

M E M O R A N D U M

DATE: September 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0284-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 3, 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

IN RE: PETITION FOR VARIANCE
(4111 Hupa Pl.)
2nd Election District
4th Council District
Anita M. Wilkens
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0284-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 the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §432A.1.C.1 & 2 as follows: (1) to permit an Assisted Living Facility I (ALF) with zero assigned parking spaces in lieu of the required one (1) space; and (2) to allow parking for the ALF among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yards. A site plan was marked as Petitioner's Exhibit 1.

Owner Anita M. Wilkens and her neighbor Diane Smothers appeared in support of the petition. There were no Protestants in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the request. The DPR noted that since the ALF would be a change in use, a landscape plan would be required.

The subject property is approximately 2,761 square feet and is zoned DR 5.5. The site is improved with an end-of-group townhome, which Petitioner purchased in 2005. Ms. Wilkens has been a registered nurse for over 15 years and has a wealth of experience in caring for the geriatric

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Date 8/4/15

By Sen

population. She would like to operate a three (3) bed ALF in her home, but requires variance relief to do so.

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 property is of irregular dimensions and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given she would be unable to operate an ALF on the property. Finally, 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 support of Petitioner's neighbors, seven (7) of whom submitted letters describing her passion for and dedication to taking care of elderly patients. Ex. No. 2. In addition, as noted by Petitioner, none of the elderly residents at the ALF will drive, and it seems unlikely that the proposed use would have a detrimental impact upon parking in the community. Indeed, members of the community stated in their letters of support that the community has more than adequate parking. Ex. No. 2.

THEREFORE, IT IS ORDERED, this 4th day of August, 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.") §432A.1.C.1 & 2 as follows: (1) to permit an Assisted Living Facility I (ALF) with zero assigned parking spaces in lieu of the required one (1) space; and (2) to allow parking for the ALF among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yards, be and is hereby GRANTED.

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Date 8/4/15
sen

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. Petitioner must provide landscaping at the site as determined in the sole discretion of the Baltimore County landscape architect.

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

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Date 8/4/15

By sln



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 4111 HUPA PL, RANDALLSTOWN, MD 21133 which is presently zoned D6603 DR5.5

Deed References: 21763/00609 10 Digit Tax Account # 1800009782

Property Owner(s) Printed Name(s) Anita Wilkens

(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: 432A.1.C.1 & 2 → To permit an ALF I with zero assigned parking spaces in lieu of the required 1 space and to allow parking to be allowed among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yards.

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Anita M. Wilkens
Name #1 - Type or Print Name #2 - Type or Print

Anita M. Wilkens
Signature #1 Signature #2

4111 HUPA PL RANDALLSTOWN MD
Mailing Address City State

21133 1443-204-1139 anitawilkens@yahoo.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

*ORDER RECEIVED FOR FILING
8/4/15
AEN*

CASE NUMBER 2015-0284-A Filing Date 6, 5, 15 Do Not Schedule Dates: _____ Reviewer JS

THE ZONING HEARING PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 4111 Hupa Place, Randallstown, MD 21133

Beginning at a point on the ^{EAST}~~NORTH~~ side of **HUPA PL** which is 60 ft. wide at the distance of 160 ft.
SOUTH of the centerline of the nearest improved intersecting **WINANDS RD.** which is 70 ft. wide.

Being Lot # 82, Block 16, Section # 4 in the subdivision of Twelve Trees as recorded in Baltimore County Plat Book # 44, Folio # 59, containing 2,761 square feet. Located in the 2nd Election District and 4th Council District.

2015-0784-A

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: 2015-0284-A

Petitioner: ANITA WILKENS

Address or Location: 4111 HUPA PLACE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANITA WILKENS

Address: 4111 HUPA PLACE

RANDALLSTOWN, MD 21133

Telephone Number: 443-204-1139



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 3421117

Sold To:

Anita Wilkens - CU00456367
4111 Hupa Pl
Randallstown, MD 21133-1815

Bill To:

Anita Wilkens - CU00456367
4111 Hupa Pl
Randallstown, MD 21133-1815

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

Jul 14, 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: # 2015-0284-A
4111 Hupa Place
E/s Hupa Place, 160 ft. south of centerline of intersection with Winands Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Anita Wilkens

Variance: to permit an ALF 1 with zero assigned parking spaces in lieu of the required 1 space and to allow parking to be allowed among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yard

Hearing: Monday, August 3, 2015 at 10:00 a.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.

IT 7/692 July 14 3421117

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/13/2015

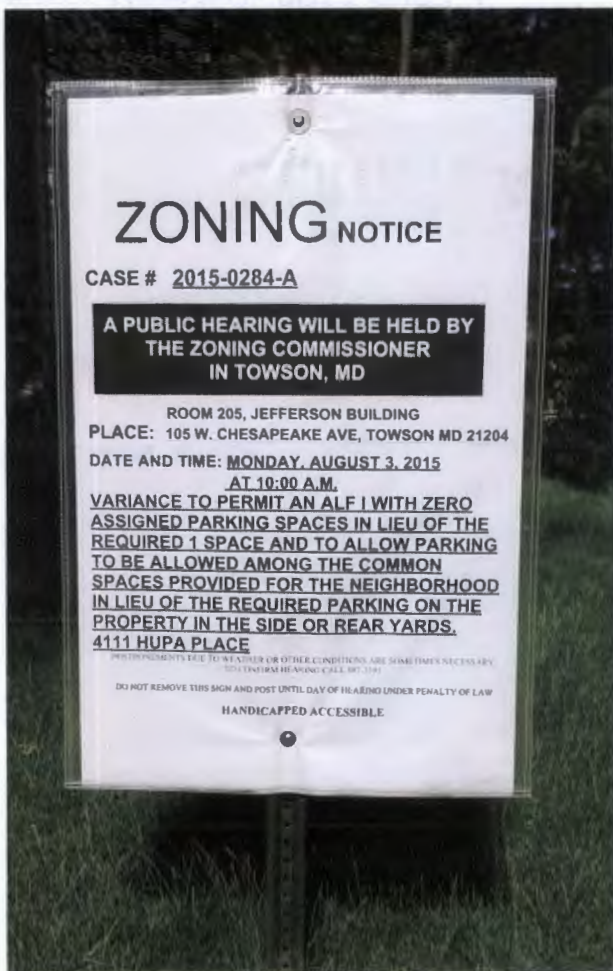
Case Number: 2015-0284-A

Petitioner / Developer: ANITA WILKENS

Date of Hearing (Closing): AUGUST 3, 2015

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:
4111 HUPA PLACE

The sign(s) were posted on: JULY 10, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

June 22, 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: 2015-0284-A

4111 Hupa Place

E/s Hupa Place, 160 ft. south of centerline of intersection with Winands Road

2nd Election District – 4th Councilmanic District

Legal Owners: Anita Wilkens

Variance to permit an ALF I with zero assigned parking spaces in lieu of the required 1 space and to allow parking to be allowed among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yards.

Hearing: Monday, August 3, 2015 at 10:00 a.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: Anita Wilkens, 4111 Hupa Place, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 14, 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, July 14, 2015 Issue - Jeffersonian

Please forward billing to:

Anita Wilkens
4111 Hupa Place
Randallstown, MD 21133

443-204-1139

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: 2015-0284-A

4111 Hupa Place

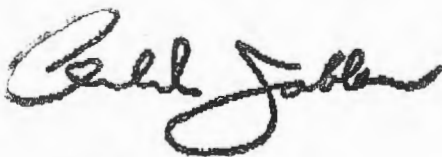
E/s Hupa Place, 160 ft. south of centerline of intersection with Winands Road

2nd Election District – 4th Councilmanic District

Legal Owners: Anita Wilkens

Variance to permit an ALF I with zero assigned parking spaces in lieu of the required 1 space and to allow parking to be allowed among the common spaces provided for the neighborhood in lieu of the required parking on the property in the side or rear yards.

Hearing: Monday, August 3, 2015 at 10:00 a.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.

RE: PETITION FOR VARIANCE
4111 Hupa Place; E/S Hupa Place, 160' S of
c/line intersection with Winands Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Anita M. Wilkens
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-284-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
JUN 11 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 11th day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to Anita Wilkens, 4111 Hupa Place, Randallstown, Maryland 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2015-0284-A

Exhibit Sheet

DW
9-8-15

sen
8/4/15

Petitioner/Developer

Protestants

No. 1	site plan	
No. 2	photos letters of support	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

As the immediate neighbor to Anita Wilkens who resides at 4111 Hupa Pl, I give my full support for her proposed Assisted Living Facility and Zoning approval.

Name: Deborah Stice Phone: (410) 922-4907
Deborah Stice

Address: 4117 Hupa Place Date: 6/28/2015

Should you have any questions, please feel free to contact me.

Sincerely,

Deborah Stice

PETITIONER' S
EXHIBIT NO. 2

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

My Name is Phyllis Doles, on behalf of Anita Wilkens at 4111 Hupa Pl, I would like to express my support for her zoning application. I have lived in this community since the homes were built, and during the last 10 years have gotten to know Ms. Wilkens, and she has been a good neighbor. I am in favor of her proposed assisted living facility, and am very happy that she would like to extend her nursing career to help those that cannot live or care for themselves alone. I believe that she will help to improve the quality of life for those that cannot live alone.

If there are any questions or concerns, please do not hesitate to contact me.

Name: Phyllis E. Doyle Phone: 443-602-1650

Address: 4113 Hupa Place Date: 6/28/2015
Randallstown md.
21133

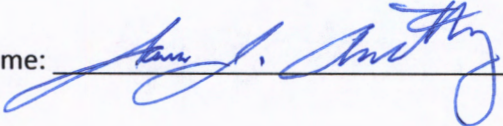
Sincerely,

Phyllis E. Doyle

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

As the immediate neighbor to Anita Wilkens who resides at 4111 Hupa Pl, I give my full support for her proposed Assisted Living Facility and Zoning approval.

Name:  Phone: 410-496-5015

Address: 4115 HUPA PL. Date: 7/1/15

Should you have any questions, please feel free to contact me.

Sincerely,

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

My name is Kizzy Dawkins, and I live across the street to the property at 4111 Hupa Pl. The purpose of this letter is to let you know of my strong support for her proposed assisted living and zoning approval. I have witnessed Ms. Wilkens compassion and kindness towards everyone in our immediate community. I believe her love for helping others will make her assisted living facility a great success. We do not have any issues with parking on our block. If you have any questions, please feel free to contact me.

Name: Kizzy Dawkins Phone: 443-683 4575

Address: 4106 Hupa Pl Randallstown MD²¹¹³³ Date: 6-26-15

Sincerely, Kizzy Dawkins

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

My name is Diane Smothers; I resign at 4107 Hupa Pl. I am writing this letter in support for Anita Wilkens who resigns at 4111 Hupa Pl; I give my full support for her proposed Assisted Living Facility and Zoning approval.

Ms. Wilkens is a very compassionate and caring individual. Over the years she has assisted many of our elderly and disabled neighbors during difficult times. I personally experience Ms. Wilkens act of kindness during my daughters' lengthy illness. She is always available when needed and gives exceptional nursing care. I believe that if she is approved for the assisted living, it would be an asset to our community.

If there are any questions or concerns, please do not hesitate to contact me.

Name: Diane Smothers Phone: 410-521-1826

Address: 4107 Hupa Place Date: 26 June 2015

Sincerely,

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

As the immediate neighbor to Anita Wilkens who resides at 4111 Hupa Pl, I give my full support for her proposed Assisted Living Facility and Zoning approval.

Name: Dontai Johnson Phone: 443-642-1087

Address: 4110 Hupa Place Date: 6/26/15
Randallstown

Should you have any questions, please feel free to contact me.

Sincerely,

Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

To Whom It May Concern:

As the immediate neighbor to Anita Wilkens who resides at 4111 Hupa Pl, I give my full support for her proposed Assisted Living Facility and Zoning approval.

Name: Esther Wade Phone: 410-491-1684

Address: 4119 Hupa Place Date: 6/29/15
Randallstown, MD 21133

Should you have any questions, please feel free to contact me.

Sincerely,

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6/16

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

C

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

FIRE DEPARTMENT

6/23

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

NO Obj
w/Comment

6/10

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

~~PRIOR ZONING~~ (Case No. 1957-4014-X)

NEWSPAPER ADVERTISEMENT

Date: 7/14/15

SIGN POSTING

Date: 7/10/15

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes No

PEOPLE'S COUNSEL COMMENT LETTER

Yes No

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 1800009782							
Owner Information									
Owner Name:		COIT ANITA M				Use:		RESIDENTIAL	
Mailing Address:		4111 HUPA PL RANDALLSTOWN MD 21133-1815				Principal Residence:		YES	
						Deed Reference:		/21763/ 00609	
Location & Structure Information									
Premises Address:		4111 HUPA PL 0-0000				Legal Description:		.0634 AC 4111 HUPA PL ES TWELVE TREES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0066	0023	0552		0000	4	16	82	2013	Plat Ref: 0044/0059
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1986		1,220 SF		250 SF		2,761 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	END UNIT	SIDING	2 full/ 1 half					
Value Information									
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		62,000		46,400					
Improvements		96,500		84,800					
Total:		158,500		131,200		131,200		131,200	
Preferential Land:		0						0	
Transfer Information									
Seller: JEWETT RUTH				Date: 04/25/2005		Price: \$153,900			
Type: ARMS LENGTH IMPROVED				Deed1: /21763/ 00609		Deed2:			
Seller: GAINES MICHAEL EDWARD				Date: 06/14/1994		Price: \$87,000			
Type: ARMS LENGTH IMPROVED				Deed1: /10587/ 00179		Deed2:			
Seller: RYAN HOMES INC				Date: 01/09/1987		Price: \$81,550			
Type: ARMS LENGTH IMPROVED				Deed1: /07396/ 00845		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: Denied									

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: **02** Account Number: **1800009782**

A map was not found for this property.

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>).



[\(http://iimsweb05.mdj.state.md.us/web site/mosp/\)](http://iimsweb05.mdj.state.md.us/web site/mosp/)

 Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

July 30, 2015

Anita M. Wilkins
4111 Hupa Place
Randallstown MD 2133

RE: Case Number: 2015-0284 A, Address: 4111 Hupa Place

Dear Ms. Wilkins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No 2015-0284-A

1/1

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0284-A 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.

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,

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/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 June 15, 2015
Item No. 2015-0284

DATE: June 16, 2015

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

Change of use/occupancy requires Landscape Plan approval.

* * * * *

DAK:CEN
cc:file

8-3-15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4111 Hupa Place

RECEIVED

INFORMATION:

JUL 01 2015

Item Number: 15-284

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Anita M. Wilkens

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a Class I Assisted Living Facility with 0 assigned parking spaces in lieu of the required 1 space and to allow parking to be in the common spaces provided for the neighborhood in lieu of location in the side or rear of the property.

The Department of Planning has no objection to grant of the petitioned relief provided that the Petitioner can demonstrate to the satisfaction of the Administrative Law Judge that the proposal has the support of the residents in the immediate affected neighborhood and that 1 parking space among said common spaces is available to the subject property at all times.

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

Division Chief: Kathy Schrabach
AVA/KS
C: Troy Leftwich

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Division Chief: Kathy Scherbach
AVA/KS
C: Troy Leftwich

1700010254
48
1700010255
Lot # 48

1700010277

1700010256
Pt. Bk./Folio # 039105
1700010257
56
1700010259
Lot # 52
54
1700010258
Lot # 51

Lot # 24
1700010231

Pt. Bk. 0000039, Folio 0105

QUIBWAY RD

Pt. Bk./Folio # 039005

WINANDS RD

1800009764
Lot # 64
1800009765
1800009766

4 CD

NW 9-J
PAI # 018004

1800009767

Lot # 67

066C3

DR 5.5

2 ED
Lot # 68
1800009768
4106

R-1957-4014-X

Pt. Bk./Folio # 044059

1800009769

1800009770

Lot # 71
1800009771

HUPA PL

Lot # 77
1800009777
4121

1800009778

1800009779

1800009780

1800009781

PAI # 018004



4111
1800009782

Lot # 82

1800009772
Lot # 72 4109

1800009773

1800009774

1800009775

Lot # 76
1800009776

1800009783
Lot # 83
20
1800009784
22
1800009785
24
1800009786
26
1800009787
28
Lot # 88
1800009788

Lot # 94
1800009794
18

1800009793

1800009792

1800009791

1800009790

1800009789
8

Lot # 89

1800009795
Lot # 95
1800009796
1800009797
1800009798

Pt. Bk. 0000044, Folio 0059

1800009920

2015-0284-A

TUSCARORA RD

Lot # 48
1800009748
9979
1800009749
1800009750
1800009751
1800009752
1800009753
Lot # 53

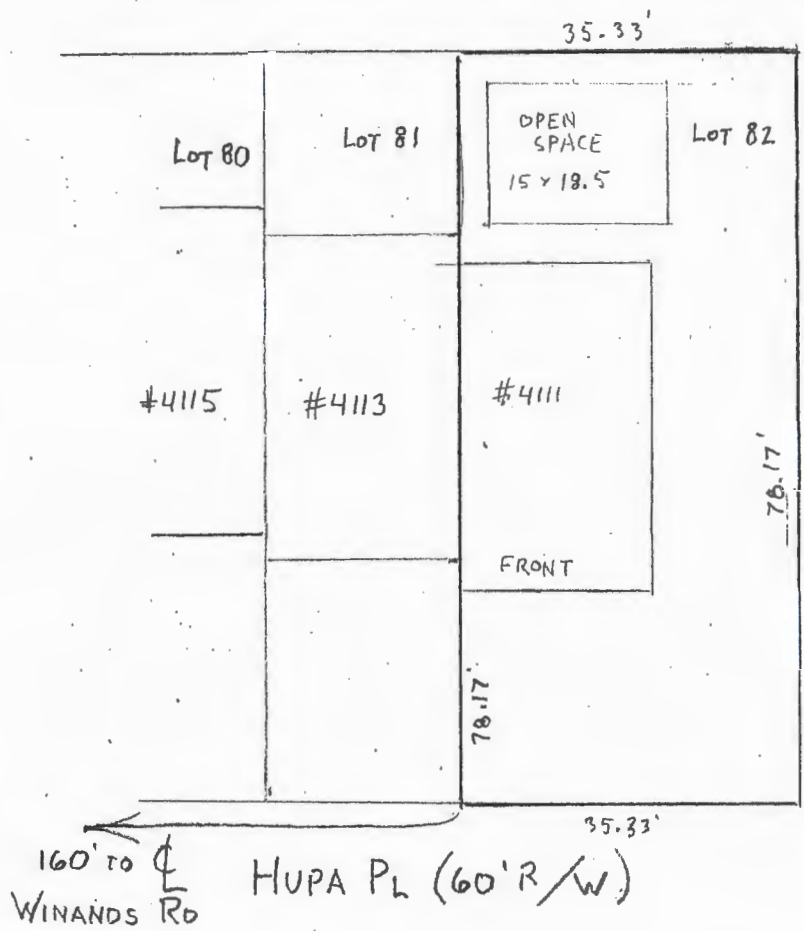
1800009742

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

ADDRESS 4111 Hupa Place OWNER(S) NAME(S) Anita Wilkens

SUBDIVISION NAME Twelve Trees LOT # 82 BLOCK # 16 SECTION # 4

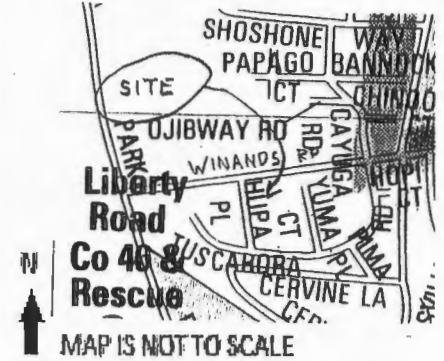
PLAT BOOK # 44 FOLIO # 59 10 DIGIT TAX # 1800009782 DEED REF. # 21763100609



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

2015-0784-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 066C3

SITE ZONED DR 5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 2761

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS:
PUBLIC PRIVATE _____

SEWER IS:
PUBLIC PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

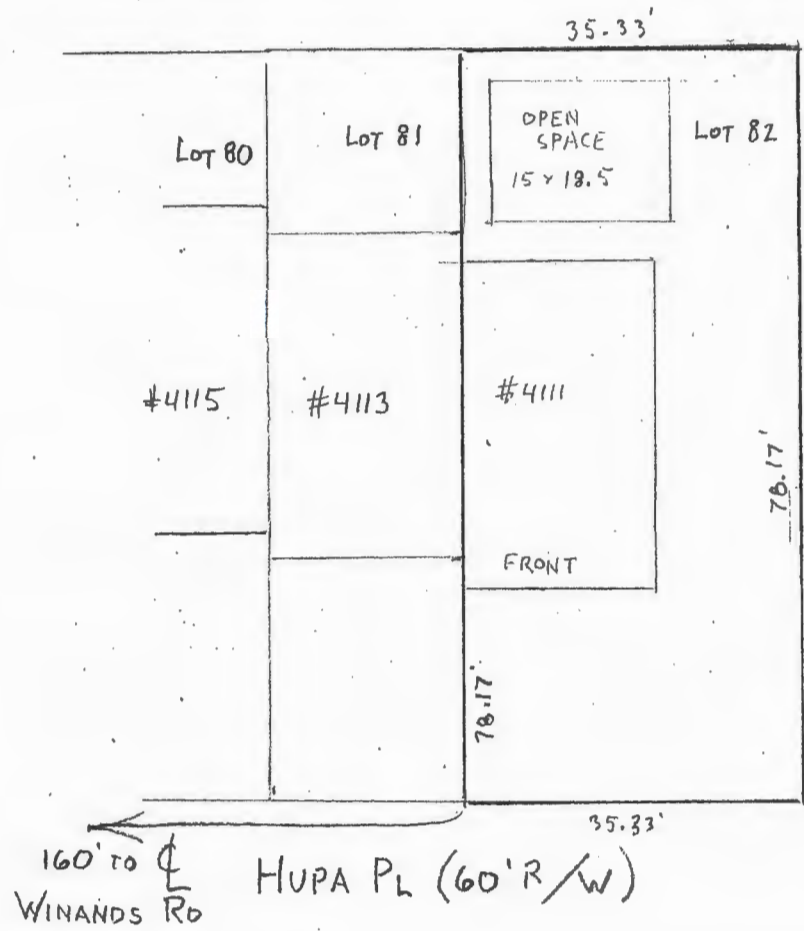
VIOLATION CASE INFO:

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

ADDRESS 4111 Hupa Place OWNER(S) NAME(S) Anita Wilkens

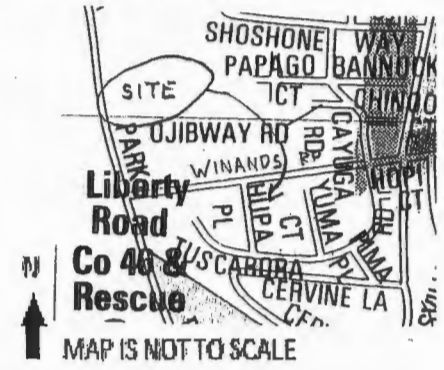
SUBDIVISION NAME Twelve Trees LOT # 82 BLOCK # 16 SECTION # 4

PLAT BOOK # 44 FOLIO # 59 10 DIGIT TAX # 1800009782 DEED REF. # 21763100609



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 066C3

SITE ZONED DR 5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 2761

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? NO

IF SO GIVE CASE NUMBER _____

AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____

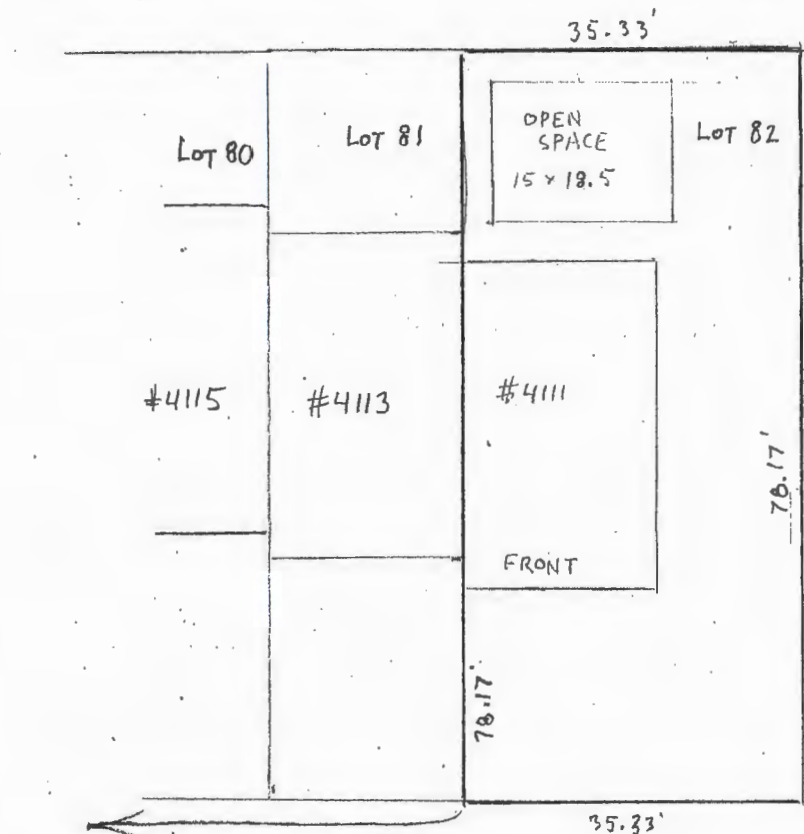
2015-0784-A

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

ADDRESS 4111 Hupa Place OWNER(S) NAME(S) Anita Wilkens

SUBDIVISION NAME Twelve Trees LOT# 82 BLOCK# 16 SECTION# 4

PLAT BOOK# 44 FOLIO# 59 10 DIGIT TAX# 1800009782 DEED REF.# 21763100609



160' TO ϕ WINANDS RD
HUPA PL (60' R/W)

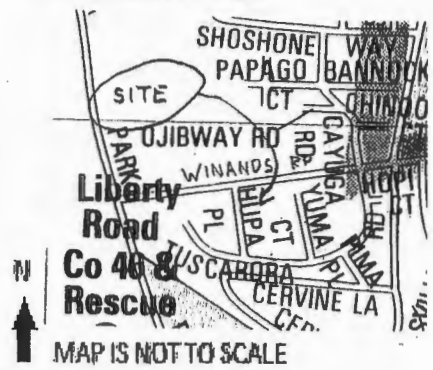
PETITIONER'S

EXHIBIT NO. 1

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

2015-0784-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 066C3

SITE ZONED DR 5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 2761

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? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:
