

IN RE: PETITION FOR SPECIAL HEARING *

S/S Collier Road, 180' N Samoset Road *

(3705 Collier Road) *

2nd Election District *

4th Council District *

Clarence Hawkins, Sr., et ux *

Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-281-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Clarence Hawkins, Sr., and his wife, Gladys Hawkins. The Petitioners request a special hearing to confirm that a 2-bed expansion of an existing 5-bed approved Class "A" Assisted Living Facility, would not conflict with previous Assisted Living Facility zoning regulations.¹ The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gladys Hawkins, owner of the subject property; her daughter, Terrez Hawkins, and H. Rusty Bandy, the home improvement consultant with Seal Tite Corporation, who is assisting the Petitioners and prepared the site plan for this property. Appearing as an interested citizen was Donald Evans, an adjacent property owner who recently purchased 3703 Collier Road. There were no Protestants or other interested persons present.

Testimony and evidence presented disclosed that the subject property is a rectangular shaped parcel (65' x 110') with frontage on Collier Road, located between Samoset and Bengal

¹ On May 15, 2001, the Director of Baltimore County Department of Permits and Development Management issued a "Use Permit" granting the Petitioners the right to operate an Assisted Living Facility (Class "A") - See Permit No. 92961 received as Petitioners' Exhibit 2.

ORDER RECEIVED FOR FILING
Date 2-28-08
By [Signature]

Roads in the Randall Ridge community of Randallstown. The property consists of 7,150 square feet, zoned D.R.5.5 and is improved with a three bedroom, one-story single-family dwelling (40' x 24') featuring a covered porch at the rear of the home. The Petitioners purchased the property in 1999 and subsequently applied for and received a Use Permit to operate an Assisted Living Facility (Class A). The uncontroverted testimony indicated that the Petitioners have operated as Cedar Valley Assisted Living, Inc. providing services in the community for elderly persons for many years. Pursuant to the Use Permit and approved site plan, dated April 23, 2001 (Petitioners' Exhibit 2), care has been provided for five individuals who are unable to live independently at home but who chose not to live in a nursing home setting. The care of these individuals is provided by Gladys Hawkins and her nursing assistant, Estel Ricketts. The Petitioners are now desirous of enclosing the 17' x 12' rear porch, thus creating a fourth bedroom for two additional twin beds and adding another bathroom.

Mrs. Hawkins testified at length concerning the need to accommodate the elderly by providing optimal and quality care to those persons who enter her facility. She points out that the Class A "Use Permit" she acquired under B.C.Z.R. Section 432.5 in 2001 should have allowed her seven residents.² The zoning regulations regarding assisted living facilities, however, were changed by the County Council in 2004 and 2006 with the passage of Council Bill Nos. 19-04 and 32-06. Several notable changes in B.C.Z.R. Sections 101 and 432 were made. The one that most significantly impacts the instant case is the requirement for *an increasingly larger lot area* when supporting more than four beds. Under the new regulations, when more than four beds are desired, the density/area calculation must be shown on the site plan based on the zone's minimum lot area requirements for each density or dwelling unit used.

² B.C.Z.R. Section 432.5, Assisted Living Facilities, Class A and Class B [Bill No. 188, 1993] stated in pertinent part - "Assisted living facilities, Class A. The residence shall be located on a lot that will meet all of the density requirements for its size and zone, *except that if there will be more than six residents*, the following table shall apply: ZONE: D.R.5.5, minimum lot size for seven residents equals 10,000 square feet".

That is to say that the subject property in the D.R.5.5 zone would require a minimum lot area for one to four beds of 6,000 square feet. Five to eight beds would require 2 density lots or 12,000 square feet, as would be the requirement in this case.

Much to the Petitioners' dismay with regard to the present density regulations and the small tract table found in Section 1B02 of the B.C.Z.R., a 2-bed expansion is not permitted. The subject property had sufficient area to support a 6 resident bed facility under B.C.Z.R. Section 432.5 (Class A) as opposed to a 4-bed Assisted Living Facility I pursuant to County Council Bill Nos. 19-04 (effective 5/29/04) and 32-06 (effective 5/18/06). Notwithstanding this factual conclusion, I find that the Petitioners have clearly documented to this Commission that their facility was licensed and legally operating for the care of up to six persons prior to the approval of the above-referenced bill dates. Accordingly, the Petitioners are entitled to a finding that they are grandfathered under the "Use Permit" issued to them and the area and bulk regulations in effect on May 15, 2001. I believe after due consideration of the testimony and evidence presented and examination of the regulations and pertinent law and legislative history of B.C.Z.R. Section 432A, partial relief in this case is appropriate.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no one appeared in opposition to the proposal. In fact, correspondence contained within the case file from the Zoning Review Office of the Department of Permits and Development Management indicates that the Petitioners were proceeding through the necessary approval processes as required prior to the recognition of the disparity between the old and new assisted living legislation as discussed above. As such, the relief requested deserves consideration.

