



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 820 HOPEWOOD ROAD which is presently zoned DR55
 Deed References: 36102/320 10 Digit Tax Account # 03 04 06 5 4 4 0
 Property Owner(s) Printed Name(s) EZRA N. STERLING / Bevolin Sterling

(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

SEE ATTACHED PAGE

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)

TO BE PRESENTED AT THE 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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted: ENSASSISTEDLIVING@GMAIL.COM

BRUCE E. DOAK (CARDENE STERLING)

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2024-0240-SPH Filing Date 6/29/24

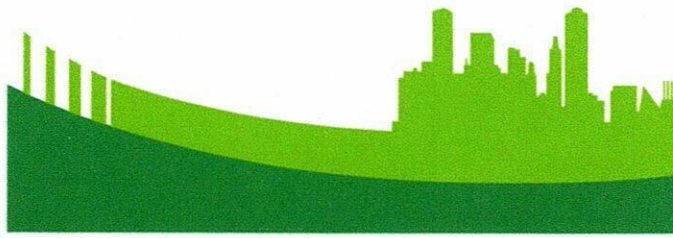
Do Not Schedule Dates:

Reviewer [Signature]

Petitions Requested
For Case # _____
820 Homewood Road

Special Hearing

- 1) To amend Case #2022-0130-A to allow for a six bed assisted living facility in lieu of the four bed facility granted.



Zoning Description

#820 Hopewell Road
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Hopewell Road, two lines from the centerline of Ricksway Road, viz. 1) Northerly 170 feet, more or less, and 2) Westerly 25 feet, more or less

Being Lot 16 of Willow Glen as recorded in Plat Book 27, Page 18.

Containing 10,744 square feet of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



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Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

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Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

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CASE NUMBER 2024-0240-SPH

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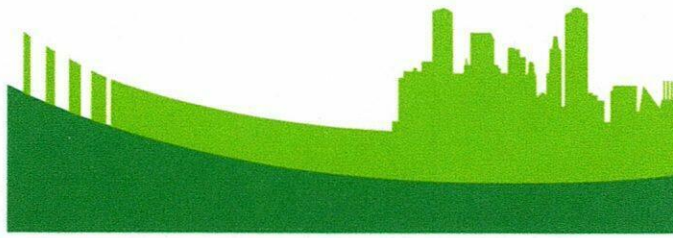
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JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 27, 2022

Ordale Sterling – ordale@gmail.com
820 Hopewood Road
Baltimore, MD 21208

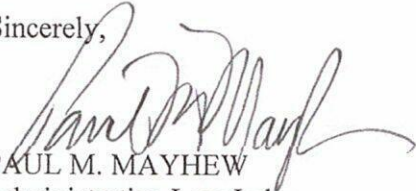
RE: Petition for Variance
Case No. 2022-0130-A
Property: 820 Hopewood Road

Dear Mr. Sterling:

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,


PAUL M. MAYHEW
Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Bruce Doak, Bruce E. Doak Consulting, LLC – bdoak@bruceedoakconsulting.com
Cardene Sterling – cardene2407@gmail.com
Jacob Compther – jcompther@baltimorecountymd.gov
James Waters – watersjames56@gmail.com

Exhibit 6. There were no Protestants or interested citizens that appeared at the hearing. Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and Department of Plans Review ("DPR"). These agencies did not oppose the requested relief. Jacob Compher appeared on behalf of the DOP to confirm that his agency recommends approval of the requested relief based on the amendments made to the site plan.

The property is approximately 10,744 sq. ft. and is zoned in DR 5.5. Mr. Doak explained that the Petitioners intend to operate a four bed Assisted Living Facility in this existing dwelling. They will live there with the four residents. He further explained that they have only one car and that none of the residents will own cars due to their age or disability. In addition, there is ample available parking on the street, as evidenced by photos that were admitted as Petitioners' Exhibit 5. There is an existing driveway along the side of the lot that will accommodate two cars.

