

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 16th day of March, 2015, that Ma Maison, Inc. located at 9402 Belair Road should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility II
for a maximum of 15 (fifteen) beds pursuant to Zoning
Case # 2012-0062-SPHA.

2012-0062-SPHA
Permit (or Receipt) Number

Carl J. Follen
Director, Permits, Approvals and Inspections

Planner's Initials JNP

Attachment

Staff supports the request to permit the conversion of 9402 Belair Road to a Class A Assisted Living Facility. The site is zoned ROA, hence the facility is subject to the requirements of a DR 3.5 zone. The property meets the area requirements; however, this office is concerned about parking. The plan shows two spaces within the front yard and a third space in the driveway. The space in the driveway seems unrealistic and should be relocated.

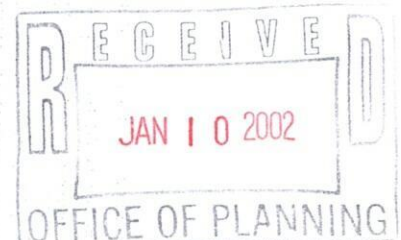
Additionally, a landscape plan should be submitted to the Office of Planning for review and approval prior to a change in occupancy. The plan should show outdoor amenities such as shade trees, a gazebo, and/or a bench, etc. Also, the front yard should be visually enhanced with landscaping.

1/10/02

John,

Kerri Brown and I reviewed the changes to the plan and found them to be acceptable. Please make sure the "amended" plan is made part of the file. Thank you,

Jeff Long



HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for

0

0

Oct-23-01 10:30AM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
879	10/23 10:29AM	0'44"	410 887 2824	Send.....	2/ 2	EC144	Completed.....

Total 0'44" Pages Sent: 2 Pages Printed: 0

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: Khashayar + Nicole Varzandeh

Print Name of Applicant: Javad Varzandeh Address: 9402 Belair Rd, 21236 Telephone Number: 410-256-5194
Lot Address: 9402 Belair Rd, 21236 Election District: 11th Councilmanic District: 5th Square Feet: 20,385

Lot Location: SE corner of Belair Road 475 feet from N E S W corner of Pinedale Drive

Land Owner: Javad + Guity Varzandeh Tax Account Number: 1123053232

Address: 8637 Quentin Ave, 21234 Telephone Number: (410) 829-2631

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!

1. This Recommendation Form (3 copies)

2. Permit Appl	Post-It* Fax Note	7671	Date	10/23/01	# of pages	2
3. Site Plan	To	John Lewis	From	Jeff Long		
Property (3 copy)	Co/Dept	PDM	Co.			
Topo Map (2 copy)	Phone #	3391	Phone #	3480		
Statement as to	Fax #	2824	Fax #			

PROVIDED?

YES

NO

Accepted for filing by AAA

Date: 10/11/01

4. Building Elev
Zoning Use

✓ WAIVED.

5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood

6. Current Zoning Classification: ROA

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:

See attached

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 10/22/01

Revised 1/25/99

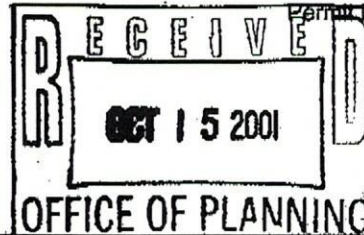
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RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
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 Lot Address 9402 Belair Rd, 21236 Election District 11th Councilmanic District 5th Square Feet 20,385
 Lot Location: NE SW side/corner of Belair Road 475 feet from N E S W corner of Pinedale Drive
 (street) (street)
 Land Owner: Javad & Guity Varzandeh Tax Account Number 1123053232
 Address: 8637 Quentin Ave, 21234 Telephone Number (443) 829-2631

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!

1. This Recommendation Form (3 copies) _____

PROVIDED?

YES NO

Accepted for filing by _____

Date: 10/11/01

2. Permit Appli _____

Post-It* Fax Note	7671	Date	<u>10/23/01</u>	# of pages	<u>2</u>
To	<u>John Lewis</u>	From	<u>Jeff Long</u>		
Co./Dept.	<u>PDM</u>	Co.			
Phone #	<u>3391</u>	Phone #	<u>3480</u>		
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Property (3 copy)

Topo Map (2 copy)

Statement as to

4. Building Ele _____

Zoning Use I

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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:

See attached

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 10/22/01

Revised 1/25/99

Attachment

Staff supports the request to permit the conversion of 9402 Belair Road to a Class A Assisted Living Facility. The site is zoned ROA, hence the facility is subject to the requirements of a DR 3.5 zone. The property meets the area requirements; however, this office is concerned about parking. The plan shows two spaces within the front yard and a third space in the driveway. The space in the driveway seems unrealistic and should be relocated.

Additionally, a landscape plan should be submitted to the Office of Planning for review and approval prior to a change in occupancy. The plan should show outdoor amenities such as shade trees, a gazebo, and/or a bench, etc. Also, the front yard should be visually enhanced with landscaping.

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 31st of OCTOBER, 2001, that 9402 BELAIR ROAD. should be and the same is hereby granted
(street address)
permission to operate a CLASS "A" (ELDERLY) ASSISTED LIVING
FACILITY FOR 8 "ALF" RESIDENTS. THIS PERMIT IS CONDITIONED
UPON COMPLIANCE WITH MR. JEFF LONG'S CONDITIONAL APPROVAL
COMMENTS DATED: 10/22/01

NA

Permit No.

[Signature]
Director

Planner's Initials

[Signature]

REV 06/00

Zoning File Copy

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

APPLICATION PACKAGE
SENT TO O.P.
ATTN: JEFF LONG
10/11/01

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

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Print Name of Applicant Address Telephone Number
Lot Address 9402 Belair Rd, 21236 Election District 11th Councilmanic District 5th Square Feet 20,385
Lot Location: NE S W side/corner of Belair Road 475 feet from NE S W corner of Pinedale Dr.
(street) (street)
Land Owner: Javad & Guity Varzandeh Tax Account Number 1123053232
Address: 8637 Quentin Ave, 21234 Telephone Number (443) 829-2631

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?		
	YES	NO	Accepted for filing by _____ Date: 10/11/01
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 (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	☐	☒	waived
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: R.O.A.			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

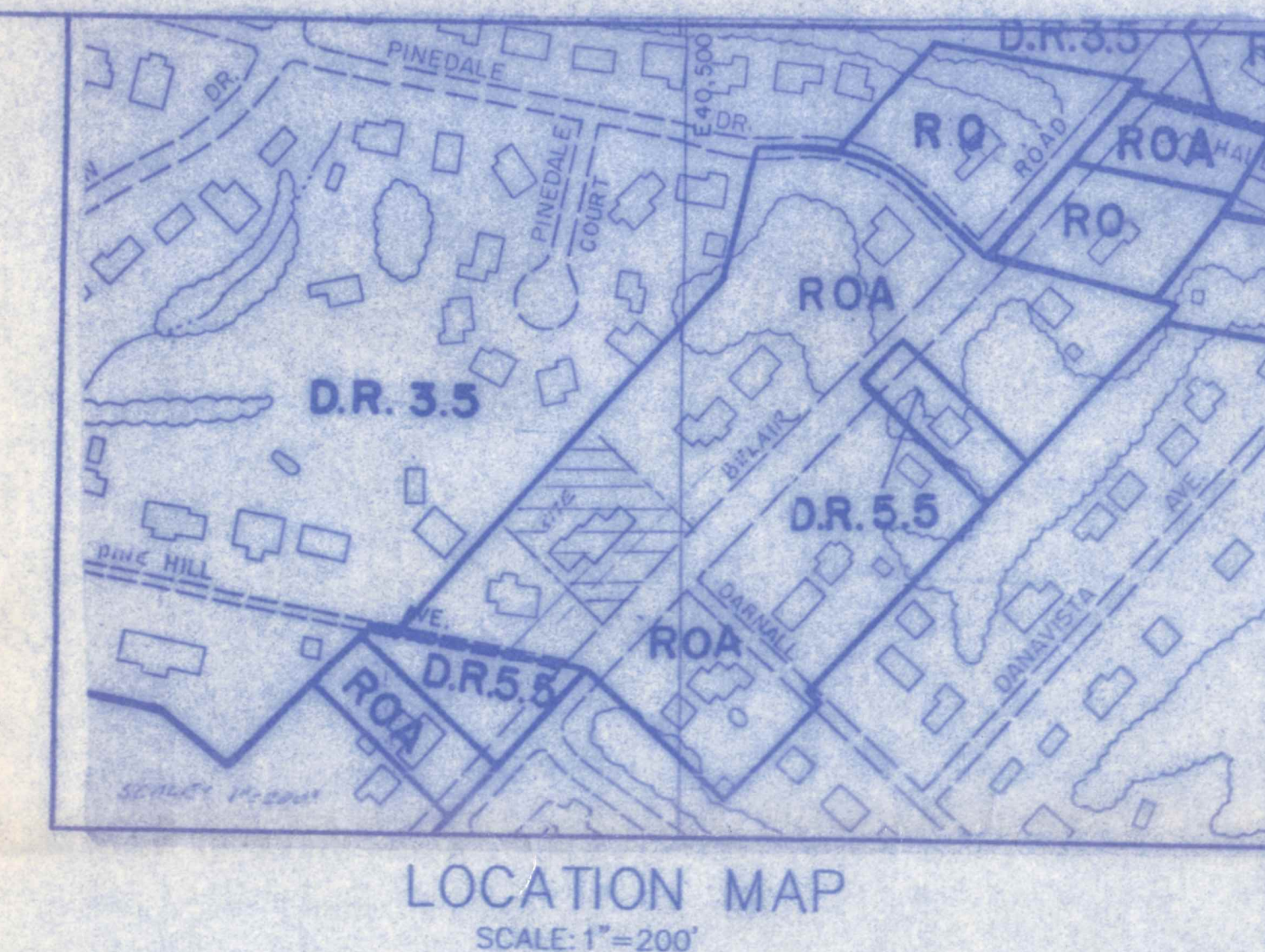
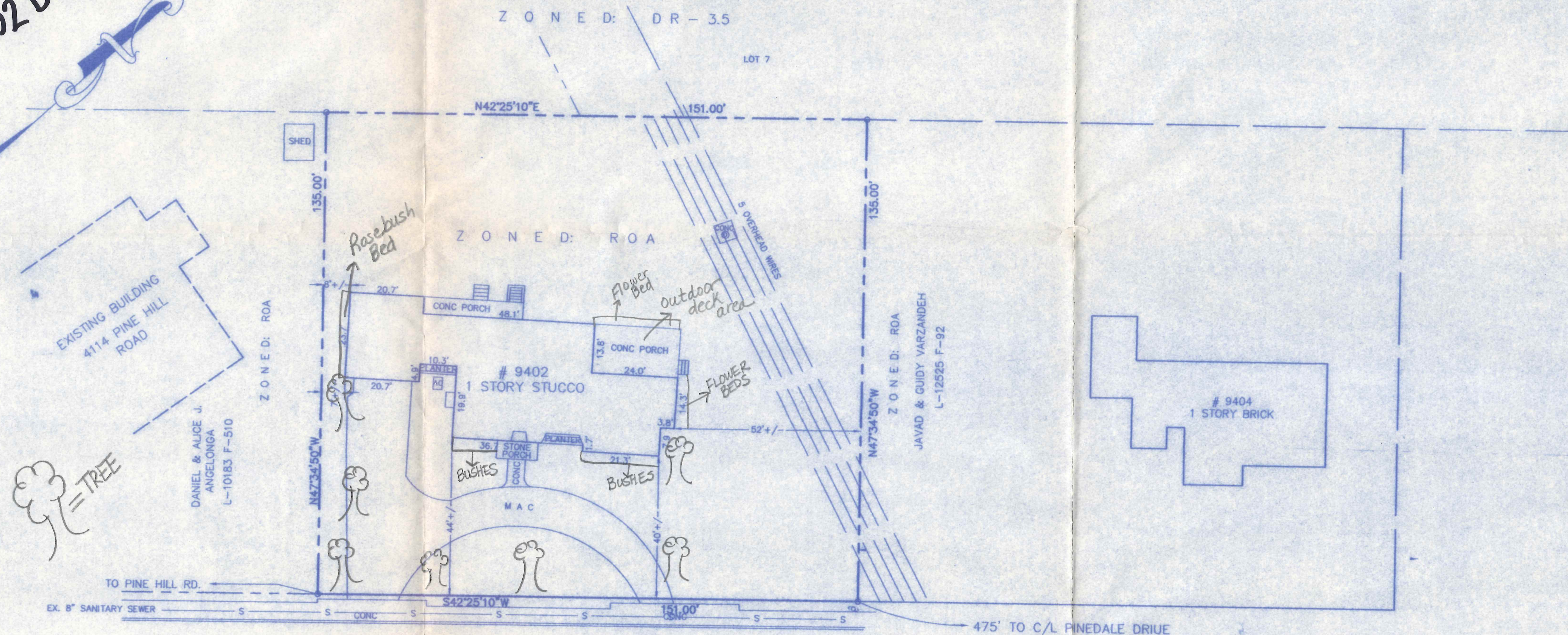
RECOMMENDATIONS / COMMENTS:

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

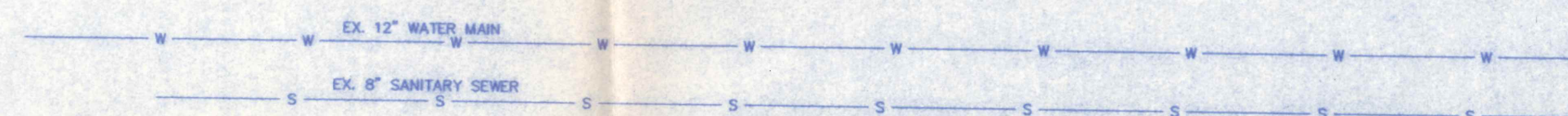
Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

