

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Issued 2/6/02

02-06-02

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 _____

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:

MARIA SANTANA
Print Name of Applicant Address Telephone Number 410-323-2042

Lot Address 8511 ALLENSWOOD Rd Election District 2 Councilmanic District 2 Square Feet 2,051 S.F.

Lot Location: N E S W side/corner of ALLENSWOOD ROAD (street) _____ feet from N E S W corner of KILBURN ROAD (street)

Land Owner: JOANN + MICHAEL NELSON Tax Account Number 04020202471250

Address: 8511 ALLENSWOOD ROAD, RANDALSTOWN M.D 21133 Telephone Number 410-323-2042

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>JJS</u> Date: <u>01-17-02</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	<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>DR-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: Mark A. Cunniff for Jeff Long
for the Director, Office of Planning and Community Conservation

Date: 2/4/02

ZONING USE PERMIT

PLAN FOR CLASS "A"

Assisted Living Facility

Located at:

8511 Allenswood Road

Baltimore County MD 21133-4640

2ND Elec. District

Property Owner: Joann & Michael Nelson

Add. 8511 Allenswood Road, Randallstown, MD 21133

Phone: 410 323-2042

Lot Size = 12,051 sq. ft. or 0.28 ac.

Zoning Map NW 7F

Zone DR 5.5

Area required for 5 Beds 12,051 sq. ft.

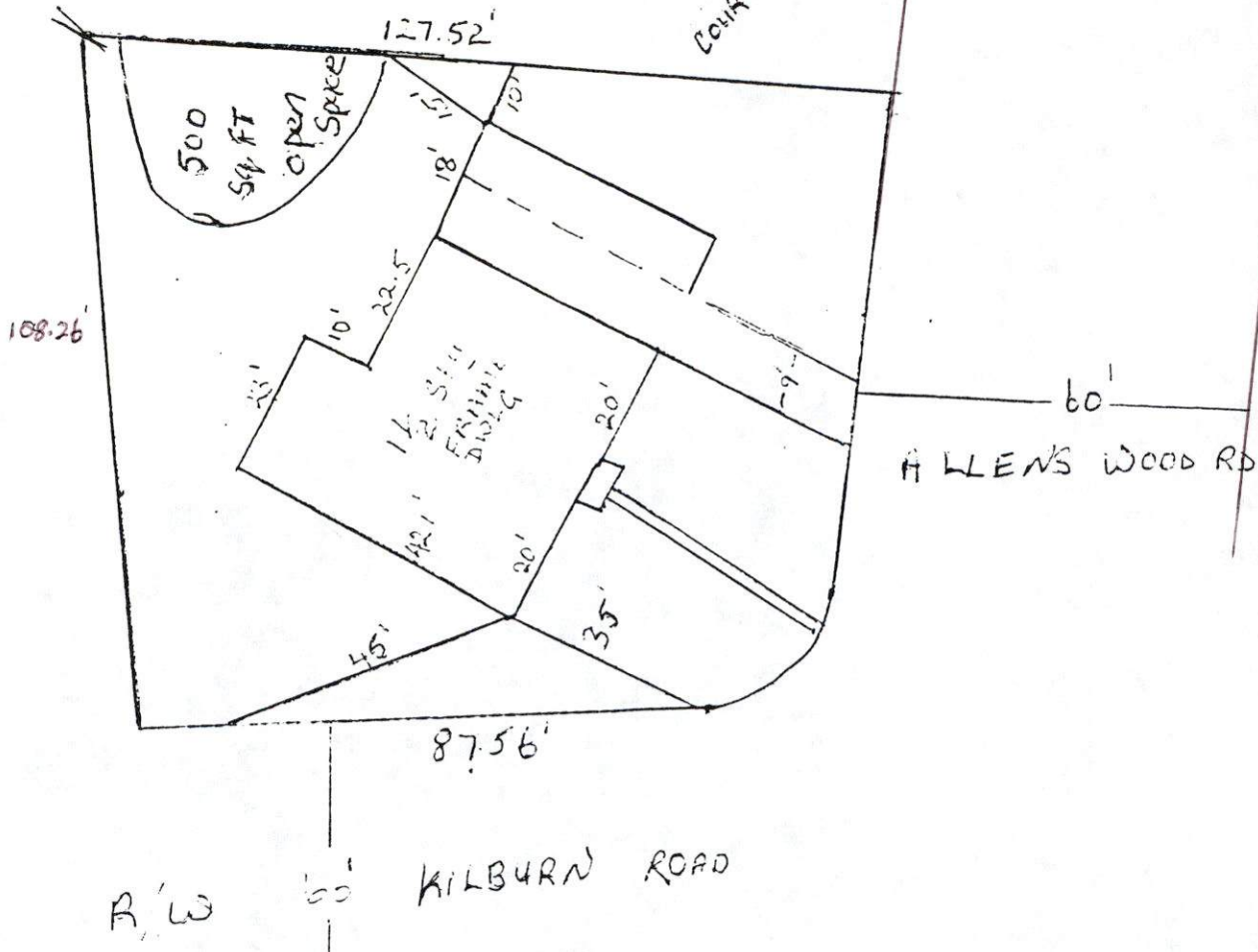
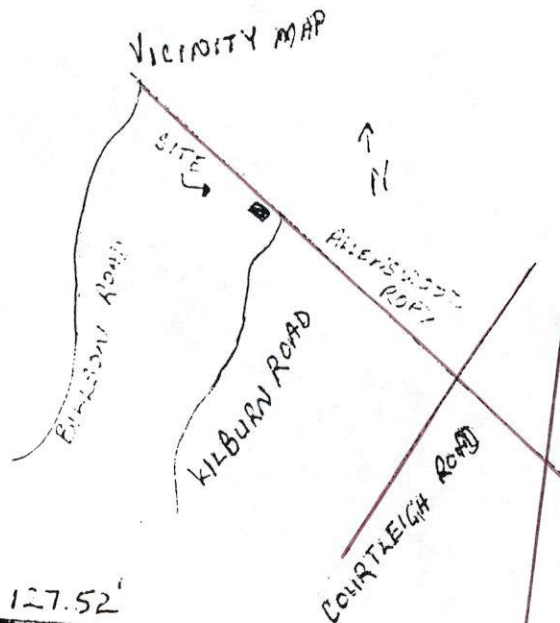
Parking 2 off street spots, will be permanently stripe marked.

Existing Floor Areas:

1st Floor = 1,160 sq. ft.

2nd Floor = 580 sq. ft.

Total = 1740 sq. ft.



Basement for storage and mechanical Equipment.

Scale = 1" = 30'

"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 BCZR AND ZONING SIGN POLICIES OR BE VARIENCED

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

MICHAEL NELSON Michael Nelson 1-17-0
 PRINT NAME SIGNATURE DATE
 JOANN NELSON Joann Nelson 1-17-0
 PRINT NAME SIGNATURE DATE

Thurs, 1-17-02
(Sent all other
Original Documents
to Jeff King;
Re: 8511 Allen Wood Rd.
Class 4 ALF
JPK

INTER-OFFICE CORRESPONDENCE
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	PROVIDED?		Accepted for filing by <u>JJB</u> Date: <u>01-17-02</u>
	YES	NO	
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 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 (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) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>DR-5.5</u>			

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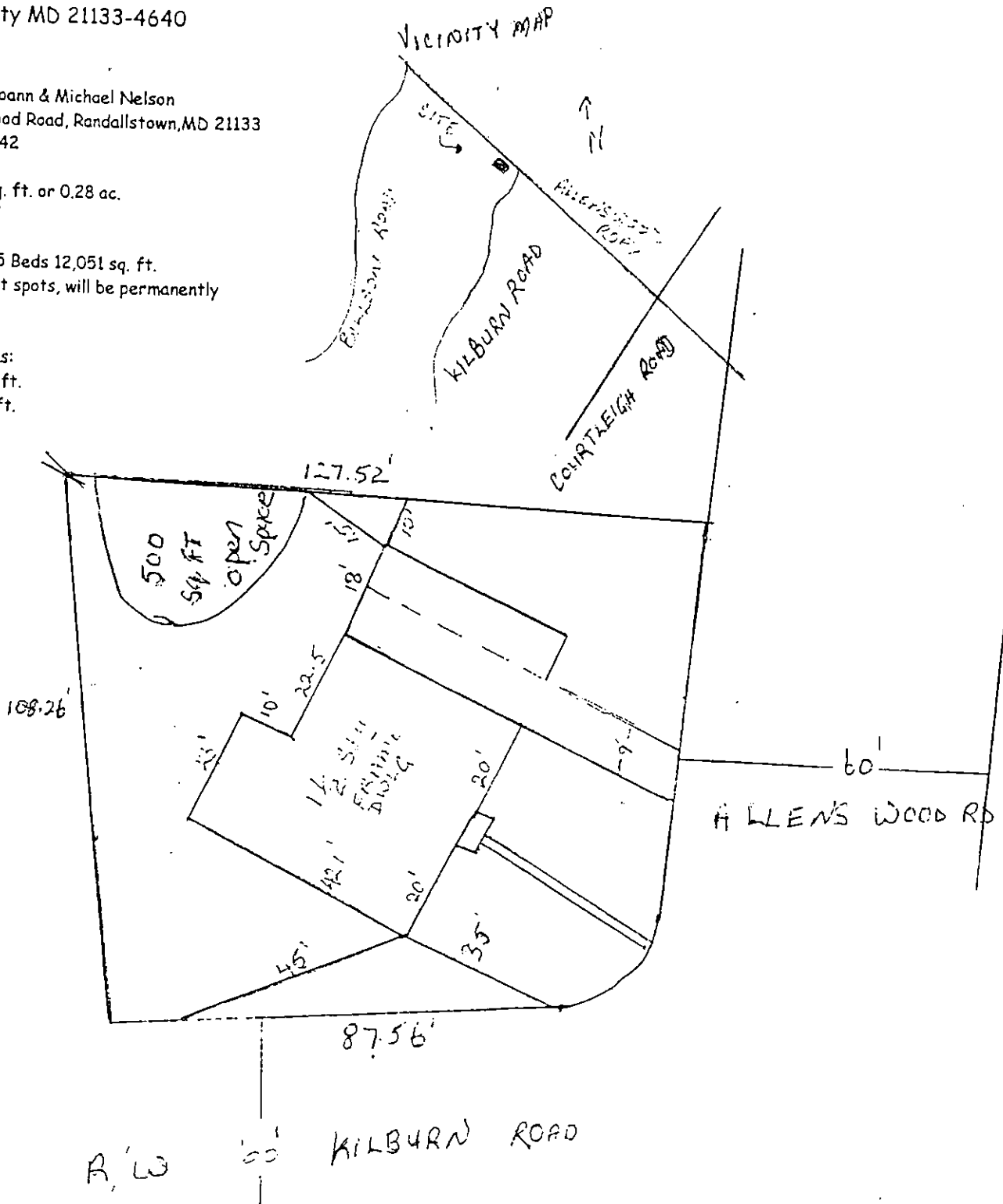
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MICHAEL NELSON Michael Nelson
PRINT NAME SIGNATURE
JOANN NELSON Joann Nelson