

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 16TH of OCTOBER, 20 06, that 4816 OLD COURT RD. should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY I
(MAXIMUM NUMBER OF BEDS = 8)

Approved by Planning Office 10-16-06 JG.
Shirley Kotroco

Receipt # 21722
Permit No.

Director

Planner's Initials JF

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **21722**

DATE 10-6-06 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: KARA McNUITY

FOR: 4816 Old Ct. Rd.

A.L.F.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	HRM
10/10/2006	10/06/2006	09:34:22	4
REG 0506	WALKIN	KHON	KOH
>>RECEIPT # 514257		10/06/2006	OFLH
Dept	5	5/8 ZONING VERIFICATION	
CP NO.	021722		
Recpt Tot		150.00	
1.00	OK	150.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

Zoning Use Permit
Assisted Living 1 or 2

Density Calculations
For eight beds DR 5.5
12267Sq Ft

Maximum Assisted Living, LLC 3
4816 Old Court Rd
Randallstown Md 21133

2nd Elec. Dist.

Property Owner:
8411 Allenwood Rd LLC
1 Dipping Pond Ct
Timonium MD 21093
410-560-1047
Date: 9/1/06 (Plan Date)

Lot Size= 16340 sq Ft
Zoning Map
Zone=DR5.5

Area required for eight beds=12000 sq ft

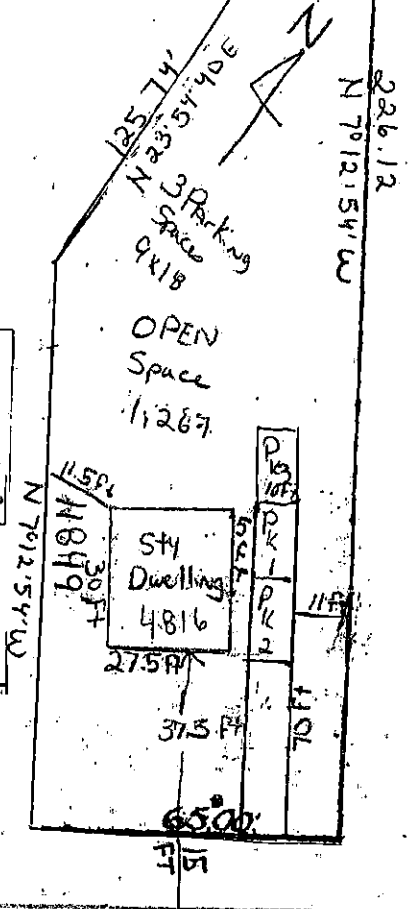
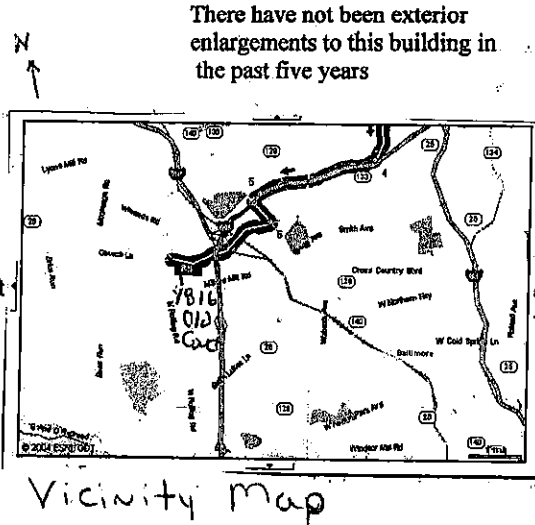
Parking 1 space for each 3 beds
3 parking spaces required. All
Parking uses shown existed prior
To the date of this plan. All parking
will be permanently striped.

Existing floor areas Sq Ft
1st floor 1106 Sq Ft
2nd Floor 614Sq Ft

Total=1720 Sq Ft

Basement for storage and
Mechanical equipment.
1116 sq ft

Open Space : 10% Lot Area (12267 sq ft)
=1227



_____ 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. No signs are proposed; any future signs will comply with Section 413.1BCZR and zoning signs policies or be variance

The undersigned are responsible for the accuracy of the information on this plan:

Kim Shauer 10-6-06
Print Name & Date

[Signature] 10-6-06
Sign Name & Date

Print Name & Date

Sign Name & Date

Scale: 1" = 40'

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

10/24/06

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

Post-It® Fax Note	7671	Date	10.16.06	# of pages	1
To	JUN FERNANDO	From	J. GERMAN		
Co./Dept.	PDM	Co.	PLANNING		
Phone #	X3391	Phone #	X3480		
Fax #	X3048	Fax #	X5862		

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class A) I CRTI

Pursuant to Section 432-5.8 (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:

Print Name of Applicant: Kara McNulty Address: 4816 Old Court Rd Randallstown md 21133 Telephone Number: 443 271-6137

Lot Address: 4816 Old Court Rd Election District: 2 Councilmanic District: 4 Square Feet: 16,340

Location: NE S W side/corner of Old Court Rd (street) 10 feet from NE S W corner of Allenwood Rd (street)

Land Owner: 8419 Allenwood Rd, LLC Tax Account Number: 82-0578893

Address: 1 Dipping Pond Ct, Timon, md 21043 Telephone Number: (410) 560-1047

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>JF</u> Date: <u>10/16/06</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"/>	
Topo Map (2 copies) available in Room 205, County Office Building (please label site clearly)	<input 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)	<input type="checkbox"/>	<input checked="" 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

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

Date _____

OCT 11 0 2006

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ~~Jeffrey Long~~ ALF REVIEWER
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"~~) I c R II

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:

Kara McNulty 4816 Old Court Rd Randallstown md 21133 443-271-6137
Print Name of Applicant Address Telephone Number
Lot Address 4816 Old Court Rd Election District 2 Councilmanic District 4 Square Feet 16,340
Lot Location: NE S W/side/corner of Old Court Rd 10 feet from NE S W corner of Allesswood Rd
(street) (street)
Land Owner: 8419 Allesswood Rd, LLC Tax Account Number 82-0578893
Address: 1 Dipping Pond Ct, Timonium md 21043 Telephone Number (410) 560-1047

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>JP</u> Date: <u>10/6/05</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 checked="" type="checkbox"/>	
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)	<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 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:

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

Date _____