

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 13th of SEPTEMBER, 2006, that 6612 DALTON DRIVE should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY I
(4 BEDS)

—
Permit No.

Janet Kotroco
Director

Planner's Initials D.T.

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 13th of SEPTEMBER, 2006, that 6612 DALTON DRIVE should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY I
(4 BEDS)

Permit No.

Shirley Kotroco
Director

Planner's Initials D.T.

REV 06/00

9.5 FT X 18.5 FT

ZONING USE PERMIT CHECKLIST

ASSISTED LIVING FACILITY I (1 - 7 beds) or II (8-15 beds)

Pursuant to Bill 19-04

The zoning regulations regarding assisted living facilities (ALF's) were changed by the County Council in Bill No. 19-04, effective 5/29/04. This checklist is intended to inform the public of these standards. One of several changes is the new requirement for small scale ALF's for 1-3 residents which were formerly exempted, that now have to file for a zoning use permit as was previously required only for 4-15 resident facilities. **However, if you can clearly document to this office that your facility was licensed and legally operating for care of a certain set number of persons prior to the above referenced bill date, an ALF use permit may be issued at the discretion of the Zoning Review Office for continuance of your use for the previously licensed number of persons without a full use permit review as stipulated in this checklist.** This is done by an individual property use review for each site for which such documentation is presented. Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for related information. Fees and Plan/Checklist changes are subject to change without advance notice. Sealed plans may be required.

Filing Requirements

Three (3) use permit plans, per this checklist and sample plan sheet; one planning office compatibility/appearance review package (see Recommendation Form), and \$50.00 are required for filing the application. Due to the necessity of a detailed review of the materials, you must contact 410-887-3391 for a filing appointment for this use permit.

Provide the following information on an (engineer) scaled drawing at a 1"=50' or larger scale.

1. Owner's name, and if the applicant is not the owner, the applicator's name, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Assisted Living Facility (ALF I or II). Street vicinity map with site indicated, north arrow, scale of drawing (must be at an engineer's scale and legible), election district, property outline, and dimensions in feet, the square footage of the lot, and the current zoning of the property per the 1"=200' scale official zoning map.
3. Location on the property, use and the dimensioned footprint of the ground floor area and gross floor area (all floors) of each structure on the lot in square feet. Show and label a minimum of 10% of the lot as "open space". Show the method of calculation; Lot sq ft. x .10= _____ sq ft open space.
4. A. Number of beds to be approved with parking calculations indicating 1 parking space for each 3 beds (round-up all numbers). Note that all parking and maneuvering will be paved with a durable, dustless surface (such as asphalt or concrete) and will be permanently striped. Indicate the location and dimension of all parking and maneuvering areas. Each parking space must be 8-1/2 feet x 18 feet, which must be shown and dimensioned.
 B. Parking spaces must be shown to comply with the following: 10 feet from all lot lines other than an alley that does not abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only. A public hearing is required for noncompliance. Contact the zoning office for further information.
5. A. Note on the plan: "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 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.
 B. Where compliance with note 5.A. cannot be stated, the use permit application may not be accepted for filing or a public hearing may be required. The zoning office should be contacted for further information.
6. For more than four beds density/area calculations must be shown on plan based on the zones minimum lot area requirements for each density or dwelling unit used. See chart at bottom of this page.
7. Class II ALF's must be shown to be located on a principal arterial street on the plan.
8. Note on the plan that any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required.
9. Include signatures, printed names (and dates) of these responsible for the accuracy of the information in this application.

Density	
1-4 beds	Not required
5-8 beds	2 density lots required
9-12 beds	3 density lots required
13-15 beds	4 density lots required

ASSISTED LIVING FACILITIES I, II, & III.

(BILL No. 19-04)

*******SECTION 101. DEFINITIONS.**

ASSISTED LIVING FACILITY: A BUILDING, OR SECTION OF A BUILDING THAT PROVIDES HOUSING AND SUPPORTIVE SERVICES, SUPERVISION, PERSONALIZED ASSISTANCE, HEALTH-RELATED SERVICES, OR A COMBINATION THEREOF, TO MEET THE NEEDS OF INDIVIDUALS WHO ARE UNABLE TO PERFORM OR WHO NEED ASSISTANCE IN PERFORMING THE ACTIVITIES OF DAILY LIVING AND WHICH IS LICENSED AS AN ASSISTED LIVING PROGRAM AS DEFINED UNDER TITLE 19, SUBTITLE 18 OF THE HEALTH-GENERAL ARTICLE, ANNOTATED CODE OF MARYLAND. FOR THE PURPOSES OF THIS DEFINITION, IF A RESIDENT LIVES IN A ROOM OR APARTMENT PROVIDING COMPLETE KITCHEN FACILITIES INTENDED FOR THE DAILY PREPARATION OF MEALS BY OR FOR THAT RESIDENT, THE UNIT SHALL NOT BE CONSIDERED AN ASSISTED LIVING FACILITY. DENSITY FOR SUCH FACILITIES SHALL BE CALCULATED AT 0.25 FOR EACH BED.

*******ASSISTED LIVING FACILITY I: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) IS LOCATED IN A STRUCTURE WHICH WAS BUILT AT LEAST FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 2) WAS NOT ENLARGED BY 25% OR MORE OF GROUND FLOOR AREA WITHIN THE FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 3) WHICH ACCOMODATES FEWER THAN 8 RESIDENT CLIENTS.

*******ASSISTED LIVING FACILITY II: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) IS LOCATED IN A STRUCTURE WHICH WAS BUILT AT LEAST FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 2) WAS NOT ENLARGED BY 25% OR MORE OF GROUND FLOOR AREA WITHIN THE FIVE YEARS BEFORE THE DATE OF APPLICATION.
- 3) WHICH ACCOMODATES BETWEEN 8 AND 15 RESIDENT CLIENTS.

*******ASSISTED LIVING FACILITY III: AN ASSISTED LIVING PROGRAM WHICH:**

- 1) WILL ACCOMMODATE MORE THAN 15 RESIDENT CLIENTS.
- 2) WILL BE IN A STRUCTURE WHICH WAS BUILT OR ENLARGED BY MORE THAN 25% OF GROUND FLOOR AREA LESS THAN FIVE YEARS BEFORE THE DATE OF APPLICATION. OR
- 3) WILL BE IN A STRUCTURE WHICH WILL BE NEWLY CONSTRUCTED OR ENLARGED BY MORE THAN 25% OF GROUND FLOOR AREA FOR THE ASSISTED LIVING PROGRAM.

*******SECTION 432A. ASSISTED LIVING FACILITY; HOUSING FOR THE ELDERLY.**

A. AN ASSISTED LIVING FACILITY IS PERMITTED IN THE D.R., R.O., R.O.A., R.A.E., B.R., AND B.M. ZONES AS FOLLOWS:

- 1) AN ASSISTED LIVING FACILITY I IS PERMITTED BY USE PERMIT.
- 2) AN ASSISTED LIVING FACILITY II IS PERMITTED BY USE PERMIT IF IT HAS FRONTAGE ON A PRINCIPAL ARTERIAL STREET.
- 3) AN ASSISTED LIVING FACILITY III IS PERMITTED IN A D.R. 16, R.A.E., R.O., R.O.A., OR B.M., ZONE BY USE PERMIT. A FACILITY LOCATED IN A R.O. ZONE IS ALSO SUBJECT TO REVIEW BY THE DESIGN REVIEW PANEL FOR COMPATABILITY WITH SURROUNDING USES.

4) HOUSING FOR THE ELDERLY IS PERMITTED BY RIGHT IN R.A.E. ZONES

B. EXCEPT FOR THE SIGNS PERMITTED BY SECTION 450, NO OTHER SIGNS OR DISPLAYS OF ANY KIND VISIBLE FROM THE OUTSIDE ARE PERMITTED.

C. OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 409 AND SUBJECT TO THE FOLLOWING CONDITIONS, BUT NO PARKING STRUCTURE IS PERMITTED EXCEPT FOR A RESIDENTIAL GARAGE AS DEFINED IN SECTION 101.

- 1) PARKING SHALL BE SET BACK AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT THAT IF THE PROPERTY LINE ABUTS AN ALLY. NO SETBACK IS REQUIRED IF THE ALLEY DOES NOT ABUT THE FRONT OR REAR YARD OF A RESIDENTIALLY USED PROPERTY.
- 2) PARKING AND DELIVERY AREAS SHALL BE LOCATED IN THE SIDE OR REAR ONLY.
- 3) AT LEAST 10% OF THE LOT SHALL BE USED TO PROVIDE USABLE CONTIGUOUS AND PRIVATE OPEN SPACE.

D. AN ASSISTED LIVING FACILITY IS SUBJECT TO A COMPATIBILITY FINDING PERSUANT TO SECTION 32-4-402 OF THE BALTIMORE COUNTY CODE.

E. AN ASSISTED LIVING FACILITY LOCATED IN A COUNTY HISTORIC DISTRICT IS ALSO SUBJECT TO REVIEW BY THE LANDMARKS PRESERVATION COMMISSION IN THE SAME MANNER AS OTHER BUILDINGS LOCATED IN A HISTORICAL DISTRICT.

Revised 9/29/04

SAMPLE FORM, ADD YOUR INFORMATION ACCORDING TO THIS FORMAT.

ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY I OR II

#123 SMITH ROAD
BALTIMORE COUNTY MD 20204
3RD ELECTION DISTRICT
OWNER: JOHN & LINDA SMITH
ADD. #321 BROOK LA. TOWSON MD 21044
DATE 2/24/94 (PLAN DATE)
PHONE: 410-325-1799
APPLICANT: IF NOT OWNER ADD ABOVE INFO.

LOT SIZE: 6,000 SQ. FT.
ZONING MAP N.W. 5F
ZONE DR 3.5

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

EXISTING FLOOR AREAS SQ. FT.

1ST FLOOR AND SUN ROOM = 1987 SQ. FT.

2ND FLOOR = 1811 SQ. FT.

TOTAL 3,798 SQ. FT.

BASEMENT FOR STORAGE AND
MECHANICAL EQUIPMENT = 1811 SQ. FT.
EXISTING GARAGE = 374 SQ. FT.

OPEN SPACE: .10 x LOT AREA (6,000 SQ. FT.) = 600 SQ. FT.

FOR MORE THAN 4 BEDS SEE THE DENSITY CHART AT THE BOTTOM OF
PAGE 1 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN.

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 (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE _____ DATE _____

PRINTED NAME _____

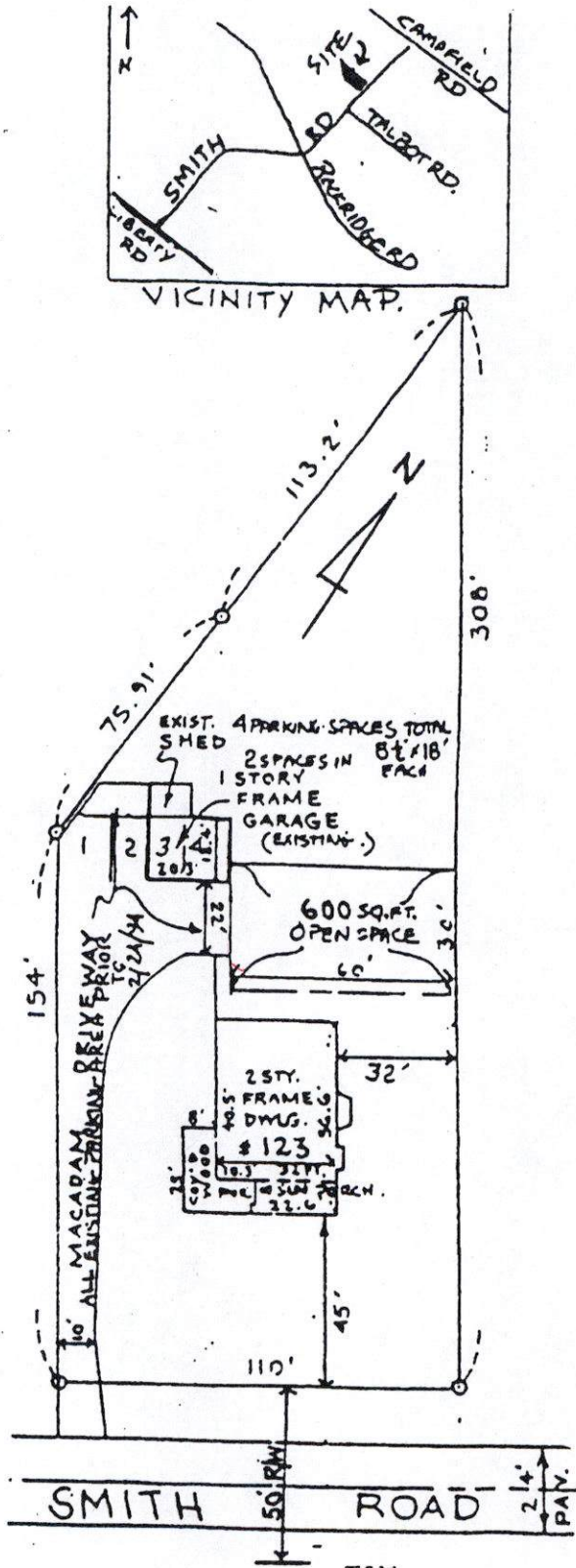
SIGNATURE _____ DATE _____

PRINTED NAME _____

ENGINEERS SCALE

1" = _____ FT.

REVISED 7/19/04



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:

FRED C. KING 6612 DALTON DR., 21207 443-831-0597 (C)
Print Name of Applicant Address Telephone Number
6612 DALTON DR. Election District 3 Councilmanic District 4 Square Feet of Lot 6565
Lot Address Lot Location: NE S W side/corner of DALTON DR., 390 feet from NE S W corner of PATTERSON AVE.
(street) (street)
Land Owner: FRED C. KING Tax Account Number 0314065770
Address: 6612 DALTON DR. 21207 Telephone Number (410) 484-8720 (H)

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>D.T.</u> Date: <u>8/22/06</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 checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DR,SS</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: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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Attention: ALF REVIEWER
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Towson, MD 21204
M.S. 3402

PDM ALF # _____

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

RE: Assisted Living Facility I or II

Post-It® Fax Note	7671	Date	8.30.06	# of Pages	1
To	DONNA THOMPSON		From	J. GERMAN	
Co./Dept.	PDM		Co.	PLANNING	
Phone #			Phone #	X5480	
Fax #	X2824		Fax #		

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MINIMUM APPLICANT SUPPLIED INFORMATION:

FRED C. KING
Print Name of Applicant

6612 DALTON DR. 21207
Address

443-831-0597 (C)
710-484-8730 (H)
Telephone Number

6612 DALTON DR.
Lot Address

Election District 3 Councilmanic District 4 Square Feet of Lot 16565

Lot Location: NE SW corner of DALTON DR.
(street)

390 feet from NE SW corner of PATTERSON AVE.
(street)

Land Owner: FRED C. KING

Tax Account Number 0314065770

Address: 6612 DALTON DR. 21207

Telephone Number (410) 484-8730 (H)

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	PROVIDED?		Accepted for filing by D.T. Date: 8/29/06
	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"/>	
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5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: DR-55			

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

AUG 24 2006

Date: 8/30/06

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

PDM ALF # _____

Post-It® Fax Note	7671	Date	8.30.06	# of pages	1
To	DONNA THOMPSON		From J. GERMAN		
Co./Dept.	PDM		Co. PLANNING		
Phone #			Phone # 25480		
Fax #	X2524		Fax #		

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

RE: Assisted Living Facility (D) 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:

Print Name of Applicant: FRED C. KING Address: 6612 DALTON DR., 21207 Telephone Number: 443-831-0597 (C)
710-484-8720 (H)

Lot Address: 6612 DALTON DR. Election District: 3 Councilmanic District: 4 Square Feet of Lot: 10565

Lot Location: NE W side corner of DALTON DR. 390 feet from NE SW corner of PATTERSON AVE.
(street) (street)

Land Owner: FRED C. KING Tax Account Number: 0314065770

Address: 6612 DALTON DR. 21207 Telephone Number: (410) 484-8720 (H)
443-831-0597 (C)

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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	YES	NO	
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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 6.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"/>	
6. Current Zoning Classification: <u>DR.55</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

AUG 24 2006

Date: 8/30/06

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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Towson, MD 21204
M.S. 3402

PDM ALF # _____

Permit No. (if required) B _____

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

RE: Assisted Living Facility I or II

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Print Name of Applicant Address Telephone Number
6612 DALTON DR. Election District 3 Councilmanic District 4 Square Feet of Lot 6565

Lot Address 6612 DALTON DR. Election District 3 Councilmanic District 4 Square Feet of Lot 6565
Lot Location: NE S W side/corner of DALTON DR. 390 feet from NE S W corner of PATTERSON AVE.
(street) (street)

Land Owner: FRED C. KING Tax Account Number 0314065770

Address: 6612 DALTON DR. 21207 Telephone Number (410) 484-8720 (H)

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>D.T.</u> Date: <u>8/22/06</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,SS</u>			

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RECOMMENDATIONS / COMMENTS:

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

Date: _____

LOT LOCATION:

South west side of Dalton Drive,
401.64 feet from Northwest side
of Patterson Avenue

