

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 29<sup>TH</sup> of AUGUST, 2005, that 9412 BELAIR ROAD should be and the same is hereby granted  
(street address)

permission to operate a ASSISTED LIVING FACILITY II, FOR A MAXIMUM OF 15 ALF BEDS. THIS USE PERMIT IS FOR ZONING ONLY AND DOES NOT SUPERCEDE ANY OTHER AGENCIES REQUIREMENTS/APPROVALS

NA  
Permit No.

JLL FOR [Signature]  
Director

REV 06/00

*PLANS Rvw FOR HANDICAPPED ISSUES RAISED BY O.P. OK (T.B) SEE 8/29 REV. PLANS.*

Planner's Initials JLL

# USE PERMIT



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Permit No.

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Director

REV 06/00

*PLANS RUN FOR HANDICAPPED ISSUES RAISED BY O.P. OK (T.B) SEE 8/29 REV. PLANS.*

Planner's Initials JLL

*ORIG MAILED 8/29*

REVIEW PACK TO O.P. 7/06/05 BY JLL

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attention: ALF REVIEWER  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

PDM ALF # NA

Permit No. (if required) B \_\_\_\_\_

FROM: Timothy M. Kotroco  
Department of Permits & Development Management

RE: Assisted Living Facility I of (II)

This office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

KHASHAVAR VARZANDEH 4302 CHAPEL RD 410 248 0545  
Print Name of Applicant Address Telephone Number  
9412 BELAIR RD NOTTINGHAM PERRYHALL MD 21128  
Lot Address Election District II Councilmanic District Square Feet of Lot 5870  
MD 21236  
Lot Location: N E S W side/corner of BELAIR RD 75 feet from N E S W corner of PINEDALE RD  
(street) (street)  
Land Owner: JAVAD VARZANDEH Tax Account Number 1111057250  
Address: 4302 CHAPEL RD PERRYHALL MD 21128 Telephone Number (410) 248 0545

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by Date: <u>7/06/05</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JLL
2. Permit Application (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>ROA (DR 3.5 EQUIVALENT)</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval  Disapproval  Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date: \_\_\_\_\_

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO: Jennifer German**

**DATE: 07/18/05**

**FROM: Kevin M. Gambrill**

**SUBJECT: 9412 Belair Road**

The Office of Planning is not opposed to the petitioner's request to operate an assisted living facility on the subject property. The underlying land use is conducive for such uses, and does not appear to be a negative impact on the surrounding community.

Should this site be utilized to assist elderly persons and/or disabled citizens, the site plan accompanying the application should be revised to show compliance with the Americans with Disabilities Act. This includes incorporating the necessary number of disabled parking spaces, as well as wheelchair access ramps from the proposed parking spaces.

In addition, the petitioner should remove any and all ancillary equipment from the front and sides of the property that was associated with the former uses (i.e. abandoned class B group childcare center).

AFK:

By: COMPLETION (08/08/2005) 13:44:44

7/21/05

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attention: ALF REVIEWER  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

PDM ALF # NA

Permit No. (if required) B \_\_\_\_\_

FROM: Timothy M. Kotroco  
Department of Permits & Development Management

RE: Assisted Living Facility I or II

This office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: FAK# 410 256 9393

KHASHAYAR VARZANDEH 4302 CHAPEL RD 410 248 0545  
Print Name of Applicant Address Telephone Number

9442 BELAIR RD NOTTINGHAM MD 21236 75 11 5870  
Lot Address Election District Councilmanic District Square Feet of Lot

Lot Location: N E S W side/corner of BELAIR RD 75 feet from N E S W corner of PINEDALE RD  
(street) (street)

Land Owner: JAVAD VARZANDEH Tax Account Number 111057250

Address: 4302 CHAPEL RD PERRYHALL MD 21128 Telephone Number (410) 248 0545

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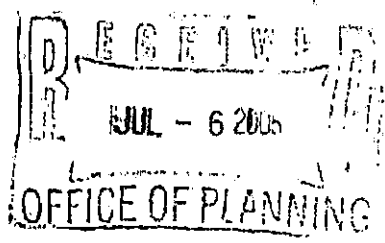
	PROVIDED?		
	YES	NO	Accepted for Filing by / Date:
1. This Recommendation Form (3 copies)	✓	—	<u>7/06/05</u>
2. Permit Application (if available)	—	✓	
3. Site Plan: Property (3 copies), including lot size and square feet of buildings, parking and open space - 10% lot area	✓	—	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	—	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) <u>WAIVED.</u>	—	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>ROA (DR 3.5 EQUIVALENT)</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- Approval     Disapproval     Approval conditioned on required modifications of the application to conform with the following recommendations.

Signed by [Signature]  
for the Director, Office of Planning and Community Conservation



Date: 7/19/05  
Revised 9/29/2004

Mail U.P. to MR VARZANDETT,  
4302 Chapel Rd  
Perryhall Md 21128

orig mailed 8/29

Mail U.P. to MR VARZANDETT,  
4302 Chapel Rd  
Perryhall Md 21128

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 443418

DATE 7/06/05 ACCOUNT 001 006 6150  
AMOUNT \$ 50.00

RECEIVED FROM: MR KASHI

FOR: Use Permit application for ALF II

9412 BELAIR RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/06/2005	7/06/2005	08:34:35	9
REG MS03	WALKIN	KPOR	KEP
->RECEIPT # 288869		7/06/2005	OFUJ
Dept 5 528 ZONING VERIFICATION			
TR NO. 443418			
Recpt Tot		\$50.00	
\$50.00		CK	\$ .00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

TRANSMISSION VERIFICATION REPORT

TIME : 08/08/2005 13:44  
NAME :  
FAX : 4108875708  
TEL : 4108875708  
SER. # : BROM2J066058

DATE, TIME	08/08 13:44
FAX NO. /NAME	94102569393
DURATION	00:00:27
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM

PLEASE FAX THESE  
2 SHEETS <sup>(ATTACHED)</sup> TO  
MR KASHI.  
410 256 9393

8/05/05.  
( I COPY TO FILE <sup>(DONE)</sup>, ONCE  
ADA RESOLVED MR.  
KASHI WILL ADVISE OR  
REVISSE PLANS CONTACT ME.  
J. LEWIS

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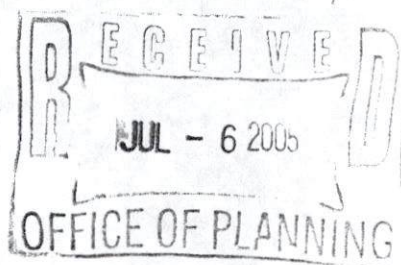
	PROVIDED?		Accepted for filing by <u>JL</u> Date: <u>7/26/05</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (If available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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RECOMMENDATIONS / COMMENTS:

Approval     Disapproval     Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: [Signature]  
for the Director, Office of Planning and Community Conservation



Date: 7/19/05

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO: Jennifer German**

**DATE: 07/18/05**

**FROM: Kevin M. Gambrill**

**SUBJECT: 9412 Belair Road**

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AFK:

Department of Permits and Development Management

Development Processing  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284



June 13, 2005

Mr. & Mrs. Javad Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128

Dear Mr. & Mrs.: Varzandeh

RE: Abandonment of the Special Exception Use granted in Zoning Case No. 94-405-XA, 9412 Belair Road

Pursuant to your letter dated June 6, 2005, the Baltimore County Office of Zoning Review hereby confirms the abandonment of the Special Exception Use granted in Zoning Case 94-405-XA. Further the modification of the RTA standards will no longer apply due to the abandonment of the Class B Group Child Care Center. The front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling will remain in force. The principal use of the property will be as permitted and restricted by Section 202 of the Baltimore County zoning Regulations.

A copy of this letter will be made a part of the permanent zoning case file for this property.

Sincerely,  
Lloyd J. Moxley  
Planner, Zoning Review

General Notes:

Zoning use Permit Plan for An Assisted Living Facility II

Property Address: 9412 Belair Road  
Perryhall, MD 21236

Property Owner: Javad Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128  
Phone: 410-248-0545  
Fax: 410-256-9393

Applicant: Khashayar Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128  
Phone: 410-248-0545

Plan Date 6/28/05

Electric District: 11 Precinct: 07 Legislative District: 08  
Congressional District: 01 Council District: 05  
Map: 72 Grid: 02 Parcel: 364 Deed ref: 10633/745

1. Area of Property: 1.03 Acres (44,866.8 sq)
2. Existing Zoning of Property: ROA (DR 3.5 Equivalent)
3. Existing use of Property: Child Daycare by Special Exception \*withdrawn on 6/13/05 see attached letter
4. Proposed Use of Property: Assisted Living Facility II
5. This property is located on a principal arterial street

Existing Floor Areas Sq. Ft. 1<sup>st</sup> Floor and Sunroom = 2,123.5  
Basement for Storage and Mechanical Equipment = 1673

Open Space Required: 44866sf x .10 = 4486sf  
Open Space Provided: 4500sf

Parking: 1 space for each 3 beds = 5 parking spaces required  
8 Parking spaces Provided

Density 13-15 beds = 4 density lots required 40,000  
Provided 41,328 44,866.8 sf (KV)

I NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 6 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

II NOTE: NO EXTERIOR MODIFICATIONS INCLUDING ADDITIONAL PARKING LOT ARE PROPOSED.

III NOTE: THIS PROPERTY IS NOT LOCATED IN THE HONEYGO AREA.

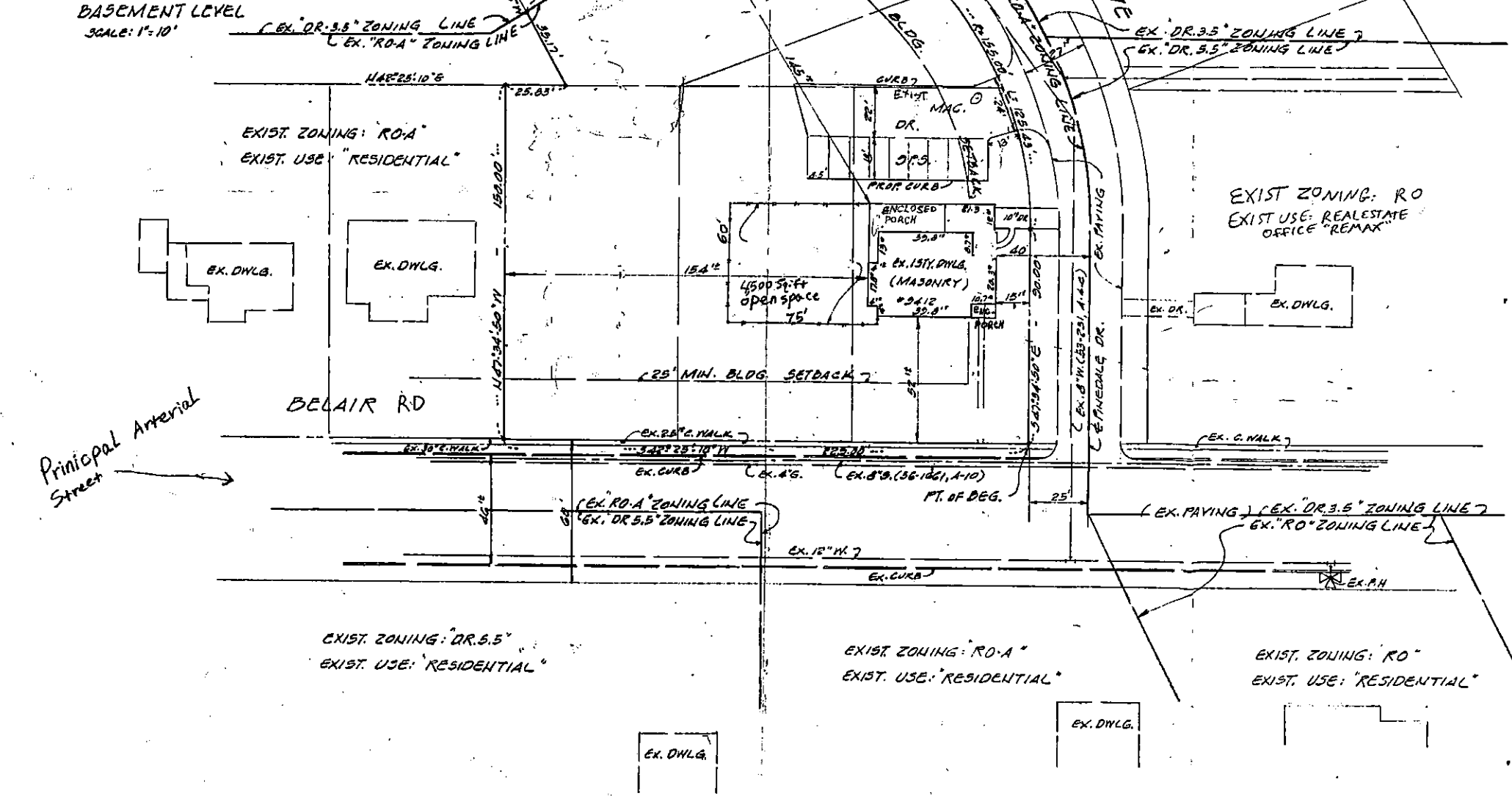
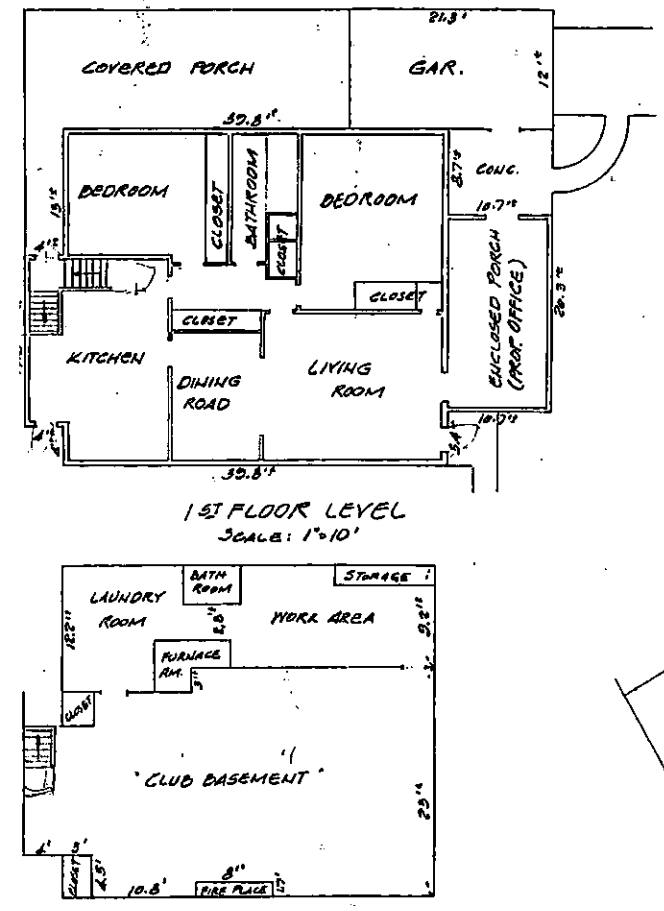
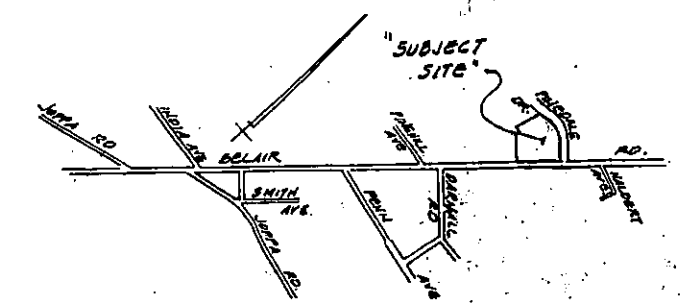
IV SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

*Khashayar Varzandeh* 6/29/05  
SIGNATURE DATE

KHASHAYAR VARZANDEH 6/29/05  
PRINTED NAME DATE

ENGINEERS SCALE 1"=60'



Principal Arterial Street

LTM

04



June 13, 2005

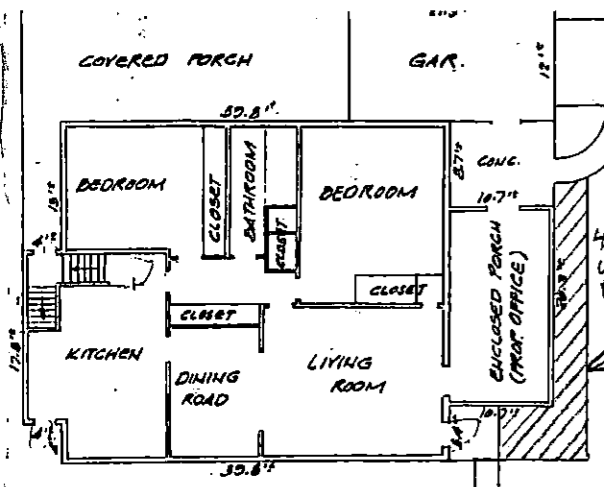
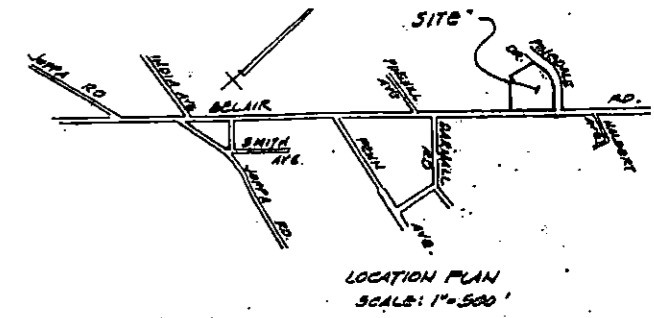
Mr. & Mrs. Javad Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128

Dear Mr. & Mrs.: Varzandeh

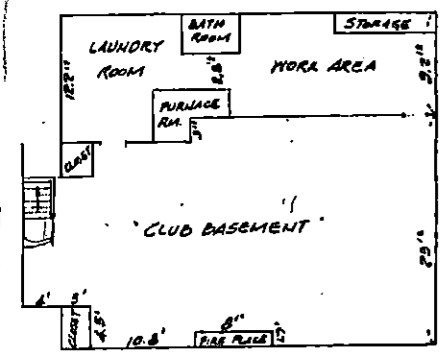
RE: Abandonment of the Special Exception Use granted in Zoning Case No. 94-405-XA, 9412 Belair Road

Pursuant to your letter dated June 6, 2005, the Baltimore County Office of Zoning Review hereby confirms the abandonment of the Special Exception use granted in Zoning Case 94-405-XA. Further the modification of the RTA standards will no longer apply due to the abandonment of the Class B Group Child Care Center. The front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling will remain in force. The principal use of the property will be as permitted and restricted by Section 202 of the Baltimore County zoning Regulations.

