

STANDARD APPLICATION  
**Harford County**  
**Board of Appeals**  
 Bel Air, Maryland 21014

**RECEIVED**  
 JUN 20 2005  
**HARFORD COUNTY COUNCIL**

Case No. 5498  
 Date Filed \_\_\_\_\_  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee of 400.00

Shaded Areas for Office Use Only

Type of Application	Nature of Request and Section(s) of Code
<input type="checkbox"/> Administrative Decision/Interpretation	<u>CASE 5498 MAP 49 TYPE Special Exception</u>
<input checked="" type="checkbox"/> Special Exception	<u>ELECTION DISTRICT 03 LOCATION 128 West Ring Factory &amp; Parcel 360,</u>
<input type="checkbox"/> Use Variance	<u>NWS Ring Factory Road</u>
<input type="checkbox"/> Change/Extension of Non-Conforming Use	<u>BY Barry Wohl &amp; Dahlia Hirsch, 128 West Ring Factory Rd.</u>
<input type="checkbox"/> Minor Area Variance	<u>And Shelter Development, LLC, 218 North Charles Street, Suite 220, Balt. MD</u>
<input type="checkbox"/> Area Variance	<u>Appealed because a special exception pursuant to Sec. 267-53F (7) of the Harford</u>
<input type="checkbox"/> Variance from Requirements of the Code	<u>County Code to permit an assisted living facility in the R2 district requires approval by</u>
<input type="checkbox"/> Zoning Map/Drafting Correction	<u>the Board.</u>

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Applicant/Owner (please print or type)**

Name Barry Wohl; Dahlia Hirsch Phone Number Call Attorney

Address 128 West Ring Factory Road Bel Air MD 21014-5304  
Street Number Street City State Zip Code

Co-Applicant Shelter Development, LLC Phone Number Call Attorney

Address 218 North Charles Street, Suite 220, Baltimore, MD 21201  
Street Number Street City State Zip Code

Contract Purchaser Shelter Development, LLC Phone Number Call Attorney

Address 218 North Charles Street, Suite 220, Baltimore, MD 21201  
Street Number Street City State Zip Code

Attorney/Representative John J. Gessner, Esquire Phone Number 410-893-7500

Address 11 South Main Street, P.O. Box 1776, Bel Air, MD 21014-7776  
Street Number Street City State Zip Code

Rev. 12/02

**Land Description**

Address and Location of Property 128 West Ring Factory Road

Subdivision \_\_\_\_\_ Lot Number \_\_\_\_\_

Acreage/Lot Size 12.91+ Total Election District 03 Zoning R-2

Tax Map No. 49 Grid No. 4C Parcel 255+360 Water/Sewer: Private \_\_\_\_\_ Public X

List ALL structures on property and current use: Single Family Detached Residential Dwelling;  
Residential

Estimated time required to present case: 1 hour

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? N/A

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X

Is this request within one (1) miles of any incorporated town limits? Yes X No \_\_\_\_\_

**Request**

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Justification**

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

4 : 6/15/05

2 : 21181

207430

ATTACHMENT TO THE APPLICATION OF BARRY WOHL AND DAHLIA HIRSCH  
AND SHELTER DEVELOPMENT, LLC

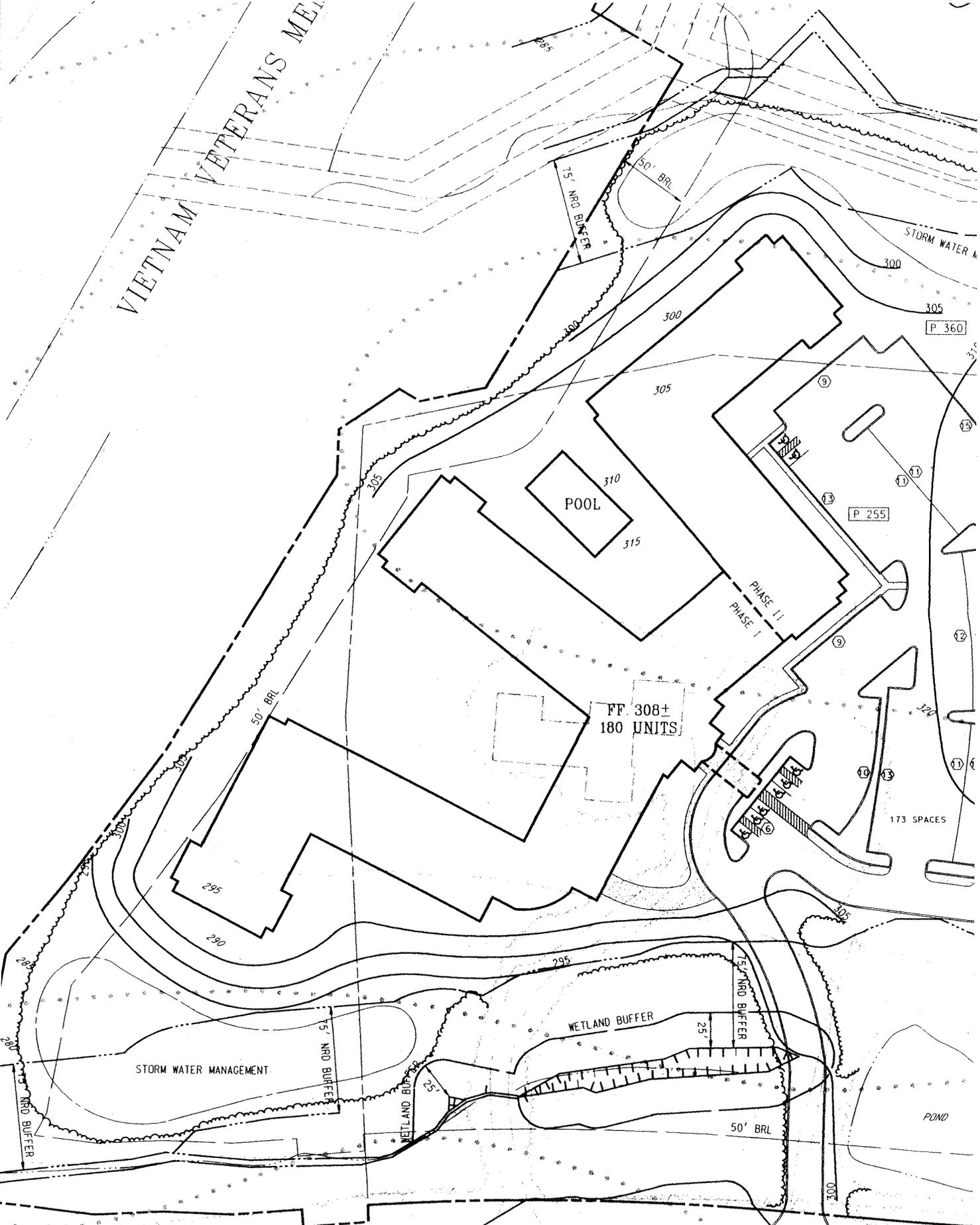
REQUEST:

Special Exception approval pursuant to section 267-53 (F)(7) of the Harford County Zoning Code ("Code") to conduct an assisted living facility on the subject property zoned R-2, Urban Residential, as shown on the attached site plan.

JUSTIFICATION:

The proposed use is compatible with uses permitted as of right in the R-2 zone and will not cause adverse impact. There is a need in the community for facilities of this type.

VIETNAM VETERANS MEL



FF. 308±  
180 UNITS

POOL

STORM WATER MANAGEMENT

WETLAND BUFFER

173 SPACES

POND

RING FACTORY ROAD

EVONSHIRE DR

P 181 LOT 3  
 MOHAMMED GOLAM &  
 AHMED SALEH  
 DEED: 5013/439  
 PLAT: 106/37

P 181 LOT 5  
 PATRICE A BULLOCK &  
 KENYATTA T. RUAN  
 DEED: 4208/165

P 805 LOT 11  
 DUPONT H. DURST &  
 MARGARET LAY DURST  
 DEED: 1832/756  
 PLAT: 02/10

EX 8" SAN SEWER  
CONTRACT #6134

EX. 12" FO  
 P. 802  
 JOHN B. J.  
 GEORGIA  
 DEED: