

INTER-OFFICE CORRESPONDENCE

RECOMMENDATION FORM

RECEIVED

10/4/17

TO: Director, Office of Planning ALF
Attention: Lynn Lanham
Jefferson Building Permit
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

SEP 19 2017

Address _____

No. (if required) B _____

DEPT. OF PLANNING

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

RE: Assisted Living Facility

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

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

Monique Miller 12904 Woodview St 41081 MD 20712 (240) 421-9647
Print Name of Applicant Address Telephone Number Email Address moniquemiller782@aol.com
Lot Address 9109 Field Rd Pikesville MD Election District 3 Councilmanic District 2 Square Feet of Lot 84,506 sq ft
Lot Location: NE S W side corner of FIELD RD, 487 feet from NE S W corner of McDONOUGH RD.
Land Owner(s): ARTHUR WEBB 10 Digit Tax Account Number 0307059028
Address: 9109 Field Rd Pikesville MD Telephone Number 703 725-4052
Email Address ARTHURWEBB@GMAIL.COM

CHECKLIST OF MATERIALS (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

B. APPLICANT MUST PROVIDE 1 THROUGH 6

Planner to confirm information acceptance by marking x below

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies) including lot size and sq ft of building, parking and open space - 10% lot area.....	☒	☐
Statement of Compliance with Checklist Note 5.A	☒	☐
4. Building Elevation Drawings (these may be waived if not 5.A from the Zoning Use Permit Checklist can be stated on the plans)	☐	☒
5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: D.R.1		

Accepted for filing by JCM 9/18/17
(Date)

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Brett M. Williams
For the Director, Office of Planning

Date:

9/29/17

Revised 2/7/11

Joseph C Merrey

From: Brett Williams
Sent: Friday, September 29, 2017 11:52 AM
To: Joseph C Merrey
Cc: William Skibinski
Subject: Request for assisted living facility.
Attachments: 20170929115305787.pdf

Please see the attachment for the denied request for an assisted living facility at 9109 Field Road.
See below for reason.

1. The applicants request for an assisted living facility will require a variance for being located within 1000 feet of an assisted living facility pursuant to Bill # 45- 17. It is the position of the Department to recommend the request be denied.

Kindest Regards

Brett M. Williams

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Monique Miller 12904 Woodview St / D.D. 8142/1000 MD 20772 (240) 421-9647
Print Name of Applicant Address Telephone Number Email Address monique.miller782
Lot Address 9109 Field Rd Pikesville MD Election District 3 Councilmanic District 2 Square Feet of Lot 84,506 sq ft
Lot Location: NE S W side corner of FIELD RD, 487 feet from NE S W corner of McDONOUGH RD.
(street) (street)
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☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____ Date: _____
For the Director, Office of Planning

Revised 2/7/11

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2017, Legislative Day No. 12

Bill No. 45-17

Mrs. Cathy Bevins, Councilwoman

By the County Council, July 3, 2017

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Assisted-Living Facilities

FOR the purpose of limiting the proximity of assisted-living facilities I and II to other such facilities; and generally relating to the location of assisted-living facilities.

BY repealing and re-enacting, with amendments
Article 4 – Special Regulations
Section 432A.1.A
Baltimore County Zoning Regulations

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

ARTICLE 4 – Special Regulations

§ 432A. Assisted-Living Facility; Housing for the Elderly

§ 432A.1 Permitted zones; conditions for use.

A. An assisted-living facility is permitted in the D.R., R.O., R.O.A., R.A.E., B.R., B.M., and OR-2 Zones as follows:

1. An assisted-living facility I is permitted by use permit.

2. An assisted-living facility II is permitted by use permit if it has frontage on a principal arterial street.

3. IN A D.R. ZONE, AN ASSISTED-LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1,000 FEET OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED-LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED-LIVING FACILITY I OR II.

[3] 4. An assisted-living facility III is permitted in a D.R.16, R.A.E., R.O., R.O.A., or B.M. Zone by use permit. An assisted-living facility III is permitted in the OR-2 Zone by special exception and is limited by the use, area and bulk regulations of the D.R.10.5 Zone. A facility located in an R.O. zone is also subject to review by the design review panel for compatibility with surrounding uses.

[4] 5. Housing for the elderly is permitted by right in R.A.E. Zones.

SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the affirmative vote of five members of the County Council, shall take effect on August 21, 2017.

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

№ 157255

Date: 9/18/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100. —

Total: 100. —

Rec From: LIFE BLESSING ASST LIVING, LLC.

For: ALF

DISTRIBUTION

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

PAID RECEIPT
 BUSINESS ACTUAL TIME W/M
 9/19/2017 9/18/2017 14:17:17 1
 REG 4501 WALKIN LJR
 >>RECEIPT # 750552 9/18/2017 6FLH
 Dept 5 52B ZONING VERIFICATION
 CR NO. 157255
 Regpt Tot \$100.00
 \$100.00 CR \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

PLEASE CALL :
 MONIQUE MILLER
 240-421-9647

ALF ? APPROVED ?

9109 FIELD RD.
 10/17/17 - Updated Her About Options

Zoning Use Permit for a 6 bed Assisted Living
Plan for Life Blessings Assisted Living
 111 West Chesapeake Avenue,
 Room 111
 Towson, MD 21204
 3rd Election District
 Owner: **Arthur Webb**
9109 Field Rd. Pikesville MD 21208
 Date: **9/11/17**
 Phone: **240-421-9647**
 Applicant: **Monique Miller**
12904 Woods View St. Upper Marlboro, MD 20772
 Lot size: **84,506 SQ. FT.**
 Zoning Map **N.W.9-G**
 Zone **Dr. 1**

Parking: 2 spaces
Beds: 6

Existing Floor Areas SQ FT.
 1st Floor=**2,066**
 2nd Floor (basement Finished)= **1,144**
Total SQ FT.= 3,210sq
Mechanical Equipment= 922sq FT
Existing Garage = 936sq FT

OPEN SPACE: .10* LOT AREA = 8,450 total sq

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING, NO ADDITIONS ARE PROPOSED.

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

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


 SIGNATURE DATE **9/10/17**
Monique Miller (applicant)
 PRINTED NAME

SIGNATURE DATE

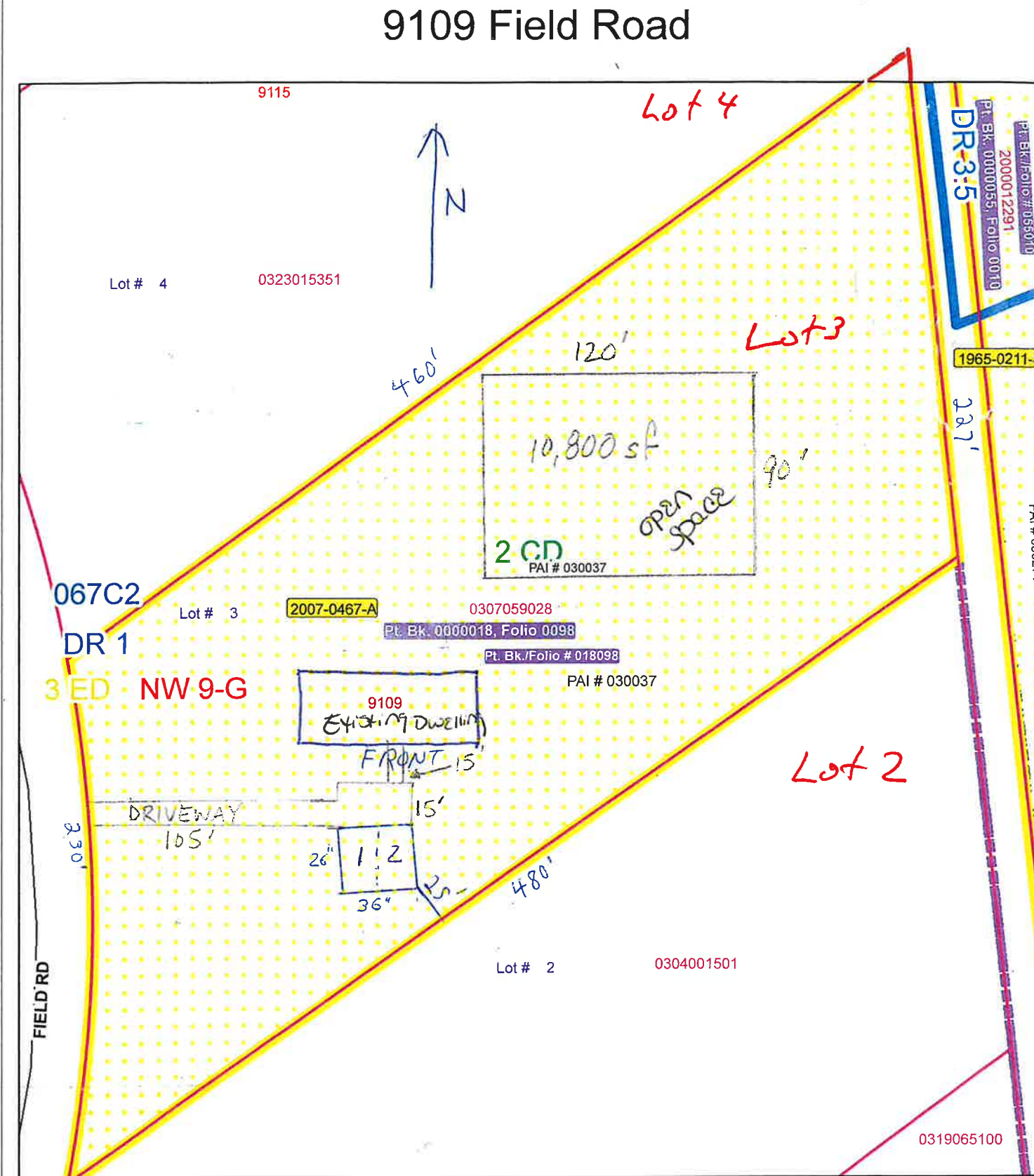
PRINTED NAME

ENGINEERS SCALE

1" **60** FT.

Applicant certifies that no other Assisted Living Facility I or II is located within 1,000Ft. of this proposed Facility.

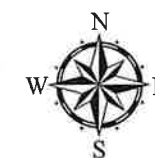

 Signature



Publication Date: 8/14/2017



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

ALF 9109 FIELD RD.

UP-2017-0051AL
Entered In Database 2/26/18

— Sent to Planning 9/18/17

— Taken in 9/18/17

(Next Door to: Q & C - Your Way Thru Assisted Living Home
9115 Field Avenue, Quintana M. Beckles, Licensee with State
(Approved for 3 beds)

Phone # 443-982-6239
NEEDS SPECIAL HEARING TO BE LESS THAN 1000' AWAY FROM ANOTHER ALF

9/29/17 Spoke w/ Brett Williams Re:
SETBACK PROB. from ALF NEXT-DOOR.
He will DISAPPROVE THE PERMIT

9/29/17 Sent disapproval from Planning
(Brett Williams) TO APPLICANT.

10/18/17 Ms. Miller said she didn't receive mailing. Sent again, advised re:
SPECIAL HEARING.