

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

KEEP IN FILE

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Michael A. & Donna M. Kurtz Address 7851 N. Cove Rd. Telephone Number (410) 477-3794
 Lot Address 7841 N. Cove Rd. Election District 15 Councilmanic District 7 Square Feet 18,150
 Lot Location: N E S W/side/corner of North Cove Rd. (street), 100' feet from N E S W corner of N. Cove Rd. (street)
 Land Owner: Michael A. & Donna M. Kurtz Tax Account Number 521984748
 Address: 7851 N. Cove Rd. Balt. Md. 21219 Telephone Number (410) 477-3794

CHECKLIST OF MATERIALS- (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>J</u> Date: <u>6/25/99</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (If available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>PR 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

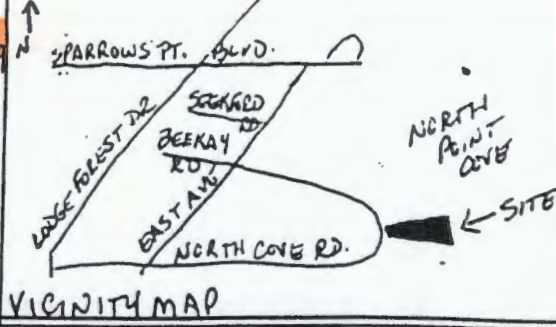
Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date: 6/25/99

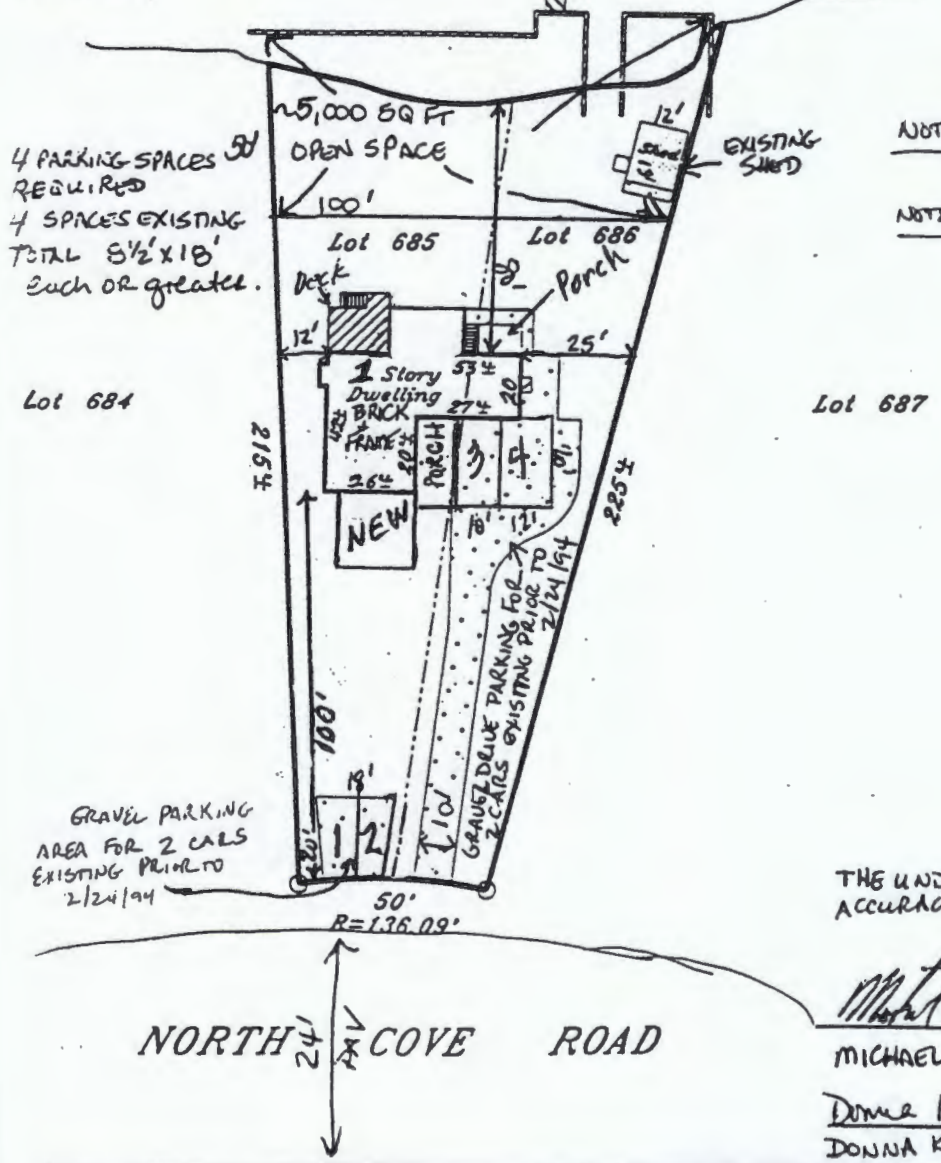
ZONING USE PERMIT
 PLAN FOR CLASS "A"
 ASSISTED LIVING FACILITY
 LOCATED AT: #7841 NORTH COVE ROAD
 BALTIMORE COUNTY, MD. 21219
 15 ELECTION DIST.
 PROPERTY OWNERS: DONNA + MICHAEL KURTZ
 7851 NORTH COVE ROAD
 BALT., MD 21219
 (410) 477-3794 DATE:

REVISED: 9/16/99
 SEE NOTE
 A+B
 9/16/99
 (PLAN DATE)



LOT SIZE 10,150 SQ FT.
 ZONING MAP S.E. 7 I
 ZONE D.R. 5.5
 AREA REQUIRED FOR BEDS = 12 SQ. FT. MAX. \pm LOT = 17,500 \pm
 EXISTING FLOOR AREA
 1ST FLOOR = 1942 SQ FT. (GROUND FLOOR)
 BASEMENT = 373 SQ FT.
 FOR UTILITY

Lot Number: 685
 Block/Section: -
 Plat Reference: Book: 10 Page: 7
 Title of Plat: Lodge Forest
 Lot Number: 686
 Block/Section: -
 Plat Reference: Book: 8 Page: 86
 Title of Plat: Lodge Forest
 DENSITY CALCULATION FOR 10 BEDS
 D.R. 5.5 = 10,000 SQ FT. FOR 7
 1,500 SQ.FT. FOR EACH ADDED BED
 THERE HAVE NOT BEEN EXTERIOR ENLARGEMENTS
 TO THIS BLDG. IN PAST 5 YRS.



NOTE (A) - TO ENCLOSE EXISTING PORCH ON S.W. PORTION OF HOUSE 11x26'
 NOTE (B) - CONSTRUCT ADDITION TO WEST SIDE OF EXISTING HOUSE. NEW AREA (485 SQ FT.) WILL CONSIST OF 3 BEDROOMS AND ONE FULL BATH AND EQUAL 24.99% OF THE EXISTING 1942 SQ FT. AREA. ALL EXTERIOR WILL CONFORM TO THE GENERAL APPEARANCE OF THE EXISTING HOUSE AND THE SURROUNDING NEIGHBORHOOD

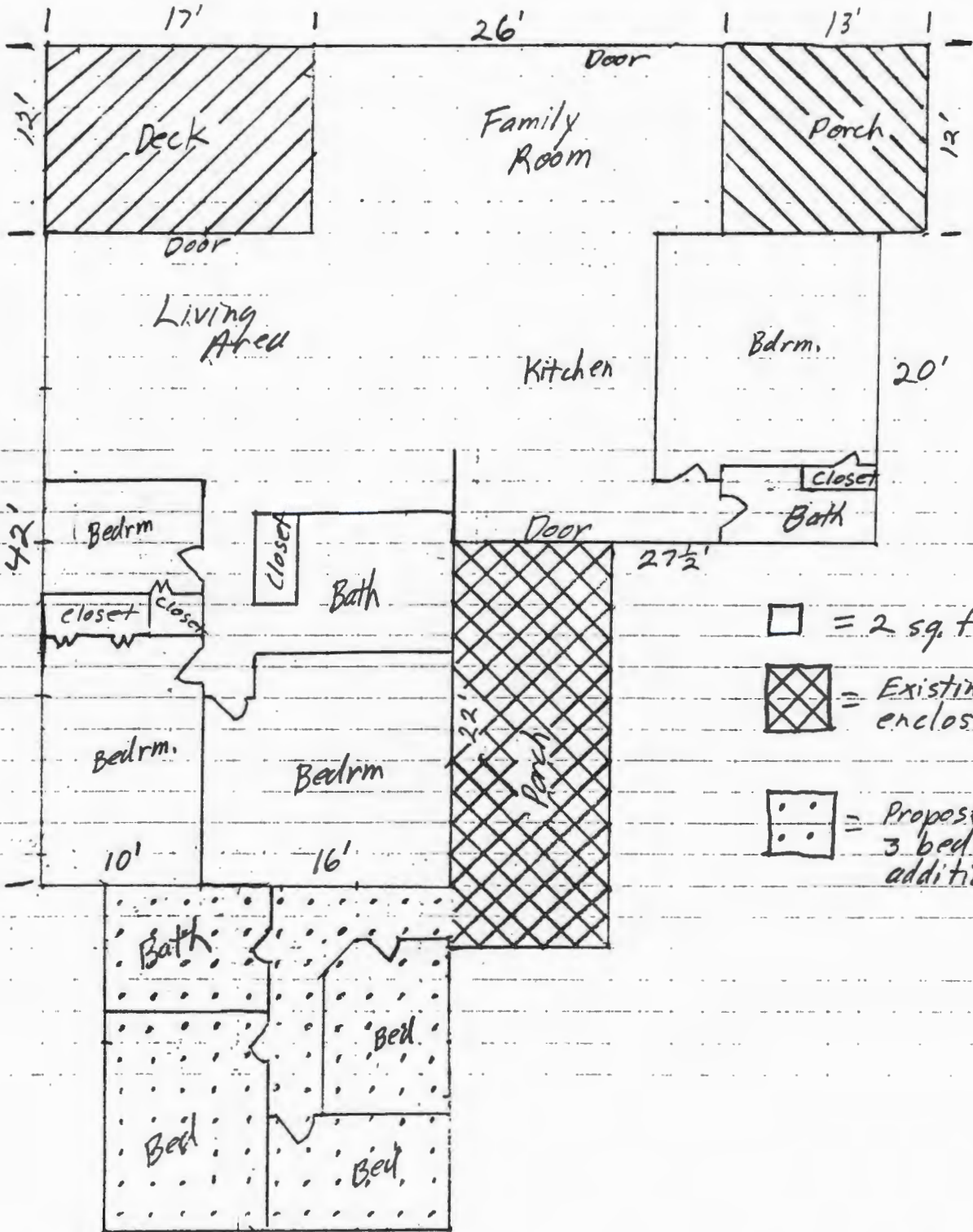


THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN (OWNERS)

Michael Kurtz 9/16/99
 MICHAEL KURTZ DATE
Donna Kurtz 9/16/99
 DONNA KURTZ DATE

Scale 1" = 50'
 Property lies in Flood Zone A, B and C
 F.E.M.A. Map Panel Number 240010 0555 B, Dated 3/02/99

PARKING: 1 SPACE FOR EACH 3 BEDS = PARKING SPACES. ALL SPACES EXISTED FOR PARKING PRIOR TO 2/24/1994
 THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY
 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 5 YEARS OF THE DATE OF THIS PERMIT APPLICATION. NO SIGNS ARE PROPOSED. ANY FUTURE
 SIGNS WILL COMPLY WITH SECT. 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.



7841 North Love Rd.
 Baltimore, Maryland 21219
 Donna & Michael Kurtz
 (410) 477-3794 or (410) 477 0751

hibit C

Date to be posted: Anytime before but no later than 7-8-99

Request for Use Permit: ~~Class A Child Care, Parking, Farmer's Roadside Stand~~ Undersized Lot

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

REQUEST HAS BEEN MADE FOR A BUILDING
PERMIT TO PERMIT A SINGLE FAMILY DWELLING
ON A 50FT. WIDE LOT.

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

7.23.99

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **070409**

DATE 6/25/99 ACCOUNT R0016150
AMOUNT \$ 40.00

RECEIVED FROM: KURTZ

FOR: REV. CLASS A ALF FILING - FOR U. P.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
6/25/1999	6/25/1999	08:50:42
REG #006	CASHIER KNCH KRM	DRYMER 4
Dept 5	528 ZONING VERIFICATION	
Receipt #	077112	DFLN
CR NO.	070409	
Recpt Tot		40.00
.00 CK		40.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION