



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 706 Sudbrook Rd which is presently zoned DR5.5

Deed References: _____ 10 Digit Tax Account # 0325045510

Property Owner(s) Printed Name(s) Anac Jimenez

(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 A Class A Childcare Center (use Permit)
Section 424.4.A.6; BCZR

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

3. ☒ a Variance from Section(s) 424.1.B; BCZR, To Permit A Group Child Care Center, Class A, without the required privacy fence, 20ft from property lines

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):

Anac Jimenez

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

706 Sudbrook Rd Baltimore MD

Mailing Address City State

21208, 443 690 5372

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 2019-0464-SPHA Filing Date 9/13/19 Do Not Schedule Dates: _____ Reviewer JCM

ZONING PROPERTY DESCRIPTION FOR 706 SUDBROOK RD

*Beginning at a point on the Southside of Sudbrook Rd which is 16' feet wide at a distance of 201' feet east of the centerline of the nearest improved intersecting street Adana Rd which is 18'.5" feet wide.

Being Lot #12, Block, Section #7, in the Subdivision of Sudbrook Park as recorded in Baltimore County Plat Book # 0012, Folio #051, containing 8500 SF. Located in the 3 Election District and 2 Council District.



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

Address 706 Sudbrook Rd which is presently zoned DR5.5
Deed References: _____ 10 Digit Tax Account # 0325045510
Property Owner(s) Printed Name(s) Ana C. Jimenez

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

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

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A CLASS A CHILDCARE CENTER (USE PERMIT), SECTION 424.4.A.6; BCZR.

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

3. X a Variance from Section(s) 424.1.B; BCZR, TO PERMIT A GROUP CHILD CARE CENTER, CLASS A, WITHOUT THE REQUIRED PRIVACY FENCE, 20FT. FROM PROPERTY LINES.

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):

Ana C. Jimenez

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

706 Sudbrook Rd Baltimore MD

Mailing Address City State

21208 / 413-690-5371

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 2019-0464-SPHA Filing Date 9/13/19 Do Not Schedule Dates: _____ Reviewer JCM

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Being Lot #12, Block, Section #7, in the Subdivision of Sudbrook Park as recorded in Baltimore County Plat Book # 0012, Folio #051, containing 8500 SF. Located in the 3 Election District and 2 Council District.

Carl Richards Jr

From: Montessori Luna Bilingual Microschool <montessoriluna@gmail.com>
Sent: Thursday, November 07, 2019 2:14 PM
To: Carl Richards Jr
Subject: Ana Jimenez request for withdraw of hearing and petition

CAUTION: This message from montessoriluna@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello Mr. Richards,

I am writing to provide my notice and request to have the hearing, scheduled for December 2nd, canceled and withdraw the petition for the large care center. Our case number is 2019-0464-SPHA. Thank you

Best Regards,
Ana Jimenez
Founder/Directress
Montessori Luna Bilingual Micro school LLC
443-690-5372
montessoriluna.com
[Facebook](#)
[Instagram](#)

"Never help a child with a task at which he feels he can succeed." Maria Montessori

WITHDRAWN

12-2-19 11am

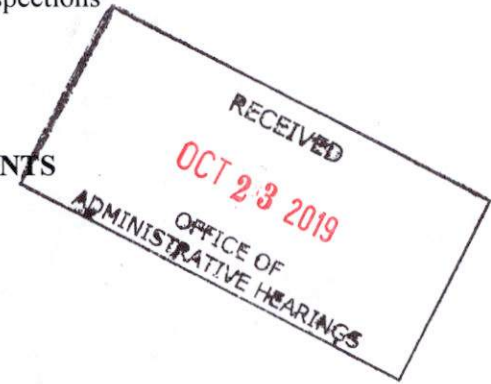
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/22/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-464



INFORMATION:

Property Address: 706 Sudbrook Road
Petitioner: Ana C. Jimenez
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a Class A Child Care Center and the petition for variance to permit a child care center without the building set from the property lines.

A site v
The Dep
ed zoning relief conditioned upon the following:
include opaque slatted inserts throughout.
For furth
n, please contact Bill Skibinski at 410-887-3480.

Prepared

CPG/JGN/L

c: Bill Skibi
Ana C. Jimenez
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:

Jennifer G. Nugent

RECEIVED
JUN 19 1964
DIRECTOR
BUREAU OF RESEARCH

100-100000-100000

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: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0464-SPHA
Address 706 Sudbrook Lane
(Jimenez Property)

Zoning Advisory Committee Meeting of **September 20, 2019**.

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

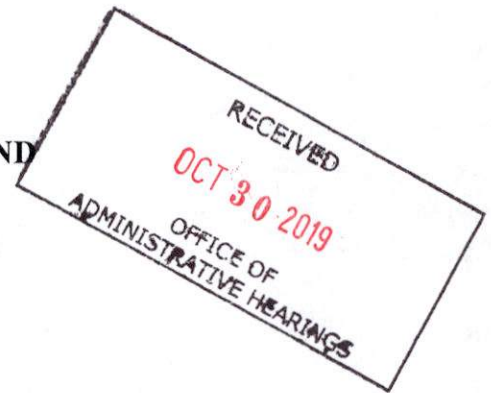
Reviewer: Steve Ford

WITH DRAWN

12-9-19 10AM

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

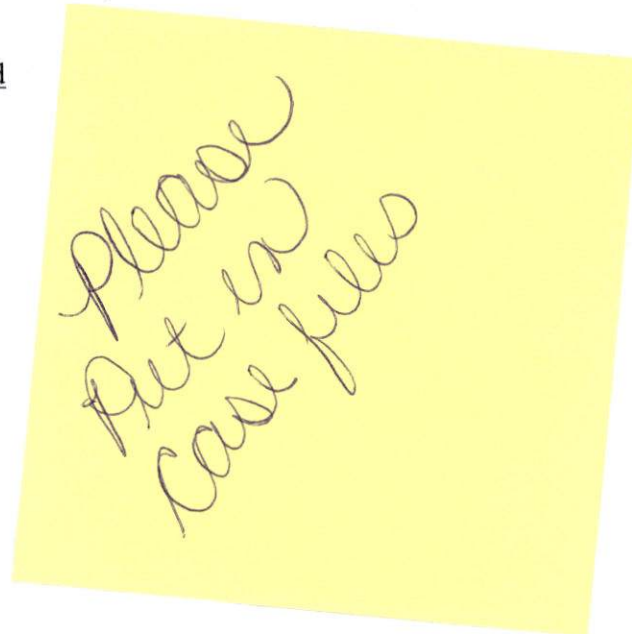
DATE: October 30, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0496-A
Address 7520 Avondale Avenue
(Jones Property)

Zoning Advisory Committee Meeting of **October 25, 2019**.

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

Reviewer: Steve Ford



12-9-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-496

DATE: 11/15/2019



INFORMATION:

Property Address: 7520 Avondale Avenue
Petitioner: James Jones, Verna Jones
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from §1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a dwelling with reduced side setbacks of 5 feet in lieu of 10 feet and to allow a side yard setback on a side street of 10 feet in lieu of 25 feet. The applicant is requesting a lot width of 45 feet in lieu of 55 feet and a total property area of 5,111 square feet in lieu of 6,000 square feet.

The site is located in the northern part of Dundalk and is currently vacant. The property is zoned D.R. 5.5 and consists of two lots with a total area of 5,111 square feet. The applicant previously sought a zoning variance on the property (Case# 19-234).

A site visit was conducted on November 7, 2019. Undersized lots are not uncommon for the area and the Department of Planning has no objections to granting zoning relief based on the following conditions outlined in the previous case referenced above:

1. Install vegetative screening along the lot line common with 7518 Avondale Avenue.
2. Incorporate architectural features such as windows, shutters, etc. on the northeast façade of the building facing Southern Avenue.
3. Amend the plan to include the driveway location.

For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Division Chief:

Jennifer G. Nugent

CPG/JGN/LTM/

c: Joseph Fraker
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 30, 2019

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: 2016-0464-SPHA

706 Sudbrook Road
North side of Sudbrook Road, 201 ft. west of Adana Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Ana Jimenez

Special Hearing for a Class A child care (use permit). Variance to permit a group child care center class A, without privacy fence, 20 ft. from the property line.

Hearing: Monday, December 2, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Ana Jimenez, 706 Sudbrook Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 12, 2019**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, November 12, 2019 - Issue

Please forward billing to:
Ana Jimenez
706 Sudbrook Road
Baltimore, MD 21208

443-690-5372

NOTICE OF ZONING HEARING

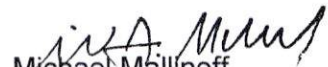
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CASE NUMBER: 2019-0464-SPHA

706 Sudbrook Road
North side of Sudbrook Road, 201 ft. west of Adana Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Ana Jimenez

Special Hearing for a Class A child care (use permit). Variance to permit a group child care center class A, without privacy fence, 20 ft. from the property line.

Hearing: Monday, December 2, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
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.
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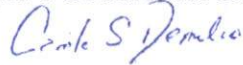
and all documentation filed in the case.

RECEIVED

SEP 25 2019



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 25th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Ana Jimenez, 706 Sudbrook Road, Baltimore, Maryland 21208, Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MDT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/24/19

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

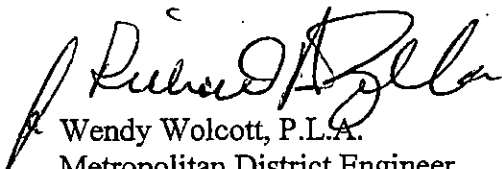
Dear Ms. Lewis:

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.

2019-0464-SPHA
Special Hearing Varoujo
Arvizimenez
706 Sudbrook 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

**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/neighborhood 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: 2019-0464-SPHA

Property Address: 706 SUDBROOK RD., BALTO., MD. 21208

Property Description: _____

Legal Owners (Petitioners): ANA JIMENEZ

Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANA JIMENEZ

Company/Firm (if applicable): _____

Address: _____

SAME

Telephone Number: 443-690-5372

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 3
 Subdivision _____
 Street Address 706 Sudbrook Rd
 Lot Number 12 Block Number _____
 *If no lot or block number, give distance to nearest intersecting street,
 _____ feet, north / south / east / west of
 _____ Street / Road / Avenue
 Lot Size 8500 SF x _____

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

Milford Mill Church development Center
915 Milford Rd Baltimore MD 21208

General Information:

A. Name and Address of Applicant/Operator

Ana Jimenez
706 Sudbrook Rd
Pikesville, MD 21208 Telephone Number 410-690-5372

B. Number of Employees 1 Hours of Operation 7:30 am - 5:45 pm

Days of Week Monday to Friday

C. Number of Children Enrolled 12

D. Estimated Amount of Traffic Generated:

Morning 3 Cars Afternoon 3 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.

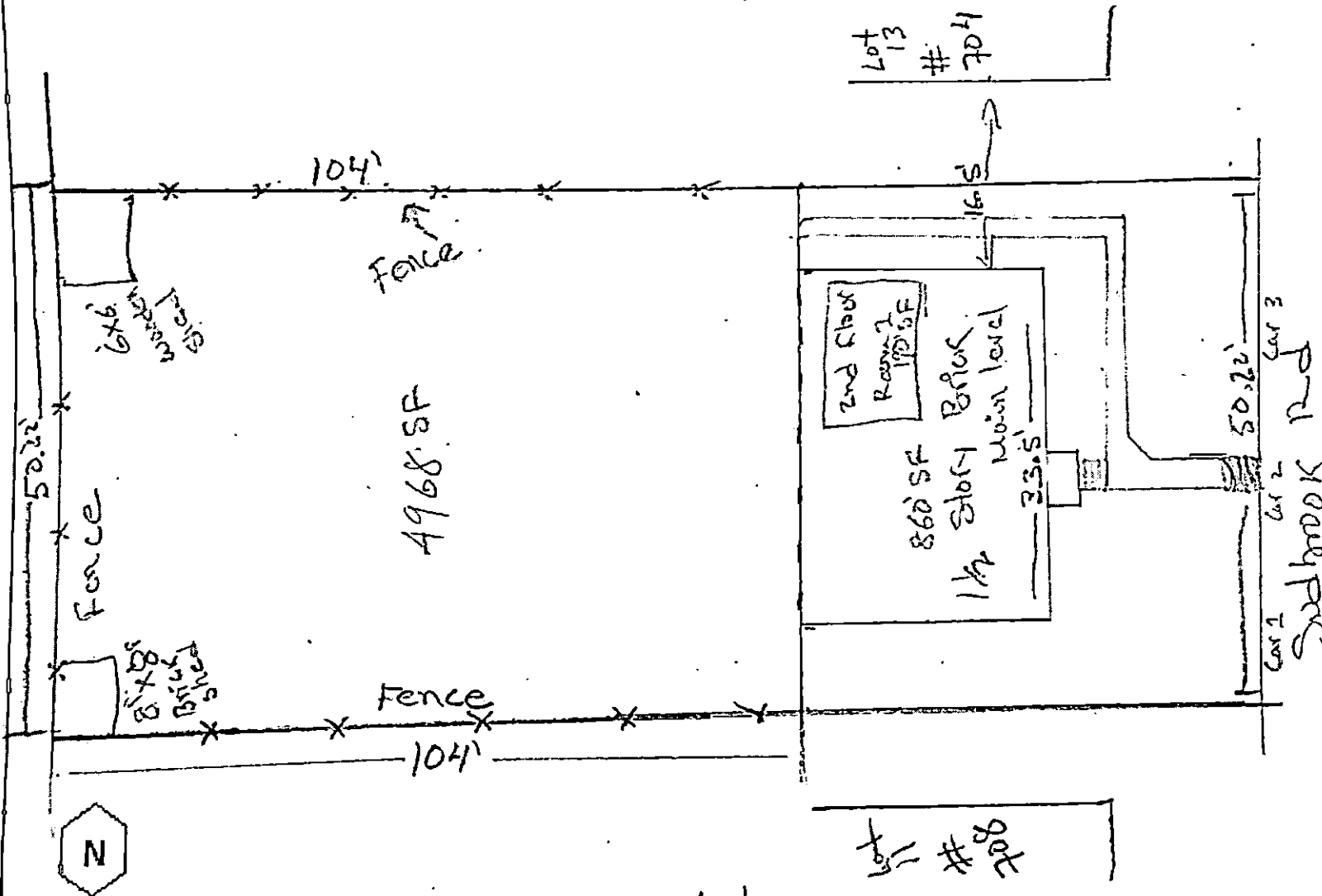
Ana Jimenez
 Applicant's Signature

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 706 Sudbrook Rd OWNER(S) NAME(S) Ana C. Jimenez

SUBDIVISION NAME Sudbrook Park LOT# 12 BLOCK# _____ SECTION# 7

PLAT BOOK # 0012 FOLIO # 051 10 DIGIT TAX # 0325045510 DEED REF. # 40503100409



PLAN DRAWN BY Ramon Gonzalez DATE 9/9/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 078A

SITE ZONED DR S.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 8500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

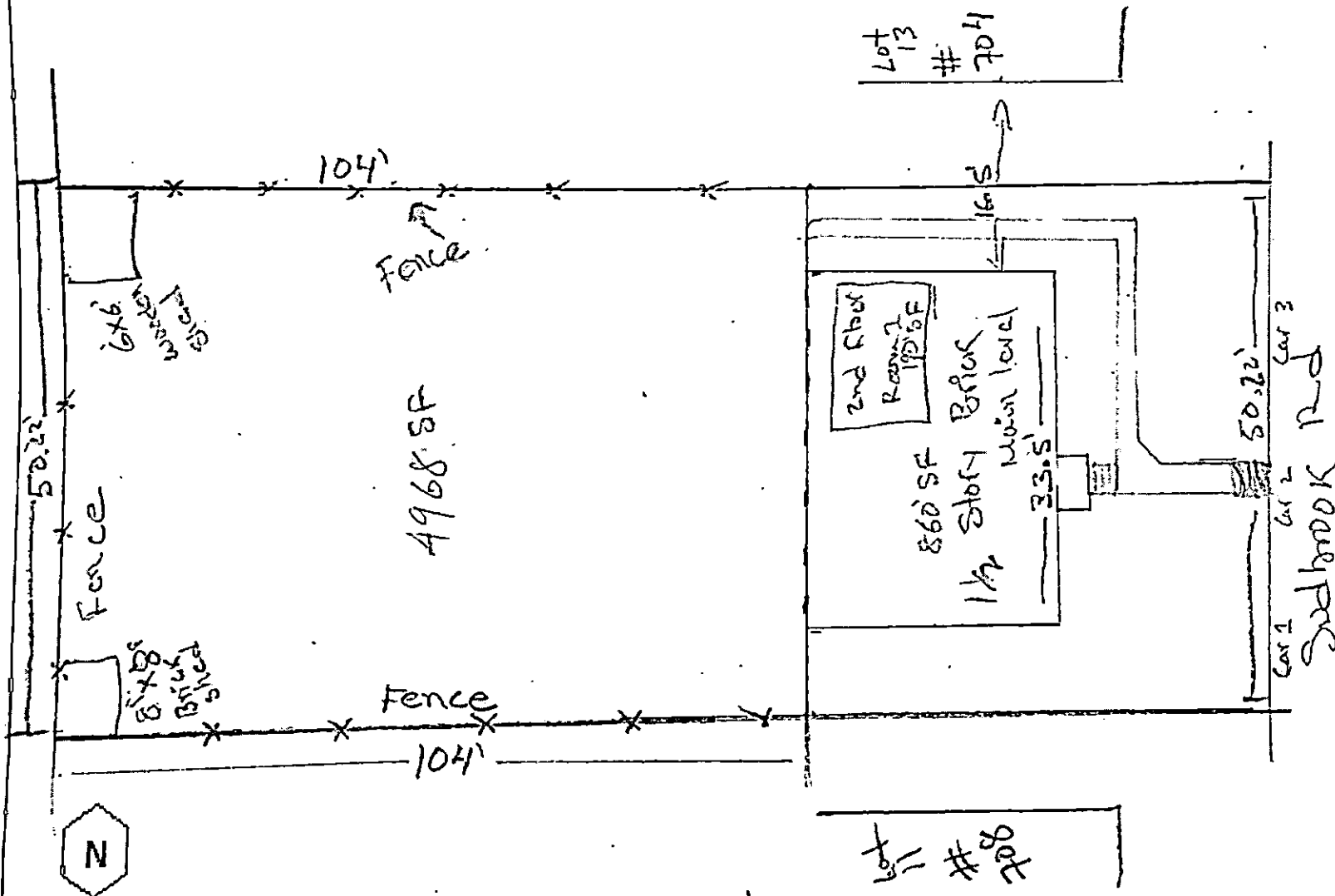
None

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 706 Sudbrook Rd OWNER(S) NAME(S) Ana C. Jimenez

SUBDIVISION NAME Sudbrook Park LOT # 12 BLOCK # _____ SECTION # 7

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PLAN DRAWN BY Ramon Gonzalez DATE 9/9/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

N

MAP IS NOT TO SCALE

ZONING MAP # 078A

SITE ZONED DR S.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 8500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH _____

WATER IS: _____

PUBLIC X PRIVATE _____

SEWER IS: _____

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER _____

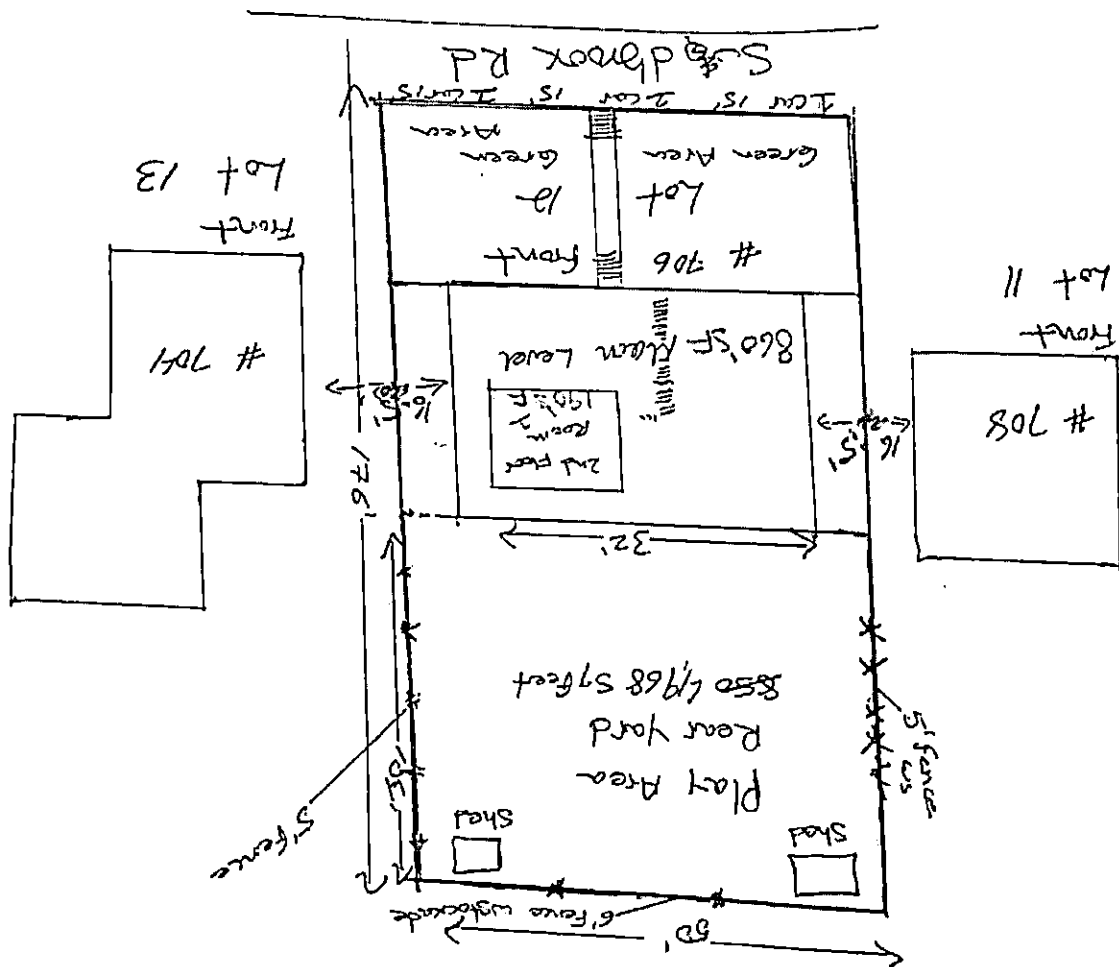
AND ORDER RESULT BELOW _____

None

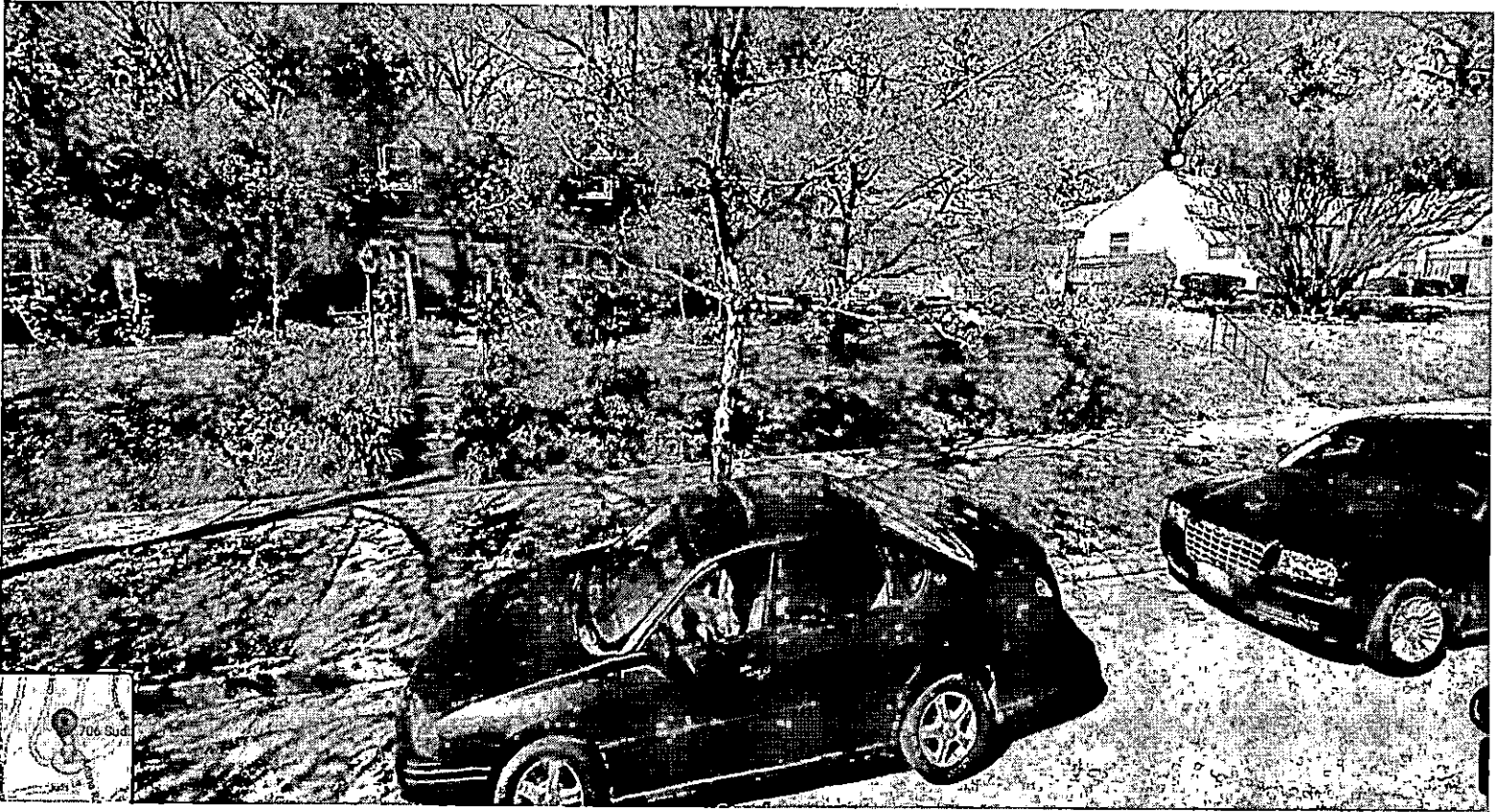
VIOLATION CASE INFO: _____

None

Zoning use permit
 Plan for Class "A"
 Child Care Center located at
 706 Sudbrook Rd (3rd Elect. Dist.)
 Pikesville, MD 21208
 Property Owner: Ana C. Jimenez
 Phone: 443-690-5372
 Lot Size: 176'-7" X 50'-22" 8500 SF
 Zoning Map: 078A2
 Zone: DR 5.5
 Parking: 1 space / Teacher / Employee



706 Sudbrook Rd
 Ana C. Jimenez





ADANA RD

0313001860
Lot # 16

0319051375
Lot # 17

0318053360
Lot # 18

0302005130
Lot # 19

0304035450
Lot # 20

Pt. Bk. 0000012, Folio 0051

Pt. Bk./Folio # 012051A

PAI # 030006

NW 7-F

0301095040
Lot # 14

0313042200
Lot # 13

0325045510
Lot # 12

0308056860
Lot # 11

0304020601
Lot # 9

078A2
DR 5.5
Lot # 9

2 CD

3 ED

SUDBROOK RD

Pt. Bk./Folio # 009007D

0313001425
Lot # 5

0316091010
Lot # 4

0309065140
Lot # 2

0303053490
Lot # 1

0319085900
Lot # 1

0311019030
Lot # 3
711

NW 6-F

Pt. Bk. 0000016, Folio 0090

0319028780

0323053125
1990-0055-A