

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
E side Saint Vincent's Drive, 48 feet N of
Of c/l Blanche Road
3rd Election District
2nd Councilmanic District
(4229 Saint Vincent's Drive)

Shareba Kerriem
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 07-185-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Shareba Kerriem. The Petitioner is requesting Special Hearing relief for property owned at 4229 Saint Vincent's Drive. The variance request is to permit a parking space with a 1-foot setback to property line in lieu of the required 10 feet. The Special Hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a use permit for an Assisted Living Facility I for up to three beds.

The property was posted with Notice of Hearing on December 4, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 5, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. *Variances*

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

1-5-07
105-01
105-01

regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated November 16, 2006 which recommended the request be denied on the basis that adequate parking and landscaping would not be provided.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Shareba Kerriem, Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 2628 square feet zoned DR 10.5 and is improved by the Petitioner's townhouse located in the middle portion of the row. The Petitioner would like to operate an Assisted Living Facility I with up to 3 beds at this location. She indicated her experience in the field, greater numbers of elderly who need care, and her desire to provide the comforts of home to patients under her care. She disagrees with the Planning Office comments regarding parking and noted that she parks in the parking pad in the rear without problems. She opined that the parking pad would easily accommodate ambulances as she will park on the public street. She presented photographs of St. Vincent's Drive to show adequate on street parking.

RECEIVED FOR FILING
1-5-07

She would continue to live in the home and operate the Assisted Living Facility. The home presently has three bedrooms and a bath on the second floor, kitchen, living room, den and ½ bath on the first floor and a large basement. Since patients would occupy the three bedrooms on the second floor, she proposes to accept only patients who can go up and down stairs. Patients would eat in the dining room on the first floor. She also proposes to build a bedroom for herself in the basement and convert the den to an office on the first floor. She noted that the property meets the open space requirements even though it is a town home.

Findings of Fact and Conclusions of Law

I have no doubt of the Petitioner's qualifications or sincerity in proposing the difficult task of operating an assisted living facility. If this proposed use were in a detached single family home I would have no problem approving it. However the subject property is an inside the row townhouse. She will continue to live there. A single family townhouse requires two parking spaces. The assisted living facility requires one parking space for three beds. If there are two principal uses in a building such a residence as well as assisted living facility, three on site parking spaces are required. It is simply not enough to propose parking on the street. Not only do the regulations not allow this, I have no doubt there are few parking spaces available on the street in the morning or evening when neighbors are at home. The Planning Office opposes the use at this location because the site can not provide sufficient parking or landscaping.

I am also concerned that patients become attached to their surroundings and in this case attached to their health care provider such as the Petitioner. They will like her very much. She is sincere, articulate and has a sunny disposition. However her good intentions may be to accept only ambulatory patients, people needing assistance quickly become non ambulatory as age and disease progress. There is simply no practical way for the Petitioner to properly care for patients who cannot climb up or down stairs. A townhouse is simply not suited for such unless the operator provides very expensive lifts which the Petitioner is not planning on doing. While I will not approve the requested

RECEIVED FOR PLANNING
1-5-07
Jef

variances in this case, I hope the Petitioner will find a suitable location to respond to her calling to provide needed care to the elderly and disabled.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance requests should be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5th day of January, 2007, that the Petitioners' request for Variance to permit a parking space with a 1-foot setback to property line in lieu of the required 10 feet is hereby DENIED; and

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a use permit for an Assisted Living Facility I for up to three beds is hereby DENIED.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILING
1-5-07
PB



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 4, 2007

SHAREBA KERRIEM
4229 SAINT VINCENT'S DRIVE
BALTIMORE MD 21215

Re: Petition for Special Hearing
Case No. 07-185-SPH
Property: 4229 Saint Vincent's Drive

Dear Ms. Kerriem:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

RECEIVED FOR FILING
JAN 15 2007
PZ



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4229 Saint Vincents Drive
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for 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 USE PERMIT FOR AN ASSISTED LIVING FACILITY I FOR UP TO
THREE BEDS.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By DT Date 10/23/00

Case No. 07-185-SPHA

REV 9/15/98

NOT RECEIVED FOR FILING

1-5-01 MB



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4229 Saint Vincents Dr
which is presently zoned DR-10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 432AC.1. (BCZR)

TO PERMIT A PARKING SPACE WITH A 1-FOOT SETBACK TO PROPERTY LINE IN LIEU OF THE REQUIRED 10-FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 07-185-SPHA

REV 9/13/98

1-5-01 DM

Zoning Description for **4229 SAINT VINCENT'S DRIVE**

Beginning at a point on the east side of Saint Vincent's Drive which has a 60-foot right of way at a distance of 48-feet north of Blanche Road also having a 60-foot right of way. Being the same property and recorded among land records of Baltimore County in Plat Book 28, Folio 72, Lot #226 in Section 2 of the subdivision known as "Milbrook" containing 2,628 square feet. Also known as 4229 Saint Vincent's Drive and located in the 3rd Election District and 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21847

DATE 10/22/06 ACCOUNT 0010016150
AMOUNT \$ 130.00

RECEIVED FROM: SHARDA KEREM

FOR: ITEM # 0185 07-185-SPHA

4229 SAINT VINCENT'S DR D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NO. 10/23/2006 11:57:58
REG 18506 BALTIMORE COUNTY
DATE 10/23/2006 11:57:58
AMOUNT \$ 130.00
CASHIER D. THOMPSON
CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: # 07-185-SPHA

4229 Saint Vincent's Drive
East side Saint Vincent's Drive, 48 feet north of
centerline Blanche Road.
3rd Election District - 2nd Councilmanic District

Legal Owner(s): Shareba Kerlem

Special Hearing: To approve a use permit for an Assisted Living Facility 1 for up to three beds. Variance: To permit a parking space with a 1-foot setback to property line in lieu of the required 10 feet.

Hearing: Wednesday, December 27, 2006 at 9:00 a.m.
in Room 407, County Courts Building, 401 Bosley
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible: for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 12/601 December 5

118076

CERTIFICATE OF PUBLICATION

12/7/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/5/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

LEGAL ADVERTISING

P. Wilkinson

CERTIFICATE OF POSTING

RE: Case No.: 07-185-SPHA

Petitioner/Developer: SHAREBA

KERRIEM

Date of Hearing/Closing: 12-27-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4229 SAINT VINCENTS DRIVE

The sign(s) were posted on

12-4-06
(Month, Day, Year)

Sincerely,

Robert Black 12-5-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

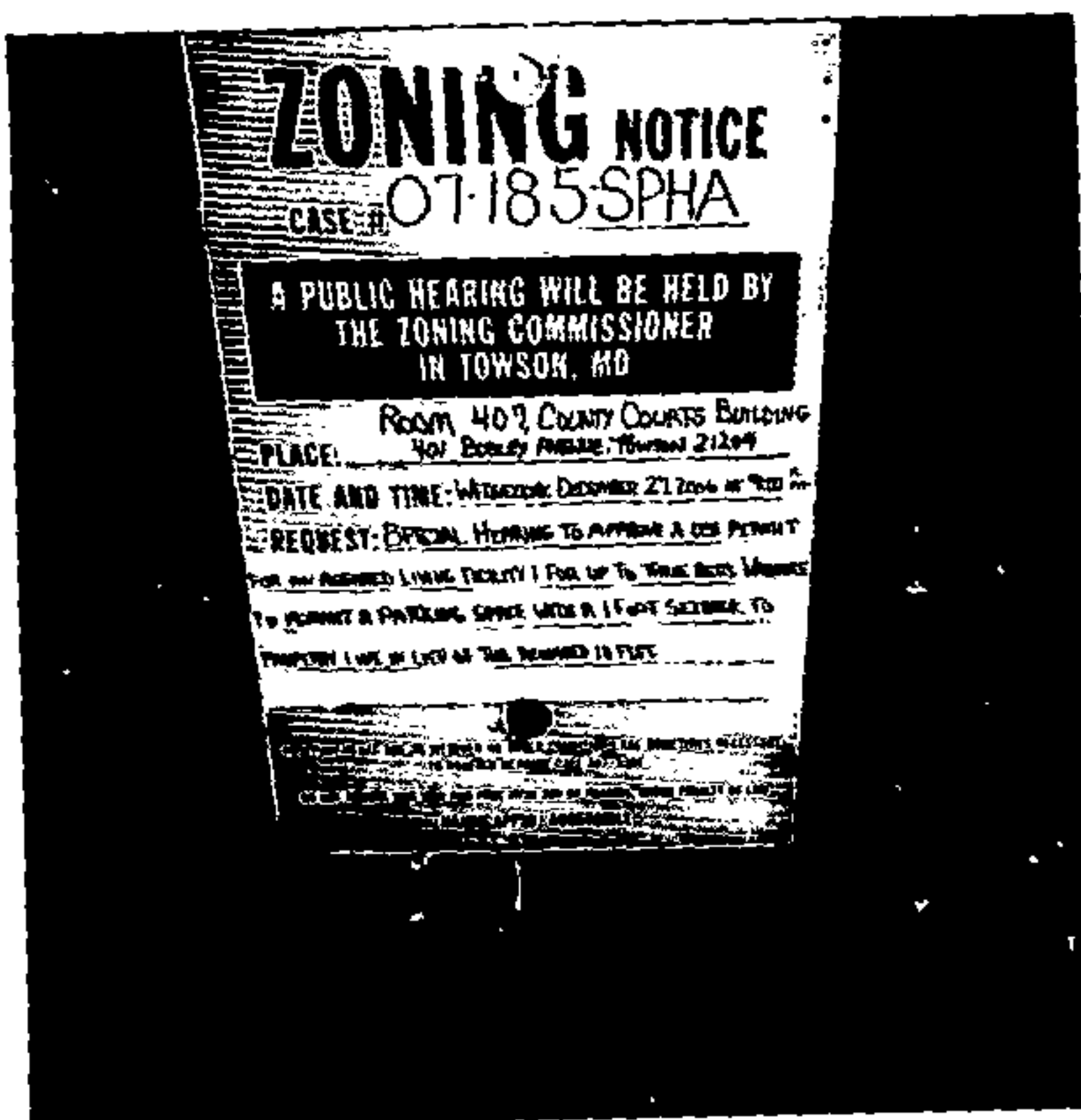
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

November 14, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 07-185-SPHA

4229 Saint Vincent's Drive

East side Saint Vincent's Drive, 48 feet north of centerline Blanche Road.

3rd Election District – 2nd Councilmanic District

Legal Owner(s): Shareba Kerriem

Special Hearing To approve a use permit for an Assisted Living Facility I for up to three beds.
Variance To permit a parking space with a 1-foot setback to property line in lieu of the required 10 feet.

Hearing: Wednesday, December 27, 2006 at 9:00 a.m. in Room 407 County Courts Building,
401 Bosley Avenue, Towson 21204.

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:amf

C: Shareba Kerriem 4229 Saint Vincent's Drive Baltimore 21215

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 6, 2006.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 5, 2006 Issue - Jeffersonian

Please forward billing to:

Shareba Kerriem
4229 Saint Vincent's Drive
Baltimore, MD 21215

410-580-0163

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 07-185-SPHA

4229 Saint Vincent's Drive

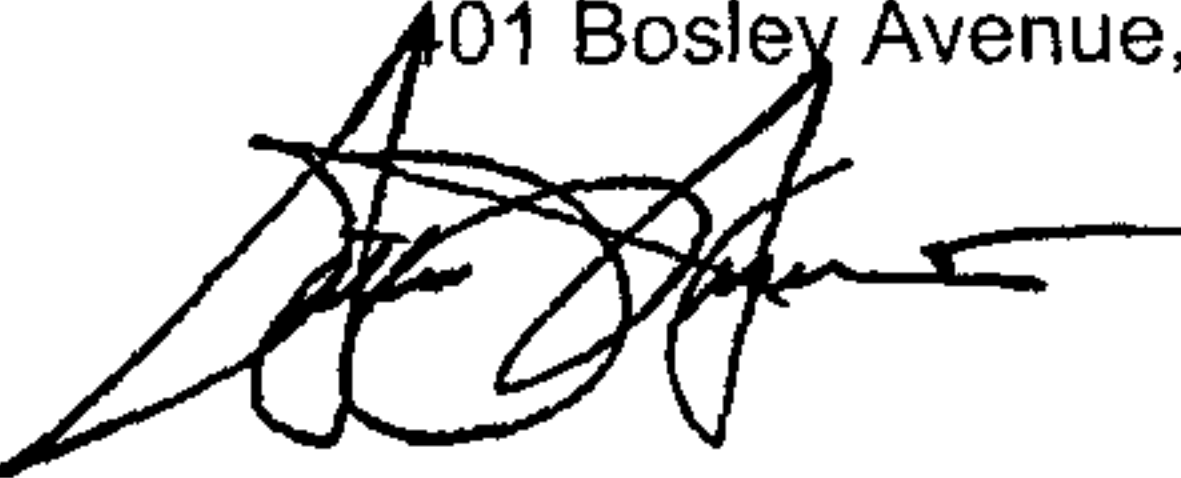
East side Saint Vincent's Drive, 48 feet north of centerline Blanche Road.

3rd Election District – 2nd Councilmanic District

Legal Owner(s): Shareba Kerriem

Special Hearing To approve a use permit for an Assisted Living Facility I for up to three beds.
Variance To permit a parking space with a 1-foot setback to property line in lieu of the required 10 feet.

Hearing: Wednesday, December 27, 2006 at 9:00 a.m. in Room 407 County Courts Building,
401 Bosley Avenue, Towson 21204.



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 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 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:

Item Number or Case Number: 07-185-SPHA

Petitioner: KERRIEM

Address or Location: 4229 SAINT VINCENT'S DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. SHAREBA KERRIEM

Address: 4229 SAINT VINCENT'S DRIVE

BALTIMORE, MD 21215

Telephone Number: 410-580-0163



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
December 26, 2006 *Development Management*

Shareba Kerriem
4229 Saint Vincents Drive
Baltimore, MD 21215

Dear Ms. Kerriem:

RE: Case Number: 07-185-SPHA, 4229 Saint Vincents Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 2006.

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 that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 30, 2006

Item Number(s): 183 through 192

185

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property:

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Driven to Road
State Highway
Administration

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 31, 2006

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-185-SHA
4229 SAINT VINCENT'S DRIVE
SHAREBA KERRIEM PROPERTY
VARIANCE - PERMIT AN ASSISTED
LIVING FACILITY 1 & PARKING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 7-185 SHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 16, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 4229 Saint Vincent's Drive

INFORMATION:

Item Number: 7-185

Petitioner: Shareba Kerriem

Zoning: DR 10.5

Requested Action: Special Haring and Variance

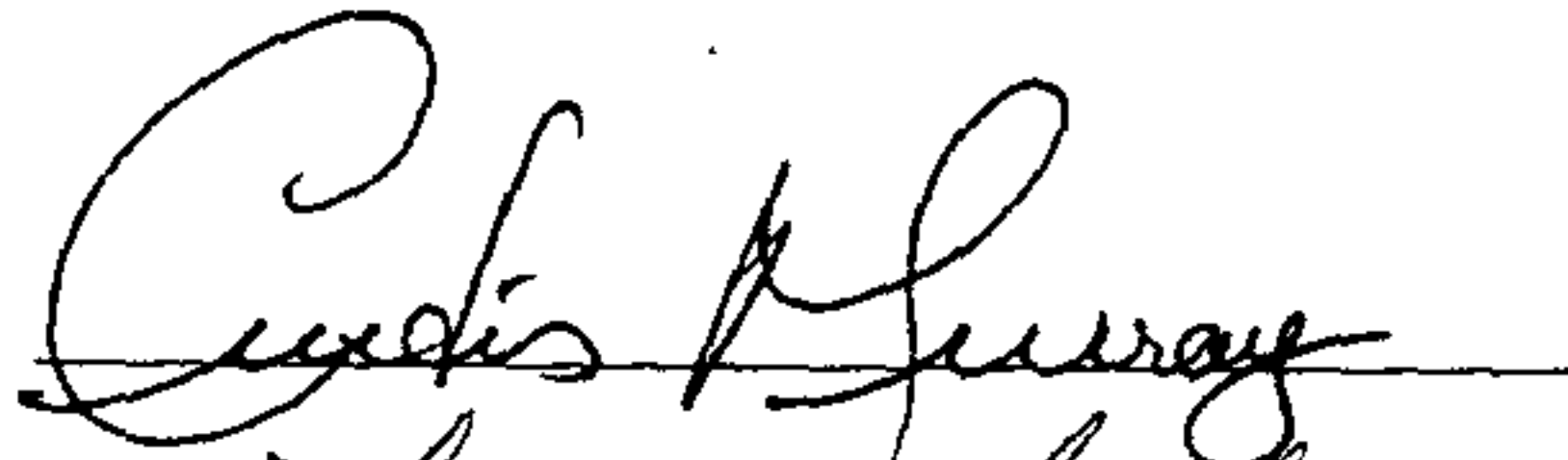
The property in question is a townhouse that requests a special hearing for a 3 bed assisted living facility in a DR 10.5. One parking space has been provided, however, the 10-foot wide landscaping area that is required has not been provided. The petitioner requests a variance for a 1-foot setback in lieu of 10 feet.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is of the opinion that the request should be **denied**. The use should not be approved since adequate landscaping cannot be provided on this 18-foot wide lot. Additionally this neighborhood suffers from inadequate parking.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: November 3, 2006

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2006
Item Nos. 07-055, 183, 184, 185, 186, 187, 189, and 191

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-11032006.doc

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
4229 Saint Vincent's Drive; E/S Saint
Vincent's Drive, 48' n c/line Blanche Road
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Shareba Kerriem
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-185-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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/ 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of November, 2006, a copy of the foregoing Entry of Appearance was mailed Shareba Kerriem, 4229 Saint Vincent's Drive, Baltimore, MD 21215, Petitioner(s).

RECEIVED

NOV 06 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Share BA Keelien

4229 Saint Vincent's

30m

Belt up 21215

sakpara@aol.com

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Shane BA Keelien	4229 Saint Vincents	Belt MD 21215	sakoo006@aol.com

1

[illegible][illegible]

1

[illegible][illegible][illegible]

1

[illegible][illegible]

1

[illegible]

Downloaded from <http://ajph.org/> on November 10, 2014

[illegible][illegible]

[illegible][illegible]

[illegible]

[illegible][illegible]

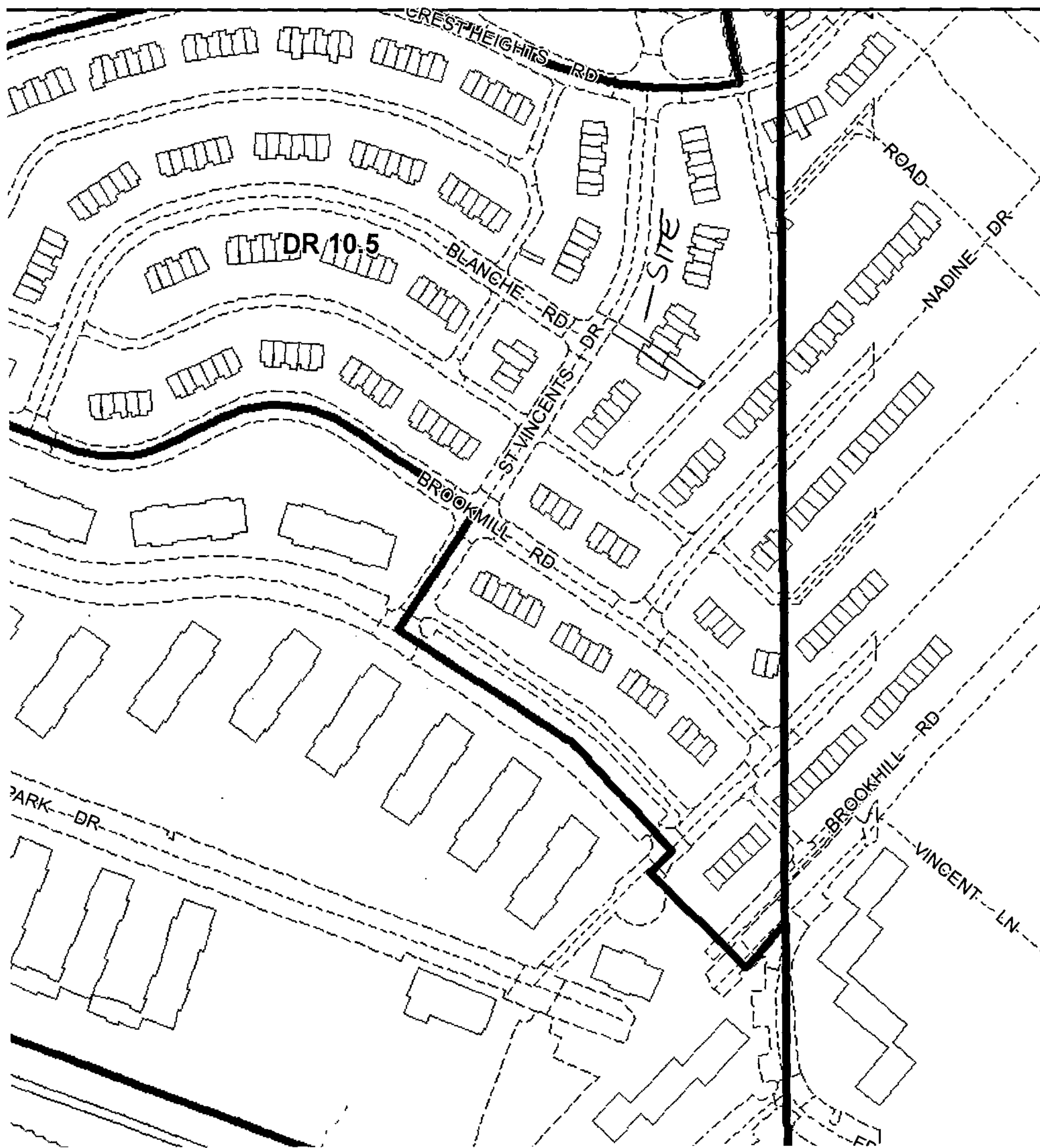
1

[illegible]

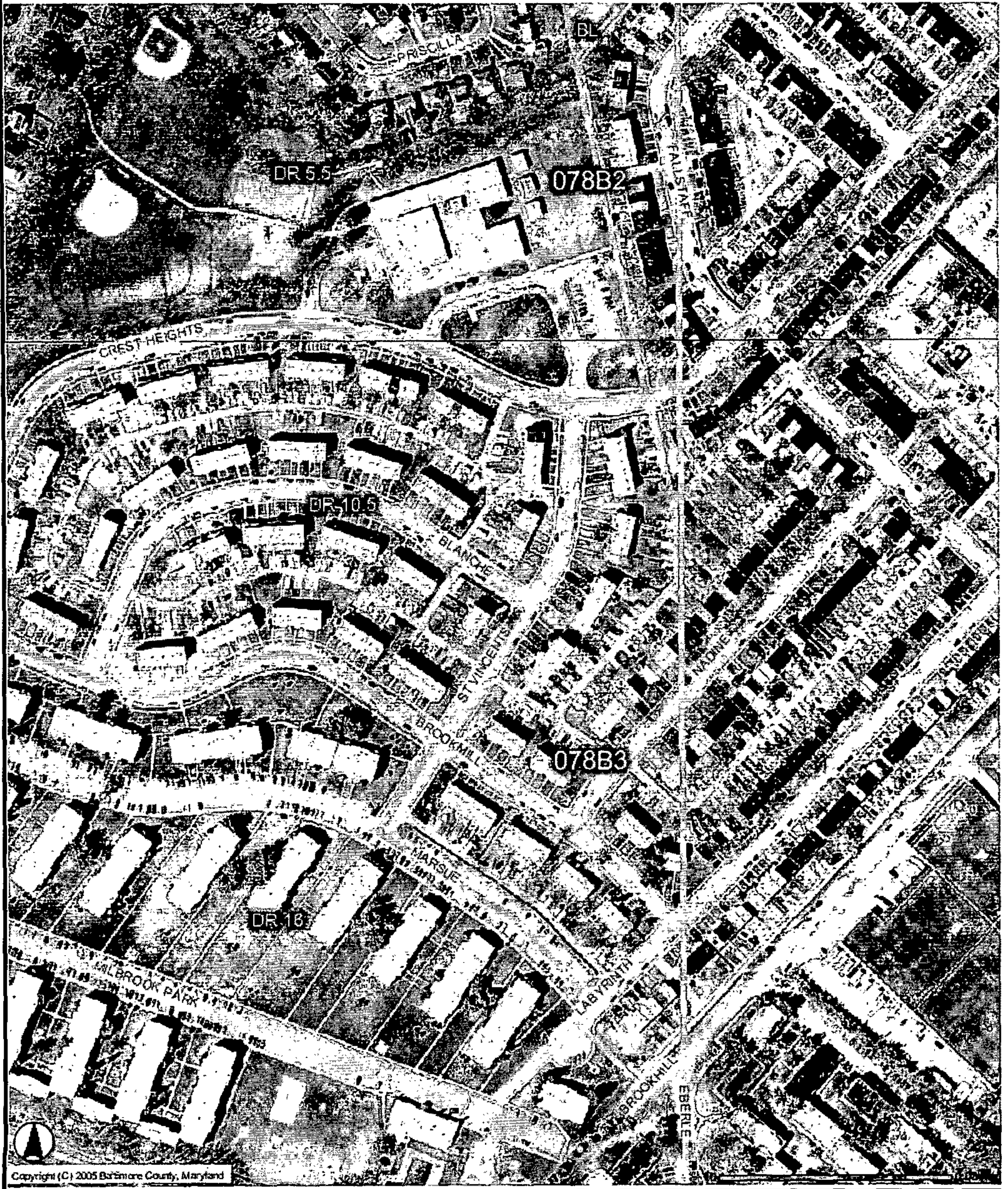
[illegible][illegible]

