

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 24TH day of OCTOBER, 1995,
that 4105 ESSEX ROAD
(street address) should be and the same is

hereby granted permission to operate a CLASS "A" ASSISTED LIVING
FACILITY FOR A MAXIMUM OF 15 (ALE) RESIDENTS

Permit Number

[Signature]
Director, Zoning Administration & Development Management

10/2/95

To Whom It May Concern

Ref: 4105 Essex Rd
Parking Space

4 parking spaces are inside and 3 parking spaces are outside.

Alexis Tomassini

The Plan is OK without the 6' wood privacy fence.

EMCD
10/2/95

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 ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

*Filed By JDL
8/10/94*

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from 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 Day 995-5900
Print Name of Applicant Address Telephone Number
♦ Lot Address 4105 Essex Rd Baltimore MD Election District 2 Councilmanic District 2 Square Feet 31,500
Lot Location: NES W side/corner of ESSEX ROAD est 2650 feet from NES W corner of LIBERTY ROAD
Land Owner Alesia Tomassetti Tax Account Number 03-18-048200-03
Address 6395 Dobbin Rd Columbia MD 21045 Telephone Number Day 995-5900

♦ CHECKLIST OF MATERIALS: (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒ NONE FILED AT THIS TIME.
3. Site Plan		
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet	☒	☐
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 <u>WAIVED WITH 25% MAX. EXPANSION NOTE</u>	☐	☒ WAIVED.
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 3.5</u>	☒	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations:

The staff of Baltimore County Planning and Zoning has reviewed the application for the above Assisted Living Facility and recommends 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.

WAIVED BY IRVM. SEE NOTE
OF 10/2/95

Signed by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: August 24, 1994

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Date: August 24, 1994

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Signed by: _____
for the Director, Office of Planning and Zoning

Date: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Donald T. Rascoe
Development Manager
ZADM

DATE: August 22, 1994

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 ALF FILE.

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Filed By
AJL 8/10/94

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Signed by: _____
for the Director, Office of Planning and Zoning
asstlv pub

Date: _____

To: File
From: Dave Green

Re: 4105 Essex Rd
Assisted living Facility

In order to maintain the residential character of the proposed Assisted living Facility erect a 6 foot wood privacy fence and class A screening along the the northern border of the property where 5 parking spaces have been proposed.



