

Sent By: 0;

0;

May-18-05 4:42PM;

Page 1/1

PA-LOUC SOME

FAX 301-620-7781

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

Table with 2 columns: Field Name, Value. Includes Post-It Fax Note 7671, Date 5-18-05, To J. ALEXANDER, From J. GERMAN, Co. PLANNING, Phone # X3480, Fax # 5708.

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:

Patrick & Karen Jones 5066 Croydon Ct Frederick MD 21703 301 668 9610
Point Name of Applicant Address Telephone Number

Lot Address 905 Kent Ave Election District 2 Councilmanic District 2 Square Feet of Lot

Site Location: NE W side/corner of Kent Ave 200 feet from NE W corner of Macleod Rd

and Owner: Patrick & Karen Jones 240 354 6779 Tax Account Number 0103473330

Address: 5066 Croydon Ct, Frederick, MD 21703 Telephone Number (301) 668-9610 (301) 620-7781

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!

Table with 3 columns: Item, PROVIDED? (YES/NO), Date. Includes items like This Recommendation Form (3 copies), Permit Application (if available), Site Plan, Building Elevation Drawings, Photographs, and Current Zoning Classification DR.S.S.

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- Approval (checked), Disapproval, Approval conditioned on required modifications of the application to conform with the following recommendations:

See Attached Comments / NOTE COMMENTS ADDRESSED. APPLICATION APPROVED. JTG

Approved by: Jennifer Germain, Director, Office of Planning & Community Conservation

Date: 5/18/05

Revised 5/29/2004

PATRICK JONES

FAX 301-620-7781

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

Post-it® Fax Note	7671	Date	5-18-05	# of pages	1
To	J. ALEXANDER	From	J. GERMAN		
Co./Dept.		Co.	PLANNING		
Phone #		Phone #	X3480		
Fax #	5708	Fax #			

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

RE: Assisted Living Facility I or II

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MINIMUM APPLICANT SUPPLIED INFORMATION:

Patrick & Karen JONES, 5066 Croydon Ct Frederick MD 21703 301 668 9610
Print Name of Applicant Address Telephone Number

Lot Address 405 Kent Ave Election District 1 Councilmanic District 3 Square Feet of Lot
Lot Address Election District Councilmanic District Square Feet of Lot

Location: NESE W side/corner of Kent Ave 200 feet from NESE W corner of Mac-head Rd
(street) (street)

and Owner: Patrick & Karen JONES 240 354 6719 Tax Account Number 0103473330

Address: 5066 Croydon Ct, Frederick, MD 21703 Telephone Number (301) 668-9610
(301) 620-7781

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
This Recommendation Form (3 copies)		✓	_____
Permit Application (if available)	PENDING	_____	_____
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		✓	_____
Building Elevation Drawings (those may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	WAIVED	_____	_____
Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood		✓	_____
Current Zoning Classification: DR 5.5			

Accepted for filing by JGM
Date: 04-26-05

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:

See Attached Comments

Approved by: Janice Gorman
for the Director, Office of Planning and Community Conservation
JANICE GORMAN

Date: 5/18/05

Zoning Use Permit
Plan for an Assisted Living Facility 1

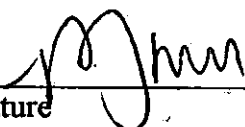
905 Kent Avenue
Catonsville, MD 21228
Election District 1
Owners: Patrick & Karen Jones
Add: 5066 Croydon Ct., Frederick, MD 21703
Date: 4/25/05
Phone: (301) 668-9610

Lot Size: 6,000 sq. ft
Zoning Map: 095A3
Zone DR: 5.5
Number of beds = 3
Parking: 1 space for each 3 beds = 1 space required

Existing Floor Areas Sq. Ft
Main Level: 1098 sq. ft
Basement for office, staff storage and mechanical equipment 954 sq. ft

Open space: 600 sq. ft (6000 sq. ft x .10)
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 owners are responsible for the accuracy of the information on this plan.

 4-25-05

Signature Date

Patrick Jones.

Printed Name

 4-25-05

Signature Date

KAREN Jones

Printed Name

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jenifer German **DATE:** 5/6/05
FROM: Dennis Wertz
SUBJECT: Assisted Living Facility (905 Kent Ave)

The proposed parking space for this facility is not located at least 10 feet from the property line as required by Section 432A.C.1 of the BCZR. The application should not be approved unless a variance from this requirement is authorized.

Notwithstanding the above comment, the existing driveway is substandard. It is not fully paved and therefore does not provide a durable and dustless surface. Also the driveway is only 8 feet wide. The applicant should provide a fully paved driveway. I also recommend that the width of the driveway be increased to at least 10 feet.

Post-It® Fax Note	7871	Date	5/10/05	Page	1
To	JOHN ALEXANDER	From	KATHY ARE		
Co./Dept.		Co.	PLANNING		
Phone #		Phone #	3450		
Fax #	45708	Fax #	5660		

John Alexander
FAX (410) 887-5708

Fax Cover

Karen Jones
905 Kent Ave
Catonsville, MD 20882

To: Mr. John Alexander
Baltimore County Department of Permit & Development Management

(410) 887-5708 Fax

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jenifer German

DATE: 5/6/05

FROM: Dennis Wertz

SUBJECT: Assisted Living Facility (905 Kent Ave)

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Post-it® Fax Note	7671	Date	5/16	# of pages	1
To	JONAS ALEXANDER		From	KATHY ALE	
Co./Dept.			Co.	PLANNING	
Phone #			Phone #	3480	
Fax #	x5708		Fax #	5862	

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 444353

DATE 04-26-05 ACCOUNT R.001.006.6150

AMOUNT \$ 50⁰⁰

RECEIVED FROM: PATRICK & KAREN JONES

FOR: USE PERMIT FOR ASSISTED LIVING

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/28/2005	4/27/2005	11:21:31	1
REG MS01	WALKIN	JRIC JMR	
X>RECEIPT # 232899		4/27/2005	OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 444353			

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

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PATRICK JONES

FAX 301-620-178

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

Post-it* Fax Note	7671	Date	5.18.05	# of pages	1
To	J. ALEXANDER	From	J. GERMAN		
Co./Dept.		Co.	PLANNING		
Phone #		Phone #	X3480		
Fax #	5708	Fax #			

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

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Patrick & Karen Jones 5066 Croydon Ct Frederick MD 21703 301 668 9610
 Print Name of Applicant Address Telephone Number

Lot Address 405 Kent Ave Election District 2 Councilmanic District 3 Square Feet of Lot _____

Location: NESEW side/corner of Kent Ave (street) 200 feet from NESEW corner of Moohead Rd (street)

and Owner: Patrick & Karen Jones 240 354 6974 Tax Account Number 0103473330

Address: 5066 Croydon Ct, Frederick, MD 21703 Telephone Number (301) 668-9610
(301) 620-7781

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>JMG</u> Date: <u>04-26-05</u>
	YES	NO	
This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Permit Application (if available)	<u>PENDING</u>	<input type="checkbox"/>	
Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	<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"/>	
Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<u>WAIVED</u>	<input type="checkbox"/>	
Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:

See Attached Comments

Prepared by: Janice German
for the Director, Office of Planning and Community Conservation
JANICE GERMAN

Date: 5/18/05

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

DATE: 5/6/05

TO: Jenifer German
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Post-it® Fax Note 7671		Date	5/18	# of pages	1
To	JON@ALEXANNA		From	KATHY ALE	
Co./Dept.			Co.	PLANNING	
Phone #			Phone #	3480	
Fax #	x5708		Fax #	5860	

PATRICK JONES

FAX 301-620-7781

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RECOMMENDATION FORM

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Post-it* Fax Note	7671	Date	5.18.05	# of pages	1
To	J. ALEXANDER	From	J. GERMAN		
Co./Dept.		Co.	PLANNING		
Phone #		Phone #	X3480		
Fax #	5908	Fax #			

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 (street) (street)

and Owner: Patrick & Karen Jones 240 354 679 Tax Account Number 0103473330

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 (301) 620-7781

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	PROVIDED?		Accepted for filing by Date: 04-26-05
	YES	NO	
This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Permit Application (if available)	<input type="checkbox"/>	<input type="checkbox"/>	PENDING
Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current Zoning Classification: DR. S. 5			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

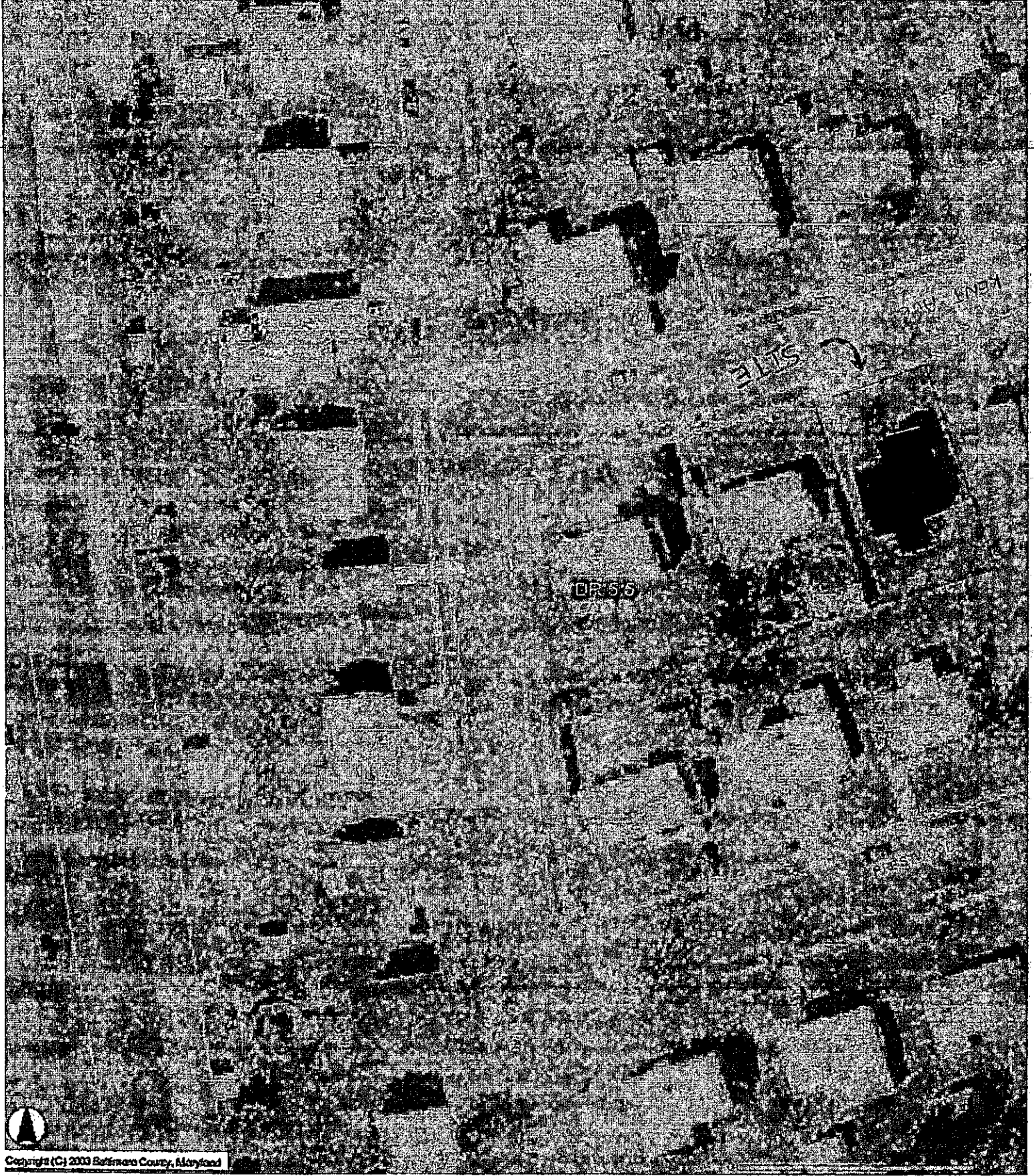
RECOMMENDATIONS / COMMENTS:

