

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(9100 Meadow Heights Road) *

2nd Election District

4th Council District *

Amelia Saydee

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0254-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a proposed five (5) beds Assisted Living Facility (ALF) in lieu of the maximum allowed of four (4) beds on a lot with less than 12,000 sq. ft. property area in a DR 5.5 zone. The Variance petition seeks relief from B.C.Z.R. §432.A.1.C.2 to permit the parking and delivery areas in the front yard in lieu of the required side or rear yard location.

The subject property and requested relief is more fully depicted on the revised site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. Appearing at the public hearing in support of the requests was Amelia Saydee. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition. In fact, Petitioner's neighbor at 9102 Meadow Heights Road submitted a letter (Exhibit 3) indicating she did not object to the proposal.

Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) dated June 27, 2014, which also did not object to the requests.

ORDER RECEIVED FOR FILING

Date

8-4-14

By

WJ

The subject property is approximately 0.25 acres and is zoned DR 5.5 and DR 3.5. The Petitioner has an extensive background in geriatric nursing, and has been licensed as an R.N. since 2004. At present, she is the unit manager for Manor Care Nursing Home in Catonsville. Petitioner proposes to operate a five (5) bed assisted living facility in the single family dwelling, and she will reside on site in the basement. Petitioner stated that she will also employ two or three other assistants (with the necessary credentials) to take care of the elderly patients/residents.

The Petition for Special Hearing seeks one additional bed (i.e., 5 instead of 4) for the proposed ALF. As noted by the DOP, Petitioner's lot and home are larger than those in the immediate area, and the grant of relief would in no way negatively impact the community. This is a modest request, and it will be granted in the Order which follows.

Based upon the testimony and evidence presented, I will also grant the petition for variance. To obtain variance relief a petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. The property is located at the intersection of two roadways, and the dwelling is positioned at an angle on the lot. As such, the property is unique.

I also find that strict compliance with the B.C.Z.R. would result in practical difficulty, given that Petitioner would be unable to operate the proposed ALF. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of Baltimore County and community opposition.

ORDER RECEIVED FOR FILING

Date 8-4-14

By EW

THEREFORE, IT IS ORDERED this 4th day of August, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve a proposed five (5) bed Assisted Living Facility (ALF) in lieu of the maximum allowed four (4) beds on a lot with less than 12,000 sq. ft. property area in a DR 5.5 zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §432.A.1.C.2 to permit the parking and delivery areas for the ALF in the front yard in lieu of the required side or rear yard location, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate 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. Prior to issuance of permits, Petitioner must obtain all necessary Baltimore County and State of Maryland inspections, approvals and licensure.
3. Petitioner must reside at the subject property for so long as it is operated as an ALF.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-4-14

By [signature]



KEVIN KAMENETZ
County Executive

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

August 4, 2014

Amelia Saydee
9100 Meadow Heights Road
Randallstown, Maryland 21133

RE: Petitions for Special Hearing and Variance
Property: 9100 Meadow Heights Road
Case No. 2014-0254-SPHA

Dear Ms. Saydee:

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", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Sharon Hart, 9102 Meadow Heights Road, Randallstown, MD 21133



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9100 Meadow Height Rd Randallstown MD 21133 which is presently zoned DR 5.5/DR 3.5

Deed References: 34933/00394 10 Digit Tax Account # 0216550507

Property Owner(s) Printed Name(s) Amelia Saydee

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Section 500.7 of BCZR to permit a proposed five (5) beds assisted living facility in lieu of the maximum allowed of four (4) beds in a less than 12,000s.f. property area, in a DR 5.5 zone.

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

Section 432.A.1.C.2 of BCZR to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Amelia Saydee

Name- Type or Print

Amelia Saydee

Signature

9100 Meadow Height Rd Randallstown MD 21133 9100 Meadow Height Rd Randallstown MD

Mailing Address

City

State

Legal Owners (Petitioners):

Amelia Saydee

Name #1 - Type or Print

Name #2 - Type or Print

Amelia Saydee

Signature #1

Signature #2

Mailing Address

City

State

21133 443-857-5012 a.wurch@aol.com

Zip Code

Telephone #

Email Address

21133 443-857-5012 a.wurch@aol.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2014-0254-SPHA

Filing Date

5/27/14

Do Not Schedule Dates:

Reviewer

AT

THE ZONING HEARING PROPERTY DESCRIPTION:

PART A

The zoning property description for 9100 Meadow Height Rd Beginning at a point on the north side of Meadow Height Rd. which is 1-50 inch wide at the distance of 35ft west of the centerline of the nearest improved intersecting street Offutt road which is 75 feet width (ie NW corner of intersection)

PART B

Being lot # 56. Block P, Section #7 in the subdivision of Randall Ridge in Baltimore County Plat Book #32, Folio #34, containing 10,730 sq ft. located in the ^{2nd} ~~1st~~ election district and 4th council district

2014-0254-SPHA

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2014 - 0254 - SPH A

Petitioner: AMELIA SAYDEE

Address or Location: 9100 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amelia Saydee

Address: 9100 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD 21133

Telephone Number: 443-857-5012

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2014

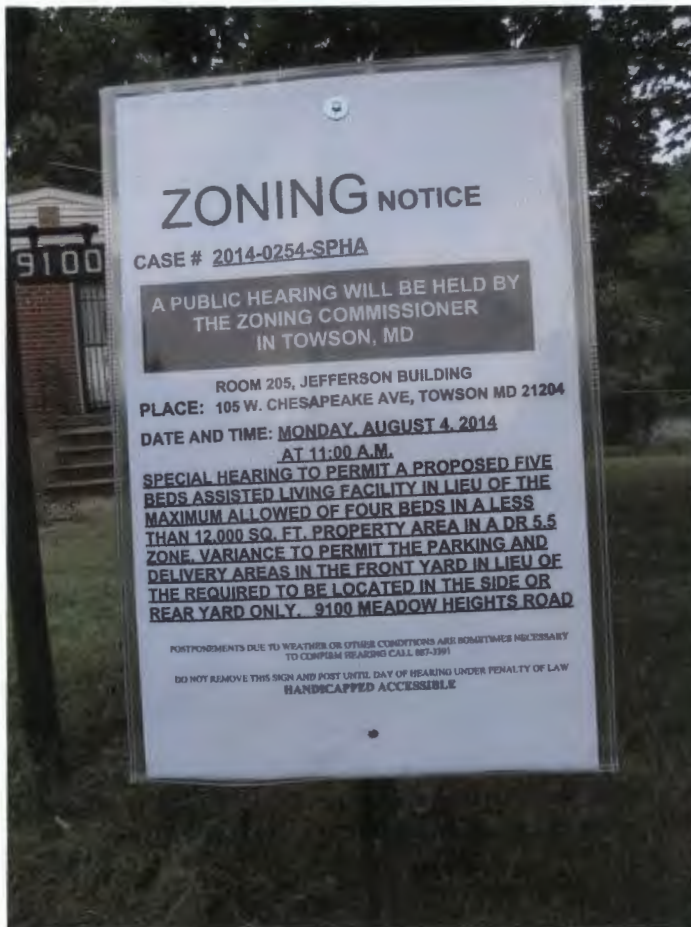
Case Number: 2014-0254-SPHA

Petitioner / Developer: AMELIA SAYDEE

Date of Hearing (Closing): AUGUST 4, 2014

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:
9100 MEADOW HEIGHTS ROAD

The sign(s) were posted on: JULY 13, 2014



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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 26, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 26, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0254-SPHA

9100 Meadow Height Road

NW corner of Meadow Heights Avenue & Offutt Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Amelia Sayblee

Special Hearing to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone.

Variance to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Friday, July 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

6/450 June 26

984474



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 17, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 15, 2014.

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2014-0254-SPHA

9100 Meadow Height Road

NW corner of Meadow Heights Avenue & Offutt Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Amelia Saydee

Special Hearing: to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone.

