

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 22 of JANUARY, 2004, that 2021 KENNICOTT RD (street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY - 4 BEDS

27448
Permit No.

Shirley Kotroco
Director

Planner's Initials LTM

Date Recd
8/22/03

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 _____

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:

Rowena M. Gray 2021 Kennicott Road (410) 277-0001
Print Name of Applicant Address Telephone Number
Lot Address 2021 Kennicott Rd Election District Councilmanic District 1 Square Feet 6048
Lot Location: NE S W side/corner of 12121/2 Kennicott Road feet from NE S W corner of Chamberlain Road
(street) (street)
Land Owner Rowena M. Gray & Fitzroy A. James Tax Account Number # 0102004570
Address: 2021 Kennicott Road Telephone Number 410, 277-0001

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? | | |
|--|-----------|-------|---|
| | YES | NO | Accepted for filing by LTM
Date: 8/10/03 |
| 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
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: DR-5.5 | _____ | _____ | |

TO BE FILLED IN BY

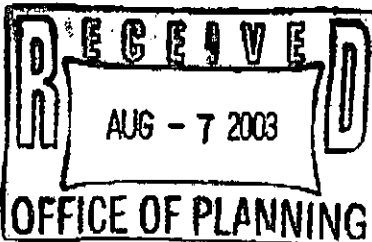
RECOMMENDATIONS / COMMENTS:

- Approval Disapproval Approval conditioned

See Att

Post-It* Fax Note 7671		Date 8/25/03	# of pages 2
To Wood Bradley	From Urban Under		
Co./Dept. Zoning	Co.		
Phone #	Phone #		
Fax # 2824	Fax #		

Signed by Arnold Jablon
for the Director, Office of Planning and Community Conservation



Date: 8/25/2003
Revised 02/05/02

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 # _____

Permit No. (if required) B _____

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Department of Permits & Development Management

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MINIMUM APPLICANT SUPPLIED INFORMATION:

Bowena M. Gray 2021 Kennicott Road (410) 277-0001
Print Name of Applicant Address Telephone Number
 Lot Address 2021 Kennicott Rd Election District 1 Councilmanic District 1 Square Feet 6048
 Lot Location: N E S W/side/corner of Lot 12 B1/A Kennicott Road feet from N E S W corner of Chamberlain Road
(street) (street)
 Land Owner Bowena M. Gray & Fitzroy A. James Tax Account Number # 0102004570
 Address: 2021 Kennicott Road Telephone Number 410, 277-0001

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>CTM</u> Date: <u>8/6/03</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 feet Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<u>✓</u>	_____	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<u>✓</u>	_____	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	_____	_____	
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: _____
for the Director, Office of Planning and Community Conservation

Date: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **27448**

DATE 8/6/03 ACCOUNT 2001 006 6150

AMOUNT \$ 50⁰⁰

RECEIVED FROM: R. GRAY

FOR: CLASS A ALF APPLICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/06/2003	8/06/2003	09:15:28	2
REG WS02	WALKIN	JEVA JEE	
>> RECEIPT #	287284	7/31/2003	DFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	027448		
Receipt Tot		\$50.00	
50.00	CK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Lloyd Moxley **DATE:** September 3, 2003

FROM: Dennis Wertz

SUBJECT: Revised Comments
Zoning Use Permit Plan
Class A Assisted Living Facility (2021 Kennicott Rd)

1. The existing concrete driveway on this property has several large cracks and should be resurfaced.
2. Part of the sidewalk along this property has been pushed up by a street tree creating an undesirable condition. The Department of Public Works should inspect the condition of the existing sidewalk along this property and determine what repairs should be made by the applicant prior to the issuance of any use permit.

Post-It® Fax Note	7671	Date	9/3/03	# of pages	1
To	Lloyd Moxley	From	Lynn Lambert		
Co./Dept.	Zoning	Co.			
Phone #		Phone #			
Fax #	2824	Fax #			

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Lloyd Moxley

DATE: August 25, 2003

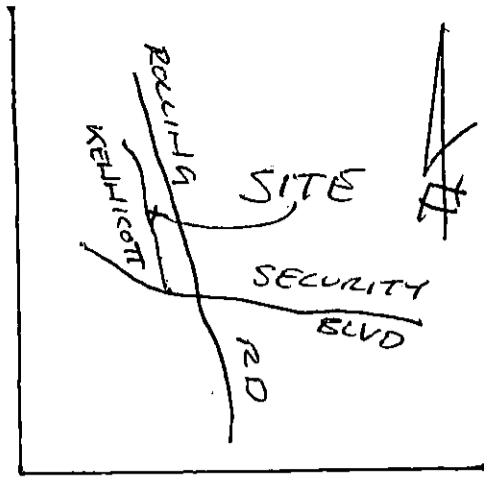
FROM: Dennis Wertz

SUBJECT: Assisted Living (2021 Kennicott Rd)

1. The proposed off-street parking for the proposed use is shown on the petitioner's Zoning Use Permit Plan. Parking space numbers 3 and 4 currently exist on the site. Parking space numbers 1 and 2 are proposed new spaces. Also the paved area, which will be located between parking space number 3 and parking space numbers 1 and 2, is proposed new paving. The Zoning Commissioner should determine whether the proposed parking is in compliance with Section 432.5.B.1.b.(1) of the BCZR.
2. Provide landscaping (Class A screen) between the parking area and driveway and the adjacent property.
3. The existing concrete driveway and driveway apron have several large cracks and should be resurfaced.
4. Part of the sidewalk in front the petitioner's house has been pushed up by a street tree. The remaining sidewalk is in fair condition. The entire sidewalk along this property should be replaced.

Post-It® Fax Note 7671		Date	8/25/03	# of pages	2
To	Lloyd Moxley	From	Dennis Wertz		
Co./Dept.	Zoning	Co.			
Phone #		Phone #			
Fax #	2824	Fax #			

REVISED
 ZONING USE PERMIT PLAN
 FOR CLASS "A" ASSISTED
 LIVING FACILITY
 LOCATED AT
 2021 KENNICOTT RD
 BALTIMORE CO. 21244
 1ST ELEC. DIST.



OWNERS: ROWENA GRAY (410) 277-0001
 FITZROY JAMES
 ADDRESS AS ABOVE

FIRST FLOOR = 1647
 SECOND FLOOR = 1647
 BASEMENT = 1647

LOT SIZE: 6048 sq ft
 ZONING MAP: HW2G

ZONE:
 DR S.5

SCALE:
 1" = 30'

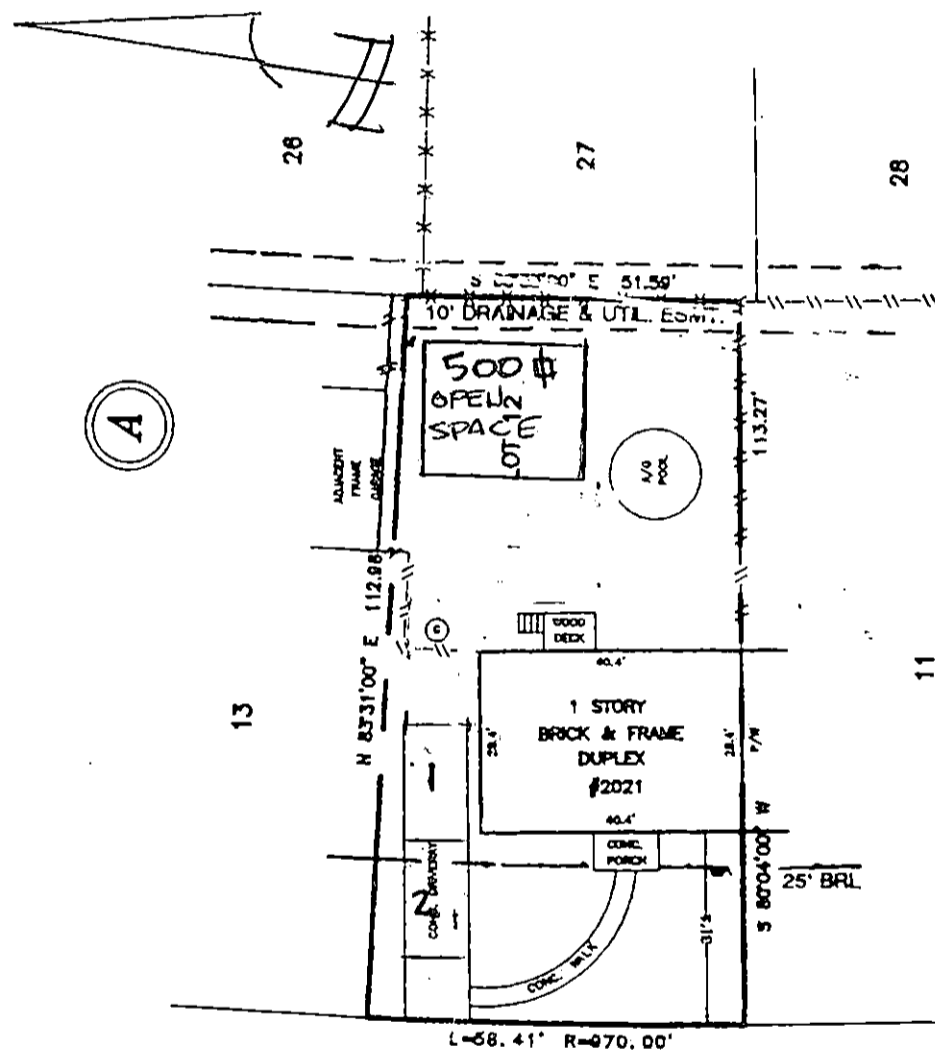
PARKING:

1 SPACE FOR
 EACH 3 BEDS
 4 BEDS = 2 SP

2 SPACES REQUIRED
 - ALL PARKING USES
 SHOWN EXISTED PRIOR
 TO DATE ON THIS PLAN

SPACES TOTAL
 REQUIRED
 SPACES PROVIDED
 ALL PARKING
 TO BE
 DURABLE AND
 DUSTLESS
 PAVING AND
 STRIPED

THERE HAVE NOT BEEN
 EXTERIOR ENLARGEMENTS TO THIS
 BUILDING IN THE PAST
 5 YEARS



KENNICOTT ROAD
 (60' WIDE)

"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 BCZ AND ZONING SIGN POLICIES OR BE VARIANCES

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

Rowena GRAY	07/23/03
PRINT OR TYPE NAME	DATE
<i>Rowena</i>	07/23/03
Signature	DATE
Fitzroy James	07/23/03
PRINT OR TYPE NAME	DATE
<i>Fitzroy James</i>	07/23/03
Signature	DATE

REVISED 8/27/03







