

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

ALF Address _____

Permit No. (if required) B _____

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

RE: Assisted Living Facility

Gary Hink

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):

Patrice Bullock 443.876.6692 sheperd50574@msn.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 4 Geier Ct. Election District _____ Councilmanic District _____ Square Feet of Lot _____
Lot Location: N E S W/side/corner of _____ feet from N E S W corner of _____
(street) (street)
Land Owner(s): Patrice Bullock 10 Digit Tax Account Number 0213751400
Address: 4 Geier Ct. Telephone Number 443.876.6692
Randallston MD Email Address sheperd50574@msn.com
21132

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 <u>may be waived</u> 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: _____		

Accepted for filing by 4/9/18
(Date) *gh*

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: _____
For the Director, Office of Planning

Date: _____

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0270-A

Property Address: 4 Geier Ct. Randallstown MD 21133

Property Description: Beginning at a point on the NW side of Geier Ct. which is 50 ft wide at a distance of 115 feet NW of the centerline of the nearest improved intersecting street (Stanford Road) which is 56 feet wide

Legal Owners (Petitioners): Patrice Bullock

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrice Bullock

Company/Firm (if applicable): _____

Address: 4 Geier Court
Randallstown MD 21133

Telephone Number: 443-876-6692

H
ST
cell

ir MD

UP-2018-0003AL
(Also See 2018-0270-SPH)

ALFI

h

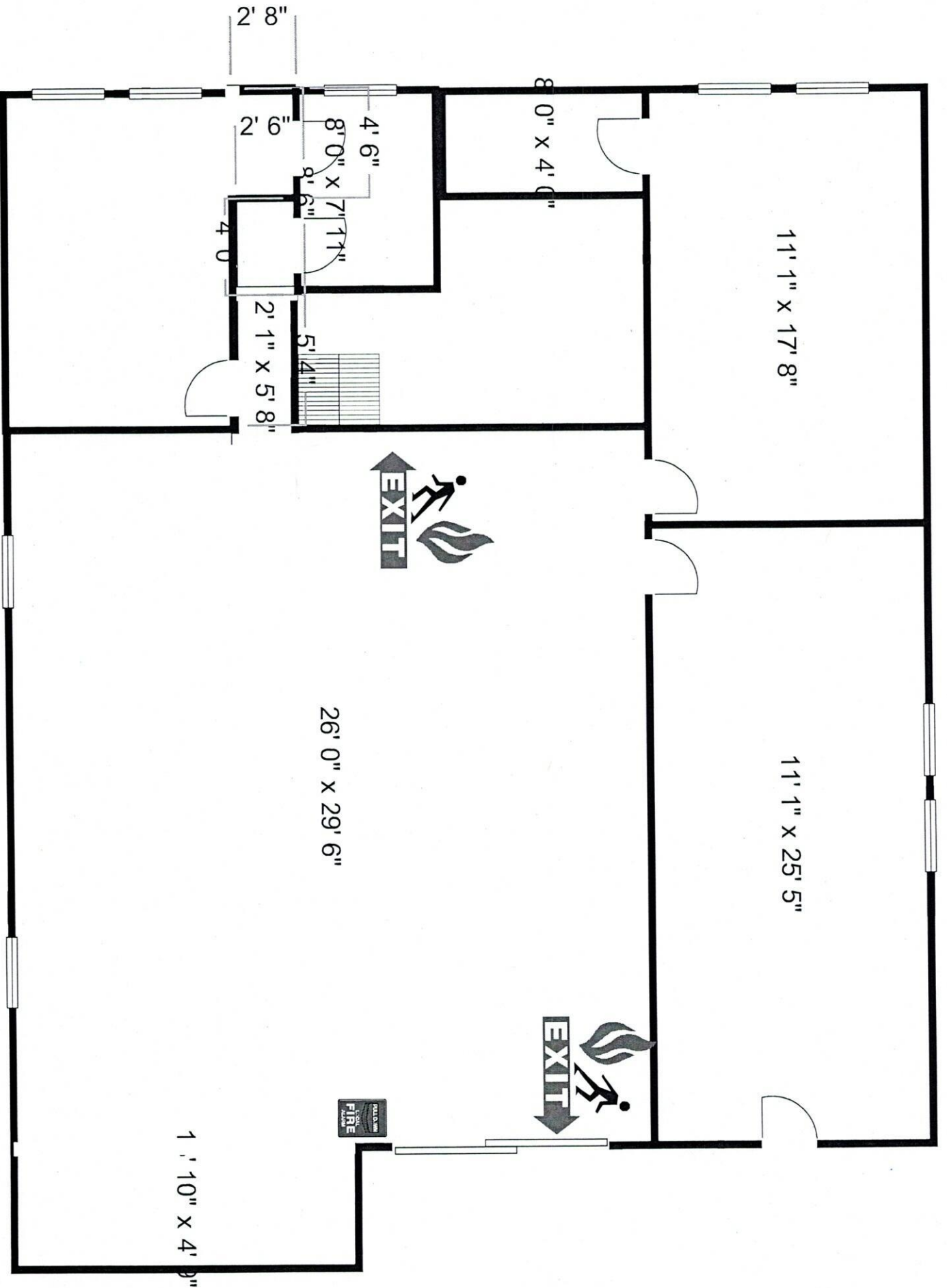
4 Geier CT

SEE 2018-~~0270~~-SPH

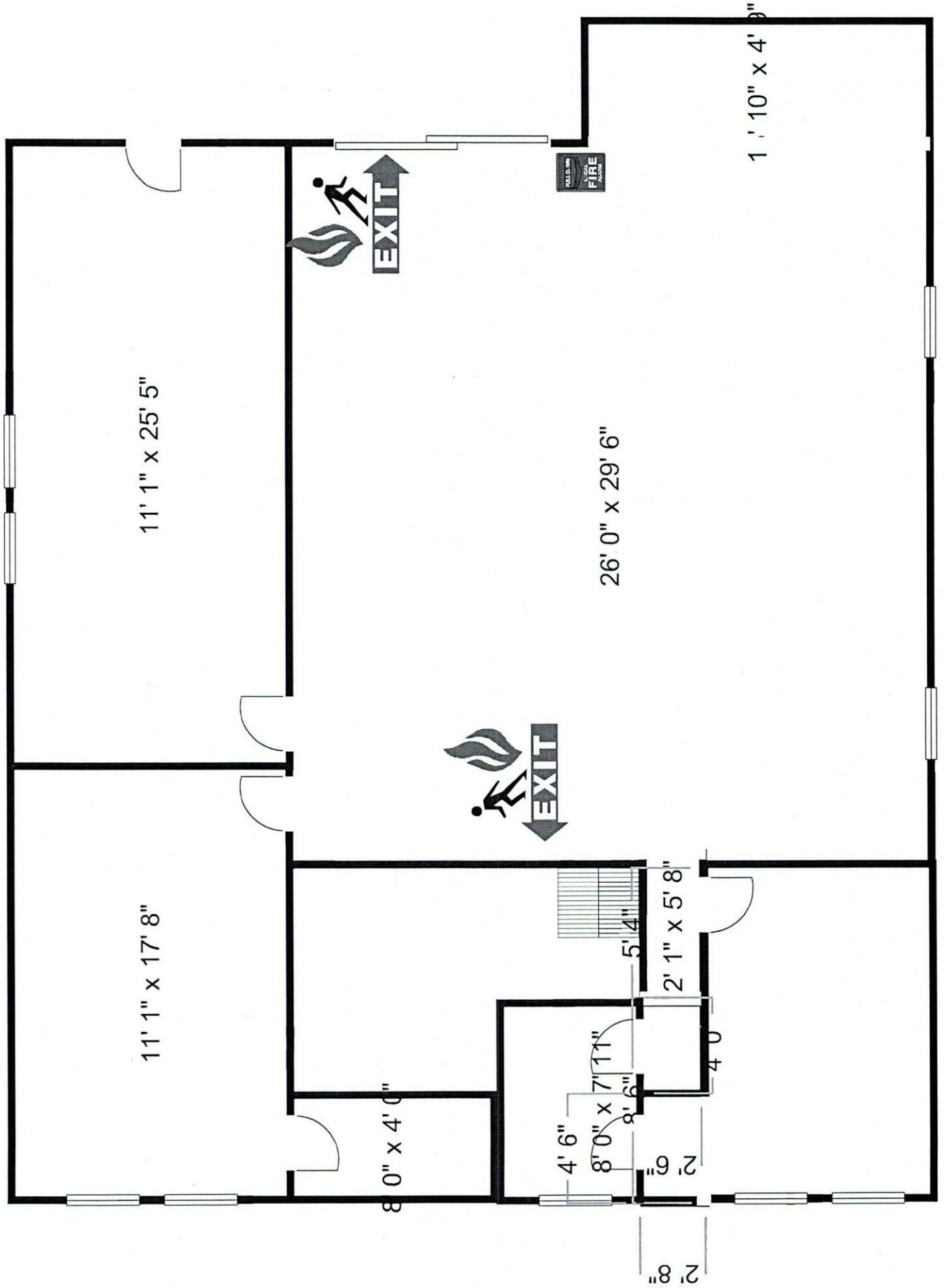
(2018-0086-A was Denied) → Dismissed w Prejudice.
Appeal to Bd. of Appeals

✓
710-887-3180

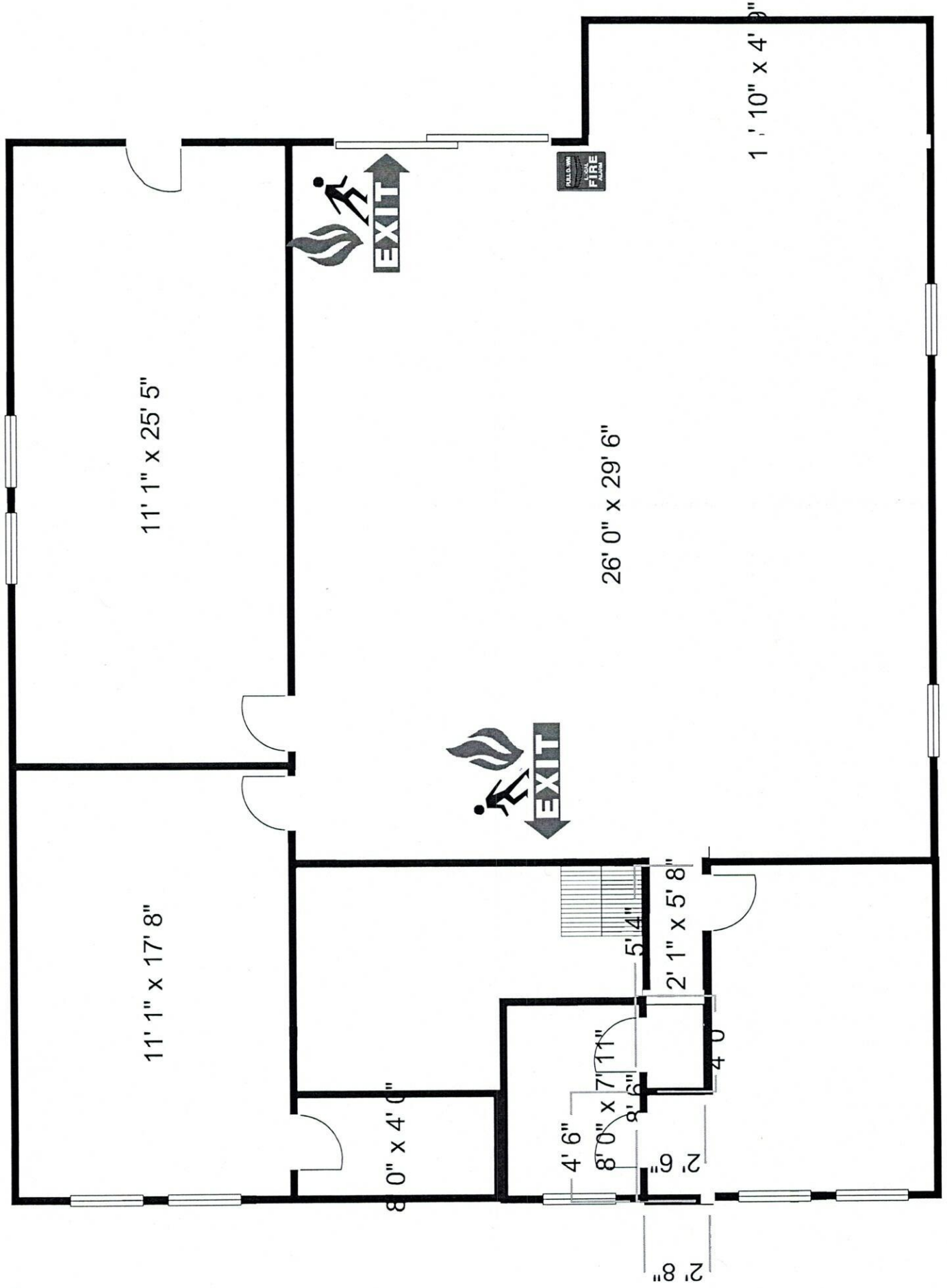
Lower Level



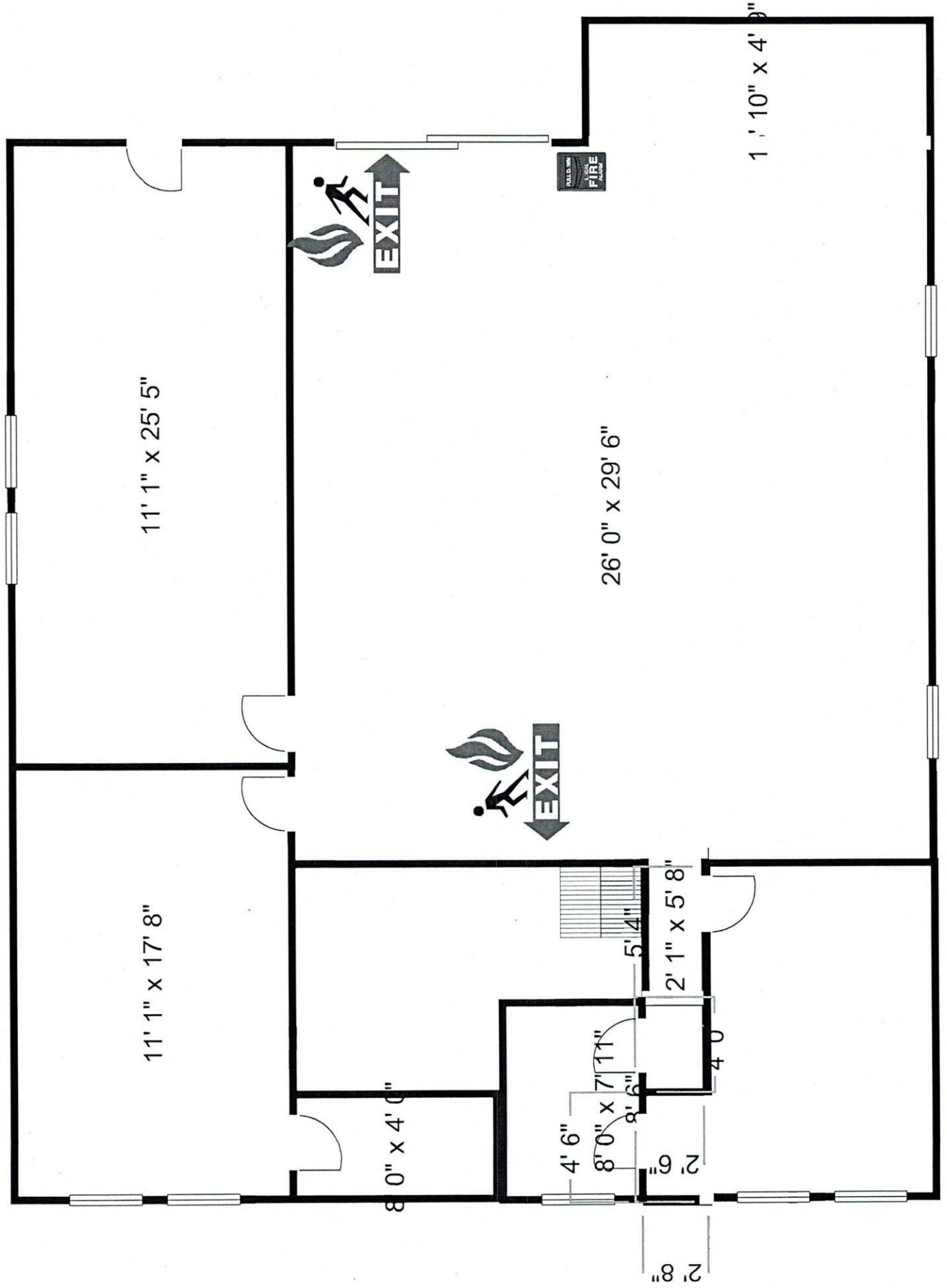
Lower Level



Lower Level



Lower Level





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 4 Geier Court at Randallston rd 21133 which is presently zoned D.R.3.5
Deed References: 38 721/00387 10 Digit Tax Account # 02 02137 5140 0
Property Owner(s) Printed Name(s) Patrice Bullock

(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. X 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) To permit a propose Assisted Living facility with a distance of 978 feet of an existing Assisted Living facility in lieu of the required 1000 feet.

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)

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

8 Church Lane Baltimore MD
Mailing Address City State

21208 410653 0141 1 Sperling@SperlingLaw.us
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

151 W. Ring Factory Rd Bel Air MD
Mailing Address City State

2104 4103-876-6612 4106530574@msn.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0270-A Filing Date 4/9/18 Do Not Schedule Dates: Reviewer gh

REV. 10/4/11

2018-0270-SPH

2010-0124-A

0218001051

Lot # 14

Lot # 15 0218001052

Lot # 16 0218001053

9829

Lot # 17 0218001054

0208650771

Lot # 24

Lot # 23 0218472940

6

4 CD

2 ED DR 3.5

NW 7-J 076C1

Lot # 22 0213751400

Pt. Bk. 0000030, Folio 0125

PAI # 020115

PAI # 020115

PAI # 020115

PAI # 020115

Pt. Bk. 0000032, Folio 0136

9813

0218001056

Lot # 20

Pt. Bk. / Folio # 030125

4

Lot # 21

9811
0215004080

GEIER CT

CLANFORD RD

Lot # 30 0208800960

0218001057

Lot # 7

0223870081

2018-0086-A 0270-A

From: PATRICE BULLOCK <shefer050574@msn.com>

To: dp747 <dp747@aol.com>; ssperling <ssperling@ssperlinglaw.us>; Bernadette Moskunas <siteriteinc@aol.com>

Subject: ALF Location

Date: Tue, Apr 3, 2018 10:37 pm

Hello all

The closest ALF to Grier:

New Start # 4 9802 Plowline rd - 4 beds ^{waiver}

This one is .5miles (978 ft)

MD Dept. of Health & Mental Hygiene
Those on the Licensed list

The following are more than 1000 feet (4 mins drive)

- ✓ New Beginning at Branch Leigh LLC - 9851 Branch Leigh - 3 beds no waiver ^{as of Tuesday 4/3/18}
- ✓ New Start # 1 3917 Innerdale Ct. 4 beds - waiver
- ✓ Sunshine Healthcare - 4111 hupa place 3 beds.
- ✓ A Perfect Fit — 9700 Ames Ct. 5 beds no waiver listed
- ✓ Joys Blessing #1 3919 Innerdale Ct. — 5 beds Waiver
- ✓ Joy's Blessing #2 4122 Tiverton Road — 6 beds "
- ✓ Loving Care - 3936 Tiverton Road 3 beds waiver
- Tyrells Housing, LLP - 3425 Chapman Road
8 beds - waiver.

Thanks

Patrice

Sent from my iPhone

New Start #1 and Joy's Blessing #1 - adjacent properties

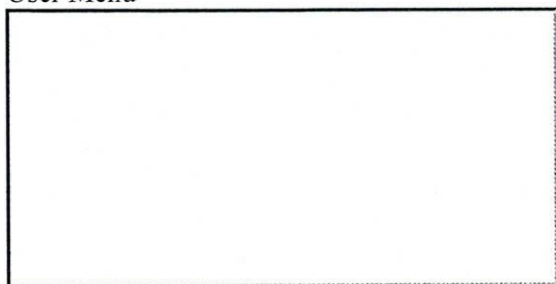


FreeMapTools



Maps you can make use of...

User Menu



How Far is it Between

This tool can be used to find the distance between two named points on a map. You can decide which two points to measure and then find out the distance between them as the crow flies and distance when driving. Type in the names of the places below and click the Show button.

Options

City, Country

City, Country

From 9802 Plowline Rd, Randa to 4 Geier Ct, Randallstown,

Show

Measure in :



☐ Avoid Motorways/Highways?

Distance as the Crow Flies : 0.298

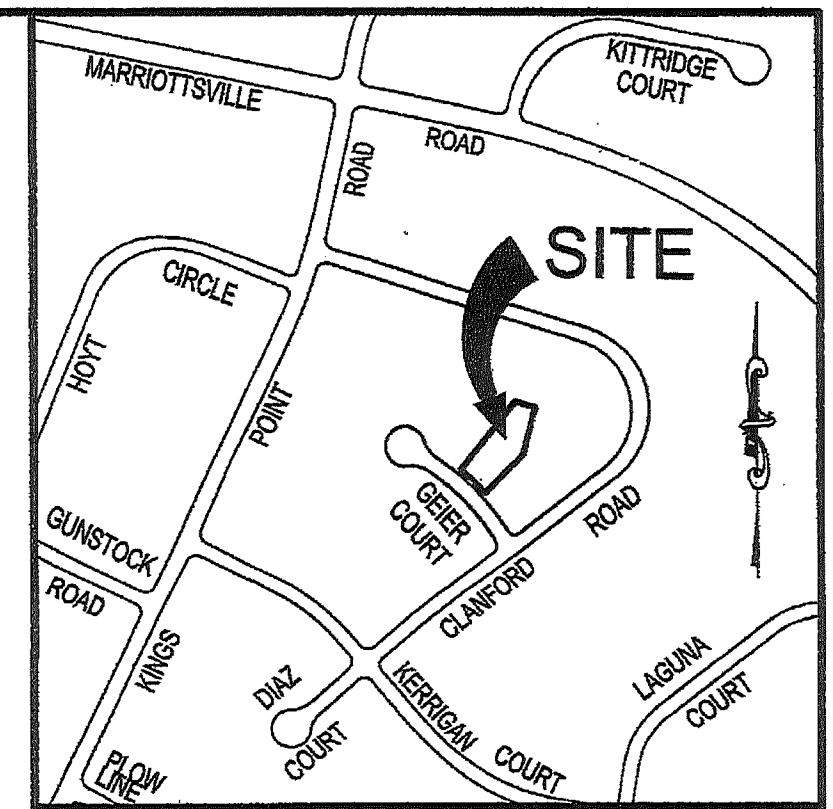
Distance by Land Transport : 0.713

This road journey will take 2 mins



You can **link to this result** : [How Far is it Between 9802 Plowline Rd, Randallstown, Baltimore, MD, USA and 4 Geier Ct, Randallstown, MD, USA](https://www.freemaptools.com/how-far-is-it-between-9802-plowline-rd_-randallstown,-baltimore,-md,-usa-and-4-geier-ct_-4-geier-ct,-randallstown,-md,-usa)

https://www.freemaptools.com/how-far-is-it-between-9802-plowline-rd_-randallstown,-baltimore,-md,-usa-and-4-geier-ct_-4-geier-ct,-randallstown,-md,-usa



VICINITY MAP SCALE: 1" = 400'

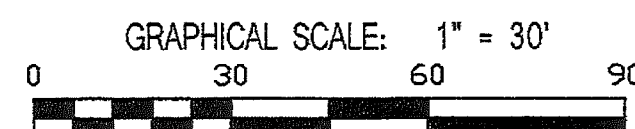
GENERAL NOTES

1. EXISTING ZONING: D.R. 3.5 (076C1)
2. LOT AREA: 12,870 S.F. / 0.295 AC±
3. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: ASSISTED LIVING FACILITY 1
4. PROPOSED NUMBER OF BEDS: 4
5. REQUIRED PARKING SPACES:
1 SPACE FOR EACH 3 BEDS = 2 SPACES
PROPOSED PARKING SPACES = 2 SPACES AS SHOWN
6. OPEN SPACE: 0.10 X 12870 = 1287 S.F. (1300 S.F. PROVIDED)
7. 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.
8. THERE ARE NO SIGNS PROPOSED.
9. THIS PROPERTY IS SERVICED BY PUBLIC UTILITIES.
10. THIS PROPERTY IS NOT LOCATED WITHIN THE CBCA, 100 YEAR FLOODPLAIN OR AN HISTORIC DISTRICT.
11. THIS PLAN DOES NOT BENEFIT FROM A BOUNDARY SURVEY. THE INFORMATION SHOWN IS BASED ON EXISTING PUBLIC RECORDS, RECORD PLATS AND BALTIMORE COUNTY GIS PORTAL. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
12. FLOOR PLANS PROVIDED SEPARATELY.
13. THERE ARE NO PRIOR ZONING OR VIOLATION CASES.
14. FLOOR AREA RATIO: 1497 S.F. / 13,745 S.F. = 0.11
15. THERE ARE NO FAILED BASIC SERVICE MAPS FOR THIS AREA (WATER, SEWER OR TRANSPORTATION.)
16. THERE IS AN EXISTING FIRE HYDRANT AT THE INTERSECTION OF CLANFORD ROAD AND GEIER COURT.



V. Moskunas
Professional Land Surveyor #21175
Expires: 6/25/2019

SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



OWNERS:
PATRICE A. BULLOCK
#4 GEIER COURT
RANDALLSTOWN, MARYLAND 21133

THE UNDERSIGNED (OWNERS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

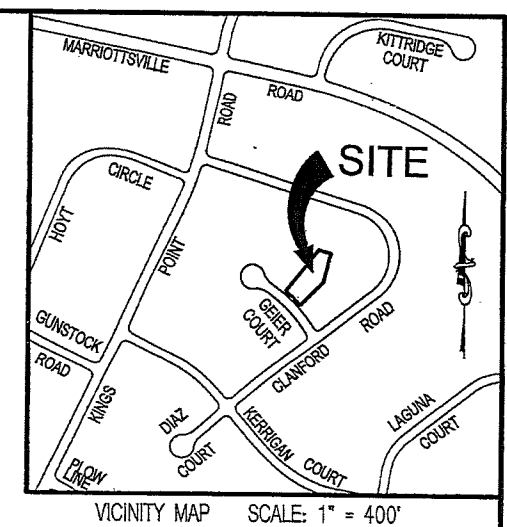
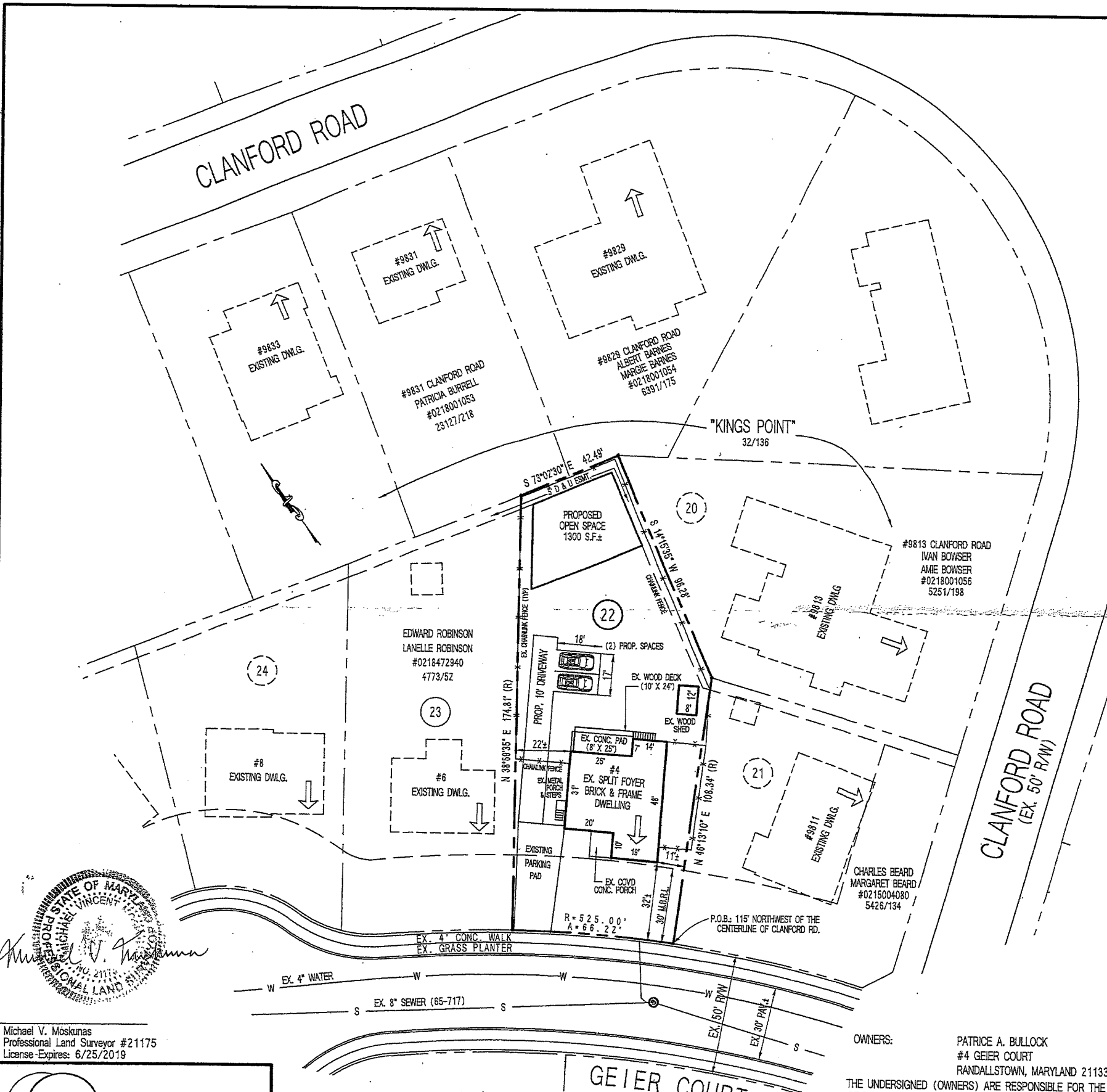
SIGNATURES	DATE
PATRICE A. BULLOCK	443-876-6692
PRINTED NAME	PHONE NUMBER

PLAN TO ACCOMPANY SPECIAL HEARING

#4 GEIER COURT
LOT-22 BLOCK "S-S" PLAT 1 SECTION 7 RRG 30/125
"KINGS POINT"

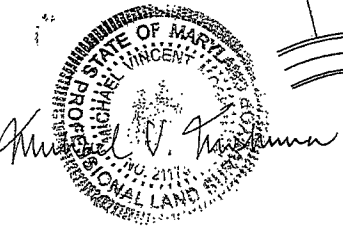
TAX I.D. #0213751400
TAX MAP: 0076 PARCEL: 0223
2ND ELECTION DISTRICT 4C
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 03/14/2018	JOB #10589
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW/JK



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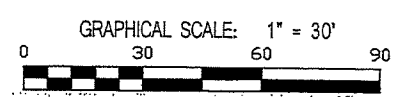
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PRINTED NAME	PHONE NUMBER

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"KINGS POINT"		
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