

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

ALF Address 7205 FAIRBROOK ROAD
Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or II

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

LWERTA OMAR 7205 FAIRBROOK ROAD (410)298-5932
Print Name of Applicant Address Telephone Number
Lot Address 7205 FAIRBROOK ROAD Election District 1 Councilmanic District 1 Square Feet of Lot 6,775
Lot Location: NE (S) (W) side corner of FAIRBROOK ROAD, 200'± feet from NE (S) (W) corner of BLUFFDALE ROAD
(street) (street)
Land Owner: OLIVER & FELECIA WEBB Tax Account Number 01-02-852720
Address: 7512 ASHTON VALLEY WAY - APT. 200 Telephone Number (410) 869-9558

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

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

	PROVIDED?		Accepted for filing by <u>ATSM</u> Date: <u>3/22/11</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	___	
2. Permit Application (If available)	___	___	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area Statement of Compliance with Checklist Note 5.A	✓	___	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	✓	___	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	___	
6. Current Zoning Classification: <u>DR 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

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

Date:

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5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>DR5.5</u>			

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Date: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 18, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0243-A

7205 Fairbrook Road

SW/s of Fairbrook Road, 230' NW of centerline of Bluffdale Road

1st Election District – 1st Councilmanic District

Legal Owners: Mr. & Mrs. Webb

Variance to permit a parking setback of 2 ½ feet from the property line in lieu of the minimum required 10 feet for a proposed Assisted Living Facility.

Hearing: Thursday, March 17, 2011 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Webb, 7512 Ashton Valley Way, Apt. 200, Baltimore 21228
Daniel Blevins, Development & Design Solutions, 3202 Acton Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 2, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 64785
 Date: 3/22/11

PAID RECEIPT
 BUSINESS ACTION TIME USER
 3/23/2011 3/22/2011 10:10:25 2
 REP 4505 WALETH DRAE WAD
 >>> REPT # SA9333 3/22/2011 9FLH
 Dept 5 529 BONDING VERIFICATION
 064785
 Recpt Tot 440.00
 440.00 CB 9.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$60 -

Total: \$60 -

Rec From: _____
 For: 7205 FAIRBROOK RD
ALF-I

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



01.13.2011

1



01.13.2011

2



01.13.2011

3



01.13.2011

4



01.13.2011

5



01.13.2011





01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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01.13.2011

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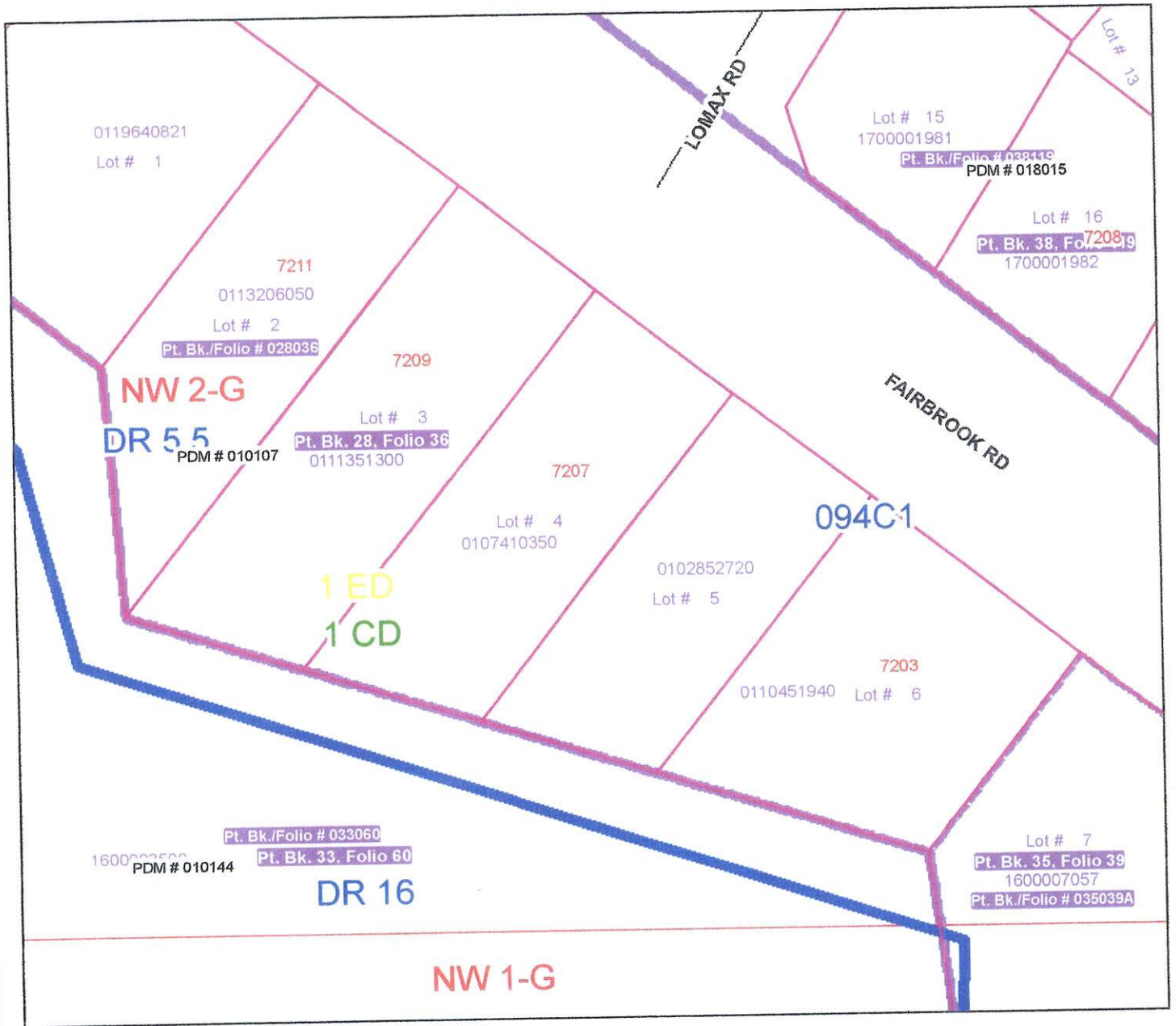


01.13.2011

20



7205 Fairbrook Road

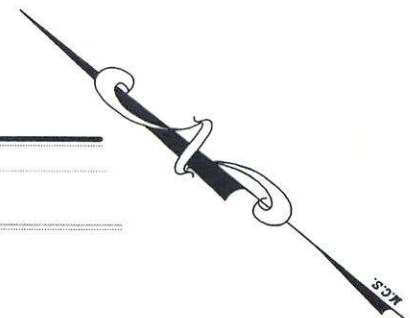
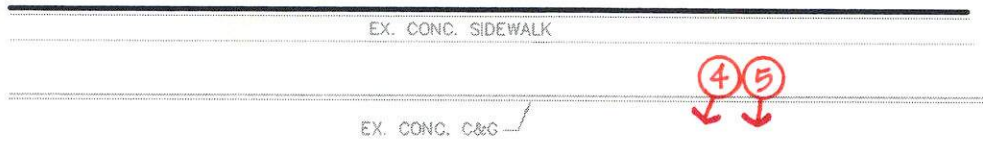


Publication Date: January 31, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



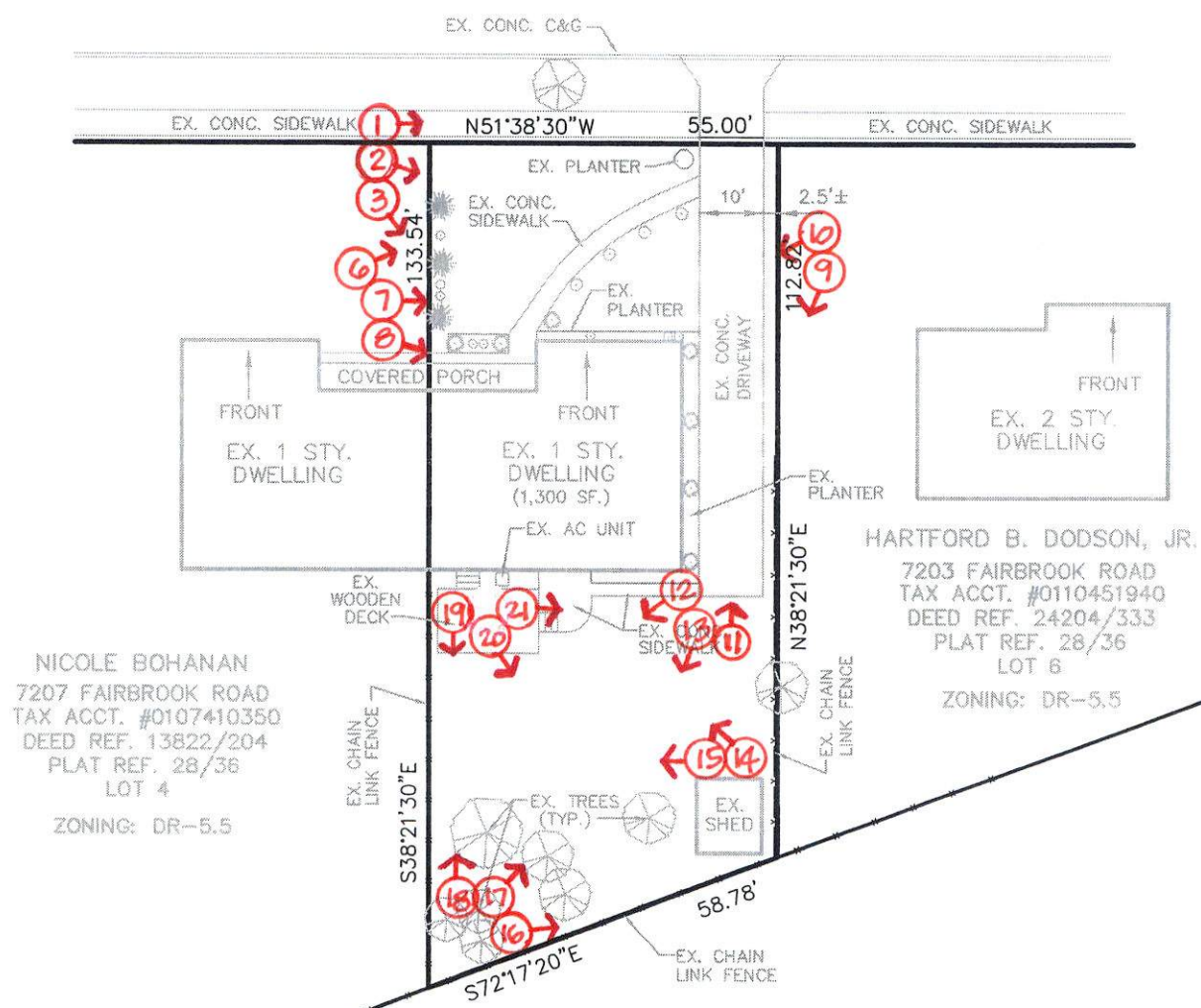
1 inch = 50 feet





FAIRBROOK

ROAD



NICOLE BOHANAN
7207 FAIRBROOK ROAD
TAX ACCT. #0107410350
DEED REF. 13822/204
PLAT REF. 28/36
LOT 4
ZONING: DR-5.5

HARTFORD B. DODSON, JR.
7203 FAIRBROOK ROAD
TAX ACCT. #0110451940
DEED REF. 24204/333
PLAT REF. 28/36
LOT 6
ZONING: DR-5.5

SOCIETY PARK AT
ROLLING ROAD
SECTION THREE
PLAT REF. 33/60
ZONING: DR-16

PHOTOGRAPH LAYOUT

SCALE: 1"=30'

SITE GENERAL NOTES

- A. OWNER:** OLIVER & FELECIA WEBB
7512 ASHTON VALLEY WAY - APT. 200
BALTIMORE, MARYLAND 21228
- B. APPLICANT:** LUVERTA OMAR
7205 FAIRBROOK ROAD
WINDSOR MILL, MARYLAND 21244
(410) 298-5932
- C. PLAN PREPARED BY:** DEVELOPMENT & DESIGN SOLUTIONS, LLC
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
PHONE: (410) 905-0778
- D. SITE LOCATION:**
1. STREET ADDRESS: 7205 FAIRBROOK ROAD - WINDSOR MILL, MARYLAND 21244
 2. ELECTION DISTRICT: 1st
 3. COUNCILMANIC DISTRICT: 1st
 5. ADC MAP: MAP# 33, GRID A10
 6. ZONING AND TOPOGRAPHY MAP: NW 2-G (OLD) - 094-C1 (NEW)
 7. TAX MAP: MAP #94, GRID 5, PARCEL 239
 10. TAX ACCOUNT #: 01-02-852720
 11. DEED REFERENCE: LIBER 29899, FOLIO 416
 12. PLAT REFERENCE: LIBER 28, FOLIO 36
CHADWICK MANOR - SECTION 5A, BLOCK V, LOT 5
- E. EXISTING SITE DATA AND ZONING:**
1. GROSS SITE AREA: 6,775 SF. / 0.16 AC ±
 2. EXISTING ZONING: DR-5.5 (RESIDENTIAL)
 3. EXISTING LAND USE: RESIDENTIAL - EX. SINGLE DWELLING AND LAWN AREA
- F. EXISTING SITE INFORMATION:**
1. EXISTING FLOOR AREAS:
 - FIRST FLOOR AREA: 1,300 SF.
 - SECOND FLOOR AREA: NONE
 - TOTAL FLOOR AREA: 1,300 SF.
 - BASEMENT: NONE
 - GARAGE: NONE
- G. PROPOSED DEVELOPMENT INFORMATION:**
1. PROPOSED USE: RESIDENTIAL - FOUR BED ASSISTED LIVING FACILITY
 2. PARKING REQUIRED: 4 BEDS @ (1 SPACE / 3 BEDS) = 2 SPACES
PROVIDED: 2 SPACES
 3. OPEN SPACE REQUIRED: 0.10 x LOT AREA (6,775 SF) = 678 SF.
PROVIDED: 800 SF.

GENERAL NOTES

1. BOUNDARY SHOWN ON THIS PLAN IS BASED ON THE RECORDED PLAT KNOWN AS CHADWICK MANOR, SECTION 5A, BLOCK V, LOT 5 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AS PLAT LIBER 28, FOLIO 36.
2. LOCATION SURVEY WAS PERFORMED ON JANUARY 13, 2011 TO LOCATE ALL BUILDING STRUCTURES AND SURFACE FEATURES IN THE FIELD AND ARE REFLECTED ON THIS PLAN.
3. THERE ARE NO KNOWN WETLANDS, FLOODPLAIN, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HAZARDOUS MATERIALS IN THIS PROPERTY.
4. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
5. THERE ARE NO KNOWN STEEP SLOPES ASSOCIATED WITH THIS SITE.
6. 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 AS 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.
7. ANY SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING SIGN POLICIES OR A ZONING VARIANCE IS REQUIRED.

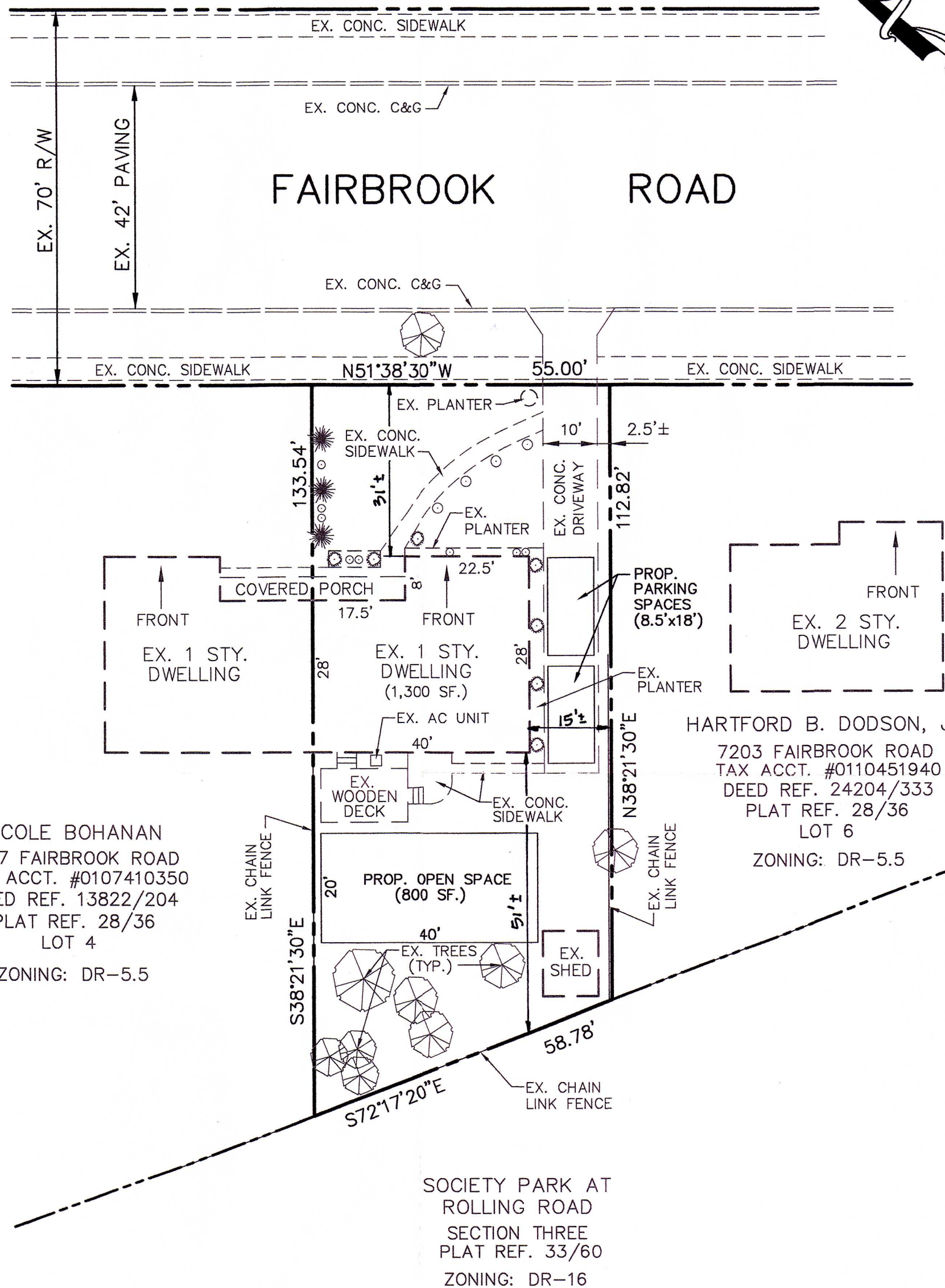
THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Oliver Lee Webb Sr. 2/2/2011
SIGNATURE (OWNER) DATE

Oliver Lee Webb Sr.
PRINT NAME

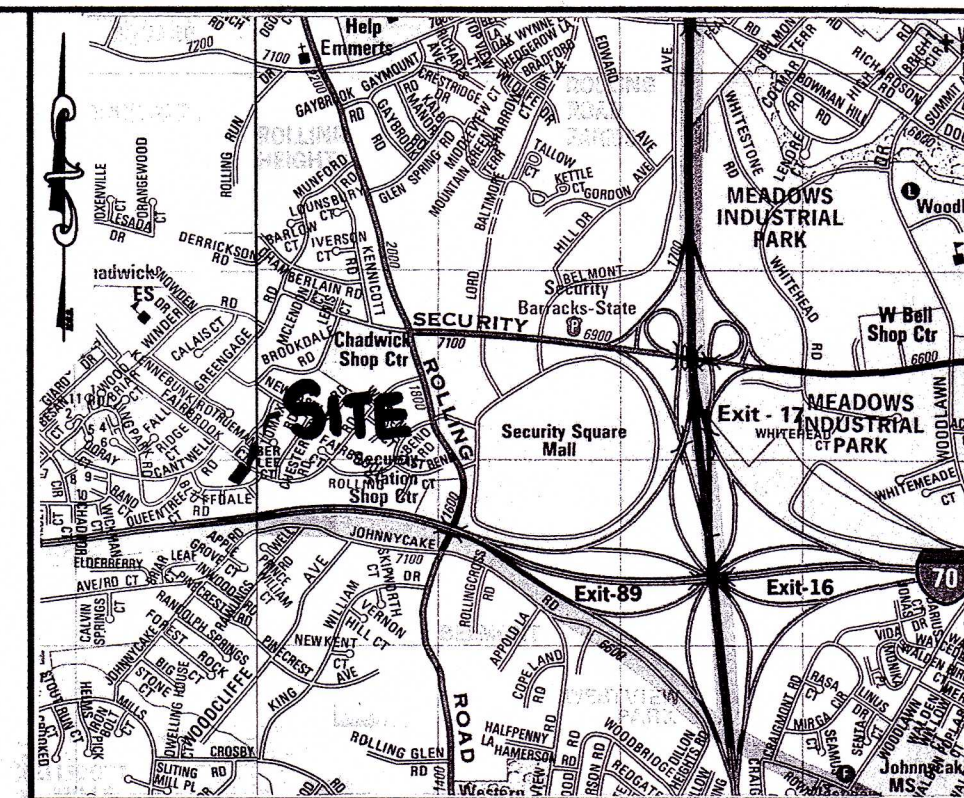
Luverta Omar 2/2/2011
SIGNATURE (APPLICANT) DATE

Luverta Omar
PRINT NAME



PLAN
SCALE: 1"=20'

ZONING VARIANCE
CASE NO. 2011-0243-A



VICINITY MAP
SCALE: 1"=1000'

NO.	DATE	REVISIONS	BY

DRAWING: **USE PERMIT PLAN FOR ASSISTED LIVING FACILITY (ALF 1)**

PROJECT: **7205 FAIRBROOK ROAD**
BALTIMORE, MARYLAND 21244

BALTIMORE COUNTY, MD 1st ELECTION DISTRICT

ENGINEER: **Development & Design Solutions, LLC**
Consultants, Engineers and Planners
3202 Acton Road - Baltimore, Maryland 21234
Phone: (410)905-0778 - Fax: (443)725-4103

DESIGNED:	DMB
DRAWN:	DMB
CHECKED:	DMB
DATE:	JANUARY 31, 2010
SCALE:	AS SHOWN

DRAWING NO: UPP-1	SHEET NO. 1 OF 1
-----------------------------	----------------------------

SITE GENERAL NOTES

- A. OWNER:** OLIVER & FELECIA WEBB
7512 ASHTON VALLEY WAY - APT. 200
BALTIMORE, MARYLAND 21228
- B. APPLICANT:** LUVERTA OMAR
7205 FAIRBROOK ROAD
WINDSOR MILL, MARYLAND 21244
(410) 298-5932
- C. PLAN PREPARED BY:** DEVELOPMENT & DESIGN SOLUTIONS, LLC
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
PHONE: (410) 905-0778
- D. SITE LOCATION:**
1. STREET ADDRESS: 7205 FAIRBROOK ROAD - WINDSOR MILL, MARYLAND 21244
 2. ELECTION DISTRICT: 1st
 3. COUNCILMANIC DISTRICT: 1st
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 2. EXISTING ZONING: DR-5.5 (RESIDENTIAL)
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1. EXISTING FLOOR AREAS:
 - FIRST FLOOR AREA: 1,300 SF.
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3. THERE ARE NO KNOWN WETLANDS, FLOODPLAIN, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HAZARDOUS MATERIALS IN THIS PROPERTY.
4. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
5. THERE ARE NO KNOWN STEEP SLOPES ASSOCIATED WITH THIS SITE.
6. 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 AS 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.
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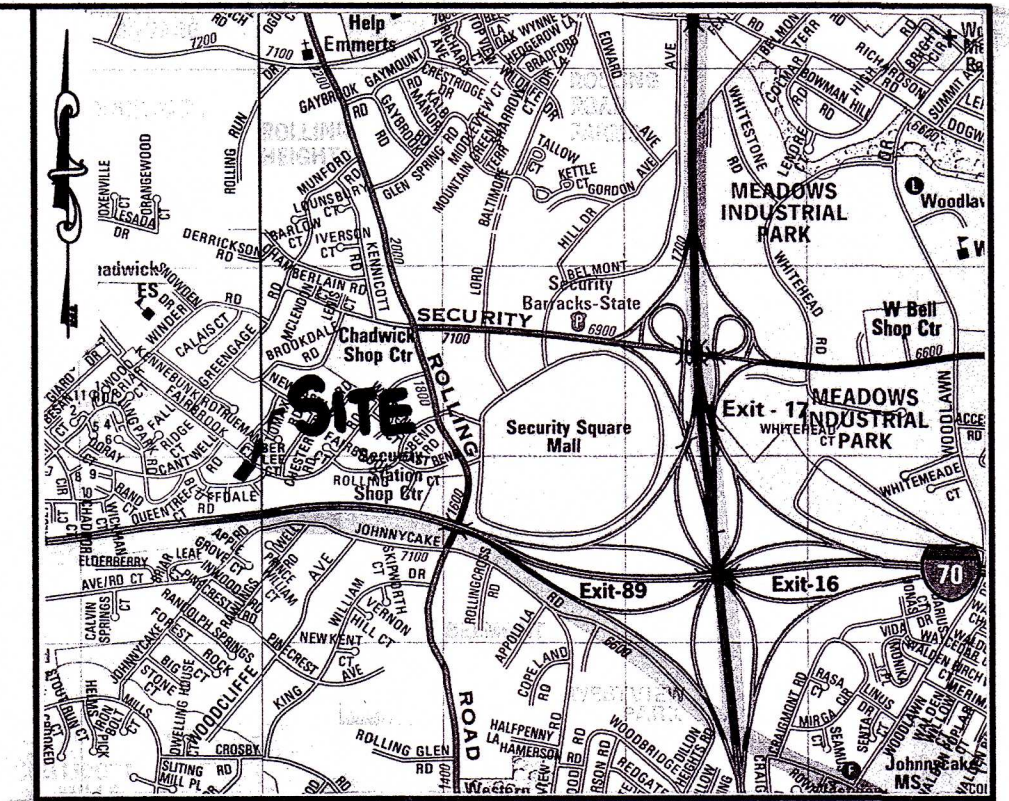
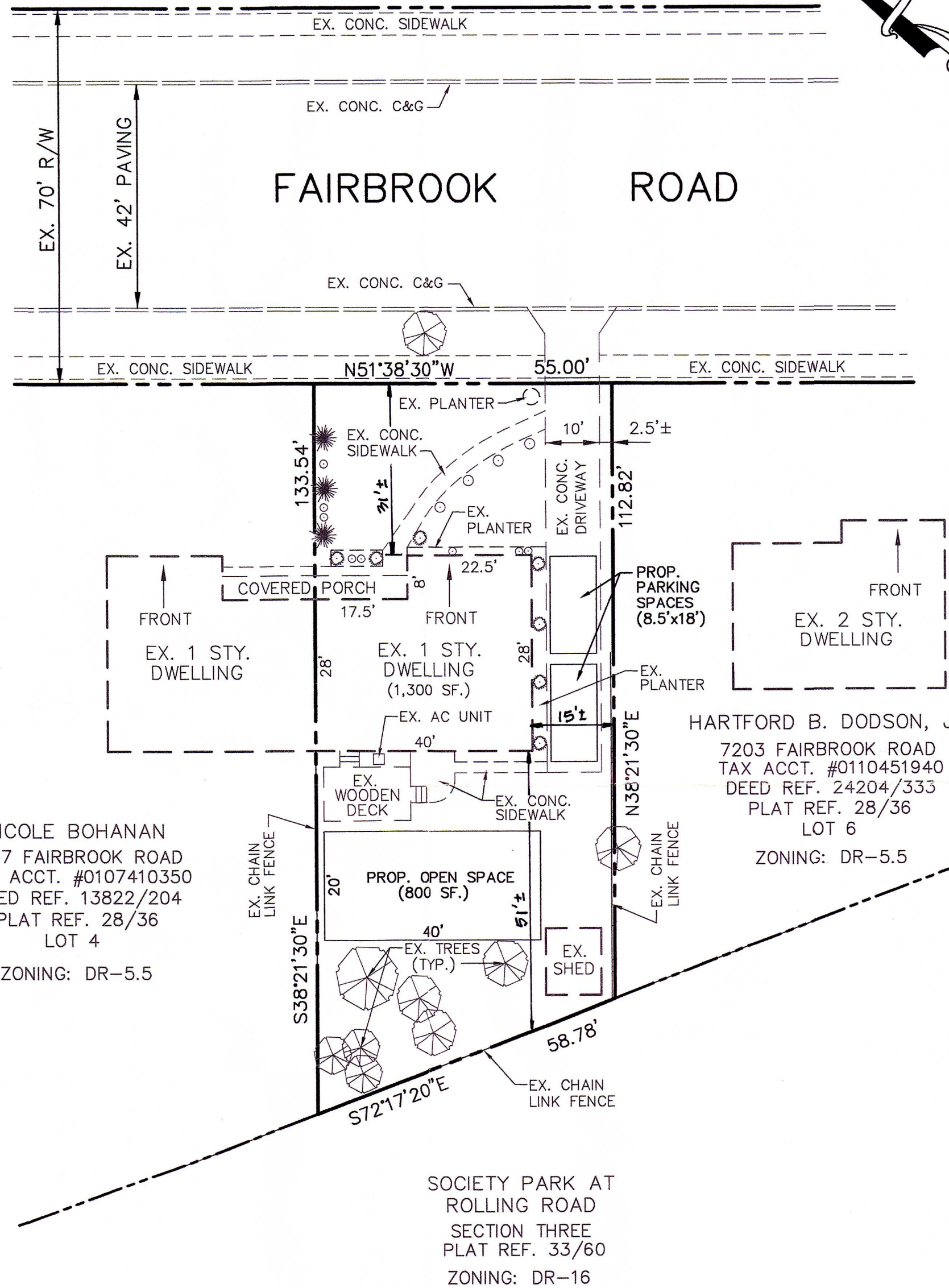
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Oliver Lee Webb Jr. 2/2/2011
SIGNATURE (OWNER) DATE

Oliver Lee Webb Jr.
PRINT NAME

Luveta Omar 2/2/2011
SIGNATURE (APPLICANT) DATE

Luveta Omar
PRINT NAME



NO.	DATE	REVISIONS	BY
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DATE:	JANUARY 31, 2010		
SCALE:	AS SHOWN		
DRAWING NO: UPP-1	SHEET NO. 1 OF 1		

PLAN
SCALE: 1"=20'

ZONING VARIANCE
CASE NO. 2011-0243-A

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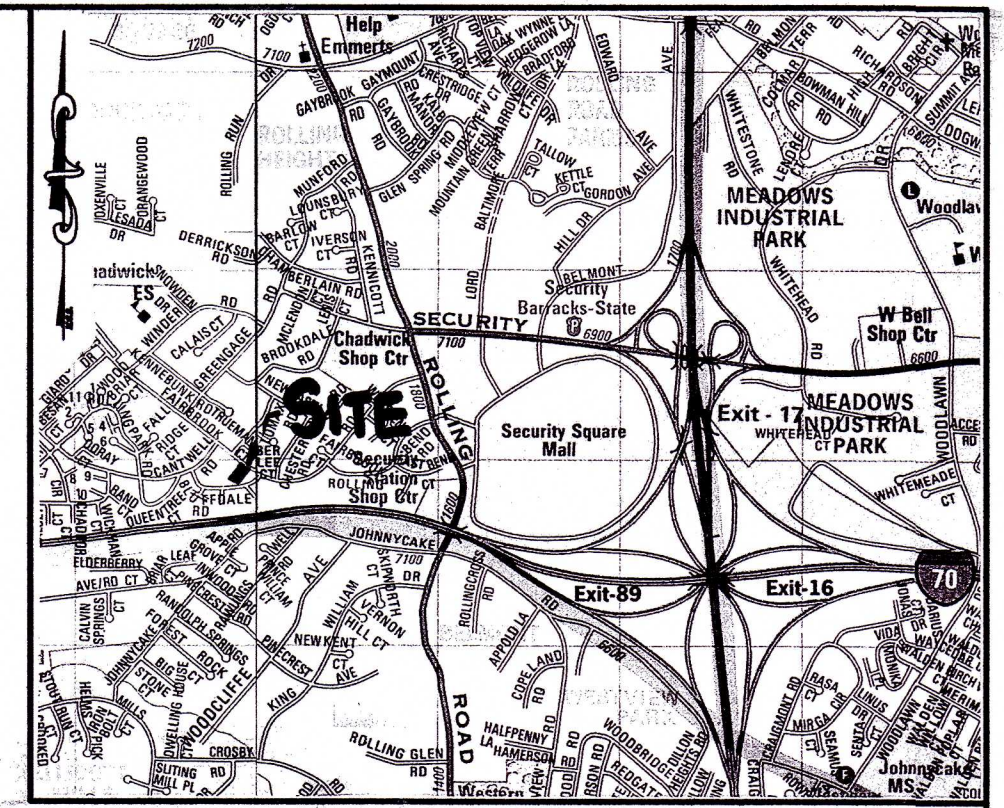
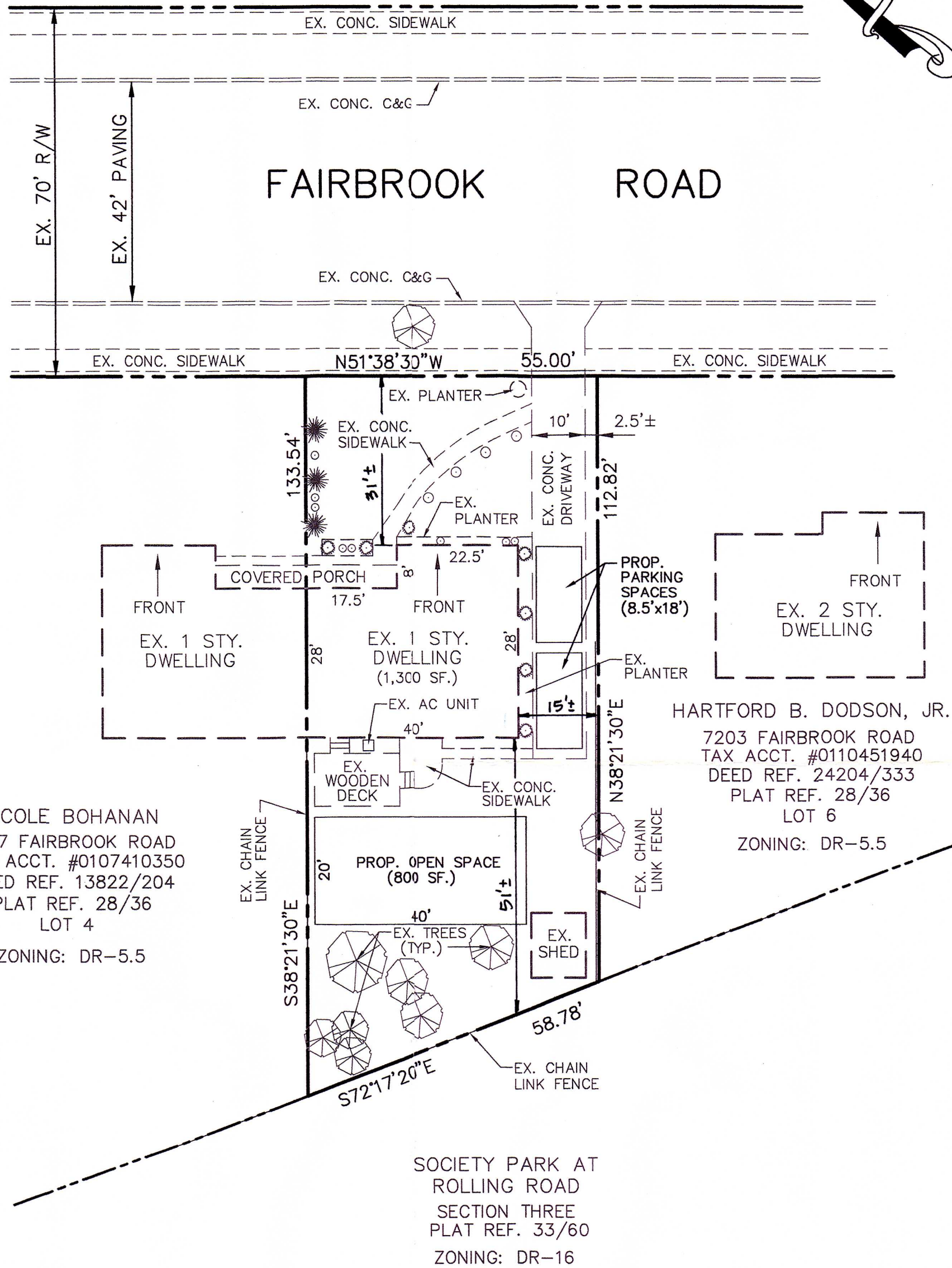
THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Oliver Lee Webb Sr. 2-2-2011
SIGNATURE (OWNER) DATE

Oliver Lee Webb Sr.
PRINT NAME

Luveta Omar 2/2/2011
SIGNATURE (APPLICANT) DATE

Luveta Omar
PRINT NAME



VICINITY MAP
SCALE: 1"=1000'

NO.	DATE	REVISIONS	BY
DRAWING: USE PERMIT PLAN FOR ASSISTED LIVING FACILITY (ALF 1)			
PROJECT: 7205 FAIRBROOK ROAD BALTIMORE, MARYLAND 21244			
BALTIMORE COUNTY, MD		1st ELECTION DISTRICT	
ENGINEER: Development & Design Solutions, LLC Consultants, Engineers and Planners 3202 Acton Road - Baltimore, Maryland 21234 Phone: (410)905-0778 - Fax: (443)725-4103			
DESIGNED:	DMB		
DRAWN:	DMB		
CHECKED:	DMB		
DATE:	JANUARY 31, 2010		
SCALE:	AS SHOWN		
DRAWING NO:	UPP-1	SHEET NO.	1 OF 1

PLAN
SCALE: 1"=20'

ZONING VARIANCE
CASE NO. 2011-0243-A

SITE GENERAL NOTES

- A. OWNER: OLIVER & FELECIA WEBB
7512 ASHTON VALLEY WAY - APT. 200
BALTIMORE, MARYLAND 21228
- B. APPLICANT: LUVERTA OMAR
7205 FAIRBROOK ROAD
WINDSOR MILL, MARYLAND 21244
(410) 298-5932
- C. PLAN PREPARED BY: DEVELOPMENT & DESIGN SOLUTIONS, LLC
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
PHONE: (410) 905-0778
- D. SITE LOCATION:
1. STREET ADDRESS: 7205 FAIRBROOK ROAD - WINDSOR MILL, MARYLAND 21244
2. ELECTION DISTRICT: 1st
3. COUNCILMANIC DISTRICT: 1st
4. ADC MAP: MAP# 33, GRID A10
5. ZONING AND TOPOGRAPHY MAP: NW 2-G (OLD) - 094-C1 (NEW)
6. TAX MAP: MAP #94, GRID 5, PARCEL 239
7. TAX ACCOUNT #: 01-02-852720
8. DEED REFERENCE: LIBER 29899, FOLIO 416
9. PLAT REFERENCE: LIBER 28, FOLIO 36
CHADWICK MANOR - SECTION 5A, BLOCK V, LOT 5
- E. EXISTING SITE DATA AND ZONING:
1. GROSS SITE AREA: 6,775 SF. / 0.16 AC ±
2. EXISTING ZONING: DR-5.5 (RESIDENTIAL)
3. EXISTING LAND USE: RESIDENTIAL - EX. SINGLE DWELLING AND LAWN AREA
- F. EXISTING SITE INFORMATION:
1. EXISTING FLOOR AREAS:
FIRST FLOOR AREA: 1,300 SF.
SECOND FLOOR AREA: NONE
TOTAL FLOOR AREA: 1,300 SF.
BASEMENT: NONE
GARAGE: NONE
- G. PROPOSED DEVELOPMENT INFORMATION:
1. PROPOSED USE: RESIDENTIAL - FOUR BED ASSISTED LIVING FACILITY
2. PARKING REQUIRED: 4 BEDS @ (1 SPACE / 3 BEDS) = 2 SPACES
PROVIDED: 2 SPACES
3. OPEN SPACE REQUIRED: 0.10 x LOT AREA (6,775 SF) = 678 SF.
PROVIDED: 800 SF.

GENERAL NOTES

- BOUNDARY SHOWN ON THIS PLAN IS BASED ON THE RECORDED PLAT KNOWN AS CHADWICK MANOR, SECTION 5A, BLOCK V, LOT 5 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AS PLAT LIBER 28, FOLIO 36.
- LOCATION SURVEY WAS PERFORMED ON JANUARY 13, 2011 TO LOCATE ALL BUILDING STRUCTURES AND SURFACE FEATURES IN THE FIELD AND ARE REFLECTED ON THIS PLAN.
- THERE ARE NO KNOWN WETLANDS, FLOODPLAIN, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HAZARDOUS MATERIALS IN THIS PROPERTY.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
- THERE ARE NO KNOWN STEEP SLOPES ASSOCIATED WITH THIS SITE.
- 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 AS 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.
- ANY SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING SIGN POLICIES OR A ZONING VARIANCE IS REQUIRED.

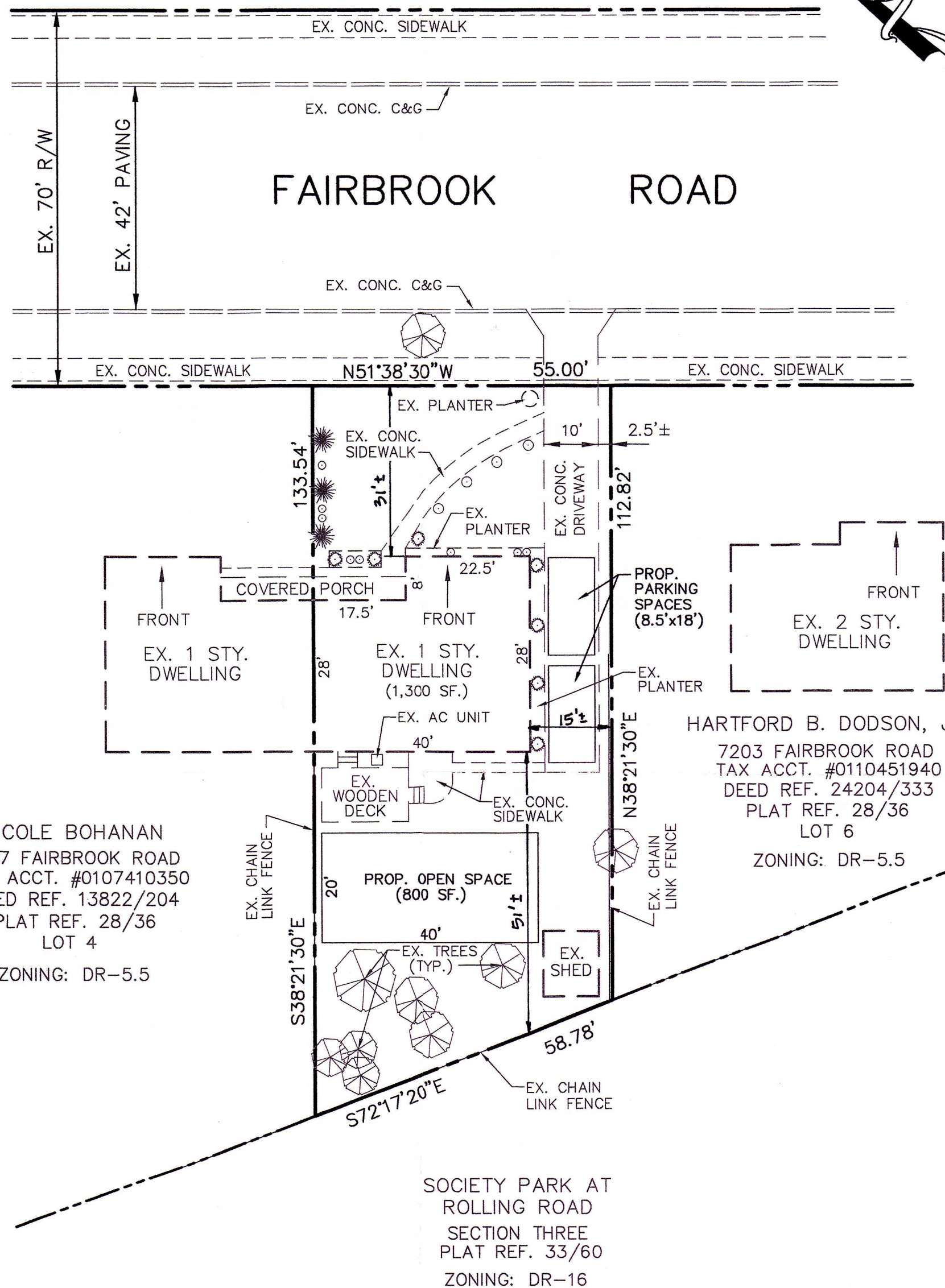
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Oliver Lee Webb Jr. 2/2/2011
SIGNATURE (OWNER) DATE

Oliver Lee Webb Jr.
PRINT NAME

Luveta Omar 2/2/2011
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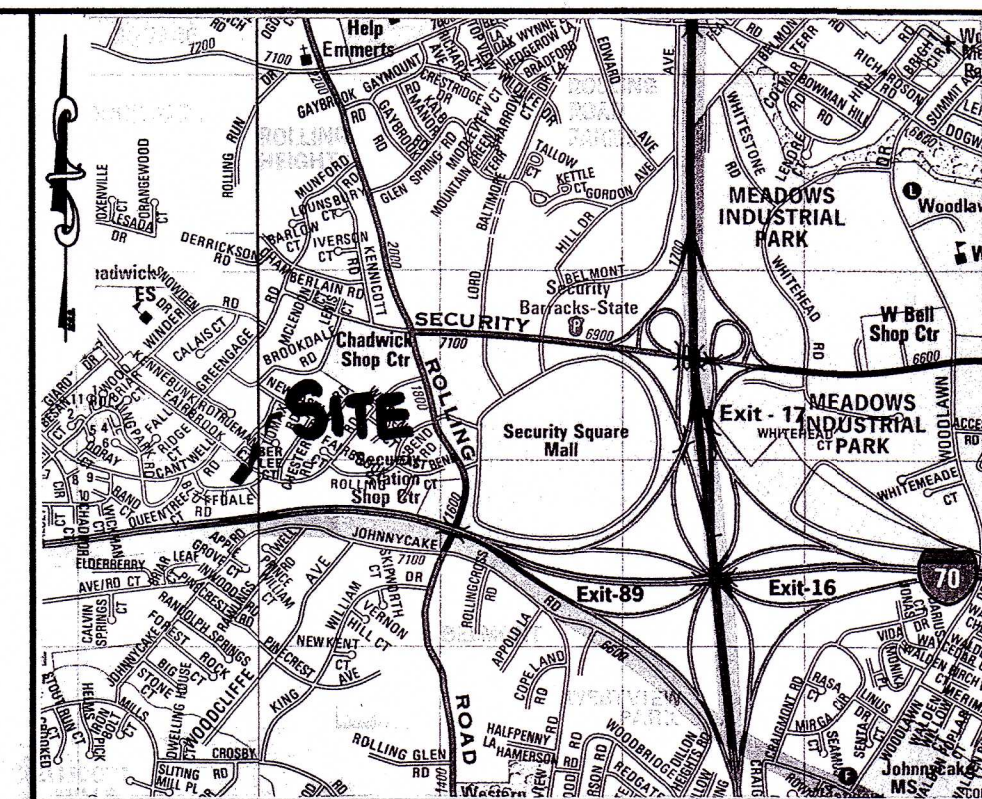
Luveta Omar
PRINT NAME



PLAN

SCALE: 1"=20'

ZONING VARIANCE
CASE NO. 2011-0243-A



VICINITY MAP

SCALE: 1"=1000'

NO.	DATE	REVISIONS	BY

DRAWING:
**USE PERMIT PLAN
FOR ASSISTED LIVING FACILITY (ALF 1)**

PROJECT:
**7205 FAIRBROOK ROAD
BALTIMORE, MARYLAND 21244**

BALTIMORE COUNTY, MD 1st ELECTION DISTRICT

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