

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 24 day of November, 2014, that Carolyn Robinson-Owens located at 8731 Meadow Heights Road should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate an Assisted Living Facility I - Parking Variance case # 2015-0065-A

119609
Permit (or Receipt) Number

Carl Johnson
Director, Permits, Approvals and Inspections

Planner's Initials G. H

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

11/28/14

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Assisted Living Facility

ALF Address 8731 Meadow Heights Rd
Permit No. (if required) B _____

RECEIVED
NOV 13 2014
DEPARTMENT OF PLANNING

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

A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

Carolyn Robinson-Owens 8731 Meadow Heights Road 443-386-4696 bigoassistedliving@gmail.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 8731 Meadow Heights Rd Election District 02 Councilmanic District 4 Square Feet of Lot 7,466 Sq.Ft.

Lot Location: N E S W/side/corner of _____ feet from N E S W corner of _____
(street) (street)

Land Owner(s): Prasad Abraham & Alice Abraham 10 Digit Tax Account Number 0223155110

Address: 2902 Country Lane, Ellicott City, MD 21042 Telephone Number (410) 270-2612
Email Address prasad.k.abraham@gmail.com

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

B. APPLICANT MUST PROVIDE 1 THROUGH 6

Planner to confirm information acceptance by marking below

	YES	NO
1. This Recommendation Form (3 copies).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan		
Property (3 copies) including lot size and sq ft of building, parking and open space - 10% lot area.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Compliance with Checklist Note 5.A.....	<input type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings (these <u>may be waived</u> if not 5.A from the Zoning Use Permit Checklist can be stated on the plans).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood.....)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 5.5</u>		

Accepted for filing by 11/13/14
Bary Hudik (Date)

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

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

Signed by: [Signature]
For the Director, Office of Planning

was a ZAC case # 2015-0065A
relief for pkg. granted

Date: 11/21/14

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

11/28/14

Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

ALF Address 8731 Meadow Heights Rd
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Planner to confirm information acceptance by marking **x** below

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Permit Application | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Accepted for filing by 11/13/14
Gary Huick (Date)

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

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*was a ZAC case # 2015-0065A
relief for pkg. granted*

Signed by: [Signature]
For the Director, Office of Planning

Date: 11/21/14

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

No. 119807

Date: 11/13/14

PAID RECEIPT
 RECEIVED BY: [Faint text]
 DATE: [Faint text]
 AMOUNT: [Faint text]

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
								100.00

Total: 100.00

Rec From: Candyn Robinson-Owen

For: USE Permits
ALFI

**CASHIER'S
 VALIDATION**

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

ZONING USE PERMIT PLAN FOR AN ASSISTED LIVING FACILITY I AND PLAN TO ACCOMPANY PETITION FOR VARIANCES FOR PARKING

8731 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD 21133
2nd ELECTION DISTRICT

OWNER: MR. ABRAHAM & ALICE PRASADU
ADDRESS: 2902 COUNTRY LANE
ELLCOTT CITY, MD 21042

APPLICANTS: CAROLYN ROBINSON-OWENS
AND DARRYL OWENS SR.
8 AVENTURA COURT
RANDALLSTOWN, MD 21133
PHONE: 443-386-4696
EMAIL: Bigoassistedliving@gmail.com

SUBDIVISION NAME: IMPERIAL GARDENS STONEYBROOK
NORTH PLAT 2

LOT NUMBER: 9
BLOCK NUMBER: X
SECTION: 3
PLAT BOOK NUMBER: OTG#31
FOLIO NUMBER: 178
10 DIGIT TAX NUMBER: 0223155110
DEED REFERENCE NUMBER: 8815/0659

LOT SIZE: 7,466 SQ. FT.
ZONING MAP: 077B1
ZONE DR: 5.5

NUMBER OF BEDS TO BE APPROVED: 4
PARKING: 1 SPACE FOR EACH (3) BEDS=
(2) PARKING SPACES

EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR: 1,183 SQ. FT.
BASEMENT: 1,092 SQ. FT.
PORCH: 116 SQ. FT.
EXISTING DRIVEWAY: 418 SQ. FT.

OPEN SPACE: .10x LOT AREA (7,466)
=747 SQ. FT. OPEN SPACE

4 BEDS = DENSITY/AREA CALCULATIONS
NOT REQUIRED

THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING
OR AN ASSISTED LIVING FACILITY, NO CONSTRUCTION,
RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF
25% OR MORE IN GROUND FLOOR AREA AS IT HAS
EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS
APPLICATION HAS OCCURRED TO THE EXTERIOR OF
THE BUILDING, NO ADDITIONS ARE PROPOSED.