Variance: to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Monday, August 4, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.
JT 7/775 July 15

986844

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 15, 2014 Issue - Jeffersonian

Please forward billing to:

Amelia Saydee
9100 Meadow Height Road
Randallstown, MD 21133

443-857-5012

NOTICE OF ZONING HEARING

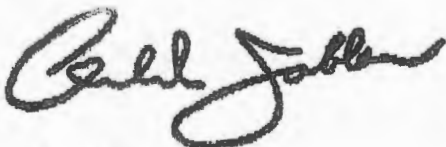
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0254-SPHA

9100 Meadow Height Road
NW corner of Meadow Heights Avenue & Offutt Road
2nd Election District – 4th Councilmanic District
Legal Owners: Amelia Saydee

Special Hearing to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone. Variance to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Monday, August 4, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

July 9, 2014

NEW 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: 2014-0254-SPHA

9100 Meadow Heights Road
NW corner of Meadow Heights Avenue & Offutt Road
2nd Election District – 4th Councilmanic District
Legal Owners: Amelia Saydee

Special Hearing to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone. Variance to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Monday, August 4, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Amelie Saydee, 9100 Meadow Height Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 15, 2014.**
- (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.



KEVIN KAMENETZ
County Executive

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

June 16, 2014

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: 2014-0254-SPHA

9100 Meadow Heights Road
NW corner of Meadow Heights Avenue & Offutt Road
2nd Election District – 4th Councilmanic District
Legal Owners: Amelia Saydee

Special Hearing to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone. Variance to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Friday, July 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Amelie Saydee, 9100 Meadow Height Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 28, 2014.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 26, 2014 Issue - Jeffersonian

Please forward billing to:

Amelia Saydee
9100 Meadow Height Road
Randallstown, MD 21133

443-857-5012

NOTICE OF ZONING HEARING

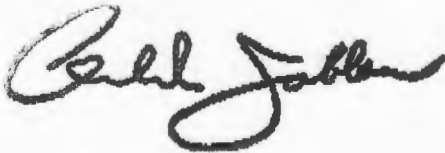
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0254-SPHA

9100 Meadow Height Road
NW corner of Meadow Heights Avenue & Offutt Road
2nd Election District – 4th Councilmanic District
Legal Owners: Amelia Saydee

Special Hearing to permit a proposed five beds assisted living facility in lieu of the maximum allowed of four beds in a less than 12,000 sq. ft. property area in a DR 5.5 zone. Variance to permit the parking and delivery areas in the front yard in lieu of the required to be located in the side or rear yard only.

Hearing: Friday, July 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: September 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0254-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 3, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
9100 Meadow Heights Road; NW corner of	*	OF ADMINISTRATIVE
Meadow Heights Road & Offutt Road		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Amelia Saydee		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-254-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED

JUN 04 2014

[Signature]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Amelia Saydee, 9100 Meadow Height Road, Randallstown, MD 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0254-SPHA

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/3

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

6/24

DEPS
(if not received, date e-mail sent _____)

N/C

6/27

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

C

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/15/14

SIGN POSTING

Date:

7/13/14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

**FedEx Office.**

FedEx Kinko's is now FedEx Office

Fax Cover Sheet

Date 7/2/14Number of pages 2 (including cover page)**To:**

Name

Zooning Office

Company

Telephone

Fax

410-887-3048**From:**

Name

Amelia Sand

Company

Telephone

443-857 5012

Comments

please call me @ the above
telephone number to verify receipt
of this document

Fax - Local Send



Fax - Domestic Send



Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339



KEVIN KAMENETZ
County Executive

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

July 30, 2014

Amelia Saydee
9100 Meadow Heights Road
Randallstown MD 21133

RE: Case Number: 2014-0254 SPHA, Address: 9100 Meadow Heights Road

Dear Ms. Saydee:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 27, 2014. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Amelia Saydee

9100 Meadow Heights Rd.

Randallstown Md. 21133

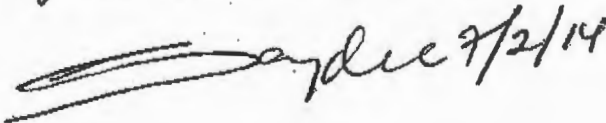
Item /case # 14-254

7/2/2014

To whom it may concern:

This is Amelia Saydee writing in reference to case # 14-254 special hearing/variance. I did not receive the notice send to me concerning my court date. I did not find out that I had a court date schedule for 7/18/2014 until June 27, 2014. I am therefore, asking can my court date be change because I need to have another letter send to be with information on putting up of signs. Thanks in advance for your cooperation. If this date can be scheduled ASAP I will greatly appreciate. The rest of July any date would be fine. If it is going to be extended to August, the date in August I cannot do is august 8. For any questions, I can be reached at 443-857-5012

From: Amelia Saydee

 Saydee 7/2/14

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 24, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0254-SPHA
Address 9100 Meadow Heights Road
(Saydee Property)

Zoning Advisory Committee Meeting of June 2, 2014.

 X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

7-18
1:30

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 27, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 9100 Meadow Heights Road

INFORMATION:

Item Number: 14-254

Petitioner: Amelia Saydee

Zoning: DR 5.5, DR 3.5

Requested Action: Special Hearing, Variance

RECEIVED

JUN 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

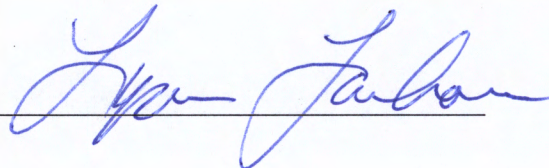
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing permit a 5 bed assisted living facility in lieu of the maximum allowed of 4 beds in less than 12,000 sq. ft. property area in a DR 5.5 zone. The petitioner is also seeking to permit parking and delivery areas in the front yard lieu of the required side or rear yard.

The Department of Planning does not object to the petitioner's request to allow one more additional bed than the required amount for an assisted living facility for its size. The house is significantly bigger than its surrounding houses and can accommodate an extra bed for assisted living. This request will have a minimal impact for adjacent neighbors and will not negatively impact the community.

The Department of Planning also does not object to the petitioner's variance to allow parking and deliveries in the front yard. The property does not have an access to its rear yard and the side yard spaces are either too close to a neighboring property or would have to access a highly trafficked section of Offutt Road.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

DATE: June 3, 2014

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2014
Item No. 2014-0251, 0254, 0255, and 0257

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06092014 -.doc

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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 _____

Permit No. (if required) B _____

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):

Amelia Baydee 9100 Meadow Height Rd. 443-857-5012 awureh@aol.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 9100 Meadow Height Rd Election District 2nd Councilmanic District 4th Square Feet of Lot 10,730

Lot Location: N/E S W/side/corner of Meadow Heights Rd 35 feet from N E S/W corner of Omutt Rd
(street) (street)

Land Owner(s): Amelia Baydee 10 Digit Tax Account Number 02-16-550-500

Address: 9100 Meadow Height Rd Telephone Number 443-857-5012
Randallstown MD-21133 Email Address awureh@aol.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 **x** below

	YES	NO
1. This Recommendation Form (3 copies)	☐	☐
2. Permit Application	☐	☐
3. Site Plan Property (3 copies) including lot size and sq ft of building, parking and open space - 10% lot area.....	☐	☐
Statement of Compliance with Checklist Note 5.A	☐	☐
4. Building Elevation Drawings (these may be waived if not 5.A from the Zoning Use Permit Checklist can be stated on the plans)	☐	☐
5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: DR 5.5 / DR 3.5		
Accepted for filing by _____ (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: _____
For the Director, Office of Planning

Date: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0216550500			
Owner Information					
Owner Name:	SAYDEE AMELIA O		Use:	RESIDENTIAL	
Mailing Address:	9100 MEADOW HEIGHTS RD RANDALLSTOWN MD 21133-		Principal Residence:	YES	
			Deed Reference:	/34933/ 00394	
Location & Structure Information					
Premises Address:		9100 MEADOW HEIGHTS RD RANDALLSTOWN 21133-		Legal Description:	9100 MEADOW HEIGHTS RD RANDALL RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0002	1021		0000	7
					P
					56
					2013
					Assessment Year:
					Plat No: 1
					Plat Ref: 0032/0034
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1969	2,400 SF		10,730 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2.000000	NO	SPLIT LEVEL	SIDING	2 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2013		07/01/2013	
Land:	74,600	56,600			
Improvements	139,400	110,900			
Total:	214,000	167,500		167,500	167,500
Preferential Land:	0				0
Transfer Information					
Seller: MCGINNIS ISAAC E		Date: 05/06/2014		Price: \$180,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34933/ 00394		Deed2:	
Seller: MCGINNIS ANGELA D		Date: 12/23/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12567/ 00187		Deed2:	
Seller: PLMACK ALLAN K		Date: 08/24/1990		Price: \$107,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08576/ 00782		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2013		07/01/2014	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

New Search (<http://sdat.resiusa.org/RealProperty>)

[illegible]

Order the **TAX MAP** [click here](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

 $\rightarrow$

Case No.: 2014-0254-SPHA

Exhibit Sheet

Petitioner/Developer

DW
9-4-14

Respondent

8-5-14
PW

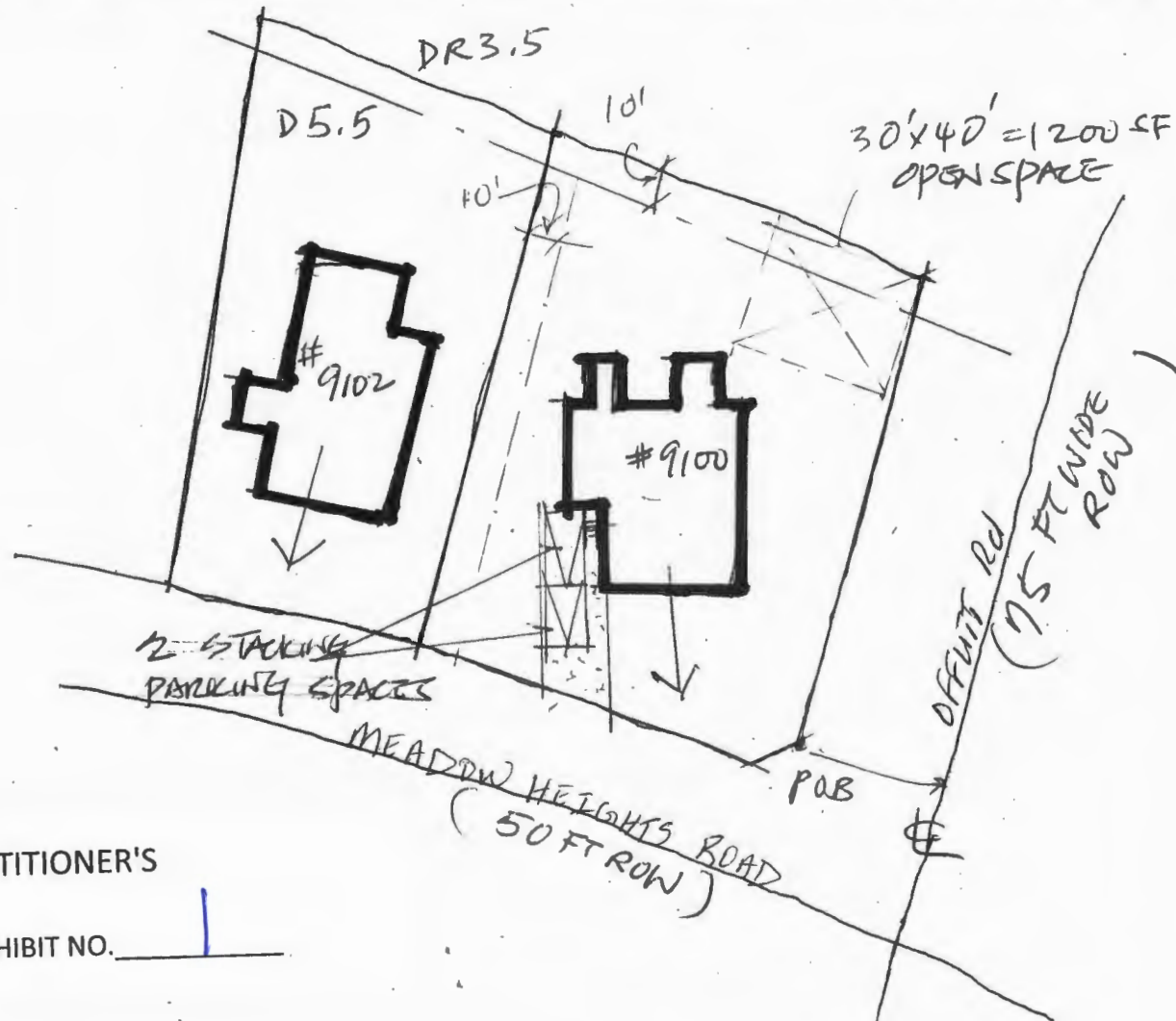
No. 1	Plan	
No. 2	Color photos	
No. 3	Letter signed by neighbor	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)

ADDRESS 9100 Meadow Heights Rd OWNER(S) NAME(S) Amelia Saydee

SUBDIVISION NAME Randall Ridge LOT # 56 BLOCK # P SECTION # 7

PLAT BOOK # 32 FOLIO # 34 10 DIGIT TAX # 0216550500 DEED REF. # 34933122394



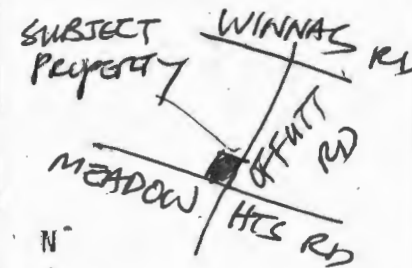
PETITIONER'S

EXHIBIT NO. 1



PLAN DRAWN BY Amelia Saydee DATE 5/35/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 077A1

SITE ZONED DR 5.53.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 0.25

OR SQUARE FEET 10,730

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

PHOTOGRAPH ADDENDUM

Borrower or Owner Amelia Saydee
Property Address 9100 Meadow Heights Rd
City Randallstown County Baltimore State MD Zip Code 21133-3321
Client Wells Fargo Bank, N.A. - 0133009



Subject Additional Rear/Side View



Subject Additional Front/Side View
Updates/Renovations:
Deck/landing to be built at kitchen
door.

PETITIONER'S

EXHIBIT NO. 2

2014-0254 - SPH A

PHOTOGRAPH ADDENDUM

Borrower or Owner	Amelia Saydee		
Property Address	9100 Meadow Heights Rd		
City	Randallstown	County	Baltimore
		State	MD
		Zip Code	21133-3321
Client	Wells Fargo Bank, N.A. - 0133009		



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

2014-0254-SPHA

MY SIGNATURE INDICATES THAT I DO NOT OBJECT TO AMELIA SAYDEE OF
9100 MEADOW HEIGHTS ROAD PARKING ON THE SIDE/FRONT OF HER HOUSE IN
A STACK MANNER.

1. NAME/SIGNATURE *SHARON HART / Sharon Hart*

7/12/14 ADDRESS: *9102 Meadow Hgts Rd.
Randallstown, MD 21133*

2. NAME/SIGNATURE

ADDRESS:

3. NAME/SIGNATURE

ADDRESS:

PETITIONER'S

EXHIBIT NO. 3

ROAD

DR 3.5

Lot # 53

0219640730

0218721250

Lot # 54
9104

0210451240

Lot # 55

Lot # 56 0216550500

NW 8-I

077A1

4 CD

2 ED

PDM # 020450

Pt. Bk. 0000063, Folio 0135

2200009905

R-1967-0111

PDM # 020673

Pt. Bk./Folio # 032034

DR 5.5

OFFUTT RD
OFFUTT RD

Lot # 1 0211771220

9084

9103

0203002190

Lot # 44

9101

Lot # 43 0202852130

Pt. Bk. 0000032, Folio 0034

MEADOW HEIGHTS RD

R-1967-0111

0202654490

2014-0254-SPHA

Lot # 50 0211470860

9083

0212203100

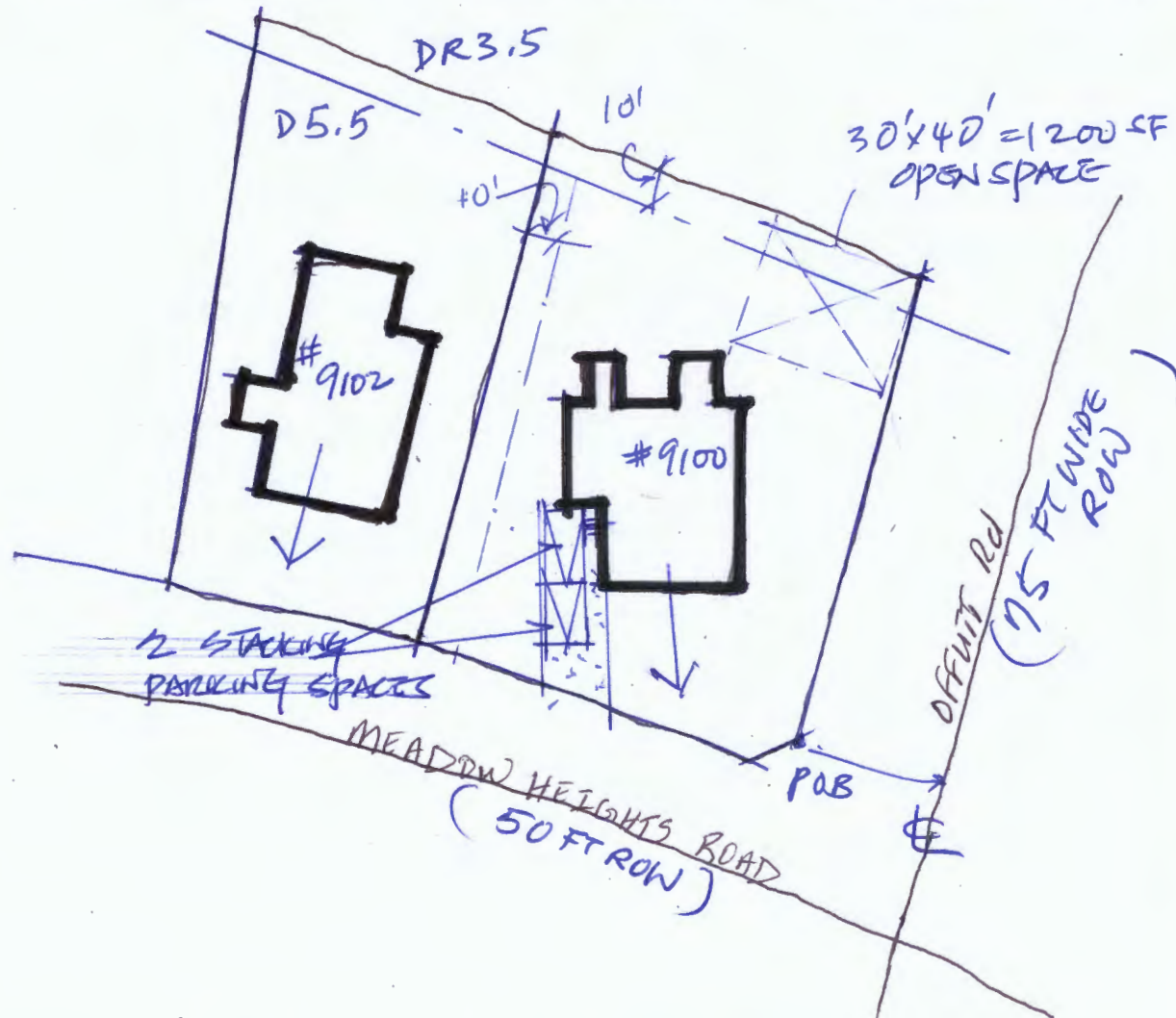
0202190305 Pt. Bk. 0000029, Folio 0035

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)

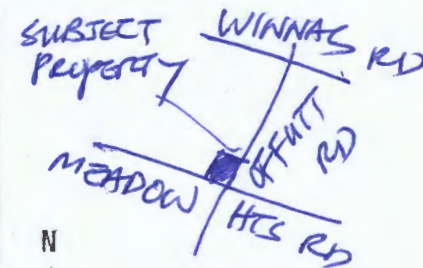
ADDRESS 9100 Meadow Heights Rd OWNER(S) NAME(S) Amelia Saydee

SUBDIVISION NAME Randall Ridge LOT # 56 BLOCK # P SECTION # 7

PLAT BOOK # 32 FOLIO # 34 10 DIGIT TAX # 021655050 DEED REF. # 34933100394



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 077A1

SITE ZONED DR 5.5 3.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 0.25

OR SQUARE FEET 10,730

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

PLAN DRAWN BY Amelia Saydee DATE 5/25/14 SCALE: 1 INCH = 50 FEET

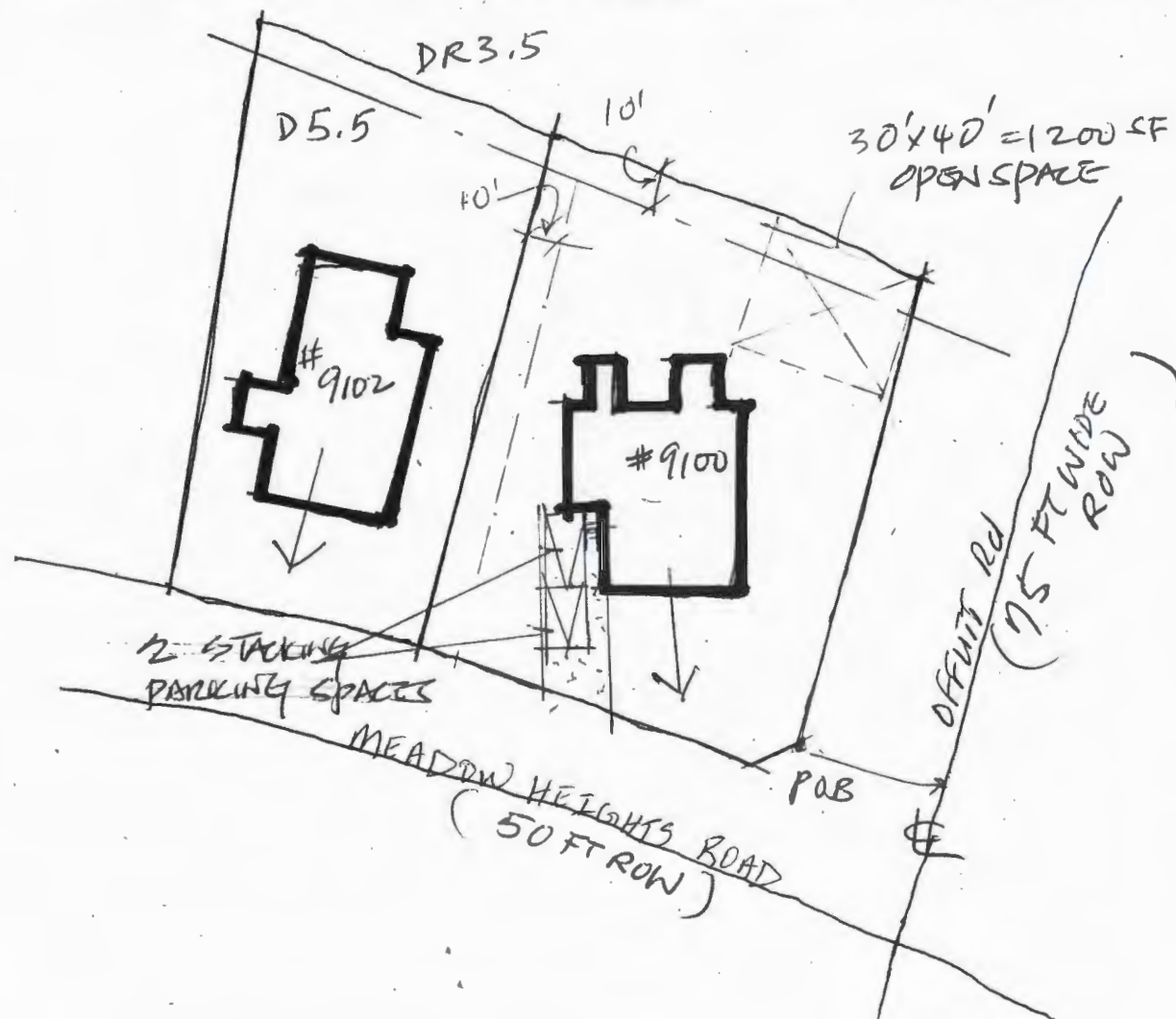
2014-0254-SPHA

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)

ADDRESS 9100 Meadow Heights Rd OWNER(S) NAME(S) Amelia Saydee

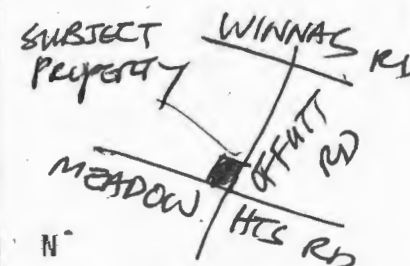
SUBDIVISION NAME Randall Ridge LOT # 56 BLOCK # P SECTION # 7

PLAT BOOK # 32 FOLIO # 34 10 DIGIT TAX # 0216550500 DEED REF. # 34933120394



PLAN DRAWN BY Amelia Saydee DATE 5/35/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 077A1

SITE ZONED DR 5.535

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 0.25

OR SQUARE FEET 10,730

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

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N/A

VIOLATION CASE INFO:

N/A

2014-0254-SPHA