

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 11<sup>th</sup> of JULY, 2006, that 6123 BURNT OAK RD. should be and the same is hereby granted

(street address)

permission to operate a CLASS I ASSISTED LIVING FACILITY (ALF)  
WITH A MAXIMUM OF 7 ALF BEDS. PER COMPLIANCE REQUIRED  
BY OFFICE OF PLANNING APPROVAL DATED 6/21/06 AS IT REFERS  
TO A REVISED SITE PLAN SUBMITTED TO O.P. 6/19/06

NA  
Permit No.

[Signature]  
Director

Planner's Initials JL

REV 06/00

*Revised, incorrectly issued.  
for only 3 beds. Now 7 as per  
approval Plan. Mailed as per  
APP. MAIL. FDD. ~~above~~ 7/11/06.*

**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 # NA

Permit No. (if required) B NA

**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:**

\* APPLICANT'S MAILING ADDRESS

21133 RANDALLSTOWN MD

Ingrid Clewis 9609 Mendosa Rd 410  
Print Name of Applicant Address Telephone Number  
6123 Burnt Oak Rd Election District 1 Councilmanic District 7 Square Feet of Lot 12,222

Lot Location: N E SW/side/corner of 6123 Burnt Oak Rd 0 feet from N E SW corner of Westburn Rd  
(street) (street)

Land Owner: Brian + Elizabeth Rosenberg Tax Account Number 0102004090

Address: 767 Central Ave Bykesville MD 21784 Telephone Number (410) 398-6114

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>JL</u> Date: <u>10/11/05</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)	—	✓	WAIVED PER NOTE
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
3. Current Zoning Classification: <u>D.R.-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: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date: \_\_\_\_\_

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**To:** John Lewis  
Department of Permits and  
Development Management

**DATE:** June 21, 2006

**FROM:** Jenifer German  
Development Review Section  
Office of Planning

**SUBJECT:** 6123 Burnt Oak Road - **THIRD REVIEW**  
Assisted Living

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

The site plan that was submitted on June 19, 2006 has addressed all of planning's comments from October 28, 2005. In addition, the response letter that has been provided has been reviewed.

At this time the Office of Planning is granting APPROVAL of the request for Assisted Living Facility

*-signed-*  
\_\_\_\_\_  
Jenifer German

DZ:kma

**From:** Jenifer German  
**To:** Lewis, John  
**Date:** 6/21/2006 4:12:16 PM  
**Subject:** 6123 Burnt Oak Road ALF

I am attaching our approval.  
I have also faxed over to you the application with our signed approval as well as this memorandum and have also faxed to the applicant today.  
Thanks for your prompt attention to this matter.

Jenifer German  
Community Designer, Development Review Section  
Baltimore County Office of Planning  
401 Bosley Avenue  
Towson, MD 21204  
(410) 887-3480 - phone  
(410) 887-5862 - Fax  
jgerman@co.ba.md.us

ORIG MAILED TO R. FOX  
ENV. 4/11/06

MAIL TO: MS INGRID C. LEWIS

9601 MENDOZA RD.

RANDALLSTOWN MD. 21133

4/11/06

SUBJECT: ALF. USE PERMIT, 2ND OP. REVIEW

MS. LEWIS: STAFF HAS RECEIVED MR.

DONNELL ZEIGLER'S LATEST DISAPPROVAL COMMENTS WHICH ARE ATTACHED FOR YOUR REVIEW.

YOU MAY CONTACT MR ZEIGLER AT THE OFFICE OF PLANNING (410-887-3480) IF YOU HAVE ANY QUESTIONS. ONCE HE HAS APPROVED A PLAN & MADE COMMENTS TO THAT EFFECT ON THE RECOMMENDATION FORM, PLEASE PROVIDE COPIES OF SAME TO ME FOR ZONING USE PERMIT ISSUANCE. PLEASE ALSO ADVISE MR ZEIGLER TO ADDRESS ANY FUTURE COMMENTS TO THE ZONING OFFICE TO "JOHN LEWIS" NOT CLOYD MOXLEY.

THANK YOU

JOHN LEWIS

ZONING REVIEW.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

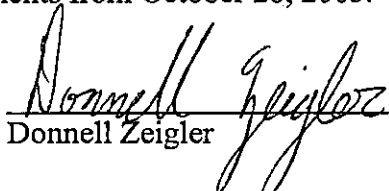
**To:** ~~Lloyd Moxley~~ *John Lewis*      **DATE:** April 5, 2006  
Department of Permits and  
Development Management

**FROM:** Donnell Zeigler  
Development Review Section  
Office of Planning

**SUBJECT:** 6123 Burnt Oak Road - **SECOND REVIEW**  
Assisted Living

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

The site plan that was submitted on March 28, 2006 needs to be redrawn to an appropriate scale before the Office of Planning makes any further review of the proposal. The next submitted site plan needs to show how it addresses all of planning's comments from October 28, 2005.

  
Donnell Zeigler

DZ:kma

MAIL TO: MS. INGRID C. LEWIS  
9609 MENDOZA RD  
RANDALLSTOWN MD. 21133.

ORIGINAL  
SENT 11/01/05  
COPY TO FILE

Ms. LEWIS.

ATTACHED PLEASE FIND 2 PAGES OF  
COMMENTS FROM DONNELL ZEIGLER  
OF THE PLANNING OFFICE (PHONE 410-887-3480)

APPARENTLY REVISIONS ARE NEEDED FOR  
YOUR PLAN TO BE APPROVED BY PLANNING.

YOU MAY CONTACT THEM AT THE ABOVE PHONE #.  
ONCE YOU HAVE RESOLVED YOUR REVISIONS  
WITH PLANNING PROVIDE THE REVISED PLAN  
(2 COPIES) ALONG WITH THEIR APPROVED  
RECOMMENDATION FORM (2 COPIES) TO ME FOR  
ISSUANCE OF THE ZONING USE PERMIT.

PLEASE DIRECT ANY PLAN REVISIONS & QUESTIONS  
TO DONNELL ZEIGLER.

SINCERELY

JOHN L. LEWIS

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

To: **John Lewis**  
 Lloyd Moxley  
 Department of Permits and  
 Development Management

DATE: October 28, 2005

**JOHN LEWIS**

From: **Donnell Zeigler**  
 Development Review Section  
 Office of Planning

Post-It® Fax Note	7671	Date	# of pages ▶
To: <del>Lloyd Moxley</del>		From: <b>Donnell Zeigler</b>	
Gov/Dept: <b>PDM</b>		Co:	
Phone #		Phone # <b>34880</b>	
Fax # <b>2324</b>		Fax #	

3113 Burnt Oak Road  
 Assisted Living

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

- The applicant's site plan does not show a recently constructed deck located in the rear yard. This deck extends into the proposed rear yard parking area shown on the site plan. It appears that an access ramp for the deck will block vehicular access to the rear yard. If this is to remain, the site plan needs to be revised to show the deck, the ramp, the location of the parking area, and adequate vehicular access. Also, the site plan should be revised to show a sufficient, paved backup area for the end parking space.
- According to the applicant's site plan, the size of this property is 12,222 square feet. According to the Maryland Department of Assessments and Taxation, the property land area is 9,676 square feet. According to the dimensions for this lot shown on the plat for [unclear] Park, this property is approximately 9,800 square feet in size. The Zoning Commission should verify the size of this property and recalculate the number of permitted units accordingly.
- The existing concrete driveway is in fair to poor condition and should be resurfaced.
- The applicant's site plan shows a 12-foot wide driveway. The existing width of this driveway varies from 8 feet (in the front yard) to 10 feet (in the side yard). Is the applicant proposing to widen the driveway to 12 feet?
- The existing side walk abutting this property along Burnt Oak Road is in fair to poor condition. The Department of Public works should inspect the sidewalk and determine what repairs should be made by the applicant prior to the issuance of any use or occupancy permits.

6. The edges of the front yard walkway extending from the sidewalk along Burnt Oak Road to the porch of the house are in poor condition. The applicant should correct this condition.

The property has an attractive rear yard. Constructing the 3 off-street parking spaces shown on the site plan will adversely affect the appearance and use of the rear yard. The existing driveway is long enough to provide off-street parking spaces for two cars. If the applicant reduces the number of assisted living beds to 6, only 2 off-street parking spaces would be required. Also, plenty of on-street parking is available on Burnt Oak Road and on Westburn Road. As an alternative to providing parking in the rear yard, I recommend the following:

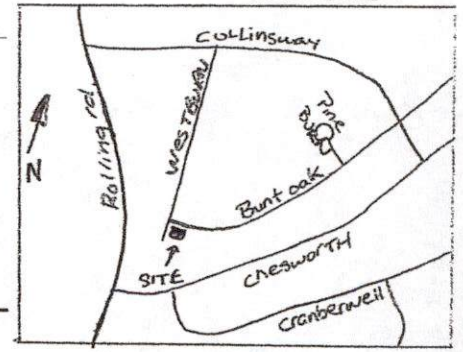
- a. No off-street parking shall be provided in the rear yard.
- b. The existing driveway shall be resurfaced and widened so that no portion of the driveway is less than 10 feet wide.
- c. No more than 6 resident clients shall be accommodated, or a lesser number based on the comment in recommendation #2.
- d. The applicant shall apply for any necessary variances to parking-related standards as determined by the Zoning Review Office.

we would eliminate the need to comply with recommendation #1.

---

Donnell Zeigler

# Zoning Use Permit: Plan for Assisted Living I



VICINITY MAP

Clem & Doll Assisted Living Inc. #3  
 6123 Burnt Oak Road  
 Catonsville, MD 21228  
 District 1-Precinct 3  
 Legislative District 10-Congree 7

**Applicant:** Ingrid C. Lewis *(FOR 5-7 BEDS)*  
 9609 Mendoza Road.  
 Randallstown, MD 21133  
 443.804.9556

**Owners:** Brian & Elizabeth Rosenberg  
 767 Central Avenue  
 Sykesville, MD 21784  
 443.398.6114

**Lot Size:**

- 12, 222 Sq. Ft.
- .33 acres

*ZONE DR 5.5 12,000 SQ.FT. REQUIRED FOR 5-7 BEDS.*

**Existing Floor Areas:**  
(Sq. Ft.)

- First floor 801.8 sq. ft.
- Second Floor 537.6 sq. ft.

**Basement/Mechanical Storage:**

801.8 sq.ft.

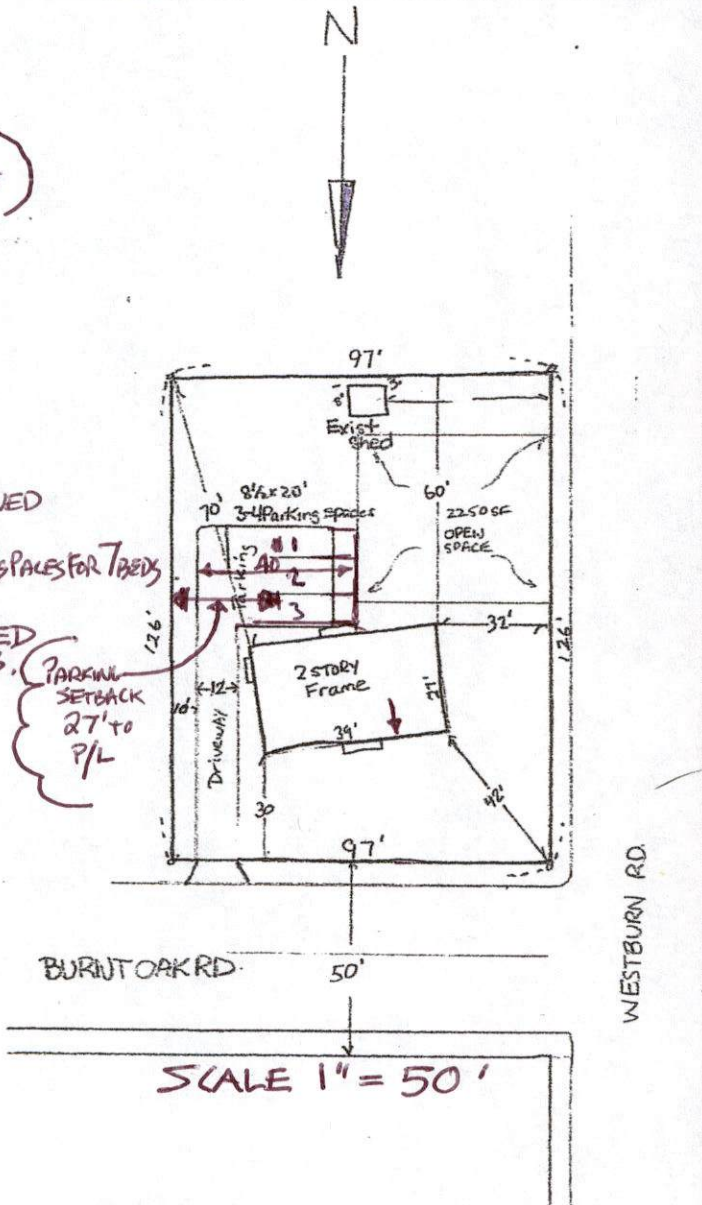
**Open Space:**

.10x lot area (12,222 ft) = 1222 sq. ft.

**Please Note:**

This building has not been originally constructed to accommodate the elderly or an assisted living facility. No construction, relocation, external changes or additions of 25% or more, in the ground floor area as it has existed 5 years prior the date of this application, has occurred to the exterior of the building. No additions are proposed to exceed this limit.

Thank you,  
 Ingrid C. Lewis



BURNT OAK RD.

WESTBURN RD.

*SCALE 1" = 50'*

*Ingrid C. Lewis*  
 Signature Date

*REV 10/11/05*

RCPT# 0329

ORIGINAL KEEP IN ZONING 1962 O.P. PACK SENT 10/11/05 BY JLL.

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 # NA

Permit No. (if required) B NA

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:

\* APPLICANT'S MAILING ADDRESS

21133 RANDALLSTOWN MD

Ingrid Clewis 9609 Mendoza Rd 410 496-2524
Print Name of Applicant Address Telephone Number

Lot Address 6123 BURNST OAK RD Election District 1 Councilmanic District 7 Square Feet of Lot 12,222

Lot Location: NE SW side/corner of 6123 BURNST OAK RD 0 feet from NE SW corner of Westburn Rd

Land Owner: Brian + Elizabeth Rosenberg Tax Account Number 0102004090

Address: 767 CENTRAL AVE BY KEESVILLE MD 21784 Telephone Number (443) 398-6114

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), and Date/Notes. Includes items like 'This Recommendation Form', 'Permit Application', 'Site Plan', 'Building Elevation Drawings', 'Photographs', and 'Current Zoning Classification'.

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:** JOHN LEWIS  
 Lloyd Moxley  
 Department of Permits and  
 Development Management

DATE: October 28, 2005

JOHN LEWIS

**FROM:** Donnell Zeigler  
 Development Review Section  
 Office of Planning

Post-It® Fax Note	7671	Date	# of pages
To	<del>Lloyd Moxley</del>	From	Donnell Zeigler
Co/Dept	PDM	Co	
Phone #		Phone #	3480
Fax #	7324	Fax #	

1113 Burnt Oak Road  
 Assisted Living

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

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0;  
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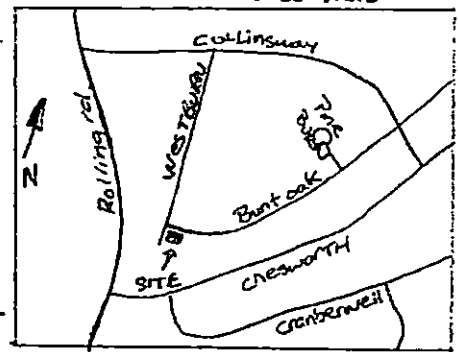
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- a. No off-street parking shall be provided in the rear yard.
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- c. No more than 6 resident clients shall be accommodated, or a lesser number based on the comment in recommendation #2.
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we would eliminate the need to comply with recommendation #1.

Donnell Zeigler

# Zoning Use Permit: Plan for Assisted Living I



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 Catonsville, MD 21228  
 District 1-Precinct 3  
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Applicant: Ingrid C. Lewis <sup>(FOR</sup>  
**5-7 BEDS**  
 9609 Mendoza Road.  
 Randallstown, MD 21133  
 443.804.9556

Owners: Brian & Elizabeth Rosenberg  
 767 Central Avenue  
 Sykesville, MD 21784  
 443.398.6114

**Lot Size:**

- 12,222 Sq. Ft.
- .33 acres

**Existing Floor Areas:**  
 (Sq. Ft.)

- First floor 801.8 sq. ft.
- Second Floor 537.6 sq. ft.

**Basement/Mechanical Storage:**

801.8 sq.ft.

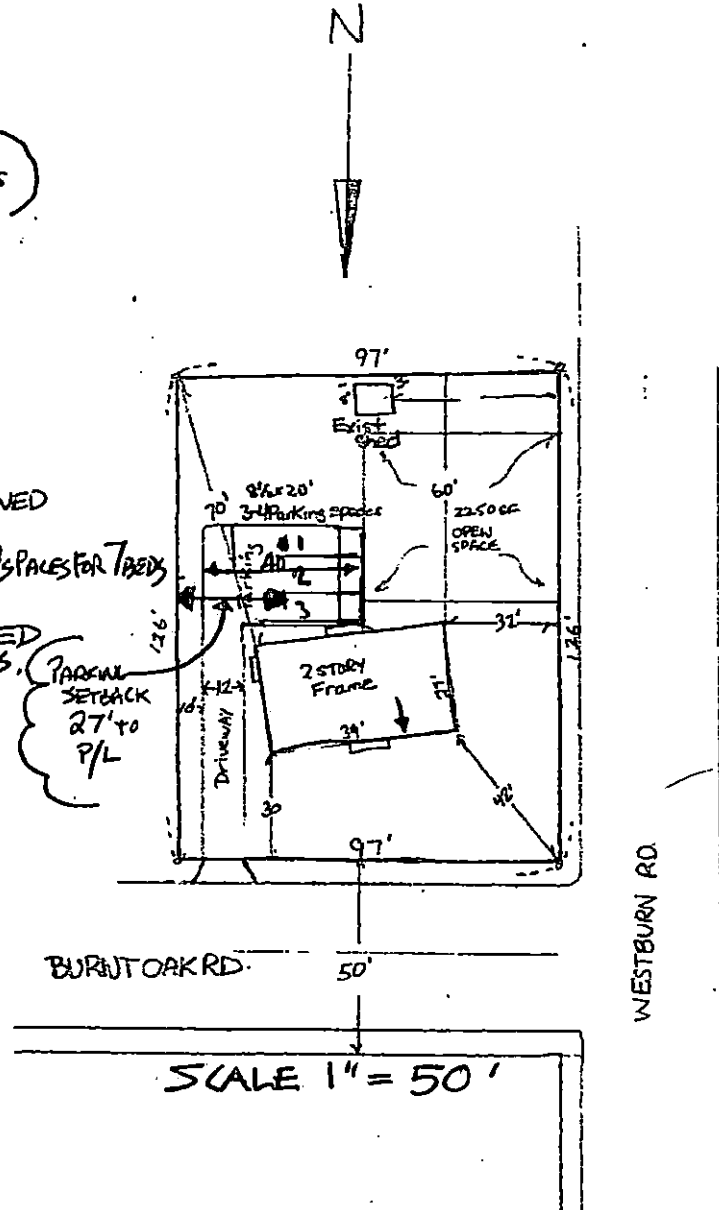
**Open Space:**

.10x lot area (12,222 ft) = 1222 sq. ft.

**Please Note:**

This building has not been originally constructed to accommodate the elderly or an assisted living facility. No construction, relocation, external changes or additions of 25% or more, in the ground floor area as it has existed 5 years prior the date of this application, has occurred to the exterior of the building. No additions are proposed to exceed this limit.

Thank you,  
 Ingrid C. Lewis



*Ingrid C. Lewis* 10/9/05  
 Signature Date

REV *[Signature]* 10/11/05

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
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PDM ALF # NA

Permit No. (if required) B NA

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	PROVIDED?		Accepted for filing by <u>JL</u> Date: <u>10/11/05</u>
	YES	NO	
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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)	—	✓	WAIVED PER NOTE
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>D.R.-5.5</u>			

**TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!**

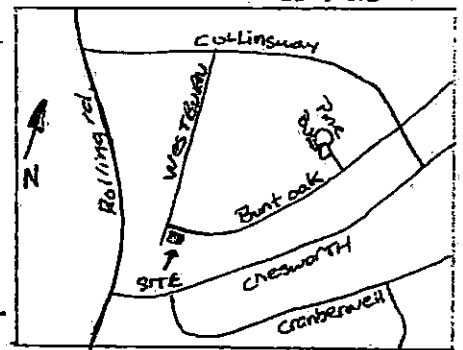
**RECOMMENDATIONS / COMMENTS:**

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

Signed by: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation.

Date: \_\_\_\_\_

# Zoning Use Permit: Plan for Assisted Living I



VICINITY MAP

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 443.804.9556

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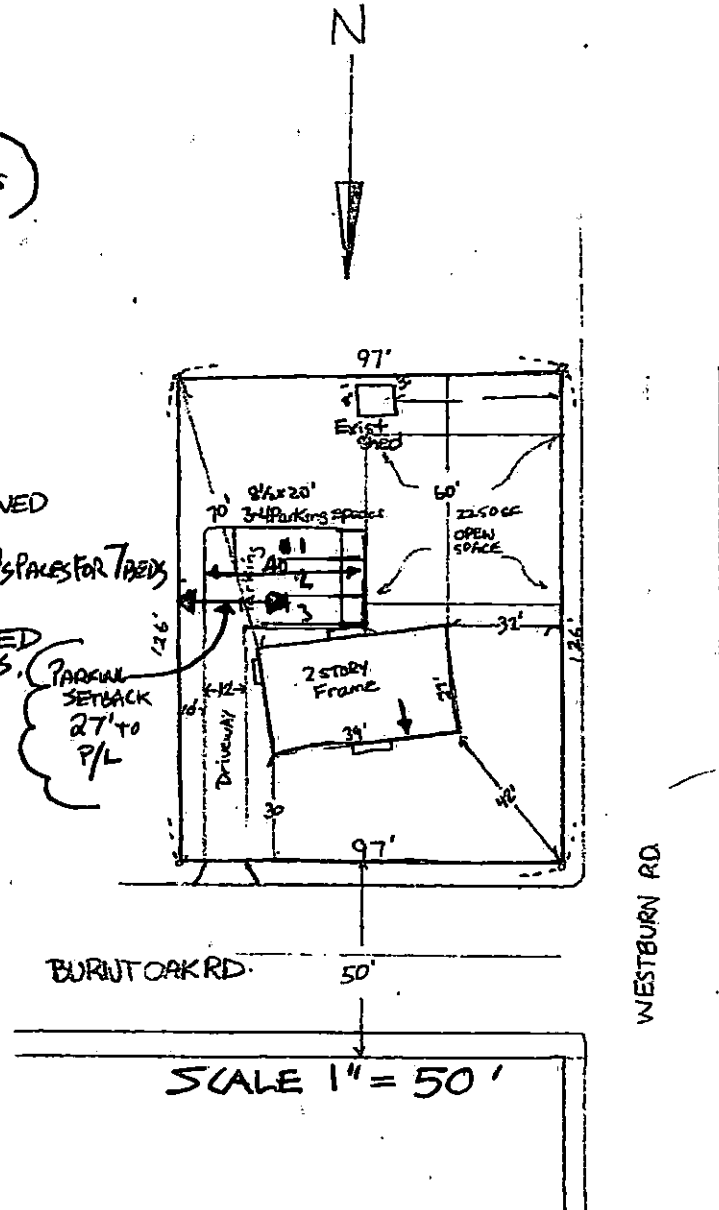
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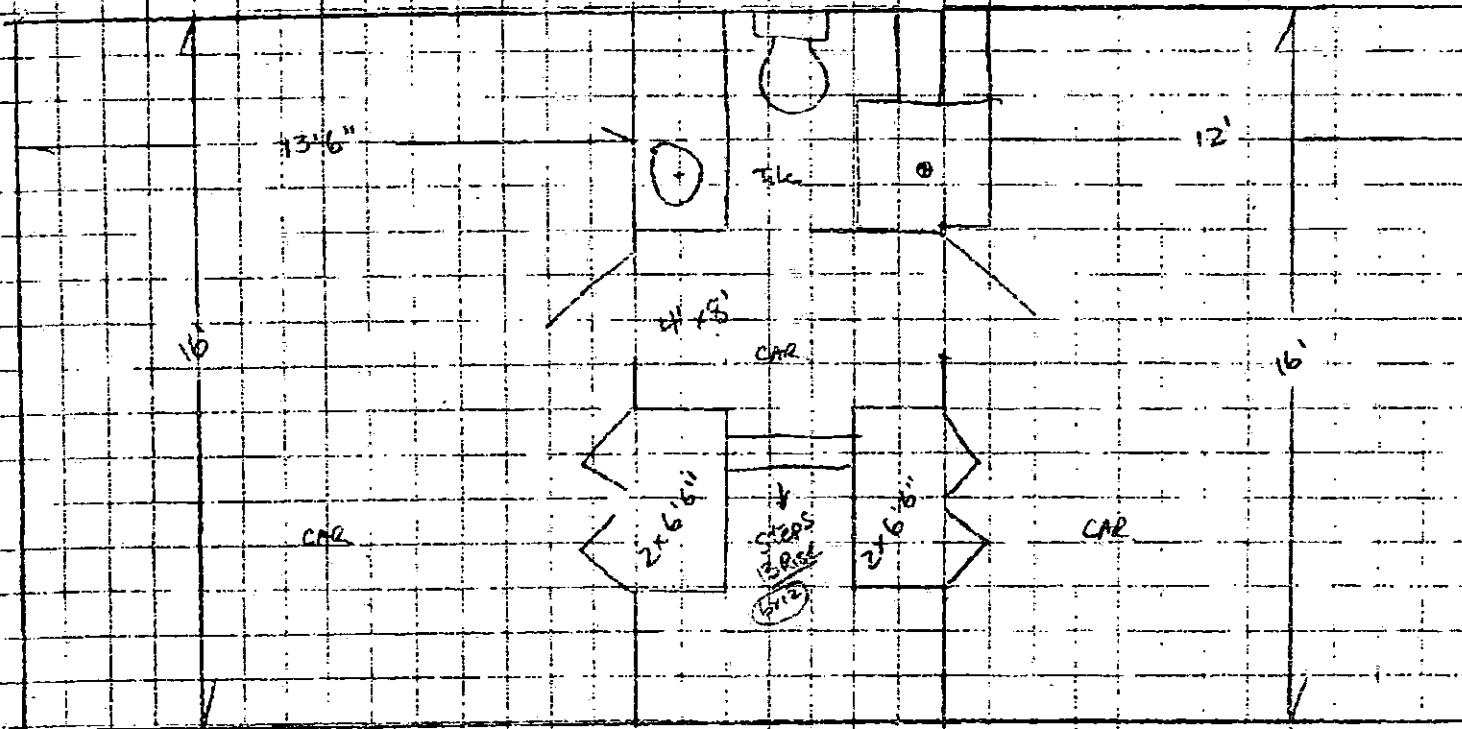
Thank you,  
 Ingrid C. Lewis



*Ingrid C. Lewis* 10/9/05  
 Signature Date

LEU *[Signature]* 10/11/05

6122 Birmit oak 2nd Floor



Reggie Lewis Fax 410-521-4787

Price 1st Floor refinish wood.

1st floor carpet.

2nd floor Patch wood floors + paint.

2nd floor carpet with stairs.

Note: (my laborers will remove old carpet.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 0329

DATE 10/11/05 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Lewis

FOR: ALF I. FILING

6123 BURNING OAK RD

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	DATE	TIME	TRK
10/12/2005	10/11/05	11:40:37	2
FD 6504	441311	1000	1000
RECEIPT #	333926	10/11/2005	0FLN
Dept	5	520 ZONE VERIFICATION	
R NO.	000329		
Recpt Tot		\$50.00	
\$50.00	CH	\$1.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION