

M E M O R A N D U M

DATE: January 9, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0478-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on January 8, 2020. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE

(2024 Cedar Circle Drive)

1st Election District

1st Council District

John and Bonnie Ferrer

Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0478-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 John and Bonnie Ferrer, legal owners (“Petitioners”). The Special Hearing was filed pursuant to Section 500.7 and Section 424.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit a Class “A” Group Child Care Facility for a use permit up to 12 children. In addition, a Petition for Variance was filed: (1) to allow no solid wood stockade fence or panel for a group child care abutting residential property to be built in lieu of the required solid wood stockade or panel fence, a minimum of 5 ft. high with a 20 ft. setback to the property line per Section 424.1.B; (2) to allow a two-way driveway with a width of 12 ft. in lieu of the minimum 20 ft. with per Section 409.4 ; and (3) to allow two parking spaces (inside garage) for the residents portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

John and Bonnie Ferrer and Bruce Doak, surveyor, appeared in support of the requests. There was one protestant in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment were received from the Department of Planning (“DOP”). That agency did not oppose the request.

ORDER RECEIVED FOR FILING

Date

12/9/19

By

Sen

SPECIAL HEARING

The record evidence establishes that Petitioners have satisfied the requirements of both Sec. 424.4 and Sec. 502.1 of the BCZR. Petitioners' Exhibit 4 is a letter addressing all the regulatory questions concerning: hours of operation, state licensing and capacity, parking, traffic and staffing. Based on the Exhibits offered and Petitioners' testimony I find that the proposed in home Class A Group Child Care Center will not substantially impact traffic or parking, will not cause overcrowding, will not interfere with adequate public facilities, will not be inconsistent with the vegetative retention provisions of the BCZR, will not be detrimental to the environmental and natural resources of the area, will not be inconsistent with the property's zoning classification, will not be detrimental to the health, safety or general welfare and will not be inconsistent with the spirit and intent of the BCZR.

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 is an older, established subdivision with varied topography and mature trees and landscaping. The driveway in question is bordered by large established shrubs and brick planting boxes that severely limit the ability to widen it. Further, the property is subject to various restrictive covenants, including a prohibition on tall or opaque fencing. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to operate the proposed Class "A" Group Childcare

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By

Sen

Facility as an accessory use to their home. The evidence established that the Petitioners are responsible persons who have maintained their home in immaculate condition and who have been successfully operating an existing Child Care Center for seven children, including four of their own. They are in the process of securing State licensure to care for up to twelve children, which is why they are requesting the variance relief in question. 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 lack of County agency opposition. The one Protestant, Adal Jaraval, M.D., expressed concerns that he and some other neighbors have about allowing home businesses in the neighborhood. However, he did not voice any specific concerns about the requested variance relief.

THEREFORE, IT IS ORDERED this 9th day of **December, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to permit a Class "A" Group Child Care Facility for a use permit up to 12 children, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow no solid wood stockade fence or panel for a group child care abutting residential property to be built in lieu of the required solid wood stockade or panel fence, a minimum of 5 ft. high with a 20 ft. setback to the property line per Section 424.1.B; (2) to allow a two-way driveway with a width of 12 ft. in lieu of the minimum 20 ft. with per Section 409.4 ; and (3) to allow two parking spaces (inside garage) for the residents portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner shall plant effective and attractive vegetative screening along the east side of the macadam driveway from the rear of the garage to the rear property line.
2. Petitioners may apply for necessary permits and/or licenses upon receipt of this

ORDER RECEIVED FOR FILING

Date 12/9/19

By sen

Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 12/9/19

4

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address 2024 CEDAR CIRCLE DRIVE which is presently zoned DR2
 Deed References: 90386/407 10 Digit Tax Account # 0113552152
 Property Owner(s) Printed Name(s) JOHN SANTIAGO FERRER
BONNIE JO FERRER

(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

SEE ATTACHED PAGE

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 PAGE

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

JOHN SANTIAGO FERRER | BONNIE JO FERRER
 Name #1 - Type or Print | Name #2 - Type or Print
 Signature #1 [Signature] | Signature #2 [Signature]
2024 CEDAR CIRCLE DRIVE CATONSVILLE MD
 Mailing Address | City | State
21228 | 954-308-2252 | SUPPORT@PLAYSHARE
 Zip Code | Telephone # | Email Address
(CHRISTOPHER FERRER)

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print
 Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address | City | State
21053 | 410-419-4966
 Zip Code | Telephone # | Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0478-SPHA Filing Date 9/27/19 Do Not Schedule Dates: _____ Reviewer AT

Petitions Requested
For Case # 2019-0478 - SPHA
2024 Cedar Circle Drive

Special Hearing

To permit a Class A group child care facility for up to 12 children

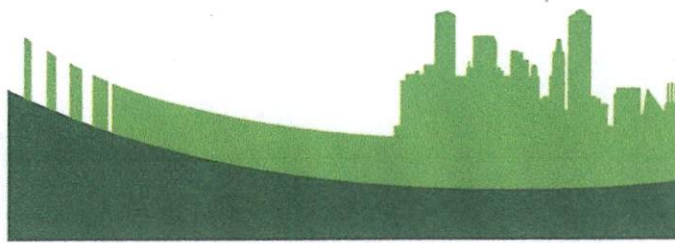
Variances

- 1) To allow no solid wood stockade fence or panel for a group child care center abutting residential property to be built, *IN LIEU OF THE REQUIRED SOLID WOOD STOCKADE OR PANEL FENCE, A MINIMUM OF 5 FEET HIGH WITH A 20 FOOT SETBACK TO THE PROPERTY **
- 2) To allow a two way driveway with a width of 12 feet in lieu of the minimum 20 foot width per Section 409.4.A
- 3) To allow two parking spaces (inside garage) for the residential portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2 BCZR

4)

** LINE PER SECTION 424.1.B BCZR*

2019-0478-SPHA



Zoning Description

2924 Cedar Circle Drive
First Election District First Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Cedar Circle Drive, 50' wide, approximately 286 feet westerly from the center line of Fernglen Way.

Containing 20,250 square feet of land, more or less.

The subject property being Lot 3 of the plat entitled "Final Resubdivision of Lots 1,2,3,6,7,8 & 9 Block C-Section A-Plat 2 for Westerlee", dated June 20, 1961 and recorded in the land records of Baltimore County in Plat Book WJR 27, folio 93.

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



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

#2019-0478-SP4A

PM 12/2 1:30 PM
Debra Wiley

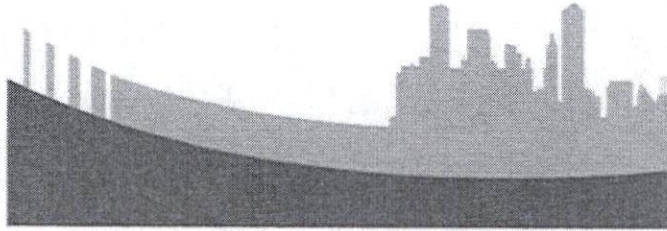
From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Sunday, December 1, 2019 2:26 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case #2019-0478-SPHA psoting cert
Attachments: Posting Cert 12 01 19.pdf

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

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053





CERTIFICATE OF POSTING

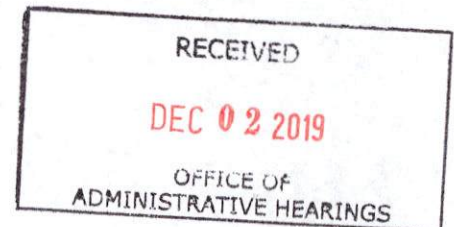
November 14, 2019 (amended December 1, 2019)

Re:

Zoning Case No. 2019-0478-SPHA

Legal Owner: John S. Ferrer & Bonnie J. Ferrer

Hearing date: December 2, 2019



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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2024 Cedar Circle Drive**.

The signs were posted on **November 12, 2019**.

The signs were inspected again on **November 28, 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

CASE NO. 2019-0478-SPHA

2024 Cedar Circle Drive

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

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

DATE & TIME: Monday December 2, 2019 1:30 PM

REQUESTS: SPECIAL HEARING TO PERMIT A CLASS A GROUP CHILD CARE
FACILITY FOR A USE PERMIT FOR UP TO 12 CHILDREN.

VARIANCE TO ALLOW NO SOLID WOOD STOCKADE FENCE OR PANEL FOR A
GROUP CHILD CARE ABUTTING RESIDENTIAL PROPERTY TO BE BUILT IN
LIEU OF THE REQUIRED SOLID WOOD STOCKADE OR PANEL FENCE, A
MINIMUM OF 5 FEET HIGH WITH A 20 FOOT SETBACK TO THE PROPERTY
LINE PER SECTION 424.1.3 ECCR. TO ALLOW A TWO WAY DRIVEWAY WITH A
WIDTH OF 12 FEET IN LIEU OF THE MINIMUM 20 FEET WIDTH PER SECTION
409.1.2 ECCR. TO ALLOW TWO PARKING SPACES (INSIDE GARAGE) FOR THE
RESIDENTS PORTION OF THE BUILDING WITHOUT DIRECT ACCESS TO AN
ALLEY WHEN THE RESIDENTS ARE ALSO THE EMPLOYEES OF THE BUSINESS
PER SECTION 409.1.2 ECCR.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING DATE. PLEASE CALL 410-326-7100

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW
THE HEARING IS A CAPTAIN'S ACCESSORY

ZONING NOTICE

CASE NO. 2019-0478-SPHA

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PENALTY OF LAW
THE HEARING IS A CAPTAIN'S ACCESSORY

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
2024 Cedar Circle Drive; N/S of Cedar Circle * OF ADMINISTRATIVE
Drive, 286' W of the c/line of Fernlen Way *
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner: John Santiago & Bonnie Jo Ferrer *
Petitioner(s) * BALTIMORE COUNTY
* 2019-478-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

OCT 09 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

11/12/2019

Order #: 11811270
Case #: 2019-0478-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0478-SPHA



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: 2019-0478-SPHA

2024 Cedar Circle Drive

N/side of Cedar Circle Drive, west of Fernlen Way

1st Election District - 1st Councilmanic District

Legal Owners: John Santiago Ferrer, Bonnie Jo Ferrer

Special Hearing to permit a Class A group child care facility for a use permit for up to 12 children. Variance to allow no solid wood stockade fence or panel for a group child care abutting residential property to be built in lieu of the required solid wood stockade or panel fence, a minimum of 5 feet high with a 20 foot setback to the property line per section 424.1.B BCZR. To allow a two way driveway with a width of 12 feet in lieu of the minimum 20 feet width per Section 409.4.A. To allow two parking spaces (inside garage) for the residents portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2 BCZR.

Hearing: Monday, December 2, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

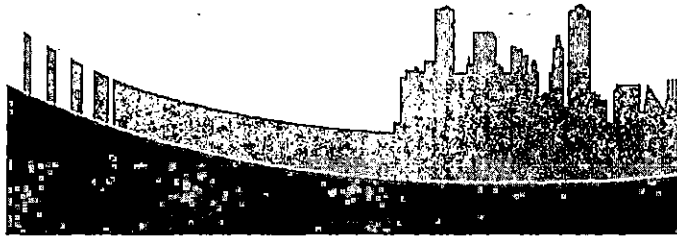
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

n12



CERTIFICATE OF POSTING

November 14, 2019 (amended _____)

Re:

Zoning Case No. 2019-0478-SPHA

Legal Owner: John S. Ferrer & Bonnie J. Ferrer

Hearing date: December 2, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2024 Cedar Circle Drive**.

The signs were posted on **November 12, 2019**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

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RESIDENTS PORTION OF THE BUILDING WITHOUT DIRECT ACCESS TO AN
AISLE WHEN THE RESIDENTS ARE ALSO THE EMPLOYEES OF THE BUSINESS
PER SECTION 409.4.2 BCZR.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-337-3391

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

ZONING NOTICE

CASE NO. 2019-0478-SPHA

2024 Cedar Circle Drive

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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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



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: 2019-0478-SPHA

2024 Cedar Circle Drive

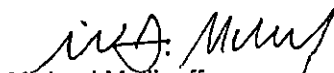
N/side of Cedar Circle Drive, west of Fernlen Way

1st Election District – 1st Councilmanic District

Legal Owners: John Santiago Ferrer, Bonnie Jo Ferrer

Special Hearing to permit a Class A group child care facility for a use permit for up to 12 children. Variance to allow no solid wood stockade fence or panel for a group child care abutting residential property to be built in lieu of the required solid wood stockade or panel fence, a minimum of 5 feet high with a 20 foot setback to the property line per section 424.1.B BCZR. To allow a two way driveway with a width of 12 feet in lieu of the minimum 20 feet width per Section 409.4.A. To allow two parking spaces (inside garage) for the residents portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2 BCZR.

Hearing: Monday, December 2, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Ferrer, 2024 Cedar Circle Drive, Catonsville 21128
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- 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:

John Ferrer
2024 Cedar Circle Drive
Catonsville, MD 21228

954-380-2252

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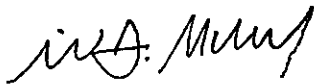
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1st Election District – 1st Councilmanic District

Legal Owners: John Santiago Ferrer, Bonnie Jo Ferrer

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Hearing: Monday, December 2, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/16/2019

Case Number: 2019-0488-A

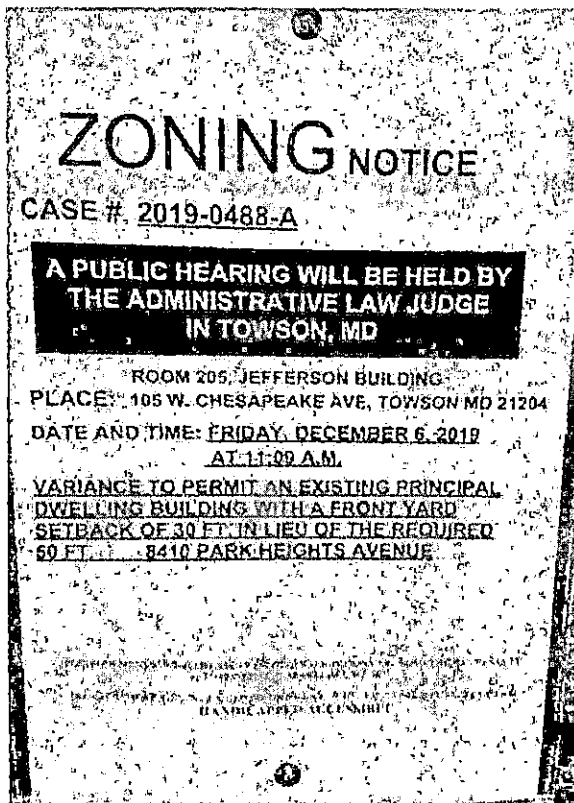
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~

MR. & MRS. SUSEL ~ MATTHEW BISHOP

Date of Hearing: DECEMBER 6, 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:
8410 PARK HEIGHTS AVENUE

The sign(s) were posted on: NOVEMBER 16, 2019



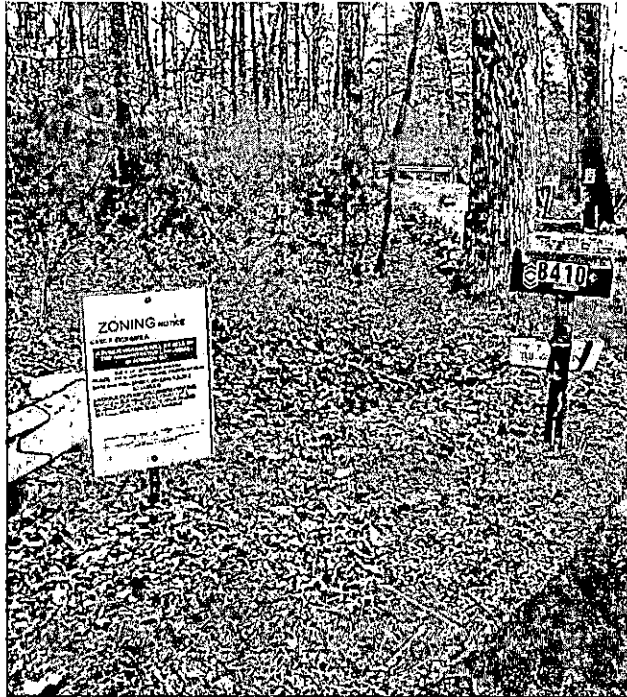
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

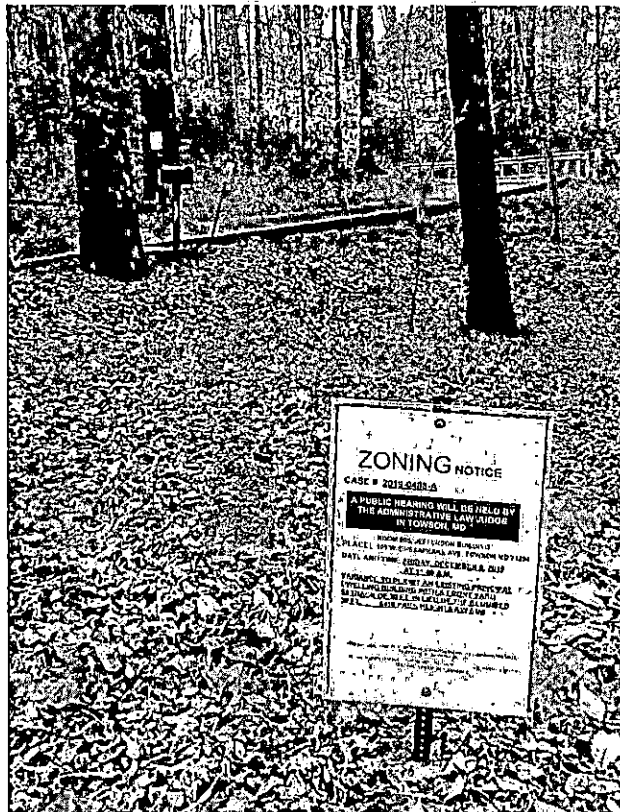
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 8410 Park Heights Avenue ~ 11/16/2019



Background Photo 2nd Sign @ 8410 Park Heights Avenue ~ 11/16/2019
CASE # 2019-0488-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 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: 2019-0488-A

8410 Park Heights Avenue

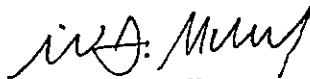
W/s of Park Heights Avenue, South side of Greenspring Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Richard & Carolyn Susel

Variance to permit an existing principal dwelling building with a front yard setback of 30 ft. in lieu of the required 50 ft.

Hearing: Friday, December 6, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. & Mrs. Susel, 8410 Park Heights Avenue, Pikesville 21208
Matthew Bishop, 2835 Smith Avenue, Ste. G., Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 16, 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
Friday, November 15, 2019 - Issue

Please forward billing to:
Richard Susel
8410 Park Heights Avenue
Pikesville, MD 21208

410-484-0514

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: 2019-0488-A

8410 Park Heights Avenue
W/s of Park Heights Avenue, South side of Greenspring Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: Richard & Carolyn Susel

Variance to permit an existing principal dwelling building with a front yard setback of 30 ft. in lieu of the required 50 ft.

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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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The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

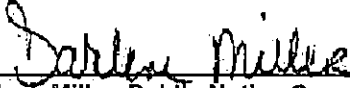
PUBLISHER'S AFFIDAVIT

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:

11/15/2019

Order #: 11813624
Case #: 2019-0488-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0488-A



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: 2019-0488-A

8410 Park Heights Avenue

W/s of Park Heights Avenue, South side of Greenspring Avenue

3rd Election District- 2nd Councilmanic District

Legal Owners: Richard & Carolyn Susel

Variance to permit an existing principal dwelling building with a front yard setback of 30 ft. in lieu of the required 50 ft.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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n15

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0978-5A4A

Property Address: 2024 CEDAR CIRCLE DRIVE

Property Description: LOT 3 "WESTERLEE" PB 27/93

Legal Owners (Petitioners): JOHN S. FERRER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN S. FERRER

Company/Firm (if applicable): _____

Address: 2024 CEDAR CIRCLE DRIVE
CATONSVILLE MD 21228

Telephone Number: 954-380-2252 (CHRIS)

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 25, 2019

Bruce E. Doak
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2019-0478-SPHA, 2024 Cedar Circle Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 27, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
John Santiago & Bonnie Jo Ferrer 2024 Cedar Circle Drive Catonsville MD 21228

12-2-19
1:30 pm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-478

INFORMATION:

Property Address: 2024 Cedar Circle Drive
Petitioner: John Santiago Ferrer, Bonnie Jo Ferrer
Zoning: DR 2
Requested Action: Special Hearing, Variance



The Department of Planning has reviewed the petition for a:

1. 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 group child care facility for up to 12 children.
2. Variance:
 - a. To allow a solid wood stockade fence or panel for a group child care center abutting residential property to be built, in lieu of the required solid wood stockade or panel fence, A minimum of 5 feet high with a 20 foot setback to the property.
 - b. To allow a two way driveway with a width of 12 feet in lieu of the minimum 20 foot width per Section 409.4.A.
 - c. To allow two parking spaces (inside garage) for the residential portion of the building without direct access to an aisle when the residents are also the employees of the business per the Baltimore County Zoning Regulations, Section 409.4.B.2 BCZR.
 - d. Line per Section 42A.1.B.BCZR.

A site visit was conducted on October 18, 2019. The subject property is located to the northeast of Cedar Circle Drive. The site is subject to the Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

The applicant resides in the principle building and requests relief for the accessory use.

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

1. Clearly identify the pickup - drop off lanes
2. Provide hours of operation
3. Clearly label the existing chain fence. Effective and attractive vegetative screening should be provided to buffer from the adjacent residences.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

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

12-2-19 1:30 PM

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 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0478-SPHA
Address 2024 Cedar Circle Drive
(Ferrer Property)

Zoning Advisory Committee Meeting of **October 4, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 10/7/19

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. *2019-047B-SPHA*

*Special Hearing, Vannoye
John Santiago Ferrer
2024 Cedar Circle Drive*

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

2079-0478-SHA



2024 Cedar Circle Drive, Catonsville, MD 21228
ph: 410.719.7529 email: Support@PlayShareDaycare.com

To whom it may concern:

Play Share Daycare is a family owned and operated business that has been in operation since January of 2019. Both Amy E. Ferrer and husband Christopher J. Ferrer participate in the daily operation of the business. Amy has had 2 years of prior experience as a daycare teacher and is a Mother of three boys and one daughter as well as two stepdaughters.

In consideration of Play Share Daycare becoming a large family in home daycare we wanted to point out some of the specifics of the business.

- Hours of Operation: We are open Monday through Friday 7 a.m. to 6 p.m. and our hours will not deviate.
- Capacity: We are currently licensed to care for 7 children and are looking to be approved for a maximum of 11.
- Parking: Our driveway can accommodate up to 4 vehicles, during the time we have been in operation we have only ever had two vehicles pull into our driveway at the same time.
- Traffic: We expect to see a minimal increase in traffic by a maximum of 2 cars but this number could potentially be a maximum of up to 4.
- Employment: We will eventually employ a full time assistant to help in the daily operation of the business.

We thank you very much for your time and consideration in this matter and respectfully honor your decision, whatever the outcome may warrant.

Thankfully,
Christopher J. Ferrer and Amy E. Ferrer
Owners of Play Share Daycare

PETITIONER' S

EXHIBIT NO. 4



PLAY SHARE DAYCARE FLOOR PLAN



PETITIONER' S

EXHIBIT NO. 5

Case No.: 2019-0478-SPHA 2024 Cedar
Circle 107

Exhibit Sheet

Petitioner/Developer

192
1-9-2020

Protestants

Sen
12/9/19

No. 1	Site Plan	
No. 2	Color Coded Site Plan	
No. 3	Photos of Site w Site Plan	
No. 4	Letter re: BCZR §424.4	
No. 5	INTERIOR Floor Plan	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



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: 2019-0478-SPHA

2024 Cedar Circle Drive
N/side of Cedar Circle Drive, west of Fernlen Way
1st Election District – 1st Councilmanic District
Legal Owners: John Santiago Ferrer, Bonnie Jo Ferrer

- 1 Special Hearing to permit a Class A group child care facility for a use permit for up to 12 children.
- 2 Variance to allow no solid wood stockade fence or panel for a group child care abutting residential property to be built in lieu of the required solid wood stockade or panel fence, a minimum of 5 feet high with a 20 foot setback to the property line per section 424.1.B BCZR.
- 3 To allow a two way driveway with a width of 12 feet in lieu of the minimum 20 feet width per Section 409.4.A.
- 4 To allow two parking spaces (inside garage) for the residents portion of the building without direct access to an aisle when the residents are also the employees of the business per Section 409.4.B.2 BCZR.

Hearing: Monday, December 2, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Ferrer, 2024 Cedar Circle Drive, Catonsville 21128
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- 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.**



B









F





































CASE NAME 2019-0478-SPHA
CASE NUMBER FEL252
DATE 12/02/19

CASE NAME 2019-0478-SPHA
CASE NUMBER FEL252
DATE 12/02/19

[illegible]

CASE NAME _____
CASE NUMBER 2019-0478-SPNA
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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

10/11

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

FIRE DEPARTMENT

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

10/7

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No Comment

No objection
w/ conditions

No Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/12/19

SIGN POSTING (1st) Date: 11/12/19 by Doc K

SIGN POSTING (2nd) Date: 11-28-19 by 1

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 01 Account Number - 0113552152			
Owner Information					
Owner Name:	FERRER JOHN SANTIAGO FERRER BONNIE JO		Use:	RESIDENTIAL	
Mailing Address:	2024 CEDAR CIRCLE DR CATONSVILLE MD 21228-3746		Principal Residence:	YES	
			Deed Reference:	/40386/ 00407	
Location & Structure Information					
Premises Address:	2024 CEDAR CIRCLE DR CATONSVILLE 21228-3746		Legal Description:	2024 CEDAR CIRCLE DR WESTERLEE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0094	0023	0143	1010008.04	0000	A
					C
					3
					2019
					Plat No: 2
					Plat Ref: 0027/0093
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1962	1,788 SF	894 SF	20,250 SF	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	BRICK/	5	3 full
					Garage
					1 Attached
					Last Notice of Major Improvements
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2019	As of 07/01/2019	As of 07/01/2020	
Land:	78,300	85,300			
Improvements	211,000	305,700			
Total:	289,300	391,000	323,200	357,100	
Preferential Land:	0			0	
Transfer Information					
Seller: IRISH LESLIE W JR		Date: 06/20/2018	Price: \$405,000		
Type: ARMS LENGTH IMPROVED		Deed1: /40386/ 00407	Deed2:		
Seller: WASKEY PAUL		Date: 10/03/2013	Price: \$375,000		
Type: ARMS LENGTH IMPROVED		Deed1: /34292/ 00245	Deed2:		
Seller: NEELY AUDREY RUTH		Date: 10/11/2000	Price: \$172,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /14743/ 00630	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019	07/01/2020		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

GENERAL SITE INFORMATION

- 1. Ownership: John Santiago Ferrer
Bonnie Jo Ferrer
- 2. Address: 2024 Cedar Circle Drive Catonsville, MD 21228
- 3. Deed references: JLE 40386/407 Lot 3 Westerlee PB 27/93
- 4. Area: 20,250 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Lot / Tax account #: 94 / 143 / 3 / 01-13-552152
- 6. Election District: 1 Councilmanic District: 1
ADC Map: 4816J4 GIS tile: 094C3 Position sheet: 35W28
Census tract: 401504 Census block: 240054015042
Schools: Woodbridge ES Southwest Academy MS Woodlawn HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 094C3 and the information provided by Baltimore County on the internet.
- 8. Improvements: Single family dwelling, driveway & parking area.
The existing dwelling, driveway & parking area will remain.

OFFICE OF ZONING

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

Parking Calculations

Required parking spaces for residence:2
Required parking spaces for the day care: 2 min. (2 employees)
(1 parking space per employee on the largest shift per section 409.6A.4 BCZR)
Parking spaces provided on site:3

DR 2 Setbacks for Residential Buildings

Front: 25 feet from the street right of way or property line (per PB 13/4)
Side: 30 feet from the property line
Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Patapsco River URDL land type: 1

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

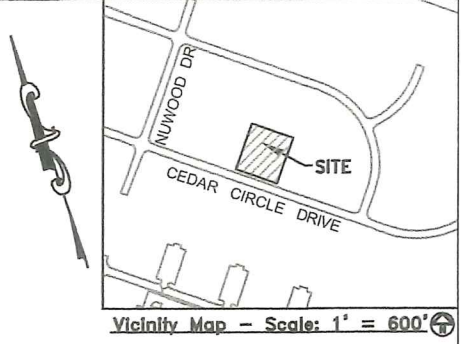
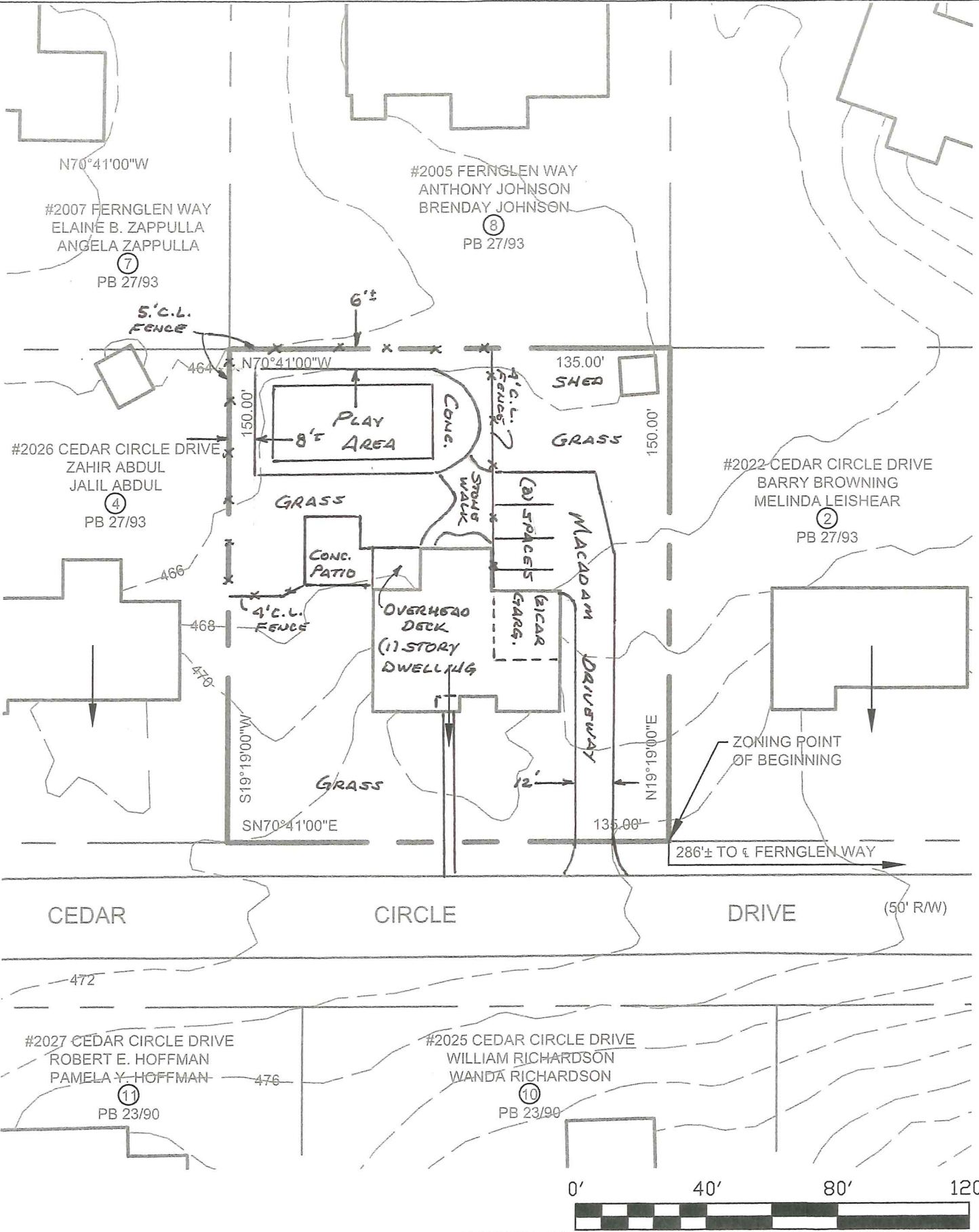
OFFICE OF PLANNING

Regional Planning District: Security District Code: 323

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

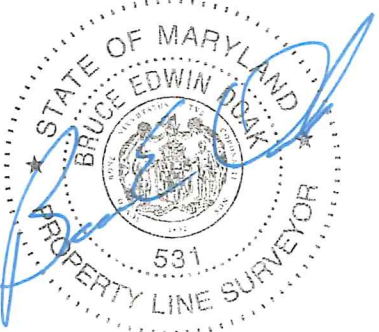
PROPOSED DEVELOPMENT

Run a child day care in the owner's home



PETITIONER'S

EXHIBIT NO. 1



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3601 Baker Schoolhouse Road
Pikesville, MD 21083
P 443-900-5535 M 410-419-4905
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION APPLICATION
FOR
#2024 CEDAR CIRCLE DRIVE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 9/13/19
Scale: 1"=40'

#2019-0478-SPHA

GENERAL SITE INFORMATION

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Bonnie Jo Ferrer
- 2. Address: 2024 Cedar Circle Drive Catonsville, MD 21228
- 3. Deed references: JLE 40386/407 Lot 3 Westerlee PB 27/93
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- 5. Tax Map / Parcel / Lot / Tax account #: 94 / 143 / 3 / 01-13-552152
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- 2. There are no underground storage tanks on the subject property.
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- 4. The subject property is not located within a 100 year flood plain.

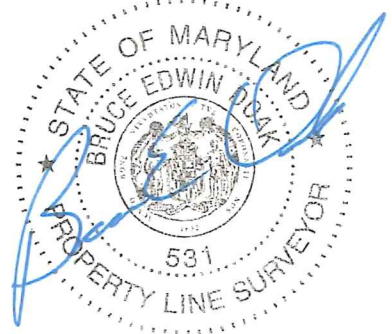
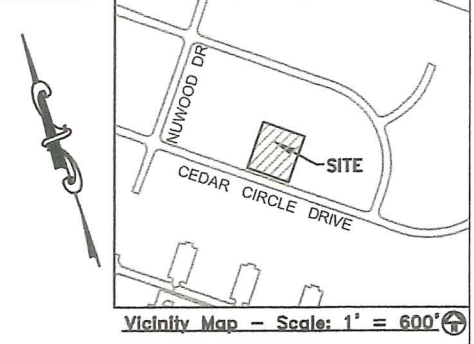
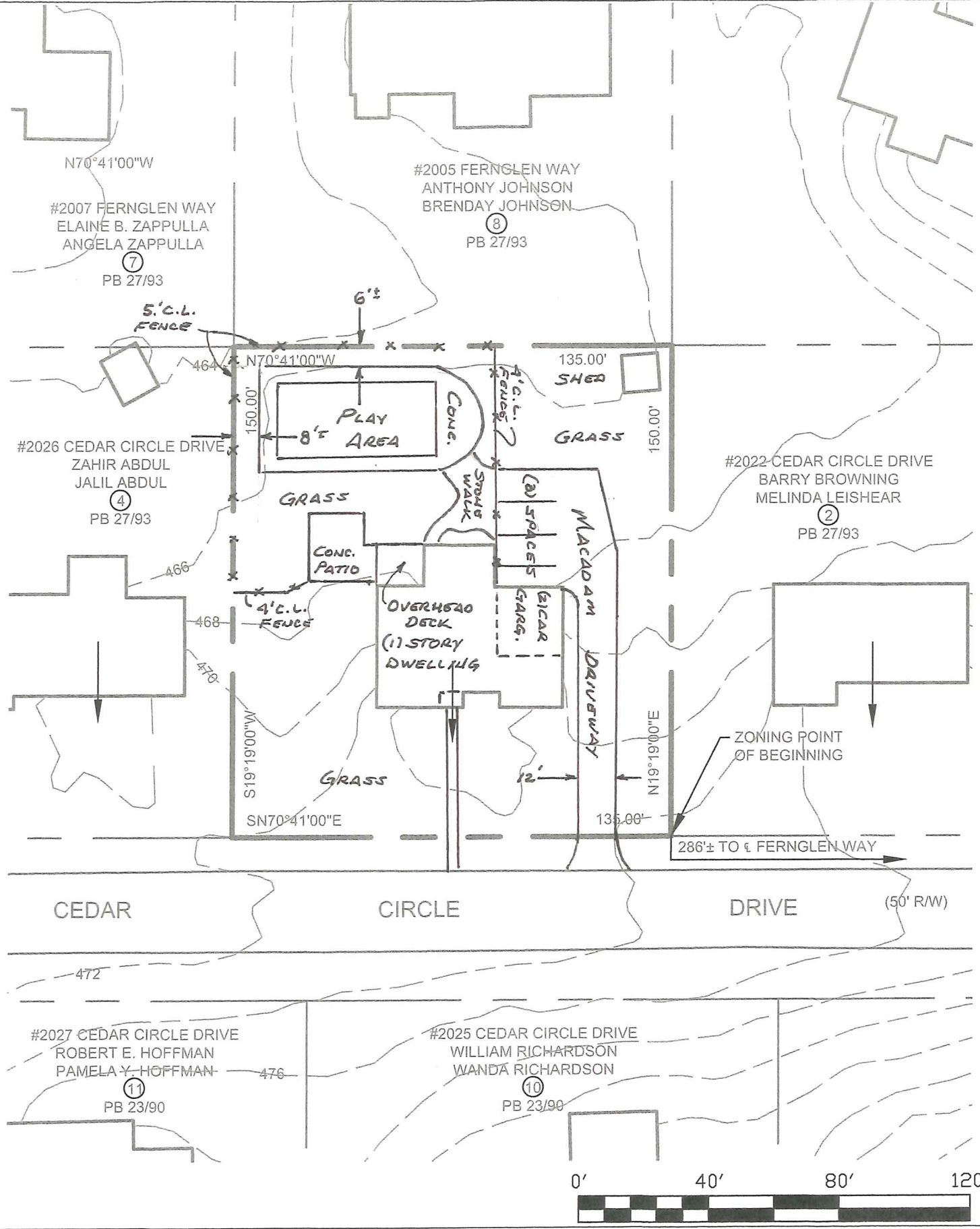
OFFICE OF PLANNING

Regional Planning District: Security District Code: 323

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PROPOSED DEVELOPMENT

Run a child day care in the owner's home

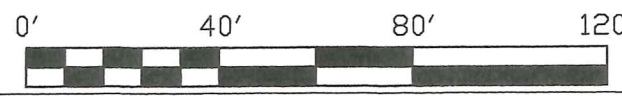


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PLAN TO ACCOMPANY
A ZONING PETITION APPLICATION
FOR
#2024 CEDAR CIRCLE DRIVE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 9/13/19
Scale: 1"=40'

REVISION



#2019-0478-SP4A

GENERAL SITE INFORMATION

- 1. Ownership: John Santiago Ferrer
Bonnie Jo Ferrer
- 2. Address: 2024 Cedar Circle Drive Catonsville, MD 21228
- 3. Deed references: JLE 40386/407 Lot 3 Westertee PB 27/93
- 4. Area: 20,250 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Lot / Tax account #: 94 / 143 / 3 / 01-13-552152
- 6. Election District: 1 Councilmanic District: 1
ADC Map: 4816J4 GIS tile: 094C3 Position sheet: 35W28
Census tract: 401504 Census block: 240054015042
Schools: Woodbridge ES Southwest Academy MS Woodlawn HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 094C3 and the information provided by Baltimore County on the internet.
- 8. Improvements: Single family dwelling, driveway & parking area.
The existing dwelling, driveway & parking area will remain.

OFFICE OF ZONING

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

Parking Calculations

Required parking spaces for residence: 2
Required parking spaces for the day care: 2 min. (2 employees)
(1 parking space per employee on the largest shift per section 409.6A.4 BCZR)
Parking spaces provided on site: 3

DR 2 Setbacks for Residential Buildings

Front: 25 feet from the street right of way or property line (per PB 13/4)
Side: 30 feet from the property line
Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Patapsco River URDL land type: 1

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

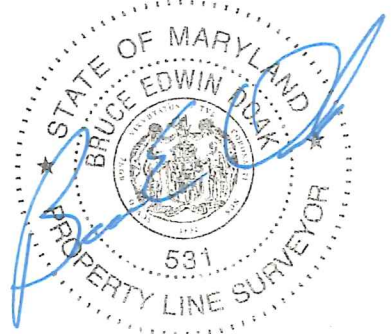
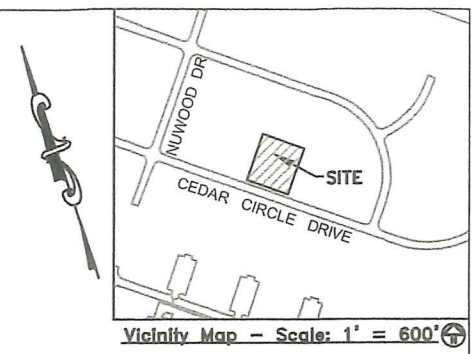
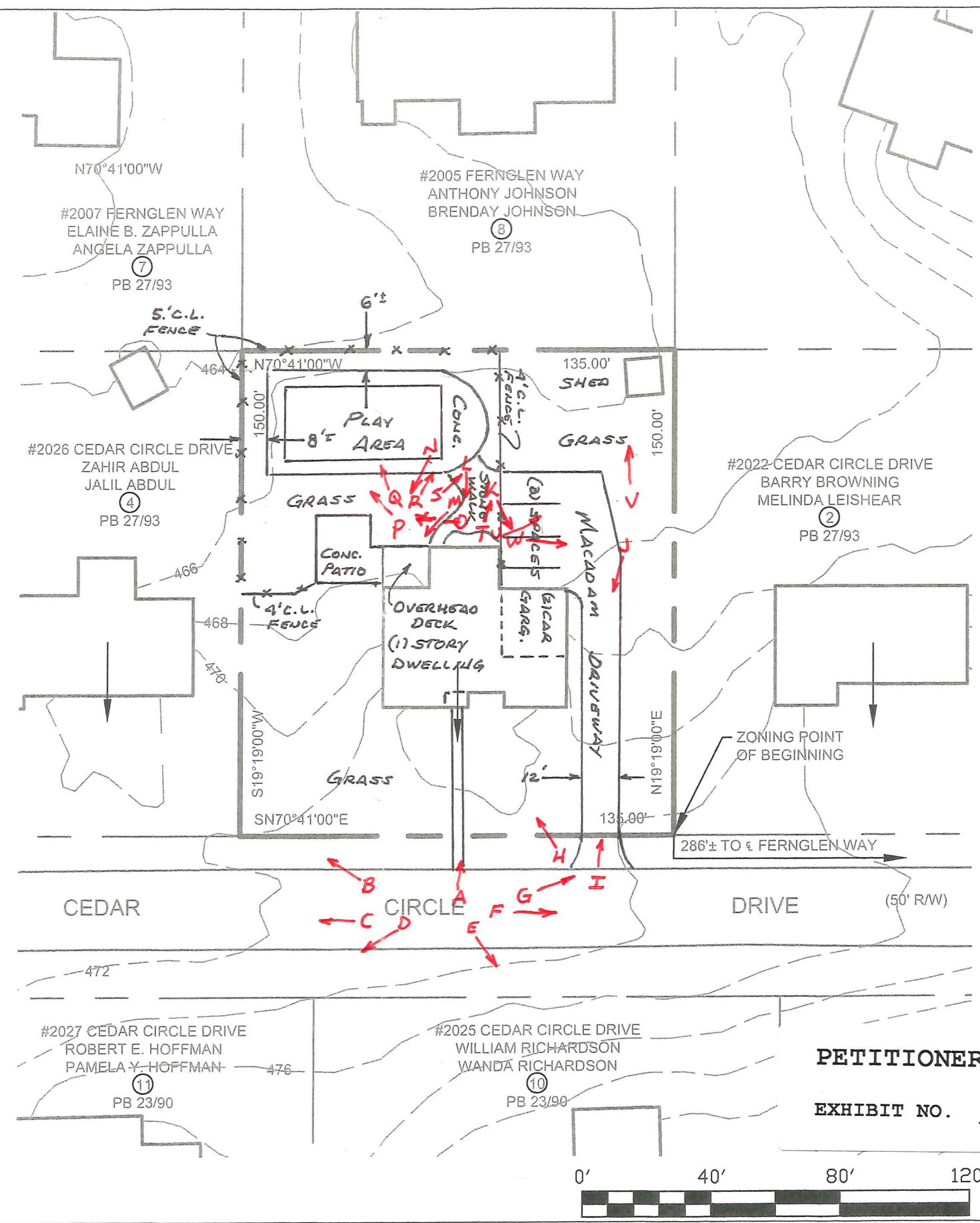
OFFICE OF PLANNING

Regional Planning District: Security District Code: 323

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

PROPOSED DEVELOPMENT

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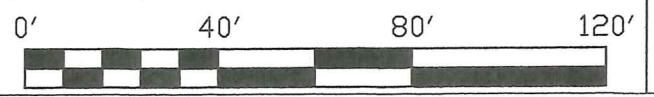


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PETITIONER'S
EXHIBIT NO. 3



PLAN TO ACCOMPANY PHOTOGRAPHS

2019-0478-SPHA

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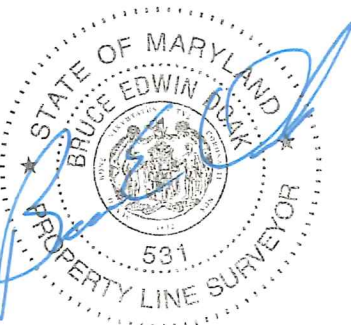
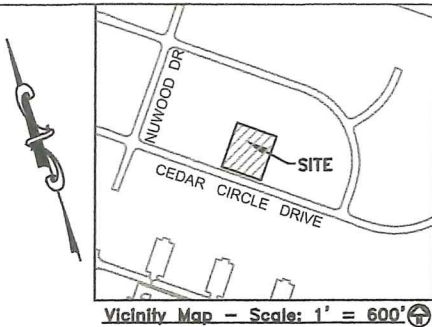
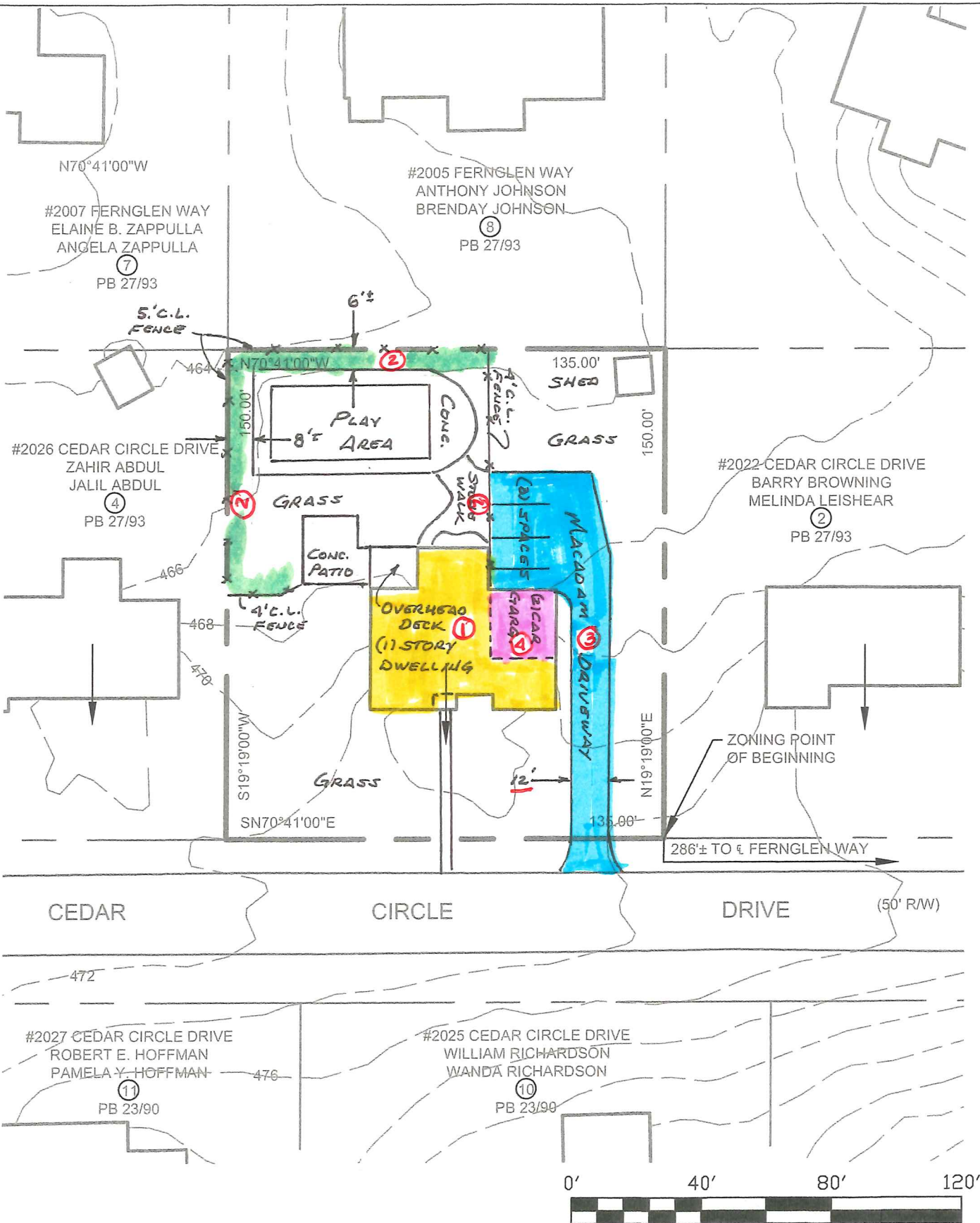
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