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

HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAN? NO
UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
PRIOR HEARING: NONE

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

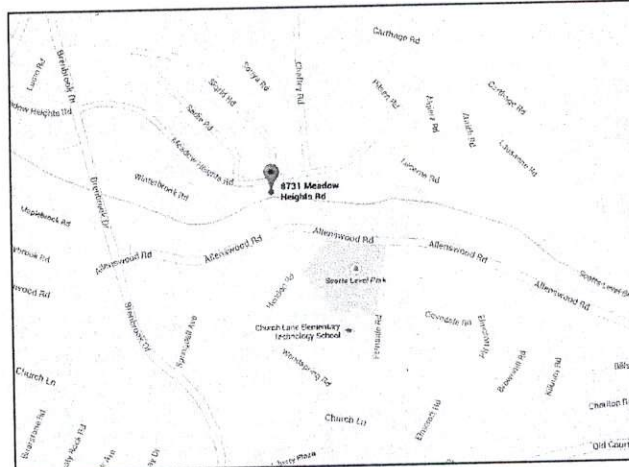
Carolyn Owens 11/1/14
SIGNATURE DATE

CAROLYN ROBINSON-OWENS
PRINTED NAME

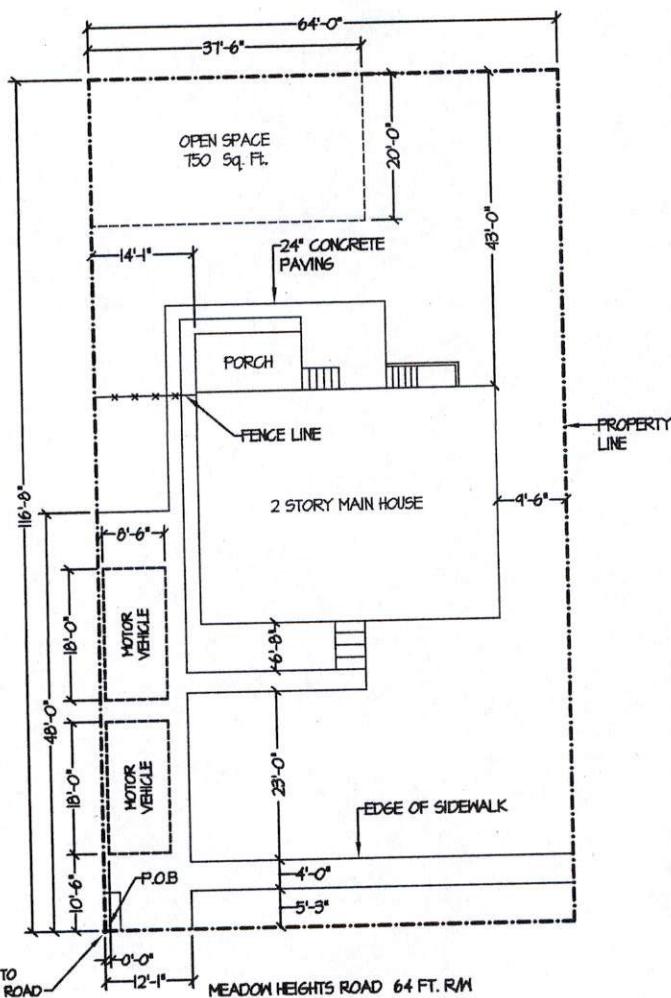
Darryl Owens Sr
SIGNATURE DATE

DARRYL OWENS, SR
PRINTED NAME

PLAN DRAWN BY: *Cedric T. Pierce* DATE: *11/1/14*
CEDRIC T. PIERCE

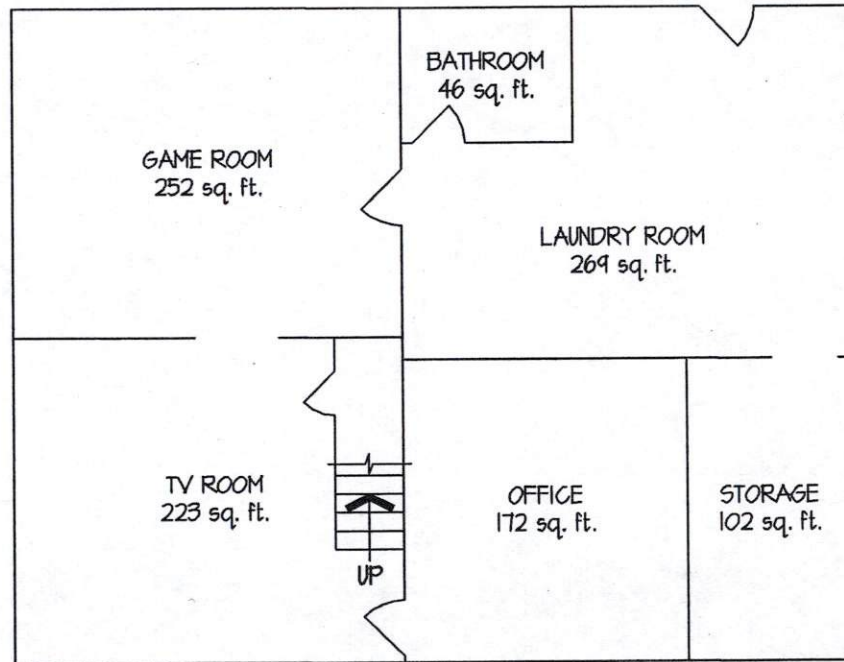


VICINITY MAP
NOT TO SCALE



SITE PLAN
Scale: 1:200

8731 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD. 21133

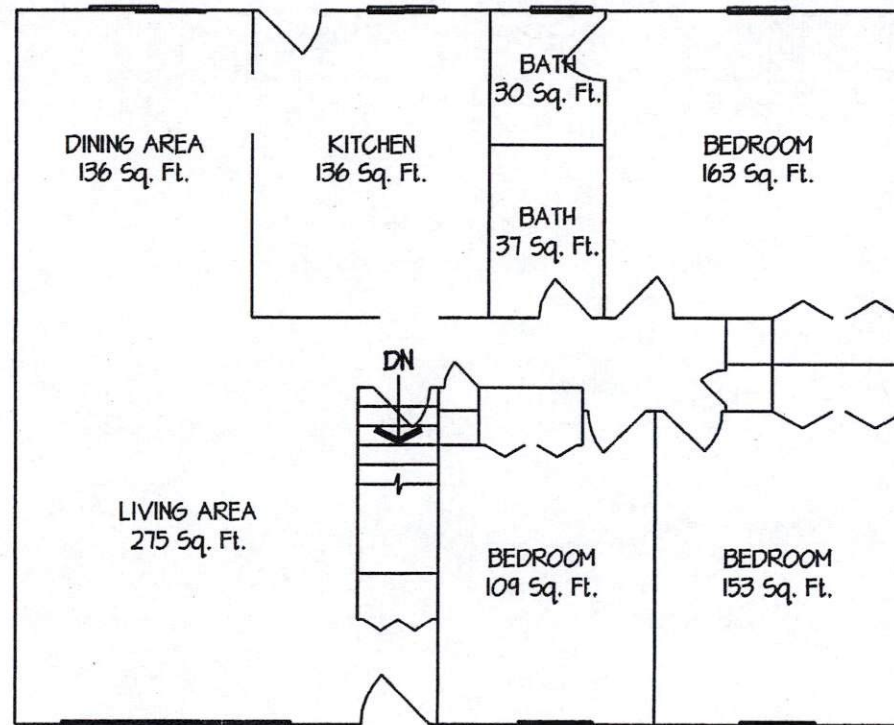


BASEMENT FLOOR PLAN

Scale: 1:100

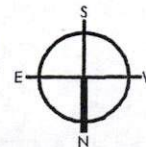


8731 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD. 21133



FIRST FLOOR PLAN

Scale: 1:100



8731 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD. 21133



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 6, 2014

Priscilla K. Carroll, Esquire
Bowie & Jensen, LLC
29 W. Susquehanna Avenue
Suite 600
Towson, Maryland 21204

RE: Petition for Variance
Property: 8731 Meadow Heights Road
Case No. 2015-0065-A

Dear Mrs. Carroll:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

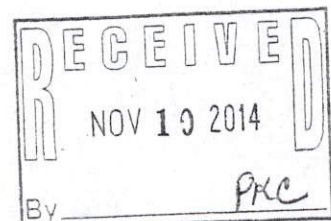
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(8731 Meadow Heights Road)		
2 nd Election District	*	OF ADMINISTRATIVE
4 th Council District		
Abraham & Alice Prasadu, <i>Legal Owners</i>	*	HEARINGS FOR
Carolyn Robinson-Owens &		
Darryl W. Owens, <i>Contract Purchasers</i>	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2015-0065-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Abraham & Alice Prasadu, the legal owners of the subject property and Carolyn Robinson-Owens & Darryl W. Owens, contract purchasers (“Petitioners”). Petitioners request Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §432A.1.C as follows: (1) to permit two (2) parking spaces in front yard driveway area in lieu of the off street parking requirement of rear and side yard parking only; and (2) to permit zero ft. (0 ft.) setback from the side lot line for parking spaces in lieu of the ten ft. (10 ft.) setback requirement. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

Appearing at the public hearing in support of the request was Carolyn Robinson-Owens. Priscilla K. Carroll, Esquire represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the DOP, which did not object to the request.

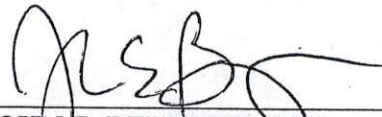
To obtain variance relief requires a showing that:

- (1) The property is unique; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The zoning relief granted herein is expressly conditioned upon Petitioners obtaining all requisite state permits and licenses, and a compatibility finding and use permit from Baltimore County.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm