

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 9<sup>th</sup> of February, 2004, that 4113 Hanwell Road should be and the same is hereby granted permission to operate a n Assisted Living Facility with a maximum of six beds.

28132  
Permit No.

Jeff Koboco  
Director

Planner's Initials Bh

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

No. **28132**

DATE 1/23/04 ACCOUNT R001-006-6152  
AMOUNT \$ 50.00

RECEIVED FROM: Jean Robinson

FOR: Use permit application for a 'Class A'  
Assisted Living Facility

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

436

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEW
1/26/2004	1/23/2004	11:59:42	1
REG WS01	WALKIN	JRIC JMR	
>> RECEIPT #	173050	1/23/2004	OFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	028132		

Recpt Tot \$50.00  
\$50.00 CK \$0.00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

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:

Randalltown, MD 21133

Print Name of Applicant: Jean E. Robinson Address: 4113 Hanwell Rd. Telephone Number: 410-922-2810

Lot Address: #5 BLOCK F WOODLANDS Election District 2 Councilmanic District 4 Square Feet 10585 S.F.

Location: NE/S W side/corner of 4113 HANWELL RD. (street) 330' feet from NE/S W corner of WINANDS RD (street)

Land Owner: Jean E. Robinson Tax Account Number 04025 1000007837

Address: 4113 Hanwell Rd. Telephone Number 410-922-2810

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>PL</u> Date: <u>1/27/04</u>
	YES	NO	
This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Permit Application (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
Site Map (2 copies) - available in Room 208, County Office Building - (please label site clearly)	<u>N/A</u>	<u>N/A</u>	
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"/>	
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"/>	
Photographs (please label all photos clearly) Adjacent Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current Zoning Classification: <u>D.R. - 3.5</u>			

TO BE FILLED IN BY THE OFFICE

RECOMMENDATIONS / COMMENTS:

Approval  Disapproval  Approval conditioned on required mo

Post-It* Fax Note 7671	Date <u>2/9/04</u>	# of pages <u>1</u>
To <u>Primo Products</u>	From <u>Lynn Lambert</u>	
Co./Dept.	Co.	
Phone #	Phone # <u>3460</u>	
Fax # <u>2824</u>	Fax #	

by: Lynn Lambert  
for the Director, Office of Planning and Community Conservation

RECEIVED  
JAN 26 2004  
OFFICE OF PLANNING  
REVISED 1/25/99

**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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*Randalltown, MD 21133*

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Jean E. Robinson 4113 Hanwell Rd. 410-922-2810  
Print Name of Applicant Address Telephone Number

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Lot Location: NE S W side/corner of HANWELL RD. 330' feet from NE S W corner of WINARDS RD  
(street) (street)

Land Owner: Jean E. Robinson Tax Account Number 04025 1000007837

Address: 4113 Hanwell Rd. Telephone Number 410 922-2810

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

	PROVIDED?		Accepted for filing by <u>JL</u> Date: <u>1/23/04</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)	N/A	N/A	
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>D.R. - 3.5</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: \_\_\_\_\_

SKETCH ADDENDUM

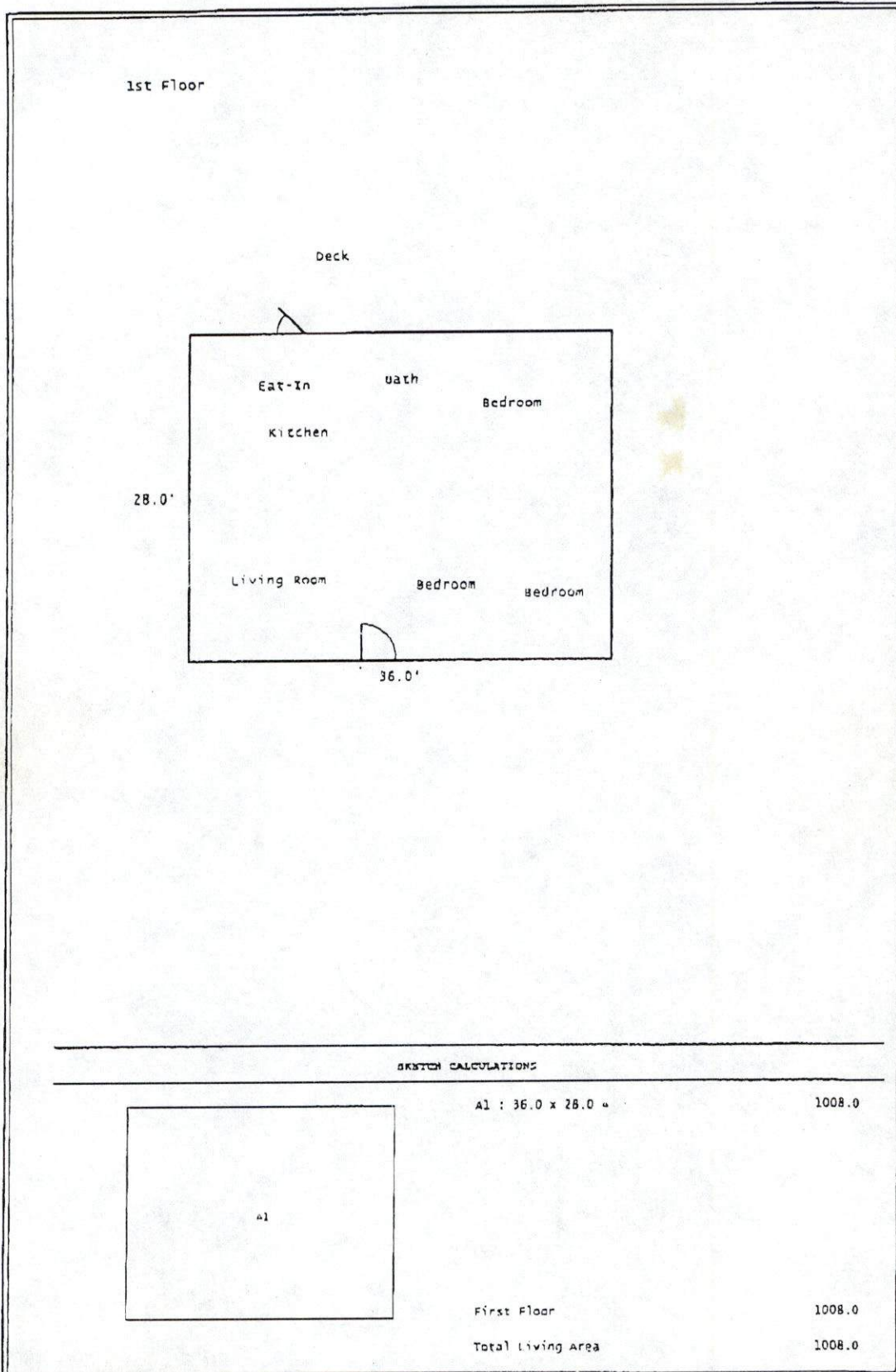
File No. 15207

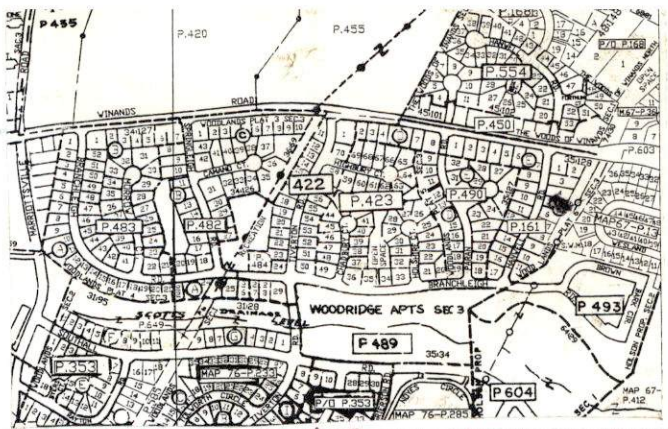
Borrower ROBINSON, Jean

Property Address 4113 Hanwell Road

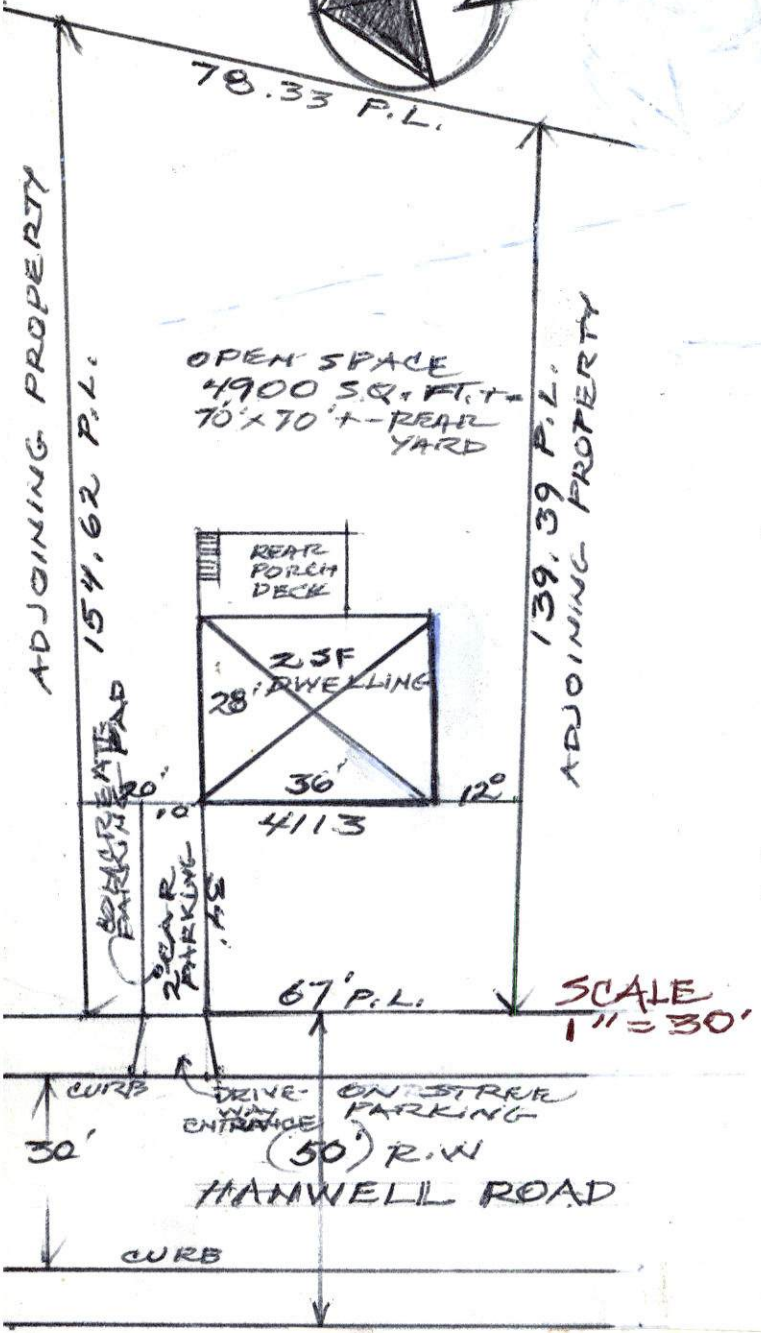
City Randallstown County Baltimore County State MD Zip Code 21133

Lender/Client HomeFocus Valuation Services Address Pleasant Hill, California 94523





VICINITY MAP - NO SCALE



OPEN SPACE  
4900 SQ. FT. +  
70' x 70' + - REAR  
YARD

**ZONING USE PERMIT**

PLAN FOR CLASS "A"  
ASSISTED LIVING FACILITY  
LOCATED AT

- # 4113 HANWELL ROAD  
RANDALSTOWN BALTIMORE  
COUNTY MARYLAND 21133  
2ND ELECTION DISTRICT
- PROPERTY OWNER:  
JEAN ROBINSON  
PHONE: 410-922-9810
- LOT SIZE: 10,585.00 S.F.
- ZONING MAP: N.W. 9J
- ZONE: D.R. 3.5

- PARKING SPACES - ② ON OFF STREET  
PARKING PAD ① ON STREET  
1- SPACE FOR EACH 3-BEDS REQ.
- ALL PARKING SPACES SHOWN EXISTED  
PRIOR TO 2/25/94. ALL PARKING  
AREAS WILL BE PERMANENTLY STRIPED
- EXISTING FLOOR AREA: 1,000 S.F.  
NO EXISTING GARAGE ON  
PREMISES.

Note: "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" (per Sections 101 - definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR).

Note: any proposed signs will comply with Section 413.1 (BCZR) and all zoning sign policies or a zoning variance is required (per Section 432.5.B.1.a, BCZR).

THERE HAVE BEEN NO EXTERIOR ENLARGEMENTS TO THIS BUILDING IN THE PAST FIVE YEARS.

\* THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

*Jean E. Robinson*  
OWNER: JEAN E. ROBINSON

*James E. Reid*  
DRAWING BY: JAMES E. REID  
JAN 22 2009