

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 3RD of MARCH, 2006, that 5501 WINDSOR MILL RD. (street address) should be and the same is hereby granted permission to operate a ASSISTED LIVING FACILITY I
(7) BEDS

4915
Permit No.

Jeffery Kotroco
Director

Planner's Initials J.m./
D.T.

**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

PDM ALF # _____

Permit No. (if required) B _____

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:

410-5217806

The Abraham House by
WANDA MAYERS 9033 SAMOSET Rd. BALD MD. 21133 410-944-5500
Print Name of Applicant Address Telephone Number

Lot Address 5501 WINDSOR Mill Rd. Election District 1ST Councilmanic District 4TH Square Feet of Lot 16

Lot Location: NE S/W side/corner of WINDSOR Mill & KERNAN DRIVE feet from NE S W corner of _____
(street) (street)

Land Owner: KEITH HAWKINS Tax Account Number 0113134890

Address: 3206 N. HILTON ST. BALD MD. 21216 Telephone Number (410) 367-5554

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>JCM</u> Date: <u>3-6-06</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 checked="" type="checkbox"/>	
3. 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"/>	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Current Zoning Classification: <u>DRS-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: _____

3/22/06

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The Abraham House by
Print Name of Applicant WANDA MAYERS 9033 SAMOSET Rd. BALD MD 21133 410-521 7406
Address Telephone Number
Lot Address 5501 WINDSOR MILL Rd. Election District 1ST Councilmanic District 4TH Square Feet of Lot 16,
Lot Location: N E S (W side) corner of WINDSOR MILL & KERMAN DRIVE feet from N E S W corner of _____
(street) (street)
Land Owner: KEITH HAWKINS Tax Account Number 0113134590
Address: 3206 N. HILTON ST. BALD MD 21216 Telephone Number (410) 367-5554

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RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approva

Post-It® Fax Note	7671	Date	<u>3/20</u>	# of pages	<u>1</u>
To	<u>Joe Merry</u>	From	<u>Donnell Ziegler</u>		
Co./Dept.	<u>PDM zoning</u>	Co.	<u>Planning</u>		
Phone #		Phone #			
Fax #	<u>3048</u>	Fax #			

Recommendations:

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

Date: 3/20/06

OFFICE OF PLANNING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **4915**

DATE 3-6-06 ACCOUNT Pool-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: WANDA MAYERS
FOR: ASST. Living I

DISTRIBUTION

WHITE - CASHIER

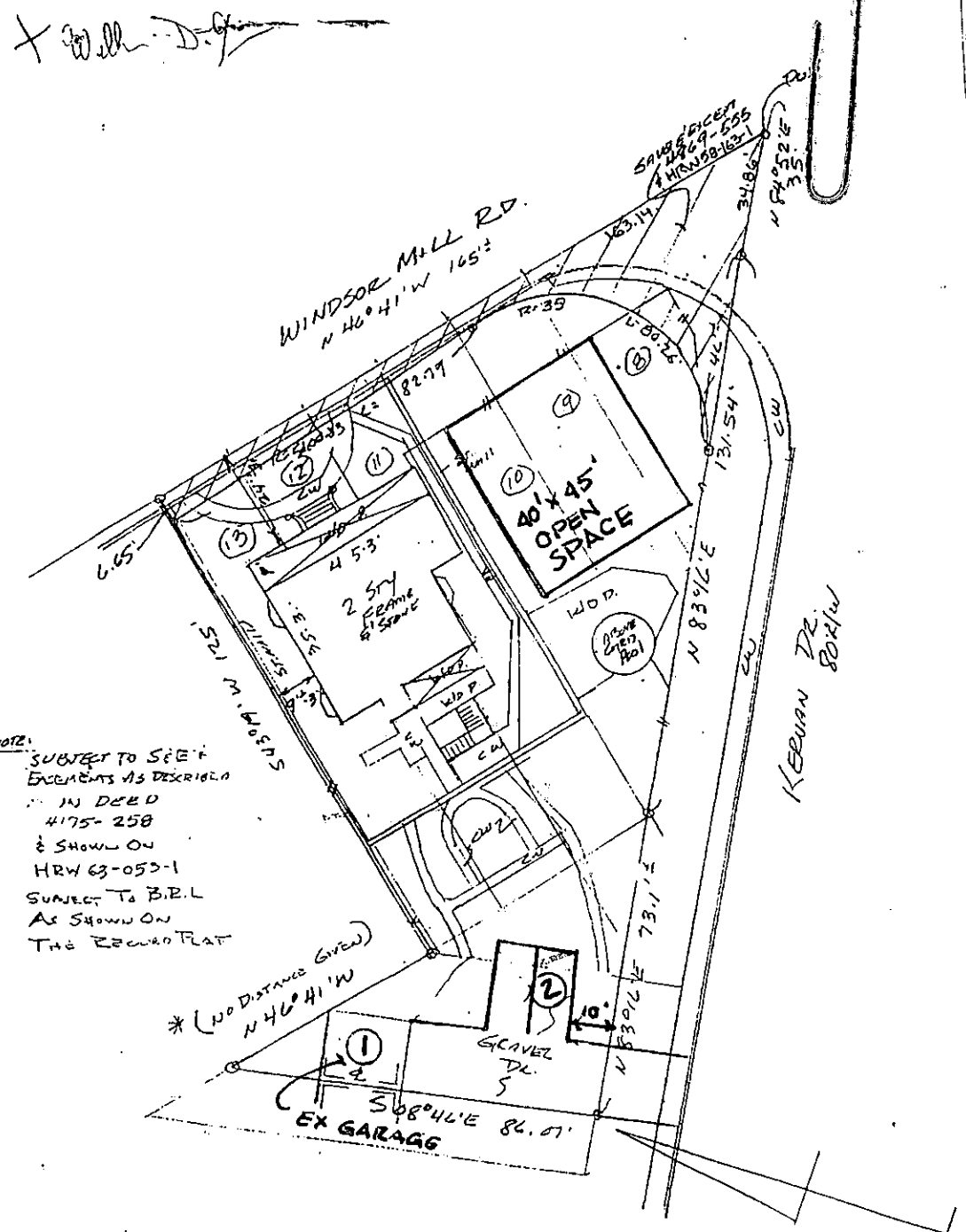
PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/07/2006	3/06/2006	10:50:01	4
REG NS06	WALKIN	KNCH KXH	
>>RECEIPT #	450678	3/06/2006	OFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	004915		
Recpt Tot		\$50.00	
\$50.00	CK	\$1.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION



NOTE:
SUBJECT TO SEE EXHIBITS AS DESCRIBED IN DEED 4175-258 & SHOWN ON HRW 63-053-1 SUBJECT TO B.R.L. AS SHOWN ON THE RECORD PLAT

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer.

SCALE 1" = 40'
 ...ill road
 Baltimore, md 21207
 Election District
 Dwer: Wanda Mayers + Keith Hawkins
 by
 The Abraham House
 5501 Windsor Mill Road Baltimore, md 21207

3/4/06
 4109445500
 Lot size: 16,432 S.F.
 Zoning Map: 95 B1 NW B1
 Zone D.R 5.5 per Balt. CO zoning map (95 B1)
 Parking: 1 space for each 3 Beds
 Required 7 Beds (SEVEN)
 $1 p.s. / 3 Beds \times 7 Beds = 2.7 p.s. = 3.0 p.s.$
 parking spaces provided = 3 p.s

Existing Floor Areas SQ. FT.
 1st Floor And sun room = 25,000
 2nd Floor = 30,000
 Total = 56,000 SQ. FT.
 Basement for storage and mechanical equipment =
 Existing Garage =
 Open space = $0.10 \times 16432 S.F. = 1643 S.F.$
 Open space provide = 1800 S.F.
 Density: min. Lot Area DR 5.5 = 6000 SQ. FT.
 8 Beds - 2 Density Lots Required
 minimum Lot size Required
 2 Density Lots $8 \times 6000 SQ. FT. = 12,000 SQ. FT.$
 Lot Area provided = 16432 SQ. FT.

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, letter changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred, no additions are proposed to exceed this limit.

Any Proposed signs will comply with Section 450 (BCZR) and zoning sign policies or a zoning variance is required.

Plan For Assisted Living Facility ALF ~~II~~ 7 Beds
 Election / Councilmanic;
 01 / 04
 The undersigned (stat if owners or Apolnants) are responsible for the accuracy of the information on the Plan