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 Property is unique in a zoning sense because the existing dwelling and driveway are very close to the side yard boundary and therefore do not allow conformance with the side yard setback requirement. In addition, the rear yard slopes significantly toward the dwelling so placing parking spaces in the rear would require substantial grading and a retaining wall. Finally, a commercial parking area in the rear yard would be incompatible with the surrounding residential uses and would unnecessarily increase the impervious surface area. These points were echoed by Mr. Compher of the DOP.

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.

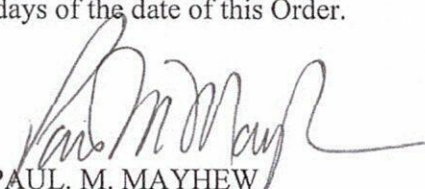
THEREFORE, IT IS ORDERED, this 27th day of **July 2022**, by the Administrative Law Judge for Baltimore County, that the Petition for the following Variances:

- 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

**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 fifteen (15) 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: 2024-0240-SPH
Property Address: 820 HOPEWELL ROAD BALTIMORE MO 21208
Property Description: LOT 16 WILLOW GLEN PB 27/18

Legal Owners (Petitioners): EZRA & BEVOLIN STERLING
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: November 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0240-SPH
Address: 820 HOPEWOOD ROAD
Legal Owner: Ezra & Bevolin Sterling

Zoning Advisory Committee Meeting of November 12, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 4, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0240-SPH

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE MEMORANDUM

TO: Krystle Patchak
Development Review Section

DATE: November 14, 2024

FROM: Brett M. Williams
Planner, Development Review

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0240-SPH

INFORMATION:

Property Address: 820 Hopewood Road

Petitioner: Ezra Sterling/Bevolin Sterling

Zoning: DR 5.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing - To amend Case # 2022-0130-A to allow for a six-bed assisted living facility in lieu of the four-bed facility granted.

The property is located in the Milford Mill area and within a designated Community Conservation Area. The applicant is proposing an assisted living facility I with a maximum of six beds in an existing dwelling built in 1962 that is approximately 2,192 square feet. There are no other Assisted Living Facilities within 1000 feet of the property.

The applicant, pursuant to Baltimore County Code Section 32-4-402, submitted documentation dated 7/25/22 which responded to the 8 compatibility objectives, based on the site conditions of 820 Hopewood Road. The documents indicated the following:

Per Section 32-4-402 BCC

1. The existing dwelling and its improvements were built in 1962 as a part of the Willow Glen subdivision, which is recorded in Plat Book 27, page 18. These improvements are patterned in a similar manner to those in the neighborhood.
2. The existing dwelling and driveway/parking will remain the way they are and have been since the dwelling was built. These improvements match those throughout the development and will have no adverse impact on the neighborhood.
3. There are no proposed streets affiliated with this request. The streets and sidewalks are all built. The existing streets and sidewalks provide functional support of the neighborhood.
4. The open space provided in the back yard on the subject property is a wide open and slightly sloping area. Access to the open space will be provided to the residents.
5. No locally significant features exist on the subject property. The existing dwelling shall be maintained as the significant feature.
6. The existing landscape on the subject property is quite typical of the surrounding properties and the neighborhood. It will be maintained to a high standard.

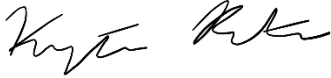
7. There shall not be any exterior signs or accessory structures installed. The existing lighting will continue to provide the necessary illumination for safety for the residences only.
8. The existing dwelling will not be altered and there will not be any additional buildings or structures.

The Department of Planning has no objection to the request relief and recommends approval conditioned upon the following:

1. Clearly mark the total area of dedicated areas to provide useable, contiguous and private open space.
2. Exterior alterations or signs identifying the property as an Assisted living Facility shall be prohibited on the premises.
3. Outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass).

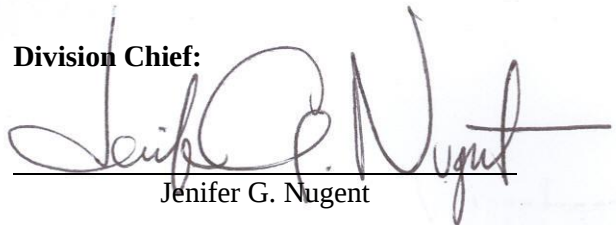
For further information concerning the matters stated herein, please contact Brett Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak, Bruce Doak Consulting, LLC
Sydney Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0304065440

Owner Information

Owner Name: STERLING BEVOLIN Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 820 HOPEWOOD RD Deed Reference: /47818/ 00445
BALTIMORE MD 21208-5701

Location & Structure Information

Premises Address: 820 HOPEWOOD RD Legal Description: 820 HOPEWOOD RD
BALTIMORE MD 21208-5701 WILLOW GLEN

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0019 0344 3070114.04 0000 1 D 16 2023 Plat Ref: 0027/ 0018

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1962	2,192 SF		10,744 SF	04

Stories	Basement Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE/4	2 full/ 1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	68,600	68,600		
Improvements	167,100	210,600		
Total:	235,700	279,200	264,700	279,200
Preferential Land:	0	0		

Transfer Information

Seller: STERLING EZRA N	Date: 02/28/2023	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47818/ 00445	Deed2:
Seller: STERLING EZRA N	Date: 04/27/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36102/ 00320	Deed2:
Seller: STERLING ERZA N	Date: 03/19/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26788/ 00690	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

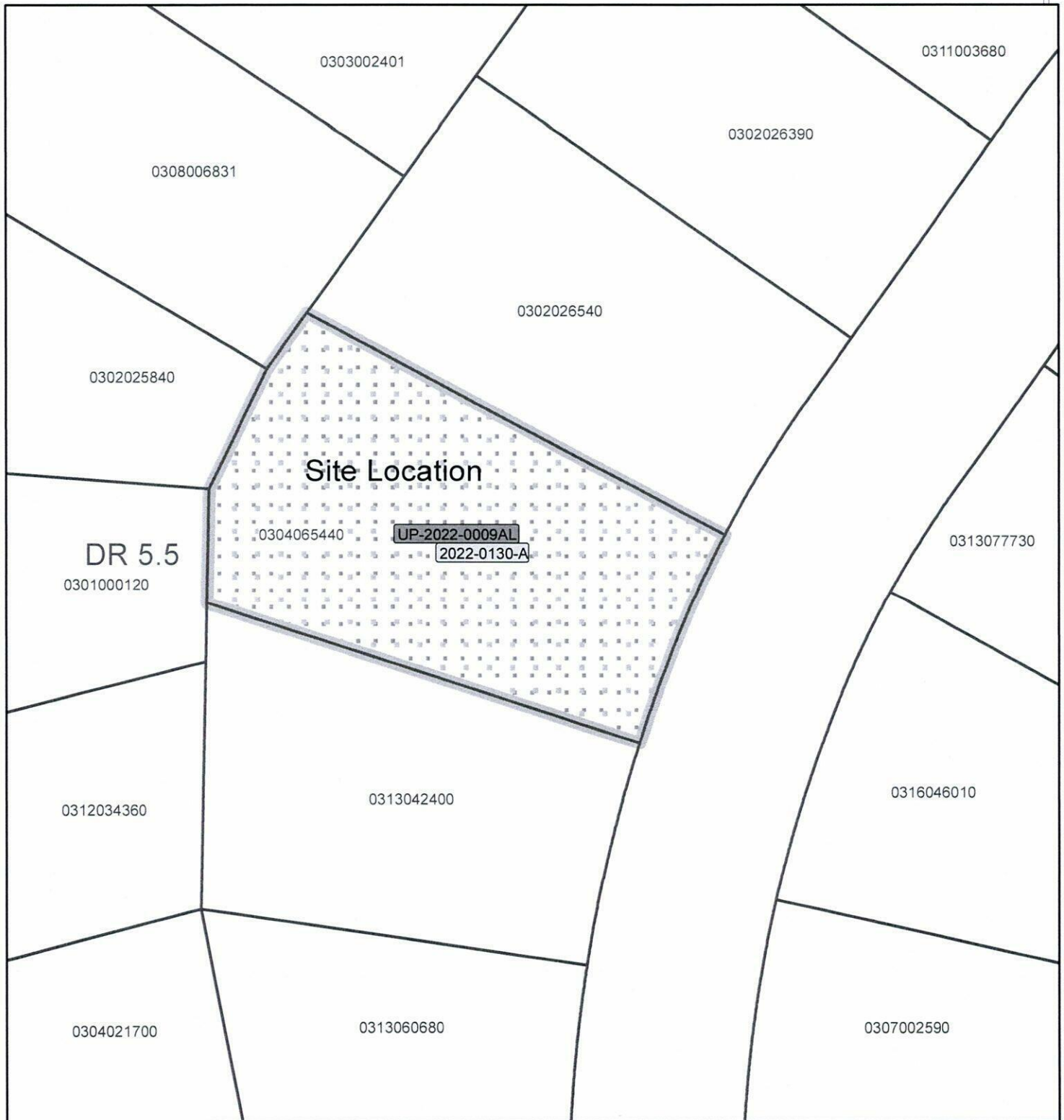
Homestead Application Information

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

820 HOPEWOOD RD



Publication Date: 10/29/2024



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

SITE INFORMATION

1.

Ownership: Ezra N. Sterling
820 Hopewood Road Baltimore, MD 21208
410-598-2727
2.

Address: 4820 Hopewood Road
3.

Deed references: JLE 36102/320 Lot 16 PB 27/18
4.

Area: 10,744 sq. ft. (per SDAT)
5.

Tax Map / Parcel / Tax account #: 78 / 344 / 03-04-065440
6.

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
7.

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.
7.

Improvements: 2 story single family dwelling & driveway. The existing dwelling and driveway will remain unchanged.

OFFICE OF ZONING

Zoning: DR 5.5 Zoning history: Case 2022-0130-A Parking Variance Granted

Parking Calculations

Residence parking spaces required: 2
Required parking spaces: 1 space for each 3 beds= 2 parking spaces (based on 6 beds proposed)
Parking spaces required: 4
Parking spaces provided on site: 3 (See Case 2022-0130-A)
The proposed parking is 2' from the property line. (See Case 2022-0130-A)

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

6 beds = 9,000 SF Required

Local Open Space Required

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

Building Requirements

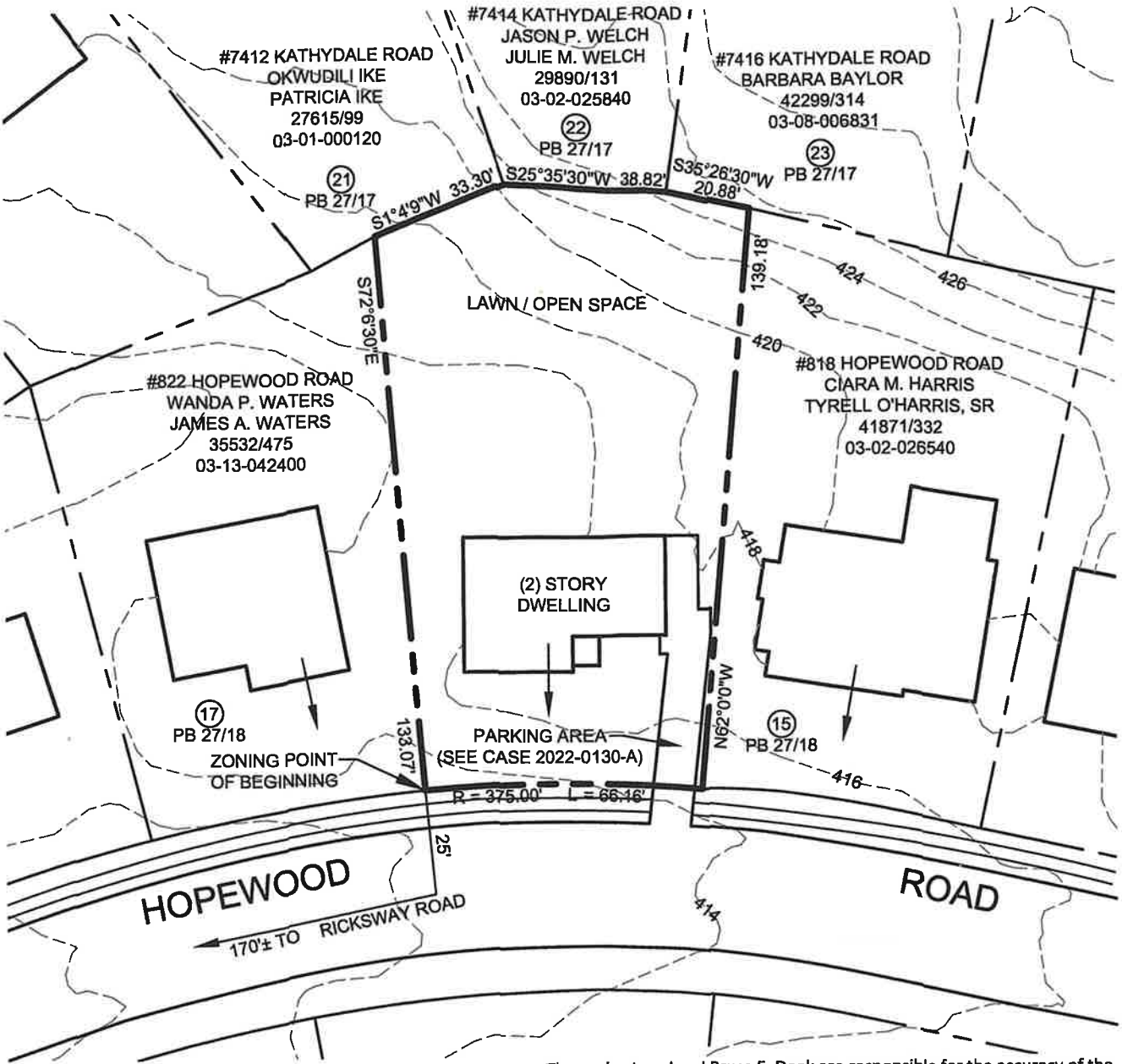
The building was not originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the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