4103 Essay 20



4107 Essex Rd



across Essex Rd



looking up Essex Rd



Side

4105 Essex Rd



looking down Essex Rd



Back side

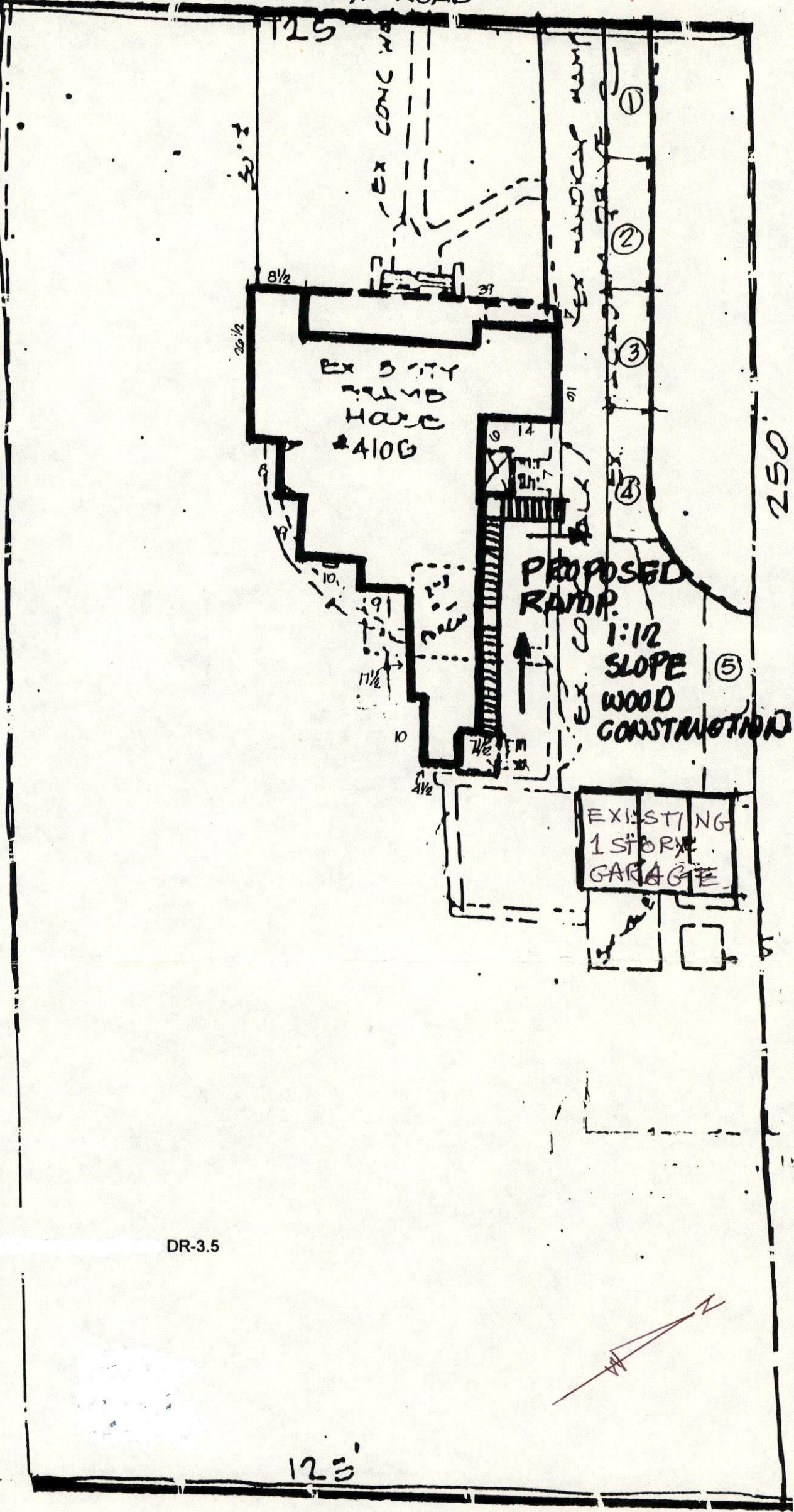
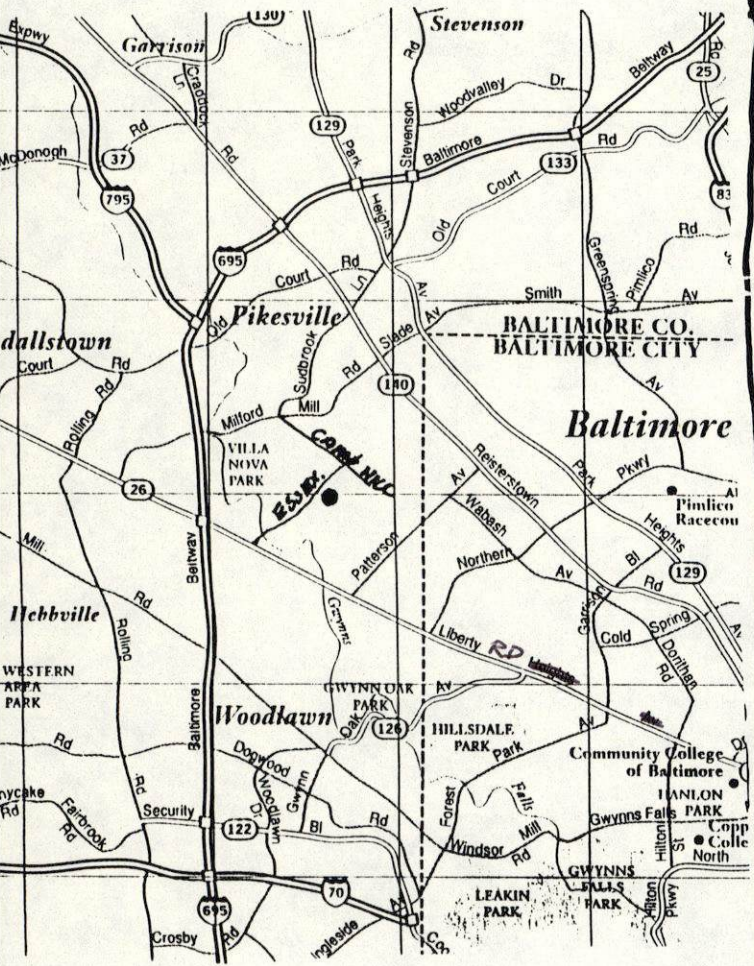
4105 Essex Rd



Front

4105 Essex

ZONING ALF
FILE



- Owner: Alesia Tomassetti
Date: August 8, 1994
Address: 6395 Dobbin Road
Columbia, MD 21009
Daytime telephone number 1-(410)-995-5900
Address of property
4105 Essex Road
Baltimore MD 21207
- Title: Class "A" Assisted Living Facility
Engineer scale 1"=20'
Election district 2
Dimensions of lot 125' x 250' (31,250 Square feet)
Official zoning map (per Section 432.5.A1,BCZR

DR-3.5

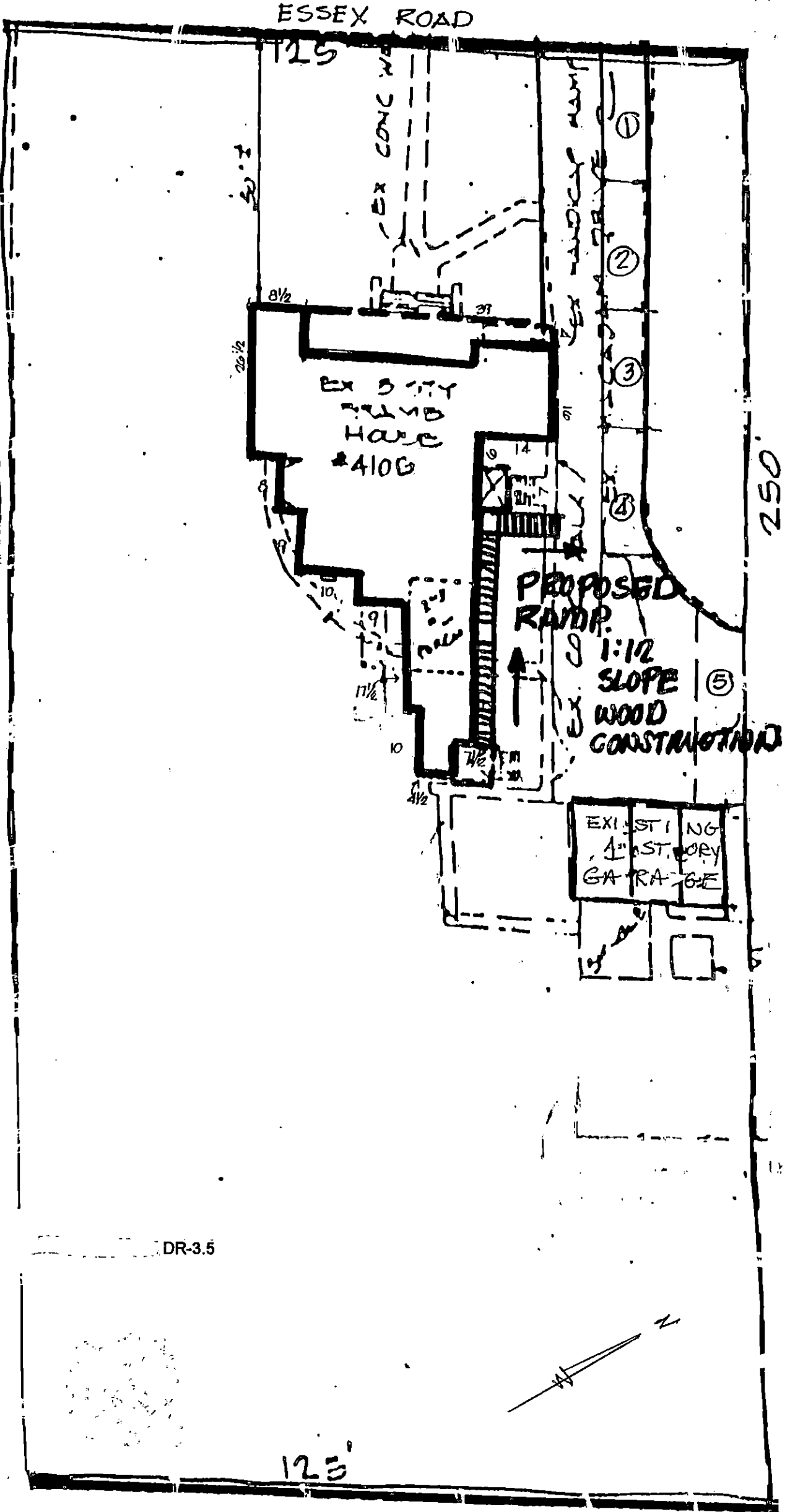
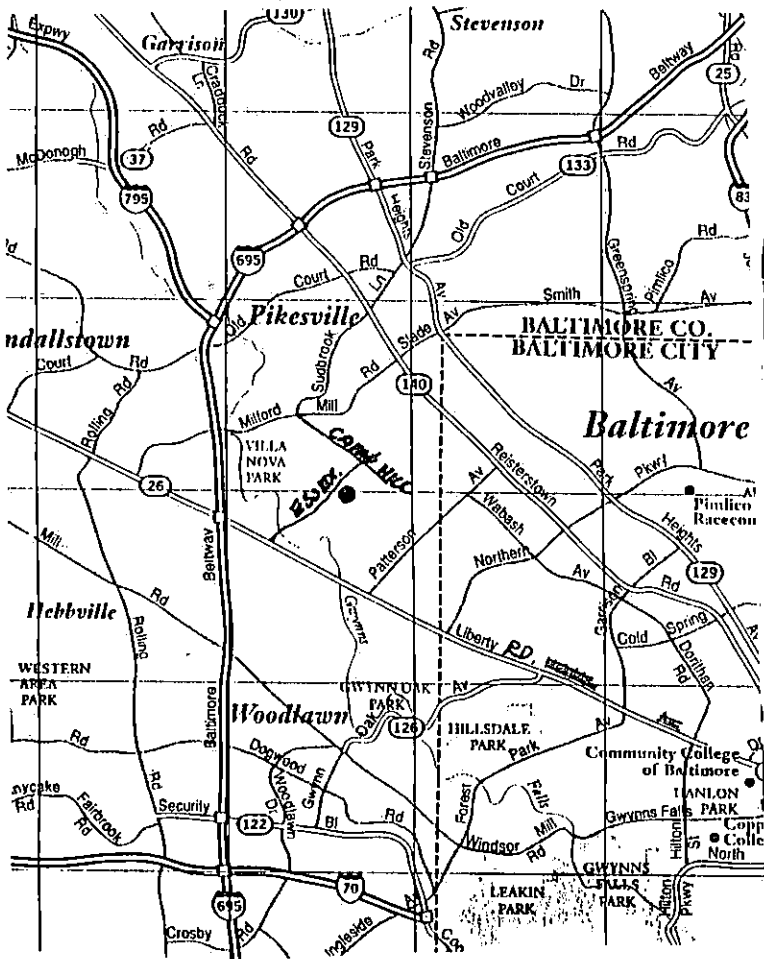
Footprint of the ground floor area		
Gross floor area	1st	2,130
	2nd	1,224
	3rd	864
Basement		1,140
Total		5,358
Parking	3,650	
Open space	25,720	
Lot 7		
Block R		
Villa Nova		
Plat Book W.P.C.3 Folio 76		

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.

There is no proposed sign.



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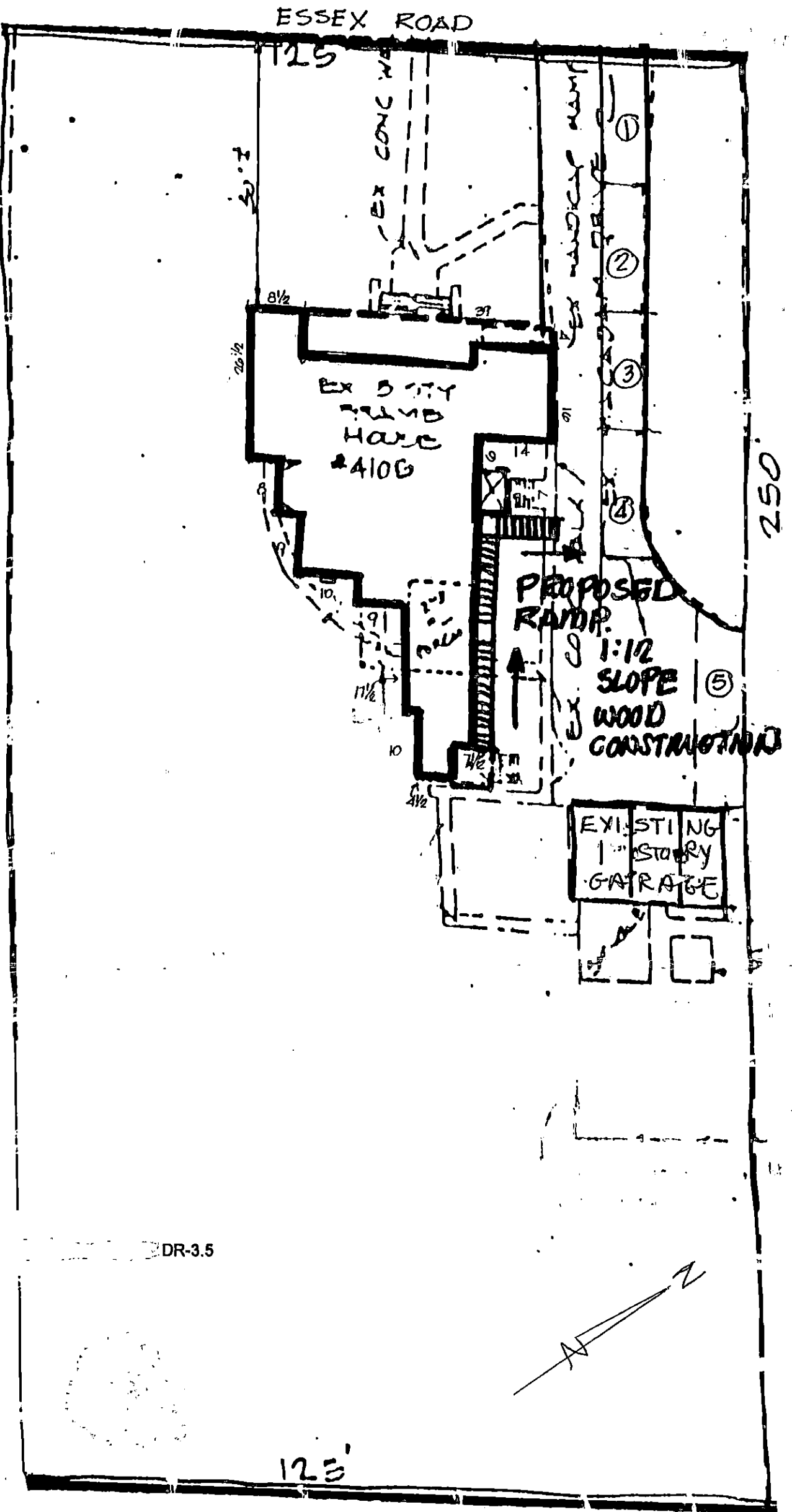
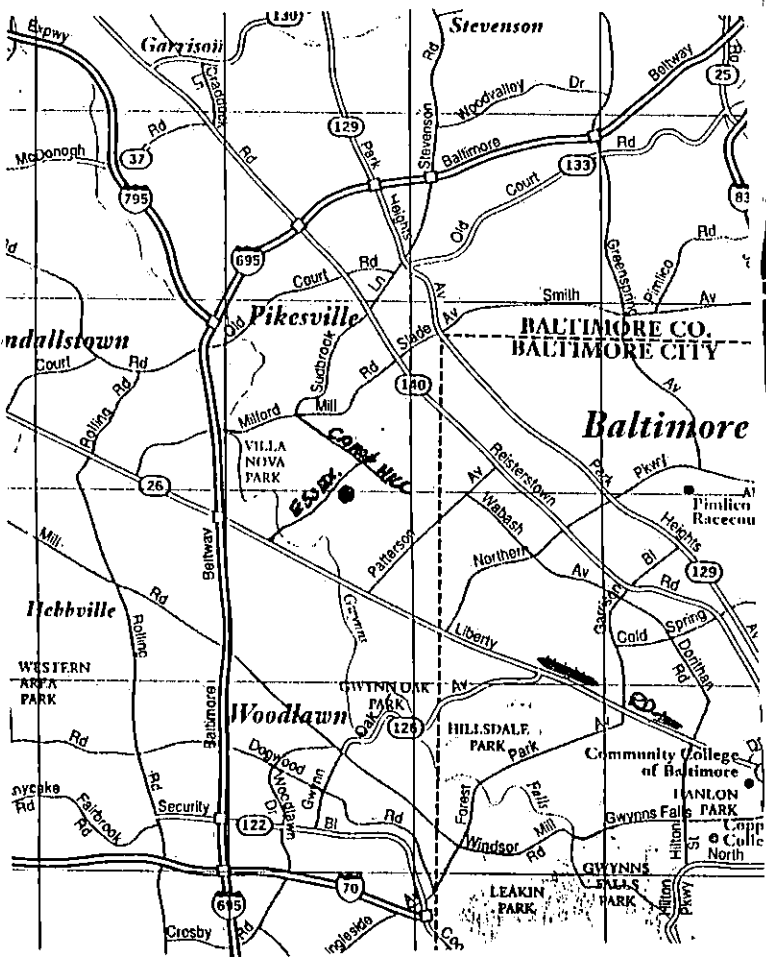
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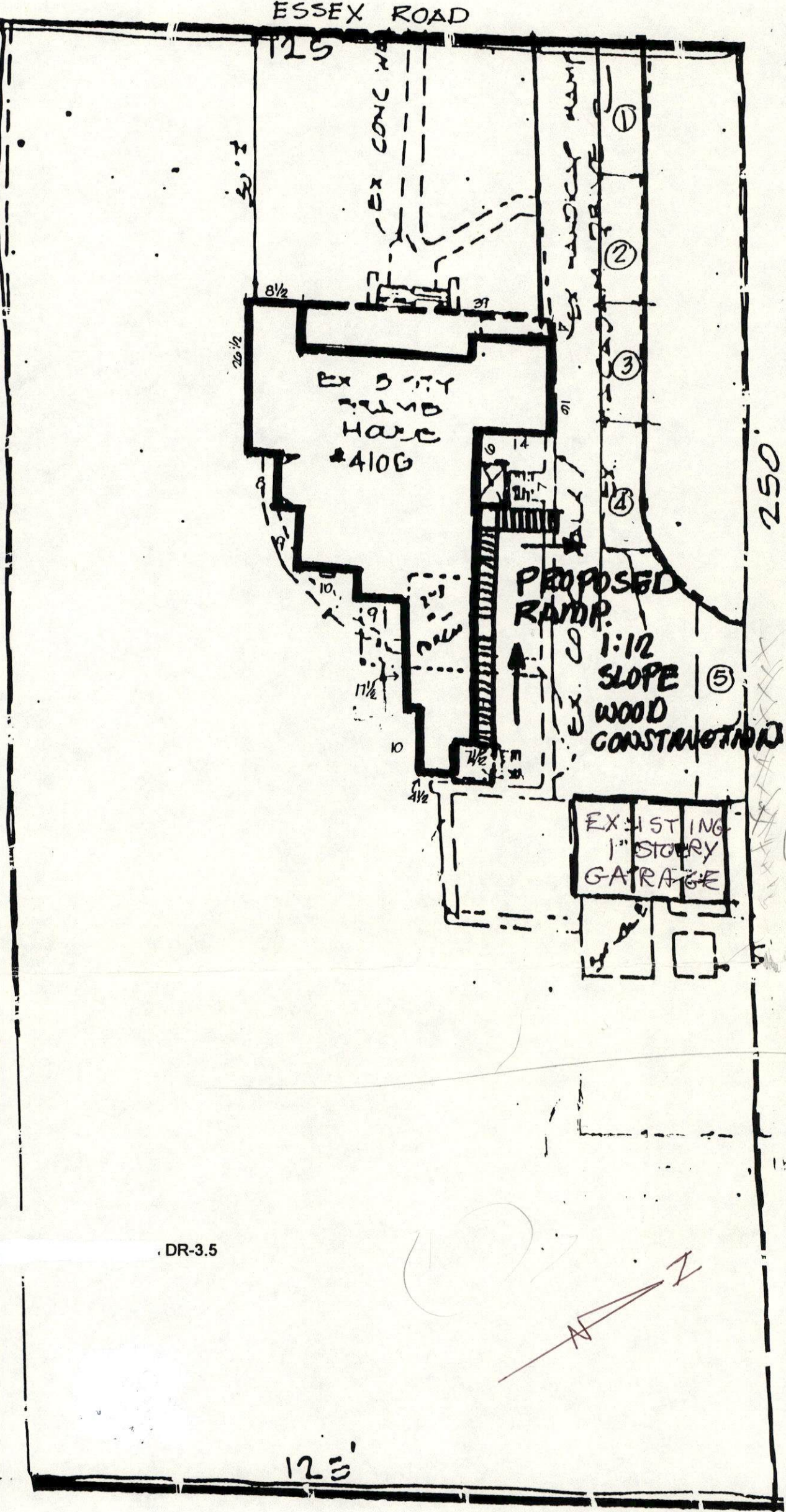
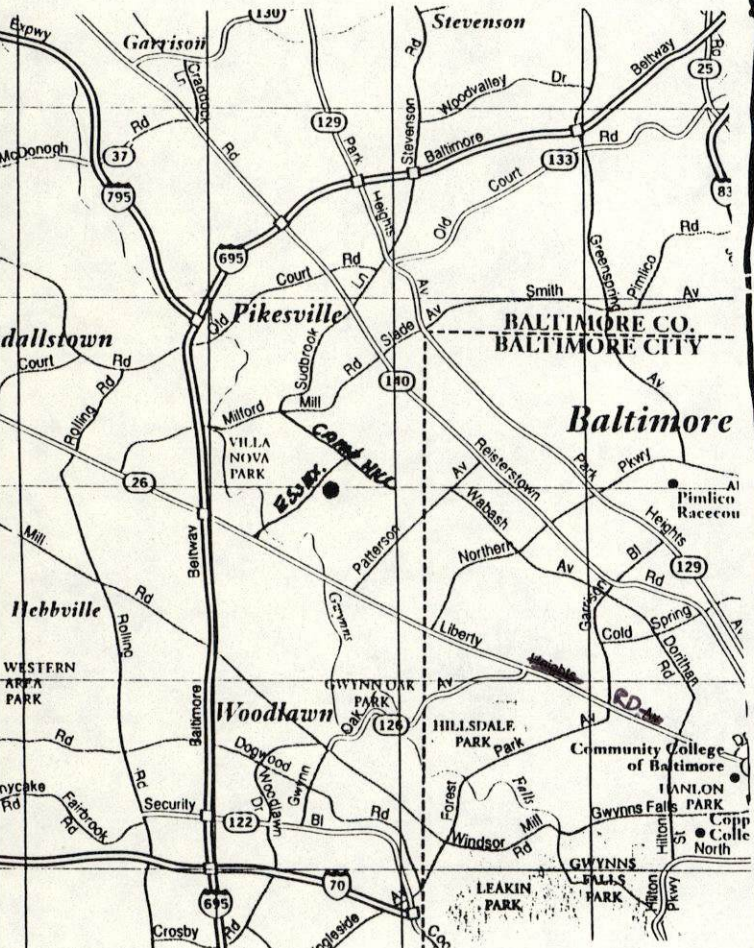
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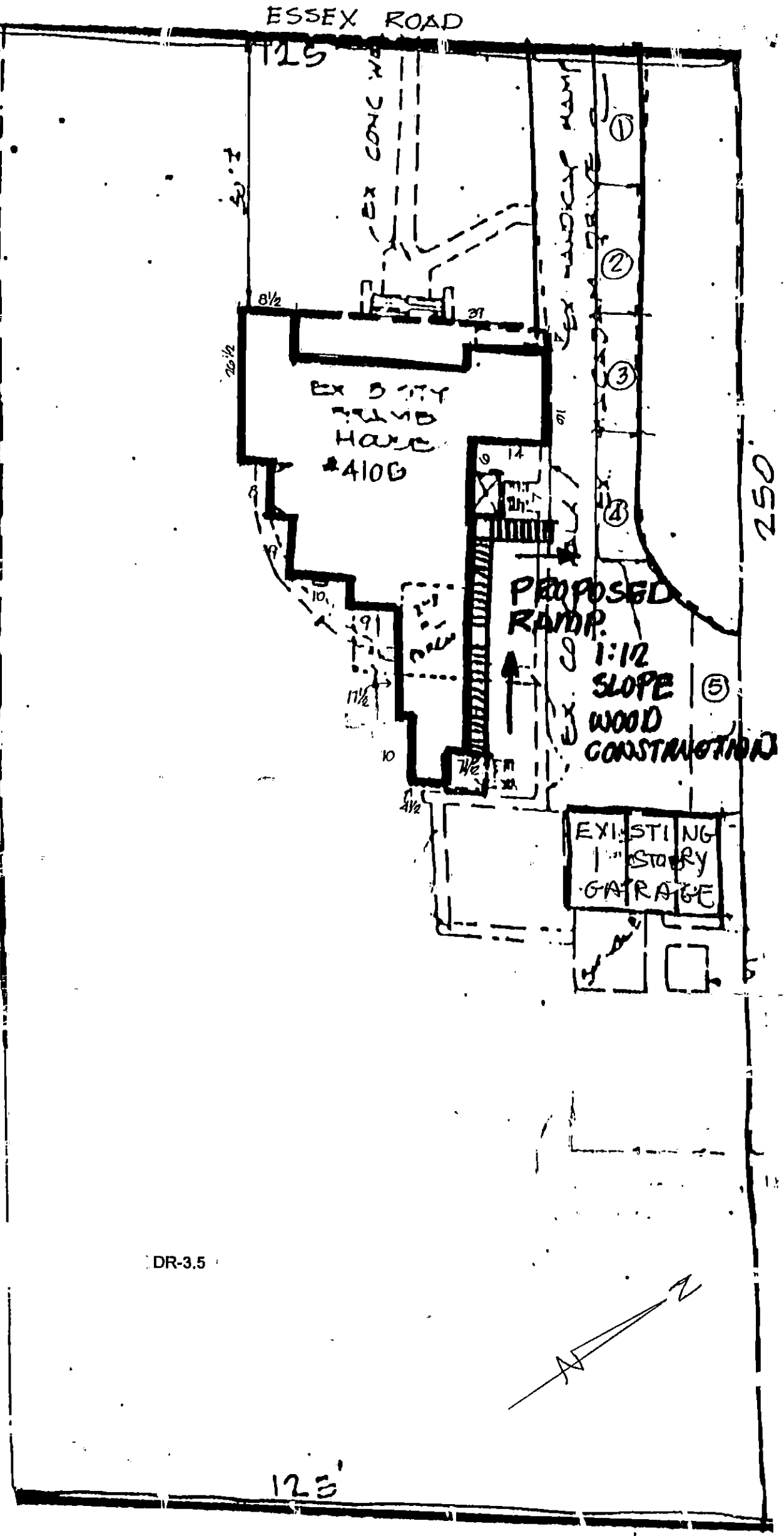
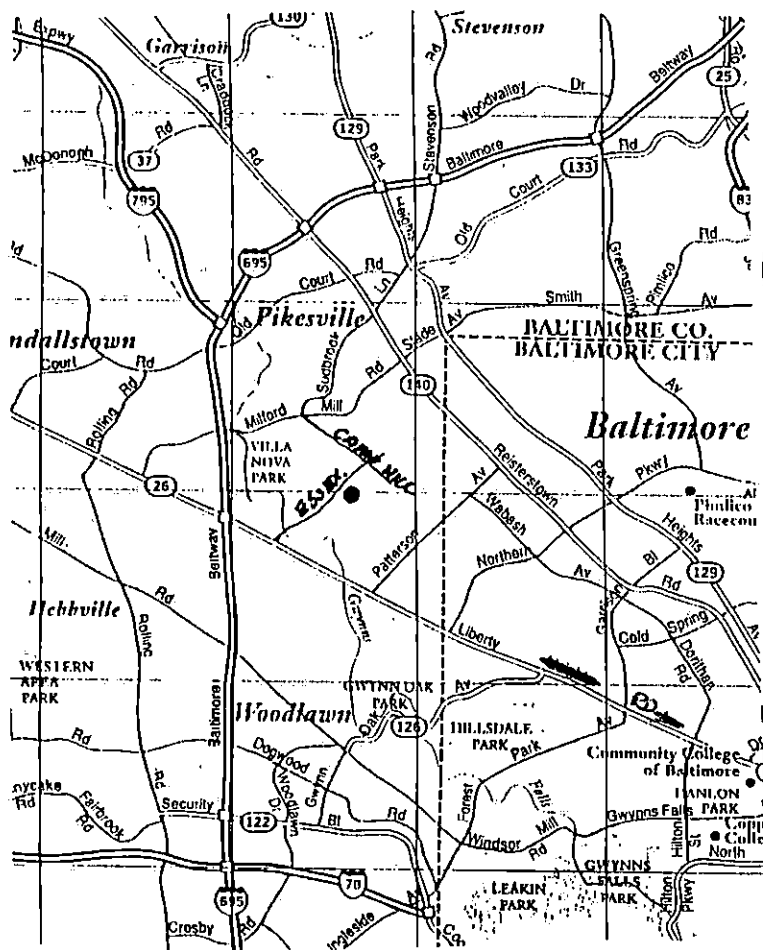
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L-NE
P-SE

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REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	MILFORD	N. W. 5-F
Topographic	Maps, Inc. <i>LSH</i>	4-11-70 <i>1-5-82</i>			
			DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.					



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