

IN RE: PETITION FOR VARIANCE

(8731 Meadow Heights Road)

2nd Election District

4th Council District

Abraham & Alice Prasadu, *Legal Owners*

Carolyn Robinson-Owens &

Darryl W. Owens, *Contract Purchasers*

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

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

ORDER RECEIVED FOR FILING

Date

11-6-14

By

Den

- (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).

Petitioners have met this test. The existing single family dwelling was constructed nearly fifty years ago, and the driveway and lot configuration have not changed since that time. As such, Petitioners must contend with existing site conditions and the property is therefore unique. If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty, given they would be unable to continue using the parking area as currently configured. 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 lack of County and/or community opposition.

As explained at the hearing, this request concerns only the parking requirements found in B.C.Z.R. §432A ("Assisted-Living Facility; Housing for the Elderly). The Petitioners understand that to operate an ALF-I on the premises they will need to obtain all required state permits and licenses, as well as a use permit from the Department of Permits, Approvals and Inspections (PAI) and a "compatibility finding" from the DOP.

THEREFORE, IT IS ORDERED, this 6th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking 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, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

11-6-14

By

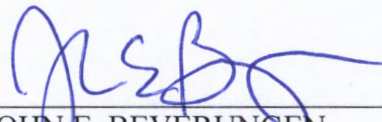
den

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.

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11-6-14

By den



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", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 8931 Meadow Heights Road, Randallstown, MD 21133 which is presently zoned DRS-5

Deed References: 8815/0659 10 Digit Tax Account # 0223155110

Property Owner(s) Printed Name(s) Abraham & Alice Prasad
Leased to Carolyn Robinson-Owens & Darryl W. Owens, Sr.

(SELECT THE HEARING(S) BY MARKING ☒ 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

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

3. ☒ a Variance from Section(s) BCZR Sec. 432 A-1.C. 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 to permit zero foot (0') set back from the side lot line for parking spaces in lieu of the ten foot (10') set back requirement.

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)

To be presented at hearing.

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:

Carolyn Robinson Owens & Darryl W. Owens, Sr.

Name- Type or Print

Carolyn Robinson Owens /

Signature

8 Avenida Ct., Randallstown, MD

Mailing Address

City

State

21133 / 443-386-4696 / patrice1035@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Abraham Prasad / Alice Prasad

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Alice Prasad

Signature #1

Signature #2

2902 Country Lane Ellicott City, MD

Mailing Address

City

State

21042 / 410-215-5914 / prasad.k.abraham@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Prijsella K. Carroll

Name- Type or Print

Prijsella K Carroll

Signature

Bowie & Jensen, LLC
29 W. Susquehanna Ave, Suite 600 MD

Mailing Address

City

State

21204 / 443-921-4206 / Carroll@bowie-jensen.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Date

Mailing Address

By

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0065-A Filing Date 9/23/14

Do Not Schedule Dates: _____ Reviewer JS

PROPERTY DESCRIPTION

8731 MEADOW HEIGHTS ROAD, RANDALLSTOWN, MARYLAND

Beginning at a point on the north side of Meadow Heights Road which is 64 feet wide, at the distance of 34 feet southeast of the centerline of the nearest improved intersecting street, Sigrid Road, which is 50 feet wide.

Being Lot # 9, Block X, as shown on the Plat entitled, "Plat 2, Section 3, Portion of Imperial Gardens, Stoneybrook North", as recorded among the Land Records of Baltimore County, Maryland at Plat Book OTG No. 31, Folio 178, containing 7,466 sq. ft., located in the Second Election District and the 4th Councilmanic District.

Said Property being known as 8931 Meadow Heights Road.

2015-0065-A

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

No. 117516

Date: 9/23/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DNW
9/24/2014	9/23/2014	11:06:47	5

SIG 0505 WALKIN 0505 LRB

RECEIVED # 762944 9/23/2014 GFLH

2	5	528 IDNMG VERIFICATION
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10. 117516

Receipt Tot 175 00

1.00 02 120.00 0A

\$5.00 CG

Baltimore County, Maryland

[illegible]

Total: \$ 75.00

Rec
From: OWENS / PRASAD

For: 205-0065-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: Oct. 13, 2014

RE: Case Number: 2015-0065-A

Petitioner/Developer: Carolyn Owens

Date of Hearing/Closing: 11-3-14 1:30 pm

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 8731 Meadow Heights Rd

The signs(s) were posted on 10-13-14
(Month, Day, Year)

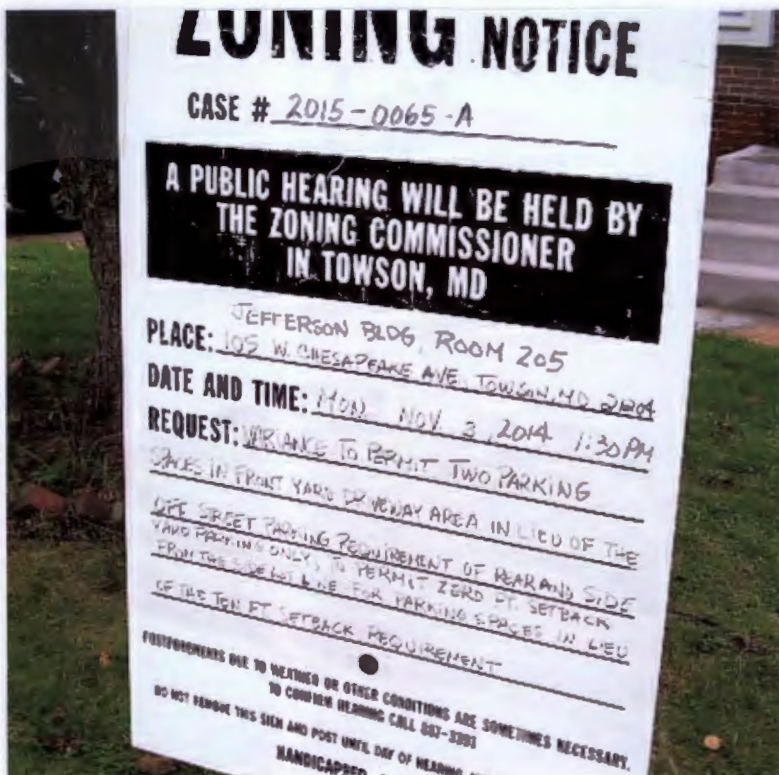
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 16, 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 October 14, 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: # 2015-0065-A

8731 Meadow Heights Road
S/S Meadow Heights Road, opposite of intersection with Sigrid Road
2nd Election District - 4th Councilmanic District
Legal Owner(s): Abraham & Alice Prasad
Contract Purchaser: Carolyn Robinson Owens & Darryl Owens, Sr.

Variance: to permit two parking spaces in front yard driveway area in lieu of the off street parking requirement of rear and side yard parking only; to permit zero ft. setback from the side lot line for parking spaces in lieu of the ten ft. setback requirement.

Hearing: Monday, November 3, 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.

JT 10/649 Oct. 14

997350

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/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 legal owner/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:

Case Number: 2015-0065-A
Property Address: 8731 Meadow Heights Rd., Randallstown, MD 21133
Property Description: Dwelling located in Imperial Gardens, Stoneybrook North on a
7,466 square foot lot
Legal Owners (Petitioners): Abraham & Alice Prasadu
Contract Purchaser/Lessee: Carolyn Robinson-Owens & Darryl W. Owens, Sr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carolyn Robinson-Owens
Company/Firm (if applicable): _____
Address: 8 Aventura Court
Randallstown, MD 21133
Telephone Number: 443-386-4696

Revised 5/20/2014

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 14, 2014 Issue - Jeffersonian

Please forward billing to:

Carolyn Robinson-Owens
8 Aventura Court
Randallstown, MD 21133

443-386-4696

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: 2015-0065-A

8731 Meadow Heights Road

S/S Meadow Heights Road, opposite of intersection with Sigrid Road

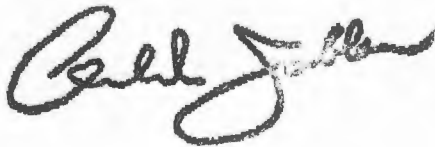
2nd Election District – 4th Councilmanic District

Legal Owners: Abraham & Alice Prasad

Contract Purchaser: Carolyn Robinson Owens & Darryl Owens, Sr.

Variance to permit two parking spaces in front yard driveway area in lieu of the off street parking requirement of rear and side yard parking only; to permit zero ft. setback from the side lot line for parking spaces in lieu of the ten ft. setback requirement.

Hearing: Monday, November 3, 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.



KEVIN KAMENETZ
County Executive

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

October 6, 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: 2015-0065-A

8731 Meadow Heights Road

S/S Meadow Heights Road, opposite of intersection with Sigrid Road

2nd Election District – 4th Councilmanic District

Legal Owners: Abraham & Alice Prasad

Contract Purchaser: Carolyn Robinson Owens & Darryl Owens, Sr.

Variance to permit two parking spaces in front yard driveway area in lieu of the off street parking requirement of rear and side yard parking only; to permit zero ft. setback from the side lot line for parking spaces in lieu of the ten ft. setback requirement.

Hearing: Monday, November 3, 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: Priscilla Carroll, Bowie & Jensen, 29 W. Susquehanna Ave., Ste. 600, Towson 21204
Mr. & Mrs. Owens, 8 Aventura Court, Randallstown 21133
Mr. & Mrs. Prasad, 2902 Country Lane, Ellicott City 21042

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 14, 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.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/29/14

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

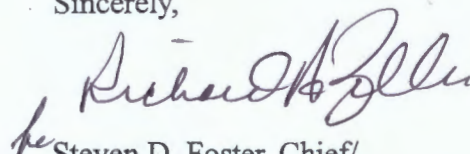
RE: Baltimore County
Item No 2015-0065-A
Variance
Abraham & Alice Prasada
8731 Meadow Heights Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0065-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 1, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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\ZAC10062014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8731 Meadow Heights Road

INFORMATION:

Item Number: 15-065

Petitioner: Abraham Prasad

Zoning: DR 5.5

Requested Action: Variance

RECEIVED

OCT 23 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 variance of the Baltimore County Zoning Regulations of Section 432A.1.C to permit two parking spaces in the front yard driveway area in lieu of the off-street parking requirement of rear and side yard parking only for an assisted living facility. The petitioner is also seeking to permit a zero foot setback from the side lot line for parking in lieu of the ten foot setback requirement.

The Department of Planning does not object to the petitioner's parking variance requests. The proposed parking arrangement is consistent with the parking patterns of dwellings on this street.

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

Division Chief:
AVA/LL



RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
8731 Meadow Heights Road; S/S Meadow *
Heights Road, opposite Sigrid Road * OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Abraham & Alice Prasadu * HEARINGS FOR
Contract Purchaser(s): Carolyn & Darryl Owens *
Petitioner(s) * BALTIMORE COUNTY
* 2015-065-A

* * * * *

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
OCT 02 2014

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 2nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Priscilla K. Carroll, Esquire, 29 West Susquehanna Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0065-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 8, 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.'

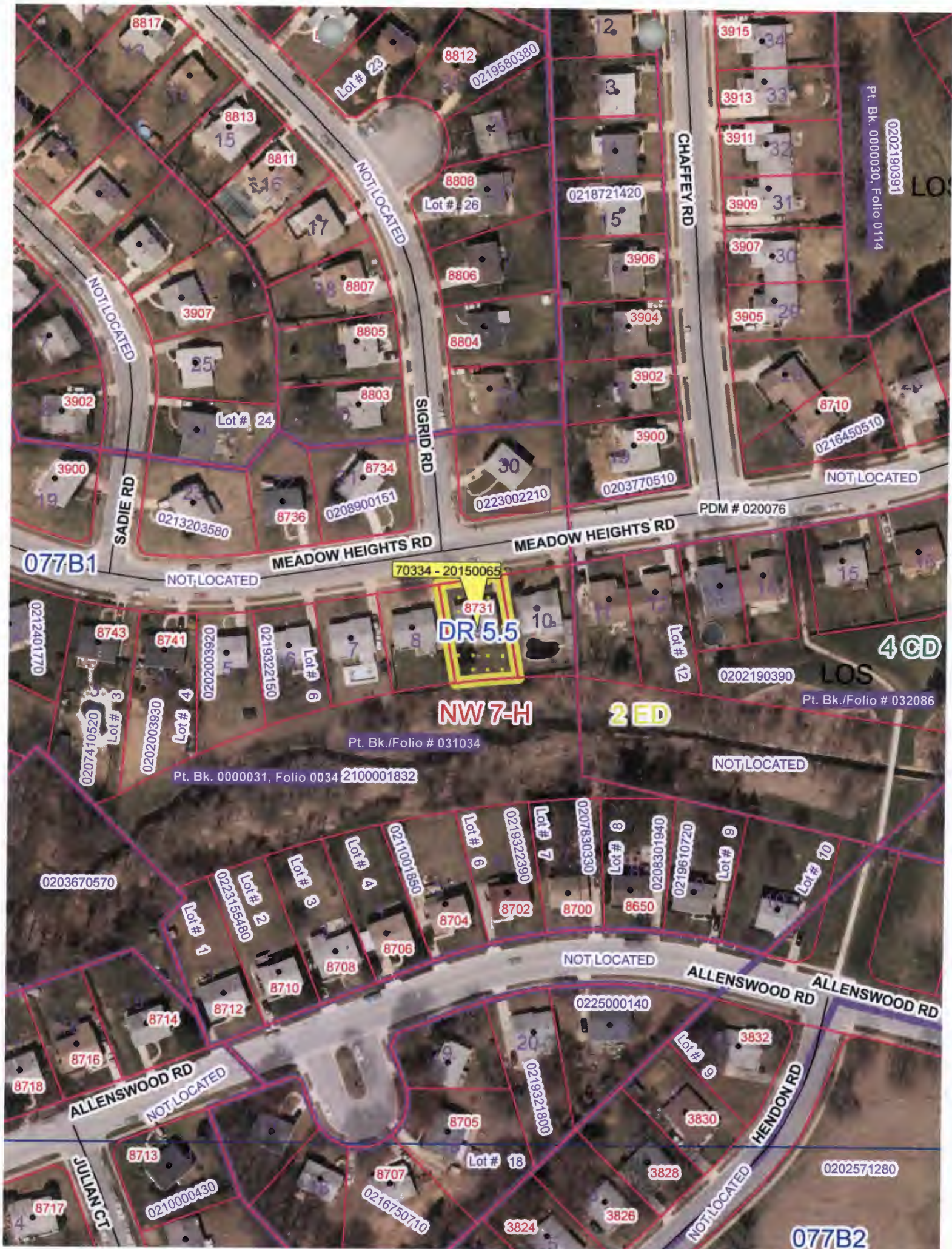
c: ✓ Case File
Office of Administrative Hearings

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 - 0223155110			
Owner Information					
Owner Name:	ABRAHAM PRAS ADU PRASADU ALICE		Use:	RESIDENTIAL NO	
Mailing Address:	2902 COUNTRY LN ELLICOTT CITY MD 21042 -2569		Principal Residence:	/08815/ 00659	
Location & Structure Information					
Premises Address:		8731 MEADOW HEIGHTS RD 0-0000		Legal Description: STONEBROOK NORTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0009	0961		0000	3
					Block:
					X
					Lot:
					9
					Assessment Year:
					2013
					Plat No:
					2
					Plat Ref:
					0031/ 0034
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1967	1,280 SF	240 SF	6,890 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full/ 1 half	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	72,800	54,800			
Improvements	108,900	90,400			
Total:	181,700	145,200	145,200	145,200	
Preferential Land:	0			0	
Transfer Information					
Seller:	SCHENKELBERG ALAN E		Date:	08/11/1991	
Type:	ARMS LENGTH IMPROVED		Deed1:	/08815/ 00659	
Seller:			Date:		
Type:			Deed1:		
Seller:			Date:		
Type:			Deed1:		
Price:			Price:	\$105,000	
Deed2:			Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
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					



DR 5.5

NW 7-H

2 ED

4 CD

077B2

077B1



July 4, 2014

Mr. Darryl W. Owens, Sr.
Mrs. Carolyn P. Robinson-Owens
8 Aventura Court
Randallstown, Maryland 21133

Re: Landlord's Consent – 8731 Meadowheights Road

Dear Mr. & Mrs. Owens:

As it has been discussed, Landlord is aware that you as Tenant, would like to, in the future, negotiate purchasing the above-referenced premises to continue the operation of your business as an Assisted Living Facility. Therefore, Landlord provides its permission as of the date of execution of this Letter Agreement for Tenant to begin your operation of the Assisted Living Facility on the premises on the actual execution of a formal lease agreement.

This agreement is expressly conditioned upon the following terms:

1. Tenant shall indemnify Landlord of any and all claims arising out of Tenant's business activity in the premises.
2. Landlord acknowledges that this letter agreement shall not create an interest in Tenant's business operations, nor provide Landlord with any rights to Tenant's business operations.
3. This letter agreement contains the entire agreement between the parties, and all prior understandings and agreements between the parties are merged into this letter agreement.

ACCEPTED AND APPROVED THIS 4th
DAY OF July, 2014.

LANDLORD:

By: [Signature] 7-4-14
Print Name: PRASAD ABRAHAM

By: [Signature] 7-4-14
Print Name: JOHN MATHEW, Realtor
First Realty Resource.

TENANT:

By: [Signature] 7-4-14
Print Name: Darryl Owens SR.

By: [Signature] 7-4-14
Print Name: Carolyn Robinson-Owens

CASE NAME _____
CASE NUMBER 2015-0065-A
DATE 11-3-2014

[illegible]

Case No.:

2015-0065-A

Exhibit Sheet

Petitioner/Developer

DW
12-12-14

Protestants

Sen
11-6-14

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

SUBDMISION 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 Robinson-Owens 9/23/14
SIGNATURE DATE

CAROLYN ROBINSON-OWENS

PRINTED NAME

M. Darryl Owens Sr. 9-23-14
SIGNATURE DATE

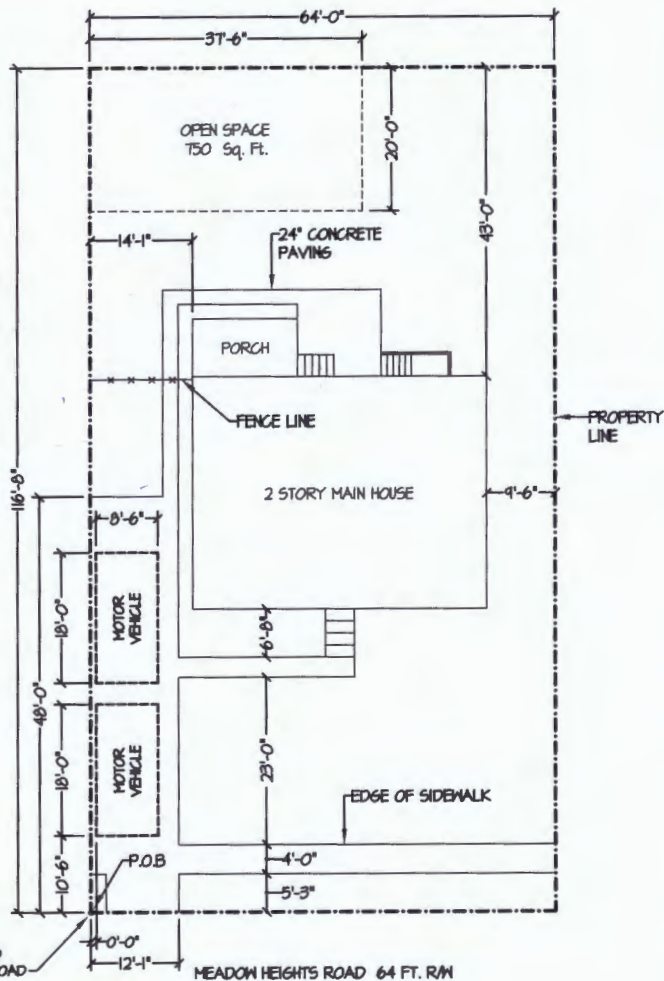
DARRYL OWENS, SR

PRINTED NAME

PLAN DRAWN BY: *C. Pierce* DATE: *9-23-14*
CEDRIC T. PIERCE



VICINITY MAP
NOT TO SCALE



SITE PLAN
Scale: 1:200



PETITIONER'S

EXHIBIT NO.

8731 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MD. 21133

2015-0065-A

Recently Deleted

Chats

Contacts

Calendar

My Folders [Manage Folders](#)

1 Attached Images



8731 Meadow Heights Road, Randallstown, MD 21133
View of Driveway from East Side of Dwelling

PETITIONER'S

EXHIBIT NO. 2

arch

Reply Reply All Forward Mark Unread Actions Go Delete Spam

▼ Q

Today on AOL

New Mail (304)

Old Mail

Drafts

Sent

Spam (85)

Recently Deleted

Saved Chats

Contacts

Calendar

My Folders Manage Folders

(No subject)

From: owensrb <owensrb@aol.com>
To: Darryl Owens <owensrb@aol.com>
Date: Wed, Sep 3, 2014 10:14 am
20140903_095407.jpg

8731 Meadow Heights Road, Randallstown, MD 21133
View of Dwelling Front Entryway taken from
Front Yard of Dwelling

Sent on a Sprint Samsung Galaxy Note® 3

1 Attached Images



Search

Reply Reply All Forward Mark Unread Actions Go Delete Spam

all

Today on AOL

New Mail (309)

Old Mail

Drafts

Sent

Spam (85)

Recently Deleted

Saved Chats

Contacts

Calendar

My Folders Manage Folders

(No subject)

From: owenssrb <owenssrb@aol.com>
To: Darryl Owens <owenssrb@aol.com>
Date: Wed, Sep 3, 2014 10:13 am
20140903_095546.jpg

8731 Meadow Heights Road, Randallstown, MD 21133
View of Front of Dwelling taken from Driveway

Sent on a Sprint Samsung Galaxy Note® 3

1 Attached Images



arch

Reply Reply All Forward Mark Unread Actions Go Delete Spam

all

Today on AOL

New Mail (307)

Old Mail

Drafts

Sent

Spam (85)

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Calendar

My Folders Manage Folders

(No subject)

From: owensrb <owensrb@aol.com>
To: Darryl Owens <owensrb@aol.com>
Date: Wed, Sep 3, 2014 10:13 am
20140903_095450.jpg

8731 Meadow Heights Road, Randallstown, MD 21133
View of Open Space in rear Yard of Dwelling

Sent on a Sprint Samsung Galaxy Note® 3

1 Attached Images



(No subject)

From: owenssrb <owenssrb@aol.com>

To: Darryl Owens <owenssrb@aol.com>

Date: Wed, Sep 3, 2014 10:14 am

[20140903_095510.jpg](#)

8731 Meadow Heights Road, Randallstown, MD 21133
View of Back Porch of Dwelling

Sent on a Sprint Samsung Galaxy Note® 3

1 Attached Images



arch

Reply Reply All Forward Mark Unread Actions Go Delete Spam

all

Today on AOL

New Mail (308)

Old Mail

Drafts

Sent

Spam (85)

Recently Deleted

Saved Chats

Contacts

Calendar

My Folders Manage Folders

(No subject)

From: owensrb <owensrb@aol.com>

To: Darryl Owens <owensrb@aol.com>

Date: Wed, Sep 3, 2014 10:13 am

20140903_095518.jpg

Sent on a Sprint Samsung Galaxy Note® 3

8731 Meadow Heights Road, Randallstown, MD 21133
View of Portion of Rear Yard on West side of Dwelling

1 Attached Images