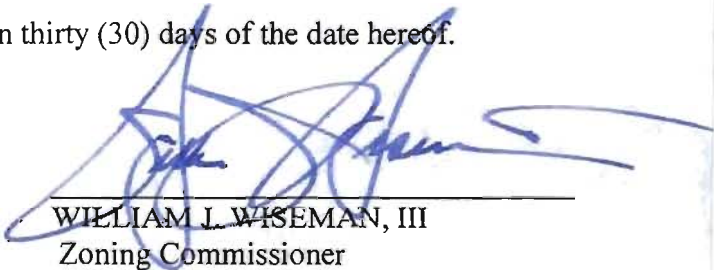
ORDER RECEIVED FOR FILING
Date 2-28-08
By [signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for reasons set forth above, the relief requested shall be denied in part and granted in part.

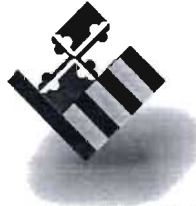
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of February 2008, that the Petition for Special Hearing to confirm that a 2-bed expansion of an existing 5-bed approved Class "A" Assisted Living Facility, would not conflict with previous Assisted Living Facility zoning regulations (Section 432.5), be and is hereby DENIED; and

IT IS FURTHER ORDERED that a Petition for Special Hearing seeking alternative relief from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), as agreed to by the Petitioners, to confirm that a 1-bed expansion of an existing 5-bed approved Class "A" Assisted Living Facility, would not conflict with previous Assisted Living Facility zoning regulations (Section 432.5 now repealed), in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-28-08
By DJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 28, 2008

Clarence Hawkins, Sr.
Gladys Hawkins
7005 Brompton Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL HEARING
S/S Collier Road, 180' N Samoset Road
(3705 Collier Road)
2nd Election District - 4th Council District
Clarence Hawkins, Sr., et ux - Petitioners
Case No. 08-281-SPH

Dear Mr. and Mrs. Hawkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in part and granted in part, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Terrez Hawkins, 7005 Brompton Road, Baltimore, MD 21207
H. Rusty Bandy, 1412 N. Crain Highway, Suite 6B, Glen Burnie, MD 21061
Donald Evans, 3703 Collier Road, Randallstown, MD 21133
People's Counsel; Office of Planning; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3705 Collier Rd
which is presently zoned DR S, S

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

Confirm that a 2 bed expansion of an existing 5 bed approved class "A" Assisted Living Facility, would not conflict with previous ALF zoning regulations.

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):

Clarence Hawkins SR.

Name - Type or Print

Clarence Hawkins

Signature

Gladys Hawkins

Name - Type or Print

Gladys Hawkins

Signature

7005 Brompton Rd 410-2986238

Address

Telephone No

Baltimore, md 21207

City

State

Zip Code

Representative to be Contacted:

Rusty Sandy E. MAC Griffith

Name

1412 N. Craig Hwy Suite 6B 410-766-0050

Address

Telephone No

Glen Burnie, md 21061

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-281-SPH

Reviewed By UCR Date 12/21/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 2-28-08

By [Signature]

\$ 325.00

ZONING DESCRIPTION

Zoning Description For 3705 Collier Road

BEGINNING AT A POINT ON THE SOUTH SIDE OF COLLIER ROAD, WHICH IS 50' R/W WIDE AT A DISTANCE OF 180.0 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTION STREET SAMOSET ROAD WHICH IS 50' R/W WIDE. BEING LOT #16, BLOCK H, SECTION #1 IN SUBDIVISION OF RANDALLSTOWN AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #26, FOLIO #140, CONTAINING 7,150 SQUARE FEET. ALSO KNOWN AS 3705 COLLIER ROAD AND LOCATED IN THE 2 ELECTION DISTRICT, # COUNCILMANIC DISTRICT.

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: #08-281-SPH

3705 Collier Road

S/side of Collier Road, 180 feet north Samoset Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Clarence & Gladys Hawkins, Sr.

Special Hearing: to confirm that a 2-bed expansion of an existing 5-bed approved Class "A" Assisted Living Facility, would not conflict with previous ALF zoning regulations.

Hearing: Monday, February 25, 2008 at 10:00 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) 887-4386.

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

2/023 Feb 7

162759

CERTIFICATE OF PUBLICATION

2/7/2008

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 2/7/2008.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07306**

Date: **12/24/07**

PAID RECEIPT

BUSINESS ACTW TIME INN
 12/24/2007 12/24/2007 11:17:14
 RECEIPT # 429215 12/24/2007
 DEPT 5 520 20000 VERIFICATION
 009304
 Recpt Tot. \$325.00
 \$325.00 00 0.00 00
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	026			130				\$ 25.00
Total:								\$ 325.00

Rec
 From: Gladys Hawkins

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

4 281

CERTIFICATE OF POSTING

RE: Case No.: 08-281-SPH

Petitioner/Developer: CLARENCE

GLADYS HAWKINS SR

Date of Hearing/Closing: 2-25-08

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:

3705 COLLIER RD

The sign(s) were posted on

2-9-08

(Month, Day, Year)

Sincerely,

Robert Black 2-10-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

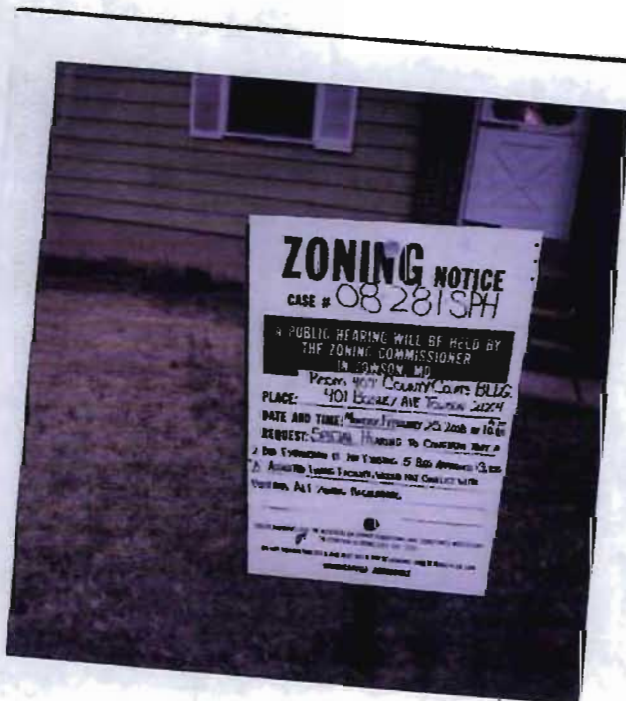
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 08-281-SPH

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Gladys Hawkins
3705 Collier Rd
Randallstown, Md 21133

Telephone Number: _____

410-298-6238



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 9, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 08-281-SPH

3705 Collier Road
S/side of Collier Road, 180 feet north Samoset Road
2nd Election District – 4th Councilmanic District
Legal Owners: Clarence & Gladys Hawkins, Sr.

Special Hearing to confirm that a 2-bed expansion of an existing 5-bed approved Class "A" Assisted Living Facility, would not conflict with previous ALF zoning regulations.

Hearing: Monday, February 25, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Clarence & Gladys Hawkins, 7005 Brompton Road, Baltimore 21207
Rusty Bandy, Mac Griffith, 1412 N. Crain Highway, Ste. 6B, Glen Burnie 21061

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 9, 2008.**
- (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
Thursday, February 7, 2008 Issue - Jeffersonian

Please forward billing to:
Gladys Hawkins
7005 Brompton Road
Baltimore, MD 21207

410-298-6238

NOTICE OF ZONING HEARING

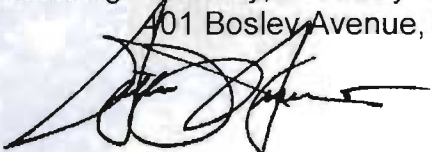
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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3705 Collier Road
S/side of Collier Road, 180 feet north Samoset Road
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Hearing: Monday, February 25, 2008 at 10:00 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.



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

February 20, 2008

Clarence Hawkins, Sr.
Gladys Hawkins
7005 Brompton Road
Baltimore, MD 21207

Dear Mr. and Mrs. Hawkins:

RE: Case Number: 08-281-SPH, 3705 Collier Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 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
Rusty Bandy Mac Griffith 1412 N. Crain Hwy, Suite 6B Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

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

DATE: January 18, 2008

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

RECEIVED
JAN 23 2008

BY: _____

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-281- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

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



Maryland Department of Transportation

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

Date: JANUARY 7, 2008

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

RE: Baltimore County
Item No. 8-281-SPH
3705 COLLIER ROAD
HAWKINS PROPERTY
SPECIAL HEARING

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. 8-281-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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278,
279, 280, 281, and 285

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-01082008.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3705 Collier Road, S/S Collier Road, *
180' N Samoset Road * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Gladys & Clarence Hawkins* FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 08-281-SPH

* * * * *

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 9th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Rusty Bandi & Mac Griffith, 1412 N. Crain Highway, Suite 6B, Glen Burnie, MD 21061, Representative for Petitioner(s).

RECEIVED

JAN 09 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CEDAR VALLEY ASSISTED LIVING, INC.
3705 COLLIE R ROAD
RANDALLSTOWN, MARYLAND 21133

February 25, 2008

RE: Bedroom Addition for two Seniors

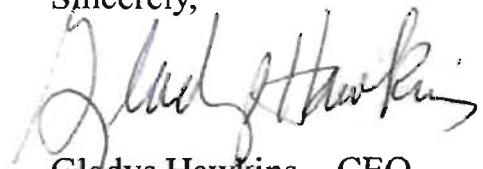
I, Gladys Hawkins, CEO and Clarence Hawkins owners of Cedar Valley Assisted Living in Randallstown, Maryland have operated and provided services in the community for elderly persons since April 10, 1999. After my mother became ill, I decided to provide care for her in a home away from home which would, also, accommodate others.

An Assisted Living facility is one which provides care for person who may never be able to live independently at home and who chose not to live in a nursing home setting. At Cedar Valley Assisted Living, we Have been instrumental in working as a team to foster the needed care that many of the Residents desire.

Presently, we have five Residents who have come to us seeking care. We have provided optimal and quality care to many persons who have Entered our facility. These are the persons who provided services to Each of us in the community when they were able to labor in the work Arena. They may have been the person connecting you to the Operator at the C&P telephone company, or the elevator operator at Some of the department stores and other places of work. In reality, we Have and are the beneficiaries of those persons who paved the way for us.

In addition, persons have sought our help because an illness has prevented Them from having the use and activity of their limbs. There continues to be A need to accommodate the elderly in the community. We must remember That we are still our sisters and brothers keeper in good times and bad times. Therefore, It is my prayer that all will support our efforts and desires.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gladys Hawkins". The signature is fluid and cursive, with the first name "Gladys" written in a larger, more prominent script than the last name "Hawkins".

Gladys Hawkins, CEO

CASE NAME 08-281-SP14
CASE NUMBER _____
DATE 2-25-08

[illegible]

CASE NAME _____
CASE NUMBER 08-281-SPH
DATE 2-25-08

[illegible]

CASE NAME _____
CASE NUMBER 08-281-SP11
DATE 2-25-08

CASE NAME _____
CASE NUMBER 08-281-SP11
DATE 2-25-08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvv5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 0203370480

Owner Information

Owner Name: HAWKINS CLARENCE
HAWKINS GLADYS
Mailing Address: 3705 COLLIER RD
RANDALLSTOWN MD 21133-3401
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /13719/ 733
2)

Location & Structure Information

Premises Address
3705 COLLIER RD

Legal Description

3705 COLLIER RD ES
RANDALL RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
77	1	305			1	H	16	1	2	
									Plat Ref:	26/ 140

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	1,120 SF	7,150.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	37,150	73,150		
Improvements:	80,030	144,230		
Total:	117,180	217,380	150,580	183,980
Preferential Land:	0	0	0	0

Transfer Information

Seller: ORTIZ JOSE A	Date: 05/04/1999	Price: \$102,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13719/ 733	Deed2:
Seller: ORTIZ JOSE A	Date: 04/28/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10494/ 306	Deed2:
Seller: CLARK CHARLES F	Date: 07/30/1991	Price: \$94,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8869/ 718	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 0201920020

Owner Information

Owner Name: HAWKINS CLARENCE
 HAWKINS GLADYS L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7005 BROMPTON RD
 BALTIMORE MD 21207
Deed Reference: 1) / 5915/ 588
 2)

Location & Structure Information

Premises Address
 7005 BROMPTON RD

Legal Description

SE COR BROMPTON CT
 TEN ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
88	2	407				A	10	1		22/ 86

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,982 SF	10,710.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	32,920	77,670		
Improvements:	85,480	148,320		
Total:	118,400	225,990	154,263	190,126
Preferential Land:	0	0	0	0

Transfer Information

Seller: AUSFRESSER HAROLD D	Date: 07/28/1978	Price: \$45,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 5915/ 588	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 **Account Number -** 0203370480

Owner Information

Owner Name: HAWKINS CLARENCE **Use:** RESIDENTIAL
 HAWKINS GLADYS **Principal Residence:** YES
Mailing Address: 3705 COLLIER RD **Deed Reference:** 1) /13719/ 733
 RANDALLSTOWN MD 21133-3401 2)

Location & Structure Information

Premises Address
 3705 COLLIER RD

Legal Description

3705 COLLIER RD ES
 RANDALL RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
77	1	305			1	H	16	1	2	
									Plat Ref:	26/ 140

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	1,120 SF	7,150.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2007	07/01/2007	07/01/2008	
Land	37,150	73,150			
Improvements:	80,030	144,230			
Total:	117,180	217,380	150,580	183,980	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: ORTIZ JOSE A	Date: 05/04/1999	Price: \$102,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13719/ 733	Deed2:
Seller: ORTIZ JOSE A	Date: 04/28/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10494/ 306	Deed2:
Seller: CLARK CHARLES F	Date: 07/30/1991	Price: \$94,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8869/ 718	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

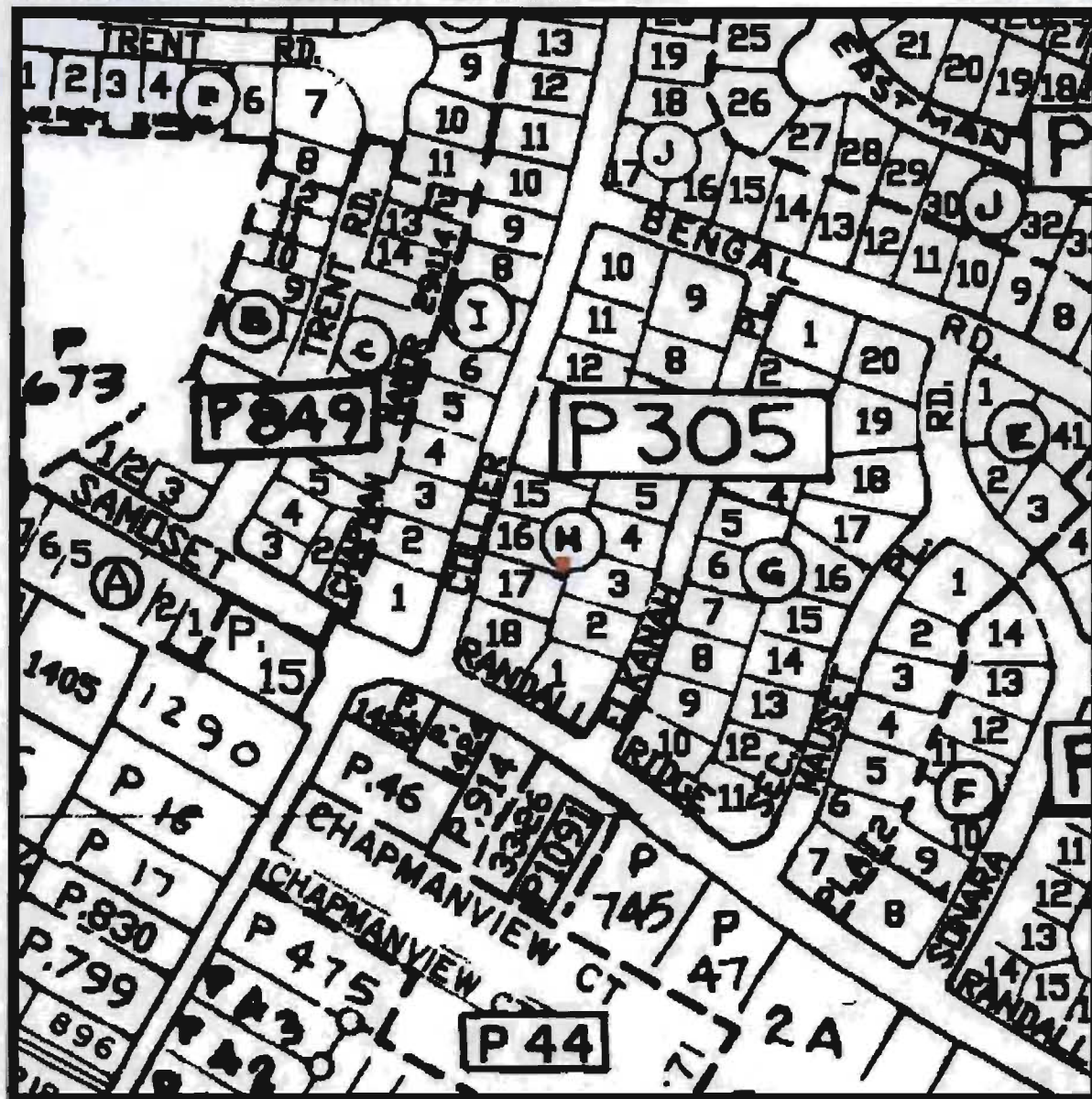
in Case # 06-496 - Hawkins
 Lives @ 7005 Brompton Rd - ???



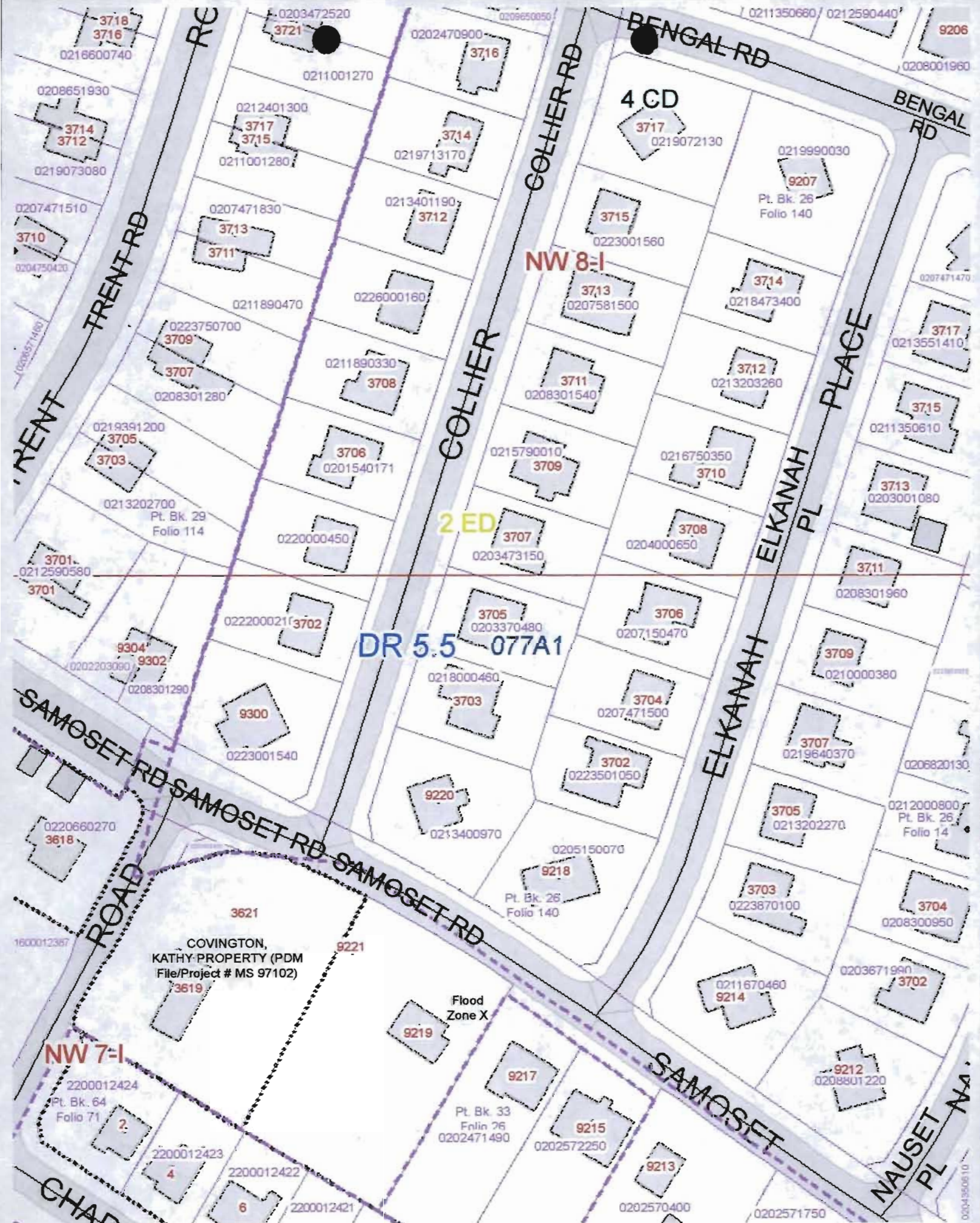
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 02 Account Number - 0203370480



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html



Case No.: 08-281-SPH 3705 COLLIER RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	USE PERMIT-CLASS A	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

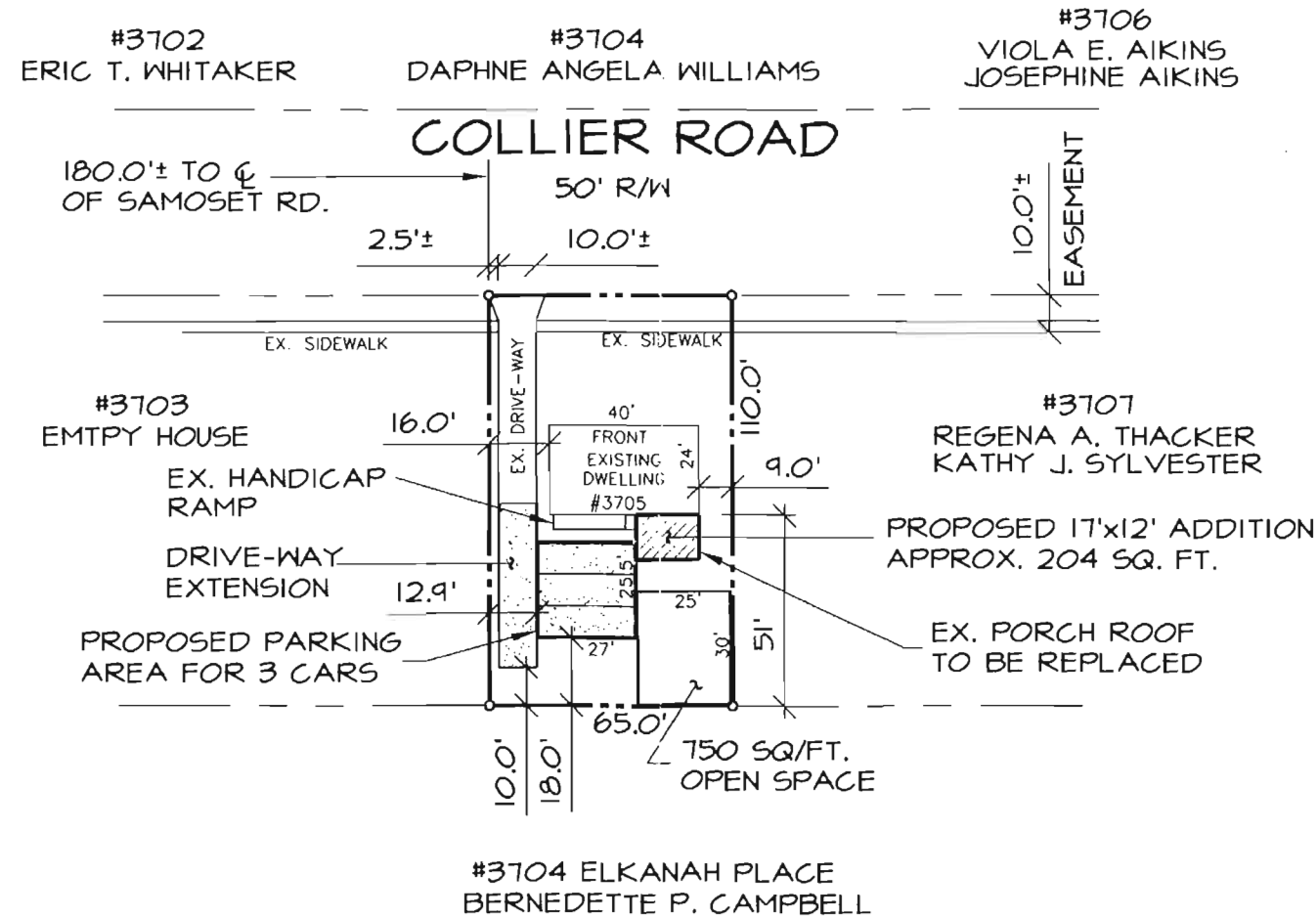
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 3705 COLLIER ROAD
 SUBDIVISIONS NAME RANDALLSTOWN
 PLAT 2 BOOK 26 FOLIO 140 LOT 16 SECTION 1 BLOCK H
 OWNER CLARENCE & GLADYS HAWKINS

ZONING DESCRIPTION FOR 3705 COLLIER ROAD, RANDALLSTOWN 21122
 BEGINNING AT A POINT ON THE SOUTH SIDE OF COLLIER ROAD, WHICH IS
 50' R/W WIDE AT A DISTANCE OF 180.0 FEET NORTH OF THE CENTERLINE
 OF THE NEAREST IMPROVED INTERSECTION STREET SAMOSET ROAD WHICH
 IS 50' R/W WIDE. BEING LOT #16, BLOCK H, SECTION #1 IN SUBDIVISION OF RANDALLSTOWN
 AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #26, FOLIO #140, CONTAINING
 7,150 SQUARE FEET. ALSO KNOWN AS 3705 COLLIER ROAD AND LOCATED
 IN THE 2 ELECTION DISTRICT, 2 COUNCILMANIC DISTRICT.

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 FIVE (5) YEARS
 NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS
 OF 25% (OR MORE BASED ON THE GROUND FLOOR AREA OF FIVE (5) YEARS
 BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE
 BUILDING HAVE OCCURRED NO ADDITIONS ARE PROPOSED TO EXCEED THIS
 LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

NOTE:
 5 EXIST. BEDS
 2 NEW BEDS
 TOTAL = 7 BEDS
 3 PARKING SPACES
 REQUIRED

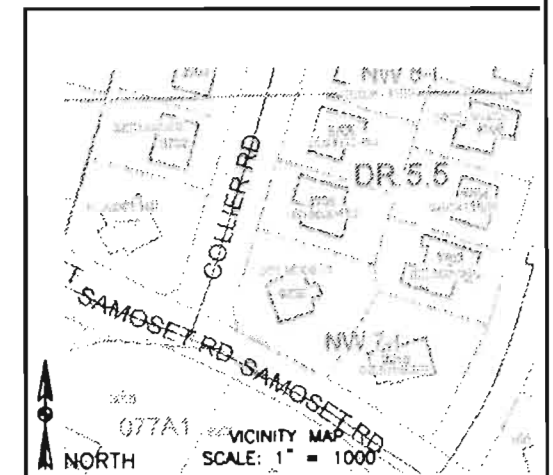


PREPARED BY WMG

PETITIONER'S

EXHIBIT NO. 1

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 2
 COUNCIL MANIC DISTRICT #2
 1"=200' SCALE MAP 077A1
 ZONING DR5.5
 LOT SIZE 0.16 7,150
 ACREAGE SQUARE FEET

PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/ BUILDING ☐ ☒
 PRIOR ZONING HEARINGS NONE

ZONING OFFICE USE ONLY
 REVIEWED BY WCR ITEM# 281 CASE # 08-281-SPH

USE PERMIT

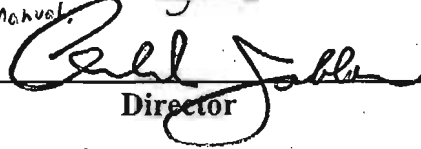


IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 15th of MAY, 20 01, that 3705 COLLIER ROAD should be and the same is hereby granted
(street address)

permission to operate a Assisted Living Facility (Class "A") subject to the following conditions: (1) Two proposed parking spaces shown on plan will be paved with macadam in the rear and be permanently striped, and (2) Proposed parking spaces shall be screened and landscaped as designated on the attached plan in accordance with Baltimore County Landscape Manual.

