

JL OKK SICK
THIS DATE
UP ISSUED
BY PROXY

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 25th of May, 20 06, that 9120 Bengal Road should be and the same is hereby granted (street address) permission to operate an Assisted Living Facility for a maximum of 4 beds.

N/A
Permit No.

Shirley Kotroco
Director

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:

Josephine Harris 9120 Bengal Road 410 521 3597
Print Name of Applicant Address Telephone Number

Lot Address 9120 Bengal Road Election District 2 Councilmanic District 4 Square Feet of Lot 7396

Lot Location: NE S W side corner of BENGAL RD 375 feet from NE S W corner of EASTMAN ST
(street) (street)

Land Owner: AS ABOVE Tax Account Number ?

Address: AS ABOVE Telephone Number () AS ABOVE

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 Date: <u>3/21/06</u> <u>JL</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 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 checked="" type="checkbox"/>	<input 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"/>	<u>WAIVED PER 3 ABOVE</u>
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 5.5</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Appro

[Handwritten Signature]

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

Post-It* Fax Note	7671	Date	<u>5/22</u>	# of pages	<u>1</u>
To	<u>Josephine Harris</u>	From	<u>Dannell Ziegler</u>		
Co./Dept.		Co.	<u>Planning</u>		
Phone #		Phone #	<u>410-887-9680</u>		
Fax #	<u>410-766-9673</u>	Fax #			

Recommendations:

MAR 23 2006

Date: _____

Revised 9/29/2004

Received Time May.22. 9:59AM

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

PDM ALF # NA

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Towson, MD 21204
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Department of Permits & Development Management

*Zoom Copy
OP PACK SENT @ PICS
3/21/06 TO OP.*

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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: _____

LOT SIZE: 7396 sq. ft.

ZONING MAP: 077A1 (NW 8-1)

ZONE: DR 5.5

PARKING: (1 SPACE FOR EACH 3 BEDS)
4 PROPOSED BEDS x 1 SPACE/3 BEDS = 2
PARKING SPACES REQUIRED

EXISTING FLOOR AREAS:
1ST FLOOR: 1374 sq. ft.
ENCLOSED PORCH: 307 sq. ft.
TOTAL: 1681 sq. ft.

BASEMENT FOR STORAGE AND MECHANICAL
EQUIPMENT: 1318 sq. ft.

OPEN SPACE: (0.10 x LOT AREA)
0.10 x 7396 sq. ft. = 740 sq. ft.

OWNER/APPLICANT: JOSEPHINE HARRIS
9120 BENGAL ROAD
RANDALLSTOWN, MD 21133
410-521-3597

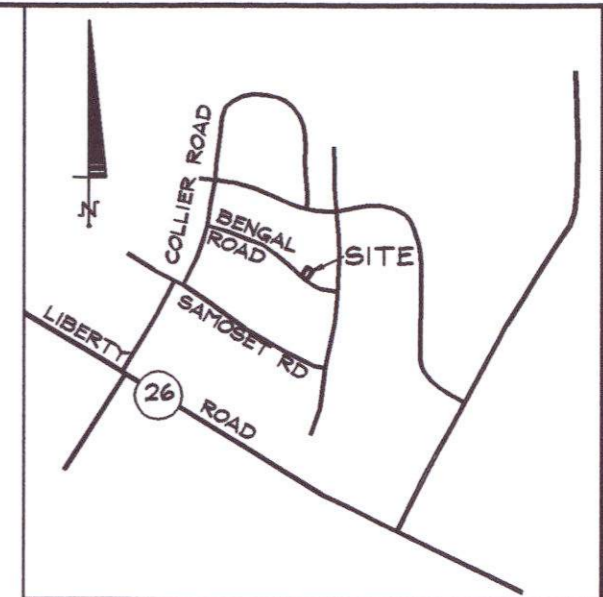
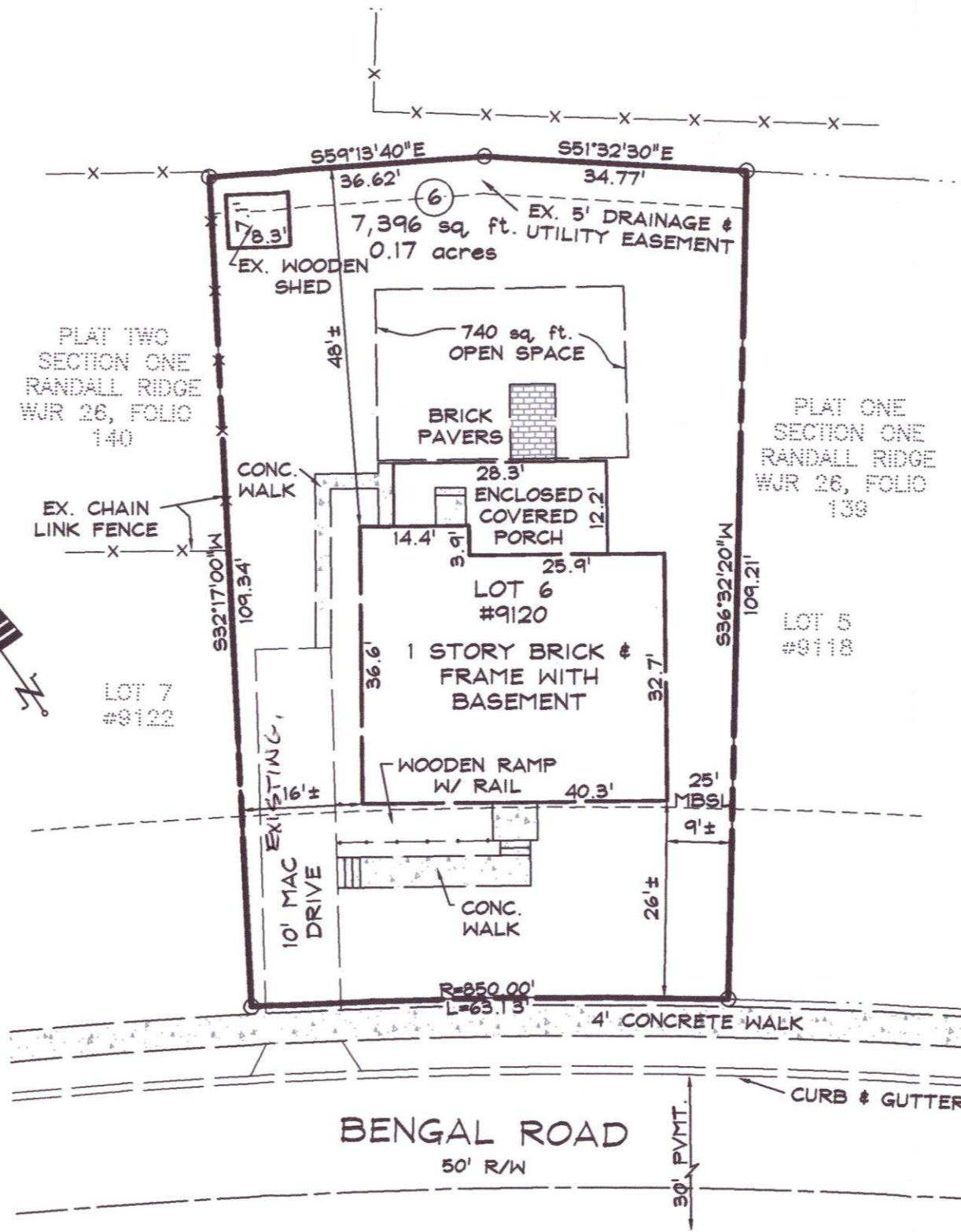
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED OWNER/APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION ON THIS PLAN.

Josephine Naus 3/21/06
SIGNATURE DATE

Josephine Harris 3/21/06
PRINTED NAME DATE



VICINITY MAP
SCALE: 1"=2000'

OP PACK WITH PLATS SENT 3/21/06

A VARIANCE TO ALLOW PARKING IN THE FRONT YARD/SIDE YARD WITH LESS THAN 10 FT. SETBACKS ~~BE~~ ^{may} BE REQUESTED. IF DETERMINED TO BE NECESSARY AFTER A REVIEW OF THE APPLICATION BY THE OFFICE OF PLANNING.

THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES.
THE ACCURACY OF THE APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 2 FEET OF BEING GREATER THAN OR LESS THAN THE DIMENSIONS SHOWN.

ZONING USE PERMIT PLAN
FOR
AN ASSISTED LIVING FACILITY I
9120 BENGAL ROAD
RANDALLSTOWN, MD 21133
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MD

**DeMario
Design
Consultants, Inc.**

The Old Firehouse
66 East Main Street, Suite 200
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddc@demariodesign.us

DATE: 08/29/05	DDC JOB#: 05098.1	DRN. BY: JAI
SCALE: 1"=20'	DES. BY: JAI	CHK. BY: JLM