

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Office of Planning, Development Review Office  
Attention: ALF REVIEWER  
Jefferson Building  
106 W. Chesapeake Avenue, Room 101  
Towson, MD 21204  
M.S. 3402

ALF Address 820 Hopewood Road  
Permit No. (if required) B \_\_\_\_\_  
Intake Planner's Name \_\_\_\_\_  
Filing Date \_\_\_\_\_

**FROM:** Department of Permits, Approvals and Inspections  
Zoning Review Office  
M.S. 1105

**RE:** Assisted Living Facility I or II

*up 2022-0009-AL*

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

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

Print Name of Applicant Cardene Sterling Applicant Address 9322 Owings Choice Ct Telephone Number 410-598-2727 Email Address cardene2407@gmail.com  
ALF Lot Address 820 Hopewood Road Election District 03 Councilmanic District 2 Sq. Ft. of Lot 10,744sq  
Lot Location: N E S W/side/corner of \_\_\_\_\_ (street) \_\_\_\_\_ feet from N E S W corner of \_\_\_\_\_ (street)  
Land Owner: Ordale Sterling 10 Digit Tax Account Number 0304065440  
Address: 820 Hopewood Road (301) 857-0200 ordale@gmail.com  
Telephone Number Email Address

**B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:**

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

Intake Planner to confirm information acceptance by marking **X** below:

	YES	NO
1. This Completed Recommendation Form (3 copies) .....	<b>X</b>	—
2. Building Permit Application or Copy (if available) .....	—	<b>X</b>
3. Site Plan (See Zoning Use Permit Checklist on Page 2 for Requirements); Property (3 copies); including lot size and square feet of buildings, parking and open space - 10% lot area .....	<b>X</b>	—
Statement of Compliance with Checklist Note 5.A .....	<b>X</b>	—
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR .....	—	—
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987) .....	—	—
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) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood .....	<b>X</b>	—
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR .....	<b>X</b>	—
7. Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements Building Plans Review Office can be reached at 410-887-3987 .....	—	—
8. Current Zoning Classification: _____		

**TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!**

**RECOMMENDATIONS / COMMENTS:**

- Approval     Disapproval     Approval conditioned on required modifications of the application and/or site plan to conform with the following Comments below (or attached):

Signed by: *Brad M. Williams*  
for the Director, Office of Planning

Date: 9/19/22

# BALTIMORE COUNTY, MARYLAND

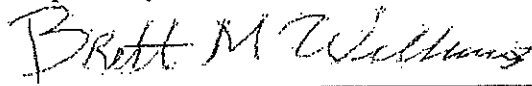
## INTER-OFFICE CORRESPONDENCE

**TO:** Jenifer Nugent **DATE:** September 19, 2022  
**FROM:** Brett M. Williams  
Development Review, Planner  
**SUBJECT:** 820 Hopewood Road  
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan at 820 Hopewood Road. The applicant is proposing an assisted living facility with a maximum of 4 beds in an existing structure. There are no other Assisted Living Facility's within 1000 feet of the property. The Department of Planning has no objection to the request pending the following conditions are addressed:

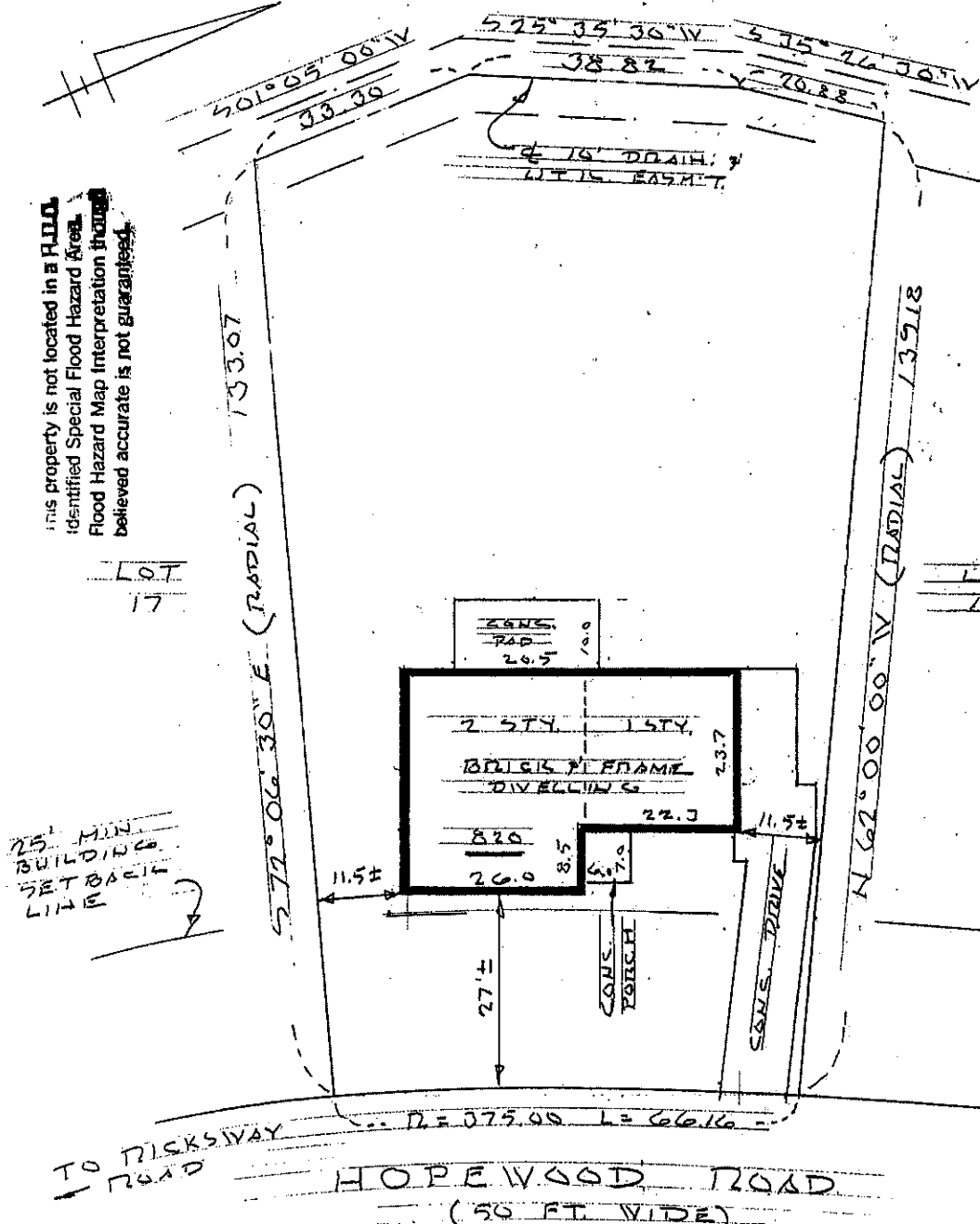
- The exterior of the existing dwelling shall not be altered.
- No signs that identify the property as an Assisted living Facility shall be erected on the premises.
- Outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass).
- Submit a compatibility finding pursuant to Section 32-4-402 of the Baltimore County Code.

Prepared by:



Brett M. Williams  
Brett M. Williams

This property is not located in a Flood identified Special Flood Hazard Area. Flood Hazard Map interpretation through believed accurate is not guaranteed.



25' MIN. BUILDING SETBACK LINE

1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.  
 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.  
 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.  
 This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

Lot No. 16, Block D, Revised Plat 3,  
 Section No. 1, WILLOW GLEN, Plat Book  
 W.J.R. No. 27, Folio 18

All setback dimensions are + or - one foot unless otherwise noted.

10/9/03 *[Signature]*

REG. NO. 8675



**LOCATION DRAWING**  
 820 HOPEWOOD ROAD, BALTIMORE COUNTY, MARYLAND  
**OFFICE OF**  
**MANK & KUNST**  
 POST OFFICE BOX 5448  
 TOWSON, MARYLAND 21285

**SCALE**  
 1" = 20'  
**DATE**  
 10/9/03  
**JOB NO.**  
 16/17

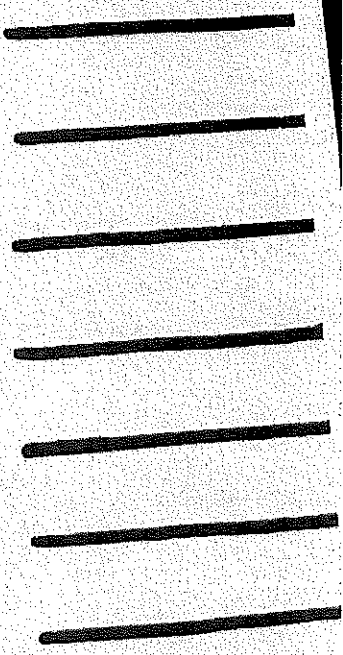
WINDOW

WINDOW

Back Door

Dining room

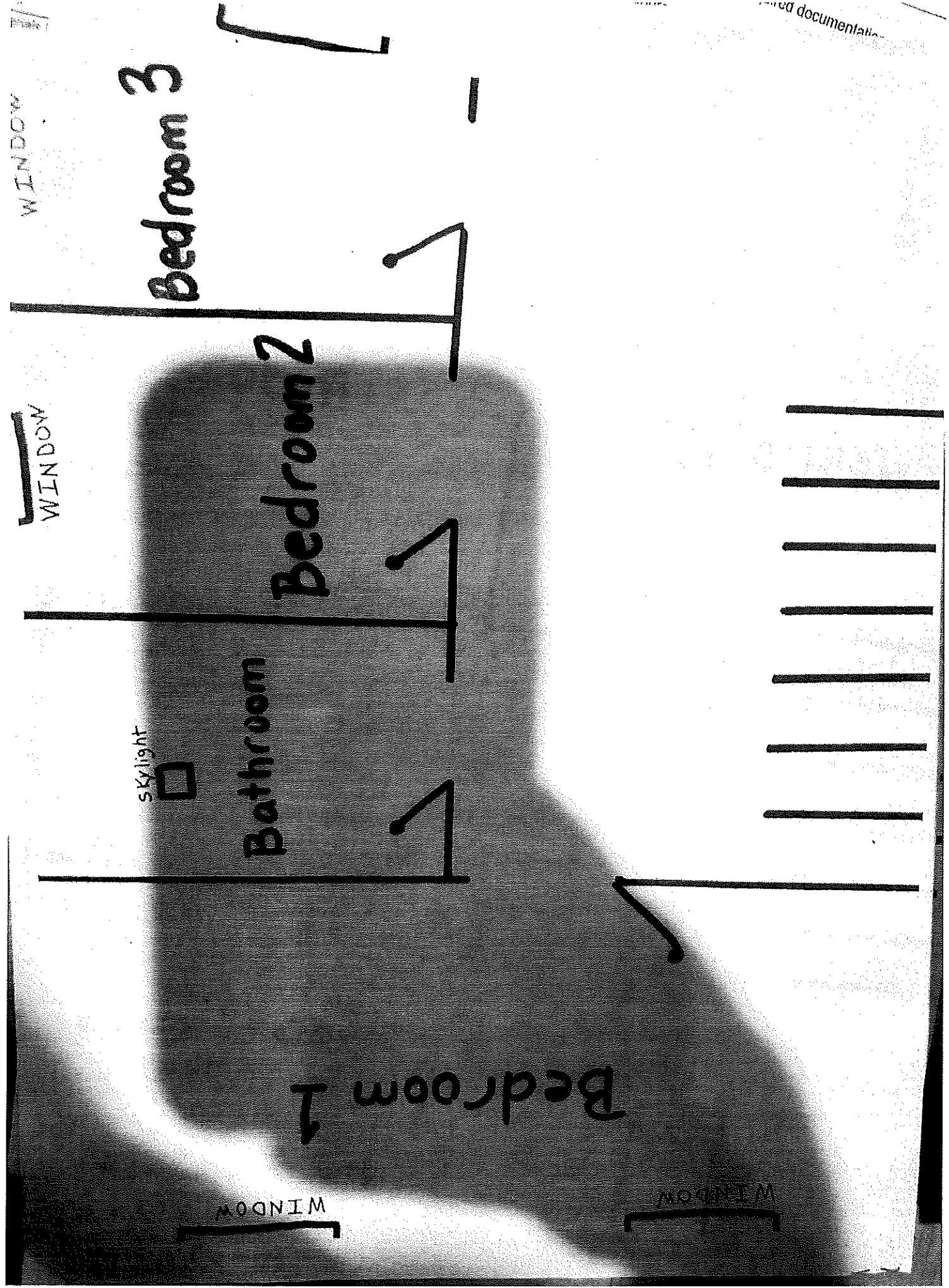
Kitchen



Living room

Front Door

WINDOW



...ed documentation

<b>IN RE: PETITION FOR VARIANCE</b>	*	BEFORE THE
<b>(820 Hopewood Road)</b>	*	OFFICE OF ADMINISTRATIVE
3 <sup>rd</sup> Election District	*	HEARINGS OF
2nd Council District	*	BALTIMORE COUNTY
Ordale Sterling	*	<b>CASE NO. 2022-0130-A</b>
Legal Owner		
<b>Petitioner</b>		
* * * * *		

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Ordale Sterling, legal owner and Petitioner (“Petitioner”) for property located at 820 Hopewood Road (the “Property”). Petitioner is requesting the following variance relief:

- 1.) From the Baltimore County Zoning Regulations (“BCZR”) §409.4.B to permit 2 parking spaces that do not adjoin and have direct access to an aisle for the residences that are also employees of the business.
- 2.) From BCZR §409.6.A.1: To permit 2 usable off-street parking spaces in lieu of the required 4 parking spaces.
- 3.) From BCZR § 432A.1.C.1.: To permit the parking to be set back 2 feet from the property line in lieu of the required at least ten feet.
- 4.) From BCZR § 432A.1.C.2: To permit the parking and delivery areas to be located in the side and front yards in lieu of being located in the required side and rear yards only.

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. The Petitioner, Ordale Sterling appeared at the hearing. Bruce E. Doak of Bruce E. Doak Consulting, LLC appeared and assisted the Petitioner. The Amended Site Plan he prepared and sealed was admitted as Petitioner’s

Based on the record evidence I find that the Petitioners would suffer practical difficulty and hardship if the requested variance relief were denied, and that it can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety or welfare.

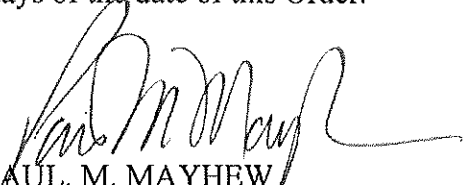
THEREFORE, IT IS ORDERED, this 27<sup>th</sup> day of **July 2022**, by the Administrative Law Judge for Baltimore County, that the Petition for the following Variances:

- 1.) From BCZR §409.4.B to permit 2 parking spaces that do not adjoin and have direct access to an aisle for the residences that are also employees of the business.
- 2.) From BCZR §409.6.A.1: To permit 3 usable off-street parking spaces in lieu of the required 4 parking spaces.
- 3.) From BCZR § 432A.1.C.1.: To permit the parking to be set back 6 feet from the property line in lieu of the required at least ten feet. And,
- 4.) From BCZR § 432A.1.C.2: To permit the parking and delivery areas to be located in the side and front yards in lieu of being located in the required side and rear yards only, are each 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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. There shall be no commercial signage on the property.

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

  
PAUL. M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM/dlm

**UNITED STATES POSTAL SERVICE**

**POSTAL MONEY ORDER**

Serial Number: 28359278561

Year, Month, Day: 2022-08-12

Post Office: 212082

U.S. Dollars and Cents: \$100.00

Amount: One Hundred Dollars and 00/100 \*\*\*\*\*

Pay to: Office of Planning

Address: 105 W. Chesapeake Ave  
Towson, Md. 21204

From: Cardene Sterling

Address: 9322 Owings Choice Ct  
Owings Mills Md. 21117

Clerk: 23

MEMO

SEE REVERSE WARNING - NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

28359278561

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

No. 218566

Date: 8/22/22

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		650				100
Total:								100

Rec From: Cardene Sterling

For: ALFT

820 Hopwood Rd gh

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

CASHIER'S  
VALIDATION

**SITE INFORMATION**

- Ownership: Ezra N. Sterling  
820 Hopewood Road Baltimore, MD 21208  
410-598-2727
- Address: 4820 Hopewood Road
- Deed references: JLE 36102/320 Lot 16 PB 27/18
- Area: 10,744 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 78 / 344 / 03-04-065440
- Election District: 3 Councilmanic District: 2  
ADC Map: 4697B3 GIS tile / Zoning Map: 078A3 Position sheet: 22N  
Census tract: 403100 Census block: 240054031002004  
Schools: Bedford ES Pikesville MS Milford Mill Academy
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 078A3 and the information provided by Baltimore County on the internet.
- Improvements: 2 story single family dwelling & driveway. The existing dwelling and driveway will remain unchanged.

**OFFICE OF ZONING**

Zoning: DR 5.5 Zoning history: None

**Parking Calculations**

Residence parking spaces required: 2  
Required parking spaces: 1 space for each 3 beds = 2 parking spaces (based on 4 beds proposed)  
Parking spaces required: 4  
Parking spaces provided on site: 2  
The proposed parking is 2' from the property line.

**DR 5.5 Setbacks for Residential Buildings**

Front: 25 feet from the street right of way or property line  
Side: 10 feet from property line  
Rear: 30 feet from property line

**Density Calculations**

1-4 beds = No density required (4 beds requested)

**Local Open Space Required**

0.10 x lot area (10,744 sq. ft.) = 1,074 sq. ft.

**Building Requirements**

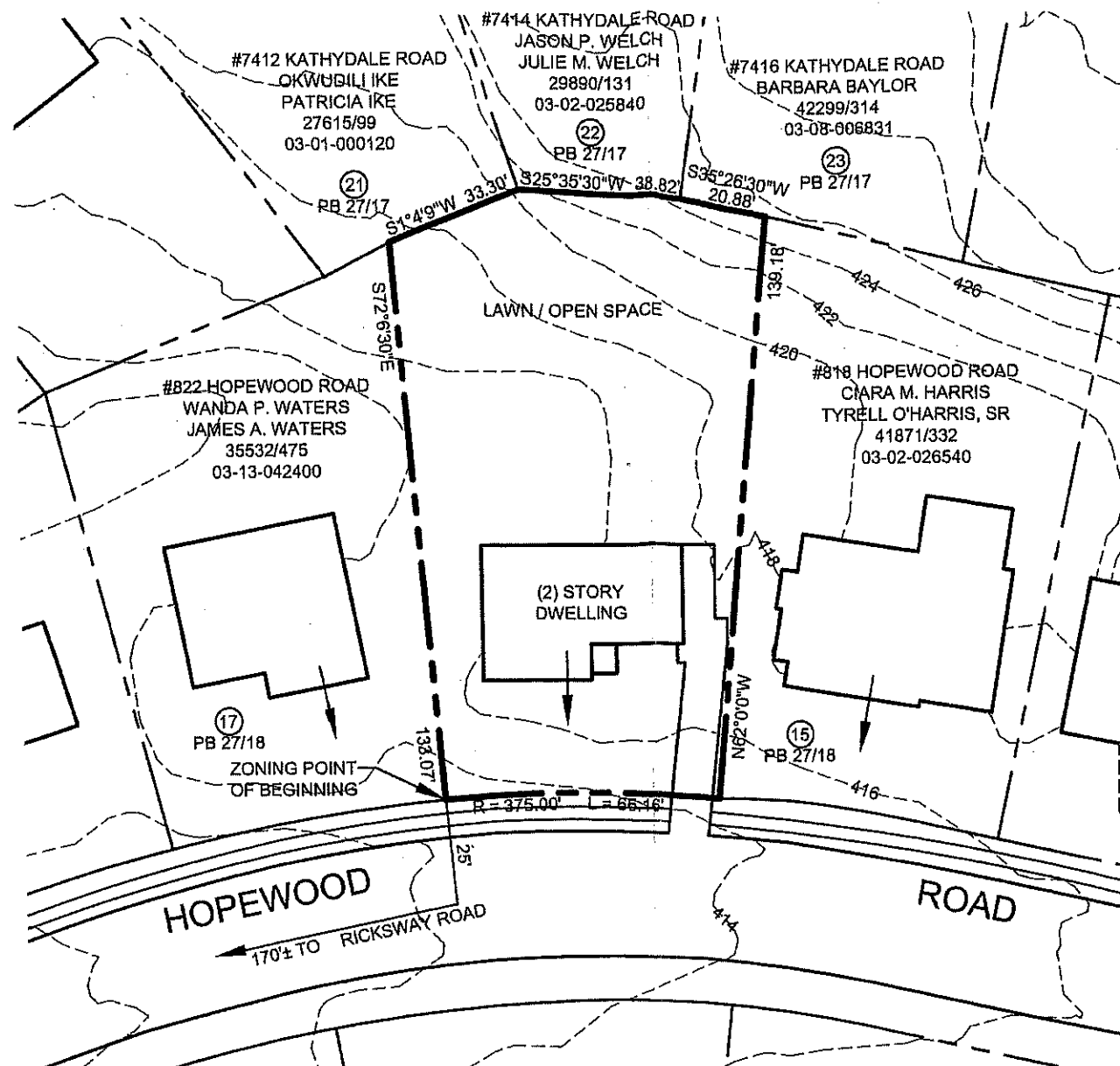
The building was not originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the building. No additions are proposed.

The existing building will have a working sprinkler system installed when the zoning petition is approved.

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.

**Facility Location**

The applicant is aware & certifies that in a DR 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 assistant living facility I or II, pursuant to Section 432.1.A.3 BCZR.



**Existing Floor Area:**

First Floor: 3000 sq. ft. (3 bedrooms / 2 bathrooms)  
Second Floor: 1,300 sq. ft.  
Lower Level: 1,300 sq. ft.  
Total: 5,600 sq. ft.

A floor plan will accompany this plan.

Signs: Signs shall comply with Section 450 BCZR

**ENVIRONMENTAL IMPACT**

Watershed: Gwynns Falls URDL land type: 1

- The existing dwelling is served by public water and sewer
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

**OFFICE OF PLANNING**

Regional Planning District: Lochearn District Code: 319

- The subject dwelling is not historic. The subject property is not in a historic district.

**PROPOSED DEVELOPMENT**

To utilize the existing dwelling as an Assisted Living Facility I

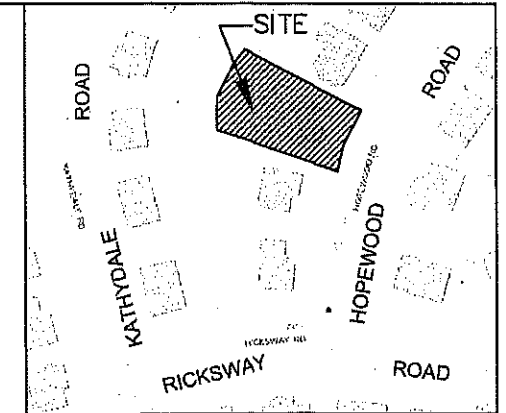
The undersigned and Bruce E. Doak are responsible for the accuracy of the information on this plan.

Signature: *[Signature]* Date: 5/24/22

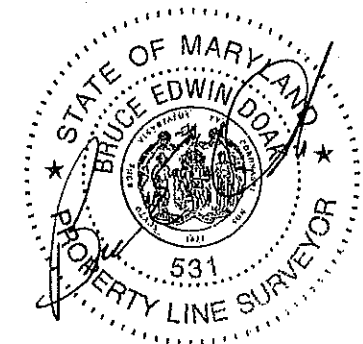
Printed Name: ORDALE STERLING

Signature: *[Signature]* Date: 5/24/22

Printed Name: BRUCE E. DOAK



Vicinity Map - Scale: 1" = 200'



Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freetland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

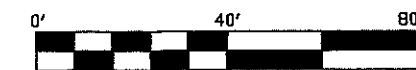


PLAN TO ACCOMPANY A  
ZONING PETITION AND  
USE PERMIT APPLICATION  
FOR  
#820 HOPEWOOD ROAD

BALTIMORE COUNTY, MARYLAND  
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 5/8/22

Scale: 1"=40'



REVISION

2022-0130-A