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

See Attached Comments

Recommended by: Janifer German
 for the Director, Office of Planning and Community Conservation
 JANIFER GERMAN

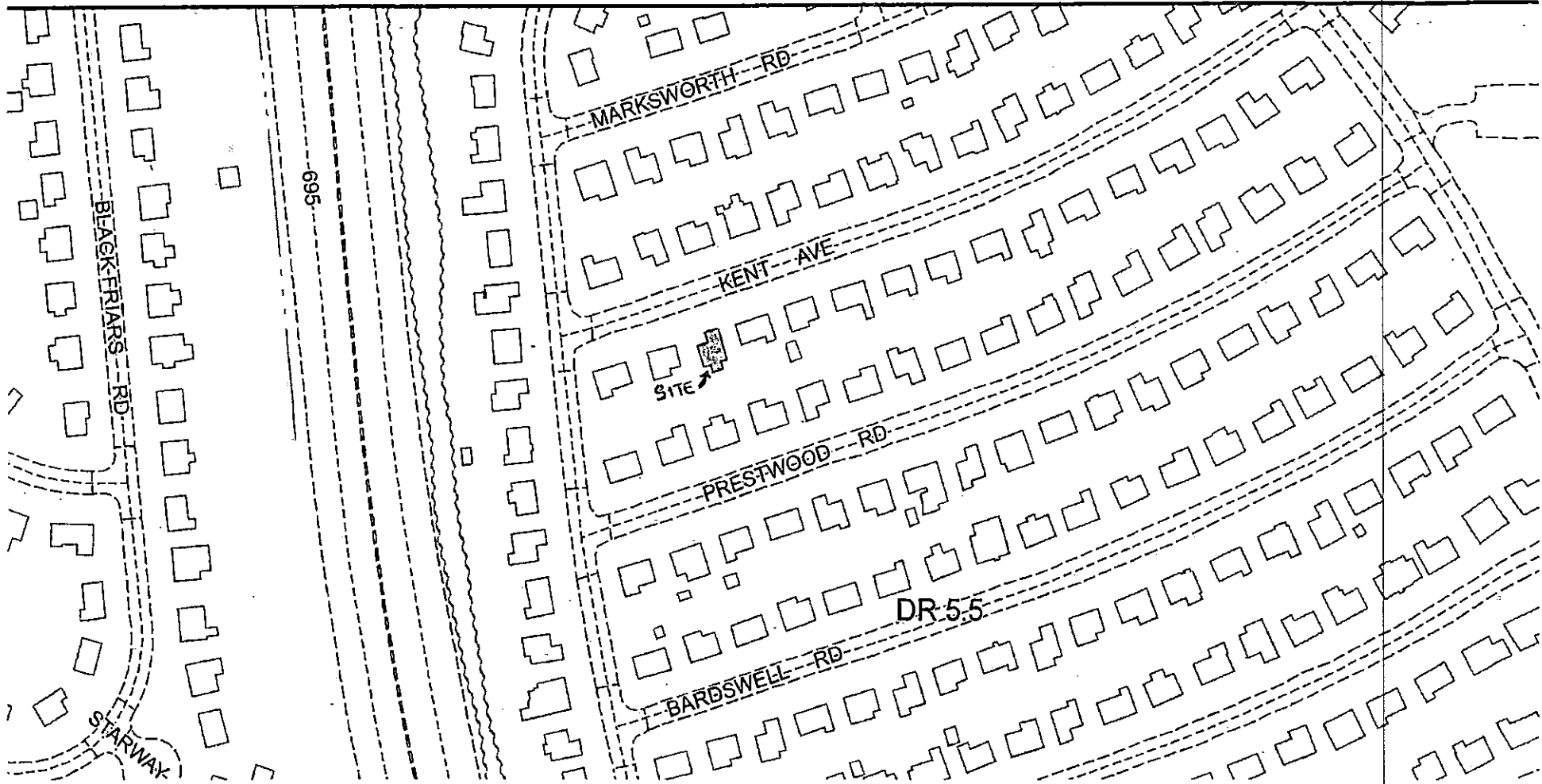
Date: 5/18/05



SHE
LINDY

ORSS







Zoning Information for DR 5.5

Zone Description: Density Residential; 5.5 units/acre

Intent: To foster a greater variety of housing types meeting the needs of different housing market requirements; allow more preservation of natural features and induce the reservation of better open space; to provide greater certainty about dwelling types and densities within existing communities with the goal of conserving and maintaining these areas.

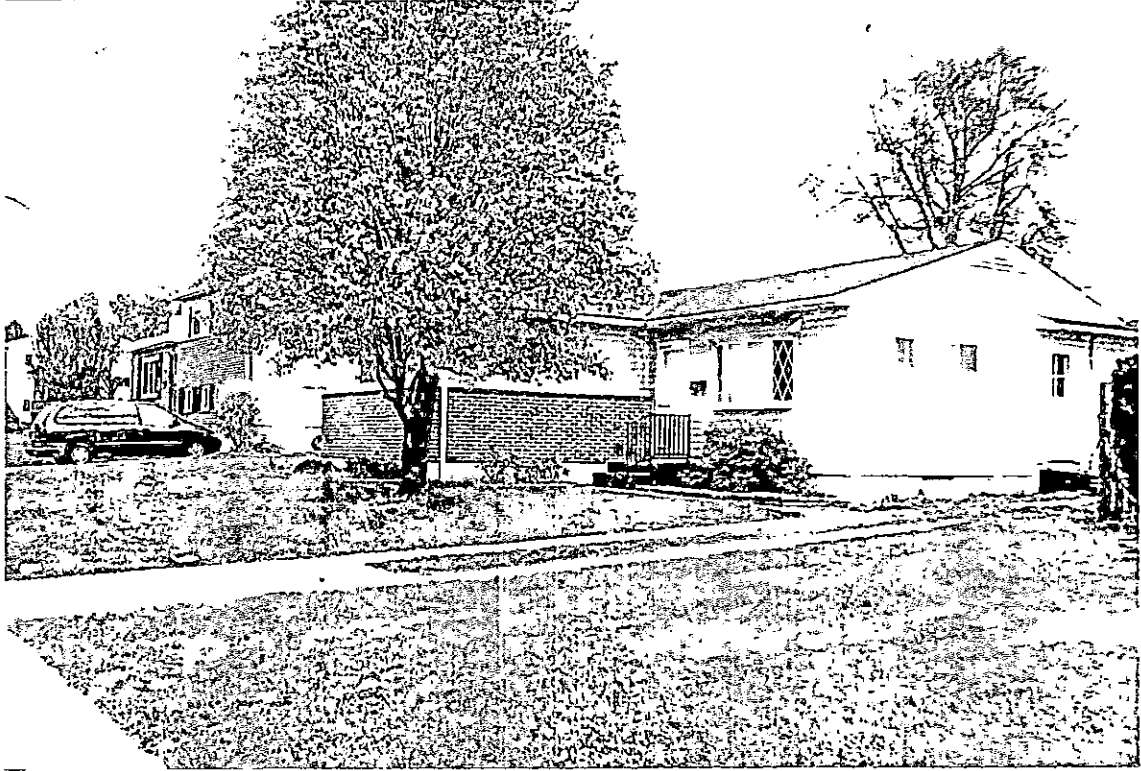
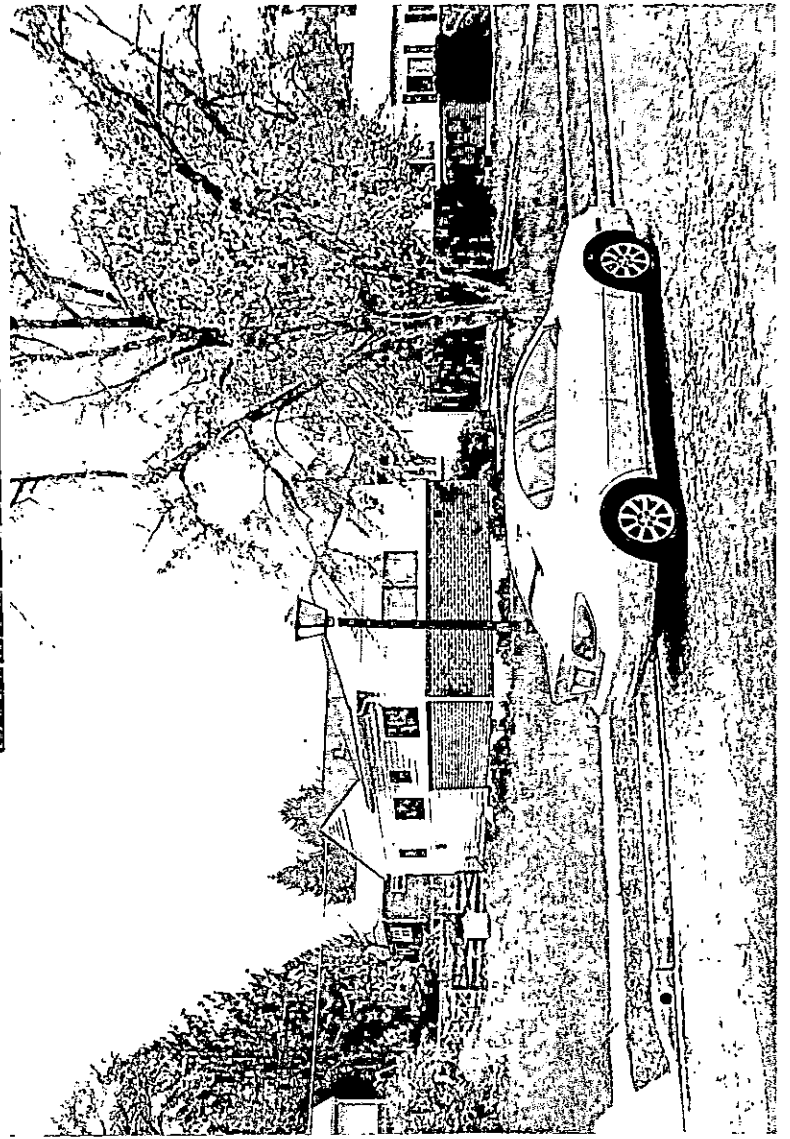
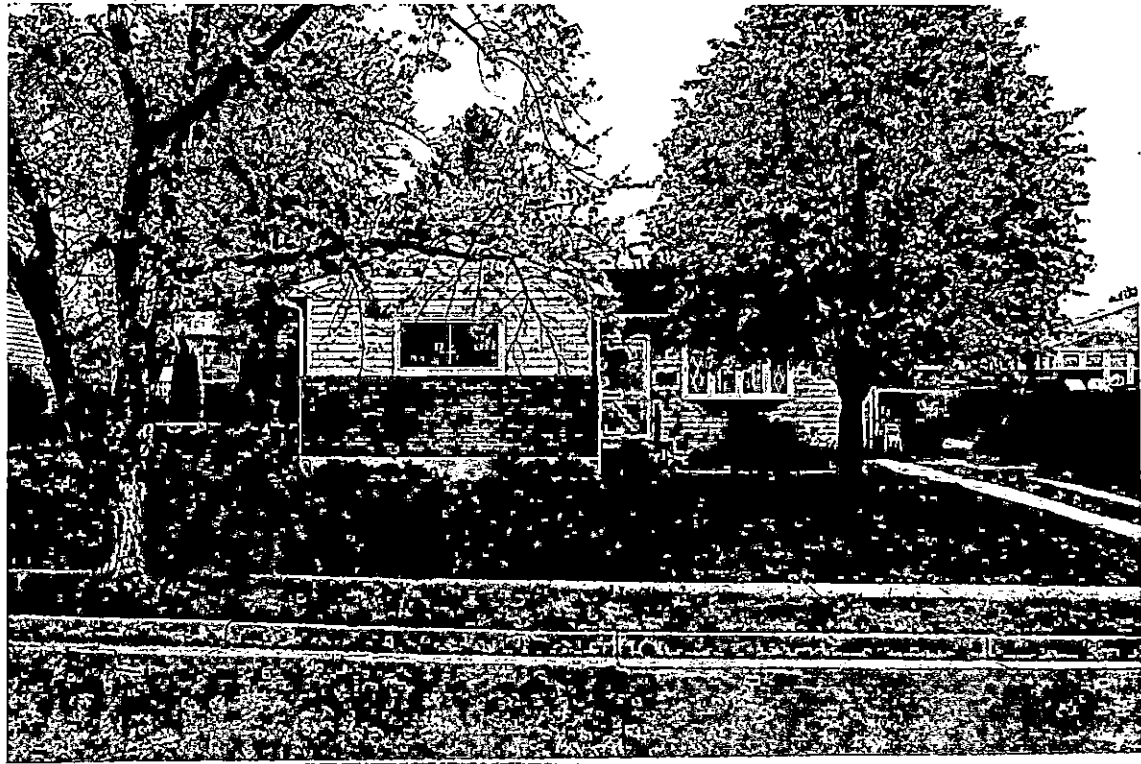
Typical Uses Permitted by Right: Single family, semi-detached, duplex, single family attached, multifamily dwellings.

Typical Uses Permitted by Special Exception: Convalescent homes, community buildings, Class B (up to 40 children) group child care, assisted living facilities (Class B, new or modified building), professional offices in the home (max. 25% of floor area).

For more information see: [The Citizen's Guide to Zoning \(PDF\)](#)

[Print Report](#)

[Close Window](#)



Front, Kent Ave.
Showing front of Property

Subject property showing
neighbour to left.

ddd1757, 100_0422_0004

ddd1757, 100_0421_0003

04/24/05

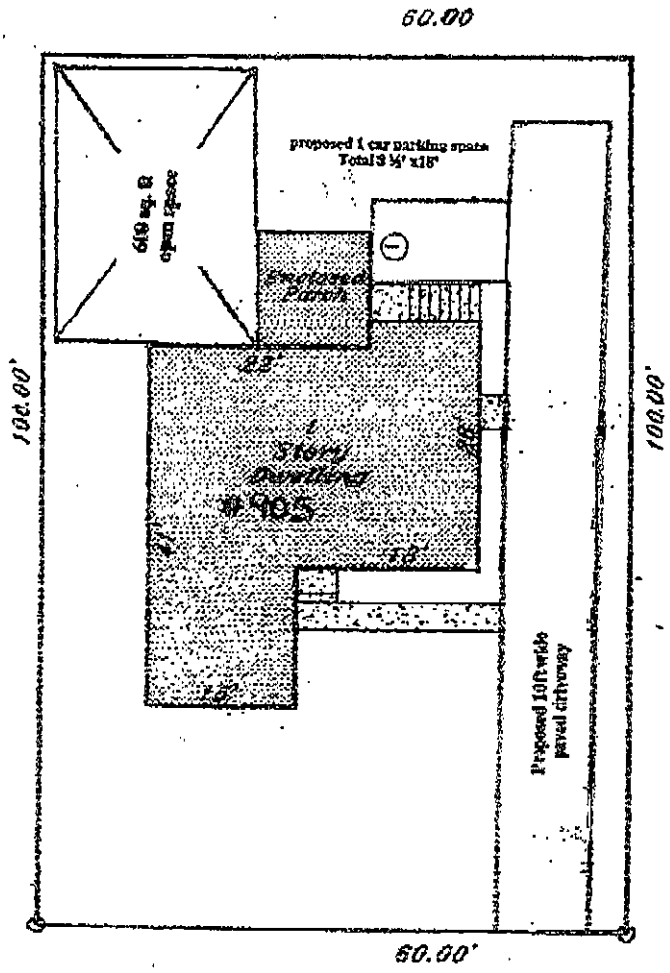
04/24/05

Subject Property Showing
neighbour to right &
rear.

ddd1757, 100_0419_0001

04/24/05

Zoning Use permit
for
905 Kent Ave., Catonsville, MD 21228



KENT AVENUE