



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 4805 Joppa Road

which is presently zoned D.R.1

Deed References: 8284/504

10 Digit Tax Account # 1104036910

Property Owner(s) Printed Name(s) _____

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

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

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

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

A GROUP CHILD CARE CENTER CLASS B *per 424.5A of BCZR*

3. ☒ a **Variance** from Section(s) *1801.1E(3) to permit storm water facility in buffer; from 1801.1E(6) to permit parking within 75' buffer* of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
NARROW LOT CONFIGURATION and TOPOGRAPHY and such other reasons to be provided at hearing

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

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

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

Contract Purchaser/Lessee:

JOPPA ROAD CHILDCARE, LLC

Name - Type or Print

Signature

6140 Ashton Avenue, Suite 206, Manassas, VA

Mailing Address City State

20109 /

/

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Merle Lee Schmidt, Sr./Catherine M. Schmidt

Name - Type or Print

Signature

23:46 PM EDT

4805 E. Joppa Road, Perry Hall, MD

Mailing Address

City

State

21128

Zip Code

Telephone #

Email Address

Representative to be contacted:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0025-XA

Filing Date

7/23/18

Do Not Schedule Dates:

Reviewer

AT



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

A GROUP CHILD CARE CENTER CLASS B

PER 424.5 A OF BCZF

3. X a **Variance** from Section(s) 1301.1(c)(3) to permit stormwater facilities in
suffer; from 1301.1(c)(5) to permit parking within 75' setback.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
NARROW LOT CONFIGURATION and TOPOGRAPHY and such other
reasons to be provided at hearing.

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

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Attorney for Petitioner:

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Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Merle Lee Schmidt, Sr./Catherine M. Schmidt

Name - Type or Print

Signature

Merle L. Schmidt, Sr.

4805 E. Joppa Road, Perry Hall, MD

Mailing Address

City

State

21128

Zip Code

Telephone #

Email Address

Representative to be contacted:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

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

Address 4805 Joppa Road

which is presently zoned D.R.1

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10 Digit Tax Account # 1104036910

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

A GROUP CHILD CARE CENTER CLASS B PER 424.5 A OF BCZR

3. X a Variance from Section(s) 1B01.10(c) to permit stormwater runoff in gutter; and 1B01.10(c) to permit parking w/ in 75' setback of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: NARROW LOT CONFIGURATION and TOPOGRAPHY and such other reasons to be provided at hearing.

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

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

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JOPPA ROAD CHILD CARE, LLC

Name - Type or Print

Signature

6140 Ashton Avenue, Suite 206, Manassas, VA

Mailing Address

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20109 /

/

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Signature

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1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Merle Lee Schmidt, Sr./Catherine M. Schmidt

Name - Type or Print

Merle L. Schmidt, Sr.

Signature

4805 E. Joppa Road, Perry Hall, MD

Mailing Address

City

State

21128

Zip Code

Telephone #

Email Address

Representative to be contacted:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0025-YA

Filing Date

7/23/18

Do Not Schedule Dates:

Reviewer

AT

**ZONING DESCRIPTION FOR
4805 EAST JOPPA ROAD
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Kahl Road (30' wide) at a distance of 180'+/- from the intersection of Kahl Road and East Joppa Road (width varies), thence (1) North 43 degrees 31 minutes 16 seconds East 25.00 feet, (2) North 46 degrees 28 minutes 42 seconds West 79.02 feet, (3) by a curve to the right with a radius of 100.00 feet and an arc length of 64.71 feet, (4) North 51 degrees 44 minutes 06 seconds East 53.00 feet, (5) North 36 degrees 09 minutes 13 seconds West 4.00 feet, (6) South 55 degrees 38 minutes 40 seconds West 41.00 feet to a point on the east side of East Joppa Road, thence binding on the east side of East Joppa Road, (7) North 42 degrees 53 minutes 18 seconds East 191.69 feet, thence leaving the East side of East Joppa Road the following courses and distances, (8) South 46 degrees 28 minutes 42 seconds East 588.10 feet, (9) South 43 degrees 31 minutes 18 seconds West 250.00 feet, (10) North 46 degrees 28 minutes 42 seconds West 441.70 feet; to the point of beginning;

Containing a net area of 142,301 square feet, or 3.267 Acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2019

2019-0025-XA

**ZONING DESCRIPTION FOR
4805 EAST JOPPA ROAD
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Kahl Road (30' wide) at a distance of 180'+/- from the intersection of Kahl Road and East Joppa Road (width varies), thence (1) North 43 degrees 31 minutes 16 seconds East 25.00 feet, (2) North 46 degrees 28 minutes 42 seconds West 79.02 feet, (3) by a curve to the right with a radius of 100.00 feet and an arc length of 64.71 feet, (4) North 51 degrees 44 minutes 06 seconds East 53.00 feet, (5) North 36 degrees 09 minutes 13 seconds West 4.00 feet, (6) South 55 degrees 38 minutes 40 seconds West 41.00 feet to a point on the east side of East Joppa Road, thence binding on the east side of East Joppa Road, (7) North 42 degrees 53 minutes 18 seconds East 191.69 feet, thence leaving the East side of East Joppa Road the following courses and distances, (8) South 46 degrees 28 minutes 42 seconds East 588.10 feet, (9) South 43 degrees 31 minutes 18 seconds West 250.00 feet, (10) North 46 degrees 28 minutes 42 seconds West 441.70 feet; to the point of beginning;

Containing a net area of 142,301 square feet, or 3.267 Acres of land, more or less.



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I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2019

2019-0025-XA

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

No. 171792

Date: 7/23/18

THE FUTURE

BUSINESS	ACTUAL	TIME	ISS
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

7/24/2018 5/23/2018 10:24:01

WGOB - BELKIN'S CAM

CEIPT # 720926 7/23/2018 OFLN

J 523 ZONING VERIFICATION

171792

Recpt-Tot: 5,000.00

\$1,000.00 CK \$1,000.00 CA

Baltimore County, Maryland

				Rev	Sub					Rel	
				Source/	Rev/					R	
Fund	Dept	Unit	Sub Unit	Obj	Sub	Obj	Dept	Obj	BS Acct	Amount	Per

001	806	0000	6150			88/1000=
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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

[illegible][illegible]

Total: \$ 1,000

Rec
From:

For:

4805 E. JOPPA RD

2019-0025-XA

DISTRIBUTION

WHITE-CASHIER

PINK-AGENCY

YELLOW CUSTOMER

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO. 2019-0025-XA

PETITIONER/DEVELOPER

WHITEFORD TAYLOR PRESTON LLP

DATE OF HEARING/CLOSING

9/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

SIGN#2

4805 E. TOPPA RD.

THIS SIGN(S) POSTED ON

September 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

TO: THE DAILY RECORD
Wednesday, September 5, 2018 Issue

Please forward billing to:

Paul Smith
Joppa Road Childcare, LLC
6140 Ashton Avenue, Ste. 206
Manassas, VA 20109

703-551-2015 ext. 240

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: 2019-0025-XA

4805 Joppa Road

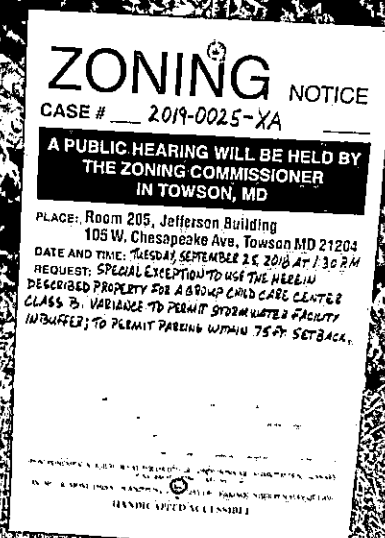
SE/s Joppa Road, SE corner of intersecting streets between E. Joppa Road and Kahl Avenue
11th Election District – 5th Councilmanic District

Legal Owners: Mere Lee Schmidt, Catherine Schmidt

Contract Purchaser/Lessee: Joppa Road Child Care, LLC

Special Exception to use the herein described property for a Group Child Care Center Class B.
Variance to permit stormwater facility in buffer; to permit parking within 75 ft. setback.

Hearing: Tuesday, September 25, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



NGS

TACT

Yvonne S. 9/5/18 SIGN# 2

1992



DONALD I. MOHLER III
County Executive

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

August 27, 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: 2019-0025-XA

4805 Joppa Road
SE/s Joppa Road, SE corner of intersecting streets between E. Joppa Road and Kahl Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Mere Lee Schmidt, Catherine Schmidt
Contract Purchaser/Lessee: Joppa Road Child Care, LLC

Special Exception to use the herein described property for a Group Child Care Center Class B.
Variance to permit stormwater facility in buffer; to permit parking within 75 ft. setback.

Hearing: Tuesday, September 25, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Joppa Road Childcare, LLC, 8140 Ashton Avenue, Ste. 206, Manassas VA 20109
Mr. & Mrs. Schmidt, Sr., 4805 E. Joppa Road, Perry Hall 21128

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 5, 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.

**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: 2019-0025-XA

Property Address: 4805 E-JOPPA ROAD

Property Description: _____

Legal Owners (Petitioners): Heidi Lee Schmidt / Catherine M. Schmidt
JOPPA ROAD Child care, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL R. SMITH

Company/Firm (if applicable): JOPPA ROAD Child care, LLC

Address: JO THURSTON COMPANIES

6140 ASHTON AVENUE, SUITE 206

MANASSAS, VIRGINIA 20109

Telephone Number: 703-551-2015 ext. 240

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/5/2018

Order #: 11612606
Case #: 2019-0025-XA
Description:

CASE NUMBER: 2019-0025-XA - NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0025-XA

4806 Joppa Road

SE/S Joppa Road, SE corner of intersecting streets between E. Joppa Road and Kahl Avenue

11th Election District - 5th Councilmanic District

Legal Owners: Mere Lee Schmidt, Catherine Schmidt

Contract Purchaser/Lessee: Joppa Road Child Care, LLC

Special Exception to use the herein described property for a Group Child Care Center Class B. Variance to permit stormwater facility in buffer; to permit parking within 75 ft. setback

Hearing: Tuesday, September 25, 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 410-887-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

\$5

CERTIFICATE OF POSTING

CASE NO. 2019-0025-XA

PETITIONER/DEVELOPER

WHITEFORD TAYLOR & PRESTON IP

DATE OF HEARING/CLOSING

9/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION: MAN:

LADIES AND GENTLEMEN: I CERTIFY UNDER PENALTIES OF PERJURY THAT THE
THIS LETTER, REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
NECESSARILY LOCATED AT
THE PROJECT

4805 E. JOPPA RD

SIGN #1

POSTED ON

September 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/5/18

SIGNATURE OF SIGN POSTER

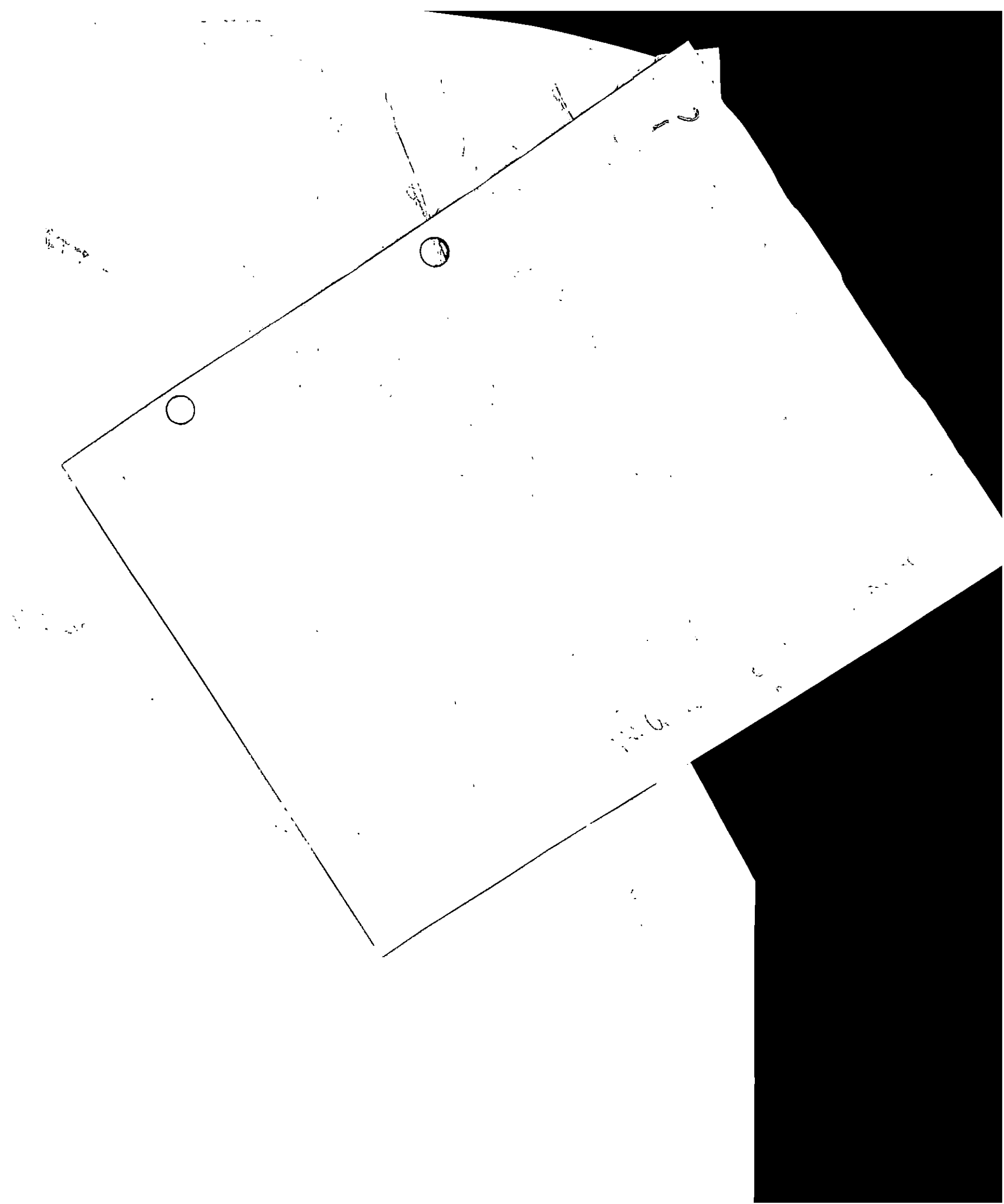
MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

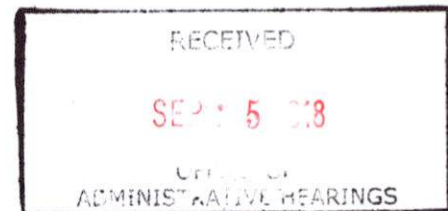
Martin Ogle 9/5/18

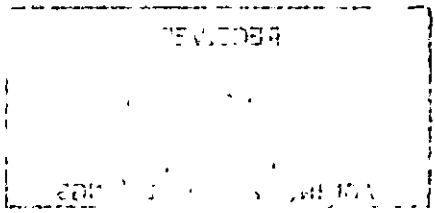


Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Monday, September 24, 2018 1:23 PM
To: Administrative Hearings
Subject: 4805 E Joppa Rd.
Attachments: IMG_0842.jpg; ATT00001.txt; IMG_0841.jpg; ATT00002.txt

2nd set of certificates





CERTIFICATE OF POSTING

CASE NO. 2019-0025-XA

PETITIONER/DEVELOPER

Whiteford Tabor Johnson LLP

DATE OF HEARING/CLOSING

9/25/18

MALDEN COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4805 E. JOPPA RD

SIGN #1

THIS SIGN(S) POSTED ON

September 5, 2018

(MONTH, DAY, YEAR)

September 24, 2018

SINCERELY,

[Signature] 9/5/18

SIGNATURE OF SIGN POSTER

MARTIN ONILE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

RECEIVED
SEP 25 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

12005 11/15/18 11/15/18

CERTIFICATE OF POSTING

CASE NO. 2019-0025-XA

PETITIONER/DEVELOPER

Whiteford Tatum Preston LLP

DATE OF HEARING/CLOSING

9/25/18

MALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

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THE PROPERTY LOCATED AT

4805 E. Joppa Rd

Sketch 2

THIS SIGN(S) POSTED ON

September 5, 2018 September 24, 2018
(MONTH, DAY, YEAR)

SINCERELY,

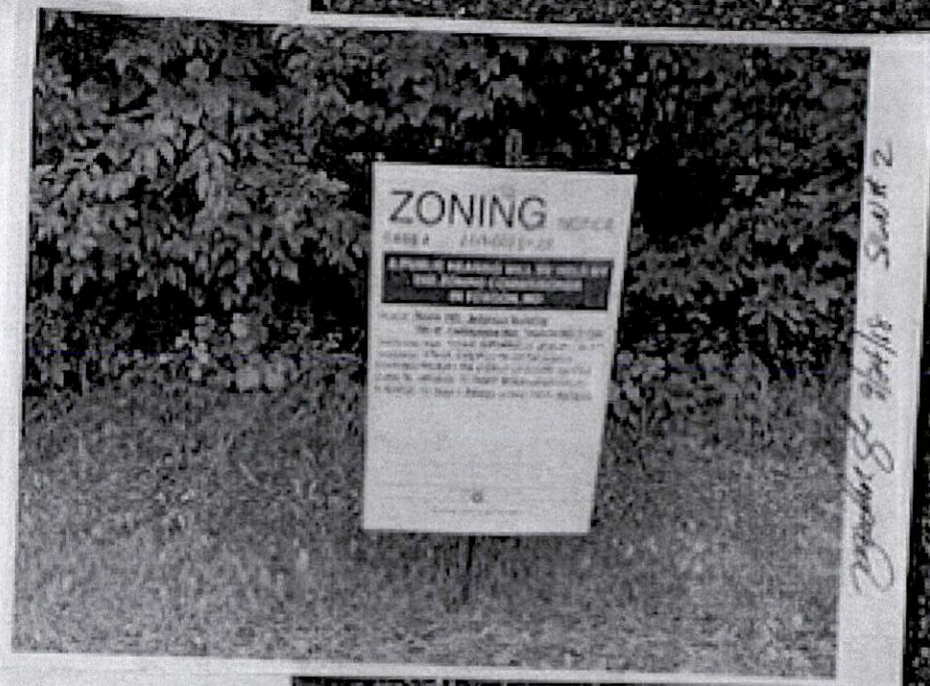
Martin Ogli 9/5/18
SIGNATURE OF SIGN POSTER

MARTIN OGIL
9912 MAIDENBROOK ROAD
PARKVILLE, MD 21234
443-629-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

SEP 25 2018

RECEIVED





DONALD I. MOHLER III
County Executive

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

September 19, 2018

Merle Lee Schmidt Sr.
Catherine M Schmidt
4805 E Joppa Road
Perry Hall MD 21128

RE: Case Number: 2019-0025 XA, Address: 4805 Joppa Road

Dear Mr. & Ms. Schmidt:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 23, 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
Joppa Road Childcare, LLC, 8140 Ashton Avenue, Suite 206, Manassas VA 20109
John B Gontrum, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

Date: 7/30/18

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

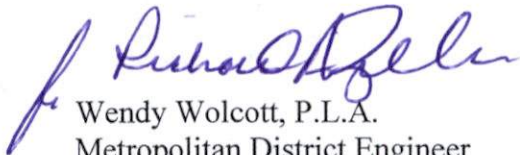
Dear Ms. Lewis:

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. 2019-0025-XA

*Variance, Special Exception
Merle Lee & Catharine M. Schmidt
4805 Toppa 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MJ
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2018
Item No. 2019-0025-XA

DATE: August 16, 2018

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

If Special Exemption and Zoning Relief is granted, a Landscape Plan is required per the requirements of the landscape Manual. A lighting Plan is also required.

Developer needs to address Recreational Greenways Reservation.

Developer shall get access from adjacent property owner (located to the Southwest) to construct sewer extension. Drainage & Utility Easement shall be recorded.

During our review of this site, we noticed that a portion of the site is within the Zone A special flood hazard area as shown on FIRM Panel 2400100290F dated September 26, 2008. It appears that there are no proposed buildings in this area. Keep in mind that the FIRM Zone A is an approximate zone and is also based on existing conditions. Regulatory flood plain may exceed what is shown on the FIRM.

A flood study based on the current Baltimore County Design Manual and the Baltimore County Development Plans Review Policy Manual should be performed showing the ultimate conditions.

*

*

*

*

*

VKD: cen
cc: file

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: August 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0025-XA
Address 4805 Joppa Road
(Lee & Schmidt Property)

Zoning Advisory Committee Meeting of **August 6, 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: Paul Dennis, Environmental Impact Review

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

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DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

September 19, 2018

VIA HAND DELIVERY

Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case No. 2019-0025-XA

Please be advised that at the request of petitioner, Joppa Road Childcare, LLC, we are withdrawing the Petition in the above-referenced case and ask that this case be removed from the docket.

Please contact me with any questions.

Very truly yours,


John B. Gontrum

JBG:tdm
10008586

cc: The Honorable John E. Beverungen, Administrative Law Judge
Office of People's Counsel
Mr. & Mrs. Schmidt, Sr., 4805 E. Joppa Road, Perry Hall, MD 21128

Carl Richards Jr

From: Carl Richards Jr
Sent: Tuesday, September 11, 2018 9:18 AM
To: Arnold Jablon; Anne Marie Humphries
Subject: RE: Andrew Weaver/Proposed child care center in Nottingham Case # 2019-0025XA

Arnold, Ann Marie,

I gave Councilman Marks a copy of the site plan for the zoning case that is scheduled for Tuesday, September 25th. At 1:30 in Room 205 Jefferson building 105 W. Chesapeake Ave. in Towson. The zoning regulations require a special exception zoning hearing and variance granted to permit this use. The subject address is 4805 Joppa Rd. Case Number 2019-0025XA. Anyone interested may attend the hearing or their comments can become part of the permanent zoning file reviewed by the hearing officer. Any comments should be delivered to the zoning office Rm.111 county Office building 111 W. Chesapeake Ave. Towson, Md. 21204 prior to the hearing. It is important to reference the case Number when submitting comments to the zoning file for consideration by the hearing officer.

From: Arnold Jablon
Sent: Monday, September 10, 2018 3:36 PM
To: Anne Marie Humphries <amhumphries@baltimorecountymd.gov>
Cc: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Subject: Re: Andrew Weaver/Proposed child care center in Nottingham

If it is indeed going there, it's because the zoning permits it!

By copy of this email to Carl, I'm asking him to check and see if we have anything on it.

Sent from my iPad

On Sep 10, 2018, at 2:43 PM, Anne Marie Humphries <amhumphries@baltimorecountymd.gov> wrote:

Hi Arnold.....I have not really heard anything about this proposed childcare center that Mr. Weaver describes below. In the article, Marks puts the onus on the administration. Is the administration supportive of this? Appreciate any insight you can share.

Anne Marie

rie Humphries
Special Assistant to the
County Executive for
Constituent Services
Baltimore County Executive Office
The Historic Courthouse
400 Washington Avenue
Towson, Maryland 21204
410-887-2450

From: County Executive Don Mohler
Sent: Monday, September 10, 2018 10:37 AM
To: Anne Marie Humphries <amhumphries@baltimorecountymd.gov>
Subject: FW: Proposed child care center in Nottingham

From: Weaver, Andrew (GSFC-540.0)[ATA AEROSPACE] [<mailto:andrew.weaver-1@nasa.gov>]
Sent: Monday, September 10, 2018 8:50 AM
To: County Executive Don Mohler <don@baltimorecountymd.gov>
Cc: County Council District 5 <council5@baltimorecountymd.gov>
Subject: Proposed child care center in Nottingham

Don,

I was wondering if you had publically stated your opinion on the newly proposed childcare center on east Joppa road/Kahl Ave, near the new elementary school. Councilman Marks strongly opposes this proposal as it goes against everything he has been working too. I live on Kahl Ave and agree with Councilman Marks. In fact, everyone I have spoken too in the neighborhood and outlying areas agree this massive childcare center is a horrendous idea, completely out of character, and a traffic nightmare for Joppa road.

David Marks article

<http://www.nottinghammd.com/2018/09/07/councilman-marks-strongly-opposes-child-care-center-near-joppa-road-and-honeygo-elementary-school/>

Thank you,
Andrew Weaver
Mechanical Engineer
ATA Aerospace
NASA GSFC Bld 5, Rm C317
Andrew.Weaver@nasa.gov

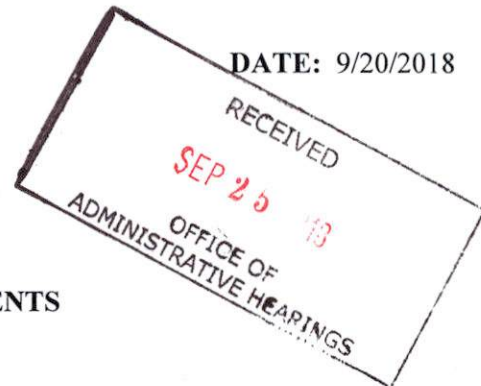
BALTIMORE COUNTY, MARYLAND

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: 19-025



INFORMATION:

Property Address: 4805 E Joppa Road
Petitioner: Merle Lee Schmidt, Sr., Catherine M. Schmidt
Zoning: DR 1
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to use the property as a group child care center class B and petition for variance to permit a storm water facility within the 50' residential transition area (RTA) buffer from and parking within 75 feet RTA setback.

A site visit was conducted on August 8, 2018. The property was the subject of 2016 CZMP Issue no. 5-045 wherein the County Council rezoned it from DR 3.5 to DR 1.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following.

- Provide crosswalks/pedestrian paths from the parking lot to the building.
- Indicate the material and height, of the proposed fence for the play area. The proposed fence shall meet the requirements of Section 424.1 of the BCZR.
- Provide architectural elevations and signage details to the contact person listed below in accompaniment with any plan submitted to Baltimore County for review and approval.

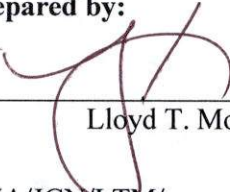
To ensure compatibility, the Department recommends that any disturbance to the residential transition area (RTA) buffer and setbacks be kept to a minimum. Petitioners should demonstrate to the satisfaction of the Administrative Law Judge that the proposed clearing and grading for the SWM facility and parking lot is to the least extent necessary to permit those improvements to properly function. Landscaping to the type, count and location to be determined by the Baltimore County Landscape Architect should be installed within the RTA buffers to mitigate any impacts on adjacent residential properties.

Substantive community concerns regarding traffic congestion and safety regarding this proposal was received by the Department. The Department recommends the petitioners demonstrate to the satisfaction of the Administrative Law Judge that the special exception conditions established in BCZR § 502.1.B are met.

Date: 9/20/2018
Subject: ZAC # 19-025
Page 2

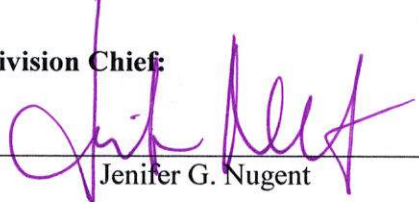
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop
John B. Gontrum, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

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September 19, 2018

VIA HAND DELIVERY

Baltimore County Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case No. 2019-0025-XA

Please be advised that at the request of petitioner, Joppa Road Childcare, LLC, we are withdrawing the Petition in the above-referenced case and ask that this case be removed from the docket.

Please contact me with any questions.

Very truly yours,


John B. Gontrum

JBG:tdm
10008586

cc: The Honorable John E. Beverungen, Administrative Law Judge
Office of People's Counsel
Mr. & Mrs. Schmidt, Sr., 4805 E. Joppa Road, Perry Hall, MD 21128



DONALD I. MOHLER III
County Executive

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

August 27, 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: 2019-0025-XA

4805 Joppa Road
SE/s Joppa Road, SE corner of intersecting streets between E. Joppa Road and Kahl Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Mere Lee Schmidt, Catherine Schmidt
Contract Purchaser/Lessee: Joppa Road Child Care, LLC

Special Exception to use the herein described property for a Group Child Care Center Class B.
Variance to permit stormwater facility in buffer; to permit parking within 75 ft. setback.

Hearing: Tuesday, September 25, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Joppa Road Childcare, LLC, 8140 Ashton Avenue, Ste. 206, Manassas VA 20109
Mr. & Mrs. Schmidt, Sr., 4805 E. Joppa Road, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 5, 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.

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
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September 19, 2018

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111 West Chesapeake Avenue, Room 111
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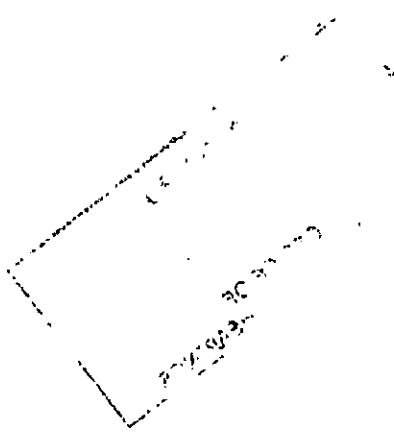
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John Gontrum Hdm
John B. Gontrum

JBG:tdm
10008586

cc: The Honorable John E. Beverungen, Administrative Law Judge
Office of People's Counsel
Mr. & Mrs. Schmidt, Sr., 4805 E. Joppa Road, Perry Hall, MD 21128

10/10





DONALD I. MOHLER III
County Executive

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

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Contract Purchaser/Lessee: Joppa Road Child Care, LLC

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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 - 1104036910							
Owner Information											
Owner Name:		SCHMIDT MERLE LEE SR			Use:		RESIDENTIAL				
		SCHMIDT CATHERINE M			Principal Residence:		YES				
Mailing Address:		4805 E JOPPA RD PERRY HALL MD 21128-9310			Deed Reference:		/08284/ 00504				
Location & Structure Information											
Premises Address:		4805 JOPPA RD PERRY HALL 21128-9310			Legal Description:		3.270 AC SS E JOPPA RD 3300FT SW OF COWENTEN RD				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0072	0010	0084		0000				2018	Plat Ref:		
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1910		1,464 SF				3.2700 AC		04			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	STANDARD UNIT		SIDING	1 full						
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2018		07/01/2018		07/01/2019			
Land:		104,900		104,900							
Improvements		32,900		33,900							
Total:		137,800		138,800		138,133		138,467			
Preferential Land:		0						0			
Transfer Information											
Seller: SCHMIDT MERLE LEE,SR				Date: 09/28/1989				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08284/ 00504				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019					
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00		0.00 0.00					

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: Denied

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

9-25

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: August 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0025-XA
Address 4805 Joppa Road
(Lee & Schmidt Property)

Zoning Advisory Committee Meeting of **August 6, 2018**.

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Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/20/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-025

INFORMATION:

Property Address: 4805 E Joppa Road
Petitioner: Merle Lee Schmidt, Sr., Catherine M. Schmidt
Zoning: DR 1
Requested Action: Special Exception, Variance

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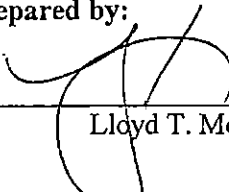
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• Date: 9/20/2018
Subject: ZAC # 19-025
Page 2

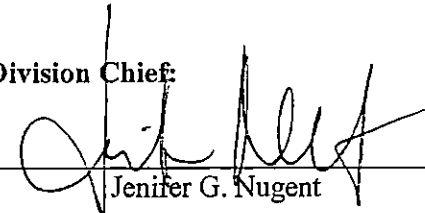
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

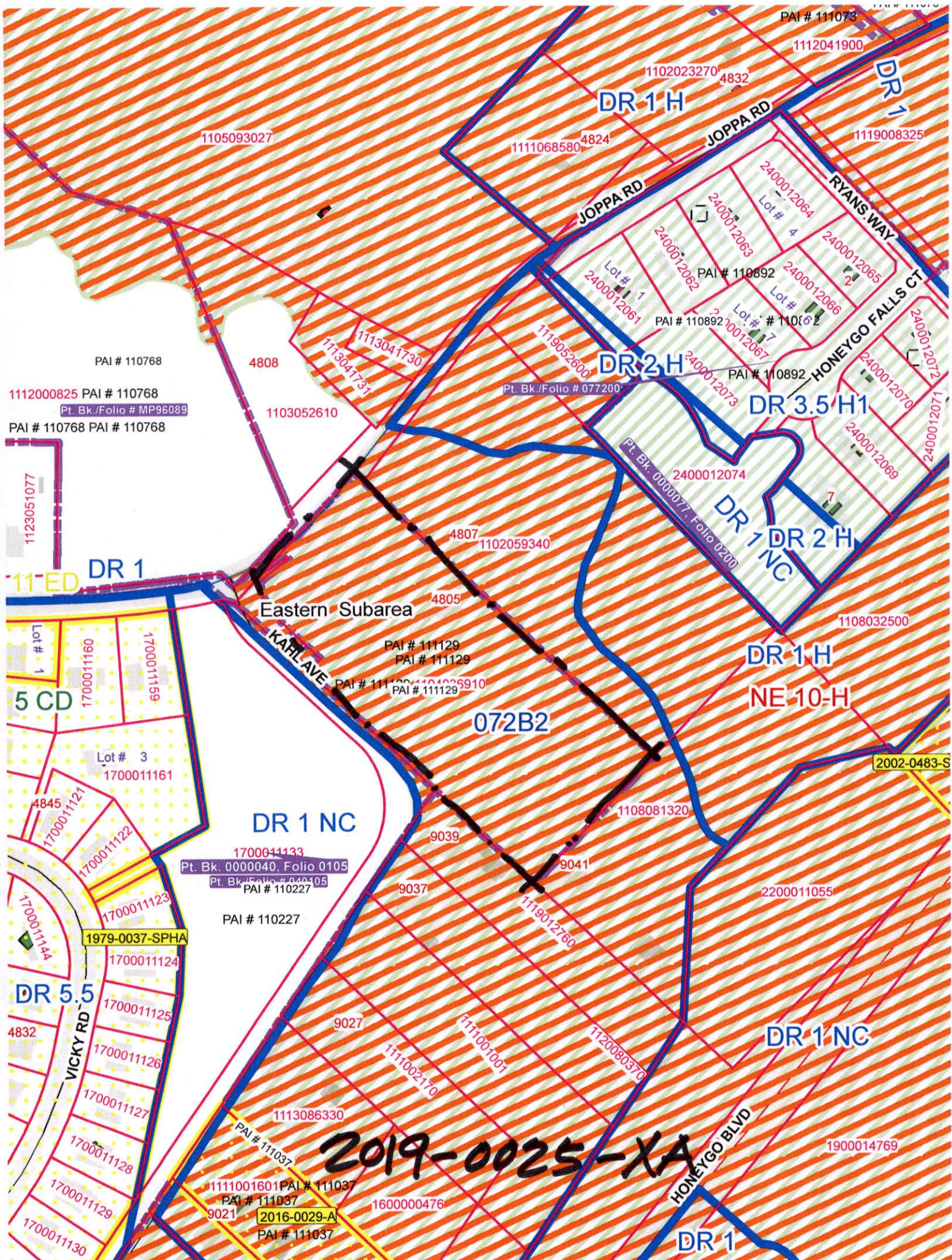
Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop
John B. Gontrum, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



PAI # 110768
112000825 PAI # 110768
Pt. Bk./Folio # MP96089
PAI # 110768 PAI # 110768

Lot # 1
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5 CD
Lot # 3
1700011161
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1700011124
1700011125
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1700011127
1700011128
1700011129
1700011130
DR 5.5
VICKY RD

Eastern Subarea

DR 1 NC

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Pt. Bk. 0000040, Folio 0105
Pt. Bk./Folio # 000405
PAI # 110227
PAI # 110227

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PAI # 111037
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2016-0029-A
PAI # 111037

2019-0025-XA

072B2

DR 1 H

DR 2 H

DR 3.5 H1

DR 1 NC

DR 1 H
NE 10-H

DR 1 NC

DR 1

DR 1

RYANS WAY

HONEYGO FALLS CT

HONEYGO BLVD

KARL AVE

JOPPA RD

JOPPA RD

PAI # 111073

1112041900

1102023270

1111068580

1105093027

PAI # 110768

4808

1103052610

1123051077

DR 1

4807

1102059340

4805

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PAI # 111129
PAI # 111129
PAI # 111129

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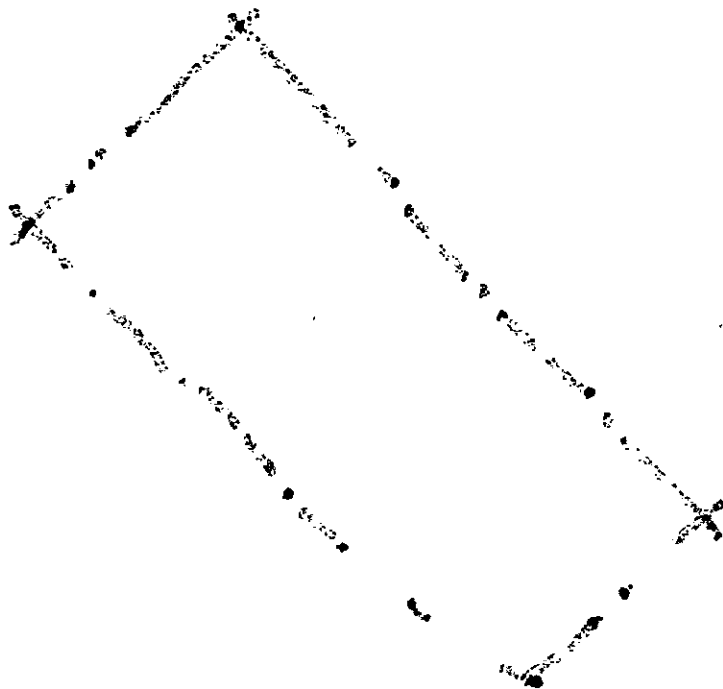
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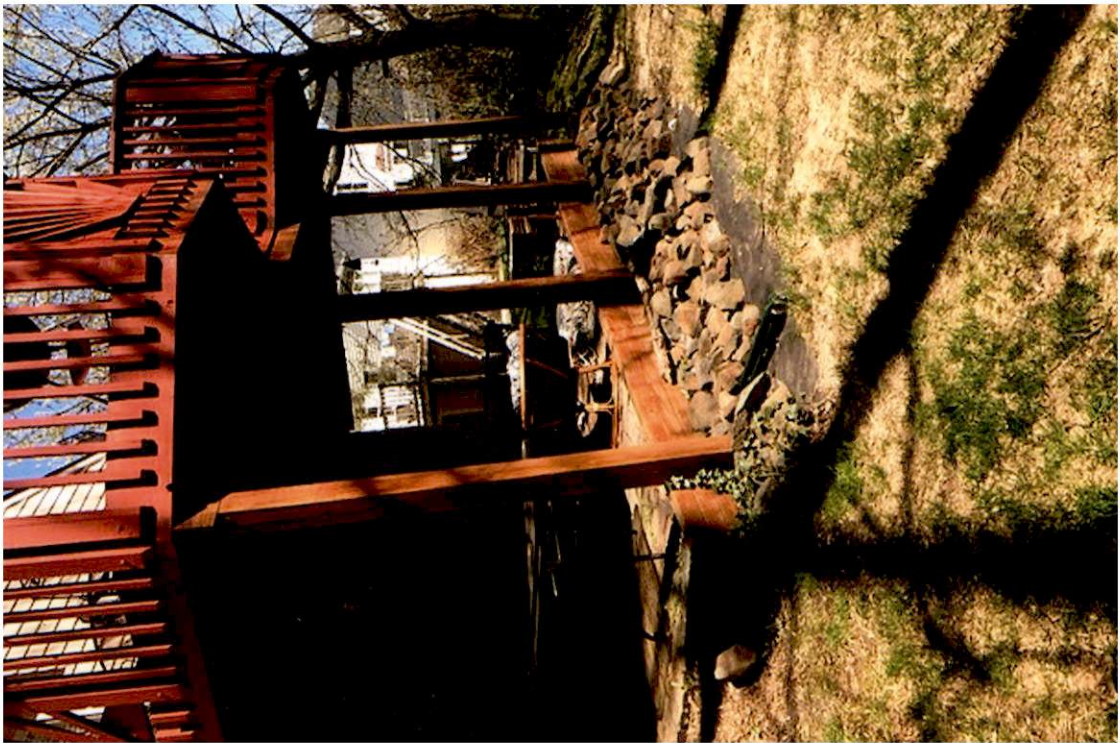
9041

4832

Lot # 1

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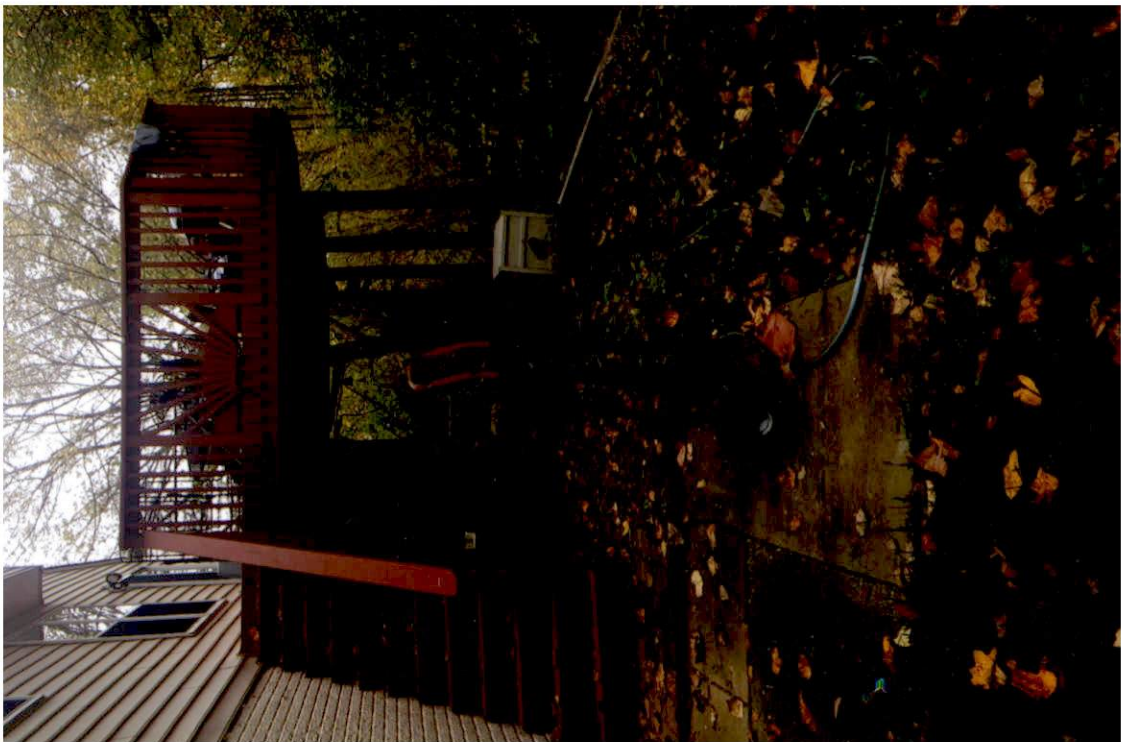




358725250-1 1/8 <> Culbreath, Trina
358725250-1 IMG_5214.JPG

















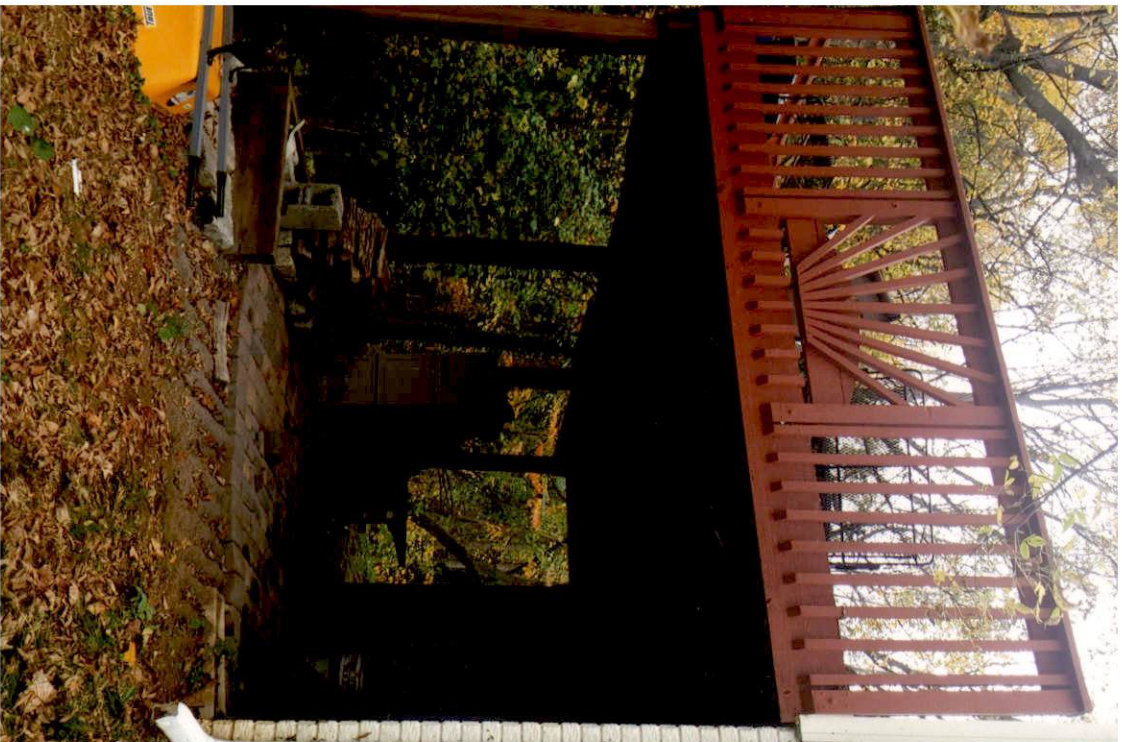






















PET. Ex-2