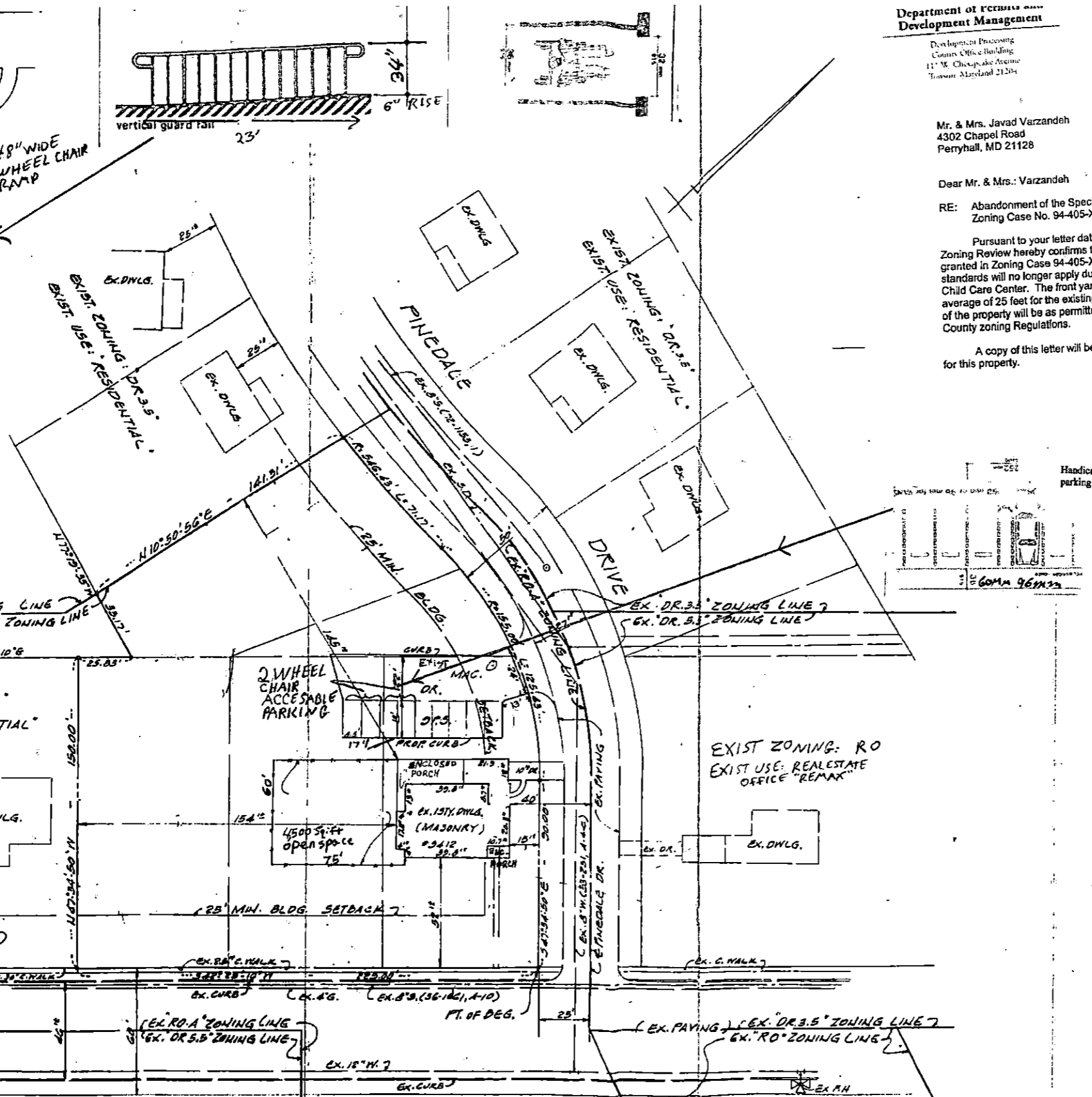
A copy of this letter will be made a part of the permanent zoning case file for this property.



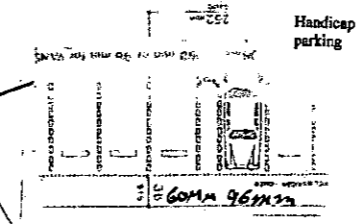
1st FLOOR LEVEL  
SCALE: 1"=10'



BASEMENT LEVEL  
SCALE: 1"=10'



Sincerely,  
Lloyd J. Moxley  
Planner, Zoning Review



General Notes:

Zoning use Permit Plan for An Assisted Living Facility II

Property Address: 9412 Belair Road  
Perryhall, MD 21236  
Property Owner: Javad Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128  
Phone: 410-248-0545  
Fax: 410-256-9393  
Applicant: Khashayar Varzandeh  
4302 Chapel Road  
Perryhall, MD 21128  
Phone: 410-248-0545