92961

Permit No.


Director

Planner's Initials JNP

REV 06/00

PETITIONER'S

EXHIBIT NO. 2

ZONING USE PERMIT
PLAN for CLASS "A"
ASSISTED LIVING FACILITY
 located at
 3705 COLLIER ROAD
 RANDALLSTOWN, MD. 21
 2nd ELEC. DIST.

Property Owner: Clarence & Gladys Hawkins
 Address: 7005 Brompton Rd.
 Baltimore, Maryland 21207
 Date: 04/23/01 (plan date)
 Phone: 410-496-0621

Lot Size: 110'-0"x65'-0"; 7,105 sq/ft
 Zoning Map NW 81
 Zone DR 5.5

Area Required for 5 beds = N/A. See *
 Parking: 1 space for each
 3 beds = 2 parking spaces
 required. All parking uses shown
 existed prior to the date of this plan.

Existing Floor areas Sq/ft
 1st floor 1160 sq/ft
 2nd floor N/A
 Total = 2320 sq/ft
 Basement for storage and Mech.
 Equip. 1160 sq/ft
 Existing Garage - N/A

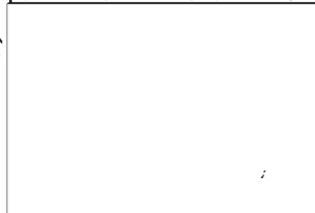


VICINITY MAP

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 450 BCZR AND ZONING SIGN POLICIES OR BE VARIANED
 Two parking spaces will be paved with micad Am in the rear and be permanently striped.

-Screening/Landscaping of
 Proposed Parking Area
 in accordance with
 Baltimore County
 Landscape Manual



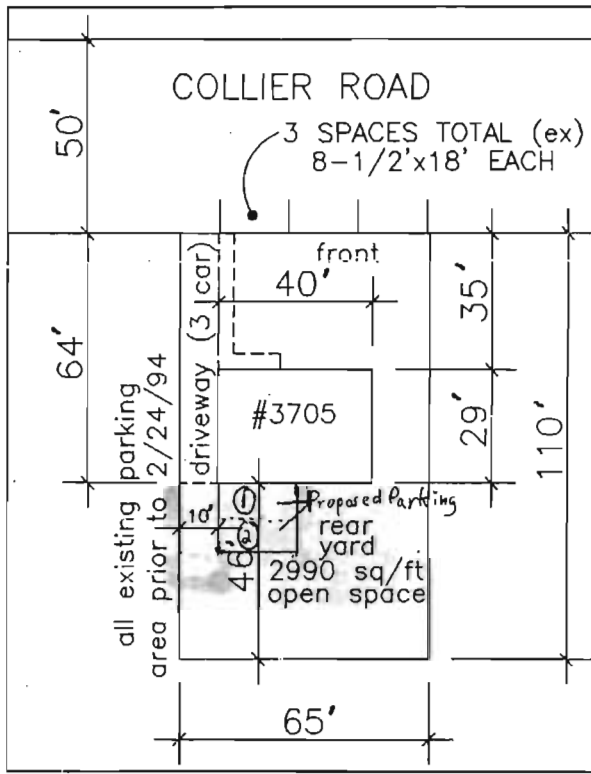
APPROVAL
 STAMP

*DENSITY CALCULATIONS
 FOR 5 BEDS DR 5.5=
 ___N/A___ sq/ft
 for 5 beds
 ___N/A___ sq/ft
 for each added bed
 ___N/A___ Sq/ft
 ___N/A___ Sq/ft
 ___N/A___ Sq/ft TOTAL
 REQUIRED FOR 5 beds

NOTE & CHECK ONE

THERE HAVE BEEN ☐
 THERE HAVE NOT BEEN ☒
 EXTERIOR ENLARGEMENTS
 TO THIS BUILDING IN THE
 PAST FIVE YEARS.
 IF THERE HAVE BEEN EXPLAIN WHAT THEY WERE:
 EXPLANATION OF GROUND FLOOR ENLARGEMENTS
 HERE:

IF MORE THAN EXISTING PORCH ENCLOSURE OR
 ADDITION OF EXTERIOR STAIR SHOW CALCULATIONS
 FOR THE % OF INCREASE HERE:



THE UNDER SIGNED ARE RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION ON THIS PLAN (OWNERS)

Clarence Hawkins Sr
 PRINT OR TYPE NAME
 SIGNATURE
 Gladys Hawkins
 PRINT OR TYPE NAME
 SIGNATURE

Date

4-23-01

Scale

1=50