

**IN RE: PETITION FOR SPECIAL HEARING**

N side of Lincoln Woods Drive, 382 feet +/-  
from E side of Chantilly Road  
1<sup>st</sup> Election District  
1<sup>st</sup> Councilmanic District  
**(1306 Lincoln Woods Drive)**

Anita M. Stanford  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-222-SPH**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Anita M. Stanford, the legal property owner. Special Hearing relief is requested pursuant to Sections 500.7 and 432A.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required parking for an assisted living facility to be located in the front yard in lieu of the side or rear yard. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the special hearing request was Petitioner Anita M. Stanford and Joseph L. Larson, the professional engineer who prepared the site plan. Also appearing as an interested citizen was Charles Springer of 13 Forest Rock Court. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel and contains 0.27 acre, more or less, zoned D.R.3.5. The property is situated on the northwest side of Lincoln Woods Way, located south of Interstate 70 and west of Rolling Road in the Catonsville area of Baltimore County. It is improved with Petitioner's existing brick and frame split foyer dwelling. The property is also improved with a concrete driveway leading from

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Lincoln Woods Way to the right front of the dwelling where a one car garage is located. Petitioner explained that she desires to operate an assisted living facility for four residents, and is required to have one parking space for every three residents, for a total of two spaces. Petitioner has plenty of parking spaces -- one in her garage and two on the concrete driveway; however, Petitioner is in need of zoning relief in order to permit the required parking to be located in the front yard rather than the rear or side yard.

In support of the special hearing request, Mr. Larson, Petitioner's engineering consultant, indicated that the placement of the dwelling and the configuration of the lot makes placing additional parking to the side or rear prohibitive. There is also a substantial tree located on one side of the lot and not enough space on the other side to extend the driveway past the side of the home and to the rear yard. Mr. Larson also indicated that attempting to extend parking to the rear of the property would have a detrimental effect on the neighborhood due to the fact that no other residences have parking in the rear. Although assisted living facilities are permitted in the D.R.3.5 zone, the goal is to keep the residential feel and character of the neighborhood.

As to the operation itself, Petitioner indicated she would have four residents -- and none that drive. It will be focused on elderly care, approximately ages 50-85, and they will reside in the upper level of the home in the master bedroom and the two additional bedrooms, with two full bathrooms. Petitioner and her family will reside in the lower level. Petitioner is requesting licensing from the State for Levels I, II, and III. Very few deliveries are expected and Petitioner anticipates, based on past experience, that there will be very few visitors. Petitioner will devote herself to the business fulltime, and will also have an alternate manager so residences have complete care when Petitioner is temporarily out of the residence or on vacation.

ORDER RECEIVED FOR FILING

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PB

Testifying at the hearing as an interested citizen was Charles Springer. Mr. Springer is affiliated with the Woodbridge Valley Community Association. The Association represents approximately 800 homes in the area and is covenant restricted, especially as to commercial uses of residential property and making exterior improvements. Mr. Springer indicated he is more concerned about the commercial nature of the assisted living facility, than parking in the front versus the side or rear of the property. Though not specifically for or against the assisted living facility, he agreed that extending parking to the side or rear merely to meet the off street parking requirement would not be in keeping with the aesthetics of the neighborhood.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and are contained within the case file. Comments were received from the Office of Planning dated December 6, 2007 and indicate the office previously reviewed the subject property for an assisted living facility. The subject property has two existing off-street parking spaces. One space is located in a single car garage and the other on the concrete driveway in front of the garage. They note there are plenty of on-street parking spaces along both sides of Lincoln Woods Drive as well. It appears it would be more appropriate to allow the two required off-street parking spaces to be located where they are now existing, as opposed to requiring Petitioner to have off-street parking spaces in the side and/or rear yard. The comments also indicate that the existing driveway should be replaced with concrete paving material, the length of the driveway should be at least 10 feet wide, and the cracked 4.5 foot long sidewalk segment located along Lincoln Woods Drive should be replaced. Petitioner indicated during the hearing that repairs to the driveway and sidewalk have already been completed. Nonetheless, the Planning comments shall be incorporated into this Order as a condition of the relief requested. Comments were also received from the Bureau of Development Plans Review dated November

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28, 2007 which states that the site plan should be revised to show exactly where the required parking will be.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve the required parking for an assisted living facility to be located in the front yard in lieu of the side or rear yard addition as proposed. In my judgment, Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale.


Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's request for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 13<sup>th</sup> day of February, 2008 that Petitioner's Special Hearing request pursuant to Sections 500.7 and 432A.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required parking for an assisted living facility to be located in the front yard in lieu of the side or rear yard be and is hereby GRANTED subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The existing concrete driveway is in poor condition. The existing driveway shall be repaired or replaced with the same type of concrete paving material. The entire length of the driveway shall be at least 10 feet wide.
3. The badly cracked 4.5 foot long sidewalk segment located along Lincoln Woods Drive shall be repaired or replaced with the same type of concrete material that exists.
4. The site plan shall be revised to show exactly where the required parking will be.

ORDER RESERVED FOR FILING  
2-1308  
P.M.

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

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

**JUDICIAL RECEIVED FOR FILING**  
2-13-08  
pz



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 1306 Lincoln Woods Drive  
which is presently zoned DR 3.5

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

(SEE ATTACHED SHEET)

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:

NA  
Name - Type or Print  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Address Telephone No.  
\_\_\_\_\_  
City State Zip Code

### Attorney For Petitioner:

NA  
Name - Type or Print  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Company  
\_\_\_\_\_  
Address Telephone No.  
\_\_\_\_\_  
City State Zip Code

### Legal Owner(s):

Anita M. Stanford  
Name - Type or Print  
Anita M. Stanford  
Signature  
\_\_\_\_\_  
Name - Type or Print  
\_\_\_\_\_  
Signature  
1306 Lincoln Woods Dr. 410-719-7718  
Address Telephone No.  
Baltimore MD 21228  
City State Zip Code

### Representative to be Contacted:

Joseph L. Larson  
Name  
222 Bosley Ave. Ste. B-3 410-823-3535  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

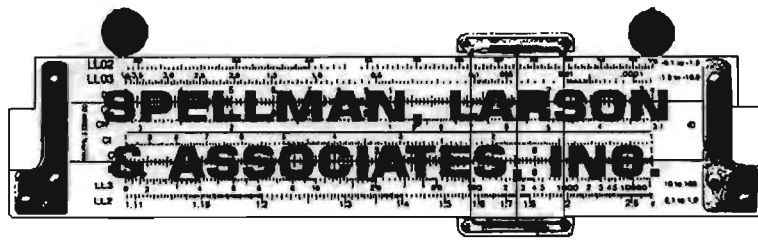
Case No. 08-222-SPH  
~~SECRET RECEIVED FOR FILE~~  
2-13-08  
\_\_\_\_\_  
ms

Reviewed By [Signature] Date 11-9-07

PETITION FOR SPECIAL HEARING  
1306 LINCOLN WOODS DRIVE

..... that the required parking be located in the front yard in lieu of the side or rear yard.

Refer to BCZR Section 432 A.C.2



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS  
222 BOSLEY AVENUE, SUITE B-3  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535 / FAX (410) 825-5215

LEGAL DESCRIPTION TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING  
1306 LINCOLN WOODS DRIVE

BEGINNING for the same at a point on the north side of Lincoln Woods Drive said point being 382 feet more or less from the east side of Chantilly Road said point also being on the common lot line between Lots No. 3 and 4 on the Plat of Woodbridge Valley recorded in Plat Book 35 Folio 104 thence leaving the north side of Lincoln Woods Drive binding on the common lot line between Lots No. 3 and 4 on the Plat of Woodbridge Valley north 59 degrees 44 minutes 35 seconds west 163.41 feet thence leaving the common lot line between Lots 3 and 4 on the Plat of Woodbridge Valley north 41 degrees 33 minutes 04 seconds east 77.50 feet to a point on the common lot line between Lots 4 and 5 on the Plat of Woodbridge Valley and continuing along that lot line south 59 degrees 44 minutes 35 seconds east 148.22 feet to a point on the north side of Lincoln Woods Drive thence binding on the north side of Lincoln Woods Drive south 30 degrees 15 minutes 25 seconds west 76.00 feet to the place of beginning.

Said property containing 0.27 acres of land more or less.

File#D11050701





**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: # 08-222-SPH**  
1306 Lincoln Woods Drive  
N/side of Lincoln Woods Drive, 382 feet +/- from the east side of Chantilly Road  
1st Election District  
1st Councilmanic District  
Legal Owner(s): Anita Stanford

**Special Hearing:** to permit the required parking be located in the front yard in lieu of the side or rear yard.

**Hearing: Thursday, January, 17 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 1/604 Jan. 1 159279

# CERTIFICATE OF PUBLICATION

\_\_\_\_\_ 1/3/ 2008

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 1/1/ 2008.

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



LEGAL ADVERTISING

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATTHEWS

**DATE:** 01/03/08

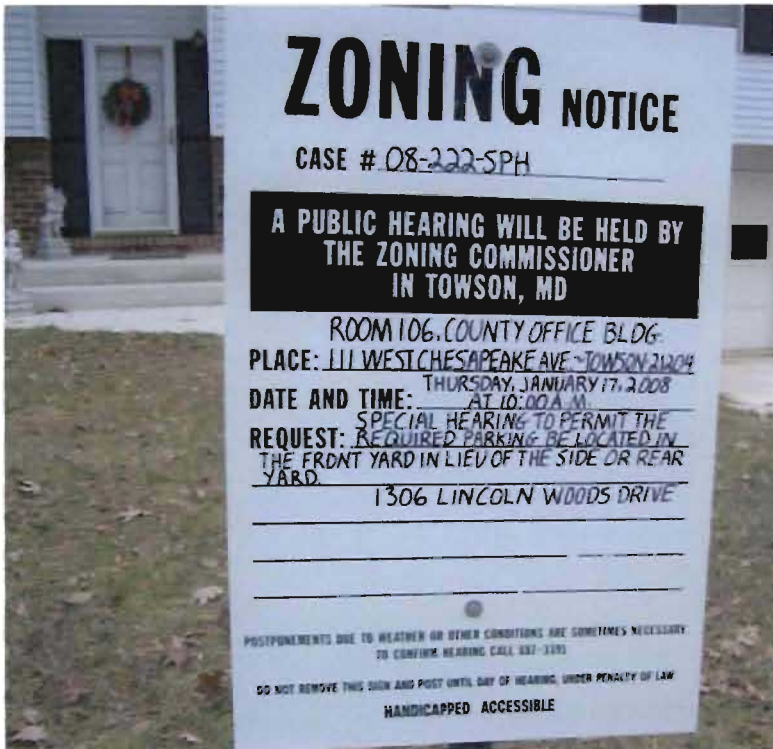
**Case Number:** 08-222-SPH

**Petitioner / Developer:** ANITA STANFORD~JOSEPH LARSON

**Date of Hearing (Closing):** JANUARY 17, 2008

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:  
1306 LINCOLN WOODS DRIVE

**The sign(s) were posted on:** 12/28/07



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)

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 1, 2008 Issue - Jeffersonian

Please forward billing to:

Anita Stanford  
1306 Lincoln Woods Drive  
Baltimore, MD 21228

410-719-7718

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## 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: 08-222-SPH**

1306 Lincoln Woods Drive

N/side of Lincoln Woods Drive, 382 feet +/- from the east side of Chantilly Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Anita Stanford

Special Hearing to permit the required parking be located in the front yard in lieu of the side or rear yard.

Hearing: Thursday, January 17, 2008 at 10:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 08-222 SPH

Petitioner: ANITA STANFORD

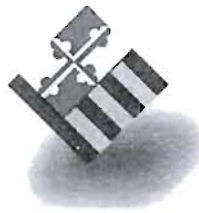
Address or Location: 1306 LINCOLN WOODS DRIVE  
BALTO. MD. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANITA STANFORD

Address: 1306 LINCOLN WOODS DRIVE  
BALTO. MD. 21228

Telephone Number: 410-719-7718



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

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

January 9, 2008

Anita M. Stanford  
1306 Lincoln Woods Drive  
Baltimore, MD 21228

Dear Ms. Stanford:

RE: Case Number: 08-222-SPH, 1306 Lincoln Woods Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 9, 2007. 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
Joseph L. Larson 222 Bosley Avenue, Suite B-3 Towson 21204



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 26, 2007

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

RE: Baltimore County  
Item No. 8-222-SPH  
1306 LINCOLN WOODS DRIVE  
STANFORD PROPERTY  
SPECIAL EXCEPTION

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. 8-222-SPH.

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  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

County Office Building, Room 111  
, 2007  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 26, 2007

Item Number: 217,218,219,220,222,224,225,226,227,228,229,232

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  
410-887-4880 (C)443-829-2946  
MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

TB 1/17  
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 6, 2007

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

**SUBJECT:** 1306 Lincoln Woods Drive

**INFORMATION:**

**Item Number:** 8-222

**Petitioner:** Anita M. Stanford

**Zoning:** DR 3.5

**Requested Action:** Special Hearing

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DEC 10 2007

BY:.....

**SUMMARY OF RECOMMENDATIONS:**


The Office of Planning previously reviewed the subject property for an assisted living facility. The subject property has two existing off-street parking spaces. One space is located in a single car garage and the other on the concrete driveway in front of the garage. There are plenty of on-street parking spaces along both sides of Lincoln Woods Drive.

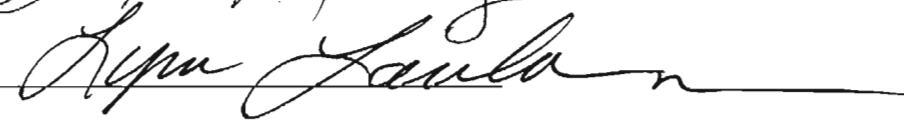
In the subject situation it appears that it would be more appropriate to allow the two required off-street parking spaces be what is existing subject to the following conditions as opposed to requiring the applicant to have off-street parking spaces in the side and/or rear yard. The aforementioned conditions are as follows:

work  
has been  
done

1. The existing concrete driveway is in poor condition. The existing driveway shall be replaced with the same type of concrete paving material. The entire length of the driveway shall be at least 10 feet wide.
2. The badly cracked, 4 1/2 foot long sidewalk segment located along Lincoln Woods Drive shall be replaced with the same type of concrete paving materials that exists.

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

**Reviewed by:** 

**Division Chief:**   
AFK/LL: CM



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 28, 2007

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 3, 2007  
Item No. 08-222

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The plan should be revised to show exactly where the required parking will be.

DAK:CEN:clw  
cc: File  
ZAC-ITEM NO 08-222-11282007.doc

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 1306 Lincoln Woods Drive; N/S Lincoln \* ZONING COMMISSIONER  
 Woods Drive, 382' E/S Chantilly Road \* FOR  
 1<sup>st</sup> Election & 1<sup>st</sup> Councilmanic Districts \* BALTIMORE COUNTY  
 Legal Owner(s): Anita Stanford \* 08-222-SPH  
 Petitioner(s)

\* \* \* \* \*

**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 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  
 Old Courthouse, Room 47  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 29th day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

NOV 29 2007

Per.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
 People’s Counsel for Baltimore County

To: Baltimore County Office of the Zoning Commissioner  
401 Bosley Rd., Suite 405 – Towson, MD 21204  
410-887-3868 – Fax. 410-887-3468

Subject: Case 08-222-5PN  
1306 Lincoln Woods Dr., Catonsville, MD 21228

Please fax a copy of order, etc. to 301-596-9950.

These comments, etc. on this case are for Zoning Commissioner of Baltimore County and are comments addressed for their considerations when addressing the above case and any other hearings for 1306 Lincoln Woods Dr. property concerning permits, development and zoning for Assisted Living Facility.

Posted sign on yard only states; Special Hearing to permit the required parking be located in the front yard in lieu of the side or rear yard; Thurs. 1/17/08 10:00 AM – 1/17/08 11:00 AM, room 106.

In reading this sign it just looks like applying for simple parking space, and nothing else! Shouldn't sign also have read trying to get zoning for Assisted Living Facility, so need hearing on parking for zoning on owner of a restricted single-family dwelling proposed Assisted Living Facility?! Woodbridge Valley Subdivision HOA and homeowners truly need to know what's going on and the real reason for the hearing is because trying to get parking approved for Assisted Living Facility; in a single-family dwelling in a subdivision which has strict HOA covenants!

1306 Lincoln Woods Dr. homeowner or rep. did not contact Woodbridge Valley Subdivision Home Owner Assoc. or any of the Board Members as to trying to get zoning for an Assisted Living Facility on single-family property! Only after calling Baltimore County did Woodbridge Valley HOA find out what was being proposed.

Woodbridge Valley subdivision is restricted single-family homes and each house is close to its neighbor's lot lines.

1306 Lincoln Woods Dr. property, as we know it is 3 bedroom, 1 ½ baths, and one car attached garage. This property has a driveway that leads into the one car garage, how can owner and 4 other people be crammed into a three bedroom, 1 ½ bath home and how can they get in and out with steep steps.

Note, this property is not level walk-out and has steep walkway that has steps and then even many more steps to get into the home. Comment, how are any Assisted Living persons going to get in and out with these steep steps.

What type of Assisted Living Facility is being proposed for this single-family sub-division property! Assisted Living Facility has three levels 1, level 2 & level 3. Note, levels 2 and 3 are for people with dementia; Alzheimer's and needs secured facilities, nurses, etc. In reading all the problems with small Assisted Living Facilities, 1 to 4 persons there are many documented problems of abuse, meds. problems that when the person gets to another level they are still in home and per law not zoned or permitted for the higher level; but because of inadequate funds no one checks on them and they are slipped in-between the cracks.

Another type of Assisted Living also Adult Family Home care (AFH) which can not be the owner's family and owner must live in home. What happens if any of the assisted living persons are outside and causes problems with any other homeowners! What type of Assisted Living or Group Home: drug treatment center where drugs are dispensed and if so what safety is issued to other homes?! Can owner sell a Assisted Living Facility to another in subdivision.

What type of Assisted Living Facility; sounds like business for profit in a restricted single-family subdivision which has an elementary school called Woodbridge Valley Elementary school. This elementary school is located right in the middle of Woodbridge Valley Subdivision; could this be a problem with children walking to school because school is close in our own subdivision!

Signs and advertising; no signs or advertising allowed on property or on homes, etc.

Thank you in advance for looking at these comments and asking them and weighing them for the homeowners.



To: Patti  
FAX 410-887-3468  
Please submit w/ file  
for hearing  
Do not want home owner  
to receive copy please.  
Thank you!

BALTIMORE COUNTY  
OFFICE OF THE ZONING COMMISSIONER  
COURT COURTS BUILDING  
401 BOSLEY ROAD, SUITE 405  
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

FAX COVER SHEET

DATE: 1-14-08

NO. OF PAGES INCLUDING COVER SHEET: 6

TO:

FROM:

To: Patti  
1. Please submit to case  
2. Please fax copy of order  
To 301-596-9950

COPY  
Patti's  
Cover  
Letter

PHONE: \_\_\_\_\_

FAX NO.: 301-596-9950

MESSAGE:

Case 08-222-5PH  
Please fax any comments to us prior to the  
hearing on Thursday. Also let me know  
if you would like to receive a copy of order.

REMARKS:  URGENT  FOR REVIEW  REPLY ASAP  PLEASE COMMENT  
 PLEASE REPLY  PLEASE RECYCLE



BALTIMORE COUNTY  
MARYLAND

BALTIMORE COUNTY  
OFFICE OF THE ZONING COMMISSIONER  
COUTY COURTS BUILDING  
401 BOSLEY ROAD, SUITE 405  
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 1-14-08

NO. OF PAGES INCLUDING COVER SHEET: 6

TO:

FROM:

Patti

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

301-596-9950  
concerned neighbors

PHONE: \_\_\_\_\_

FAX NO.: 301-596-9950

MESSAGE:

Case 08-222-5PH

Please fax any comments to us prior to the hearing on Thursday. Also let me know if you would like to receive a copy of order.

REMARKS:  URGENT  FOR REVIEW  REPLY ASAP  PLEASE COMMENT  
 PLEASE REPLY  PLEASE RECYCLE

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 4<sup>th</sup> of APRIL, 2008, that 1306 LINCOLN WOODS DRIVE should be and the same is hereby granted  
(street address)

permission to operate a ASSISTED LIVING FACILITY I  
(4 BEDS) SEE 08-222-SPH

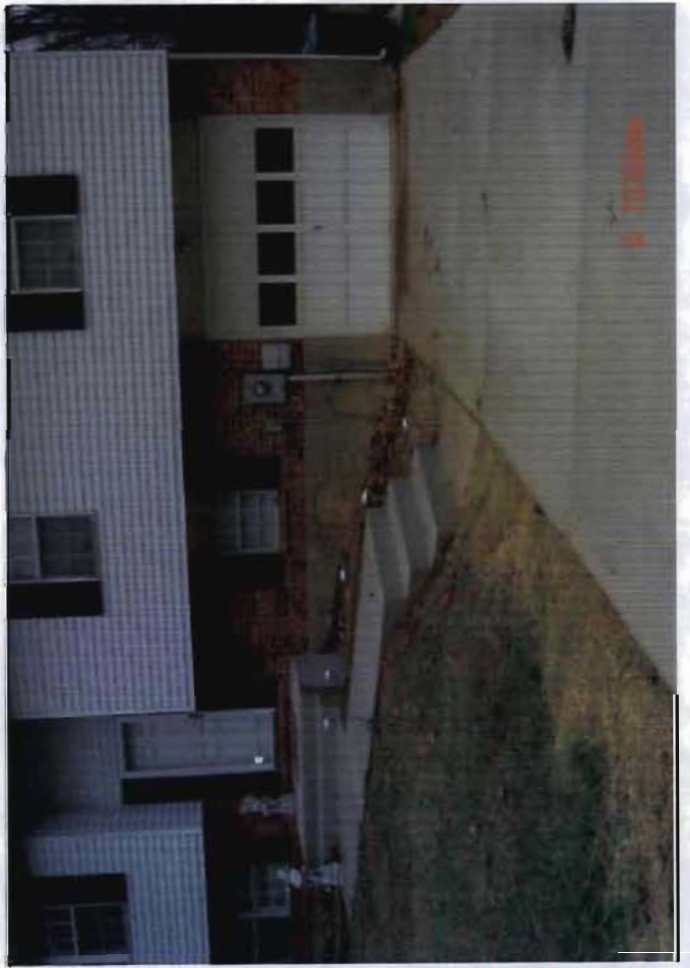
03895  
Permit No.

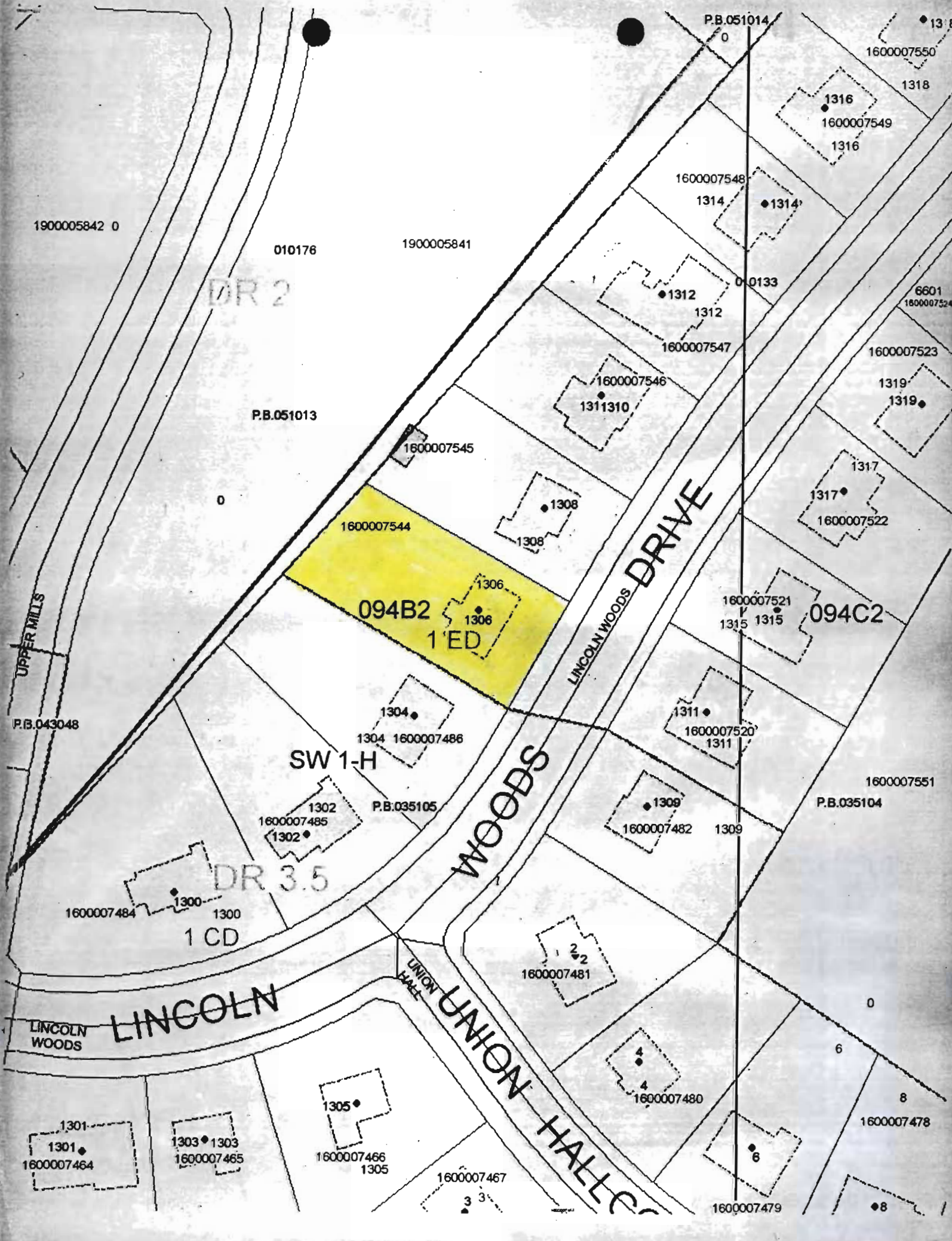
Shirley Kotroco  
Director

Planner's Initials D.T.

REV 06/00

08-222-SPH





P.B.051014

1600007550

1318

1316  
1600007549  
1316

1600007548

1314

1314

P.B.0133

1312

1312

1600007547

1600007546

1311310

1600007523

1319

1319

010176

1900005841

DR 2

P.B.051013

1600007545

1600007544

1308

1308

094B2

1306

1306

1 ED

1317

1317

1600007522

1600007521

1315 1315

094C2

UPPER MILLS

P.B.043048

SW 1-H

1304

1304 1600007486

1302

1600007485

1302

P.B.035105

1309

1600007482

1309

1600007551

P.B.035104

DR 3.5

1600007484

1300

1300

1 CD

LINCOLN WOODS DRIVE

LINCOLN WOODS

UNION HALL

1304

1304 1600007486

1302

1600007485

1302

P.B.035105

1309

1600007482

1309

1600007551

P.B.035104

DR 3.5

1600007484

1300

1300

1 CD

LINCOLN WOODS

UNION HALL

1305

1600007466

1305

1600007467

3 3

1600007480

4 4

6

8

1600007478

1600007479

6

8

1301  
1600007464

1303 1303  
1600007465

1900005842 0

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1600007478

1600007479

6

8





PLEASE PRINT CLEARLY

CASE NAME 1306 Lincoln Woods 2

CASE NUMBER 08-222 SPH

DATE 1-17-08

### PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

JOSEPH LARSON

222 Postley Ave Ste B.3

TOIVSON MD 21204

ANITA M. STANFORD

1306 LINCOLN WOODS DRIVE

CATONSVILLE, MD 21228

**ZONING PETITION**

THIS PLAT ACCOMPANIES A PETITION FOR SPECIAL HEARING TO ALLOW THE REQUIRED PARKING TO BE LOCATED IN THE FRONT YARD.

ELLCOTT MILLS SECTION 4 PLAT A 47/133

DR 3.5

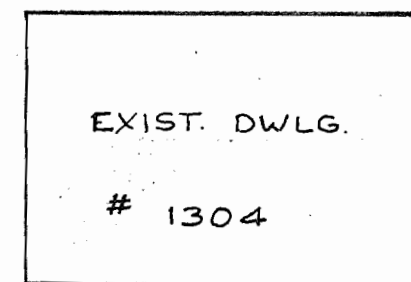
CHARLES A. WALKER  
EDA T. WALKER  
12227/198  
TAX-NO. 1600007486

LOT 3

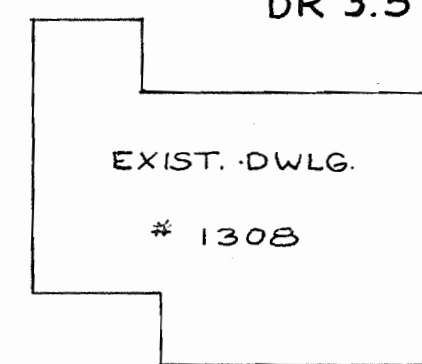
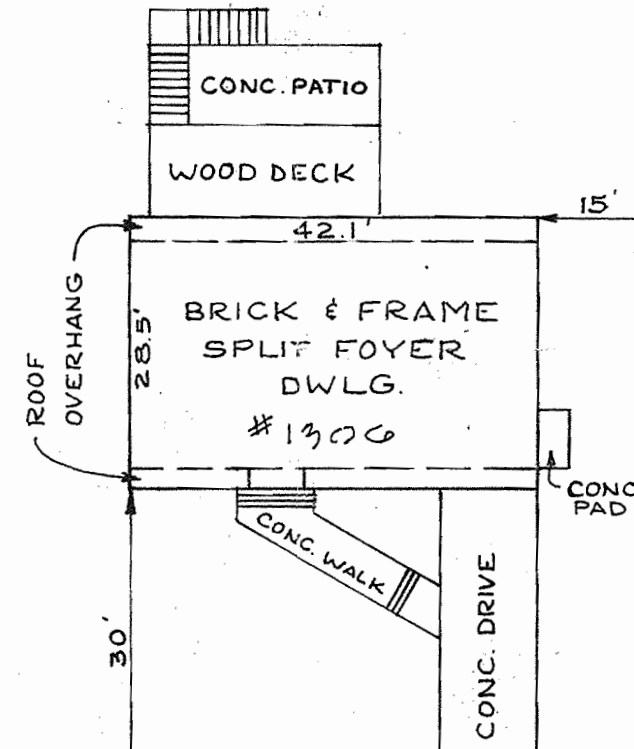
LOT 4

JAMES A. KNAACK  
PATRICIA A. KNAACK  
5727/258  
TAX NO. 1600007545

LOT 5



DR 3.5



DR 3.5

382' ± TO CHANTILLA RD.

POINT OF BEGINNING

S 30° 15' 25" W 76.00'

EX. CURB & GUTTER

EX. 8" SAN. ?

EX. 8" W

EX. CURB & GUTTER

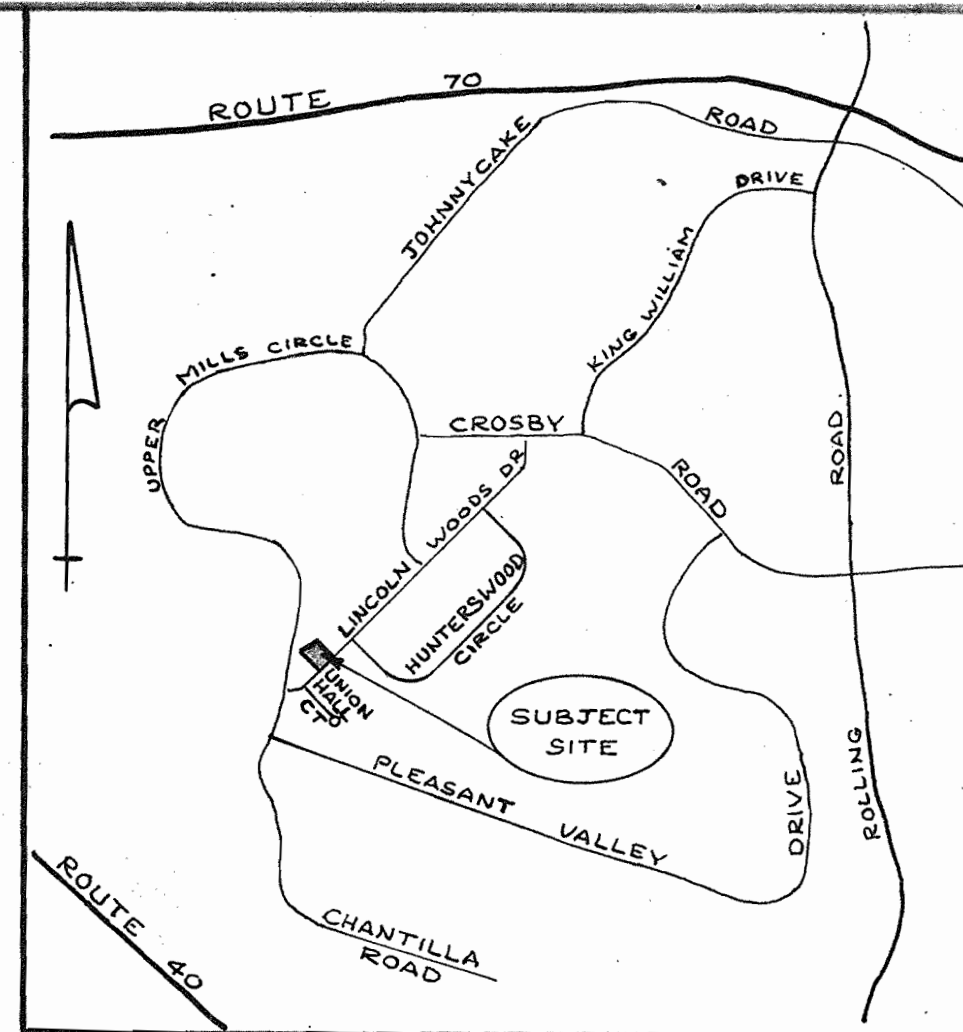
EX. 60' R/W

LINCOLN WOODS DRIVE

DR 3.5

**OWNER INFORMATION**

ANITA M. STANFORD  
1306 LINCOLN WOODS DRIVE  
BALTIMORE, MD. 21228-2530  
PHONE : 410 719-7718



**VICINITY MAP**  
NOT TO SCALE

**SITE DATA**

SITE AREA	0.27 AC +/-
EXIST. ZONING	DR 3.5
COUNCILMANIC DISTRICT	1ST
ZONING MAP	094B2
DEED REFERENCE	14967/589
TAX MAP/GRID/PARCEL	94/17/346
TAX ACCOUNT NO.	1600007544
EXIST. USE	RESIDENTIAL
PROP. USE	RESIDENTIAL & ASSISTED LIVING (4 BEDS)

**PETITIONER'S**

EXHIBIT NO. 1

NO.		REVISIONS	
NO.	DATE	DESCRIPTION	

**SPELLMAN, LARSON & ASSOCIATES, INC.**

CIVIL ENGINEERS AND LAND SURVEYORS  
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204  
PHONE: 410-823-3535

**PLAT TO ACCOMPANY ZONING PETITION**

**STANFORD PROPERTY**  
1306 LINCOLN WOODS DRIVE

1ST ELECTION DISTRICT BALTIMORE COUNTY

**GENERAL NOTES**

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY HAS NO ZONING CASE HISTORY.