Plan Date 6/28/05

Electric District: 11 Precinct: 07 Legislative District: 08  
Congressional District: 01 Council District: 05  
Map: 72 Grid: 02 Parcel: 364 Deed ref: 10633/745

1. Area of Property: 1.03 Acres (44,866.8 sf)
2. Existing Zoning of Property: ROA (DR 3.5 Equivalent)
3. Existing use of Property: Child Daycare by Special Exception \*withdrawn on 6/13/05 see attached letter
4. Proposed Use of Property: Assisted Living Facility II
5. This property is located on a principal arterial street

Existing Floor Area Sq. Ft. 1st Floor and Sunroom = 2,123.5  
Basement for Storage and Mechanical Equipment = 1673

Open Space Required: 44866sf x .10 = 4486.6sf  
Open Space Provided: 4500sf

Parking: 1 space for each 3 beds = 5 parking spaces required Two handicap accessible parking spaces provided  
8 Parking spaces Provided

Density 13-15 beds = 4 density lots required 40,000  
Provided 44,866 sf N.V.

I NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS (25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 6 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

II NOTE: NO EXTERIOR MODIFICATIONS INCLUDING ADDITIONAL PARKING LOT ARE PROPOSED.

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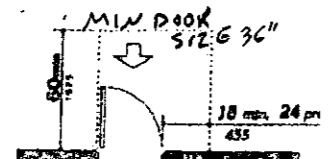
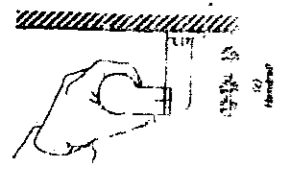
*Khashayar Varzandeh* 6/29/05  
SIGNATURE DATE

KHASHAYAR VARZANDEH 6/29/05  
PRINTED NAME DATE

ENGINEERS SCALE 1"=60'

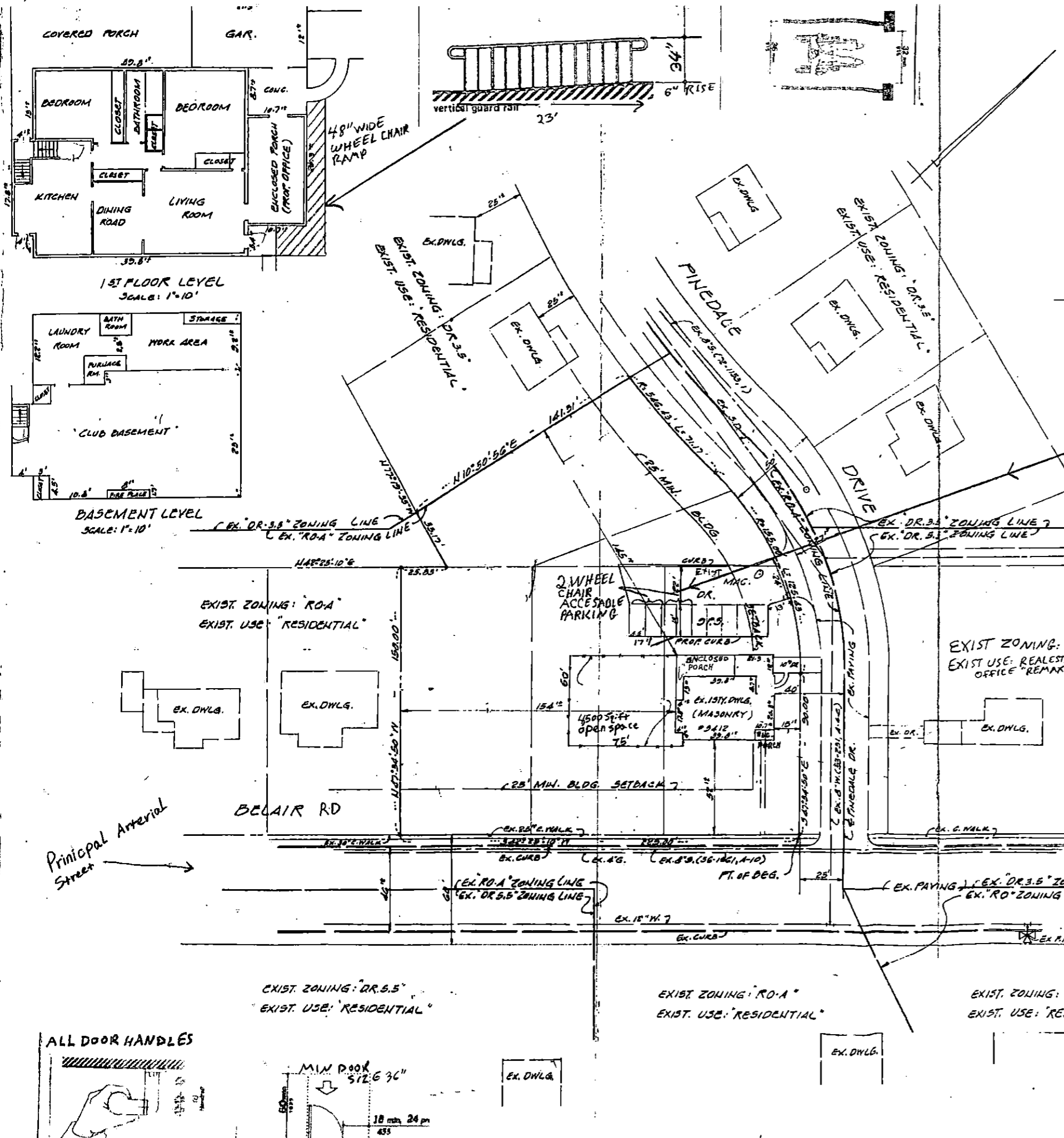
REV PER O.P.  
Comments  
8/29/05

ALL DOOR HANDLES



This building is compliant with the Americans with Disabilities Act at this time. Please note updates on diagram. We will seek permit process for any additional work required to be performed in order to comply with any County requirements. In addition all ancillary equipment from the property associated with the childcare center has been removed.





Department of Planning and Development Management

Development Processing  
 Council Office Building  
 111 N. Chesapeake Avenue  
 Towson, Maryland 21286



June 13, 2005

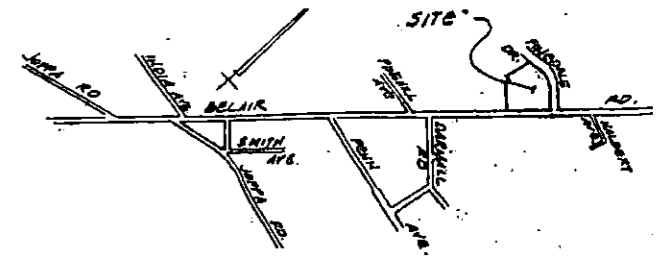
Mr. & Mrs. Javad Varzandeh  
 4302 Chapel Road  
 Perryhall, MD 21128

Dear Mr. & Mrs. Varzandeh

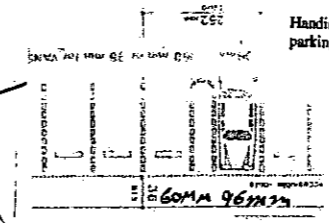
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 Planner II, Zoning Review



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- I NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS (25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 6 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.
- II NOTE: NO EXTERIOR MODIFICATIONS INCLUDING ADDITIONAL PARKING LOT ARE PROPOSED.
- III NOTE: THIS PROPERTY IS NOT LOCATED IN THE HONEYGO AREA.
- IV SIGNES WILL COMPLY WITH SECTION 450 B.C.Z.R.
- THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

*Khashayar Varzandeh* 6/29/05  
 SIGNATURE DATE

KHASHAYAR VARZANDEH 6/29/05  
 PRINTED NAME DATE

ENGINEERS SCALE 1"=50'

*Rev. Per OP  
 Comments  
 8/29/05*

This building is compliant with the Americans with Disabilities Act at this time. Please note updates on diagram. We will seek permit process for any additional work required to be performed in order to comply with any County requirements. In addition all ancillary equipment from the property associated with the childcare center has been removed.

ALL DOOR HANDLES

