

**IN RE: PETITION FOR VARIANCE
(8222 Brattle Road)**

2nd Election District
2nd Council District
John T. Williamson
Legal Owner
Diane Archer
Lessee
Petitioners

*
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*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0231-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 John T. Williamson, legal owner and Diane Archer, lessee ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §409.6.A.1 to provide one (1) usable off-street parking space for a four (4) bed assisted-living facility ("ALF") in lieu of the required two (2) parking spaces. A site plan was marked and admitted as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request was Diane Archer. No Protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR). That agency noted a landscape plan must be provided.

The subject property is approximately 9,800 square feet and is zoned DR 3.5. Ms. Archer currently operates a 3-bed ALF at the property, where she and her mother also reside. She would like to have a 4th resident, which triggers the requirement for an additional parking space.

ORDER RECEIVED FOR FILING

Date

6/10/15

By

Sen

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).

Petitioners have met this test. The Petitioners are constrained by existing site conditions, and the property is therefore unique. Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to accommodate a 4th patient in the ALF. 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. In addition, Ms. Archer noted there is ample on-street parking near her home to accommodate the needs of her and her patients, and given the lot size of the subject property she noted that her ALF could accommodate no more than 4 beds/patients. In these circumstances, I do not believe the grant of relief would be injurious in any way to the community.

THEREFORE, IT IS ORDERED, this 10th day of June, 2015, 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") §409.6.A.1 to provide one (1) usable off-street parking space for a four (4) bed ALF in lieu of the required two (2) parking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for

ORDER RECEIVED FOR FILING

Date

6/10/15

By

sen

whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners must submit for approval by the County's landscape architect a landscape plan for the site.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6/10/15
By slh

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 25 day of September, 2015, that Diane Archer located at 8222 Brattle Rd should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: 4 beds for
An ALF.I granted June 10, 2015
Case # 2015-0231

121449
Permit (or Receipt) Number

Carol J. Allen
Director, Permits, Approvals and Inspections

Planner's Initials G. H



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 8222 Brattle Road which is presently zoned DR 3.5
 Deed References: 32807/00118 10 Digit Tax Account # 0215740080
 Property Owner(s) Printed Name(s) JOHN WILLIAMSON

(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) 409.6.A.1 to provide one (1) usable off-street parking space for each 4 beds in lieu of the required two (2) parking spaces.

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 THE 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:

Name- Type or Print Diane Archer
 Signature Diane Archer
 Mailing Address 8222 Brattle Road, Pikesville MD City Pikesville State MD
 Zip Code 2108 Telephone # 4105211658 Email Address DARCHER181@GMAIL.COM

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0231-A Filing Date 4.21.15

Legal Owners (Petitioners):

Name #1 - Type or Print JOHN T. WILLIAMSON Name #2 - Type or Print _____
 Signature #1 [Signature] Signature #2 _____
 Mailing Address 7410 85TH DRIVE, WOODHAVEN, NY City _____ State _____
 Zip Code 11421 Telephone # 347-745-8319 Email Address JTW269@YAHOO.COM

Representative to be contacted:

Name - Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Date 4/10/15 Do Not Schedule Dates: _____ Reviewer AT

BY _____

REV. 10/4/11

ORDER RECEIVED FOR FILING
4/10/15
SLA

5/20/18
WUP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8222 Brattle Road

INFORMATION:

Item Number: 15-231

Petitioner: John T. Williams

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a single off-street parking space in support of a proposed Assisted Living Facility with four beds in lieu of the required two off-street parking spaces. The Department of Planning has no objection to granting the petitioned relief.

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

Division Chief:
AVA/KS

Kathy A. Delaney



KEVIN KAMENETZ
County Executive

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

May 11, 2015

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: 2015-0231-A

8222 Brattle Road
Northside of Brattle Road opposite of Atrium Lane
2nd Election District – 2nd Councilmanic District
Legal Owners: John Williamson
Contract Purchaser: Diane Archer

Variance to provide one usable off-street parking space for each 4 beds in lieu of the required two parking spaces.

Hearing: Monday, June 8, 2015 at 2:30 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: Diane Archer, 8222 Brattle Road, Pikesville 21208
John Williamson, 7410 85th Drive, Woodhaven NY 11421

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 19, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 19, 2015 Issue - Jeffersonian

Please forward billing to:
Diane Archer
8222 Brattle Road
Pikesville, MD 21208

410-521-1658

NOTICE OF ZONING HEARING

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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.

RE: PETITION FOR VARIANCE
8222 Brattle Road; N/S Brattle Road
opposite Atrium Lane
2nd Election & 2nd Councilmanic Districts
Legal Owner(s): John T. Williamson
Contract Purchaser(s): Diane Archer
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-231-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

MAY 04 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to John Williamson, 7410 85th Drive, Woodhaven, NY 11421 and Diane Archer, 8222 Brattle Road, Pikesville, Maryland 21208, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2015-0231-A
Petitioner: JOHN T. WILLIAMSON
Address or Location: 8222 BRATTLE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Diane Archer
Address: 8222 Brattle Road
Pikesville MD 21206
Telephone Number: 410 521 1658



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3289471

Sold To:

Diane Archer - CU00443922
8222 Brattle Rd
Pikesville, MD 21208-2118

Bill To:

Diane Archer - CU00443922
8222 Brattle Rd
Pikesville, MD 21208-2118

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 19, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0231-A
8222 Brattle Road
Northside of Brattle Road opposite of Atrium Lane
2nd Election District - 2nd Councilmanic District
Legal Owner(s) John Williamson
Contract Purchaser(s): Diane Archer

Variance: to provide one usable off-street parking space for each 4 beds in lieu of the required two parking spaces.

Hearing: Monday, June 8, 2015 at 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.

JT 5/798 May 19 3289471

CERTIFICATE OF POSTING

CASE NO: 2015-0231-4

PETITIONER/DEVELOPER

DIANE ALCHER

DATE OF HEARING/CLOSING:

JUNE 8, 2015

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

8222 BEATTLE RD

THIS SIGN(S) WERE POSTED ON May 19, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 5/19/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING

NOTICE

CASE # 2015-0231-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 205 JEFFERSON BUILDING 105
PLACE: WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY JUNE 8, 2015
AT 2:30 P.M.

REQUEST:

VARIANCE TO PROVIDE ONE USABLE OFF-STREET
PARKING SPACE FOR EACH 4 BEDS IN LIEU OF THE
REQUIRED TWO PARKING SPACES

POSTPONEMENTS DUE TO WEATHER AND OTHER CONSIDERATIONS ARE SOME TIMES NECESSARY
TO CONFIRM RELAYING CALL 410-371-1595
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

5/15/15
J. D. [Signature]

M E M O R A N D U M

DATE: July 16, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0231-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 10, 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

CASE NO. 2015- 0231-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/6/15

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

C

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

FIRE DEPARTMENT

5/11/15

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

No Obj

4/30/15

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/19/15

SIGN POSTING

Date:

5/19/15

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

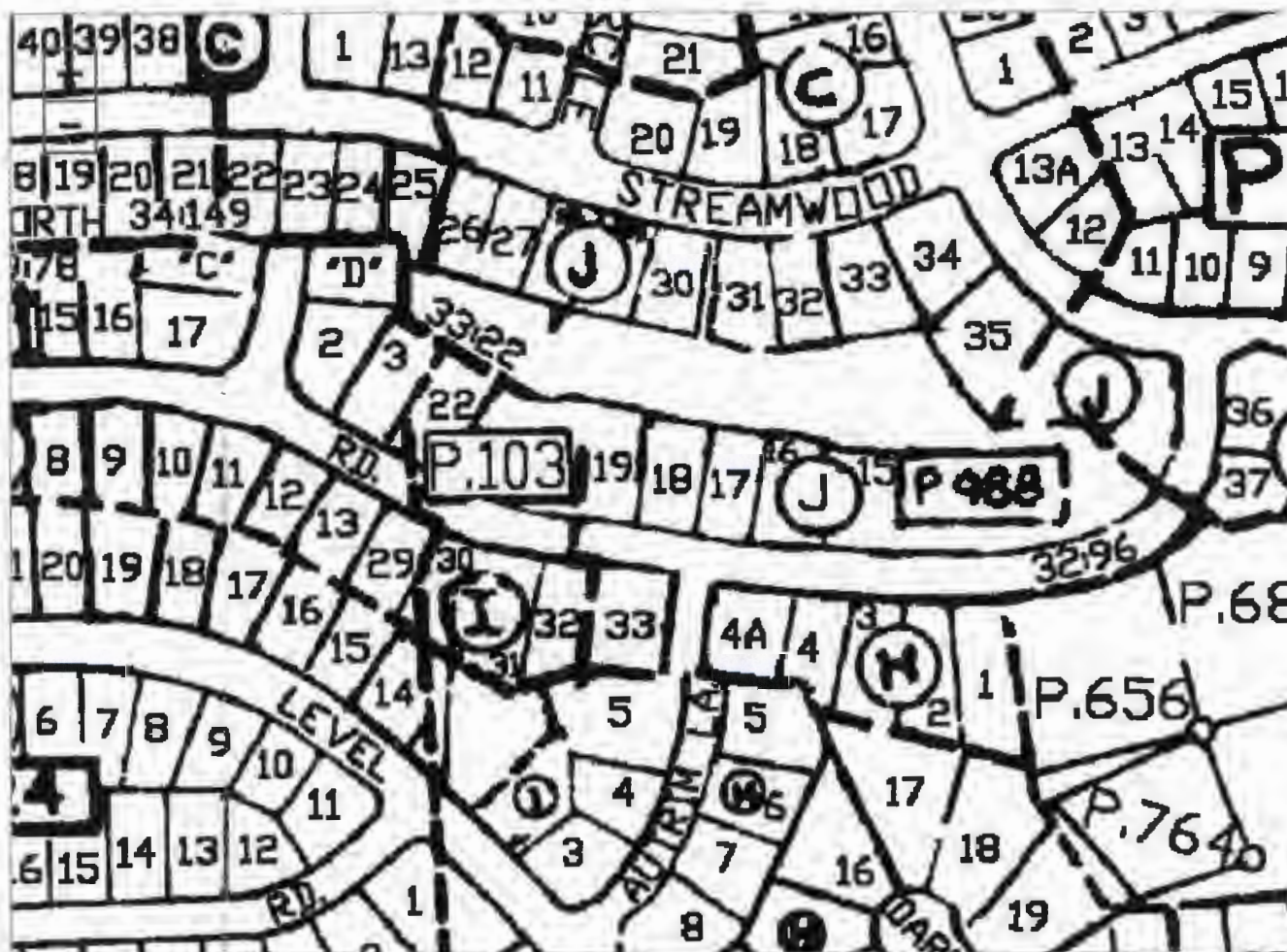
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 0215740080							
Owner Information									
Owner Name:		WILLIAMSON JOHN T				Use:		RESIDENTIAL	
Mailing Address:		7410 85TH DR WOODHAVEN NY 11421-				Principal Residence:		NO	
						Deed Reference:		/32807/ 00118	
Location & Structure Information									
Premises Address:		8222 BRATTLE RD 0-0000				Legal Description:			
						WILLOW GLEN NORTH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0077	0012	0988		0000	1	J	17	2013	Plat Ref:
									0032/0096
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1967		1,260 SF			609 SF		9,800 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Split Foyer	YES	SPLIT FOYER	FRAME	2 full/ 1 half	1 Attached				
Value Information									
			Base Value	Value	Phase-In Assessments				
				As of	As of		As of		
				01/01/2013	07/01/2014		07/01/2015		
Land:			82,700	62,000					
Improvements			124,300	106,900					
Total:			207,000	168,900	168,900		168,900		
Preferential Land:			0		0				
Transfer Information									
Seller: SHAW RICHARD J				Date: 11/20/2012			Price: \$207,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32807/ 00118			Deed2:		
Seller: OTTENSTEIN HOWARD K				Date: 05/30/1991			Price: \$122,000		
Type: ARMS LENGTH IMPROVED				Deed1: /08803/ 00197			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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									

Baltimore County

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

District: 02 Account Number: 0215740080

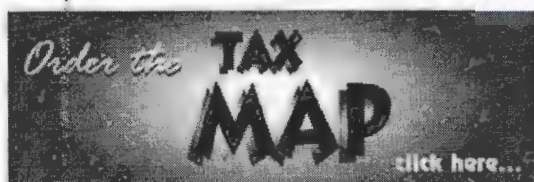


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

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

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KEVIN KAMENETZ
County Executive

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

June 4, 2015

John T Williamson
7410 85th Drive
Woodhaven NY 11421

RE: Case Number: 2015-0231 A, Address: 8222 Brattle Road

Dear Mr. Williamson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 21, 2015. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Diane Archer, 8222 Brattle Road, Pikesville MD 21208

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 4/30/15

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

RE: Baltimore County
Item No 2015-0231-A
Variance
John T. Williamson
8222 Brattle 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. 2015-0231-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,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8222 Brattle Road

RECEIVED

INFORMATION:

MAY 14 2015

Item Number: 15-231

Petitioner: John T. Williams

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a single off-street parking space in support of a proposed Assisted Living Facility with four beds in lieu of the required two off-street parking spaces. The Department of Planning has no objection to granting the petitioned relief.

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

Division Chief:
AVA/KS

Kathy Calabrese

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 May 4, 2015
Item No. 2015-0231

DATE: May 6, 2015

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

This request encompasses a change of use. As such, a Landscape Plan meeting all requirements must be provided. All surrounding residents are homeowner occupied.

* * * * *

DAK: CEN
cc:file

Case No.: 2015-0231-A

Exhibit Sheet

Petitioner/Developer

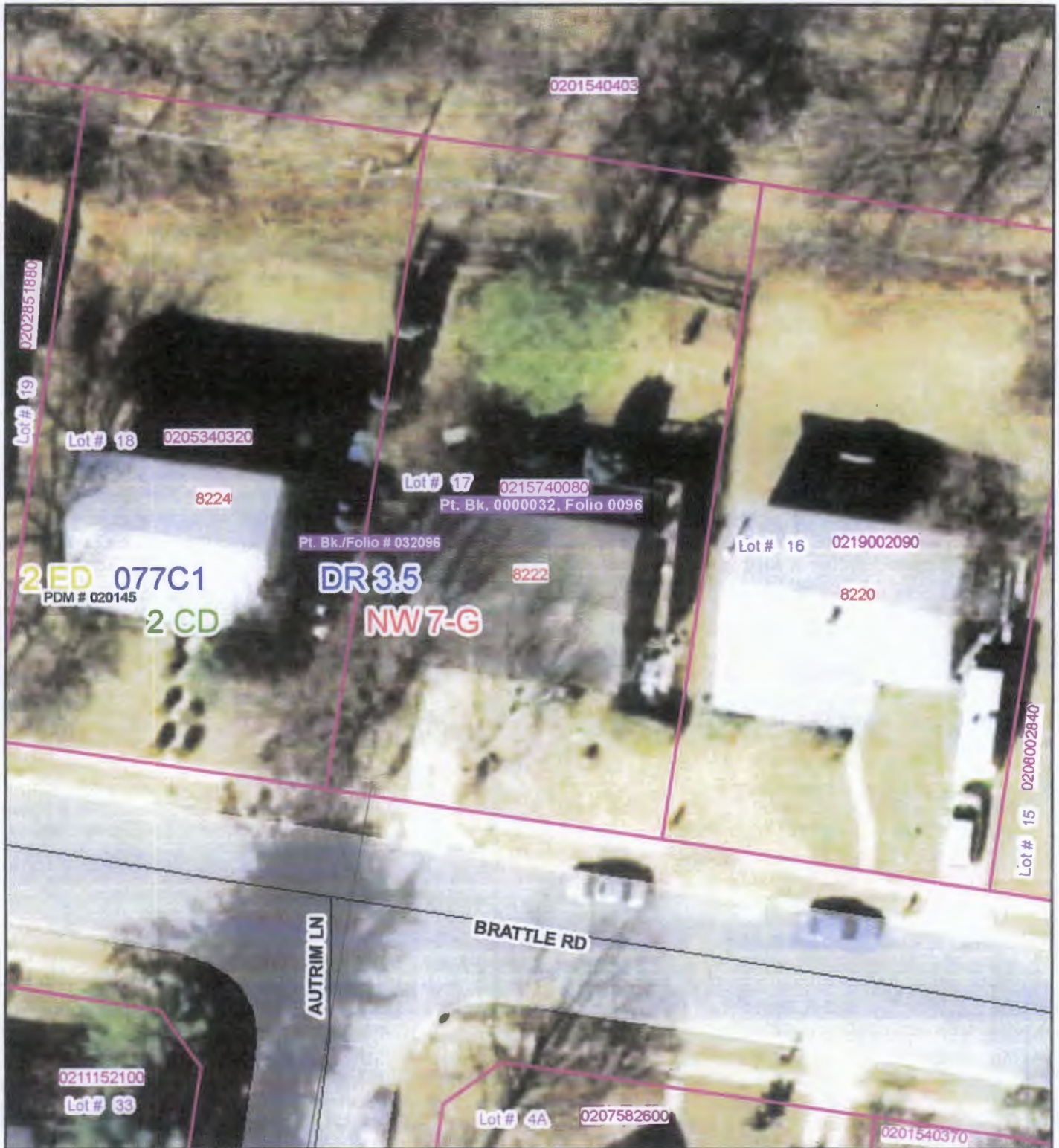
Protestant

190
7-16-15

SLR
6/10/15

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

8222 Brattle Road



Publication Date: 5/9/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

2015-0231-A

8222 Brattle Road, Pikesville 21208



Garage



front



Open space

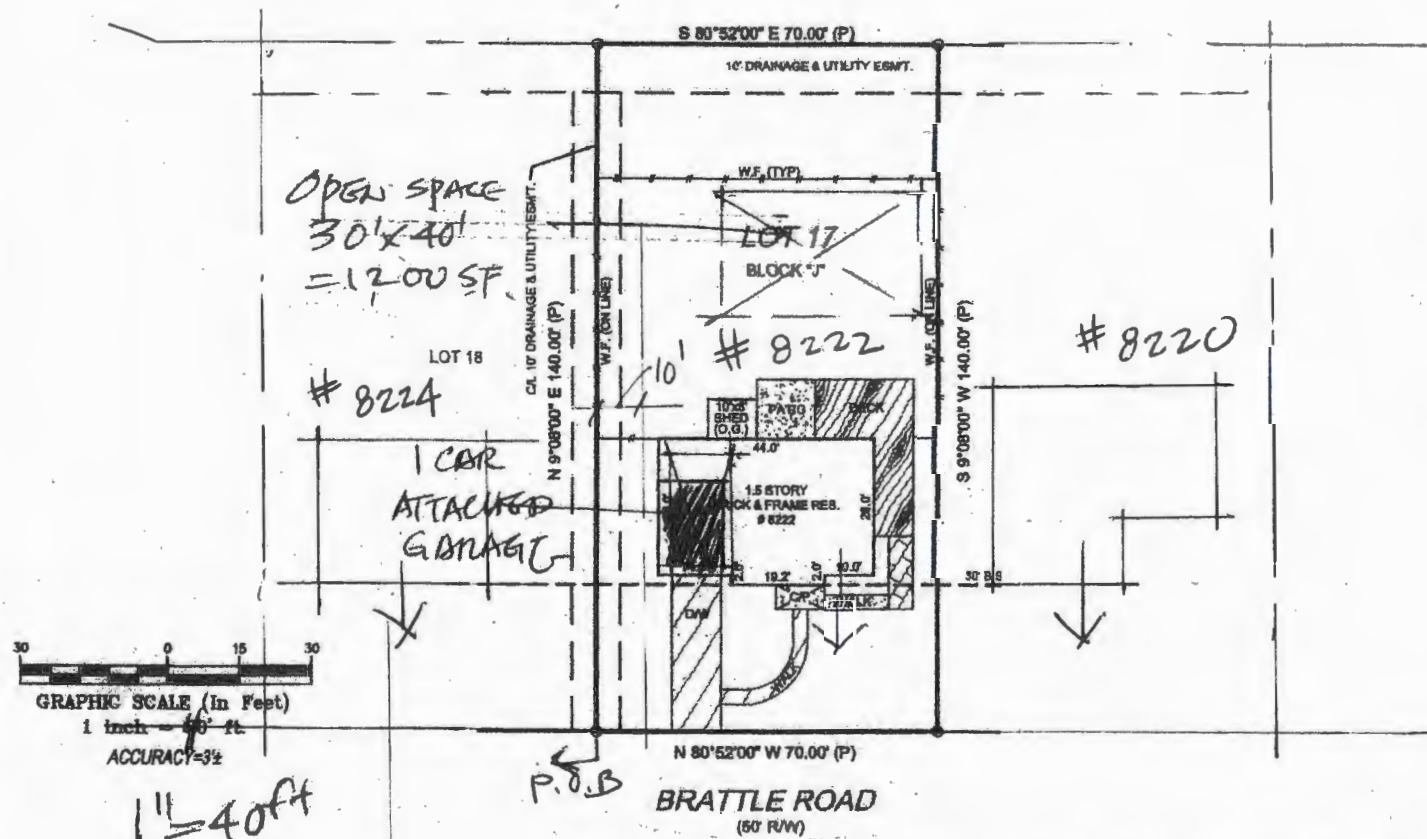


Back yard

2015-0231-A

PLAT BOOK # 32 FOLIO # 96 10 DIGIT TAX # 0215142080 DEED REF. # 32807-100/18

VIOLATION CASE INFO:
N/A



* PROPOSED 4 BEDS ASSISTED
LIVING FACILITY WITH 1 CAR P.S.

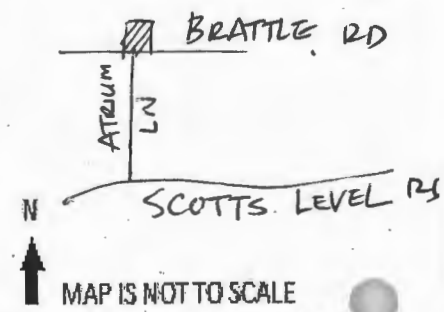
PLAN DRAWN BY: John E. Krobatk DATE 11-13-12 SCALE: 1 INCH = 40 FEET

2015-0231-A

12

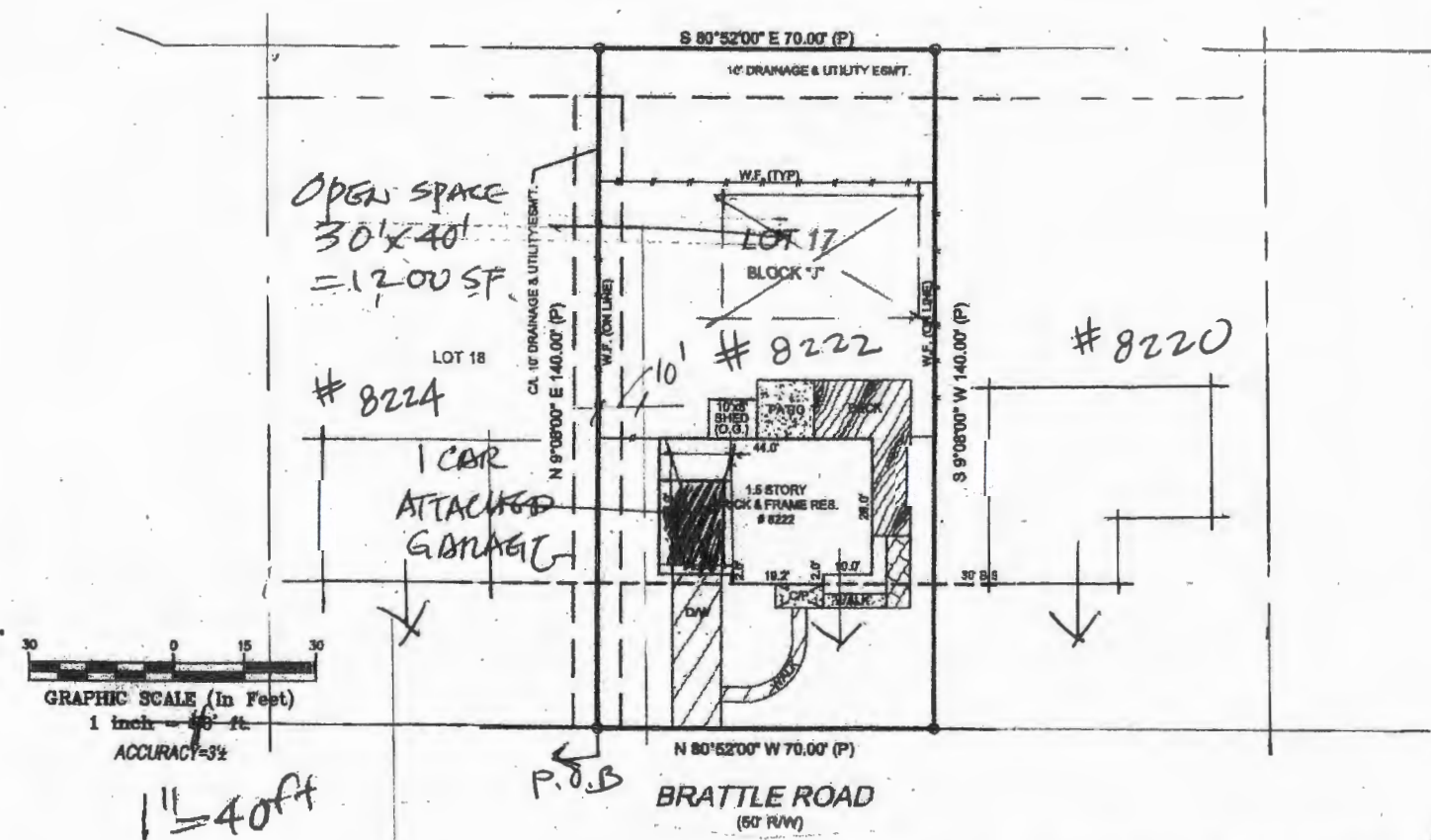
Petitioners' No. 1

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 0077
SITE ZONED DR 3.5
ELECTION DISTRICT 2
COUNCIL DISTRICT 2
LOT AREA ACREAGE
OR SQUARE FEET 9800 SF
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 8222 Brattle Road OWNER(S) NAME(S) JOHN Williamson
SUBDIVISION NAME Willow Glen North LOT # 17 BLOCK # J SECTION # 1
PLAT BOOK # 32 FOLIO # 96 10 DIGIT TAX # DA15140080 DEED REF. # 3080710018



* PROPOSED 4 BEDS ASSISTED
LIVING FACILITY WITH 1 CAR P.S.

PLAN DRAWN BY JOHN E. KROBAT DATE 11-13-12 SCALE: 1 INCH = 40 FEET
2015-0231-A

VIOLATION CASE INFO:
N/A

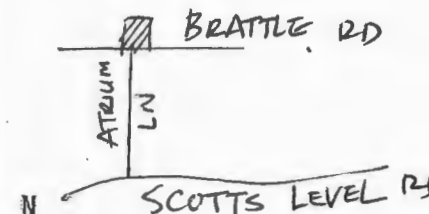
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 8222 Brattle Road OWNER(S) NAME(S) John Williamson

SUBDIVISION NAME Willow Glen North LOT # 17 BLOCK # J SECTION # 1

PLAT BOOK # 32 FOLIO # 96 10 DIGIT TAX # 0215140080 DEED REF. # 32807-100/18

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0077

SITE ZONED DR 35

ELECTION DISTRICT 2

COUNCIL DISTRICT 2

LOT AREA ACREAGE

OR SQUARE FEET 9800 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

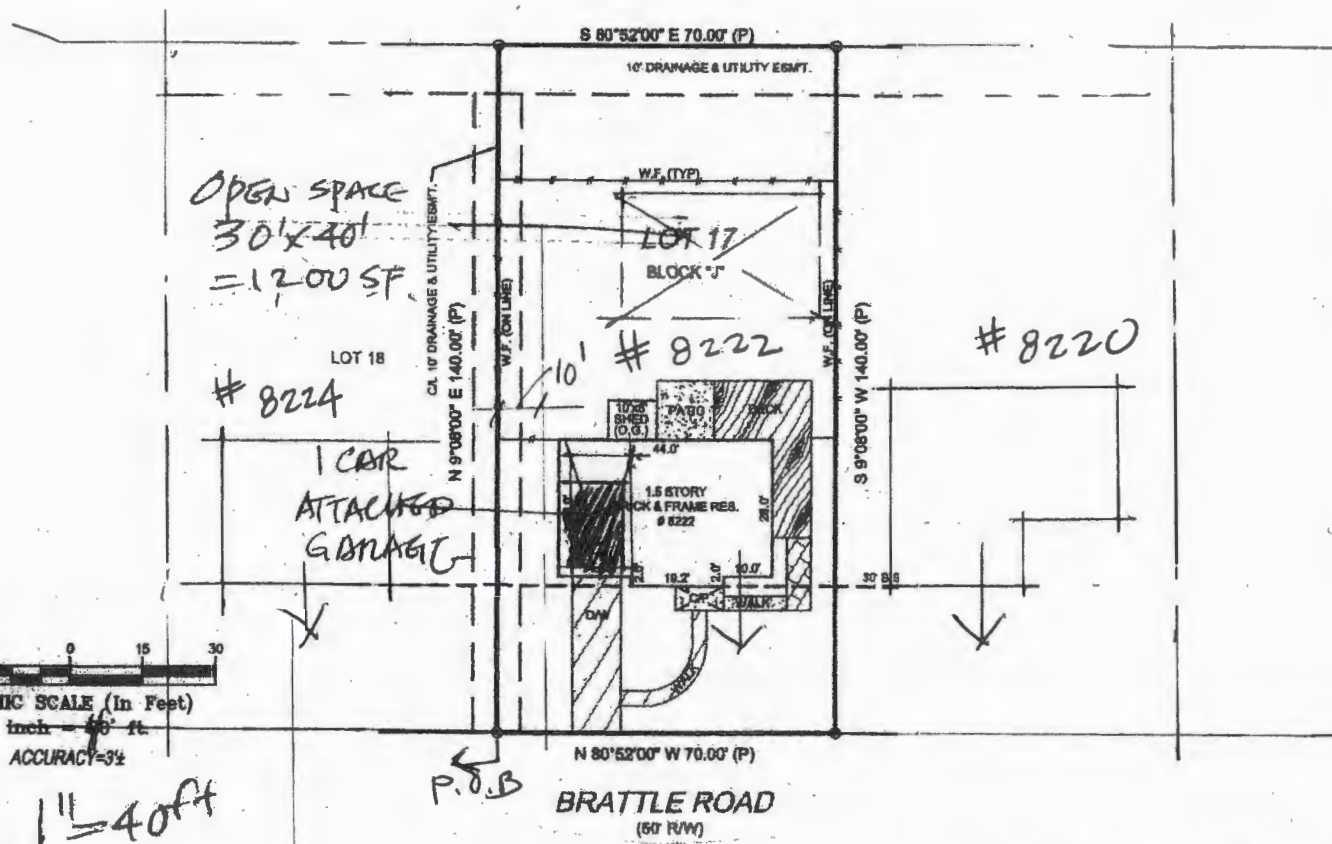
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A



GRAPHIC SCALE (In Feet)

1 inch = 40 feet

ACCURACY = 3%

1" = 40 ft



PLAN DRAWN BY: John E. Krobath

DATE 11-13-12 SCALE: 1 INCH = 40 FEET

* PROPOSED 4 BEDS ASSISTED LIVING FACILITY WITH 1 CAR P.S.

2015-0231-A