

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 22nd day of January, 2026, that Tricia Gajdhar located at 12308 B Timber Grove Road should be and the

(Individual or business name)  
(Street address)

same is hereby granted permission to operate a: Class A Child Care Facility with up to 12 children

UP-2025-0003CC  
Use Permit or Zoning Case No.

C. Peters  
Director, Permits, Approvals and Inspections

Planner's Initials TC

E-mailed To Fix Situation

UP-2025-0003CC

25-0260 TC

# Application for Child Care Center Class A / Adult Day Care Use Permit

## 9-12 Children/Adult Day Care only

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

Proposed Child Care Location: 12308 B Timber grove Road Owings Mills M.D. 21117.

Election District: 4

Subdivision: 0000

Street Address: 12308 B Timber grove Road Owings Mills M.D. 21117.

Lot Number: 5 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: \_\_\_\_\_ x \_\_\_\_\_

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

### General Information:

A. Name and Address of Applicant/Operator

Tricia Gajadhar.

12308 B Timber grove Road Owings Mills M.D. 21117.

Telephone Number 443-629-1091 Email Tricia 2005@live.com

B. Number of Employees \_\_\_\_\_ Hours of Operation 7:30am Days of Week 5

C. Number of Children Enrolled 7

D. Estimated Amount of Traffic Generated (Drop-off / Pick-up / Deliveries): Morning ~1hr Afternoon N/A

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

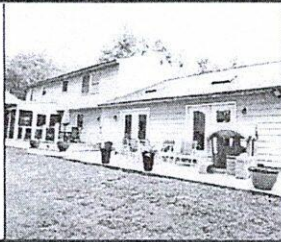
I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and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

Tricia Gajadhar.  
Applicants Signature

# TALBOT

SETTLEMENT & ESCROW LLC

20 New Plant Court, Suite 106  
Owings Mills, MD 21117  
(443) 738-1616 | TalbotSettlement.com

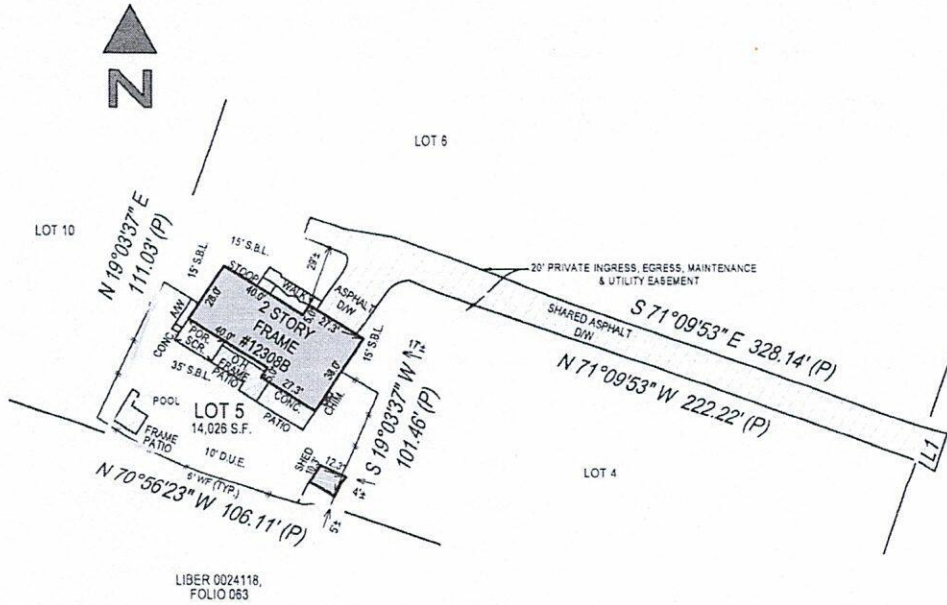


PROPERTY ADDRESS: 12308 B TIMBER GROVE ROAD, OWINGS MILLS, MARYLAND 21117

SURVEY NUMBER: MD2505.0818

MD2505.0818  
LOCATION DRAWING  
BALTIMORE COUNTY

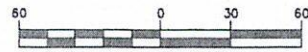
LINE TABLE:  
L1 S 17°58'02" W 10.00' (P)



LIBER 0024118,  
FOLIO 053

**PLEASE NOTE**

Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.



GRAPHIC SCALE (In Feet)

1 inch = 60' ft.

ACCURACY=1±



*William R. Hebert*

**WILLIAM R. HEBERT**  
State of Maryland Property Line Surveyor  
License Number 483 | Expires: 3/31/2027

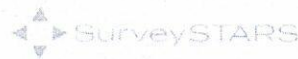
**SURVEYORS CERTIFICATION:**

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

**POINTS OF INTEREST:**



Exacta Land Surveyors, LLC  
LBR21937  
Office: 443-519-3934  
4424 Westwood Way Apt 1 | Baltimore, MD 21106



DATE SIGNED: 05/07/25

FIELD WORK DATE: 5/6/2025

REVISION DATE(S): (REV.0 5/7/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

2025-0140-A



KATHLEEN A. KLAUSMEIER  
County Executive

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

August 22, 2025

Kadiv Wallace [kowallace@live.com](mailto:kowallace@live.com)  
12308 B Timbergrove Road  
Owings Mills, MD 21117

RE: Petition for Administrative Variance  
Case No. 2025-0140-A  
Property: 12308 B Timbergrove Road

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek J. Baumgardner", is written over a circular stamp or seal.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure

be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

THEREFORE, IT IS ORDERED, this 22nd day of **August, 2025**, by the Administrative Law Judge for Baltimore County Zoning Regulations (“BCZR”), Section 424.1.B, to approve an existing 5 ft. wooden stockade fence with a +/- 0 ft. setback in lieu of the required 20 ft. setback, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Any improvements located within county drainage and utility easements are subject to removal upon reasonable request by Baltimore County at owner’s expense; and
2. Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw

Tricia  
12308 B Timber Grove  
Road Owings Mills  
M.D. 21117.

