

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 3 of MAY, 2005, that 4015 OLD COURTRD should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY I
FOR A MAXIMUM OF 7 BEDS

444337

Permit No.

Director

Planner's Initials

LTm

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

Post-it® Fax Note	7671	Date	4-29-05	# of Pages	1
To	L. Moxley	From	J. GERMAN		
Co./Dept.	PDM	Co.	Planning		
Phone #		Phone #	3480		
Fax #	X2824	Fax #			

FROM: Timothy M. Kotroco
Department of Permits & Development Management

RE: Assisted Living Facility I or II

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:

Dr. Sebastian O. Mezu, 4011 Old Court Rd., Pikesville, MD 21208 (443) 857-1953
Print Name of Applicant Address Telephone Number
 Lot Address: 4015 Old Court Rd, Pikesville Election District 03 Councilmanic District 01 Square Feet of Lot 38,202 SF
 Lot Location: N E S W side/corner of on west side of Old Court Road feet from N E S W corner of
(street) (street)
 Land Owner: Dr. Kelechi R. Mezu Tax Account Number 03-08-032910
 Address: 4015 Old Court Road, Pikesville, MD 21208 Telephone Number (443) 857-1953

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 Date: 4/29/05 <i>LTm</i>
	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 – 10% lot area	✓	—	
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 3.5			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

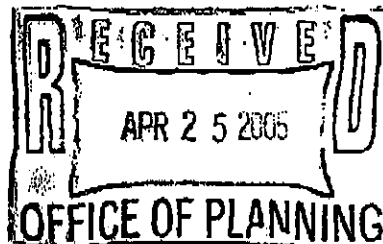
RECOMMENDATIONS / COMMENTS:

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

Signed by: *[Signature]*
for the Director, Office of Planning and Community Conservation

Date: 4/29/05

Revised 9/29/2004



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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Attention: ALF REVIEWER
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PDM ALF # _____

Permit No. (if required) B _____

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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. 444337

DATE 4/21/05 ACCOUNT 2001 006 6150
AMOUNT \$ 50.00
~~2001 006 6150~~

RECEIVED FROM: DR. S. OKECHUKWU
FOR: ALF I

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
4/21/2005	4/21/2005	10:08:14	1
REG WSD1	WALKIN	JRIC JHR	
) RECEIPT # 232347		4/21/2005	OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 444337			
Recpt Tot		\$50.00	
\$50.00 CK		\$.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

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OFFICE OF BUDGET & FINANCE
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FOR: ALF 1

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WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/21/2005	4/21/2005	10:00:14	1
REG NS01	WALKIN	ERIC JWR	
D>RECEIPT # 232347		4/21/2005	OFLN
Dept 5		528 ZONING VERIFICATION	
OR NO. 444337			
Receipt Tot		\$50.00	
\$50.00		OK	\$.00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

**ZONING USE PERMIT PLAN
FOR AN ASSISTED LIVING FACILITY \mathbb{N} I**

**WADS INSTITUTE,
4015 OLD COURT RD.,
PIKESVILLE, MD 21208-2808**

**PROPERTY
4015 OLD COURT ROAD
PIKESVILLE, MARYLAND 21208**

**OWNER:
DR. KELECHI R. MEZU
4011 OLD COURT ROAD,
PIKESVILLE, MD 21208**

**DISTRICT 03 PRECINCT 01
PLAN DATE: 04/18/2005
PHONE: (443) 857-1953**

**APPLICANT:
DR. S. OKECHUKWU MEZU
4011 OLD COURT ROAD,
PIKESVILLE, MD 21208
PHONE: (443) 857-1953**

**LOT SIZE: 0.877 ACRE (38,202 SF)
ZONING MAP: Plat Ref: Book 3190 Page 56
ZONE: DR 3.5**

At least 10% of the lot has usable and contiguous open space.

PARKING:
ASPHALTIC PAVING: 1500 SF
1 SPACE (9' x 20') FOR EACH 3 BEDS \rightarrow
3 PARKING SPACES REQUIRED FOR 9 BEDS
Parking is set back at least 10ft from property line
Parking is located on the side only

EXISTING FLOOR AREAS SQ FT

1ST FLOOR = 2569 SF
2ND FLOOR = 1715 SF
EXISTING SHED = 240 SF

OPEN SPACE AVAILABLE : 33,700 SF

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING, NO ADDITIONS ARE PROPOSED

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

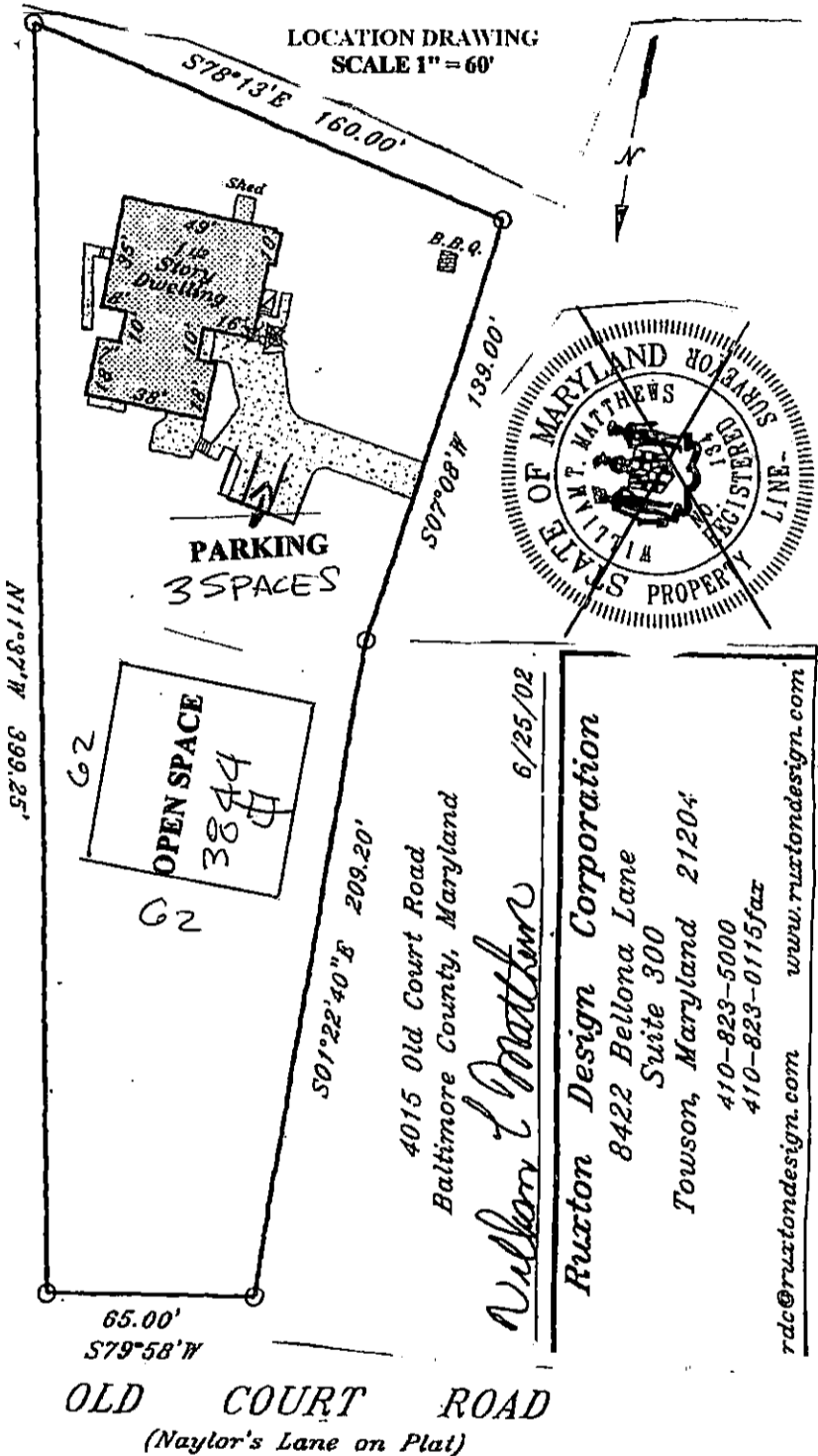
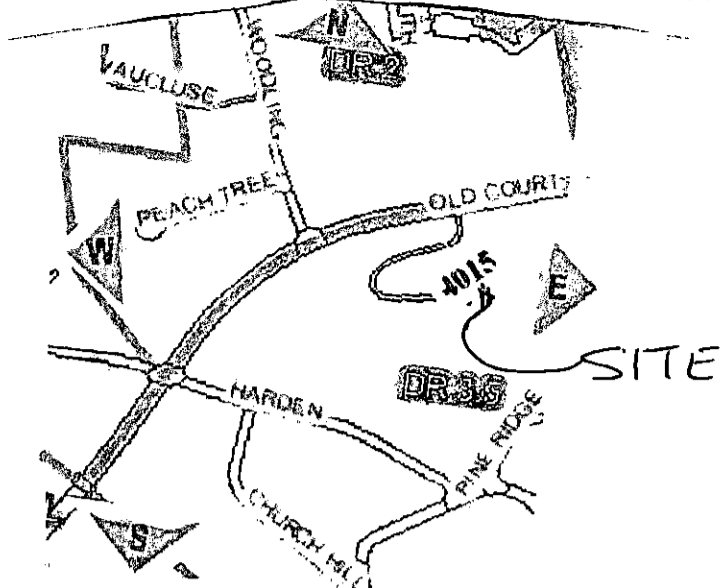
THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

[Signature] 4-18-05
SIGNATURE DATE

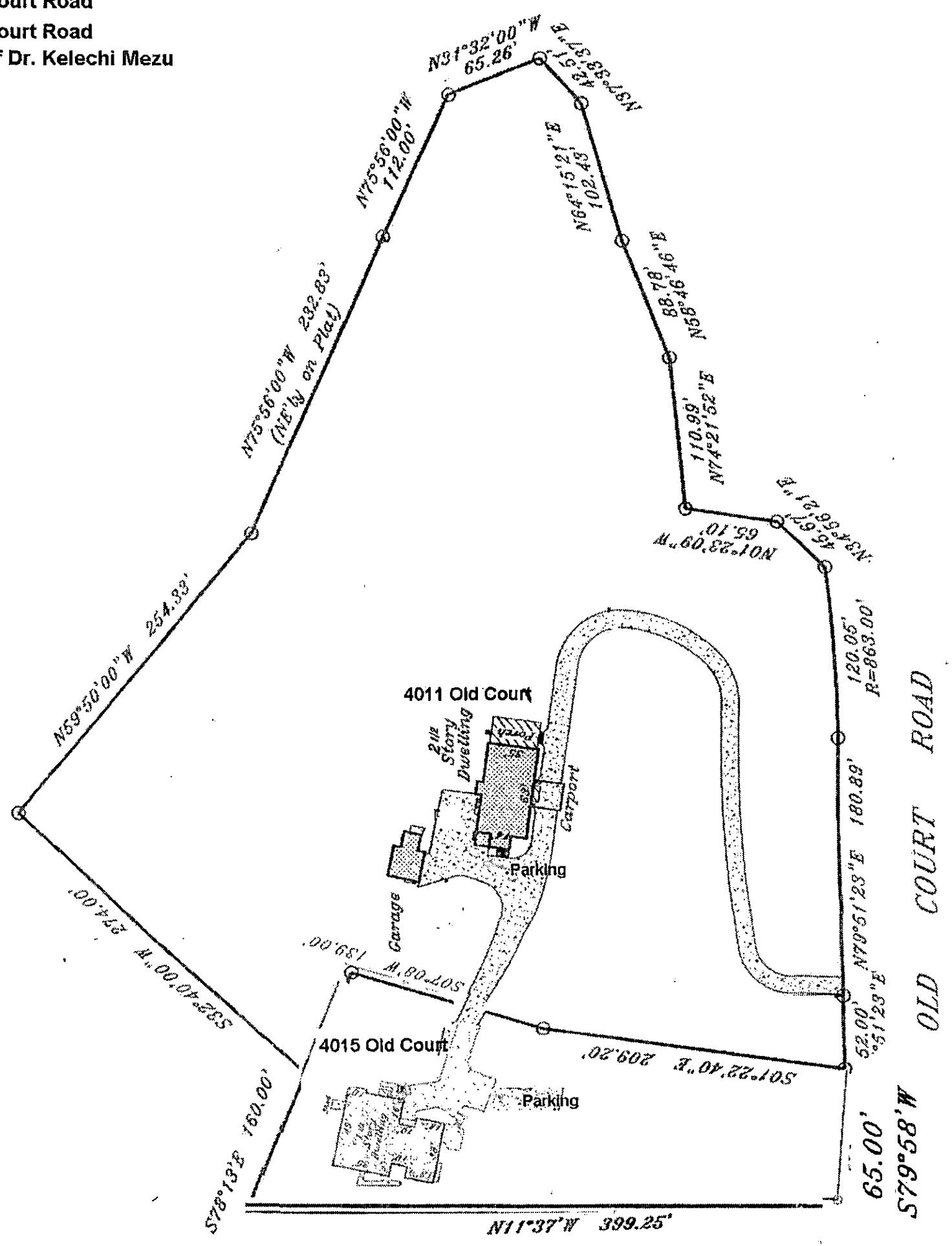
DR. S. OKECHUKWU MEZU

ENGINEER'S SCALE: 1" = 60'

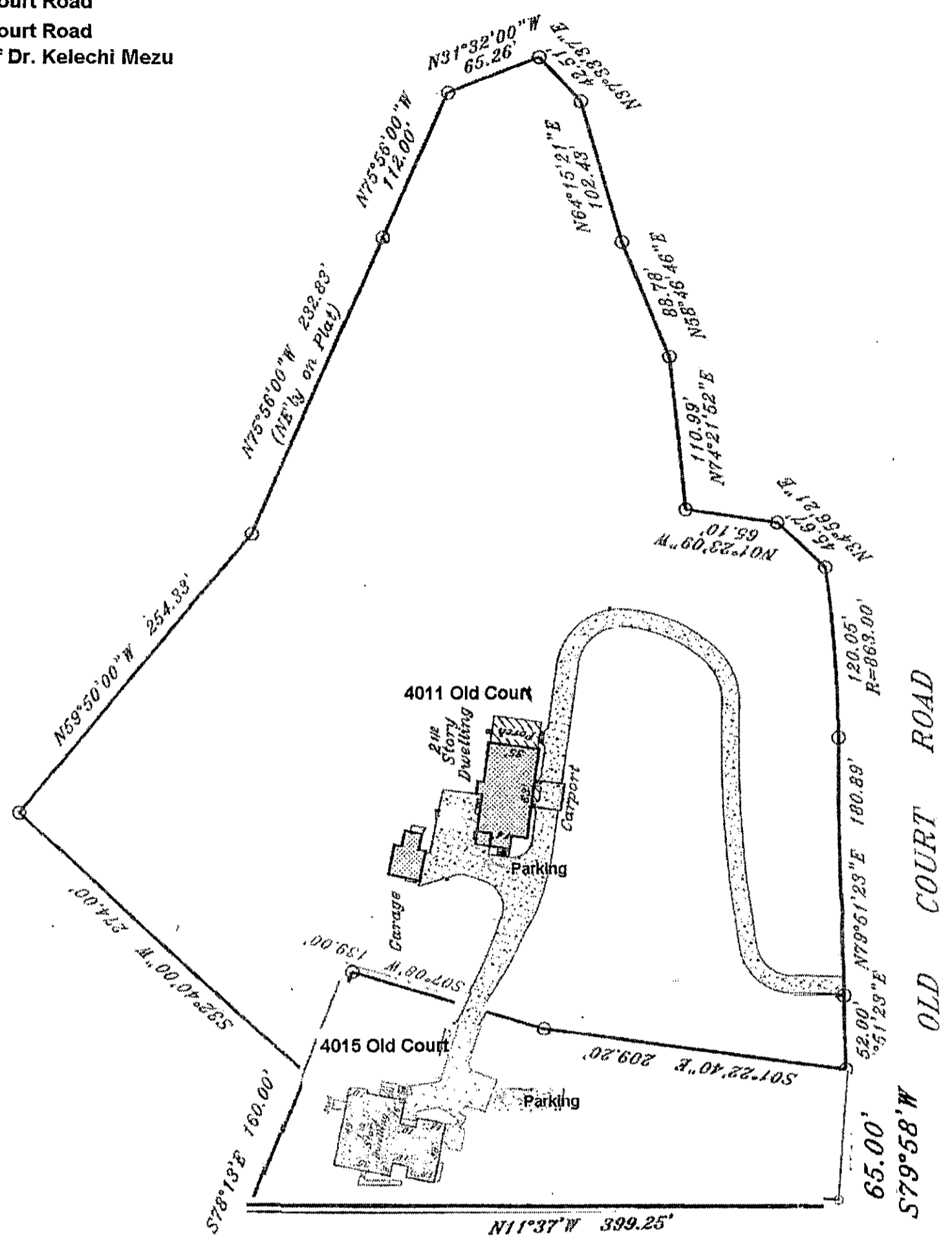
VICINITY MAP
[HTTP://BAMAPSI.CO.BA.MD.US/ZONING/MAPFRAME.HTM](http://BAMAPSI.CO.BA.MD.US/ZONING/MAPFRAME.HTM)

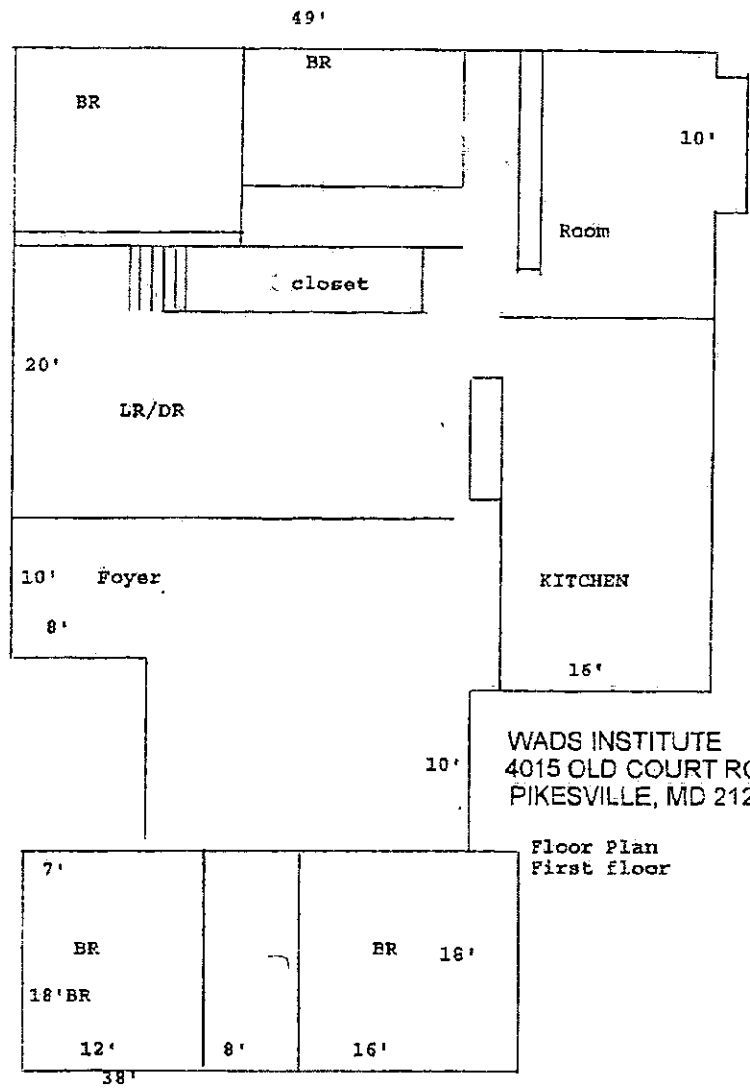


4015 Old Court Road
4011 Old Court Road
Property of Dr. Kelechi Mezu



4015 Old Court Road
4011 Old Court Road
Property of Dr. Kelechi Mezu





WADS INSTITUTE
4015 OLD COURT ROAD
PIKESVILLE, MD 21208

Floor Plan
First floor

WADS INSTITUTE
4015 OLD COURT ROAD
PIKESVILLE, MD 21208

Second Floor

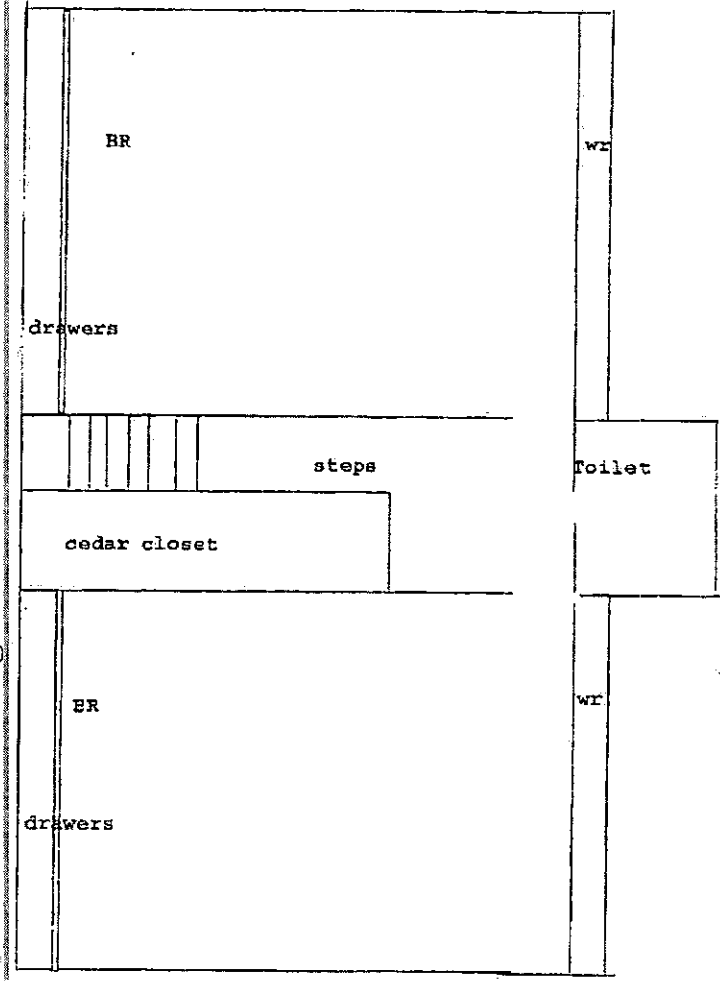




Figure 2: 4015 Old Court Road, Pikesville, MD 21208



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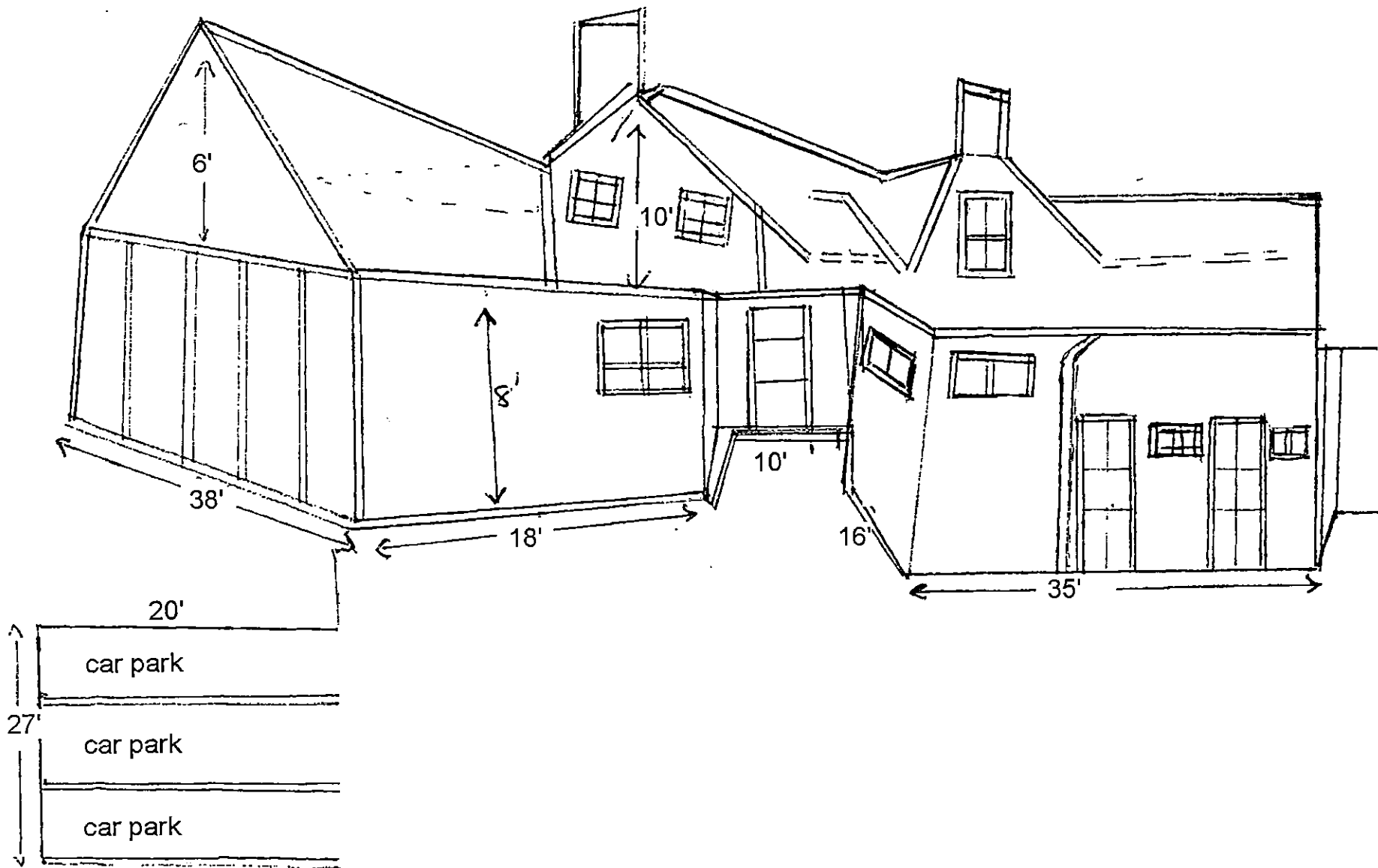


Figure 1 Front View 4015 Old Court Road, Pikesville, MD 21208

BALTIMORE COUNTY OFFICE OF PLANNING



FACSIMILE TRANSMITTAL SHEET

TO: *L. Moxley*

FROM: *D. Itter*

COMPANY: *Permits + Dev. Mgmt*

DATE: *4/29/05*

PHONE NUMBER: *3391*

PHONE NUMBER 410-887-3211 *3480*

FAX NUMBER: *2824*

FAX NUMBER: 410-887-5862

RE: *4015 Old Court Rd*

NUMBER OF PAGES INCLUDING COVER: *2*

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS

This plan was submitted by Dr Mezu which clearly shows access. Should go with approval page which Jan Berman already sent to you. Thanks.

COUNTY COURTS BUILDING
401 BOSLEY AVE., STE 406
TOWSON, MARYLAND 21204

www.baltimorecountyonline.info

016306 095

15 Old Court Road
11 Old Court Road
Property of Dr. Kelechi Mezu

