

MEMORANDUM

DATE: November 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0079-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 28, 2020. 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 *

(9611 McDaniel Ave.)

15th Election District *

7th Council District *

John P. Fitts, Jr. *

Legal Owner *

Petitioner *

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0079-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Special Hearing filed by John P. Fitts, Jr., legal owner of the subject property (“Petitioner”). The Petitioner is seeking a Use Permit via Special Hearing relief from § 432.A.1.A(2) of the Baltimore County Zoning Regulations (“BCZR”) to permit an Assisted Living Facility (“ALF”) property to be used as an (8) eight bed ALF II in lieu of the permitted seven (7) bed ALF II without frontage on an arterial street.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Plans Review (“DPR”). They did not oppose the requested relief.

Petitioners, Christina and John Fitts appeared in support of the petition. There were no Protestants in attendance. The subject property is 17,424 square feet in size and is zoned DR 5.5, M-IM. Ms. Fitts explained that she and her husband currently operate a similar Assisted Living Facility (ALF) in Randallstown. They and their staff are state licensed and supervised. She further testified that she has spoken with the neighbors at this proposed location and they are in support of the proposed use. Petitioner submitted a detailed explanation of why they chose this location

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Date

9/28/20

By

D. Mianon

and why the proposed ALF will not adversely impact the health, safety or welfare of the surrounding neighborhood. *See*, Petitioners' Exhibit 1. Petitioners note that there is a business directly across the street, and a manufacturing zone behind them. There is only one residence in close proximity. Further, there are twice as many parking spaces as required.

Based on the testimony and exhibits I find that the Petition for Special Hearing relief should be granted. The DOP did not raise any compatibility concerns and I find that this use will in fact be compatible with the existing neighborhood. Further, I find that the ALF use is within the spirit and intent of the BCZR and will not harm the general health, safety, or welfare.

THEREFORE, IT IS ORDERED this 28th day of **September, 2020** by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from § 432.A.1.A(2), for a Use Permit to operate an eight (8) bed Assisted Living Facility II without frontage on an arterial street in lieu of the permitted seven (7) bed Assisted Living Facility I, is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his 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.
- Petitioner must comply with the DPR ZAC comments, which are attached hereto and make a party thereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

9/28/20

By

DMagnon

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
FROM: ^{efc for VKD} Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0079-SPH

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: efc
cc: file

ORDER RECEIVED FOR FILING

Date

9/28/20

By

W. Mignon



AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

ZONING PROPERTY DESCRIPTION

FOR

8611 McDaniel Avenue, Rosedale MD 21237

Beginning at a point on the south-east side of McDaniel Avenue, which is 30 feet wide at a distance of 475 feet, north-east of the centerline of the nearest improved intersecting street, Golden Ring Road which is 50 feet wide.

Being Lot # (7-8), Block (D) in the subdivision of Golden Ring Park as recorded in Baltimore County Plat Book # (7), Folio # (135), containing (17,424 sq. ft.). Located in the (15th) Election District and (7th) Council District.

2020-0079-SPH



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 8611 McDaniel Ave. Rosedale 21237 which is presently zoned DR5.5/ML-1M
Deed References: 42361/00028 10 Digit Tax Account # 1900008265
Property Owner(s) Printed Name(s) JOHN P. FITTS, JR

(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 the property to be used as an (8) eight bed Assisted Living Facility II per Section 432A.1.A(2) of BCZR, in lieu of the permitted (7) bed Assisted Living Facility II, without a frontage on an arterial street.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
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)

See separate attachment entitled "Attachment to Petition for Zoning 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):

JOHN P. FITTS, JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address

City

State

Zip Code

Telephone # 742-21163

Email Address

Representative to be contacted:

CHRISTINA L. FITTS

Name - Type or Print

Signature

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address

City

State

Zip Code

Telephone # 415-3832

Email Address

CASE NUMBER 2020-0079-SPH Filing Date 3/2/2020

Do Not Schedule Dates:

Reviewer AT



AJ FITTS UNLIMITED, LLC.
Exceptional Adult & Elder Care

ZONING PROPERTY DESCRIPTION

FOR

8611 McDaniel Avenue, Rosedale MD 21237

Beginning at a point on the south-east side of McDaniel Avenue, which is 30 feet wide at a distance of 475 feet, north-east of the centerline of the nearest improved intersecting street, Golden Ring Road which is 50 feet wide.

Being Lot # (7-8), Block (D) in the subdivision of Golden Ring Park as recorded in Baltimore County Plat Book # (7), Folio # (135), containing (17,424 sq. ft.). Located in the (15th) Election District and (7th) Council District.

2020-0079-.SPH



AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

Attachment to Petition for Zoning Hearing

Dear Baltimore County Zoning Officials:

I am Christina Fitts, a senior care specialist who desires to open an assisted living facility in Baltimore County at 8611 McDaniel Avenue, Rosedale 21237. My plan is to create an intimate residential home setting for seniors ages 65 and up who need assistance in managing their ADLs (Activities of Daily Living). There is a severe deficit in long-term care for the elderly, affording them limited options that don't necessarily meet the needs of this important demographic. I sincerely hope to close this gap by offering a quaint home setting for a small group of people. Along with my request, I have included many of the advantages that my home will bring and my supporting rationale in asking for approval as an Assisted Living II-8 bed home, that is close to, but not directly on an arterial street:

Emergency Access:

- Convenient proximity to Franklin Square Hospital, our main facility for urgent appointments, a short drive of only 5 (five) minutes (distance is 1.9 miles).
- Convenient proximity to Rosedale VFD, our main resource for emergency matters, a short drive of only 3 (three) minutes (distance is 1.4 miles).
- Convenient proximity to Fuller Medical Center Pharmacy, our select center for medication and reviews, a short drive of only 5 (five) minutes (distance is 1.7 miles).

Current Location:

- Across the street is an existing zoned business; local.
- On the right side (and behind) the home is a business (manufacturing zone).
- On the left side of the home is the only residence in close range.
- The home is at the end of a cul-de-sac, offering additional privacy and further limiting the impact to the neighborhood.

Parking:

- According to the zoning specifications, I only need ^{3 (Three)} ~~2~~ (two) parking spaces, however I am providing 4 (four) spaces to affectively accommodate my residents as well as my staff member(s).
- My residents do not drive and thus do not have the need for vehicles. However, I have taken into consideration my residents' families to ensure proper parking for them, my staff and other visitors who may come to my home.



AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

- Additionally, I will NOT be taking up street parking or parking on the side of the home; again, minimizing the overall impact of the neighborhood and my neighbors.
- Based on the area of current space exceeding 17,000 sq. ft. and the zoning regulations, the home can manage 10 beds, however I am only asking for 8 (eight).

Management Qualifications:

I hold the following certifications/ licenses or memberships:

- Assisted Living Manager (**ALM**) authorized by the Office of Health Care Quality
- Certified Medication Technician (**CMT**) licensed through the Maryland Board of Nursing
- American Red Cross Licensed Training Professional (**LTP**) in Adult & Pediatric CPR/ First Aid and AED (Automated External Defibrillator).
- Greater Baltimore Medical Center (**GBMC**) Health Care Board of Directors.
- **GBMC** Health Care Quality Committee Member
- WMAR Channel 2 News feature segment "Caring for Elderly Parents" Nov. 2019.

Thank you for your consideration and time in reviewing my request.

Christina Fitts

CERTIFICATE OF POSTING

Date: 9-17-20

RE: Case Number: 2020-0079-SPH RECERT

Petitioner/Developer: Fitts

Date of Hearing/Closing: 9-22-20 10AM

RECEIVED

SEP 17 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 8611 McDaniel Ave

The signs(s) were posted on RECERT 9-17-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0079-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMIN/HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-881-3868
EXT. 0

DATE AND TIME: TUESDAY SEPTEMBER 22, 2020 10AM

REQUEST: SPECIAL HEARING FOR THE PROPERTY TO BE USED
AS AN 8-BED ASSISTED LIVING FACILITY II PER SECTION

432A.1. A(2) OF BCZR IN LIEU OF THE PERMITTED 7-BED
ASSISTED LIVING FACILITY II, WITHOUT A FRONTAGE ON AN
ARTERIAL STREET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM I AM ATTENDING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

NOTICE

ZONING

CASE # 2020-0079-SPH

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARING'S GO TO WWW.BALTIMORECOUNTY.HP/GOV/ADMIN/HEARINGS NO LATER THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-387-3868 EXT 104NY

DATE AND TIME: TUESDAY, SEPTEMBER 22, 2020 10AM
REQUEST: SPECIAL HEARING FOR THE PROPERTY TO BE USED AS AN 8-BED ASSISTED LIVING FACILITY II
PER SECTION 432A.1(A) OF B&Z, IN LIEU OF THE PERMITTED 7-BED ASSISTED LIVING FACILITY II WITH OUT A PROPOSED ON AN ADJACENT STREET

POSITIONS DUE TO WEATHER CONDITIONS AND CONDITIONS MAY BE SUBJECT TO CHANGE. PLEASE CHECK THE WEATHER SERVICE FOR THE LATEST INFORMATION. IF YOU ARE NOT ABLE TO ATTEND, PLEASE CONTACT THE OFFICE OF THE ADMINISTRATIVE LAW JUDGE AT 410-387-3868 EXT 104NY.

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 9-2-20

RE: Case Number: 2020-0079-SPH

Petitioner/Developer: Fitts

Date of Hearing/Closing: September 22, 2020 10AM

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 8611 Mc Daniel Ave

The signs(s) were posted on 9-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

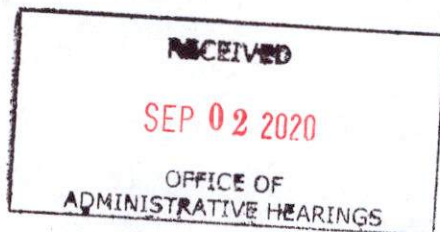
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)





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Debra Wiley

From: Larry Pilson <lpilson@hotmail.com>
Sent: Wednesday, September 2, 2020 12:50 PM
To: Kristen L Lewis; Jenae Johnson; AJ Fitts Unlimited; Administrative Hearings
Subject: 2020-0079-SPH 8611 McDaniel Avenue
Attachments: McDaniel Cert.pdf; DSC_1102.JPG; DSC_1103.JPG

CAUTION: This message from lpilson@hotmail.com originated from a non-Baltimore County Government or non-BCPL email system.
Hover over any links before clicking and use caution opening attachments.



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

September 28, 2020

Mr. John Fitts
Ms. Christina Fitts
10010 Village Green Drive
Woodstock, MD 21163

RE: **AMENDED OPINION AND ORDER**
Petitions for Special Hearing
Case No. 2020-0079-SPH
Property: 8611 McDaniel Avenue

Dear Mr. and Ms. Fitts:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul M. Mayhew", is written over the typed name.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

IN RE: PETITION FOR SPECIAL HEARING *

(8611 McDaniel Ave.)

15th Election District *

7th Council District *

John P. Fitts, Jr. *

Legal Owner *

Petitioner *

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0079-SPH

* * * * *

AMENDED
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Special Hearing filed by John P. Fitts, Jr., legal owner of the subject property (“Petitioner”). The Petitioner is seeking a Use Permit via Special Hearing relief from § 432.A.1.A(2) of the Baltimore County Zoning Regulations (“BCZR”) to permit an Assisted Living Facility (“ALF”) property to be used as an (8) eight bed ALF II in lieu of the permitted seven (7) bed ALF II without frontage on an arterial street.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Plans Review (“DPR”). They did not oppose the requested relief.

Petitioners, Christina and John Fitts appeared in support of the petition. There were no Protestants in attendance. The subject property is 17,424 square feet in size and is zoned DR 5.5, M-IM. Ms. Fitts explained that she and her husband currently operate a similar Assisted Living Facility (ALF) in Randallstown. They and their staff are state licensed and supervised. She further testified that she has spoken with the neighbors at this proposed location and they are in support

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Date 9-28-20

By kw

of the proposed use. Petitioner submitted a detailed explanation of why they chose this location and why the proposed ALF will not adversely impact the health, safety or welfare of the surrounding neighborhood. *See*, Petitioners' Exhibit 1. Petitioners note that there is a business directly across the street, and a manufacturing zone behind them. There is only one residence in close proximity. Further, there are twice as many parking spaces as required.

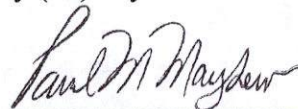
Based on the testimony and exhibits I find that the Petition for Special Hearing relief should be granted. The DOP did not raise any compatibility concerns and I find that this use will in fact be compatible with the existing neighborhood. Further, I find that the ALF use is within the spirit and intent of the BCZR and will not harm the general health, safety, or welfare.

THEREFORE, IT IS ORDERED this 28th day of **September, 2020** by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from § 432.A.1.A(2), for a Use Permit to operate an eight (8) bed Assisted Living Facility II without frontage on an arterial street in lieu of the permitted seven (7) bed Assisted Living Facility I, is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his 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.
- Petitioner must comply with the DPR ZAC comments, which are attached hereto and make a party thereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm ORDER RECEIVED FOR FILING

Date 9-28-20 2

By [Signature]



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0079-SPH

8611 McDaniel Avenue

Southeast side of McDaniel Avenue, north east of Golden Ring Road

15th Election District – 7th Councilmanic District

Legal Owners: John Fitts, Jr.

Special Hearing for the property to be used as an 8 bed Assisted Living Facility II per section 432A.1.A(2) of BCZR, in lieu of the permitted 7 bed Assisted Living Facility II, without a frontage on an arterial street.

Hearing: Tuesday, September 22, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: John & Christina Fitts, 10010 Village Green Drive, Woodstock 21163

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 2, 2020



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 8611 McDaniel Ave. Rosedale, 21237 which is presently zoned DR5.5/ML-1M
 Deed References: 42361/00028 10 Digit Tax Account # 1900008265
 Property Owner(s) Printed Name(s) JOHN P. FITTS, JR.

(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 the property to be used as an (8) eight bed Assisted Living Facility II per Section 432A.1.A(2) of BCZR, in lieu of the permitted (7) bed Assisted Living Facility II, without a frontage on an arterial street.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
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)

See separate attachment entitled "Attachment to Petition for Zoning 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):

JOHN P. FITTS, JR.

Name #1 Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address City State

21163 (443) 445-3832 AJFITSULTD@GMAIL
 Zip Code Telephone # Email Address COM

Representative to be contacted:

CHRISTINA L. FITTS

Name - Type or Print

Signature

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address City State

21163 (443) 445-3832 AJFITSULTD@GMAIL
 Zip Code Telephone # Email Address COM

CASE NUMBER 2020-0079-SPH Filing Date 3/2/2020 Do Not Schedule Dates: Reviewer AP

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☒ <u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Christina L. Fitts and John Fitts, Jr.</u>	ajfittsultd@gmail.com	1-	English	New York Time	U.S.
☒ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Event Information

Event:	Zoning Hearing - 8611 McDaniel Avenue	Start Ev
Type:	Listed Event	You can
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e56e917997483b40199835921eeaae7c7	event by
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3703b240dda738de9b10951b7268405c	Start No
Date and time:	Tuesday, September 22, 2020 10:00 am Eastern Daylight Time (New York, GMT-04:00)	Sta
Duration:	1 hour	
Description:	Zoning Hearing Case No: 2020-0079-SPH Address: 8611 McDaniel Avenue Owner: John Fitts, Jr.	
Event number:	172 562 3095	Send E
Event password:	1234	You can
Host key:	898393	emails t
Alternate Host:	Debra Wiley, Henry Ayakwah	Send Er
Panelist Info:		Sen
Panelist password:		
Panelist numeric password:	131089	
Video Address:	1725623095@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.	
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 562 3095	
Maximum number of registrants:	10000	
Destination address after event:		
Host Image:		
Attendee list available for viewing by:	Host, presenter and panelists only	
Event material:	None	
Post-event survey:	No	
Email configured:	Pending, Approved, Rejected	

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Donna Mignon

From: Donna Mignon
Sent: Monday, August 24, 2020 12:56 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link

Event: Zoning Hearing - 8611 McDaniel Avenue
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Date and time: Tuesday, September 22, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0079-SPH
Address: 8611 McDaniel Avenue
Owner: John Fitts, Jr.
Event number: 172 562 3095
Event password: 1234
Host key: 898393
Alternate Host: Debra Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 131089
Video Address: 1725623095@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 562 3095
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204
410-887-3868

Donna Mignon

Subject: Web seminar updated: Zoning Hearing - 8611 McDaniel Avenue
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e12aba63c0635214cbaa481d0127c1884>
Start: Tue 9/22/2020 10:00 AM
End: Tue 9/22/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start your Webex event here.

Event number: 172 562 3095

Event password: 1234

Panelist password: The Event has no Panelist Password

Tuesday, September 22, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00).

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e12aba63c0635214cbaa481d01>;

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efa1caf36d6560b6ba5c59d166d>

A black rectangular button with the text "Start event" in white. There is a small icon of a person with a speech bubble in the top right corner of the button.

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1725623095@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 131089

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=eb538029f7f84a2424494feea611c41eb>

Need help? Go to <http://help.webex.com>

2019-
04-17
✓

CERTIFICATE OF POSTING

Date: 9-2-20RE: Case Number: 2020-0079-SPHPetitioner/Developer: FittsDate of Hearing/Closing: September 22, 2020 10AM

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 8011 McDaniel Ave

The sign(s) were posted on 9-2-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

A PUBLIC HEARING WILL BE HELD BY
IN TOWSON, MD

ZONING NOTICE

CASE #

A PUBLIC HEARING WILL BE HELD BY
[REDACTED]
IN TOWSON, MD

DATE AND TIME

DATE AND TIME

DATE AND TIME

CERTIFICATE OF POSTING

Date: 9-2-20

RE: Case Number: 2020-0079-SPH

Petitioner/Developer: Fitts

Date of Hearing/Closing: September 22, 2020 10AM

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 8611 McDaniel Ave

The signs(s) were posted on 9-2-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

IN TOWNSHIP

PLACE: FOR INFO, ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.WIGHTMORECOUNTYMD.GOV/ADMIN/HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-381-3848
EXT 6

TIME: TUESDAY, SEPTEMBER 22, 2020, 10 AM

FOR THE PROPERTY TO BE USED

SECTION

DATE AND TIME: TUESDAY, SEPTEMBER 2, 1992
SPECIAL HEARING FOR THE PROXY TO BE USED
FACILITY II FOR SECTION 87(2)(b)

DATE AND TIME: TUESDAY, SEPTEMBER 22, 2009
REQUEST: SPECIAL HEARING FOR THE PROPERTY TO BE USED
AS AN 8-PEED ASSISTED LIVING FACILITY IN PER SECTION
222A AND 222B OF THE PERMITTED IT BEG
ASSISTED LIVING FACILITY WITHOUT A PRESTAGE IN AN
ARTERIAL STREET

[illegible]

ZONING NOTICE

CASE # 2020-0019-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARING, GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN/HEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-381-2848.

DATE AND TIME: TUESDAY, SEPTEMBER 22, 2020, 10AM
SPECIAL HEARING FOR THE PROPERTY AT

REQUEST: SPECIAL HEARING FOR THE PROPERTY AT
USED AS AN AGED ASSISTED LIVING FACILITY WITHOUT

PER SECTION 432A.1(A)(2) OF BCZM IN LEGUO 71/C
PERMITTED 1-BED ASSISTED STREET

A FRONTAGE ON AN ARTERIAL STREET

FOR MORE INFORMATION, CONTACT THE TOWSON ZONING DEPARTMENT AT 410-381-2848.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11912422

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0079-SPH

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:

9/2/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0079-SPH

8611 McDaniel Avenue

Southeast side of McDaniel Avenue, north east of Golden Ring Road

15th Election District- 7th Councilmanic District

Legal Owners: John Fitts, Jr.

Special Hearing for the property to be used as an 8 bed Assisted Living Facility II per section 432A.1.A(2) of BCZR, in lieu of the permitted 7 bed Assisted Living Facility II, without a frontage on an arterial street.

Hearing: Tuesday, September 22, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s2



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0079-SPH

8611 McDaniel Avenue

Southeast side of McDaniel Avenue, north east of Golden Ring Road

15th Election District – 7th Councilmanic District

Legal Owners: John Fitts, Jr.

Special Hearing for the property to be used as an 8 bed Assisted Living Facility II per section 432A.1.A(2) of BCZR, in lieu of the permitted 7 bed Assisted Living Facility II, without a frontage on an arterial street.

Hearing: Tuesday, September 22, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: John & Christina Fitts, 10010 Village Green Drive, Woodstock 21163

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 2, 2020

TO: THE DAILY RECORD
Wednesday, September 2, 2020 - Issue

Please forward billing to:

Christina Fitts
10010 Village Green Drive
Woodstock, MD 21163

443-415-3832

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0079-SPH

8611 McDaniel Avenue

Southeast side of McDaniel Avenue, north east of Golden Ring Road

15th Election District – 7th Councilmanic District

Legal Owners: John Fitts, Jr.

Special Hearing for the property to be used as an 8 bed Assisted Living Facility II per section 432A.1.A(2) of BCZR, in lieu of the permitted 7 bed Assisted Living Facility II, without a frontage on an arterial street.

Hearing: Tuesday, September 22, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
8611 McDaniel Avenue; SE/S of McDaniel		
Avenue, 475' NE of c/line of Golden Ring Rd	*	OF ADMINISTRATIVE
15 th Election & 7 th Councilmanic Districts		
Legal Owner(s): John P. Fitts, Jr.	*	HEARINGS FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	2020-079-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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of March, 2020, a copy of the foregoing Entry of Appearance was emailed to Christina Fitts, 10010 Village Green Drive, Woodstock, Maryland 21163, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighborhood 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: 2020-0079-SPH

Property Address: 8611 McDaniel Ave. Rosedale, MD 21237

Property Description: _____

Legal Owners (Petitioners): John P. Fitts, Jr.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christina Fitts (on behalf of) John Fitts, Jr.

Company/Firm (if applicable): AJ Fitts Unlimited, LLC.

Address: 10010 Village Green Dr., Woodstock, MD 21163

Telephone Number: (443) 415-3832

CERTIFICATE OF POSTING

Date: 9-17-20

RE: Case Number: 2020-0079-SPH RECERT

Petitioner/Developer: Fitts

Date of Hearing/Closing: 9-22-20 10AM

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 2611 McDaniel Ave

The signs(s) were posted on RECERT 9-17-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

#2

ZONING NOTICE

CASE # 2020-0079-SPH

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARING'S GO
TO WWW.BALTIMORECOUNTY.MD/GOV/ADMIN/HEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING, YOU MAY ALSO CALL 410-387-3868 EXT. 0

DATE AND TIME: TUESDAY SEPTEMBER 22, 2020 10AM

REQUEST: SPECIAL HEARING FOR THE PROPERTY TO BE
USED AS AN 8-BED ASSISTED LIVING FACILITY II
PER SECTION 432A 1. A(3) OF BCZR IN LIEU OF THE
PERMITTED 7-BED ASSISTED LIVING FACILITY II WITHOUT
A FRONTAGE ON AN ARTERIAL STREET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

#1
ZONING NOTICE

CASE # 2020-0079-SPH

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS/NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-891-3868
EXT. 0

DATE AND TIME: TUESDAY, SEPTEMBER 22, 2020 10 AM

REQUEST: SPECIAL HEARING FOR THE PROPERTY TO BE USED
AS AN 8-BED ASSISTED LIVING FACILITY II PER SECTION
432A.1.1.(2) OF BCZR IN LIEU OF THE PERMITTED 7-BED
ASSISTED LIVING FACILITY II, WITHOUT A FRONTAGE ON AN
ARTERIAL STREET.

POSTING IS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM THE SIGN IS BEING CALLED 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *efc for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0079-SPH

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual. A Lighting Plan is also required.

*

*

*

*

*

VKD: efc
cc: file

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1900008265		
Owner Information		
Owner Name:	FITTS JOHN P JR	Use: RESIDENTIAL
Mailing Address:	10010 VILLAGE GREEN DR WOODSTOCK MD 21163-	Principal Residence: NO
		Deed Reference: /42361/ 00028
Location & Structure Information		
Premises Address:	8611 MCDANIEL AVE BALTIMORE 21237-3018	Legal Description: LTS 7-8 0.40 AC GOLDEN RING PARK
Map:	Grid:	Parcel:
0089	0012	0719
Neighborhood:	Subdivision:	Section:
15060055.04	0000	
Block:	Lot:	Assessment Year:
D	7	2018
Plat No:	Plat Ref: 0007/ 0135	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1983	2,040 SF	378 SF
Property Land Area	County Use	
17,424 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	3 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	64,600	64,600
Improvements	151,400	168,300
Total:	216,000	232,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		227,267
		232,900
Transfer Information		
Seller: POTLURI SYAM K	Date: 01/16/2020	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /42361/ 00028	Deed2:
Seller: PASKO LORETTA M	Date: 12/31/2014	Price: \$196,000
Type: ARMS LENGTH IMPROVED	Deed1: /35713/ 00200	Deed2:
Seller: PASKO LORETTA M	Date: 01/25/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11400/ 00463	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

2020-0079-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 9, 2020

Christina L. Fitts,
10010 Village Green Drive
Woodstock MD 21163

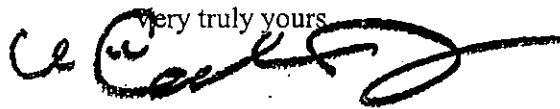
RE: Case Number: 2020-0079-SPH, 8611 McDaniel Ave

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 March 12, 2020. 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


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0079-SPH**

Special Hearing
John P. Fitts, Jr.
8611 McDaniel Avenue

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@mdot.maryland.gov).

Sincerely,



For

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
efc for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0079-SPH

DATE: April 8, 2020

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is reviewed per the requirements of the Landscape Manual. A Lighting Plan is also required.

*

*

*

*

*

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 4/10/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-079

INFORMATION:

Property Address: 8611 McDaniel Avenue

Petitioner: John P. Fitts, Jr.

Zoning: DR 5.5, ML-IM

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing from Section § 432A.1.A(2) of the Baltimore County Zoning Regulations (BCZR), to allow an 8 bed assisted-living facility II in lieu of the permitted 7 bed assisted-living facility II, without a frontage on an arterial street. Pursuant to § 32-4-402 of the Baltimore County Code, a compatibility study is required for an assisted-living facility in a DR zone.

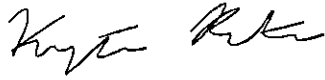
The site is located on McDaniel Avenue in a small residential neighborhood near the beltway and Philadelphia Road. The property is zoned D.R. 5.5 and ML-IM. The property is surrounded by D.R. 5.5 zoning to the west and north and ML-IM zoning to the east and south.

A site visit was conducted on 4/4/2020. The site is located at the end of a quiet residential street. There is an existing driveway for parking and the plan proposes additional parking in the rear. The plan meets the minimum parking and square footage requirements for an assisted-living facility and there are no other assisted-living facilities within 1,000 feet of this property, as is required in the regulations. Pursuant to § 32-4-402 of the Baltimore County Code a compatibility, study is required for an assisted-living facility in a DR zone as mandated through BCZR §432.A.1.D.

The Department of Planning has no objection to the request for special exception contingent on the completion of the compatibility study.

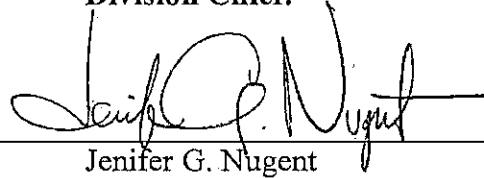
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
Choose an item.
Christina L. Fitts
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0079-SPH
Address 8611 McDaniel Avenue
(Fitts, Jr. Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0079-SPH
Address 8611 McDaniel Avenue
(Fitts, Jr. Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford

9/22 @ 10:00

CASE NO. 2020-0079 SPH

CHECKLIST

✓ Intr.
✓ Order

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

Comment

4/8

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

4/2

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

N/C

FIRE DEPARTMENT

4/10

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

~~No Comment~~

5/1

STATE HIGHWAY ADMINISTRATION

N/C No obj.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/2/20

by L. Pilson

SIGN POSTING (2nd) Date: 9/17/20

by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

11/25/20

11/25/20

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11/25/20

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11/25/20

11/25/20

11/25/20

Donna Mignon

From: AJ Fitts Unlimited <ajfittsultd@gmail.com>
Sent: Monday, September 21, 2020 4:13 PM
To: Donna Mignon; Administrative Hearings
Subject: Re: 8611 McDaniel Avenue - Case No: 2020-0079-SPH
Attachments: Attachment to Petition for Zoning Hearing.docx

CAUTION: This message from ajfittsultd@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Afternoon,

I look forward to my hearing for case # 2020-0079-SPH. Please find attached my documents to accompany my special hearing request. Should you have any questions, please do not hesitate to contact me.

Thank you,
Christina Fitts
443.415.3832

On Tue, Sep 15, 2020 at 10:55 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning,

A hearing has been set for September 22, 2020 at 10:00 a.m. in regard to the above-referenced matter.

If you wish to present any exhibits for the hearing, please email them 48 hours prior to the hearing to: administrativehearings@baltimorecountymd.gov

Thank you so much and have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Monday, September 21, 2020 1:19 PM
To: 'AJ Fitts Unlimited'
Subject: FW: Case No: 2020-0079-SPH Hearing : Tuesday, September 22, 2020 at 10:00 a.m.
Importance: High

Hi Ms. Fitts,
Just reminding you that we need your exhibits for the hearing tomorrow morning ASAP. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Donna Mignon
Sent: Tuesday, August 25, 2020 12:58 PM
To: ajfittsultd@gmail.com
Subject: Case No: 2020-0079-SPH Hearing : Tuesday, September 22, 2020 at 10:00 a.m.

