

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 19 day of September, 2019, that Rachel Fakheri located at 3305 SMITH AVENUE should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: CLASS 'A'
GROUP CHILDCARE UP TO 12
CHILDREN.

187611
Permit (or Receipt) Number

ivA. Munj
Director, Permits, Approvals and Inspections

Planner's Initials gh

ZONING USE PERMIT
Plan for Class "A"
Child care center
located at
3305 SMITH AVE
Pikesville, MD. 21208
3rd Elec. DIST.

Property Owner- Pooya Fakheri
Rachel Fakheri

Address- 3305 SMITH AVE.
Pikesville, MD. 21208

Date- 07/01/19

Phone- 917-580-0128

Lot size- 133'-0" x 60'-0"; 7,980 SF

Zoning Map- S 83' 32' 30" W

Zone DR 5.5

Parking- In private driveway - 2 spaces
and plenty in front of house and st.

All parking uses shown existed prior to the date of this plan.

Existing Floor areas Sq/ft

(Main floor)

1st Floor - 1,340 sq/ft

Basement for child care center

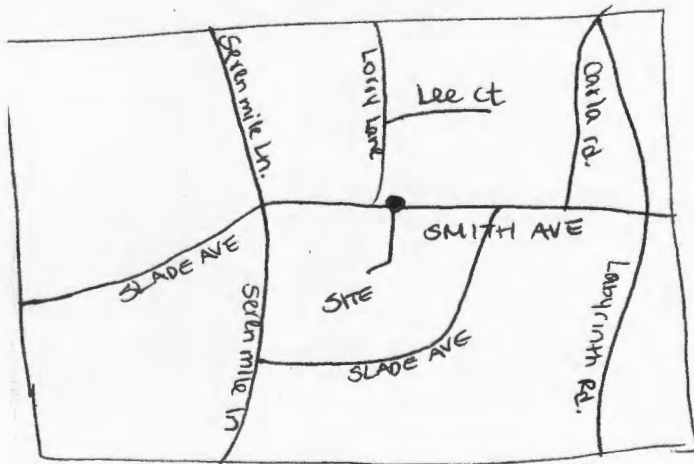
usage - 618 sq/ft

Garage - N/A

- up to 12 children
- Hours of operation
7am - 6pm

Note:

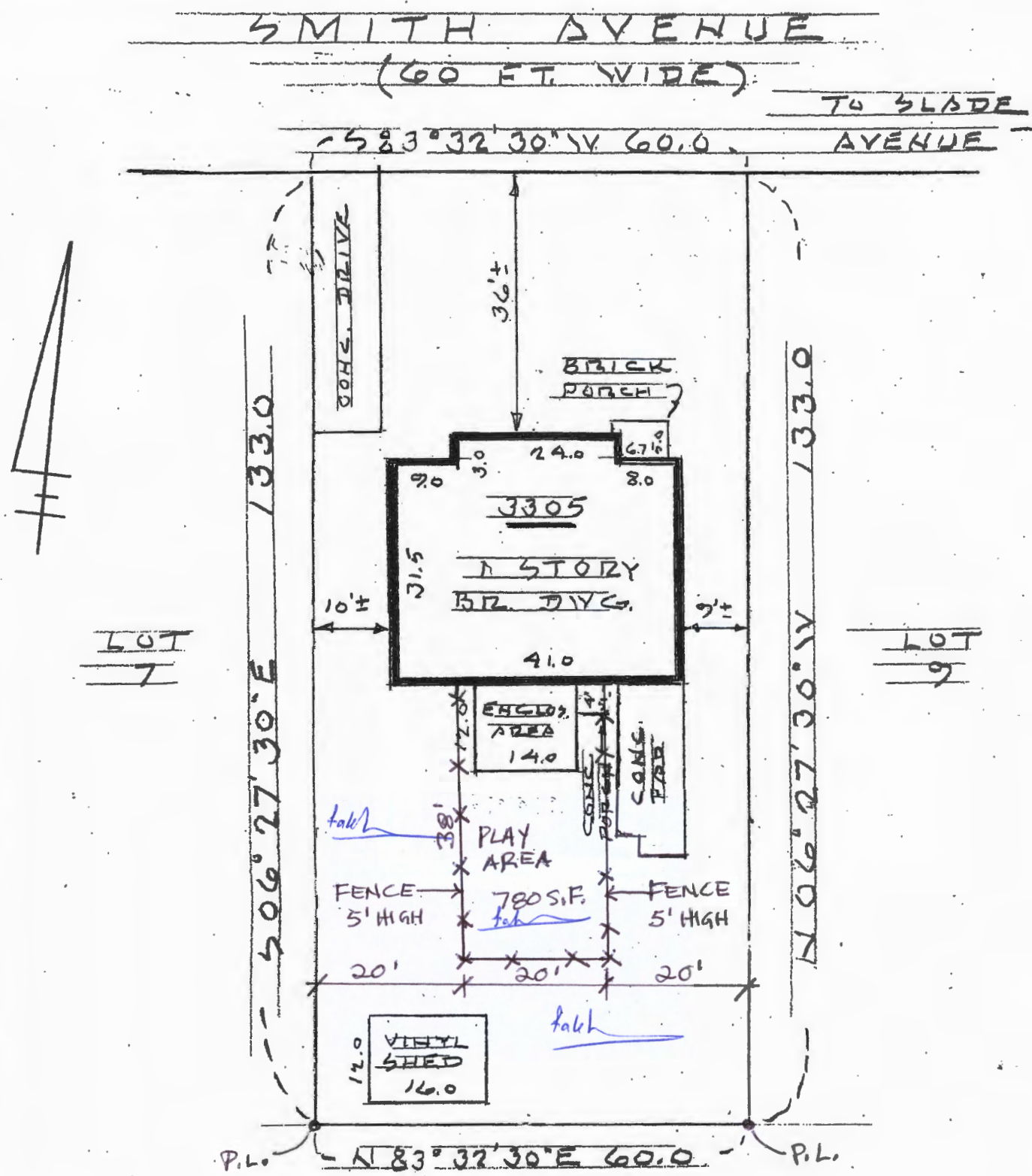
There have been
There have not been
Exterior Enlargements
to this building in the past
five years.



VICINITY MAP

(1560')
A. P. H. L. L. L.

FILE No.: UP-2019-001-CC



+ Right side driveway - 18 1/2 feet
 * Left side driveway - 24 1/2 feet
 * Back horizontally - 83 feet

LOT 8, BLOCK A, SECTION ONE
 GREEN SPRING MANOR KEYSTONE
 PLAT BOOK T.B.S. No. 16, FOLIO 34
 SCALE: 1" = 20'

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

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

Proposed Child Care Location:

Election District 03
 Subdivision Greenspring Manor keys
 Street Address 3305 Smith Ave
 Lot Number 8 Block Number Section 1
 *If no lot or block number, give distance to nearest intersecting street,
 _____ feet, north / south / east / west of
 _____ Street / Road / Avenue
 Lot Size 7,890 sq. ft x _____

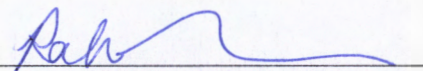
Existing Nearest Child Care Center Location: (lot number, street address, etc.)

Open door of Baltimore Inc
2901 Smith Ave
Pikesville M.D. 21208 Parcel 0153, Election District 3

General Information:

- A. Name and Address of Applicant/Operator
Rachel Fakheri
3305 Smith Ave
Pikesville, MD 21208 Telephone Number 917-586-6128
- B. Number of Employees 2 Hours of Operation 7am-6pm
 Days of Week Monday through Friday
- C. Number of Children Enrolled 10
- D. Estimated Amount of Traffic Generated:
 Morning 8 cars Afternoon 8 cars
- 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.


 Applicant's Signature

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A CLASS A CHILD CARE CENTER USE PERMIT

The application for your proposed Class A Child Care Center has been reviewed and is accepted for filing by ROZ JOHNSON on AUG. 8, 2019.
DATE (A)

A sign indicating the proposed Child Care Center must be posted on the property for thirty (30) days before a decision can be rendered. Total cost, which includes application fee and posting, is \$75.00.

In the absence of a request for a public hearing during the 30-day posting period, a decision can be expected within approximately five weeks.

*SUGGESTED POSTING DATE AUG. 16, 2019
B (A + 7 DAYS OR NEXT FRIDAY)

DATE POSTED 8/11/2019 ←
C (CERTIFIED BELOW)

HEARING REQUESTED - YES _____ NO X - DATE _____

LAST DAY FOR HEARING REQUESTS 9/10/2019
D (C + 30 DAYS)

APPROXIMATE DECISION DATE 9/17/19
E (A + 40 DAYS OR D + 5 WORK DAYS)

*Within 14 days of filing

C E R T I F I C A T E O F P O S T I N G

District E-03, C-02

Location of Property: 3305 SMITH AVENUE

Number of Signs: 1

Date of Posting: August 11, 2019

Posted by: Linda O'Keeffe

Date to be posted: Anytime before but no later than 8/22/19.

Request for Use Permit: Class A Child Care

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

TO PERMIT A CLASS 'A' GROUP CHILDCARE
CENTER UP TO 12 CHILDREN AT 3305 SMITH AVE.

PUBLIC HEARING ?

PURSUANT TO SECTION 424.43 BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

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

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

ATTENTION: ROZ JOHNSON

DATE: 8/27/2019

Use Permit Application

Petitioner / Developer: RACHEL FAKHERI

Date of Closing: SEPTEMBER 10, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3305 SMITH AVENUE

The sign(s) were posted on: AUGUST 11, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

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

No. **187611**

Date: **Aug. 8, 2019**

PAID RECEIPT

BUSINESS ACTUAL 7/1/19 8/08/2019

WALTON LRB

RECEIPT # 025081 8/08/2019

528 ZONING VERTICALLY

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$100.00

Total: **\$100.00**

Rec From: **RACHEL/POOYA FAKHERI**

For: **CLASS 'A' CHILDCARE**

3305 SMITH AVE. DR 5.5

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**