

M E M O R A N D U M

DATE: April 9, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0090-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 8, 2019. 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL HEARING** *

(4730 Byron Road)

2nd Election District *

2nd Council District *

Christina Miller *

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0090-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Christina Miller, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a use permit for an Assisted Living Facility ("ALF") I for a maximum of four (4) beds and to approve an ALF I within 1,000 ft. of another property with an existing ALF I. A site plan was marked and admitted as Petitioner's Exhibit 1.

Christina Miller appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). Although that agency did not oppose the special hearing request, it noted (correctly) the proposed parking for the ALF was located less than 10 feet from the property boundary necessitating variance relief. This issue was discussed with Petitioner at the hearing, and the Petition will be amended to include a request for variance concerning the parking setback.

The subject property is 0.216 acres in size and is improved with a single-family dwelling constructed in 1963. The property is located in Pikesville and is zoned DR 5.5. Petitioner, who is a registered nurse, indicated she would like to operate an ALF at the property to provide care for

ORDER RECEIVED FOR FILING

Date

3/8/19

By

SLN

a maximum of four elderly and/or disabled patients. While an ALF is permitted in all DR zones by use permit, Petitioner required zoning relief to operate the facility, which necessitated the filing of the Petition.

SPECIAL HEARING

The BCZR provides that an ALF in a DR zone cannot be located within 1,000 feet of another ALF. BCZR §432A.1.A.3. Petitioner stated there is an existing ALF at 4744 Byron Road, which is seven houses away from the subject property. While the exact distance was not noted on the petition or site plan, the Office of Zoning Review advised Petitioner it was less than 1,000 feet. Petitioner indicated she visited that other property and that it does not have any signage (or other external features other than a handicap ramp) indicating it is an ALF. Petitioner's property is well-maintained and I do not believe granting the special hearing request would in any way be injurious to the community.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The subject property has boundary lines which are not perpendicular. As such I believe the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to operate the ALF, which is a permitted use in the DR 5.5 zone. Finally, I find that the variance can be granted in harmony with the spirit and

ORDER RECEIVED FOR FILING

Date 3/8/19

By sen

intent of the BCZR, 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.

THEREFORE, IT IS ORDERED this 8th day of **March, 2019** by this Administrative Law Judge, that the Petition for Special Hearing to approve a use permit for an Assisted Living Facility ("ALF") I for a maximum of four (4) beds and to approve an ALF I within 1,000 ft. of another property with an existing ALF I, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to BCZR §432A.1.C.1 to permit parking for the Assisted Living Facility ("ALF") to be located less than 10 feet from the property boundary, be and is hereby GRANTED.

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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/8/19
By sen



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 4730 Byron Road which is presently zoned DR 5.5
Deed References: 39740 / 00030 10 Digit Tax Account # 02 02 00 1850
Property Owner(s) Printed Name(s) Christina Miller

(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 a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A use permit for an Assisted Living Facility I for a maximum of 4 beds, and to approve an Assisted Living Facility I within 1,000 feet of another property with an existing Assisted Living Facility I Pursuant to Section 432A.1.A.3,
2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for BCZR.

3. _____ 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)

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):

Christina Miller

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Christina Miller

Signature #1 _____ Signature #2 _____

4056 Carthage Rd Randallstown MD

Mailing Address _____ City _____ State _____

21133 443-621-3489 twinchristina@gmail.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Christina Miller

Name - Type or Print _____

Christina Miller

Signature _____

4056 Carthage Rd. Randallstown, MD

Mailing Address _____ City _____ State _____

21133 443-621-3489 twinchristina@gmail.com

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0090-SPH Filing Date 9/21/2018 Do Not Schedule Dates: _____ Reviewer JNP

RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 4730 Byron Rd
Permit No. (if required) B N/A

FROM: Arnold E. Jablon, Director
Department of Permits, Approvals and Inspections
M.S. 1105

RE: Assisted Living Facility I or II

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

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

A. Christina Miller 4056 Carthage Rd 21133 443-621-3489 twinchristina@gmail.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 4730 Byron Rd Election District 2 Councilmanic District 2 Square Feet of Lot 7,552
Lot Location: NE SW side/corner of Parkfield Rd 50 feet from NE SW corner of Pinelea Rd
(street) (street)
Land Owner: Christina Miller 10 Digit Tax Account Number 0202001850
Address: 4056 Carthage Rd 21133 443-621-3489 twinchristina@gmail.com
Telephone Number Email Address
CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning)

B. Planner to confirm information acceptance by marking **X** below:

APPLICANT MUST PROVIDE 1 through 6

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application (If available)	☐	☒
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, 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 note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	☐	☒
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DRS.5</u>		

Accepted for filing by JNP, 9/20/18
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: _____
for the Director, Office of Planning

Date: _____

2019-0090-SPH

Property Description

Zoning property description for 4730 Byron Rd. Pikesville MD 21208

Beginning at a point on the northeast side of Byron Rd. which is 50 feet wide at a distance of 267 feet northwest of the centerline of the nearest improved intersecting street Pinelea Rd. which is 50 feet wide.

Begin Lot #(11), Block (C), Section #(4) in the subdivision of (Courthaven) as recorded

In Baltimore County Plat Book #(28), Folio#(83), containing (NET: 7,681 S.F., GROSS: 9,399 S.F.). Located in the (2) Election District and (2) Council District.