Dear Ms. Fitts:
Per our telephone conversation, please be advised that your hearing is scheduled for September 22, 2020 at 10:00 a.m. We ask that you log on or call in at least 10-15 minutes ahead of time to make sure you are able to get on with no problems. If you do have problems, please contact our office.
The one that I set up is the one you should use.

Please note that 48 hours prior to your hearing date, please email any exhibits you wish to present at your hearing to: admininstrativehearings@baltimorecountymd.gov.

If you have any further questions, please feel free to contact our office.
Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0079-SPH

Reviewer: Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:** ASSISTED LIVING FACILITY 2

Type: SPECIAL HEARING

Legal Owner: John P. Fitts Jr.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 8611 MCDANIEL AVE

Location: South East side of McDaniel Ave, 475 feet North East of the center line of Golden Ring Road.

Existing Zoning: DR 5.5, M-IM

Area: 17.424 S.F

Proposed Zoning:

SPECIAL HEARING:

The property to be used as an (8) eight bed Assisted Living Facility II per section 432A.1.A(2) of BCZR, in lieu of the permitted (7) bed Assisted Living Facility II, without a frontage on an arterial street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 15, 2020 10:56 AM
To: 'AJ Fitts Unlimited'
Subject: 8611 McDaniel Avenue - Case No: 2020-0079-SPH

Good Morning,

A hearing has been set for September 22, 2020 at 10:00 a.m. in regard to the above-referenced matter. If you wish to present any exhibits for the hearing, please email them 48 hours prior to the hearing to: administrativehearings@baltimorecountymd.gov

Thank you so much and have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1900008265		
Owner Information		
Owner Name:	FITTS JOHN P JR	Use: RESIDENTIAL
Mailing Address:	10010 VILLAGE GREEN DR WOODSTOCK MD 21163-	Principal Residence: NO Deed Reference: /42361/ 00028
Location & Structure Information		
Premises Address:	8611 MCDANIEL AVE BALTIMORE 21237-3018	Legal Description: LTS 7-8 0.40 AC GOLDEN RING PARK
Map:	Grid:	Parcel:
0089	0012	0719
Neighborhood:	Subdivision:	Section:
15060055.04	0000	D
Block:	Lot:	Assessment Year:
7	2021	
Plat No:		Plat Ref:
0007/ 0135		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1983	2,040 SF	378 SF
Property Land Area		County Use
17,424 SF		04
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	3 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	64,600	64,600
Improvements	168,300	168,300
Total:	232,900	232,900
Preferential Land:	0	
Transfer Information		
Seller: POTLURI SYAM K	Date: 01/16/2020	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /42361/ 00028	Deed2:
Seller: PASKO LORETTA M	Date: 12/31/2014	Price: \$196,000
Type: ARMS LENGTH IMPROVED	Deed1: /35713/ 00200	Deed2:
Seller: PASKO LORETTA M	Date: 01/25/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11400/ 00463	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:



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 8611 McDaniel Ave. Rosedale, 21237 which is presently zoned DR5.5/ML-1M
Deed References: 42361/00028 10 Digit Tax Account # 1900008265
Property Owner(s) Printed Name(s) JOHN P. FITTS, JR

(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 the property to be used as an (8) eight bed Assisted Living Facility II per Section 432A.1.A(2) of BCZR, in lieu of the permitted (7) bed Assisted Living Facility II, without a frontage on an arterial street.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
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)

See separate attachment entitled "Attachment to Petition for Zoning 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):

JOHN P. FITTS, JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address

City

State

21163
Zip Code

(443) 415-3832
Telephone #

AJFITSULTD@GMAIL.COM
Email Address

Representative to be contacted:

CHRISTINA L. FITTS

Name - Type or Print

Signature

10010 VILLAGE GREEN DR. WOODSTOCK, MD

Mailing Address

City

State

21163
Zip Code

(443) 415-3832
Telephone #

AJFITSULTD@GMAIL.COM
Email Address

CASE NUMBER 2020-0079-SPH Filing Date 3/12/2020

Do Not Schedule Dates:

Reviewer AF



AJ FITTS UNLIMITED, LLC.
Exceptional Adult & Elder Care

Attachment to Petition for Zoning Hearing

Dear Baltimore County Zoning Officials:

I am Christina Fitts, a senior care specialist who desires to open an assisted living facility in Baltimore County at 8611 McDaniel Avenue, Rosedale 21237. My plan is to create an intimate residential home setting for seniors ages 65 and up who need assistance in managing their ADLs (Activities of Daily Living). There is a severe deficit in long-term care for the elderly, affording them limited options that don't necessarily meet the needs of this important demographic. I sincerely hope to close this gap by offering a quaint home setting for a small group of people. Along with my request, I have included many of the advantages that my home will bring and my supporting rationale in asking for approval as an Assisted Living II-8 bed home, that is close to, but not directly on an arterial street:

Emergency Access:

- Convenient proximity to Franklin Square Hospital, our main facility for urgent appointments, a short drive of only 5 (five) minutes (distance is 1.9 miles).
- Convenient proximity to Rosedale VFD, our main resource for emergency matters, a short drive of only 3 (three) minutes (distance is 1.4 miles).
- Convenient proximity to Fuller Medical Center Pharmacy, our select center for medication and reviews, a short drive of only 5 (five) minutes (distance is 1.7 miles).

Current Location:

- Across the street is an existing zoned business; local.
- On the right side (and behind) the home is a business (manufacturing zone).
- On the left side of the home is the only residence in close range.
- The home is at the end of a cul-de-sac, offering additional privacy and further limiting the impact to the neighborhood.

Parking:

- According to the zoning specifications, I only need ^{3 (three)} ~~2 (two)~~ parking spaces, however I am providing 4 (four) spaces to affectively accommodate my residents as well as my staff member(s).
- My residents do not drive and thus do not have the need for vehicles. However, I have taken into consideration my residents' families to ensure proper parking for them, my staff and other visitors who may come to my home.



AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

- Additionally, I will NOT be taking up street parking or parking on the side of the home; again, minimizing the overall impact of the neighborhood and my neighbors.
- Based on the area of current space exceeding 17,000 sq. ft. and the zoning regulations, the home can manage 10 beds, however I am only asking for 8 (eight).

Management Qualifications:

I hold the following certifications/ licenses or memberships:

- Assisted Living Manager (**ALM**) authorized by the Office of Health Care Quality
- Certified Medication Technician (**CMT**) licensed through the Maryland Board of Nursing
- American Red Cross Licensed Training Professional (**LTP**) in Adult & Pediatric CPR/ First Aid and AED (Automated External Defibrillator).
- Greater Baltimore Medical Center (**GBMC**) Health Care Board of Directors.
- **GBMC** Health Care Quality Committee Member
- WMAR Channel 2 News feature segment "*Caring for Elderly Parents*" Nov. 2019.

Thank you for your consideration and time in reviewing my request.

Christina Fitts

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 1, 2020 8:21 AM
To: 'AJ Fitts Unlimited'
Subject: RE: Sign Posters

Good Morning,

We do not get involved with this. You have to contact Kristen over at Zoning and she will help you, she will let you know what will need to be posted on the sign. Kristen's phone number is 410-887-3391. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: AJ Fitts Unlimited <ajfittsultd@gmail.com>
Sent: Monday, August 31, 2020 5:29 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; lpilson@hotmail.com
Subject: Re: Sign Posters

CAUTION: This message from ajfittsultd@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Greetings Donna,

Thank you for sending the list of sign posters. I spoke with Mr. Pilson and I would like to go with him to post the signs. Could you please email him the sign information so that he can proceed with setting up the signage. His email is lpilson@hotmail.com.

Thank you,
Christina Fitts
443.415.3832

On Wed, Aug 26, 2020 at 4:03 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Dear Ms. Fitts,

Per our conversation, please find a list of approved sign posters.

Thank you.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and
wear a mask in public places.

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www.baltimorecountymd.gov

Donna Mignon

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Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

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AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

Attachment to Petition for Zoning Hearing

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- Additionally, I will NOT be taking up street parking or parking on the side of the home; again, minimizing the overall impact of the neighborhood and my neighbors.

PETITIONER' S

EXHIBIT NO. 1



AJ FITTS UNLIMITED, LLC.

Exceptional Adult & Elder Care

- Based on the area of current space exceeding 17,000 sq. ft. and the zoning regulations, the home can manage 10 beds, however I am only asking for 8 (eight).

Ample Space:

The spacious bedrooms allow for privacy as well as healthy communication between roommates and the various common areas can be tailored for a larger group or a more intimate setting for one or two. The large backyard is ideal for summer outings, for both residents and families.

Welcoming Neighbors:

Our neighborhood along McDaniel Avenue is quiet as well as friendly. I have been given a warm welcome by our neighbors, like Joseph Neuberger who has provided advice and helped us get acclimated to the community. Our intent is to be a great neighbor and maintain and care for our home as do the other families.

Management Qualifications:

I hold the following certifications / licenses or memberships:

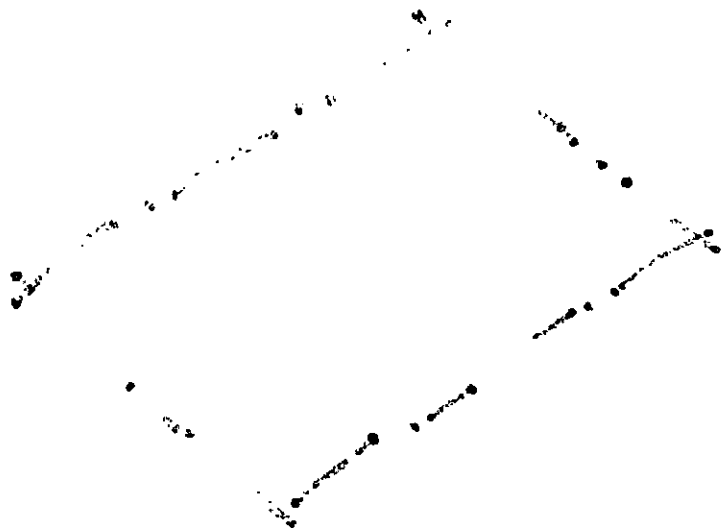
- Assisted Living Manager (**ALM**) authorized by the Office of Health Care Quality
- Certified Medication Technician (**CMT**) licensed through the Maryland Board of Nursing
- American Red Cross Licensed Training Professional (**LTP**) in Adult & Pediatric CPR/ First Aid and AED (Automated External Defibrillator).
- Greater Baltimore Medical Center (**GBMC**) Health Care Board of Directors.
- **GBMC** – Chair of the Health Care Quality Committee
- WMAR Channel 2 News feature segment “Caring for Elderly Parents” Nov. 2019. See video: https://www.wmar2news.com/news/region/baltimore-county/aging-parents-providing-care-as-they-transition-to-assisted-living?fbclid=IwAR1WMS5mbtVPGfpGNfd_I08gfwrrreA_fgV1BSq_T2-1cnJ8z7brDBP6x3cA.
- Medill Reports feature story “Staying Positive During Pandemic” May. 2020. See video: <https://news.medill.northwestern.edu/chicago/a-perfect-fit-stays-positive/>.

Thank you for your consideration and time in reviewing my request.

Christina Fitts

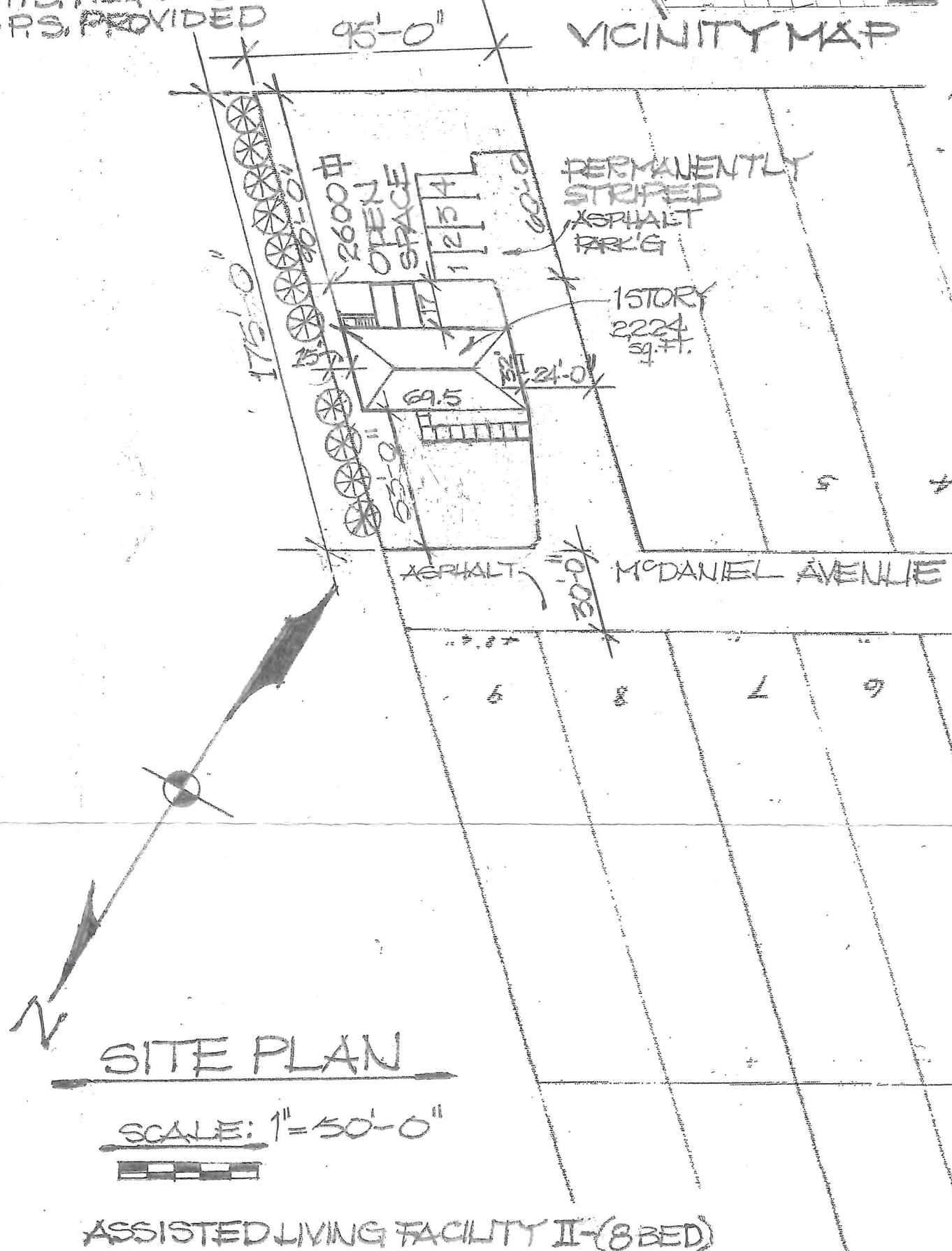
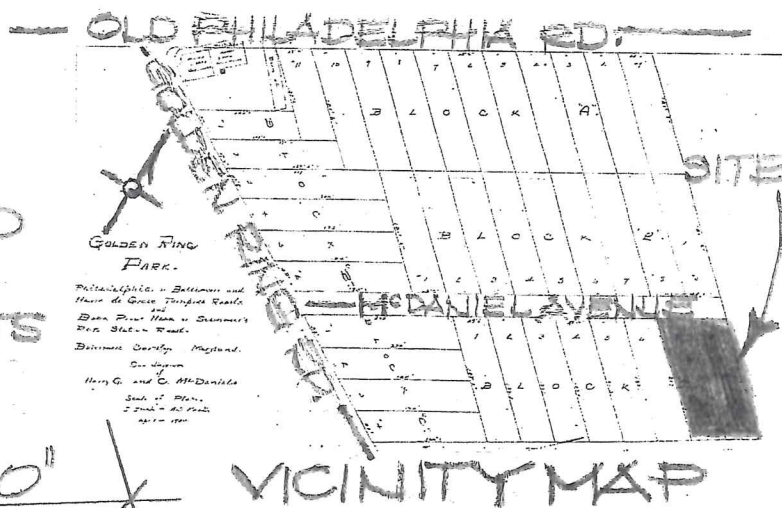


2020-0079-SPH



HeA-PP00 - sc02

* PARKING REQUIREMENTS
1 P.S. FOR 3 BEDS
3 P.S. REQUIRED
4 P.S. PROVIDED 95-01



ASSISTED LIVING FACILITY II-(8 BED)

2611 MDANIEL AVENUE
BALTIMORE COUNTY MD.
15 ELECTION DISTRICT
OWNER: JOHN & CHRISTINA FITTS
1ST. FLR. & SUN ROOM = 2513 SQ. FT.
BASEMENT FOR STORAGE
LOT SIZE: 17,424 SQ. FT.
ZONE DR 5.5
DATE: 03/11/2020

"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 5 years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 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. PURSUANT TO SECTION 422A 1 A 3 BC72

THE APPLICANT IS AWARE & CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN "AUTOMATIC SPRINKLER SYSTEM" FOR THE PRINCIPAL BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO THE OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF I, II OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND/OR SECTION 310. (Contact the Building Plans Review Office at 410-887-3987 for more information about automatic sprinkler system requirements).

For more than 4 beds, density calculations must be shown on the site plan based on the particular zone's minimum lot area requirements for each density or dwelling unit used. See the chart below:

Density	
1-4 beds	Not required
5-8 beds	2 density lots required
9-12 beds	3 density lots required
13-15 beds	4 density lots required

2020-0079-SPH