

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 17th of January, 2002, that 4309 Mary Ridge Drive should be and the same is hereby granted permission to operate a Class "A" Assisted Living Facility

(street address)

Building Permits May Be Required  
Prior to Any Alterations and/or Occupancy

Permit No.

*Carl J. Fable*  
Director

Planner's Initials JNP

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*Carl J. Jahn*  
Director

Planner's Initials JNP

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 # N/A

Permit No. (if required) B \_\_\_\_\_

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:

First Name of Applicant: Martin & Susan Ndefry Address: \_\_\_\_\_ Telephone Number: 410-521-4853  
Lot Address: 4309 Mary Ridge Drive Section District 2 Councilmanic District 3 Square Feet 7,120  
Lot Location: NE S W side corner of MARY RIDGE ROAD (street) 3003 (lot) from NE S W corner of WINANDS ROAD (street)  
Land Owner: Martin & Susan Ndefry Tax Account Number 20-00-005646  
Address: 4309 Mary Ridge Drive Balt Co. Telephone Number (410) 521-4853  
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!

- 1. This Recommendation Form (3 copies)
- 2. Permit Application (if available)
- 3. Site Plan:  
Property (3 copies) including lot size and square feet of buildings, parking and open space - minimum 500 square  
Topo Map (2 copies), available in Room 208, 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 (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)
- 5. Photographs (please label all photos clearly)  
Adjacent Buildings, the Proposed Building,  
and Surrounding Neighborhood
- 6. Current Zoning Classification: DR 2

PROVIDED?  
YES  NO   
Accepted for filing by JN  
Date: 1/16/02

✓  
✓  
✓  
✓  
✓

Date	From	Co.	Phone #	Fax #
1/16/02	JCRF Long	Planning	3480	

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:

Post-It Fax Note	7671
To: <u>Mr. Paskaw</u>	
Co./Dept: <u>PDM</u>	
Phone # <u>3391</u>	
Fax # <u>2824</u>	

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

Date: 1-16-02

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 # N/A

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MINIMUM APPLICANT SUPPLIED INFORMATION:

Martin & Susan Ndefry Print Name of Applicant Address 4309 Mary Ridge Drive Telephone Number 410-521-4853  
 Lot Address 4309 Mary Ridge Drive Election District 2 Councilmanic District 3 Square Feet 7,120  
 Lot Location: NE S W side corner of MARY RIDGE ROAD Bait Co. MD 21133 (street) 300 feet from NE S W corner of WINANDS ROAD (street)  
 Land Owner: Martin & Susan Ndefry Tax Account Number 20-00-005646  
 Address: 4309 Mary Ridge Drive Bait Co. MD 21133 Telephone Number (410) 521-4853

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>JNP</u> Date: <u>1/7/2002</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 Property (3 copies) including lot size and square feet of buildings, parking and open space - minimum 500 square 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.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input 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 checked="" type="checkbox"/>	<input 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>DR 2</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: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date: \_\_\_\_\_

# ZONING USE PERMIT

## PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY (ALF)  
LOCATED AT

4309 MARY RIDGE DRIVE

BALTIMORE COUNTY, MD. 21133

2-ELEC. DIST.

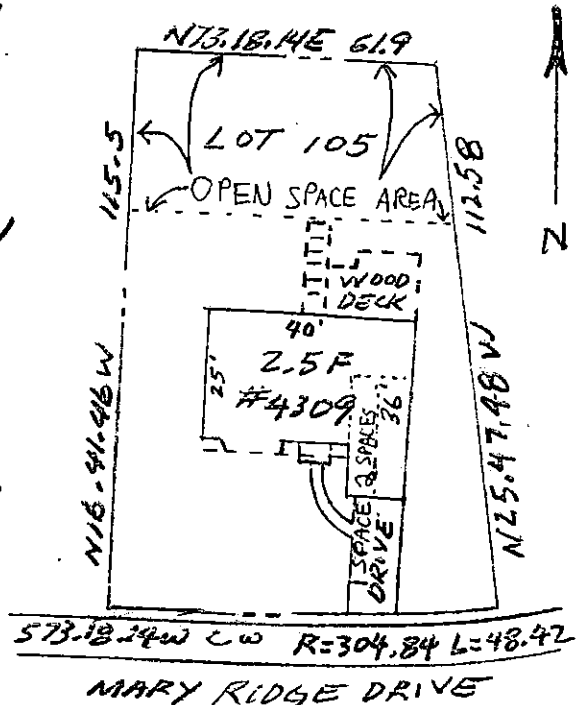
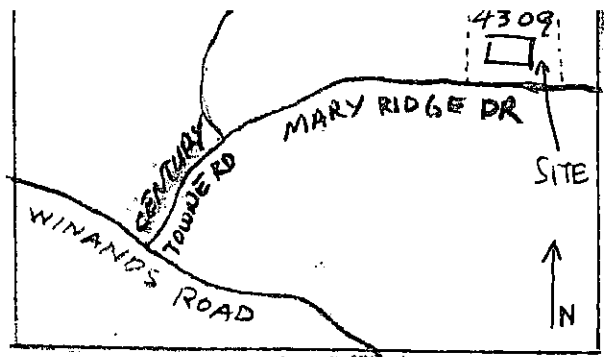
PROPERTY OWNER:

MARTIN AND SUSAN NDEFRU

DATE: 9/13/01

PHONE: (410) 521-4853

LOT SIZE: 7,120 SQ. FEET  
ZONING MAP N.W. 8-H  
ZONE D.R. 2



5 BEDS = MAXIMUM NUMBER OF BEDS PROPOSED

PARKING: 2 PARKING SPACES REQUIRED

3 PLUS OFF-STREET PARKING PROVIDED

ALL PARKING SPACES EXISTED PRIOR TO 2/25/94  
(PRIOR TO DATE OF THIS PLAN)

EXISTING FLOOR AREAS (SQ. FT.)

1ST FLOOR = 840 SQ. FT.

2ND FLOOR = 780 SQ. FT.

BASEMENT = 793 SQ. FT.

TOTAL = 2413 SQ. FT.

THERE HAVE NOT EXTERIOR ENLARGEMENTS HERE!

"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 five years of the date of this permit application"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 450 BLZR AND ZONING SIGN POLICIES OR BE VARIANZED

SCALE  
1" = 40'

REVISED 1/7/02

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

SUSAN NDEFRU 9/16/01  
PRINT NAME DATE

*Susan Ndefru*  
SIGNATURE

MARTIN NDEFRU  
PRINT NAME DATE

4309 Mary Ridge Drive  
Randallstown, MD 21133  
410-521-4853

