USE PERMIT



IT IS ORDERED by th	e Director of Zoning Admini	stration & Development
Management of Baltimo	re County, this 24 th day of	OCTOBER , 19 95,
that 4105 ESSEX (street address)	ROAD	should be and the same is
hereby granted permission	on to operate a <u>CLASS A</u>	ASSISTED LIVING
FACILITY FOR A	MAXIMUM OF 15 (A.	LF) RESIDENTS
Permit Number	Director Zoning	Chuls Julen Administration & Development Management

10/4/95 To Whemelt May Concern Ref: 4105 Exel, & g Parking Space General spaces are insiste and 3 parkey aliene Tomassett The Plan is ok without the 6' wood privag funce. EMCD

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO:	Director, Office of Planning and Zoning			7401	4 A1 = 21	,
	Attention: Ervin McDaniel County Courts Building, Room 406			ZADIV	1 ALF #	
	401 Bosley Avenue Towson, MD 21204	•		Permit No. (if rec	uired) B	
FROM:	Arnold Jablon, Director, Zoning Administration & Development Management	F	ilect 8 8/10	2008.		
RE:	Assisted Living Facility (Class "A")	•	8/10	94		
Pursuar the Offic	nt to Section 432.5.B (Baltimore County Zoning Regulations) effective February ce of Planning and Zoning prior to this office's approval of a building/use permit	25, 1994, this o	office is reques	ting recommendation	ns and comments from	
<u>MINIM</u> L	MAPPLICANT SUPPLIED INFORMATION:					
♦ Prir	Alesia Tomassetti 6395 Dobbin	Rd Coli	umbia	md 2104	Day 5 995-5900	ř
◆ Lo	Address 4105 Essen DD Bultimore ND a1207 Elec	tion District 🚅	Councilma	nic District <u> </u>	quare Feet 31500	
Lot Loca	ation: NES W/side/corner of ESSEX ROAD	est 2 651	feet from	Es wisomer of Li	BERTY ROAD	si.
Land Ov	mer Alesia Tomassetti		•	(štreet	3-18-048200-3	٥.3
Address	1,395 Dobbin Rd Columbia	Mo ai	<u>045</u> Teleph	DA-1	795-5900	~
♦ Ch	ECKLIST OF MATERIALS: (to be submitted by applicant for required compar	tibility and/or a	opearance rev VIDED?	riew by the Office of	Planning and Zoning)	
1. This	Recommendation Form (3 copies)	YES	NO			٠
2. Perm	nit Application		V	JONE FILED	ATTHIS TIME.	
3. Site l	Plan / (3 copies); including lot size and square feel of buildings, parking and open space - minimum 500 sq	uare feet			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Торо М	ap (2 copies); available in Room 206, County Office Building - (please label site clearly)	1		·		
Stateme	ent as to whether or not building has been enlarged by 25% or more in the last five (5) years	1				
1. Bulldi	ng Elevation Drawings waived with 25% MAX. EXPANSION N	₩ <u></u>	كذ	WAIVED.	•	
Adj	graphs (please label all photos clearly) oining Buildings rounding Neighborhood	<u>/</u>	-			
	nt Zoning Classification: DR 3.5	<u>~</u>		,		
	TO BE FILLED IN BY THE OFFICE OF PL	ANNING AND 70	MINO ON VI	•	*	
RECOMM	ENDATIONS / COMMENTS:	ANNING AND ZU	NING UNLT			
Appr	<u> </u>	ions of the appli	cation to confe	orm with the followin	g recommendations:	
`; ;	The staff of Baltimore County Planning and Zabove Assisted Living Facility and recommendand Class A screening along the Northern borare proposed in order to maintain the residence.	ds the con der of the ential cha	nstructi he prope aracter	on of a 6' rty where t of the stru	wood privacy fen he 5 parking spa	ice ice:

