

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 22nd of December, 2005, that 3522 Hiss Avenue should be and the same is hereby granted (street address) permission to operate an Assisted Living Facility up to a maximum of four beds.

1576
Permit No. Jeffrey Kotroco
Director

Planner's Initials BA

**ZONING USE PERMIT
PLAN FOR AN ASISTED LIVING FACILITY I**

3522 HISS AVENUE
BALTIMORE COUNTY MD 21234
14TH ELECTION DISTRICT
OWNER: MARGARET COLLINS
ADDRESS: 9309 THORNEWOOD DR, MD 21234
DATE: 11/18/05
PHONE: 410-365-8620
APPLICANTS: MARGARET COLLINS & IRIS BOND

LOT SIZE: 9020 SQ.FT.
ZONING MAP: 81B1
ZONE: DR 5.5

PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED

4 Beds Proposed
EXISTING FLOOR AREAS SQ.FT.:
1ST FLOOR = 1504 SQ.FT.
BASEMENT FOR STORAGE = 1596 SQ.FT.

OPEN SPACE: .10 x 9020 = 902 minimum, 1600 SQ.FT. Available

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.

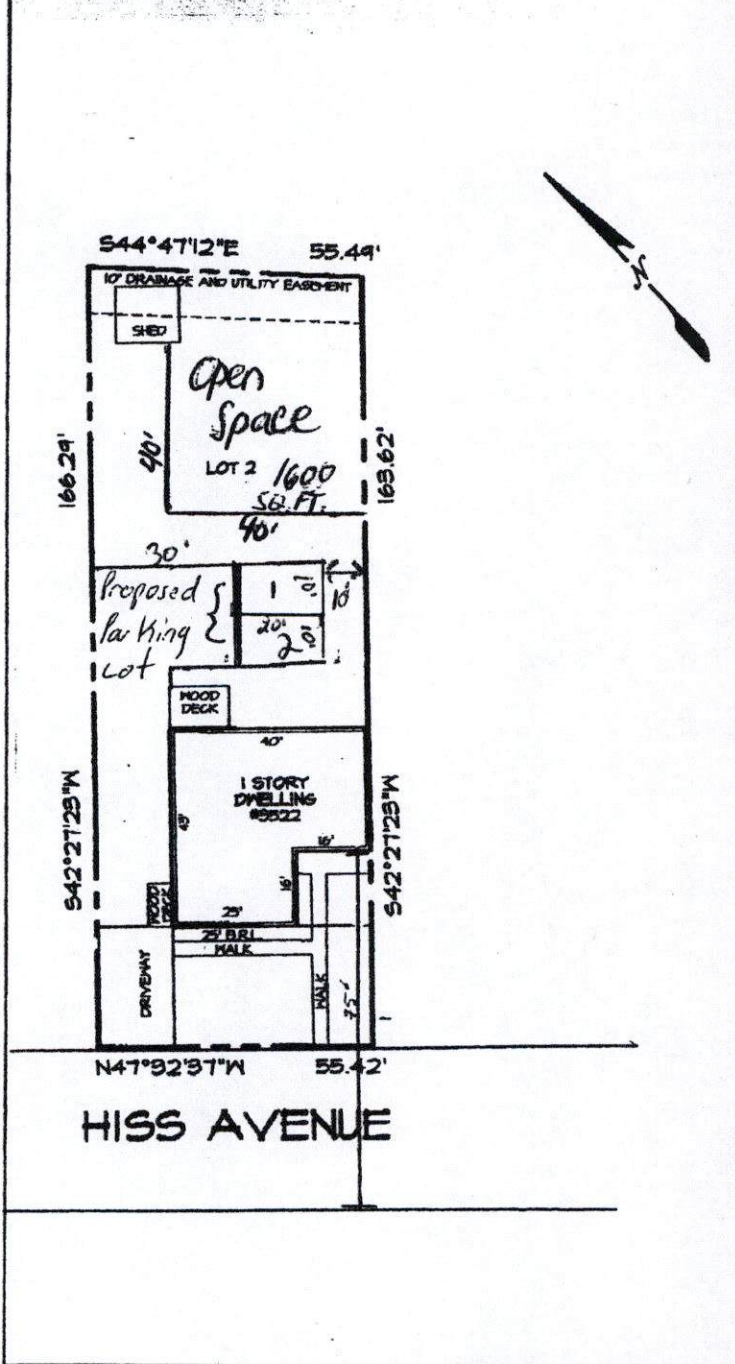
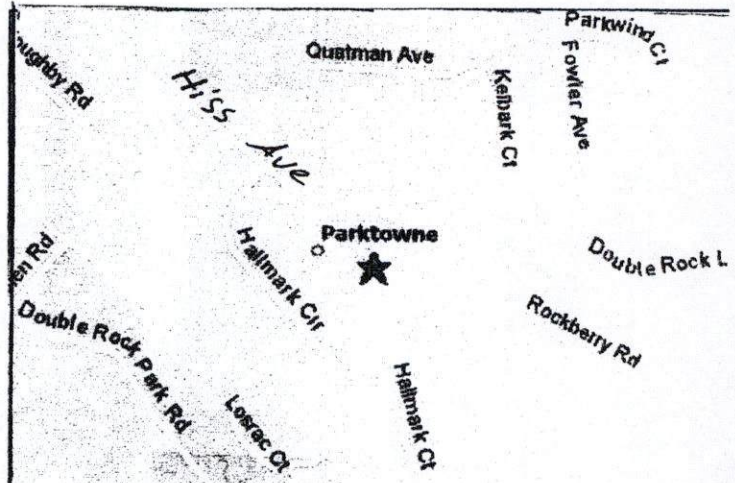
[Signature] 11/14/05
SIGNATURE DATE

Margaret Collins
PRINTED NAME

[Signature] 11/14/05
SIGNATURE DATE

Iris D Bond
PRINTED NAME

ENGINEERS SCALE:
1" = 40 FT.



All parking must meet
requirement 4.A on the
ALF use permit checklist.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Lloyd Moxley
Department of Permits and
Development Management

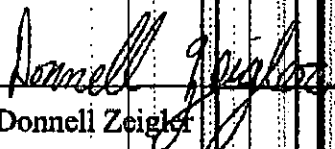
DATE: December 6, 2005

FROM: Donnell Zeigler
Development Review Section
Office of Planning

SUBJECT: 3522 Hiss Avenue
Assisted Living

The Office of Planning has reviewed the Assisted Living Facility plan and offers the following comments:

1. The applicant shall provide landscaping on each side of the parking lot in the rear to buffer the adjoining properties at 2534 and 2530 Hiss Avenue.


Donnell Zeigler

DZ:kma

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **1576**

DATE 11/16/05 ACCOUNT R 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Marquet Collins

FOR: ALF use permit

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

ALF #24

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
11/17/2005	11/16/2005	14:20:42	1
REG WSD1	WALKIN	JRIC JHR	
>>RECEIPT # 262232			OFLH
11/16/2005			
Dept: 5 52B ZONING VERIFICATION			
CR NO. 001576			

Recpt Tot 450.00
450.00 CK 4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

12/6/05

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

PDM ALF # _____

Permit No. (if required) B _____

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

RE: Assisted Living Facility I or II

Post-It® Fax Note	7671	Date	# of pages
To	Lloyd Motley	From	Dannell Zeigler
Co./Dept	Zoning	Co.	Planning
Phone #		Phone #	2980
Fax #	2829	Fax #	

This office is requesting recommendations and comments from the Office of Planning & Community Conservation.

APPLICANT SUPPLIED INFORMATION:

First Name of Applicant: Margaret Collins
Address: 9809 Thornwood Dr. Luthville, MD 21234
Telephone Number: 410-365-8620

Lot Address: 3821 Hill Avenue
Election District: 14 Councilmanic District: 6 Square Feet of Lot: 9020

Location: NE SW corner of Hill Avenue (street)
Opposite to from NE SW corner of Hallmark Circle (street)

Owner: Margaret Collins
Tax Account Number: 06-173-2293

Address: 9809 Thornwood Dr. Luthville, MD 21234
Telephone Number (410) 365-8620

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>DR</u> Date: <u>11/16/05</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 type="checkbox"/>	
3. Site Plans Property (3 copies), including lot size and square feet of building, parking and open space - 10% lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Certificates 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"/>	
5. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Ordinance Form Checklist can be stated on the plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Photos (please label all photos clearly) A. Existing Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. 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:

Signature: Dannell Zeigler
Title: Assistant Director, Office of Planning and Community Conservation

RECEIVED
NOV 21 2005
OFFICE OF PLANNING

Date: 12/13/05

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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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:

Margaret Collins 9309 Thornewood Dr. Parkville, MD 21234 410-365-8620
Print Name of Applicant Address Telephone Number

Lot Address 3522 Hiss Avenue Election District 14 Councilmanic District 6 Square Feet of Lot 9020

Lot Location: NE S W side/corner of Hiss Avenue (street), Opposite feet from NE S W corner of Hallmark Circle (street)

Land Owner: Margaret Collins Tax Account Number 06-173-2293

Address: 9309 Thornewood Dr. Parkville, MD 21234 Telephone Number (410) 365-8620

CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning and Community Conservation)

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	PROVIDED?		Accepted for filing by <u>BK</u> Date: <u>11/16/05</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 – 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: <u>DR-515</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

INTER-OFFICE CORRESPONDENCE

To: Lloyd Moxley
Department of Permits and
Development Management

DATE: December 6, 2005

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Donnell Zeigler
Donnell Zeigler

DZ:kma

Post-it [®] Fax Note		7571	Date	# of pages
To	Brenda Roberts		From	Donnell Zeigler
Co./Dept.	PDM		Co.	Planning
Phone #			Phone #	
Fax #	5708		Fax #	

12/6/05

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MINIMUM APPLICANT SUPPLIED INFORMATION

Plant Name of Applicant: Margaret Collins 9309 Thornwood Dr. Laksville, MD 21234 Telephone Number: 410-365-8620

Lot Address: 3822 His Avenue Election District 14 Councilmanic District 6 Square Feet of Lot: 9020

Lot Location: NE S W corner of His Avenue (street) opposite from NE S W corner of Hallmark Circle (street)

Land Owner: Margaret Collins Tax Account Number: 06-173-2293

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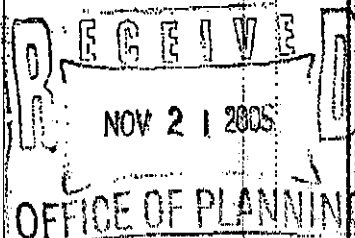
	PROVIDED	Accepted for filing by <u>PK</u>
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	Date: <u>11/16/05</u>
2. Permit Application (if available)	<input type="checkbox"/>	
3. Site Plans Property (3 copies): including lot size and square feet of building, parking and open space - 10% lot area	<input checked="" type="checkbox"/>	
Submitter has to whether or not building has been enlarged by 20% or more in the last five (5) years	<input checked="" type="checkbox"/>	
4. Building Elevation Drawings (these may be waived if note S.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Existing Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" 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:

for the Director, Office of Planning and Community Conservation
Ann M. Giegler



Date: 12/13/05

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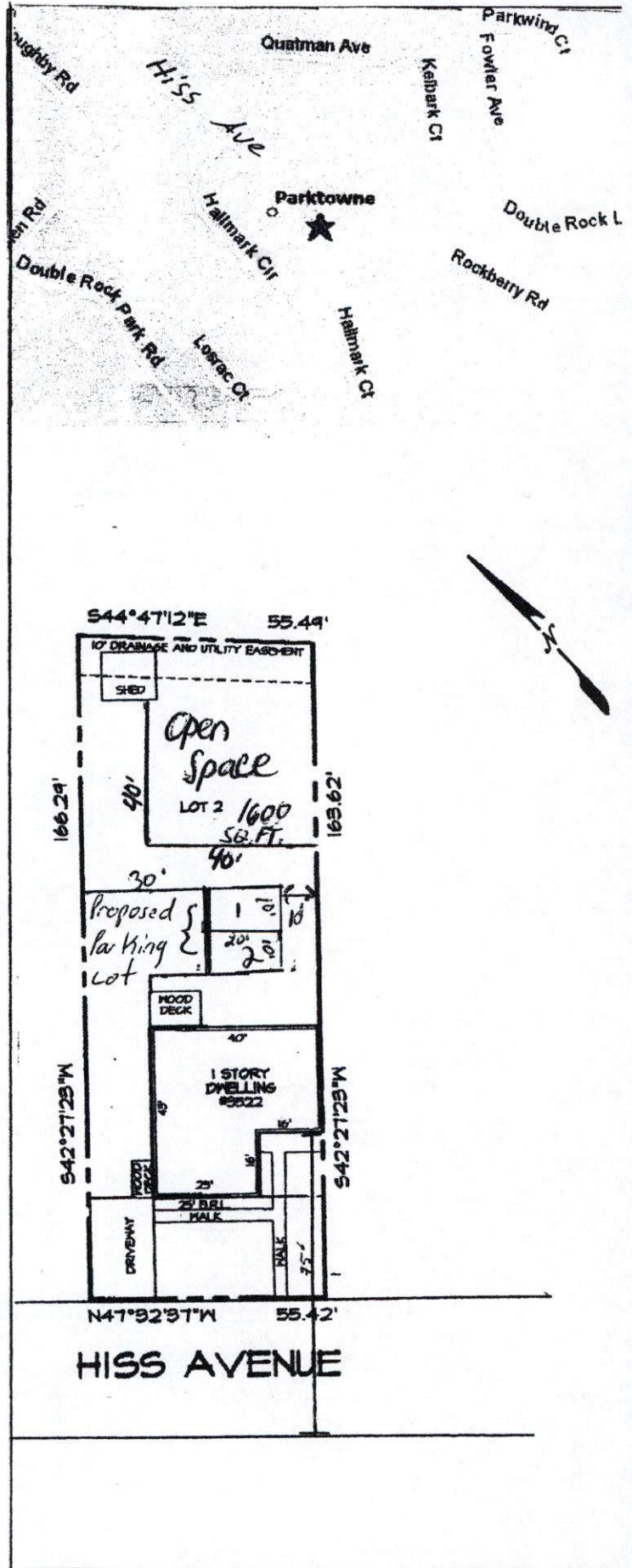
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PRINTED NAME

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Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____



FRONT



FRONT DOOR



ATTACHED HOUSE ON LEFT



HOUSE ON RIGHT



R/SIDE



BACK



BACK YARD



1 BLOCK FRM LOT



NEIGHBOHOOD