1

[illegible]



078B3





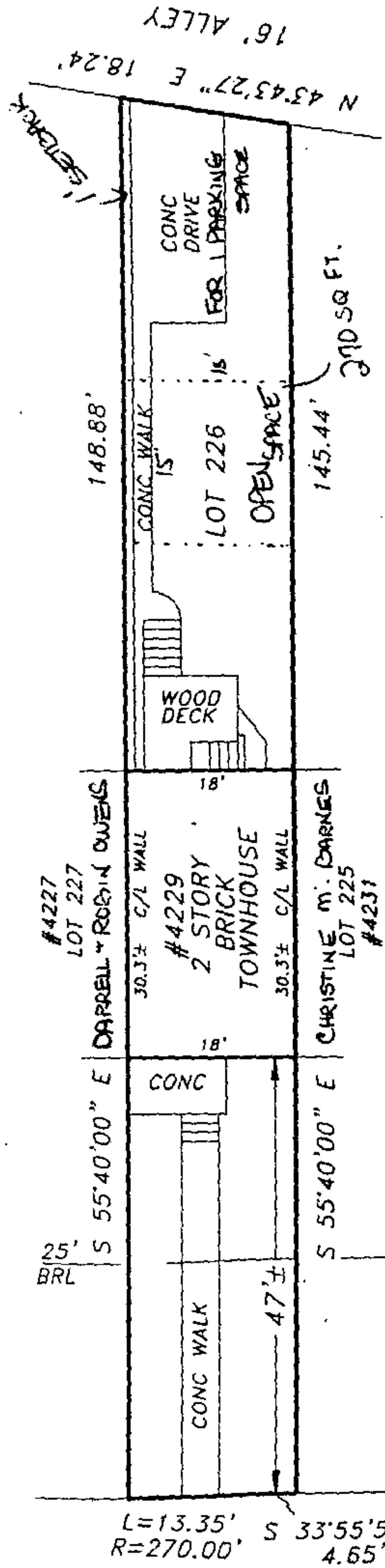


PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 4229 SAINT VINCENT'S DR. SEE PAGES 5, 6 & 7 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MILBROOK
PLAT BOOK # 28 FOLIO # 12 LOT # 226 SECTION # 2
OWNER SHARBA KERREM

SAINT VINCENT'S DRIVE
60' R/W



#4229 Saint Vincents Drive
Baltimore County, Maryland 21215
3rd Election District
Owner: Shareba Kerrem
Add: #4229 Saint Vincents Drive Baltimore County, Maryland 21215
Date June 8, 1962
Phone (410) 580-0163
Lot Size: 2,628 SQ. FT.
Zoning map 078B3
Zone DR 10.5

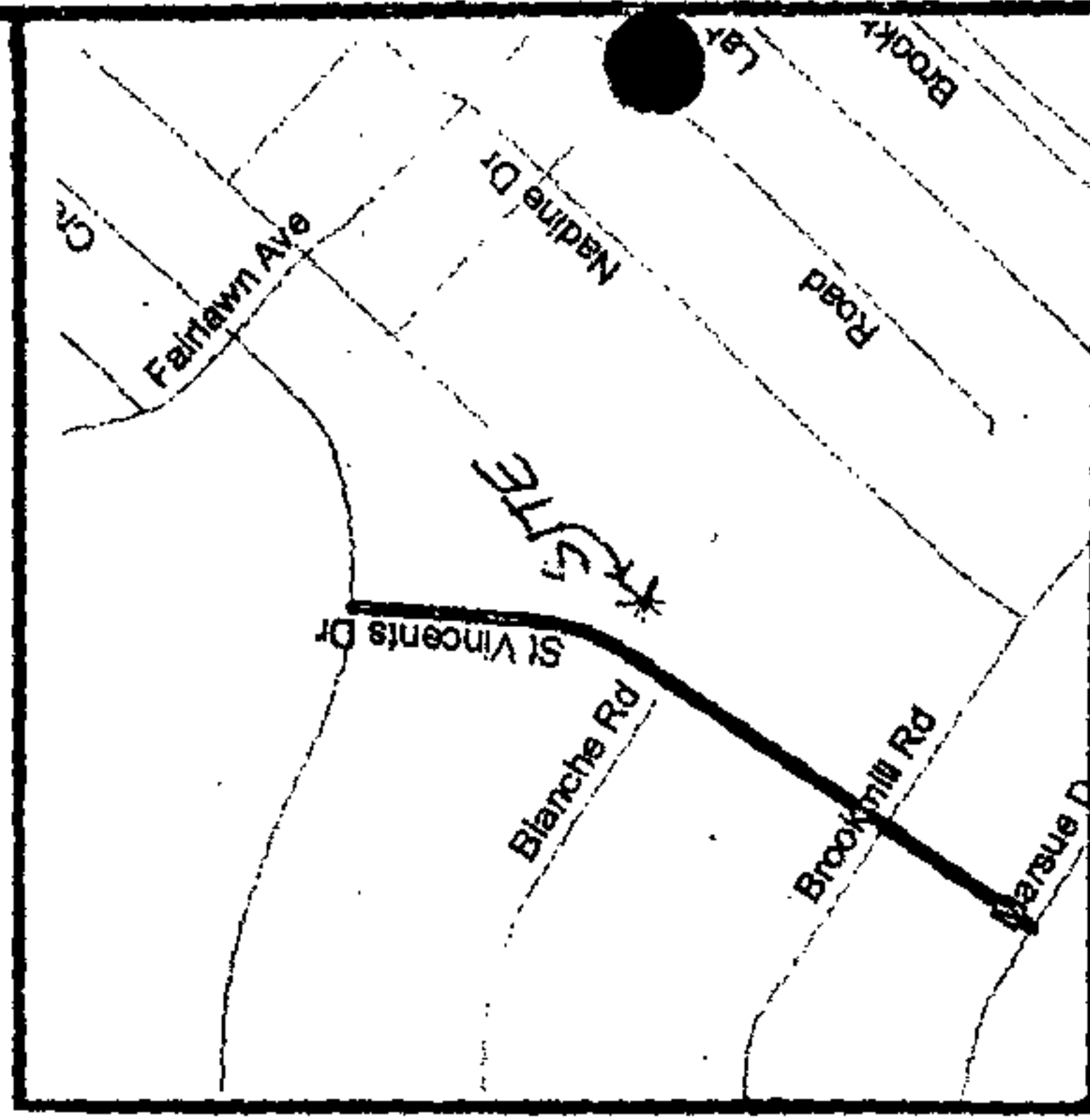
Parking: 1 Space for Each 3 Beds = 1 Parking space required

Existing Floor Area Sq Ft.
1st Floor = 545
2nd Floor = 545
Total 1090 SQ FT
Basement for Storage And Mechanical Equipment = 545
Open Space: 10 LOT AREA (2,628 SQ. FT.) = 262.8

USE PROPOSED: ASSISTED LIVING FACILITY I
(3 BEDS)

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. The building has not been constructed in the past 5 years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area of 5 years before the date of this application) to the exterior of the building have occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.

Any proposed signs will comply with section 450 (BCZR) and all zoning sign policies or a zoning variance is required



LOCATION INFORMATION

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP # 078B3
ZONING D.R. 10.5

LOT SIZE 2.628 ACRES
SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☒ NO ☒
100 YEAR FLOOD PLAIN ☒ YES ☒ NO ☒
HISTORIC PROPERTY / BUILDING ☒ YES ☒ NO ☒
PRIOR ZONING HEARING ☒ YES ☒ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE # 107-185-SHA

1"=20'