

# 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 Alisha Polk located at 6923 Blanche Road should be and the

(Individual or business name)  
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility I  
for a maximum of 4 (four) beds. (See Zoning Case #  
2015-0100-A).

119794

Permit (or Receipt) Number

[Signature]  
Director, Permits, Approvals and Inspections

Planner's Initials JNP

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Jennifer Nugent  
Department of Planning

**DATE:** February 23, 2015

**FROM:** Troy Leftwich  
Department of Planning

**SUBJECT:** 6923 Blanche Road

### INFORMATION:

**Address:** 6923 Blanche Road Baltimore, MD 21215

**Petitioner:** Alisha Polk

**Property Size:** 2070 sq. ft

**Zoning:** DR 10.5

### SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not object to a four bed Assisted Living Facility (ALF) at 6923 Blanche Road. The property has been approved for a variance (case #2015-0100-A) which allows two parking spaces on site as required for a four bed ALF.

Prepared By: \_\_\_\_\_

**Section Chief:** \_\_\_\_\_  
AFK/LL:TL

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Jennifer Nugent  
Department of Planning

**DATE:** February 23, 2015

**FROM:** Troy Leftwich  
Department of Planning

**SUBJECT:** 6923 Blanche Road

### INFORMATION:

**Address:** 6923 Blanche Road Baltimore, MD 21215

**Petitioner:** Alisha Polk

**Property Size:** 2070 sq. ft

**Zoning:** DR 10.5

### SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not object to a four bed Assisted Living Facility (ALF) at 6923 Blanche Road. The property has been approved for a variance (case #2015-0100-A) which allows two parking spaces on site as required for a four bed ALF.

Prepared By: \_\_\_\_\_

**Section Chief:** \_\_\_\_\_  
AFK/LL:TL

2/27/15

**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 I

ALF Address 6923 Blanche RD  
Permit No. (if required) B N/A  
(See Zoning Case #  
2015-0100-A Attached)

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):**

ALISHA POLK                      6923 BLANCHE RD                      443-525-5716

Print Name of Applicant                      Address                      Telephone Number                      Email Address

Lot Address 6923 BLANCHE RD                      Election District 3                      Councilmanic District 2                      Square Feet of Lot 2070

Lot Location: NE S W side corner of BLANCHE RD                      404                      feet from NE S W corner of ST. VINCENTS DR  
(street)                      (street)

Land Owner(s): ALISHA POLK                      10 Digit Tax Account Number 0315083010

Address: 6923 BLANCHE RD, BALTIMORE, MD 21215                      Telephone Number (443) 525-5716  
Email Address \_\_\_\_\_

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).....                                                                                                    | <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 checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| 4. Building Elevation Drawings (these <u>may be waived</u> if not 5.A from the Zoning Use Permit<br>Checklist can be stated on the plans)..... | <input type="checkbox"/>                              | <input checked="" type="checkbox"/> |
| 5. Photographs (please label all photos clearly<br>Adjoining Buildings and Surrounding Neighborhood.....)                                      | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| <i>Photographs are located in the Zoning Case File (Case # 2015-0100-A)</i>                                                                    |                                                       |                                     |
| 6. Current Zoning Classification: <u>DR 10.5</u>                                                                                               |                                                       |                                     |
|                                                                                                                                                | Accepted for filing by <u>JNP 2/10/2015</u><br>(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:

*See attached comment & copy of order for case # 2015-0100-A*

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

RECEIVED

Date: 3/3/2015

FEB 12 2015

Revised 2/7/11

DEPARTMENT OF PLANNING

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Jennifer Nugent  
Department of Planning

**DATE:** February 23, 2015

**FROM:** Troy Leftwich  
Department of Planning

**SUBJECT:** 6923 Blanche Road

### INFORMATION:

**Address:** 6923 Blanche Road Baltimore, MD 21215

**Petitioner:** Alisha Polk

**Property Size:** 2070 sq. ft

**Zoning:** DR 10.5

### SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not object to a three bed Assisted Living Facility (ALF) at 6923 Blanche Road. The property has been approved for a variance (case #2015-0100-A) which allows two parking spaces on site as required for a three bed ALF.

Prepared By: \_\_\_\_\_

*Troy Leftwich*

Section Chief: \_\_\_\_\_

AFK/LL:TL

IN RE: PETITION FOR VARIANCE

(6923 Blanche Road)

3<sup>rd</sup> Election District

2<sup>nd</sup> Councilmanic District

Alisha Polk

Petitioner

\*

BEFORE THE

\*

OFFICE OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

CASE NO. 2015-0100-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Alisha Polk, for property located at 6923 Blanche Road. The Petitioner is requesting variance relief from Section 432A.1.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two 8.5 ft. x 22 ft. (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility (ALF) with side yard setbacks as close as 5 ft. in lieu of the required 10 ft.

This matter was originally filed as an Administrative Variance, with a closing date of November 24, 2014. On November 24, 2014, Mr. and Mrs. Garrison (neighbors) requested a formal hearing on this matter. The hearing was subsequently scheduled for Monday, January 5, 2015 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

The subject property (zoned DR 10.5) is approximately 2,000 square feet and is improved with a rowhouse/townhome. Petitioner would like to operate an assisted living facility (ALF) on the premises. To do so requires variance relief with respect to the parking requirements for such a use.

RECEIVED

FEB 12 2015

DEPARTMENT OF PLANNING

To obtain variance relief requires a showing that:

- (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).

Petitioner has met this test. The Petitioner must contend with existing site conditions (i.e., the rear-yard parking area has existed since 1963, when the home was constructed) and thus the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since she would be unable to operate an ALF at the property.

I also believe the variance can be granted without a detrimental impact upon the community. Although the neighbor (Mrs. Garrison) originally opposed the relief because of the lack of on-street parking at her home, she attended the hearing and testified that she now understands the "reserved" parking for the ALF will be in the rear of the home, which is accessed by a 16' wide alley.

THEREFORE, IT IS ORDERED, this 7<sup>th</sup> day of January, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. Section 432A.1.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two 8.5 ft. x 22 ft. (17 ft. x 22 ft. total) off street parking spaces for a proposed Assisted Living Facility (ALF) with side yard setbacks as close as 5 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. No signs of any type shall be erected on the subject property.
3. This Order pertains only to the setback requirements for the parking associated with an ALF. Petitioner must obtain all necessary permits, licenses, inspections and/or approvals from State and Baltimore County agencies prior to operation of an ALF at the subject property.
4. Petitioner shall notify the ALF residents that all visitors and/or family shall park in the rear of the home in the designated spaces.

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

**CASHIER'S  
VALIDATION**

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 **I**

ALF Address 6923 Blanche RD  
Permit No. (if required) B N/A  
(See Zoning Case #  
2015-0100-A Attached)

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

RE: Assisted Living Facility **I**

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

ALISHA POLK 6923 BLANCHE RD 443-525-5716

Print Name of Applicant Address Telephone Number Email Address

Lot Address 6923 BLANCHE RD Election District 3 Councilmanic District 2 Square Feet of Lot 2070

Lot Location: NE S W side corner of BLANCHE RD, 404 feet from N E S W corner of ST. VINCENTS DR  
(street) (street)

Land Owner(s): ALISHA POLK 10 Digit Tax Account Number 0315083010

Address: 6923 BLANCHE RD, BALTIMORE, MD 21215 Telephone Number (443) 525-5716

Email Address

**B. APPLICANT MUST PROVIDE 1 THROUGH 6**

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"/> |
| 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"/>            |
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| 5. Photographs (please label all photos clearly                                                                                              |                                     |                                     |
| Adjoining Buildings and Surrounding Neighborhood .....                                                                                       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Current Zoning Classification: <u>DR 10.5</u>                                                                                             |                                     |                                     |

Accepted for filing by JNP 2/10/2015  
(Date)

## 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: \_\_\_\_\_

**IN RE: PETITION FOR VARIANCE**

(6923 Blanche Road)

3<sup>rd</sup> Election District

2<sup>nd</sup> Councilmanic District

Alisha Polk

Petitioner

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS FOR

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BALTIMORE COUNTY

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**CASE NO. 2015-0100-A**

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4. Petitioner shall notify the ALF residents that all visitors and/or family shall park in the rear of the home in the designated spaces.

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:sln

# **ZONING USE PERMIT FOR 4 BEDS** PLAN FOR AN ASSISTED LIVING FACILITY I ~~CR-4~~

6923 BLANCHE ROAD  
BALTIMORE, MD 21215  
3RD ELECTION DISTRICT

OWNER NAME: ALISHA POLK  
ADDRESS: 6923 BLANCHE RD, BALTIMORE, MD 21215  
DATE: 8/19/2014  
PHONE: 443-525-5716  
APPLICANT: OWNER

LOT SIZE: 2070 SF  
ZONING MAP: 078B3  
ZONE: DR 10.5

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

EXISTING FLOOR AREAS  
1ST FLOOR = 540 SF  
2ND FLOOR = 540 SF  
TOTAL = 1080 SF  
BASEMENT FOR STORAGE AND MECHANICAL  
EQUIPMENT = 270 SF  
NO GARAGE

OPEN SPACE = 0.10 x LOT AREA (2070 SF) = 207 SF

FOR MORE THAN 4 BEDS, SEE DENSITY CHART AT THE BOTTOM  
OF PAGE 1 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS  
AREA ON YOUR PLAN.

THE 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.

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE  
RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON  
THIS PLAN.

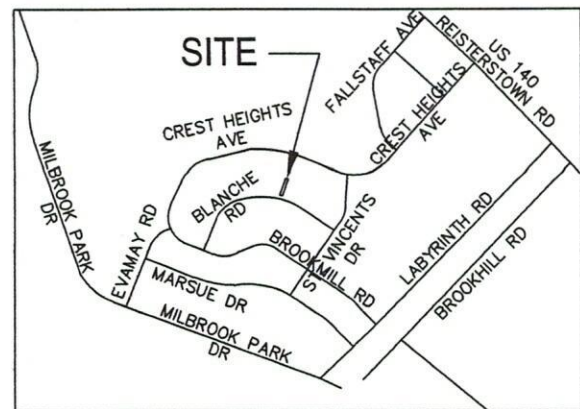
*Alisha Polk* 2/9/15  
SIGNATURE DATE

ALISHA POLK  
PRINTED NAME

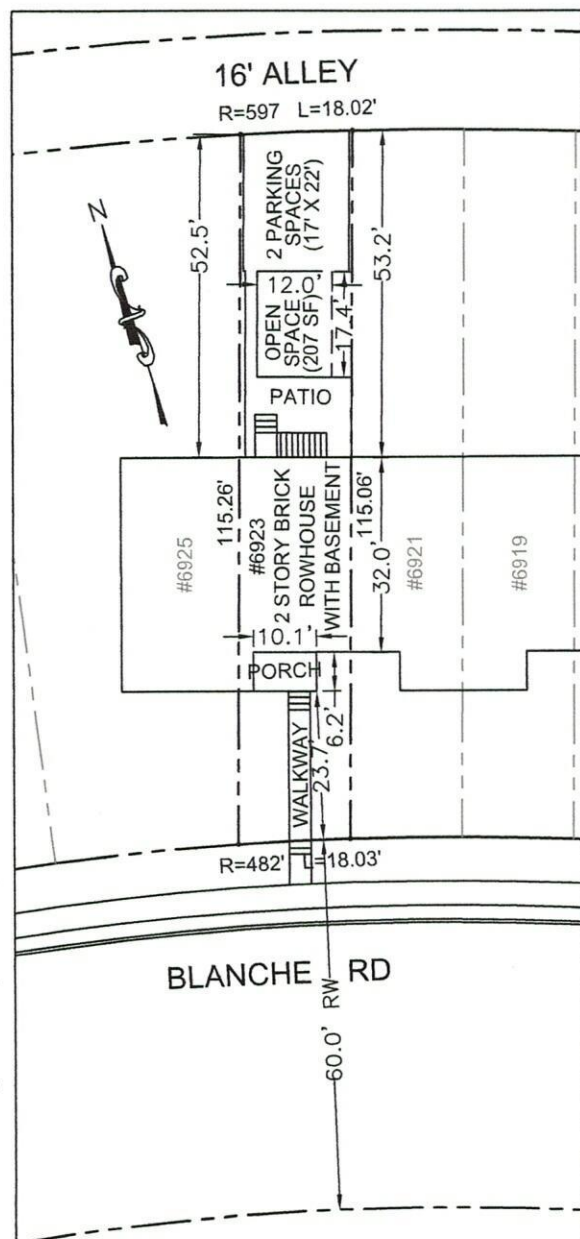
SIGNATURE DATE

PRINTED NAME

ENGINEERS SCALE  
1" = 30 FT.

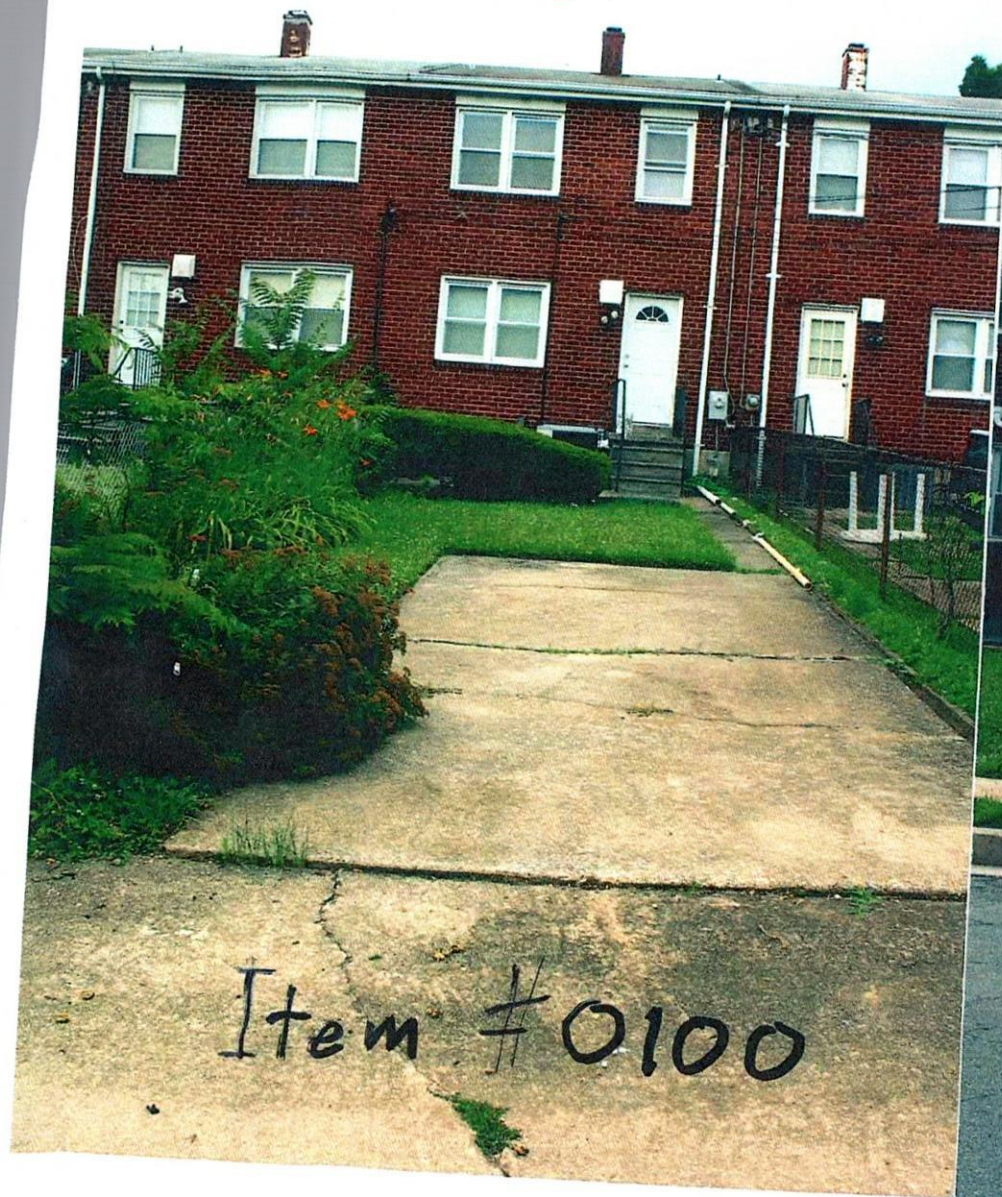


VICINITY MAP



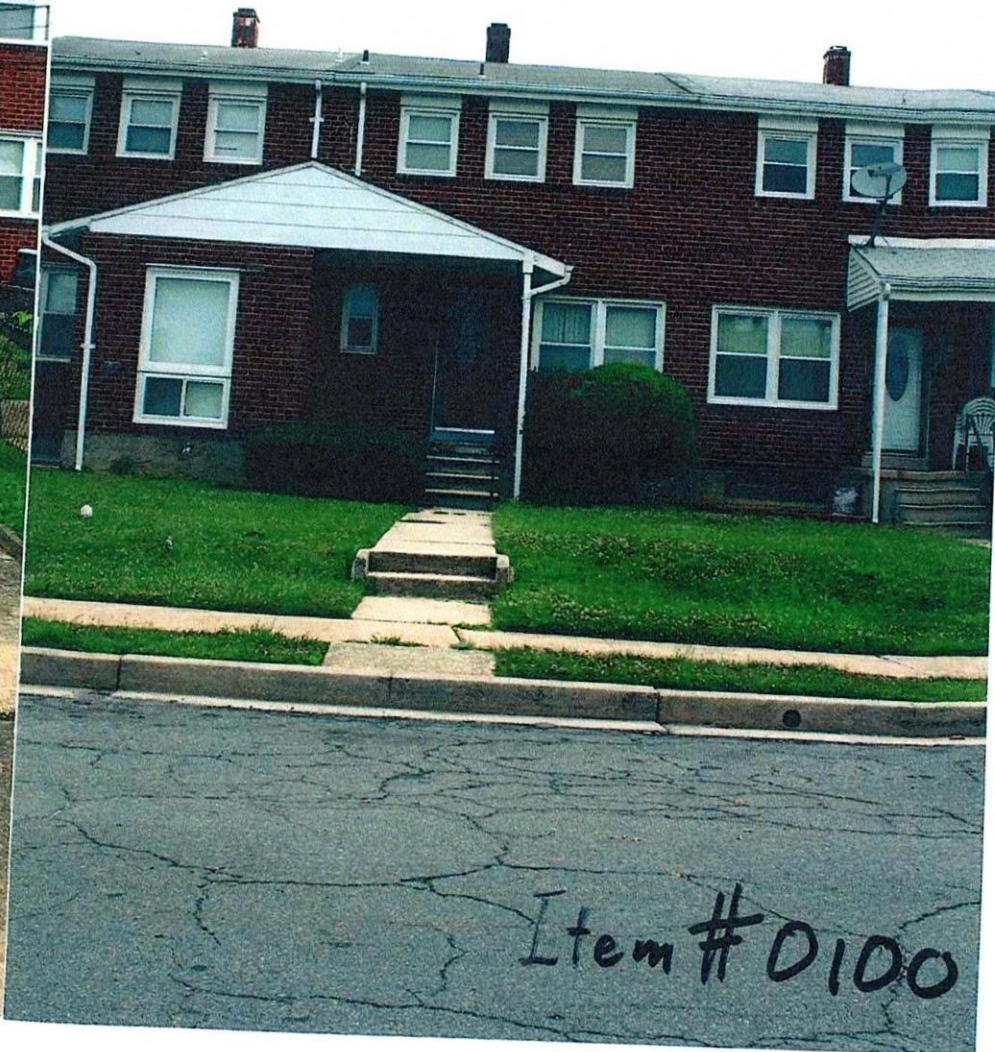
SITE PLAN

75 feet



Item # 0100

600 feet



Item # 0100