

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 29TH of AUGUST, 2005, that

9412 BELAIR ROAD should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY II, FOR A MAXIMUM OF 15 ALF BEDS. THIS USE PERMIT IS FOR ZONING ONLY AND

DOES NOT SUPERCEDE ANY OTHER AGENCIES REQUIREMENTS/APPROVALS

NA

Permit No.

JLL FOR

Director

Planner's Initials

JLL

REV 06/00

PLANS RUN FOR
HANDLAPPED ISSUES
RAISED BY O.P. OK
(T.B) SEE 8/29 REV. PLANS.

ORIG MAILED 8/29



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 9412 Belair Road which is presently zoned ROA
Deed References: 29402/175 10 Digit Tax Account # 1 1 1 1 0 5 7 2 5 0
Property Owner(s) Printed Name(s) Maliheh Investment Properties LLC

(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

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

3. X a **Variance** from Section(s)

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)

PLEASE SEE ATTACHED

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 bound 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.~~

KHASHAYAR VARZANDEH

Name - Type or Print

Khshayar Varzandeh

Signature

4302 Chapel Rd. Perry Hall Md.

Mailing Address

City

State

2128 410.248.0545 / BALTOALF@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Maliheh Investment Properties LLC /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Khshayar Varzandeh, Organizer

9412 Belair Road, Perry Hall, Maryland

Mailing Address

City

State

21236

/410.248.0545/BaltimoreALF@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Busse

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

/410-832-2077/

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Busse

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

/

410-832-2077 /

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0077-A Filing Date 10/2/2014 Do Not Schedule Dates:

Reviewer GH

Attachment to Petition for Variance

9412 Belair Road

Petition for Variances from BCZR Section 202.4.A, 1B02.3.B, 1B02.3.C and 504 to allow an existing Assisted Living Facility with 2,000 square feet of net lot area per resident in lieu of the minimum 2,500 square feet lot area required; and

For such other and further relief as may be determined necessary by the Administrative Law Judge.

kjWellsInc

Land Surveying, Site Planning & Landscape Architecture

Telephone: (410) 592-8800
Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

October 2, 2014
Zoning Description
of
9412 Belair Road
Baltimore County
Maryland
11th Election District
5th Councilmanic District

Beginning at a point form by the intersection of the northwest side of Belair Road (width varies) and the southwest side of Pinedale Drive (width varies) said point being 66 feet southwest from the centerline of Pinedale Drive; thence the following courses and distances: 1) South 42 degrees 11 minutes 39 seconds West 195.63 feet; 2) North 47 degrees 48 minutes 21 seconds West 136.47 feet; 3) North 42 degrees 11 minutes 39 seconds East 25.79 feet; 4) North 77 degrees 24 minutes 22 seconds West 35.09 feet; 5) North 10 degrees 46 minutes 09 seconds East 141.31 feet; 6) a line curving to the left having a radius of 546.43 feet and an arc length of 71.18 feet; 7) a line curving to the right having a radius of 155.00 feet and an arc length of 125.45 feet; 8) South 47 degrees 39 minutes 37 seconds East 41.48 feet; 9) South 7 degrees 34 minutes 53 seconds East 45.08 feet to the place of beginning as recorded in Liber 29402 folio 175.



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

No. 117528

Date: 10/2/14

PAID RECEIPT

BUSINESS ACTUAL TIME
10/2/2014 10/02/2014 10:56:24
RECEIVED BALTIMORE COUNTY
10/02/2014 10/02/2014
11:53:00
Receipt for 1000.00
1000.00 OK \$1.00 LA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	1000		6150				500.00

Total: 500.00

Rec From: Jen Busse

For: Variance 8412 Belaire RD
2015-0077-A

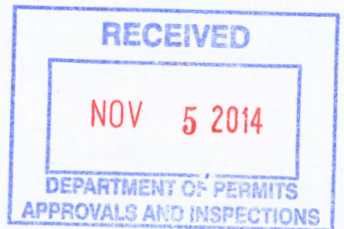
DISTRIBUTION

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

CASHIER'S
VALIDATION

11/1/14
2014

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: October 28, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 9412 Belair Road

INFORMATION:

Item Number: 15-077

Petitioner: Maliheh Investment Properties LLC

Zoning: ROA

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject request is for a variance from Sections 202.4A, 1B02.3.C and 504 of the BCZR to allow an existing Assisted Living Facility (ALF) with 2000 square feet of net lot area per resident in lieu of the minimum 2,500 square feet lot area required, and for such other and further relief as may be determined necessary by the Administrative Law Judge.

Upon review of the petition and accompanying site plan and subsequent to a site visit the following comment and recommendation is offered.

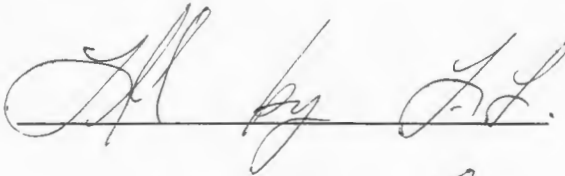
- The site plan indicates that the existing building currently operates as an ALF II pursuant to an approved Use Permit dated 8/29/2005 with a maximum of 15 beds. Proposed is a one story addition to the existing facility with 5 additional parking spaces. As defined by BCZR Section 101.1 the proposed facility would then be an ALF III requesting 30 beds.
- The use as existing and proposed is "institutional". Pursuant to Section 101 of the Zoning Commissioners Policy Manual, Acreage, Gross Residential is applied to a "*subdivision proposed for residential development*". The Department of Planning recommends that the correct density for this use on this site is as follows;
$$\frac{\text{Net Lot Area of } 0.9766 \times 3.5(\text{BCZR } 202.3.A.1)}{0.25(\text{BCZR } 101.1)} = 13.6 = 14 \text{ Beds permitted}$$
- The proposed addition is subject to Residential Transition Area requirements pursuant to BCZR 202.4.A. The Department is of the opinion that any relief granted by prior Special Exception is extinguished upon the change of use from a Group Child Care Center to the present ALF. The intensification of the use coupled by the absence of any RTA buffers substantiates a review of the petition within the context of the compatibility objectives of BCC 32-4-402 as required by BCZR 432.A.1.

- The proposed addition would necessitate the removal of a substantial stand of mature trees. This is contrary to the aims of the compatibility objectives of BCC 32-4-402(d)(5) which requires consideration of "locally significant features" to include vistas. The desire to retain mature trees and landscaping is emphasized by the Perry Hall Community Plan, of which this property is a part. Adopted by the County Council in 2010 and so a part of the MP 2020 the plan states that every effort should be made to preserve mature trees and landscaping along the Belair Road Corridor. Additionally, the building footprint and associate parking occupies the majority of the site in a way that is not representative of the surrounding neighborhood. This layout is not in keeping with the scale and proportions of said neighborhood and therefore does not meet the compatibility objectives of BCC 32-4-402(d)(8). The lack of any RTA buffers further exacerbates the above conditions and fails to mitigate any adverse impacts the proposal would have on adjacent dwellings.

It is the recommendation of this Department that as submitted, a positive finding on the compatibility objectives of BCC 32-4-402 cannot be achieved and so therefore recommends **denial** of the petition.

For further information concerning the matters stated here in, please contact Lloyd T. Moxley or Laurie Hay at 410-887-3480.

Prepared by:



Division Chief:



AVA/LTM

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

November 6, 2014

Ms. Kristen Lewis
Baltimore County Permits, Approvals & Inspections
111 W. Chesapeake Avenue, Room 105
Towson, MD 21204

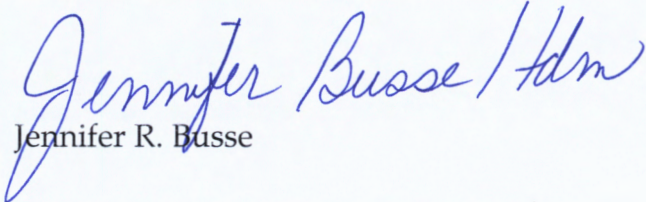
Re: Zoning Case No. 2015-0077-A

Dear Ms. Lewis:

This firm represents the property owner and applicant in the above-referenced zoning case. Please accept this letter as our request to withdraw the Petition which is currently scheduled for a hearing on November 14, 2014. We will be refile for this matter shortly.

Thank you for your attention to this matter. Please feel free to contact me with any questions or concerns.

Sincerely,


Jennifer R. Busse

JRB:tm
437939

cc: Mr. Ken Wells
Mr. Khashayar Varzandeh
Peter Max Zimmerman, Esq.