Date: August 24, 1994

assliv pub

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning Attention: Ervin McDaniel	ZADM ALF #
County Courts Building, Room 406	•
401 Bosley Avenue	Permit No. (if réquired) B
Towson, MD 21204	r annerso; (it required) b
FROM: Arnold Jablon, Director, Zoning Administration & Development Management	Filed By Joll.
RE: Assisted Living Facility (Class "A")	8/10/94
Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February the Office of Planning and Zoning prior to this office's approval of a building/use permit	/ 25, 1994, this office is requesting recommendations and comments from t.
MINIMUM APPLICANT SUPPLIED INFORMATION:	
Alesia Tomassetti 6395 Dobbin Print Name of Applicant	Rd Columbia Md 21045 995-5900
Lot Address 4105 Essex RD Bultimore ND 21207 Elec	ction District 2 Councilmanic District 2 Square Feet 31.500
ot Location: NES W/side/corner of ESSEX ROAD	
and Owner Aleria Tomassetti	Tax Account Number 0.3-18-048200-03
Address 1,395 Dobbin Rd Columbia	MO 21045 Telephone Number 995-5900
◆ CHECKLIST OF MATERIALS: (to be submitted by applicant for required compa	
to to to the state of the state	PROVIDED?
•	YES NO
. This Recommendation Form (3 copies)	<u> </u>
Permit Application .	_ NONE FILED ATTHIS TIME
3. Site Plan	- NONE PILED AT THIS TIME,
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 sc	quare feet V
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	∠ _
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	¥ _
Building Elevation Drawings WAVED WITH 257, MAX. EX PANSION A	WAIVED.
Photographs (please label at photos clearly)	
Adjoining Buildings Surrounding Neighborhood	<u>-</u>
	
Current Zoning Classification: <u>DR 3.5</u>	<u> </u>
TO BE FILLED IN BY THE OFFICE OF PL	ANNING AND ZONING ONLYI
RECOMMENDATIONS / COMMENTS:	
Approval Disapproval Approval conditioned on required modifica	ations of the application to conform with the following recommendations:
	i contrata de la contrata del contrata de la contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata de la contrata del contrata de la contrata del contrat
The staff of Baltimore County Planning and above Assisted Living Facility and recommen	Zoning has reviewed the application for the ds the construction of a 6' wood privacy fence

and Class A screening along the Northern border of the property where the 5 parking spaces

are proposed in order to maintain the residential character of the structure.

Signed by: Environment M. Canel

Date:_August 24, 1994

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO:	Director, Office of Planning and Zoning Attention: Ervin McDaniel County Courts Building, Room 406 401 Bosley Avenue Towson, MD 21204			ZADM A Permit No. (if requi	
FROM	: Arnold Jablon, Director, Zoning Administration & Development Management	File	d By	10 HH	
RE:	Assisted Living Facility (Class "A")	4	3/10/	74	.46
Pursua the Of	ant to Section 432.5.B (Baltimore County Zoning Regulations) effective February lice of Planning and Zoning prior to this office's approval of a building/use permit.	25, 1994, this office	is reque	sting recommendations	and comments from
<u>MINIM</u>	UM APPLICANT SUPPLIED INFORMATION:	•		•	
	Alesia Tomassetti 6395 Dobbin int Name of Applicant Address	Rd Colum	bia	md 21045	Day 995-5900 Telephone Number
♦ L	ot Address 4105 Essen RD Bultimore MD a1207 Elect	tion District <u>2</u>	Councilm	anic District 🔔 Squ	are Feet 31,500
	cation: NES W/side/corner of ESSEX ROAD (street)			ES W corner of LIE	Lor.
Land C			Tax Ac	count Number 03	-18-048300-0
Addres	s (1395 Dobbin Rd Columbia	MD 2104	<u>5</u> Telep	hone Number 90	75-5900
	HECKLIST OF MATERIALS: (to be submitted by applicant for required compa	tibility and/or appea PROVIDE YES	rance re D? NO	eview by the Office of P	anning and Zoning)
1. Ins	s Recommendation Form (3 copies)	Y	_		
2. Per	mit Application		1	NONE FILED	ATTHIS TIME
3. Site Prope	Plan ty (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 sq	uäre feel 🗸	<u></u>		
	Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	1			,
	nent as to whether or not building has been enlarged by 25% or more in the last five (5) years				
	ling Elevation Drawings ベタルをD WIFH 257。MRX、EXPANSION N	7E		WAIVED.	
Α	o graphs (please labe) at photos clearly) djoining Buildings urrounding Neighborhood	1	_	··	. 1
6. Curr	ent Zoning Classification: DR 3.5	1			
	TO BE FILLED IN BY THE OFFICE OF PL	ANNING AND TONING	e oiu vi	·	
RECOM	MENDATIONS / COMMENTS:	HIĞANAG MIAD SOMINAG	ONL 71		
	proval Disapproval Approval conditioned on required modificat	ions of the application	on to con	form with the following	recommendations:
				•	•
	•	•			•
					•
			~ X/		

Date:_

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Donald T. Rascoe

DATE:

August 22, 1994

Development Manager

ZADM

Ervin McDaniel, Chief

Development Review Section

FROM:

Strategic Planning Division, OPZ

SUBJECT:

Village of Winterset (II-403)

Staff has reviewed the redlined plan for the Village of Winterset and offer the following comment(s):

1. The Developer should submit a Landscape Plan that shows the Path System. Staff will review the Landscape Plan and submit comments.

Ervin McDaniel

EMD:rdn

ZONING ALFFICE.

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

Attention: Ervin McDaniel	ZADM ALF #
County Courts Building, Room 406	
401 Bosley Avenue Towson, MD 21204	Permit No. (if required) B
10W5011, MD 21204	Filed By
FROM: Arnold Jablon, Director, Zoning Administration & Development Management	ald almost
RE: Assisted Living Facility (Class "A")	Ox M. Spelled
Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February the Office of Planning and Zoning prior to this office's approval of a building/use permit	
MINIMUM APPLICANT SUPPLIED INFORMATION:	
Alesia Tomassetti 6395 Dobbin	Rd Columbia Md 21045 995-5900
Print Name of Applicant Address	Telephone Number
Lot Address 4105 Esser RD Baltimore W al207 Elect	ction District 2 Councilmanic District 2 Square Feet 31,500
Lot Location: Nes W/side/corner of ESSEX ROAD	est 2 650 feet from NES W corner of LIBERTY ROAD
Land Owner Alesia Tomassetti	Tax Account Number 0 3-18 - 048200-
Address (395 Dobbin Rd Columbia	DAY
CHECKLIST OF MATERIALS: (to be submitted by applicant for required comparing to the co	atibility and/or appearance review by the Office of Planning and Zoning)
	PROVIDED?
1. This Recommendation Form (3 copies)	YES NO
2. Permit Application	_ NONE FILED ATTHIS TIME.
 Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 s 	square feet V
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	
4. Building Elevation Drawings WAIVED WITH 25% MAX. EXPANSION	WIE - WAIVED.
5. Photographs (please label all photos clearly)	
Adjoining Buildings Surrounding Neighborhood	
6. Current Zoning Classification: DR 3.5	
TO BE FILLED IN BY THE OFFICE OF P.	I ANNING AND TONING ONLY!
RECOMMENDATIONS / COMMENTS:	
Approval Disapproval Approval conditioned on required modific	ations of the application to conform with the following recommendations:
Signed by:	Date:

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To: File from: Dave breen

Re's 405 Essex Rel assisted hiving Facility

In order to maintain thre residential character of the proposed assisted his Facility erect a 6 foot wood privately and class A screening along the the noise

character of the proposed assisted hims Foods erect or 6 foot wood privates force and closs A screening along the the northern forder of the property where 5 perking spices have been proposed.