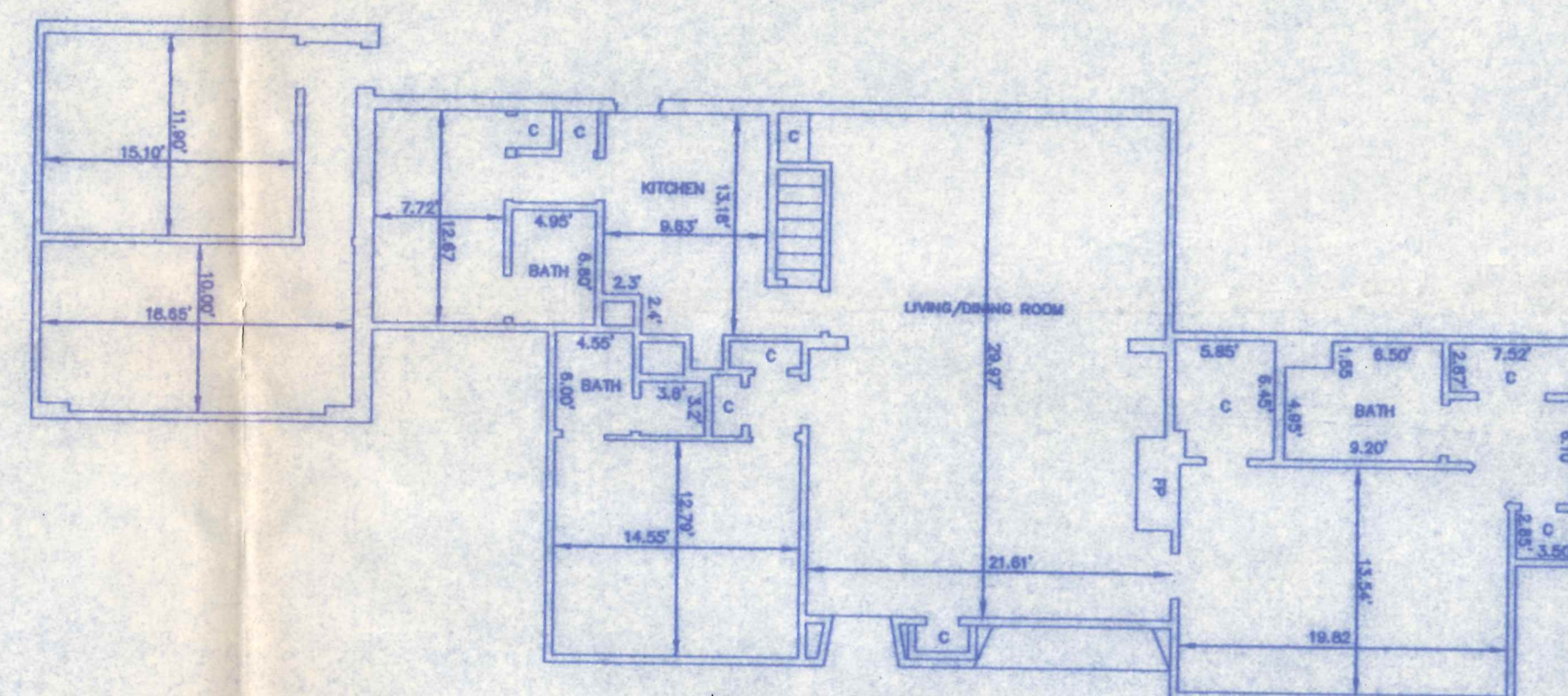
LANDSCAPING
PLANS FOR
9402 BELAIR ROAD



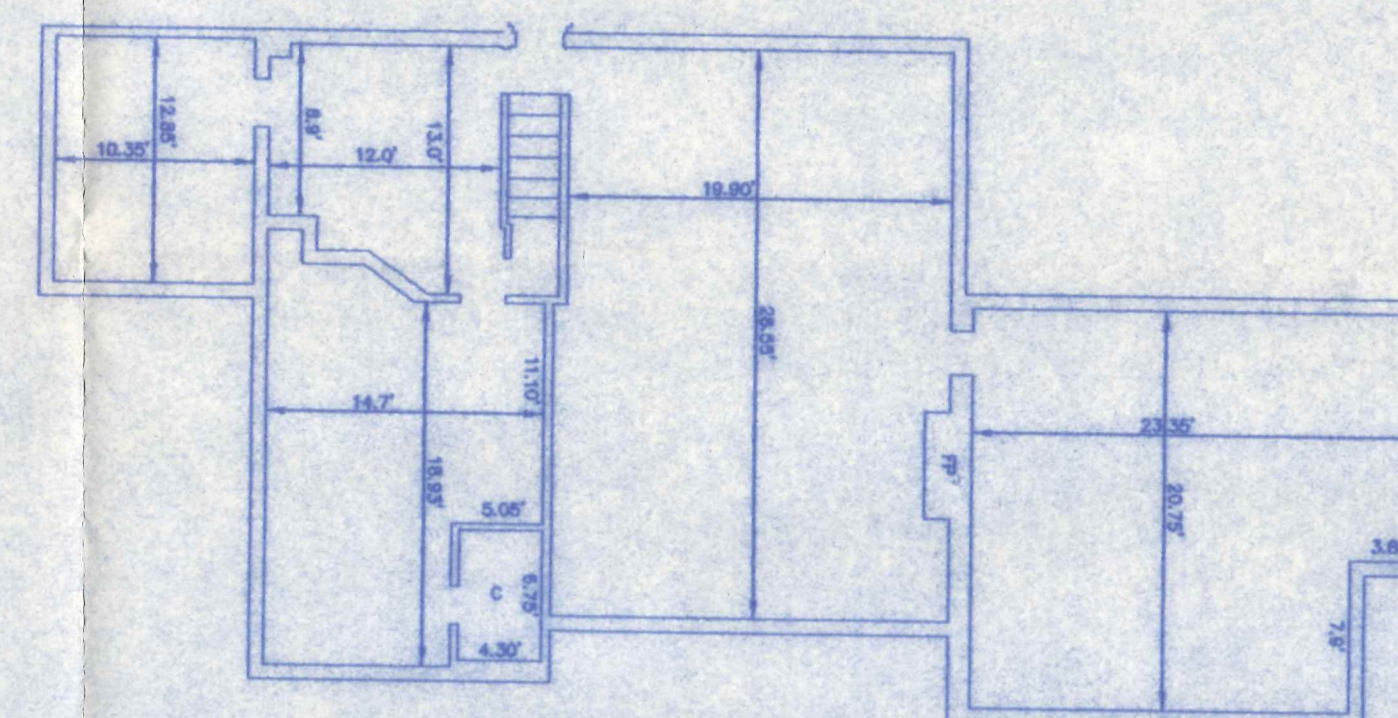
BELAIR ROAD
(80' R/W)



DARNALL ROAD



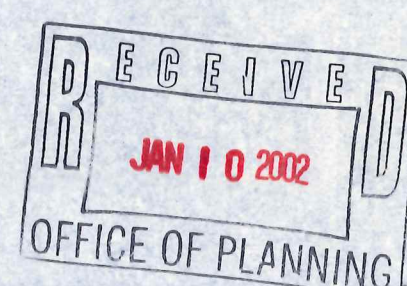
FIRST FLOOR
SCALE 1"=10'
2418 SQ. FT.



BASEMENT
SCALE 1"=10'
1926 SQ. FT.

General Notes

- 1) AREA OF PROPERTY: 20,385 SQ.FT. OR 0.468 AC.
- 2) PROPERTY ZONED: ROA
- 3) Tax Map 72, Grid 2, Parcel 986
- 4) Acct. No.: 1123053232
- 5) Owner: Javard Varzandeh and Guity Varzandeh
9402 Belair Road 21236-1502
- 6) Deed Reference: Liber 14515, Folio 296
- 7) Council District: 5th
- 8) Existing Use: 1 story stucco dwelling
- 9) Proposed Use: Convert dwelling to Assisted Living use
- 10) Existing dwelling has not been enlarged more than 10%
in floor area during past 5 years
- 11) All signs will comply with Section 202-3C
Of the BCZR and all zoning policies
- 12) Any lighting installed will be arranged to reflect
Light away from street and residential properties



APR ASSOCIATES, INC.
SURVEYORS • ENGINEERS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com



PLAT TO ACCOMPANY PETITION FOR
CHANGE OF OCCUPANCY
9402 BELAIR ROAD
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 25, 2001 SCALE: 1"=20'

SECTION A PINEDALE

REC. GLB 18/82

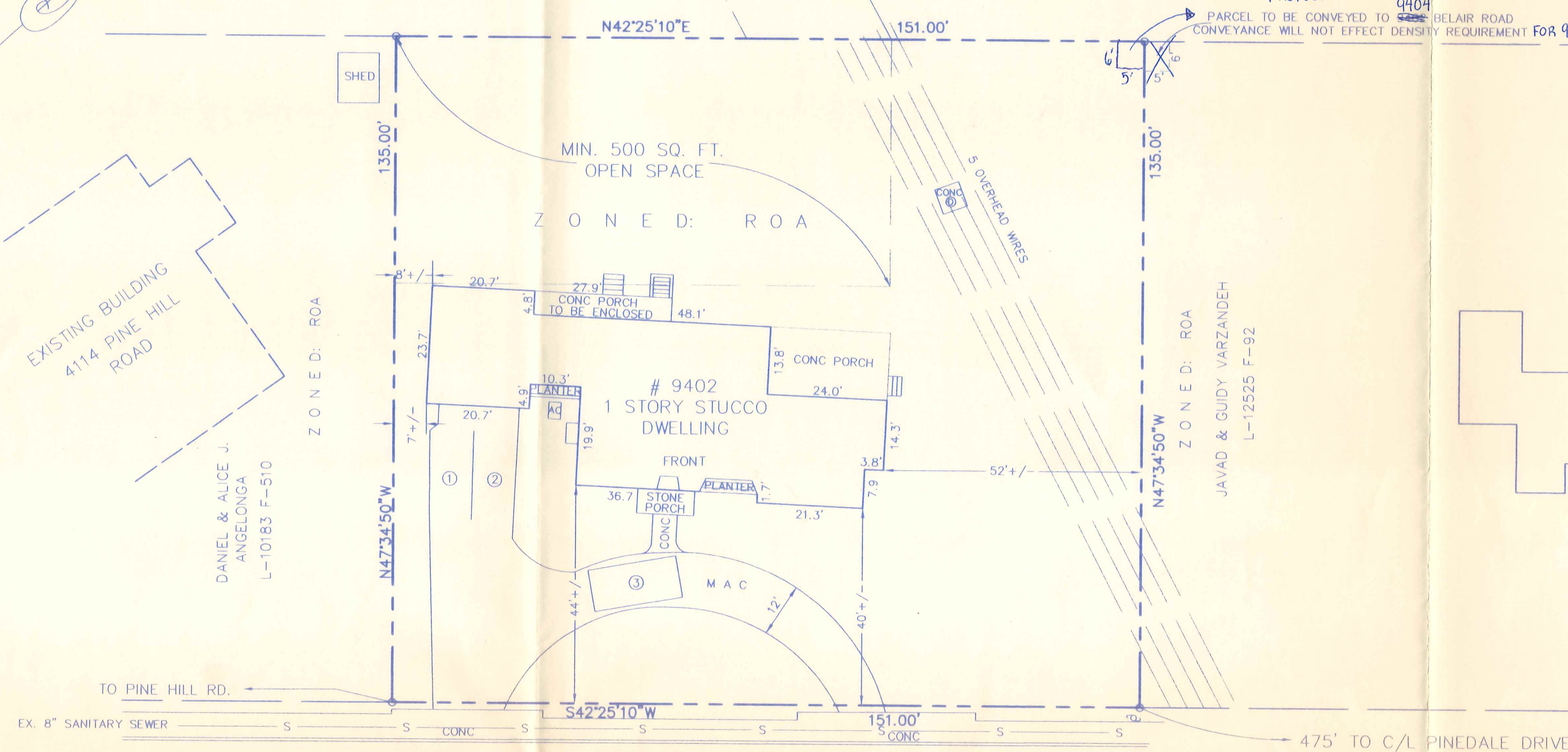
Z O N E D: DR - 3.5

LOT 7

PROPOSED...

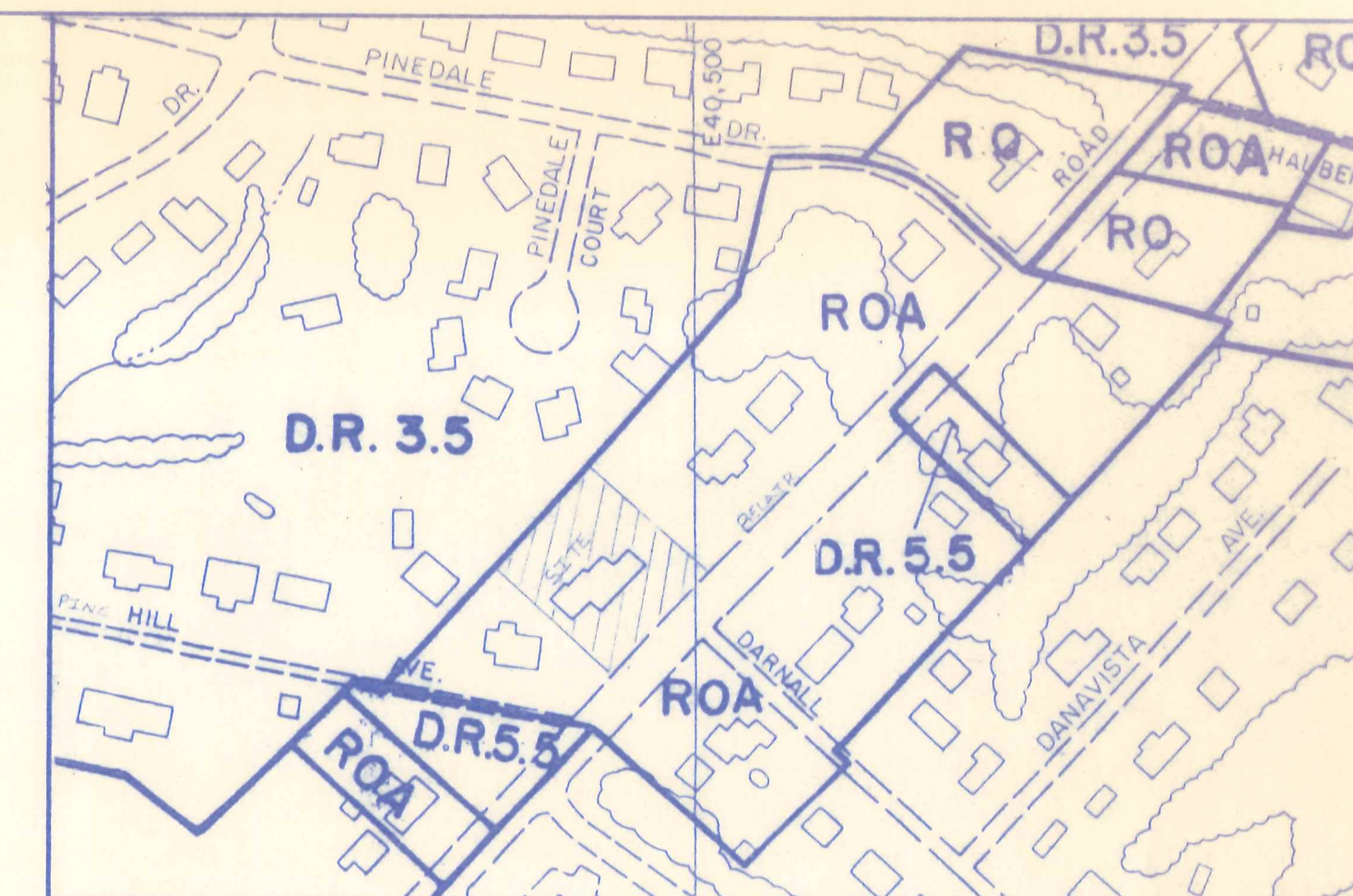
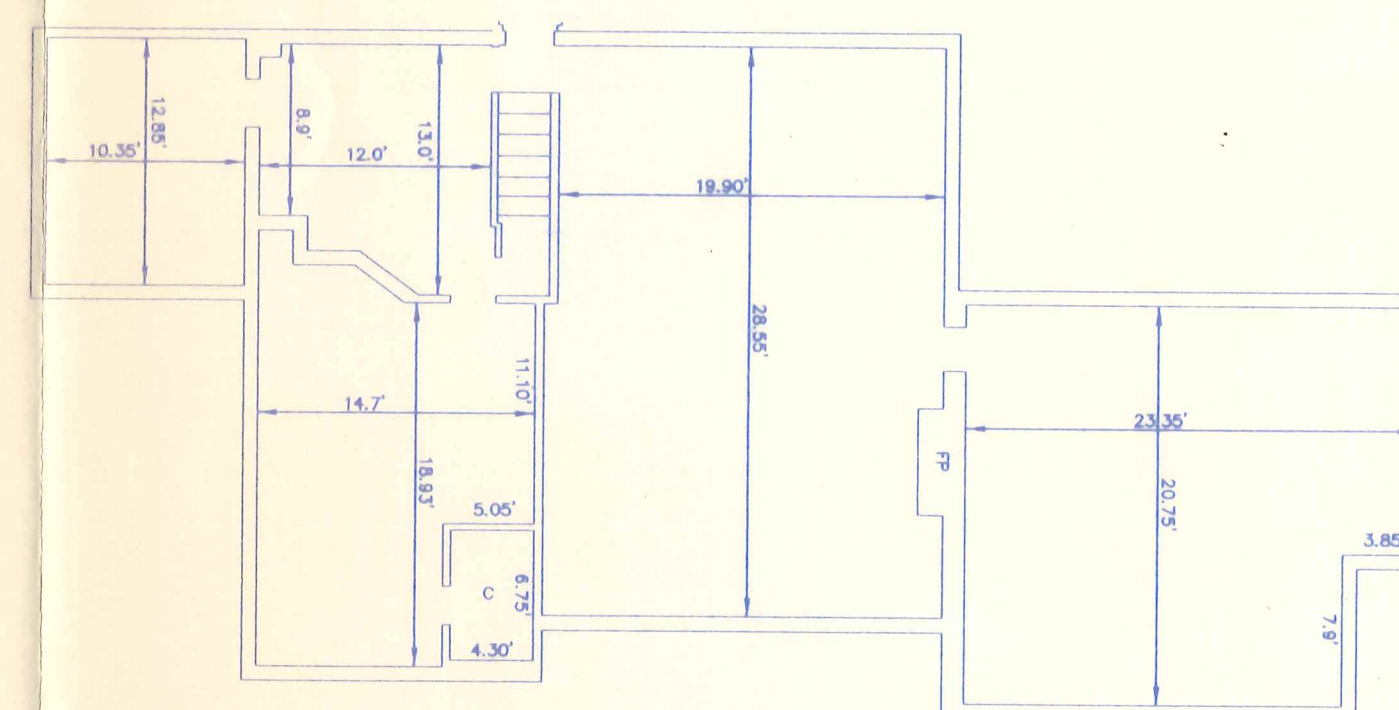
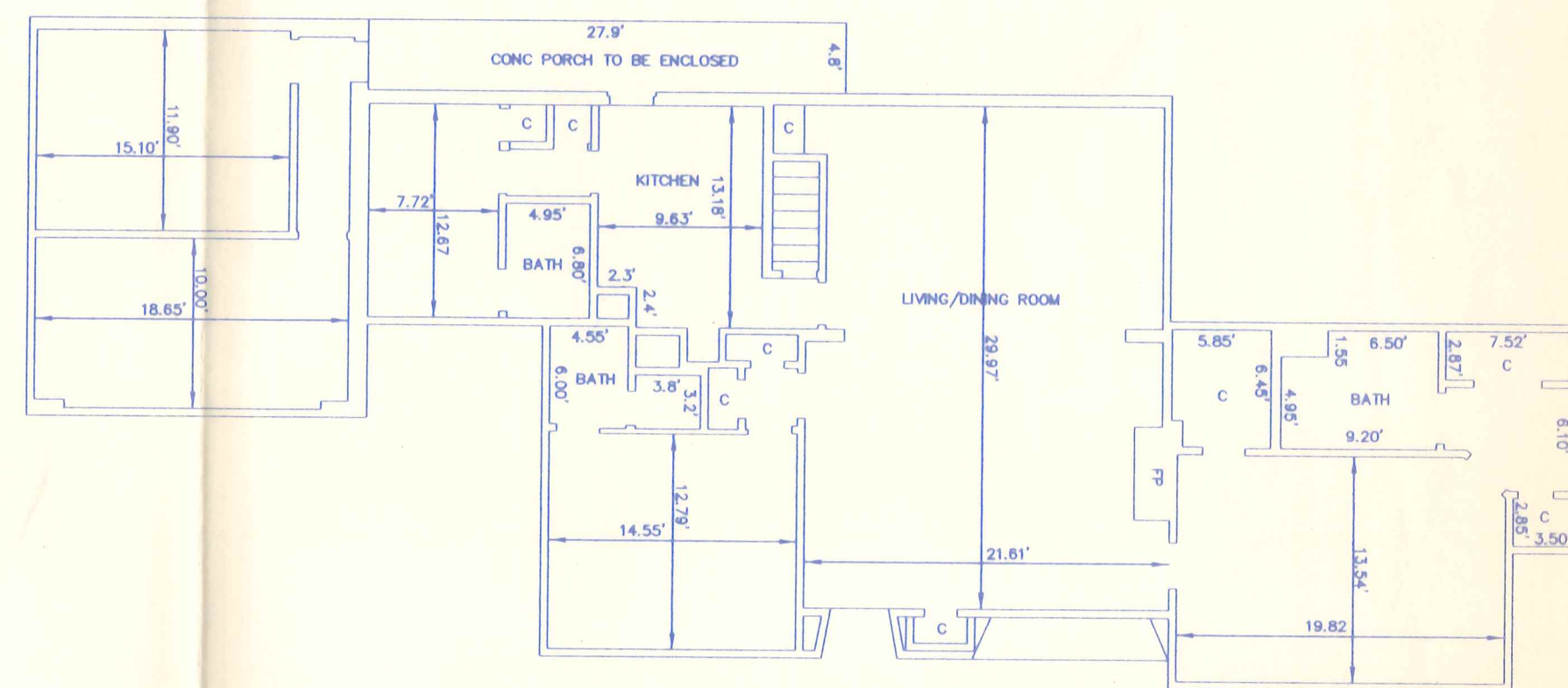
9404

PARCEL TO BE CONVEYED TO 9404 BELAIR ROAD
CONVEYANCE WILL NOT EFFECT DENSITY REQUIREMENT FOR 9402 BELAIR RD.



BELAIR ROAD
(80' R/W)

DARNALL ROAD



General Notes

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- 2) PROPERTY ZONED: ROA
- 3) Tax Map 72, Grid 2, Parcel 986
- 4) Acct. No.: 1123053232
- 5) Owner: Javard Varzandeh and Guity Varzandeh
9402 Belair Road 21236-1502
(410) 665-7696
- 6) Deed Reference: Liber 14515, Folio 296
- 7) Council District: 5th
- 8) Existing Use: 1 story stucco dwelling
- 9) Proposed Use: Convert dwelling to Assisted Living use
- 10) Existing dwelling has not been enlarged more than 10%
In floor area during past 5 years. THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY.
- 11) All signs will comply with Section 450 Of the BCZR and all zoning policies
- 12) Any lighting installed will be arranged to reflect Light away from street and residential properties
- 13) ROA Zone = DR 3.5 for density and use
ALF residents (beds)
7 Residents require: 12,500 sq.ft.
1 Additional resident require: 2,000 sq.ft.
8 Residents require: 14,500 sq.ft. required
- 14) Existing parking and maneuvering area existed Prior to 2/25/1994
- 15) Parking required at 1 space per 3 beds = 3 spaces 8 1/2' x 18' Provided 3 spaces, permanently striped

REVISED: OCTOBER 8, 2001 REVISED: 10/11/01 BY NICOLE VARZANDEH

APR ASSOCIATES, INC.
SURVEYORS • ENGINEERS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com

PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY (ALF)
AND PLAT TO ACCOMPANY PETITION FOR
CHANGE OF OCCUPANCY
9402 BELAIR ROAD
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 25, 2001 SCALE: 1"=20' 21139