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

OFFICE OF PLANNING

Regional Planning District: Lochearn District Code: 319

1. 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

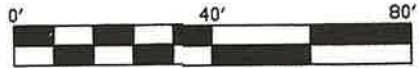
The undersigned and Bruce E. Doak are responsible for the accuracy of the information on this plan.

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Printed Name _____



REVISION



Vicinity Map - Scale: 1" = 200'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, 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: 3/2/2024

Scale: 1"=40'

SITE INFORMATION

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410-598-2727
- 2. Address: 4820 Hopewood Road
- 3. Deed references: JLE 36102/320 Lot 16 PB 27/18
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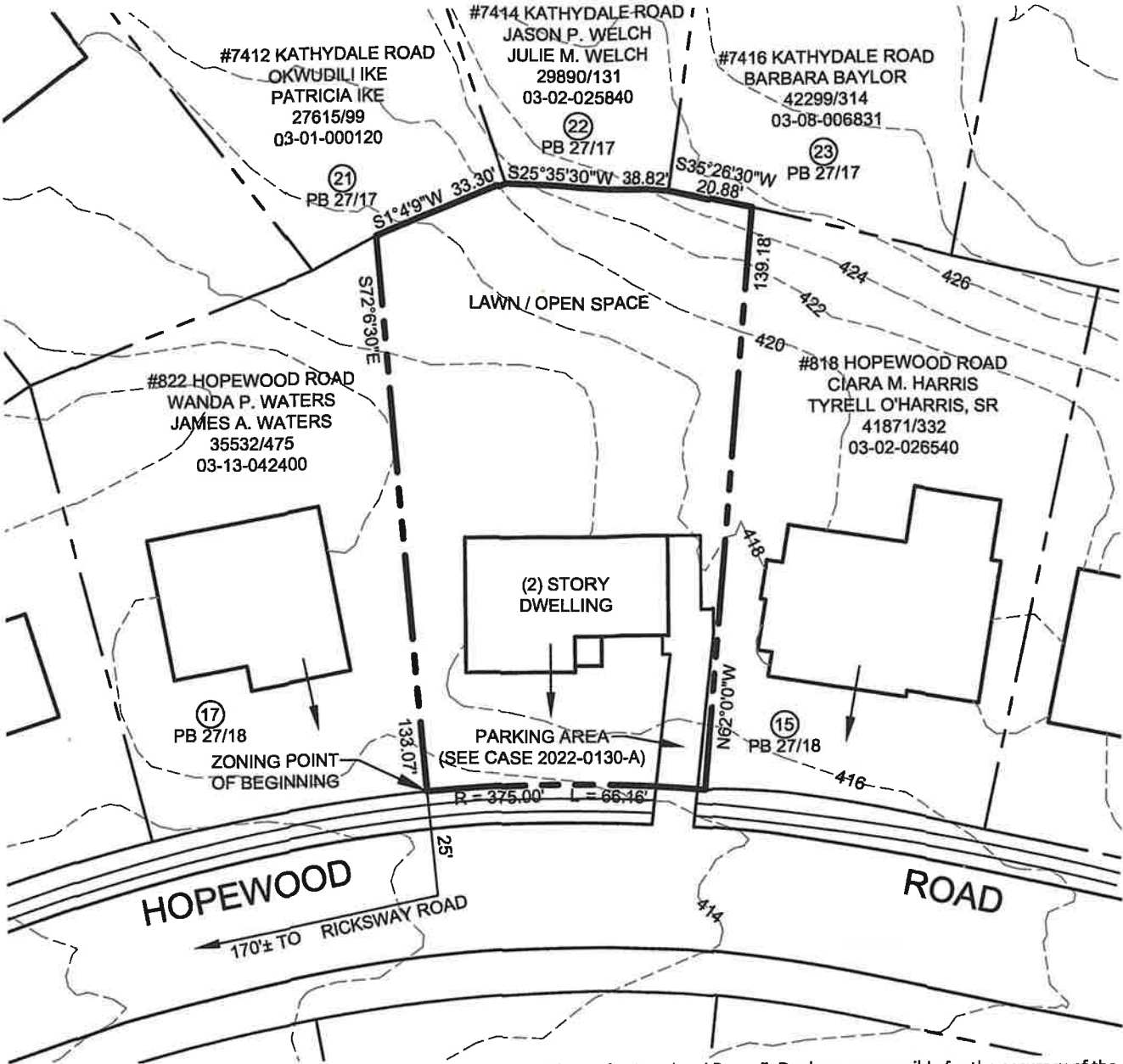
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The applicant is aware & certifies that a building permit for the installation and inspection of an "automatic sprinkler system" for the principal building on the property will be required, prior to the operation and occupancy of an assisted living 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.

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

A floor plan will accompany this plan.

Signs: Signs shall comply with Section 450 BCZR

ENVIRONMENTAL IMPACT

- Watershed: Gwynns Falls URDL land type: 1
- 1. The existing dwelling is served by public water and sewer
 - 2. There are no underground storage tanks on the subject property.
 - 3. The subject property is not in the Chesapeake Bay Critical Area.
 - 4. The subject property is not located within a 100 year flood plain.

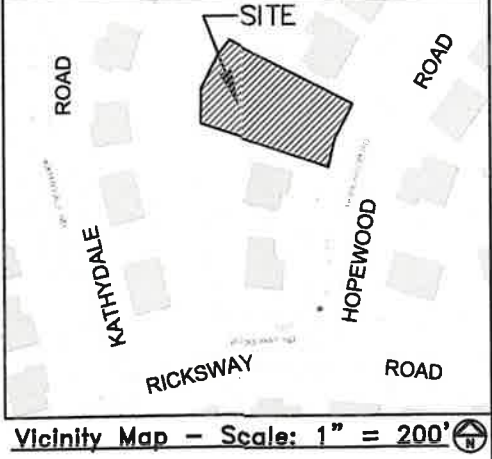
OFFICE OF PLANNING

Regional Planning District: Lochearn District Code: 319

- 1. 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



Bruce E. Doak Consulting, LLC
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PLAN TO ACCOMPANY A
ZONING PETITION AND
USE PERMIT APPLICATION
FOR
#820 HOPEWOOD ROAD

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

Date: 3/2/2024

Scale: 1"=40'



REVISION