2019-0090-SPH

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/14/2019

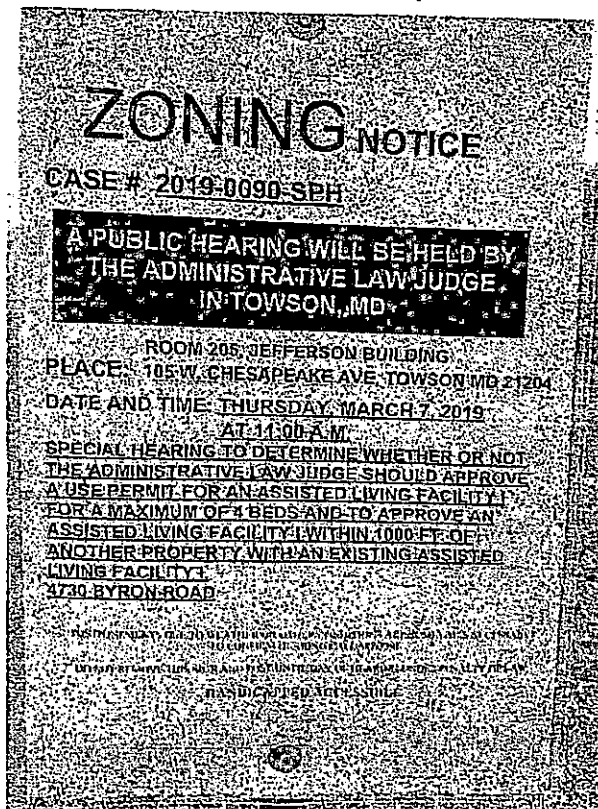
Case Number: 2019-0090-SPH

Petitioner / Developer: CHRISTINA MILLER

Date of Hearing: MARCH 7, 2019

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:
4730 BYRON ROAD

The sign(s) were posted on: FEBRUARY 14, 2019



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)

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 3/5/2019

Case Number: 2019-0090-SPH

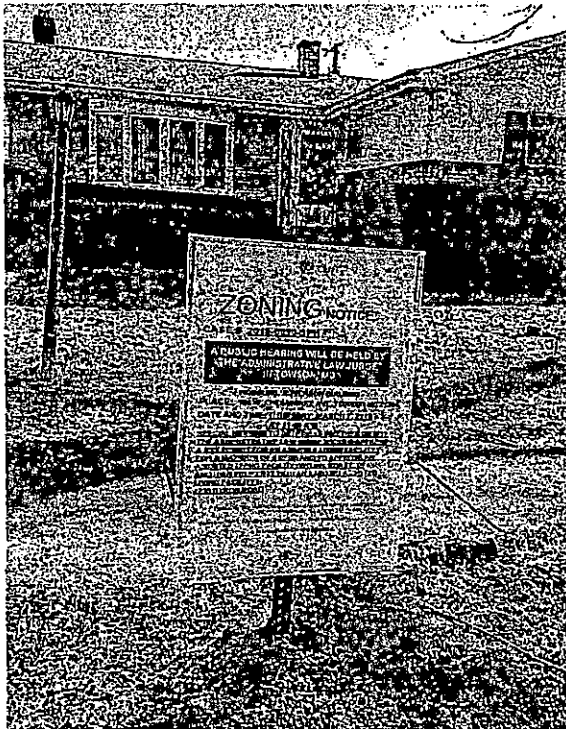
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4730 BYRON ROAD

The sign(s) were posted on: **FEBRUARY 14, 2019**

The sign(s) were re-photographed on: **MARCH 5, 2019**



1st Sign Re-photographed 3/5/2019

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
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The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/15/2019

Order #: 11699099
 Case #: 2019-0090-SPH
 Description:

NOTICE OF ZONING HEARING CASE NUMBER:
 2019-0090-SPH



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**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: 2019-0090-SPH

4730 Byron Road

N/s Byron Road, n/west of Pinelea Road

2nd Election District - 2nd Councilmanic District

Legal Owners: Christina Miller

Special Hearing to determine whether or not the Administrative Law Judge should approve a use permit for an Assisted Living Facility I for a maximum of 4 beds and to approve an Assisted Living Facility I within 1000 ft. of another property with an existing Assisted Living Facility I.

Hearing: Thursday, March 7, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mohler

Director of Permits, Approvals and Inspections for Baltimore County

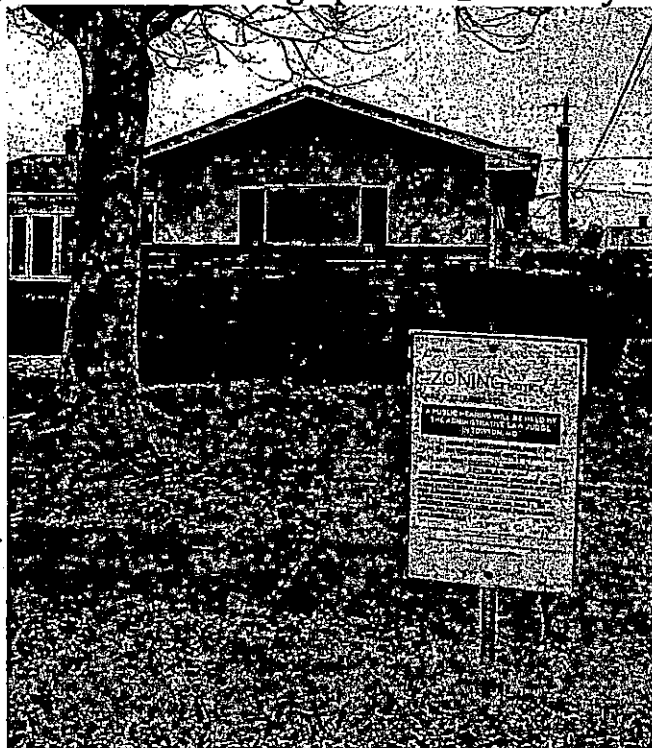
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

115



Background Photo 1st sign posted @ 4730 Byron Road ~ 2/14/2019



Background Photo 2nd sign posted @ 4730 Byron road ~ 2/14/2019
CASE # 2019-0090-SPH

✓ JB 3-7-19

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(4730 Byron Road)		
2 nd Election District	*	OFFICE OF
2 nd Council District		
Christina Miller	*	ADMINISTRATIVE HEARINGS
Legal Owner		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2019-0090-SPH

* * * * *

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a maximum of four elderly and/or disabled patients. While an ALF is permitted in all DR zones by use permit, Petitioner required zoning relief to operate the facility, which necessitated the filing of the Petition.

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intent of the BCZR, 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.

THEREFORE, IT IS ORDERED this 8th day of **March, 2019** by this Administrative Law Judge, that the Petition for Special Hearing to approve a use permit for an Assisted Living Facility ("ALF") I for a maximum of four (4) beds and to approve an ALF I within 1,000 ft. of another property with an existing ALF I, be and is hereby GRANTED.

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JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>**PUBLISHER'S AFFIDAVIT**

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Order #: 11699099
 Case #: 2019-0090-SPH
 Description:

NOTICE OF ZONING HEARING CASE NUMBER:
 2019-0090-SPH



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

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Hearing: Thursday, March 7, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mohler

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.

f15

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/14/2019

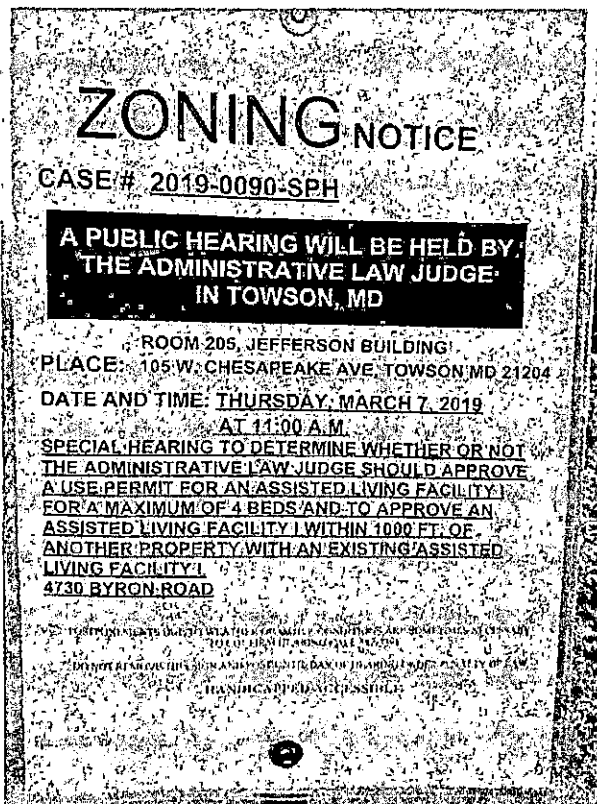
Case Number: 2019-0090-SPH

Petitioner / Developer: CHRISTINA MILLER

Date of Hearing: MARCH 7, 2019

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:
4730 BYRON ROAD

The sign(s) were posted on: **FEBRUARY 14, 2019**



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)

JB 3-7-19
11 am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, March 05, 2019 10:56 PM
To: Sherry Nuffer; Debra Wiley
Subject: 2nd Certification Case # 2019-0090-SPH
Attachments: Byron Rd. Cert..jpeg; Byron Rd. photo.docx

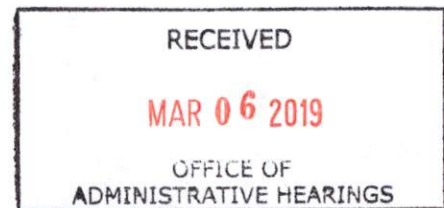
Hi Sherry & Debbie,

I have attached the 2nd Certification for Case # 2019-0090-SPH @ 4730 Byron Road for your records.

Have a great day!

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 3/5/2019

Case Number: 2019-0090-SPH

Petitioner / Developer: CHRISTINA MILLER

Date of Hearing: MARCH 7, 2019

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The sign(s) were posted on: FEBRUARY 14, 2019

The sign(s) were re-photographed on: MARCH 5, 2019



1st Sign Re-photographed 3/5/2019

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)



2nd Sign re-photographed @ 4730 Byron Road 3/5/2019
CASE # 2019-0090-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 8, 2019

NEW 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:

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Michael Mohler".

Michael Mohler
Director

AJ:kl

C: Christina Miller, 4056 Carthage Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 15, 2019.**
- (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: THE DAILY RECORD
Friday, February 15, 2019 - Issue .

Please forward billing to:
Christina Miller
4730 Byron Road
Pikesville, MD 21208

443-621-3489

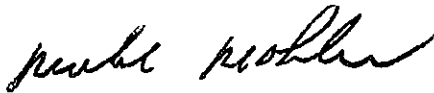
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Michael Mohler
Director of Permits, Approvals and Inspections for Baltimore County

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ה'תשנ"ט 526

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 29, 2018 9:23 AM
To: John E. Beverungen; Lawrence Stahl; Sherry Nuffer
Cc: Kristen L Lewis; Mindy Clark
Subject: Change to November Calendar (11/30)

Good Morning,

Please be advised that Case No. 2019-0090-SPH scheduled for tomorrow, Nov. 30th @ 11 AM has been postponed due to the sign posting requirement not being fulfilled.

The case file has been placed in the pick-up bin to be returned to Kristen.

Please mark your calendars accordingly.

Thank you.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

RE: PETITION FOR SPECIAL HEARING
4730 Byron Road; NE/S Byron Road,
267' NW of Pinelea Road
2nd Election & 2nd Councilmanic Districts
Legal Owner(s): Christina Miller
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-090-SPH

* * * * *

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.

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

RECEIVED

OCT 05 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Christina Miller, 4056 Carthage Road, Randallstown, Maryland 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/9/2018

Order #: 11634460
 Case #: 2019-0090-SPH
 Description:

NOTICE OF ZONING HEARING CASE NUMBER:
 2019-0090-SPH



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**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: 2019-0090-SPH

4730 Byron Road

Ne/s Byron Road, n/west of Pinelea Road

2nd Election District - 2nd Councilmanic District

Legal Owners: Christina Miller

Special Hearing to determine whether or not the Administrative Law Judge should approve a use permit for an Assisted Living Facility I for a maximum of 4 beds and to approve an Assisted Living Facility I within 1000 ft. of another property with an existing Assisted Living Facility I.

Hearing: Friday, November 30, 2018 at 11:00 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.

n9

41

100

1 2 3 4

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

1

As a result of the above, the following is proposed:

[The page contains faint, mostly illegible handwritten notes.]

**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: 2019-0090-SPH
Property Address: 4730 Byron Rd. 21208
Property Description: NE/S of Byron Road, 267 feet NW of Pinelea Road
Legal Owners (Petitioners): Christina Miller
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christina Miller
Company/Firm (if applicable): _____
Address: 4730 Byron Rd.
Pikesville, MD 21208
Telephone Number: 443-621-3489

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

No. **173231**
 Date: **9/21/2018**

PAID RECEIPT

RECEIVED BY: [Signature]
 DATE: 9/21/2018 TIME: 11:30
 CASHIER: WALKIN, JEFF
 RECEIPT NO: 040737 DATE: 9/21/2018
 NO. 173231
 Recpt. for: \$75.00
 \$75.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **Christina Miller**

For: **Special Hearing - 4730 Byron Road**
2019-0090-SPT (Miller)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

November 20, 2018

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

Christina Miller
4056 Carthage Rd.
Randallstown, MD 21133

Dear Ms. Miller:

RE: Case Number: 2019-0090SPH, Address: 4730 Byron Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 2018. 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.", is written over a circular embossed seal. The seal features a cross with four stars in the quadrants, similar to the Baltimore County seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel



DONALD I. MOHLER III
County Executive

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

October 11, 2018

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: 2019-0090-SPH

4730 Byron Road

Ne/s Byron Road, n/west of Pinelea Road

2nd Election District – 2nd Councilmanic District

Legal Owners: Christina Miller

Special Hearing to determine whether or not the Administrative Law Judge should approve a use permit for an Assisted Living Facility I for a maximum of 4 beds and to approve an Assisted Living Facility I within 1000 ft. of another property with an existing Assisted Living Facility I.

Hearing: Friday, November 30, 2018 at 11:00 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: Christina Miller, 4056 Carthage Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 10, 2018.**
- (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: THE DAILY RECORD
Friday, November 9, 2018 - Issue

Please forward billing to:
Christina Miller
4730 Byron Road
Pikesville, MD 21208

443-621-3489

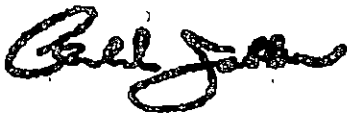
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CASE NUMBER: 2019-0090-SPH
4730 Byron Road
Ne/s Byron Road, n/west of Pinelea Road
2nd Election District – 2nd Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 28, 2019

Christina Miller
4056 Carthage Road
Randallstown MD 21133

RE: Case Number: 2019-0090-SPH, 4730 Byron Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 21, 2018. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

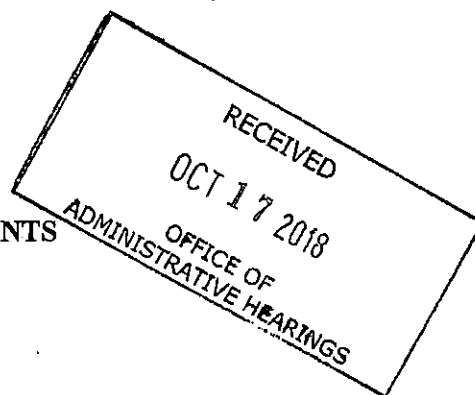
INTER-OFFICE MEMORANDUM

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

DATE: 10/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-090



INFORMATION:

Property Address: 4730 Byron Road
Petitioner: Christina Miller
Zoning: DR 5.5
Requested Action: Special Hearing

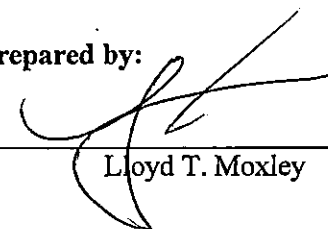
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge (ALJ) should approve a "a use permit for an Assisted Living Facility I (ALF I) for a maximum of 4 beds, and to approve an assisted living facility I within 1,000 feet of another existing ALF I.

A site visit was conducted on October 11, 2018. Staff observed the required parking to be located in the side yard but was deficient in providing the required 10' setback to a property line.

The Administration has no objection to granting the petitioned zoning relief to include parking setbacks. The petitioners must address the setback deficiency to the satisfaction of the ALJ through the hearing.

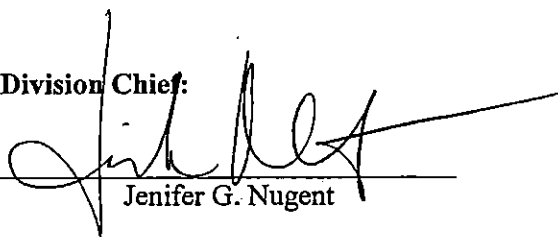
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Christina Miller
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 10/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-090

INFORMATION:

Property Address: 4730 Byron Road
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Zoning: DR 5.5
Requested Action: Special Hearing

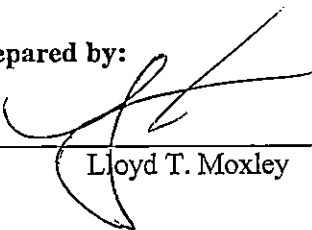
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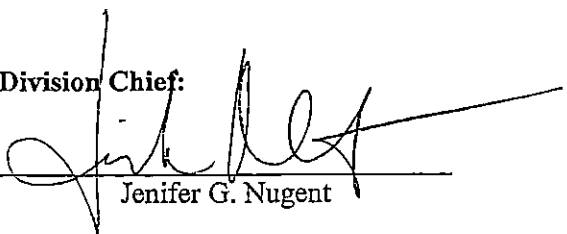
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Prepared by:



Lloyd T. Moxley

Division Chief:



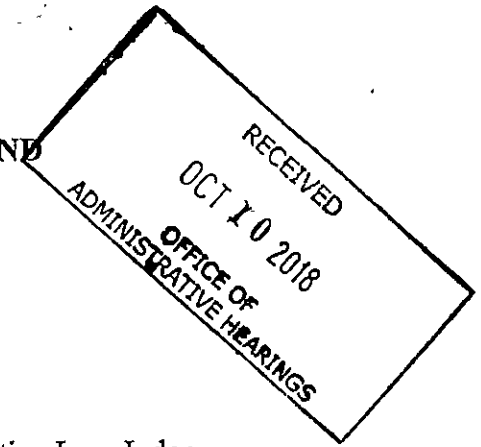
Jenifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Christina Miller
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0090-SPH
Address 4730 Byron Road
(Miller Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0090-SPH
Address 4730 Byron Road
(Miller Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 16, 2018

FROM: ^{MCD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2018
Item No. 2019-0080-A, 0088-A, 0089-A, 0090-A, 0092-SPH, 0093-A, 0094-
SPHXA, 0095-A, 0096-A, 0097-A and 0098-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

Date: 10/1/18

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0090-SPH

*Special Hearing
Christina Miller
4730 Byron Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/16

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

NO COMMENT

10/10

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

NO COMMENT

FIRE DEPARTMENT

10/17

PLANNING
(if not received, date e-mail sent _____)NO Objection
w/ comment

10/1

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

~~11/9/18~~ 2/15/19SIGN POSTING (1st)

Date:

2/14/19

by

O'Keefe

SIGN POSTING (2nd)

Date:

3/5/19

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 02 Account Number - 0202001850							
Owner Information										
Owner Name:		MILLER CHRISTINA				Use:		RESIDENTIAL		
						Principal Residence:		YES		
Mailing Address:		4730 BYRON RD BALTIMORE MD 21208				Deed Reference:		/39740/ 00030		
Location & Structure Information										
Premises Address:		4730 BYRON RD BALTIMORE 21208-				Legal Description:		COURTHAVEN		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0077	0011	0795		0000	4	C	11	2019	Plat Ref:	0028/0083
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1963		1,764 SF		560 SF		7,552 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	2 full/ 1 half					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2016		07/01/2018		07/01/2019	
Land:			57,700		57,700					
Improvements			155,100		155,100					
Total:			212,800		212,800		212,800			
Preferential Land:			0							
Transfer Information										
Seller: BARRON GILBERT L				Date: 12/12/2017			Price: \$230,000			
Type: ARMS LENGTH IMPROVED				Deed1: /39740/ 00030			Deed2:			
Seller: GEORGE H KESELIN G & SONS INC				Date: 10/31/1963			Price: \$16,500			
Type: ARMS LENGTH IMPROVED				Deed1: /04223/ 00148			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018			07/01/2019			
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00			0.00			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										

Homeowners' Tax Credit Application Status: No Application

Date:



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

July 12, 2019

Charles Mason, Jr.
3700 Pinelea Road
Pikesville, Maryland 21208

RE: Petition for Special Hearing
Case No. 2019-0090-SPH
Property: 4730 Byron Road

Dear Mr. Mason:

I am in receipt of your correspondence dated July 7, 2019, concerning the above captioned zoning case. You have requested that the order granting special hearing relief be rescinded due to alleged improprieties committed by the Petitioner.

The Order in the above case was issued on March 8, 2019. Under the Zoning Commissioner's Rules the undersigned has 30 days from the date an order is issued in which to reconsider or revise the decision based on fraud, mistake, irregularity, or other issues. Rule 4K. The decision in this case was rendered nearly four (4) months ago, and the undersigned is therefore not authorized to revise or reconsider that order.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

Charles Mason, Jr.

3700 Pinelea Road.
Pikesville, Md. 21208
410-922-4977

July 7, 2019



Judge
Jeffers
105 W
Towson

John
FYI

Dear .

On March 8, 2019 Ms. Christina Miller Case No.2019-0090-SPH won a petition allowing her to operate the assisted living home. However, we have a lot of reason to believe that Ms. Miller did not follow any legal protocol to operate her business. By an eyewitness account Ms. Miller would remove the sign informing Neighbors Of Her Intention to make her home into an assisted living home. She often removed the sign when her neighbors were home. I personally never saw the Sign Of Intention. In addition to removing the sign, there was no article place in the Sun paper that everyone reads informing neighbors of her assisted living home. According to Baltimore County Protocol, her signs were to be posted for 30 days Notifying the Community of her Petition. Her sign was not posted for the Community to see at all. We the Neighbors of Ms. Christina Miller at 4730 Byron Rd. Are asking you Judge Beverungen to resend your Order.

Sincerely,

Charles Mason Jr.

Date: June 28, 2019

To Whom It May Concern:

We are neighbors of the residence at 4730 Byron Road. During one of our occasional walks in the neighborhood, while passing by the house, we observed a new Zoning Notice sign in front of it, referencing a meeting/hearing scheduled about the future use of this residence. The sign remained upright for another day or two and then it was down. On a subsequent walk we uprighted the sign. However, it appears to have been knocked down again the following day.

To the best of our recollection, the sign remained upright for only a few days during that period before eventually disappearing altogether.

Sincerely,

Concerned neighbors.

6/23/19

To Whom this may concern,

I have not seen any signs on the property of 4730 Byron Rd at any time.

a Neighbor

I Charles Mason, Jr. President of The Kimberleigh Neighborhood Association, Never saw any sign or signs at anytime on or in front of Property 4730 Byron Road



4745
0206571100
Lot # 31

Lot # 32
0211001010

4741
0223154490
Lot # 33

0223002130
Lot # 1

4737
Lot # 2 0212401030

2 ED
4735
Lot # 3 0219270790

PAI # 020183
077C-2 DR 5.5
PAI # 020183
Pt. Bk. 0000028, Folio 0083
0201020170
Lot # 4

NW 7-H
4731
Lot # 5 0206100560

0211150005
Lot # 6 0219711780

Pt. Bk./Folio # 028020
Lot # 7 0218100800

4727
0203472740
Lot # 8

4725
0218100820
Lot # 9

4723
0208301050
Lot # 10

4721
0218100810
Lot # 11

4742
Lot # 5 0208001900

Lot # 6 0205880140

Lot # 7 0206200600

Lot # 8 0218470270

Lot # 9 0225000110
4734

Lot # 10 0206571690
4732

2 CD
Lot # 11 0202001850

Lot # 12 0203001110

Lot # 13 0212000860

Lot # 14 0223750570
Pt. Bk. 0037008, Folio 0020

Lot # 15 0206571600
3702

Lot # 16 0216550230
3704

Lot # 17 0202651860
3706

Lot # 18 0204000790

0219270810
Lot # 22 0223750590
3716

Lot # 21 0219712010
3714

Lot # 20 0206000360
3712

Lot # 19 0212201730
3710

Lot # 18 0204000790

Lot # 17 0202651860
3706

Lot # 16 0216550230
3704

Lot # 15 0206571600
3702

Lot # 14 0223750570
Pt. Bk. 0037008, Folio 0020

Lot # 13 0212000860

Lot # 12 0203001110

Lot # 11 0218100810

Lot # 10 0208301050

3717
Lot # 13 0213551560
Pt. Bk. 0000027, Folio 0089
Pt. Bk./Folio # 027089

Lot # 14 0223750610
3715

Lot # 15 0219072470
3713

Lot # 16 0208650700

Lot # 17 0219073500

Lot # 18 0204000790

Lot # 16 0216550230
3704

Lot # 15 0206571600
3702

Lot # 14 0223750570
Pt. Bk. 0037008, Folio 0020

Lot # 13 0212000860

Lot # 27 0206200480

Lot # 28 0202001690

Lot # 29 0202001690

2019-0090-SPH

Backyard of residence



2019-0090-SPH

2019-0090-5PH

Picture
from
front
right
side
of
house



Residence

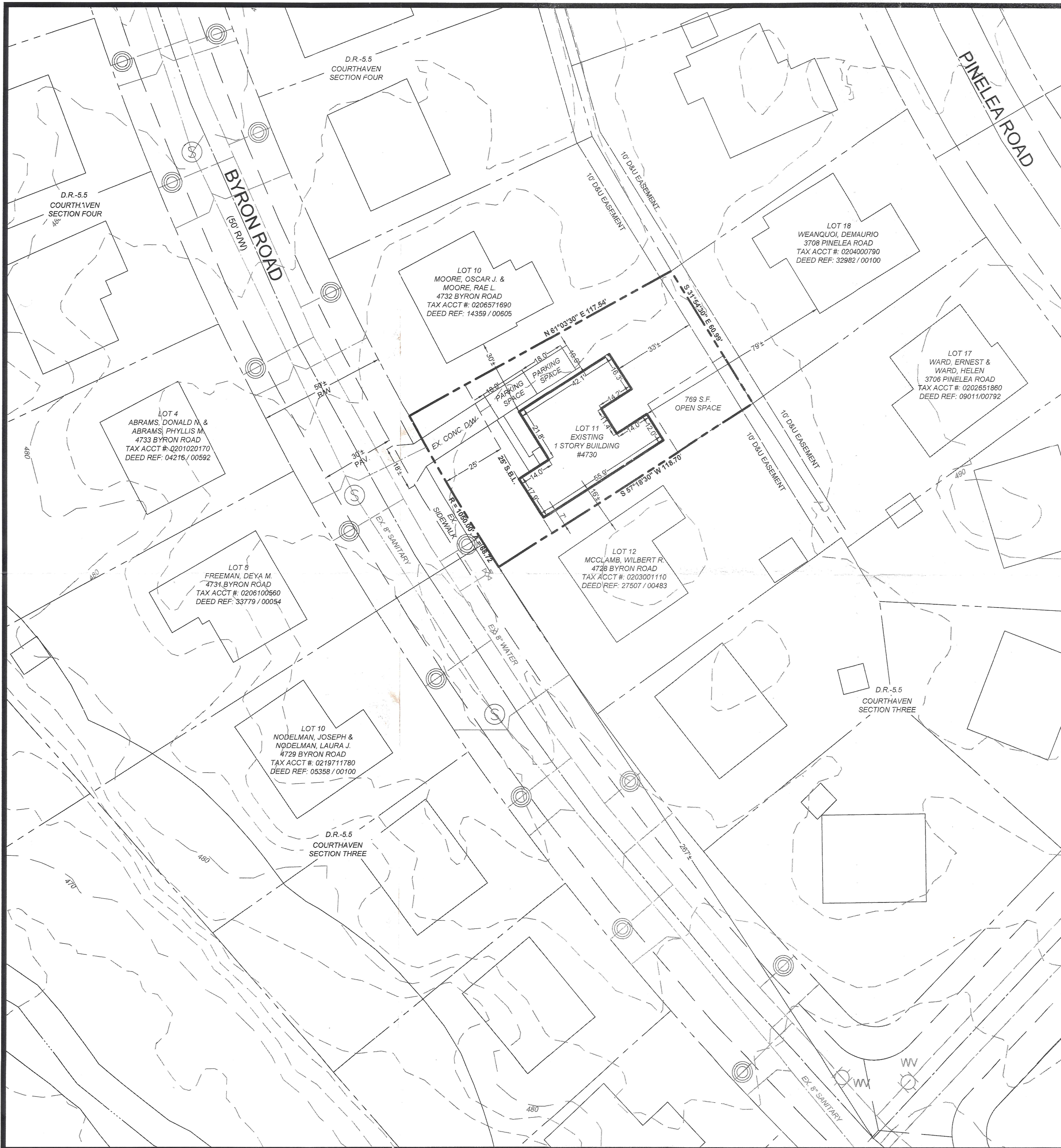
Neighbor



2019-09-00-5PH

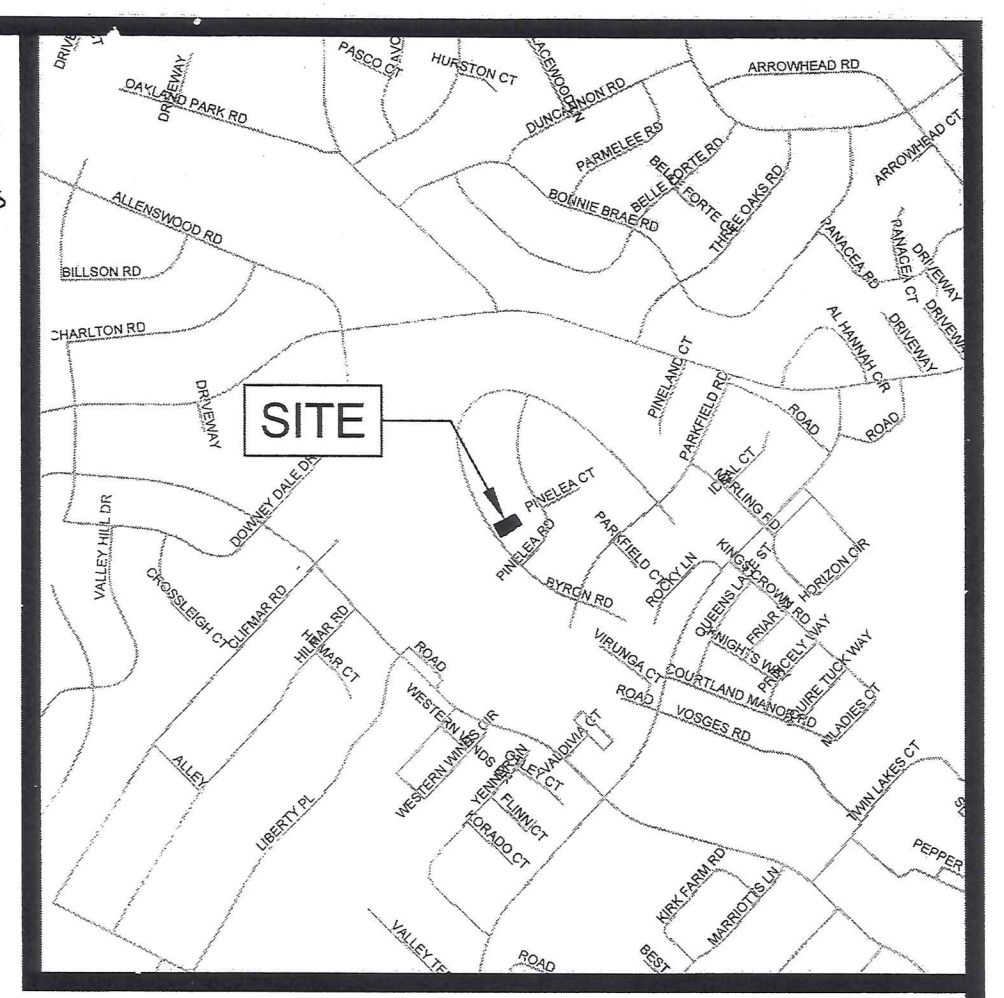
Residence
left side
↖

2019-09-00-5PH



GENERAL NOTES

- OWNER/APPLICANT:
CHRISTINA MILLER
4065 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-621-3483
E-MAIL: TWINCHRISTINA@GMAIL.COM
PROPERTY ADDRESS:
4730 BYRON ROAD
PIKESVILLE, MARYLAND 21208
- SITE AREA:
NET: 7,681 S.F. ± OR 0.176 A.C. ±
GROSS: 9,399 S.F. ± OR 0.216 A.C. ±
PARCEL: 795
GRID: 11
TAX MAP: 77
LOT: 11
BLOCK: C
ACCOUNT ID: 0202001850
DEED REFERENCE: 39740/00030
PLAT REFERENCE: 0028/0083
SECTION FOUR, COURTHAVEN, BLOCK C, LOT 11
- BUILDING USE
EXISTING USE: SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED USE: ASSISTED LIVING FACILITY I: 4 BEDS
- BUILDING AREA
EXISTING: 2,324 S.F. ± (1,784 S.F. ABOVE GROUND + 560 S.F. BASEMENT)
THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
THE SITE DOES NOT FALL WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. # 2400100380F, EFFECTIVE DATE 09/28/2008.
- PARKING CALCULATIONS:
ASSISTED LIVING FACILITY I
REQUIRED: 1 OFF STREET PARKING SPACE PER 3 BEDS. 4 BEDS = 2 SPACES
TOTAL REQUIRED: 2 SPACES
PROVIDED: 2 SPACES
SPACE SIZE: 10' X 18'
- SETBACKS
REQUIRED EXISTING
FRONT 25' 25'
SIDE 16' (BLDG TO BLDG) 16'
REAR 30' 33'
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 50'
PROVIDED: LESS THAN 20'
- ZONING: D.R.-5.5
ZONING MAP: 77C2
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 2
REGIONAL PLANNING DISTRICT: LOCHEARN
CENSUS TRACT: 402306
WATERSHED: GWYNN FALLS
ANY PROPOSED SIGN MUST CONFORM WITH SECTION 450 OF THE BCZR AND ALL ZONING POLICIES OR A ZONING VARIANCE IS REQUIRED.
THERE ARE NO PREVIOUS COMMERCIAL PERMITS OR ZONING CASES ON RECORD.
THERE ARE NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE AND PIPE SYSTEMS ON OR WITHIN 50 FEET OF THE PROPERTY.
THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
THERE ARE NO PREVIOUS D.R.C. MEETINGS.
OPEN SPACE: 7,681 S.F. [EXISTING LOT AREA] X 10% = 768.1 S.F.
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE TO EXCEED THIS LIMIT FOR FIVE (5) YEARS FROM THE DATE OF APPLICATION.
EXISTING SITE INFORMATION DERIVED FROM A SURVEY PREPARED BY EXACTA MARYLAND SURVEYORS ON 11/28/2017. THE INFORMATION IS APPROXIMATE AND SHOULD BE USED FOR PRELIMINARY PLANS ONLY.
THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREA AS SHOWN BY BALTIMORE COUNTY.



VICINITY MAP

SCALE: 1" = 1000'

USE PERMIT PLAN FOR ASSISTED LIVING FACILITY I
Special Hearing
4730 BYRON ROAD
BALTIMORE COUNTY, MARYLAND 21208
MAP: 77, GRID: 11, PARCEL: 795
GRAPHIC SCALE
1 inch = 20 ft.

Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. PE # 13203 Expiration Date: 11/02/18

OWNER'S/DEVELOPER'S CERTIFICATION
THE UNDERSIGNED OWNER/APPLICANTS ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.
CHRISTINA MILLER PRINT NAME SIGNATURE DATE 5/23/18

SCALE: 1" = 20'
DATE: 5/18/18
JOB NO.: 20180116
DESIGNED: MW
DRAWN: MW
CHECKED: SLD
FILE: 2018_0509 BPP Base.dwg
DRAWING NUMBER: BPP-1
NO. DATE REVISIONS BY SHEET 1 OF 1

PET. No. 1 2019-0090-SPH