Tax. Acct. No. = 03-14-065770
SECOND COUNCILMATIC DISTRICT

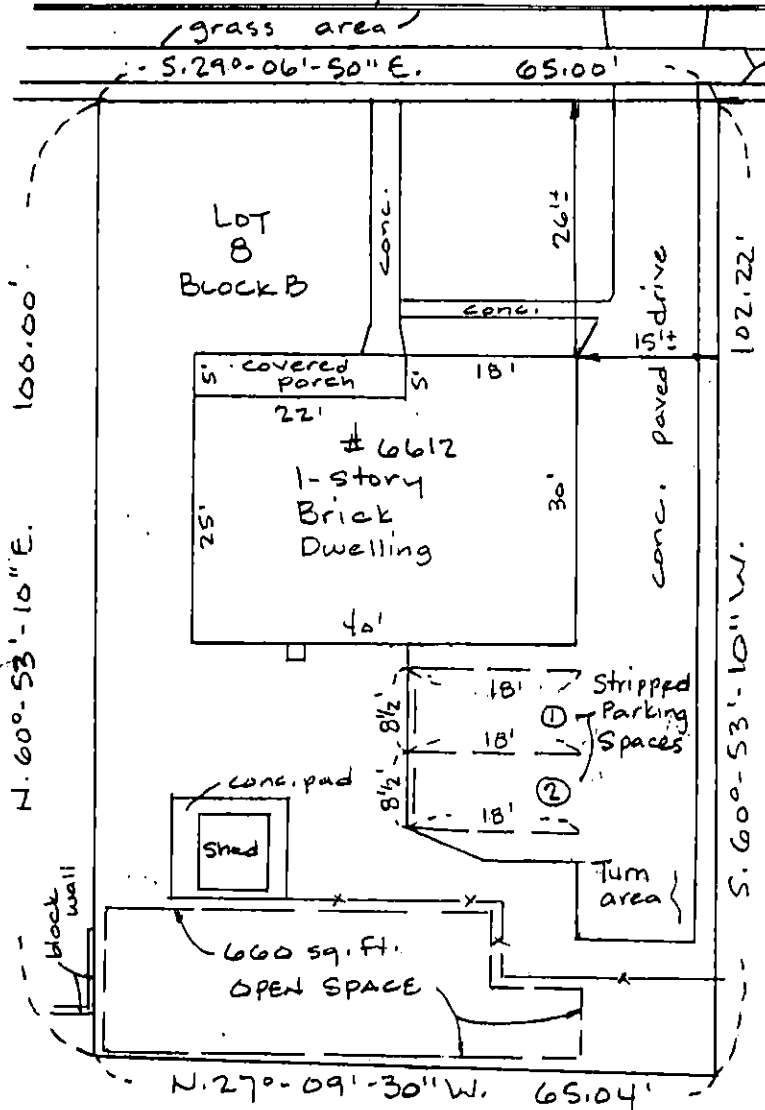
DALTON DRIVE

(50' R/W)

(30' Asphalt Paving)

concr. curb

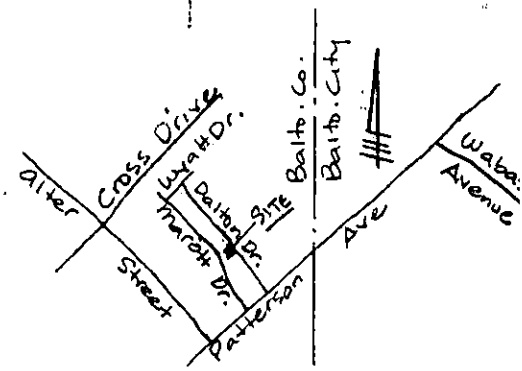
grass area



SCALE: 1" = 20'

The undersigned applicant is responsible
for the accuracy of information on this plan

Fred C. King 08-22-06
MR. FRED C. KING Date



VICINITY MAP

59. "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 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 that limit."

PROPERTY: 6612 DALTON DRIVE 2120'

OWNER: FRED C. KING

6612 DALTON DRIVE

GYWN OAK, MD 21207

LOT 9

PLAN 3-7-2006, revised,

Date: 7-21-2006, rev. 8-20-06

Applicant: Fred C. King

443. 831-0597

Lot Size: 6572 sq. ft.

Zoning MAP: old-NW5.E New-78B3

Zone: DR5S

Parking: 1 space / 3 beds

Proposed number of beds: 4

Parking Required: 2

Parking Provided: 2

Ground Floor Area: = 1090 sq. ft.

Gross Floor AREA = 2180 sq. ft.

Basement for Living, Storage, Mechanical

Open Space: 0.10 x 6572 = 657 sq. ft

Proposed signs will comply with Sect. 45c (BC22)

USE PERMIT PLAN FOR

ASSISTED LIVING FACILITY (ALF I)

#6612 DALTON DRIVE, LOT 8, BLOCK B

"FACEBROOK" Plat Book G.L.B. 22/52

THIRD ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND