71'	N86°39'12"E	14.14'
C2	25.00'	39.32'	N86°35'27"E	35.39'
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C4	18.00'	28.27'	S86°39'12"W	25.46'

LINE	BEARING	DIST
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L7	S41°39'12"W	146.68'
L8	S08°06'44"E	14.48'



NOTES

1. TITLE DEEDS 21555/147, TAX #2400009424, 31385/434, TAX #2400009423, 31387/278, TAX# 2400009425
2. ZONED DR.1-H, ZONING TILE 63-C-3
3. CENSUS TRACT 411303 A.D.C. MAP & GRID 29-H-3
WATERSHED CUNPOWER SUBDIVISIONED
SCHOOL DISTRICT PERRY HALL REGIONAL PLANNING DISTRICT 317-B
4. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
5. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
6. THIS PROPERTY AS SHOWN HEREON HAS BEEN HELD INTACT PRIOR TO 1986. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
7. THE EXISTING USE OF THE PROPERTY IS 3 SINGLE FAMILY DWELLINGS TO REMAIN. THE PROPOSED USE OF THE PROPERTY IS 3 SINGLE FAMILY DWELLINGS.
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9. ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
11. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS WERE MET BY PURCHASING 0.5 AC. CREDITS IN A DEPRIM APPROVED FOREST CONSERVATION BANK.
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16. THERE ARE NO KNOWN WELLS OR UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
17. THE PANHANDLE SHALL BE PAID WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST TO BE SERVED, WHICHEVER COMES FIRST. THE DRIVEWAY IS TO BE CONSTRUCTED TO BALTIMORE COUNTY STANDARD DETAIL PLATE R-Q.
18. PROPOSED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED PER STANDARD PLATE R-15.
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Filed for record
JLE 1-386
Folio 386
Date DEC 15 2014
Test:
Jolie D. Enson
Clerk

PRIVATE INGRESS EGRESS AND UTILITY EASEMENT LINE CHART

- L-11 N41°39'12"E 508.68'
- C-12 R= 12.50' L=24.07' Chd= S13°34'52"E 20.52'
- L-13 S41°39'12"W 5.00'
- L-14 S48°20'48"E 20.00'
- L-15 N41°39'12"E 70.00'
- L-16 N48°20'48"W 20.00'
- L-17 S41°39'12"W 5.00'
- C-18 R=15.17' L=47.84' Chd= N48°20'51"W 30.33'
- L-19 N48°20'48"W 10.50'
- L-20 S41°39'12"W 570.80'
- L-21 S78°18'48"E 27.70'

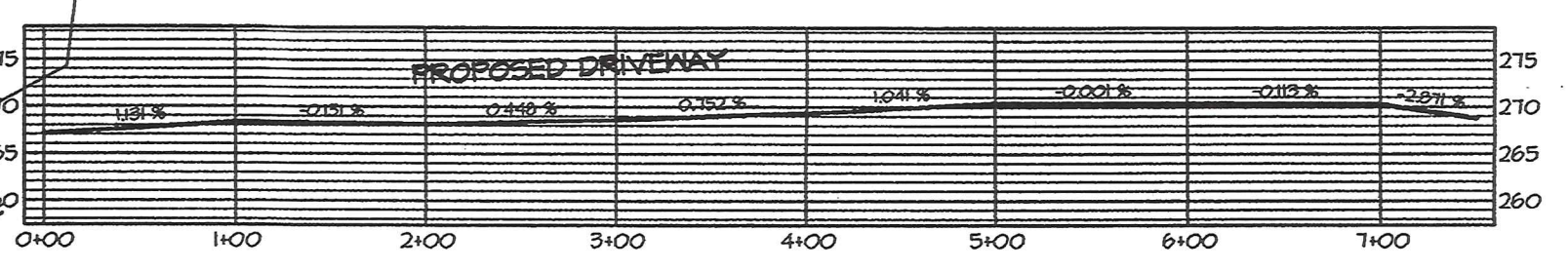
OWNER/DEVELOPER

ASHLEY UHLIK
4620-A FORGE ROAD
BALTIMORE, MARYLAND 21128
443-326-0867

DENSITY CALCULATIONS

GROSS AREA	3.662 Ac.±
ROAD WIDENING AREA	0.123 Ac. ±
NET AREA	3.539 Ac.±
LOTS PERMITTED	0.918 x 3.539 Ac.± = 3 LOTS
LOTS PROPOSED	3 LOTS

PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE 1" = 100'
VERTICAL SCALE 1" = 20'

BALTIMORE COUNTY MINOR SUBDIVISION	
Project No. 04-135-M	
DEVELOPMENT REGULATIONS	
☐ Exempt from Article 32, Title 4, Subtitle 2, BCC	
☐ Panhandle, exempt from Sections 32-4-211 through 32-4-217 AND Sections 32-4-226 and 32-4-227, BCC	
REAL ESTATE COMPLIANCE CLEARANCE	
Int: <i>Shelley</i>	Date: <i>2/20/14</i>
PAI CERTIFICATION	
☒ Approved ☐ Disapproved	
By: <i>Austin</i>	Date: <i>10/14/14</i>
APPROVED, DEPS	
By: <i>Vincent J. Gaudin</i>	Date: <i>10/14/14</i>

REASON FOR REFINEMENT
APPROVAL TO PERFORM A LOT LINE ADJUSTMENT BETWEEN LOT 1 AND LOT 2
DRC 07252013 B

04-135M

1st REFINEMENT OF MINOR SUBDIVISION

UHLIK ESTATES
4620-A FORGE ROAD
BALTIMORE COUNTY, MARYLAND

Zoned DR 1-H, Map NE-12-H
Tax Map 63; Grid 24; Parcel 155

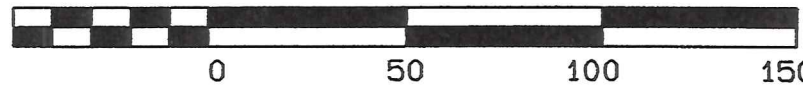
11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE: 1"=50' DATE: OCT. 27, 2013

Dedication Table

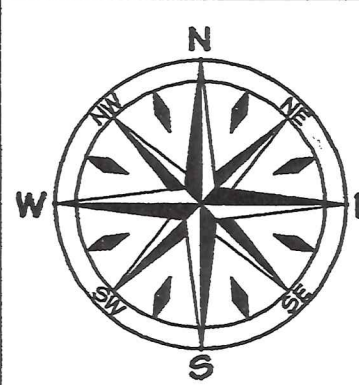
The following are to be conveyed to Baltimore County by the Developer/Owner of this property as a condition of approval of these plans.

TYPE OF CONVEYANCE	No.	TOTAL AREA
REVERTIBLE SLOPE EASEMENT	1	1035 SF
STORM WATER MANAGEMENT EASEMENT	1	3463 SF
ACCESS EASEMENT	1	6680 SF

GRAPHIC SCALE 1"=50'



ADDRESS 1ST REVIEW COMMENTS	7-24-14
REVISION	DATE



Dietz Surveying, Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21254
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Plot Date: 9/12/2014

Job No. 03348



I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE ALL AGENCY COMMENTS AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS. MY LICENSE EXPIRES ON FEBRUARY 12, 2015.

Brian Dietz 9-12-14
BRIAN DIETZ PROFESSIONAL LAND SURVEYOR #21080