



DONALD I. MOHLER III
County Executive

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

August 17, 2018

Anthony Saka
3116 Paper Mill Road
Phoenix, MD 21131

Dennis and Gayle Caprio
7808 Beverly Avenue
Parkville, MD 21234

Re: Assisted Living Facilities, 8708, 8710, and 8711 Beverly Avenue, 9th Election District

To whom it may concern,

In an action initiated by the Director of Permits, Approvals, and Inspections, Mr. Arnold Jablon, your permits for Assisted Living Facilities located at 7808, 7810, and 7811 Beverly Avenue, have been rescinded, effective immediately. This move was prompted by the failure to address the following:

8708 Beverly Avenue – Never obtained State License
Never obtained Fire Marshall Certification

8710 Beverly Avenue – No Fire Marshall Certification
No State Licensing
Planning landscaping requirements not in compliance

8711 Beverly Avenue – Violated stipulation of State license
Landscaping not installed
Fire Marshall rescinded approval

You may petition for a Special Hearing requesting a review by the Administrative Law Judge, as per Section 500.7 of the Baltimore County Zoning Regulations.

Yours,

A handwritten signature in black ink, reading "R. David Duvall". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

R. David Duvall
Zoning Review

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 6TH day of MARCH, 2014, that ANTHONY SAKA located at 7811 BEVERLY AVENUE should be and the

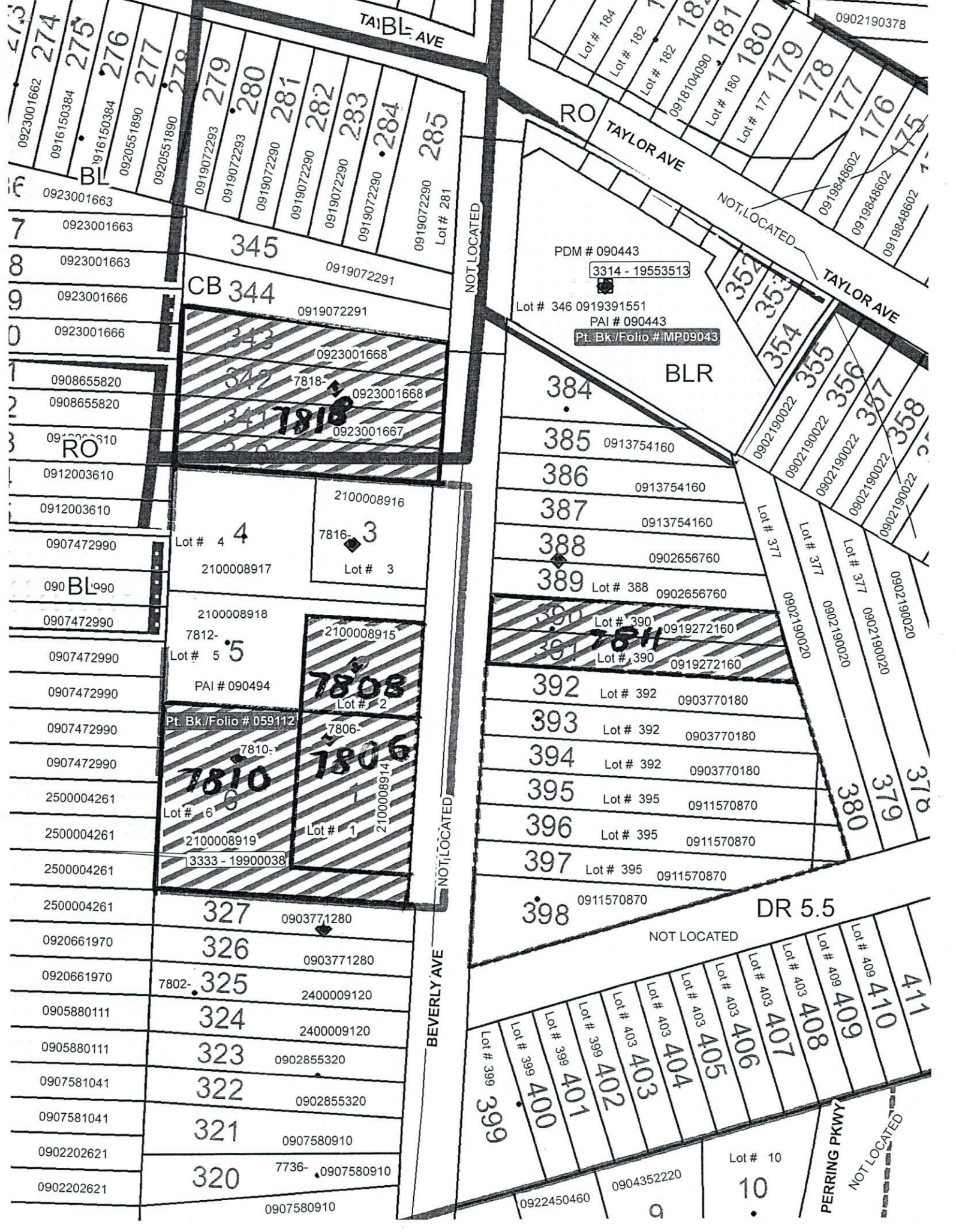
(Individual or business name)
(Street address)

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY I FOR FOUR (4) BEDS . (WITH RECOMMENDATION BY THE PLANNING DEPARTMENT AS ATTACHED

108197
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials AT



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B. _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Anthony A. Saka, 3116 Paper Mill Rd, Phoenix, 21131, 443-858-1009
Print Name of Applicant Address Telephone Number
Lot Address 7811 Beverly Ave Election District 9 Councilmanic District 5 Square Feet 11,550 SF
Lot Location: NE S W side/corner of Beverly Ave, 375 feet from NE S W corner of Taylor Ave
(street) (street)
Land Owner: Francis T. Koerner Tax Account Number 0919272160
Address: 307 Allegheny Ave, Baltimore, 21204 Telephone Number (410) 337-2766

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY

	PROVIDED?		
	YES	NO	Accepted for filing by Date: _____
1. This Recommendation Form (3 copies)	☒	☐	A. Tan
2. Permit Application (If available)	☐	☒	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	☒	☐	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☐	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☐	☐	
4. Building Elevation Drawings	☐	☒	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☐	☐	
Surrounding Neighborhood	☐	☐	
6. Current Zoning Classification: DR 5.5			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS / COMMENTS:

☐

Approval

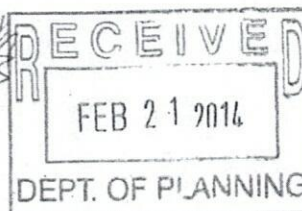
☐

Disapproval

☒

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

See attached comments
from Sector planner



Signed by Leif M. H.
for the Director, Office of Planning and Zoning

Date: 3/4/2014

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jenifer Nugent

DATE: March 4, 2014

FROM: Krystle Patchak X 7991
Central Sector, Neighborhood Response Team

SUBJECT: 7811 Beverly Avenue
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan and accompanying pictures. It is recommended that substantial landscaping be provided along the property line adjoining 7809 Beverly Avenue to screen the extension of the driveway and proposed parking area.

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

No. 108197

Date: 2/6/14

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
2/10/2014 - 2/06/2014 11:20:50 5

REC 0005 WALKIN 0805 LRD
RECEIPT # 723681 2/06/2014 0117

S 328 ZONING VERIFICATION

100197

Recpt Tot: \$100.00

\$100.00 OK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100

Total: \$100

Rec From: ANTHONY SAKA
For: 7811 BEVERLY AVE
(ALF I - 4 BEDS)

DISTRIBUTION

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

CASHIER'S
VALIDATION

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Anthony A. Saka, 3116 Paper Mill Rd, Phoenix, 21131, 443-858-1000
Print Name of Applicant Address Telephone Number
Lot Address 7811 Beverly Ave Election District 9 Councilmanic District 5 Square Feet 11,550 SF
Lot Location: NE 1/4 W/side/corner of Beverly Ave, 375 feet from NE 1/4 W corner of Taylor Ave
(street) (street)
Land Owner: Francis J. Koerner Tax Account Number 0919272160
Address: 307 Allegheny Ave, Baltimore, 21204 Telephone Number (410) 337-2766

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
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 - minimum 500 square	☒	☐	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☐	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☐	☐	
4. Building Elevation Drawings	☐	☒	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☐	☐	
6. Current Zoning Classification: DR 5.5			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING 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 Zoning

Date: _____



FRONT VIEW OF THE PROPERTY



REAR VIEW OF THE PROPERTY



SOUTHWEST SIDE VIEW
OF THE PROPERTY



SOUTHBOUND VIEW OF BEVERLY AVE
TOWARDS WENDOVER RD



NORTHBOUND VIEW OF BEVERLY AVE
TOWARDS TAYLOR AVE

ALF. I
7811 BEVERLY AVE, 21234

OBTAINED STATE LICENSE ON 7/1/2018
OPERATOR: GOLDEN JEMZ } 2 Beds
443-824-8288 }

- 1.) Violated stipulations of State License (2 Beds Only)
- 2.) Landscaping Not Installed
- 3.) Fire Marshall Rescinded Approval (2 Beds Max.)

* PERMIT *
RESCINDED

1)P-2014-0015-AL

ZONING USE PERMIT
PLAN A ASSISTED LIVING FACILITY I (FOUR BEDS MAXIMUM)

7811 BEVERLY AVENUE
PARKVILLE, MD 21234
9TH ELECTION DISTRICT
OWNER: FRANCIS J. KOERNER, CHRIS A. OWENS
ADDRESS: 307 ALLEGHENY AVE, BALTIMORE, MD 21204
DATE: 2/4/2014
PHONE: 410-337-2766

TAX ID= 0919272160

LOT SIZE: 11,550 SF APPROX.
ZONING MAP: 080C1
ZONE: DR 5.5

PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES FOR 4 BEDS

- EXISTING FLOOR AREAS SF
- 1ST FLOOR = 846 SF
 - FRONT PATIO = 195 SF
 - BASEMENT = 190 SF

OPEN SPACE = .10 X LOT AREA (11,550 SF) = 1,155 SF

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 FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

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

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

Anthony A. Saka 2/4/14

SIGNATURE DATE

ANTHONY A. SAKA

PRINTED NAME

ENGINEERS SCALE: 1 IN = 30 FT