11/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 9412 Belair Road

OCT 31 2014

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-077

Petitioner: Maliheh Investment Properties LLC

Zoning: ROA

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject request is for a variance from Sections 202.4A, 1B02.3.C and 504 of the BCZR to allow an existing Assisted Living Facility (ALF) with 2000 square feet of net lot area per resident in lieu of the minimum 2,500 square feet lot area required, and for such other and further relief as may be determined necessary by the Administrative Law Judge.

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- The site plan indicates that the existing building currently operates as an ALF II pursuant to an approved Use Permit dated 8/29/2005 with a maximum of 15 beds. Proposed is a one story addition to the existing facility with 5 additional parking spaces. As defined by BCZR Section 101.1 the proposed facility would then be an ALF III requesting 30 beds.
- The use as existing and proposed is "institutional". Pursuant to Section 101 of the Zoning Commissioners Policy Manual, Acreage, Gross Residential is applied to a "*subdivision proposed for residential development*". The Department of Planning recommends that the correct density for this use on this site is as follows;

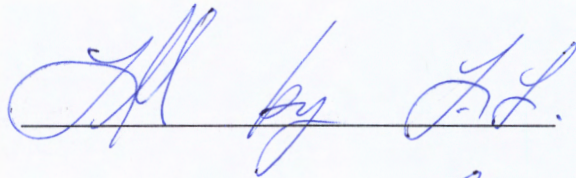
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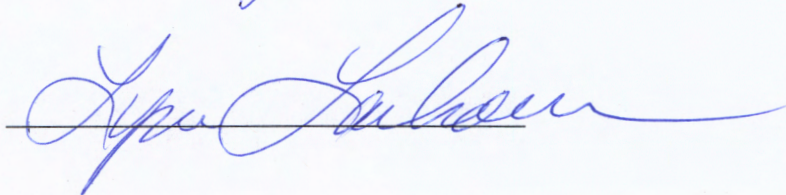
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For further information concerning the matters stated here in, please contact Lloyd T. Moxley or Laurie Hay at 410-887-3480.

Prepared by:



Division Chief:



AVA/LTM

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: 2015-0077-A
Petitioner: Khashayar Varzandeh
Address or Location: 9412 Belair Rd Perry Hall MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jenn Busse
Address: One W. Pennsylvania Ave Ste 300
Towson MD
21204
Telephone Number: 410 832 2077



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 23, 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 23, 2014

☐ The Jeffersonian

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: #2015-0077-A

9412 Belair Road

NW corner of Belair Road and Pinedale Drive

11th Election District - 5th Councilmanic District

Legal Owner(s): Maliheh Investment Properties, LLC, Khashayar Varzandeh, Organizer

Variance to allow an existing Assisted Living Facility with 2,000 sq. ft. or net lot area per resident in lieu of the minimum 2,500 sq. ft. lot area required, and for such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Friday, November 14, 2014, 2:30 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.

10/396 October 23

998303



KEVIN KAMENETZ
County Executive

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

October 8, 2014

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Khashayar Varzandeh, 9412 Belair Road, Perry Hall 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 25, 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

November 6, 2014

Maliheh Investment Properties Inc
Khashayar Varzandeh, Organizer
9412 Belair Road
Perry Hall MD 21236

RE: Case Number: 2015-0077 A, Address: 9412 Belair Road

Dear Mr. Varzandeh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 2, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

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



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

Date: 10/7/14

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

RE: Baltimore County

Item No 2015-0077-A

Variance

Melihah Investment Properties
LLC, Khashayar Varzande
Organizer

9412 Belair Road
UB 1

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. 2015-0077-A

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0077

DATE: October 9, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Landscape and Photometric Lighting Plans are required. Explain the "relocated open space" notation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0077-10132014.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

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INFORMATION:

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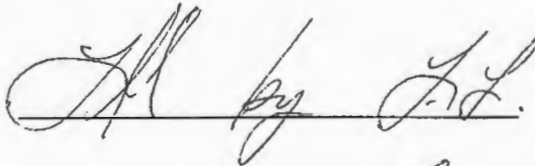
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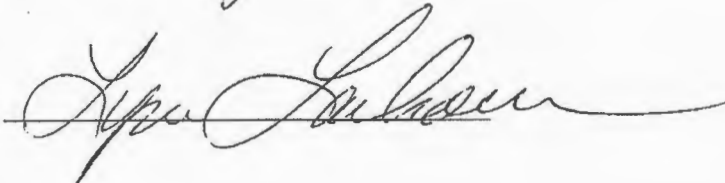
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For further information concerning the matters stated here in, please contact Lloyd T. Moxley or Laurie Hay at 410-887-3480.

Prepared by:



Division Chief:



AVA/LTM

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 23, 2014 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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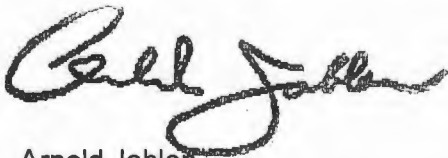
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11th Election District – 5th Councilmanic District

Legal Owners: Maliheh Investment Properties, LLC, Khashayar Varzandeh, Organizer

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR VARIANCE
9412 Belair Road; NW corner of Belair
Road & Pinedale Drive
11th Election & 5th Councilmanic Districts
Legal Owner(s): Maliheh Investment
Properties, LLC by Khashayar Varzandeh
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-077-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 14 2014



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

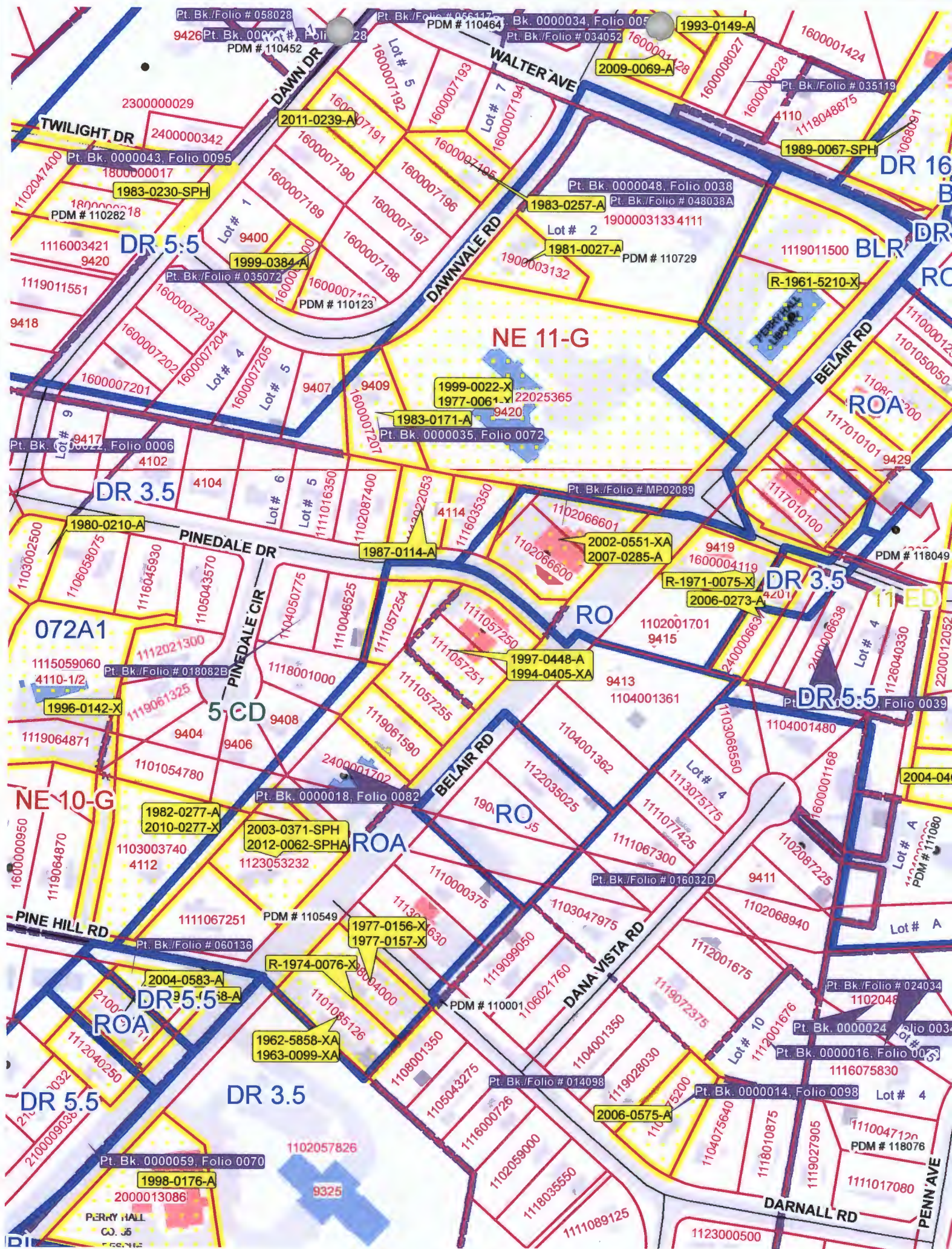
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, Whiteford, Taylor & Preston, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County







DR 5.5

PDM # 110128

9407

1600007206

Lot # 6

9409

Pt. Bk./Folio # 035072

Lot # 7

1600007207

1983-0171-A

1999-0022-X
1977-0061-X

9420

1122025365

NE 11-G

DR 3.5

1111016350

Lot # 5

1102087400

Lot # 4

Lot # 3

1113022053

1987-0114-A

1116035350

Lot # 2

Lot # 1

1102066601

Pt. Bk./Folio # MP02089

PDM # 110920

2002-0551-XA
2007-0285-A

1102066600

9414

R-1971-0075-X

PINEDALE DR

RO

4109

1104050775

Lot # 10

4111

Pt. Bk./Folio # 018082B

1110046525

Lot # 11

072A1

5 CD

Pt. Bk. 9410-018, Folio 0082

1118001000

Lot # 9

1111057254

Lot # 12

1111057253

1997-0448-A
1994-0405-XA

1111057250

1111057251

ROA

1102001701

9415

1600007119

9413

1104001361

NE 10-G

9408

1125045250

Lot # 8

1111057255

Lot # 13

R-1972-0229-X

1119061590

Lot # 14

2400001702

9404

Lot # 15

Lot # 15

2003-0371-SPH
2012-0062-SPHA

9402 1123053232

BELAIR RD

RO

1900003335

1104001362

9409

1122035025

1113075775

PDM # 110001

Lot # 3

1111067300

Lot # 2

Pt. Bk./Folio # 016032C

Lot # 2

DR 3.5

Pt. Bk. 0000016, Folio 0032

DANA VISTA RD

9403

1110000375

1113024630

9401

Pt. Bk. 0000014, Folio 0098

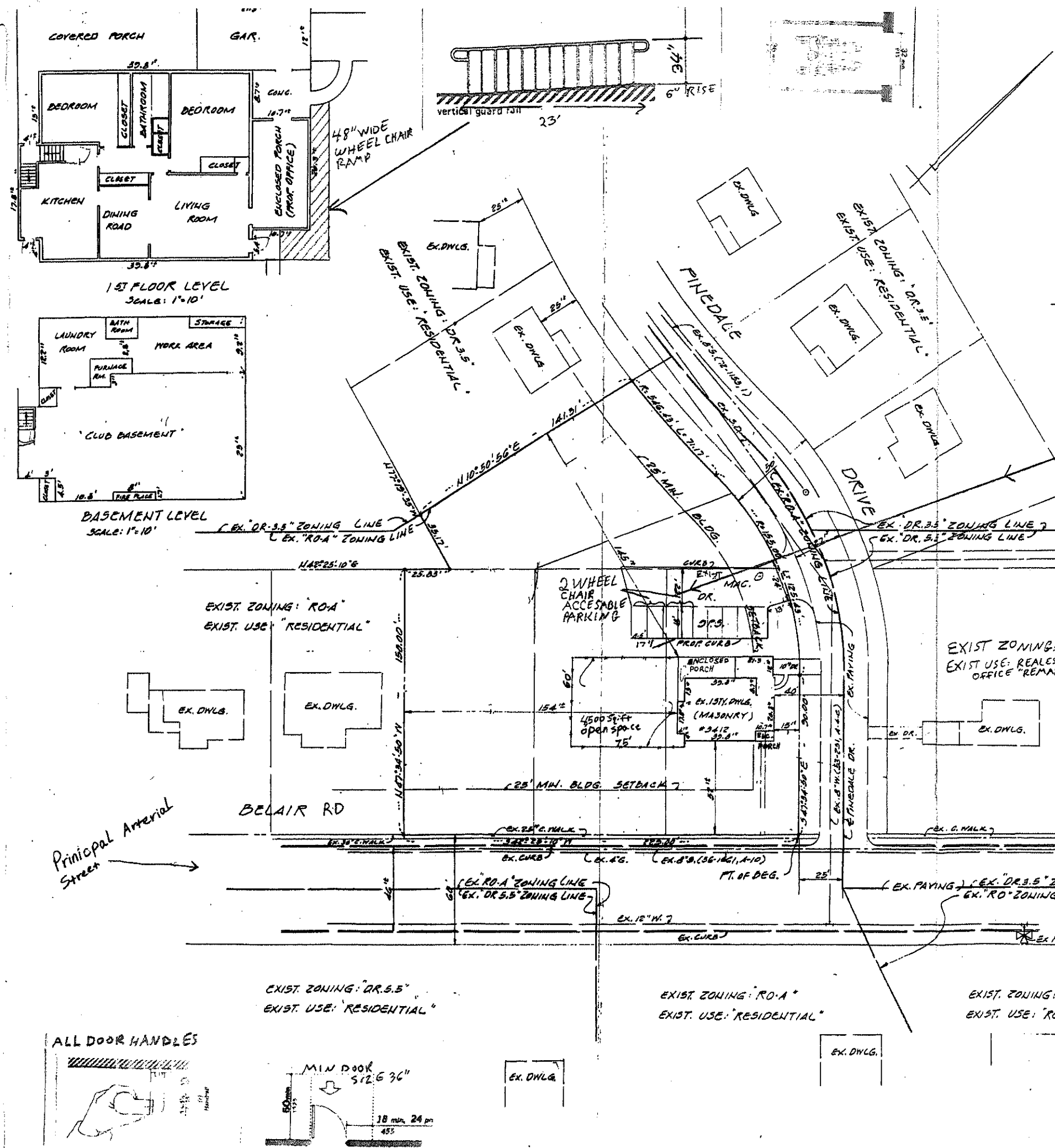
Pt. Bk./Folio # 014098

1103047975

1119099050

9406

R-1974-0076-X



Department of Permitting and Development Management

Development Processing
 County Office Building
 100 W. Chesapeake Avenue
 Towson, Maryland 21204



June 13, 2005

Mr. & Mrs. Javad Varzandeh
 4302 Chapel Road
 Perryhall, MD 21128

Dear Mr. & Mrs.: Varzandeh

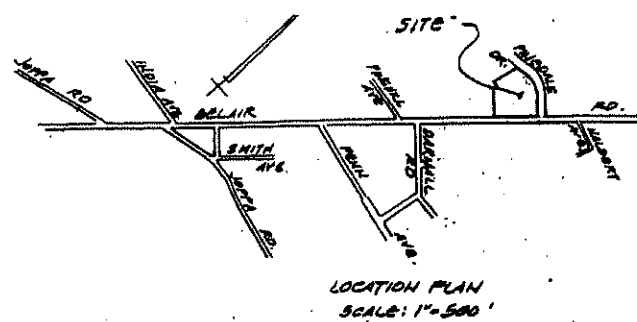
RE: Abandonment of the Special Exception Use granted in Zoning Case No. 94-405-XA, 9412 Belair Road

Pursuant to your letter dated June 6, 2005, the Baltimore County Office of Zoning Review hereby confirms the abandonment of the Special Exception use granted in Zoning Case 94-405-XA. Further the modification of the Class B Group standards will no longer apply due to the abandonment of the Class B Group Child Care Center. The front yard setback of 15 feet in lieu of the required average of 25 feet for the existing dwelling will remain in force. The principal use of the property will be as permitted and restricted by Section 202 of the Baltimore County zoning Regulations.

A copy of this letter will be made a part of the permanent zoning case file for this property.

Sincerely,

Lloyd J. Moxley
 Planner II, Zoning Review



General Notes:

Zoning use Permit Plan for An Assisted Living Facility II

Property Address: 9412 Belair Road
 Perryhall, MD 21236

Property Owner: Javad Varzandeh
 4302 Chapel Road
 Perryhall, MD 21128
 Phone: 410-248-0545
 Fax: 410-256-9393

Applicant: Khashayar Varzandeh
 4302 Chapel Road
 Perryhall, MD 21128
 Phone: 410-248-0545

Plan Date 6/28/05

Electric District: 11 Precinct: 07 Legislative District: 08
 Congressional District: 01 Council District: 05
 Map: 72 Grid: 02 Parcel: 364 Deed ref: 10633/745

1. Area of Property: 1.03 Acres (44,866.8 sf)
2. Existing Zoning of Property: ROA (DR 3.5 Equivalent)
3. Existing use of Property: Child Daycare by Special Exception *withdrawn on 6/13/05; see attached letter
4. Proposed Use of Property: Assisted Living Facility II
5. This property is located on a principal arterial street

Existing Floor Areas Sq. Ft. 1st Floor and Sunroom = 2,123.5
 Basement for Storage and Mechanical Equipment = 1673

Open Space Required: 44866sf x .10 = 4486.6sf
 Open Space Provided: 4500sf

Parking: 1 space for each 3 beds = 5 parking spaces required
 8 Parking spaces Provided Two handicap accessible parking spaces provided

Density 13-15 beds = 4 density lots required 40,000
 Provided 44,866 sf K.V.

I NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS (25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 6 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

II NOTE: NO EXTERIOR MODIFICATIONS INCLUDING ADDITIONAL PARKING LOT ARE PROPOSED.

III NOTE: THIS PROPERTY IS NOT LOCATED IN THE HONEYGO AREA.

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

THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

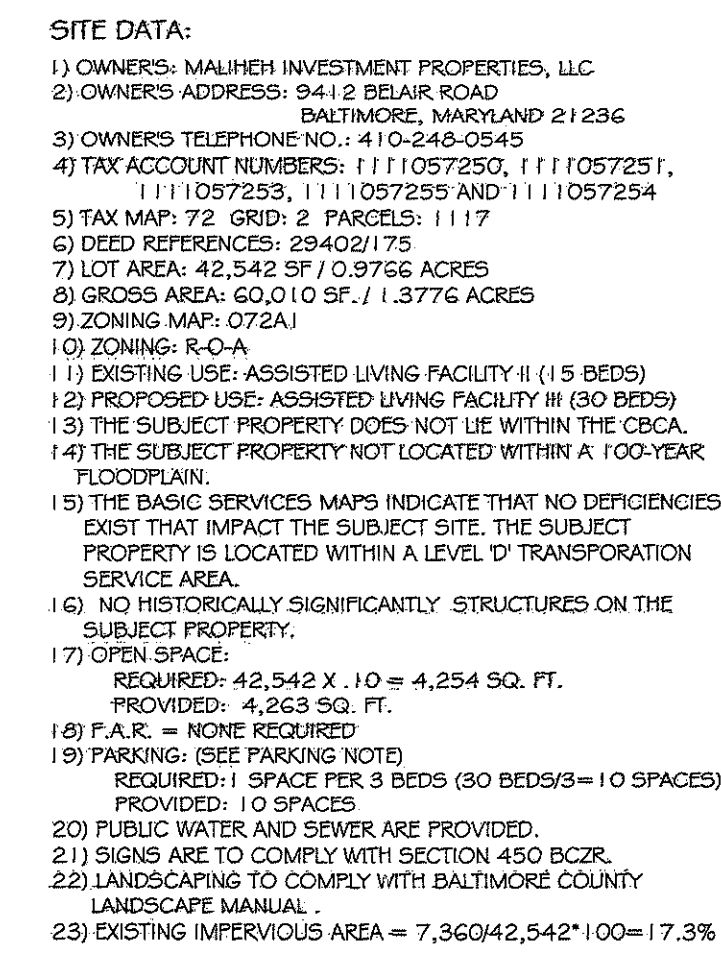
Khashayar Varzandeh 6/29/05
 SIGNATURE DATE

KHASHAYAR VARZANDEH 6/29/05
 PRINTED NAME DATE

ENGINEERS SCALE 1"=60'

REV. PER OP
 Comments
 8/29/05

This building is compliant with the Americans with Disabilities Act at this time. Please note updates on diagram. We will seek permit process for any additional work required to be performed in order to comply with any County requirements. In addition all ancillary equipment from the property associated with the childcare center has been removed.



PREVIOUS HEARINGS:

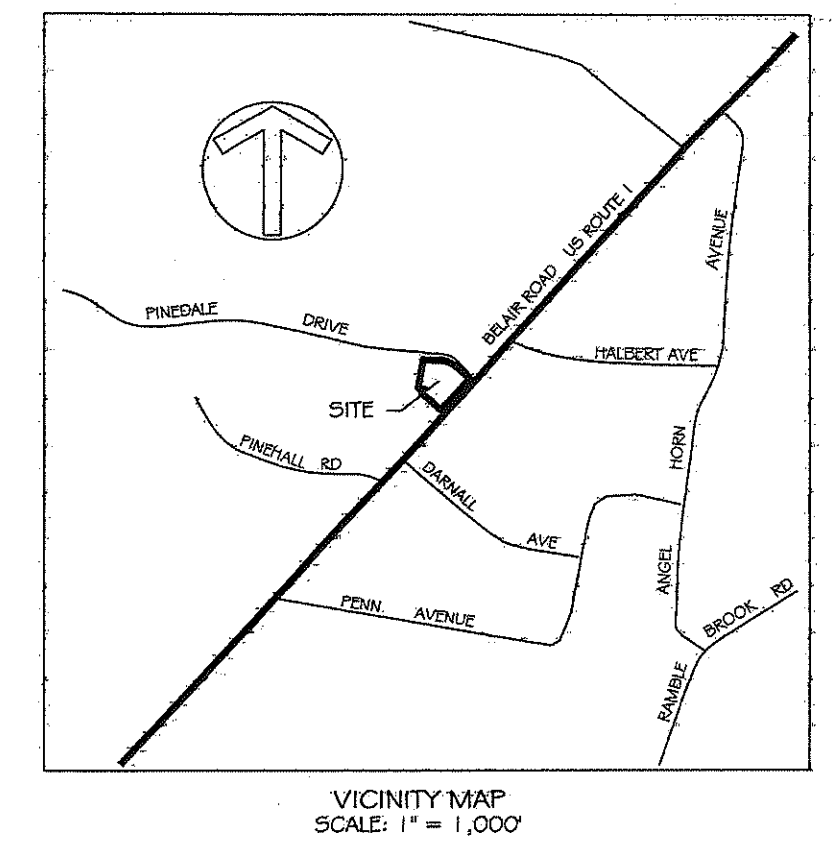
ZONING HEARING CASE NO. 94-405-XA:
A SPECIAL EXCEPTION TO PERMIT A 124 SQ. B CHILD CARE CENTER WAS
ABANDONED ON JUNE 13, 2005. A VARIANCE WAS GRANTED TO ALLOW A 15
FT. FRONT YARD SETBACK IN LIEU OF THE REQUIRED 25 FT. SETBACK. A
MODIFICATION TO THE RTA WAS GRANTED BASED ON USE BEING
COMPATIBLE WITHOUT ADVERSE IMPACT.

ZONING HEARING CASE NO. 97-448-A:
A VARIANCE TO PERMIT A 124 SQ. FT. SIGN IN LIEU OF THE MAXIMUM 8 SQ.
FT. SIGN AS IT RELATED TO THE CHILD CARE CENTER WAS DENIED .

PREVIOUS PERMIT:
A USE PERMIT WAS ISSUED ON AUGUST 29, 2005 THAT GRANTED PERMISSION TO OPERATE A ASSISTED LIVING FACILITY II FOR A MAXIMUM OF 15 BEDS.

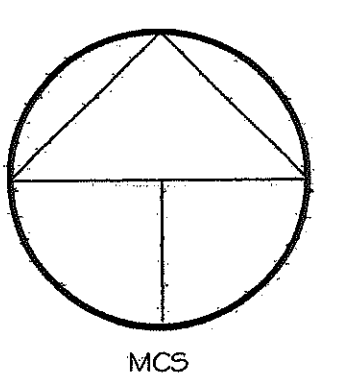
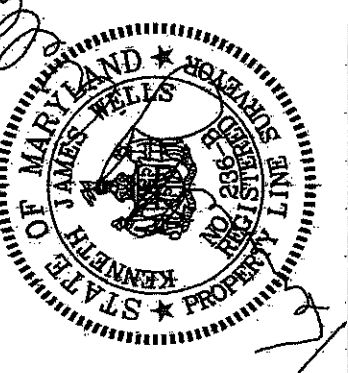
REQUESTED VARIANCES:

1. 202.4.A, 1B02.3.B, 1B02.3.C AND 504-OF THE BCZR TO ALLOW AN ~~EXISTING~~ CLASS III ALF WITH 2,000 SQUARE FEET OF NET LOT AREA PER RESIDENT IN LIEU OF THE MINIMUM 2,500 SQUARE FEET GROSS LOT AREA REQUIRED; AND
2. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DETERMINED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.



kjWellsInc
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Land Surveying, Site Planning & Landscape Architecture



REVISIONS:

PLAN TO ACCOMPANY A
A PETITION FOR A ZONING VARIANCE
9412 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 9/11/2014
PROJECT NO.:
2014-038
SHEET 1 OF 1

LEGEND:

	IMP. AREA TO BE REMOVED
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	UTILITY POLE
	FIRE HYDRANT

GRAPHIC SCALE