4103 Esser Rd



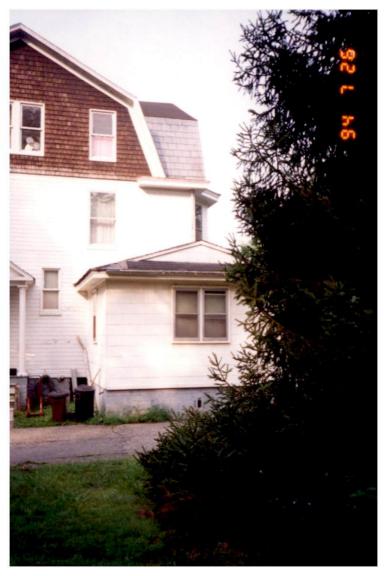
4107 Essex Rd



acrosa Esser Rd



looking up Earl Rd



Side

4105 ESSEX RD



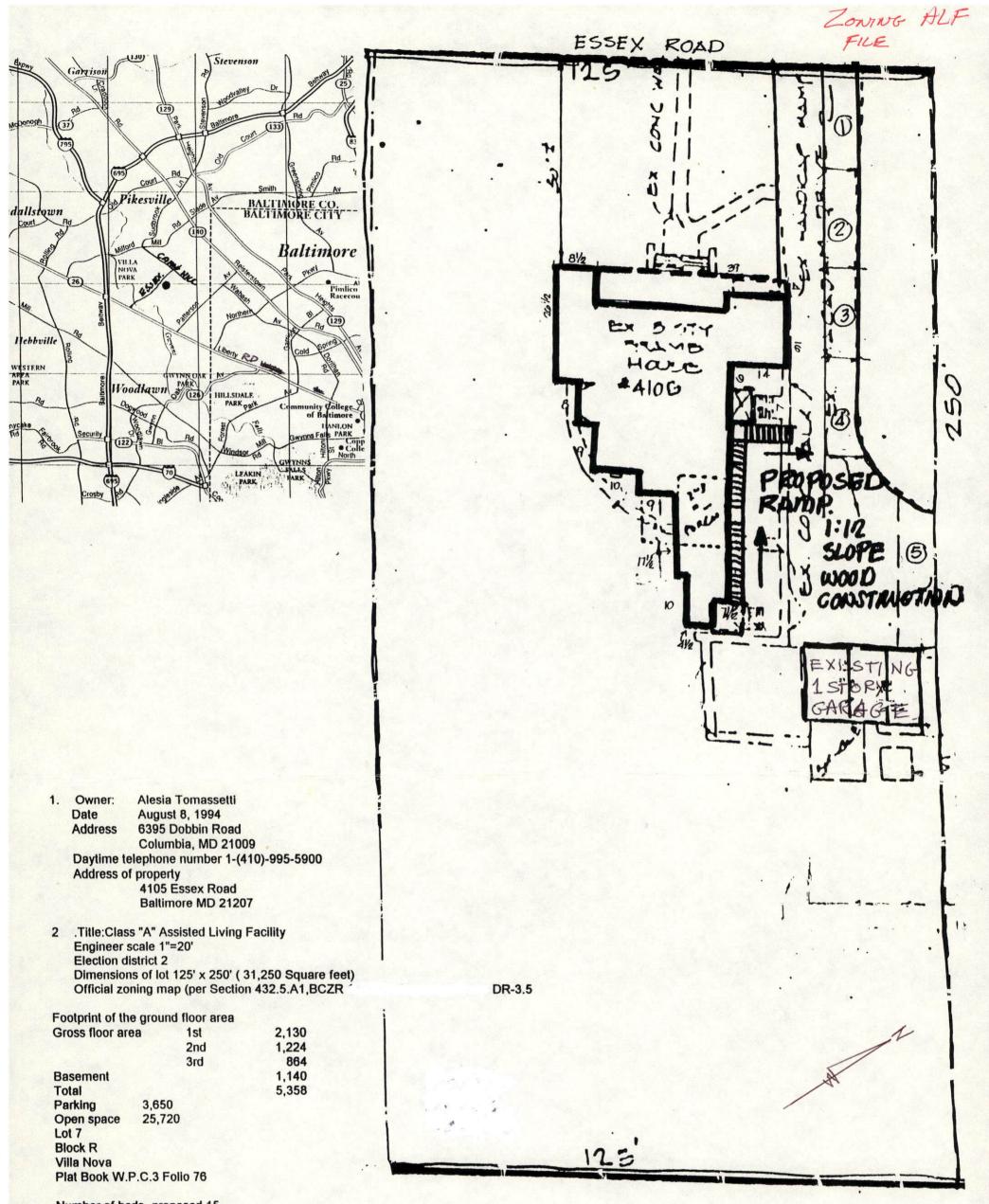
looking down Essex Rø



Back Side 4105 Essex Rd



Front 4105 Essex



Number of beds -proposed 15 Zone DR3.5

Square feet of lot is 31,250. Number of square feet required per section 432.5 = 12,500 for 1st 7, 2,000 for each additional person. Total square feet needed for proposed 15 =28,500

Parking calculations -5 parking spaces needed and provided.

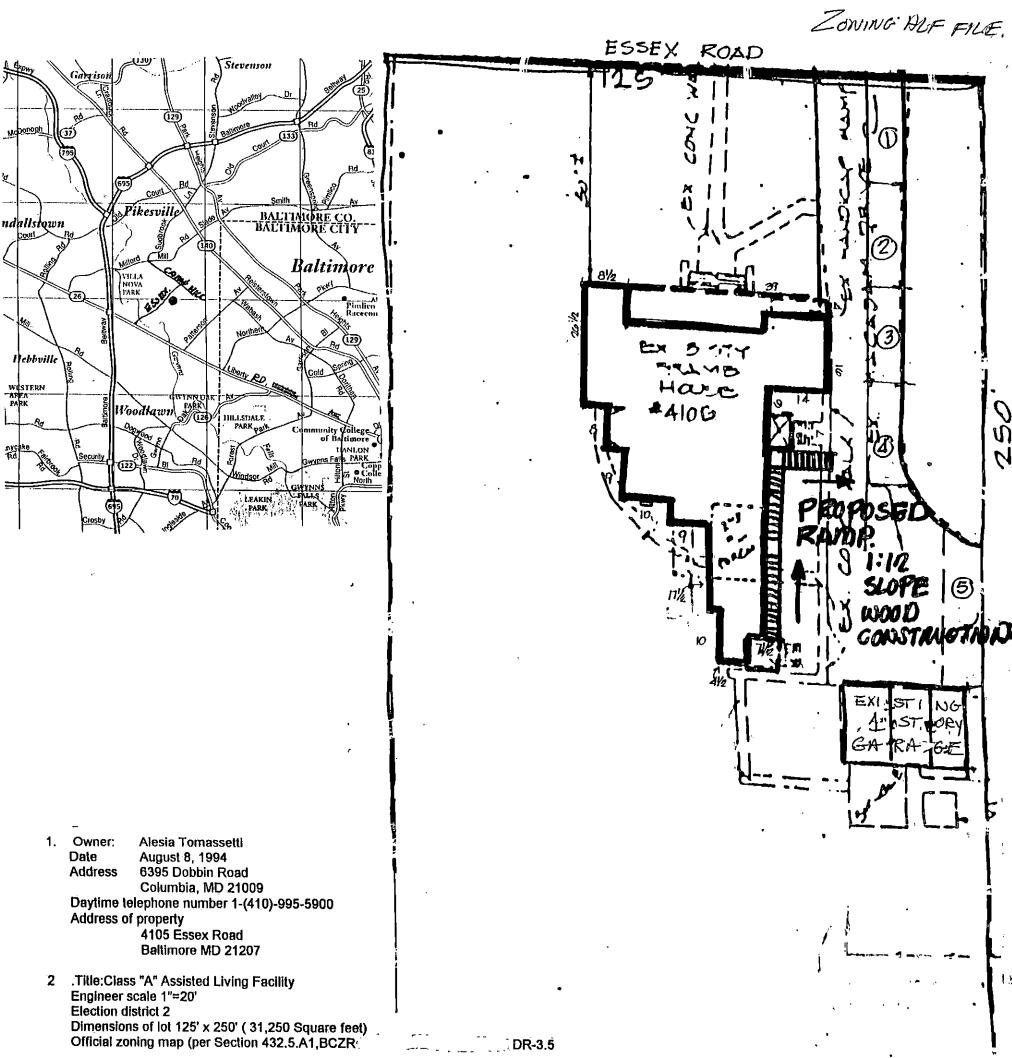
All parking and maneuvering is paved with a durable, dustless surface with asphalt and will be permanently striped.

All parking and maneuvering areas are noted on the drawing and all parking existed prior to 1980

"This building was not originally constructed to accommodate elderly housing or an assisted living. No reconstruction, relocation, (exterior changes or additions (of 25% or more in ground floor area) to the

exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application" Please note the proposed ramp

This was an existing residence built in 1929 and was converted in 1941 to a nursing home. This non conforming use was abandoned in 1988 and has been a single family residence since 1988.



Footprint of the ground floor area

Gross floor area 1st 2,130 2nd 1,224 864 3rd 1,140 Basement Total 5,358 Parking 3,650 25,720 Open space Lot 7 Block R

Villa Nova

Plat Book W.P.C.3 Follo 76

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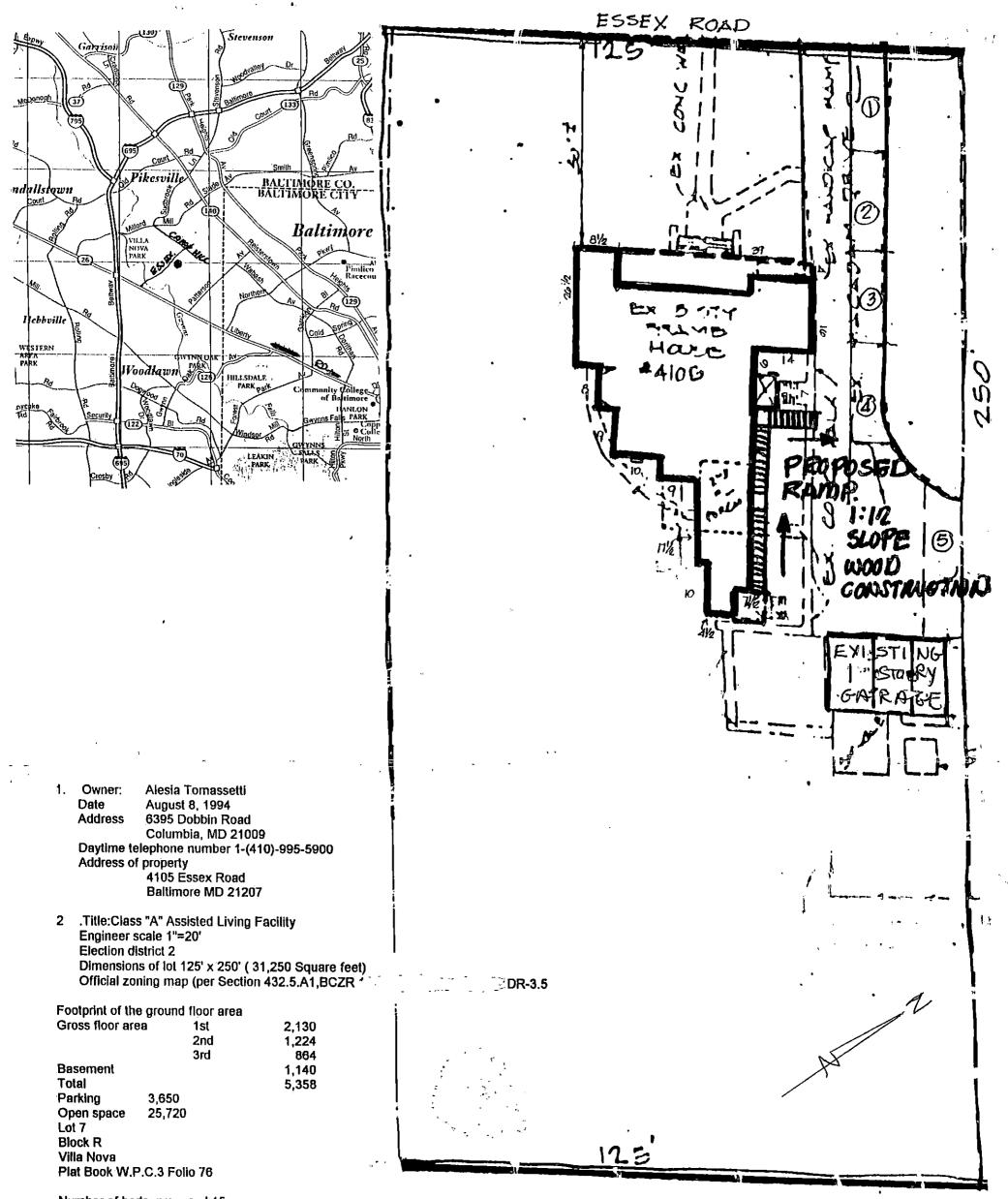
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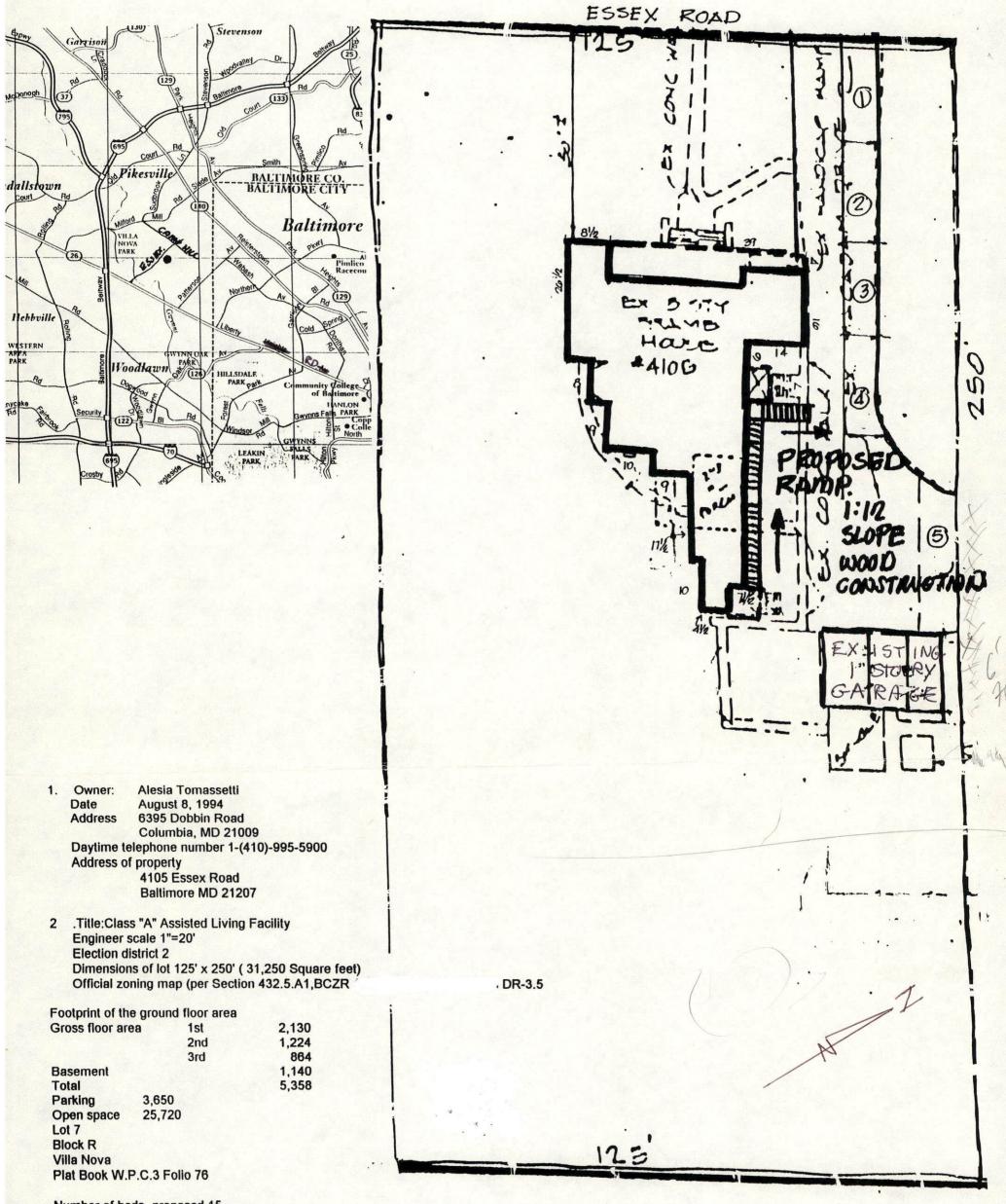
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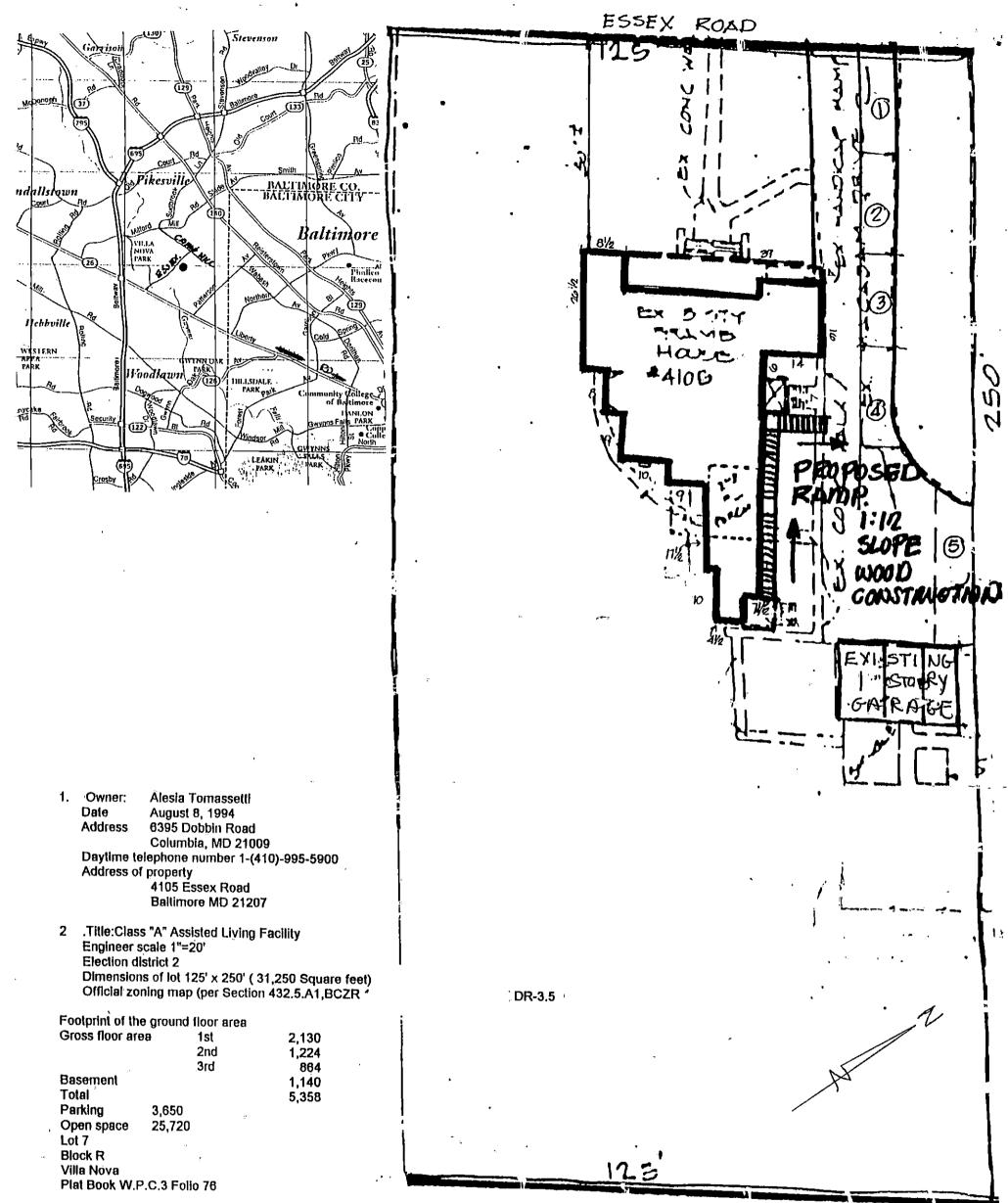
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