

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 2nd of October, 20 07, that 8831 Winterbrook Rd should be and the same is hereby granted  
(street address)

permission to operate an Assisted Living Facility I  
(maximum number of bed allowed - 3 beds) approved provided  
paved driveway as indicated on plan prior to occupancy per O.H. of Plan.

Permit No. \_\_\_\_\_

Shirley Kotroco  
Director

Planner's Initials RJH

REV 06/00

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attention: ALF REVIEWER  
County Courts Building, Room 405  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3432

ALF Address \_\_\_\_\_

Permit No. (if required) B \_\_\_\_\_

**FROM:** Timothy M. Kotroco  
Department of Permits & Development Management  
M.S. 1134

**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:**

TENDER CARE Assisted Living 8831 Winterbrook Rd 410 922-4160  
Print Name of Applicant Address Telephone Number

Lot Address 8831 Winterbrook Rd Election District 2 Councilmanic District 4 Square Feet of Lot 8,442  
Lot Location: N(E/S)W(side/corner of Winterbrook Rd 250' feet from N(E/S)W corner of Brenbrook Rd  
(street) (street)

Land Owner: Ruth Colbert Tax Account Number 26-0627250  
 Address: 8831 Winterbrook Rd Rand, Md 21133 Telephone Number (410) 255-2015

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!**

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 of Compliance with Checklist Note 5.A
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: DR 5.5

PROVIDED?		Accepted for filing by Date: <u>7/11/07</u>
YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>RDD</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

**RECOMMENDATIONS / COMMENTS:**

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

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

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

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

ALF Address \_\_\_\_\_

Permit No. (if required) B \_\_\_\_\_

FROM: Timothy M. Kotroco  
Department of Permits & Development Management  
M.S. 1105

RECEIVED

SEP 13 2007

RE: Assisted Living Facility I or II

OFFICE OF PLANNING

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:

TENDER CARE ASSISTED LIVING 8831 WINTERBROOK RD #10922-4160  
 Print Name of Applicant Address Telephone Number  
 Lot Address 8831 WINTERBROOK RD Election District 2 Councilmanic District 4 Square Feet of Lot 8,442  
 Lot Location: N E (S) side/corner of WINTERBROOK RD 250 feet from N E S W corner of Brenbrook Rd  
 (street) (street)  
 Land Owner: Ruth Colbert Tax Account Number 26-0627250  
 Address: 8831 WINTERBROOK RD RAWD, MD 21133 Telephone Number (443) 255-2015

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!

- This Recommendation Form (3 copies)
- Permit Application (if available)
- Site Plan:  
Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area  
Statement of Compliance with Checklist Note 5.A
- Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)
- Photographs (please label all photos clearly)  
Adjoining Buildings, the Proposed Building,  
and Surrounding Neighborhood
- Current Zoning Classification: DR 5.5

	PROVIDED?		Accepted for filing by Date: 9/14/07
	YES	NO	
1. This Recommendation Form (3 copies)	✓		KDD
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 of Compliance with Checklist Note 5.A	✓		
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	✓		

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:

Applicant must pave driveway as indicated on plan.

Signed by: [Signature] 9/26/07  
for the Director, Office of Planning and Community Conservation

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



**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **05398**

PAID RECEIPT

Date: 9/11/07

BUSINESS ACTUAL TIME INW  
 9/12/2007 9/11/2007 13:31:44 2

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				50 <sup>00</sup>

Total: 50<sup>00</sup>

Rec From:

For:

application for use permit - Assisted Living Facility

REC # 004 WALKIN DRDL 000  
 >RECEIPT # 422217 9/11/2007 (81)H  
 Dept 5 528 ZONING VERIFICATION  
 CR # 005398  
 Rcpt Tot \$50.00  
 \$ .00 CK \$50.00 CA  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

ZONING USE PERMIT PLAN  
FOR A ASSISTED LIVING FACILITY I

8831 WINTERBROOK ROAD  
RANDALESTOWN, MD 21133  
2ND ELECTION DISTRICT  
MAP # 077B1  
COUNCILMANIC DISTRICT # 4  
OWNER: RUTH COLBERT  
3105 CLIFTON AVE.  
BALTIMORE, MD 21216  
410.669.2525  
08/06/07

LOT SIZE: 8,442 SQ. FT.  
ZONE DR: 5.5

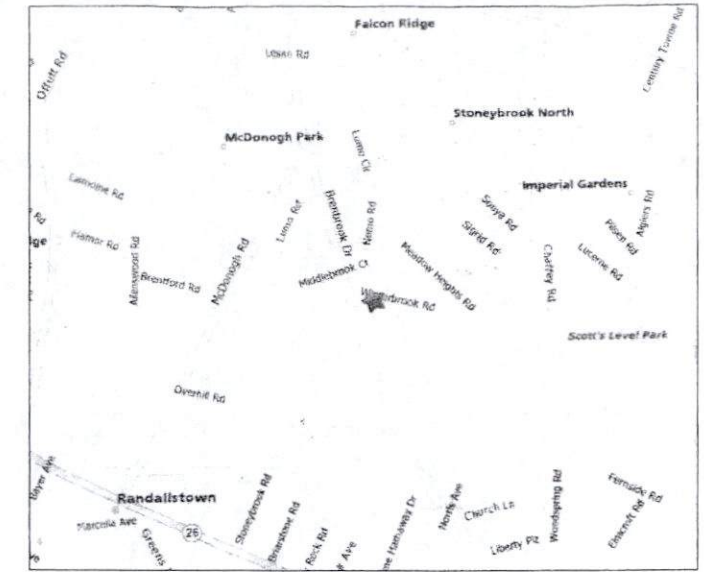
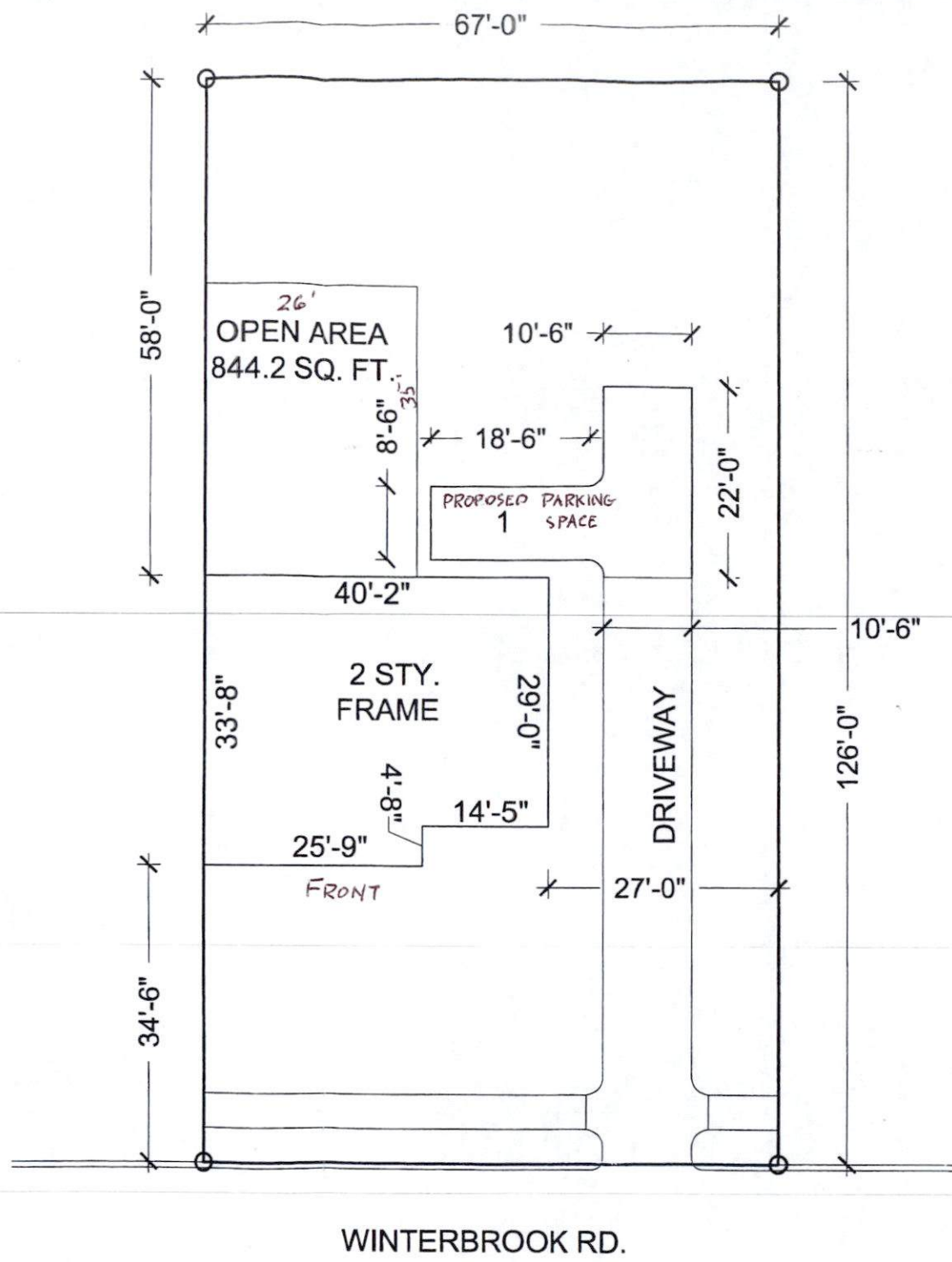
PARKING: 1 SPACE FOR EACH 3 BEDS = 1 PARKING SPACE  
REQUIRED

EXISTING FLOOR AREAS SQ. FT.  
1ST FLOOR = 1,176.5 SQ. FT.  
2ND FLOOR = 505 SQ. FT.  
TOTAL = 1,681.5 SQ. FT.

OPEN SPACE: .10x LOT AREA (8,442 SQ. FT.) = 844.2 SQ. FT.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO  
ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE  
BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO  
RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF  
25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS  
BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE  
BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED  
THIS LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

SIGNS WILL COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN  
POLICIES OR A ZONING VARIANCE IS REQUIRED.



VICINITY MAP

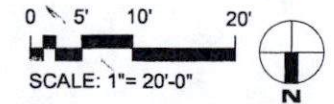
THE UNDERSIGNED (STATE IF OWNERS OR  
APPLICANTS) ARE  
RESPONSIBLE FOR THE ACCURACY OF THE  
INFORMATION OF THIS PLAN.

*Ruth Colbert* 9/10/07  
SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

*[Signature]* 9.10.07  
SIGNATURE DATE  
ARCHITECT



1 SITE PLAN  
1" = 20'-0"

8831 WINTERBROOK ROAD  
RANDALESTOWN, MD 21133  
SITE PLAN FOR ASSISTED LIVING FACILITY I