

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 7TH of JUNE, 2007, that 8613 PILSEN ROAD should be and the same is hereby granted
(street address)
permission to operate a ASSISTED LIVING FACILITY I
MAXIMUM NUMBER OF BEDS = 4

Approved by Office of Planning
6-1-07

Shirley Kotroco

Permit No.

Director

Planner's Initials

JF

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

No. **27946**

DATE 5/24/07 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: TANYA HIBBETH

8613 PILSEN RD.

FOR: ASSISTED LIVING FAC. I

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
5/25/2007	5/24/2007	11:51:05	2

REG WSD2 MAIL JEVA JEE
>>RECEIPT # 517844 5/23/2007 OFLN

Dept 5 528 ZORING VERIFICATION
CR NO. 027946

Recpt Tot \$50.00
\$0.00 CR \$50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406

ALF Address 8613 Pilsen Rd

Permit No. (if required) B

401 Bosley Avenue
Towson, MD 21204
M.S. 3402

RECEIVED

MAY 2 2007

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

OFFICE OF PLANNING

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:

Tanya Nisbeth 8613 Pilsen Rd. Randallstown MD 21153 410-922-2182
Print Name of Applicant Address Telephone Number

Lot Address 8613 Pilsen Rd. Randallstown MD Election District 2 Councilmanic District 4 Square Feet of Lot 2,916.00

Lot Location: N E W side/corner of Pilsen Rd 420' feet from N E S W corner of ALBERS Rd
(street) (street)

Land Owner: Tanya Nisbeth Tax Account Number 0214100820

Address: 8613 Pilsen Rd. Randallstown Md 21153 Telephone Number (410) 922-2182

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

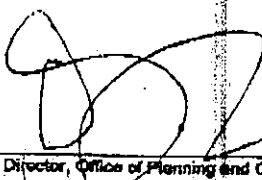
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>Jm</u> Date: <u>5/24/07</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 foot of buildings, parking and open space - 10% lot area Statement of Compliance with Checklist Note 5.A	<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 checked="" type="checkbox"/>	<input 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 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 Conserv.

Post-It* Fax Note	7671	Date	<u>6/1</u>	# of Pages	<u>1</u>
To	<u>Tim Kotroco</u>	From	<u>PLANNING</u>		
Co./Dept.	<u>DDM</u>	Co.			
Phone #		Phone #	<u>X3480</u>		
Fax #	<u>X570K</u>	Fax #	<u>X5862</u>		

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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ALF Address 8613 Pilsen Rd

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	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 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: <u>DR 5.5</u>			

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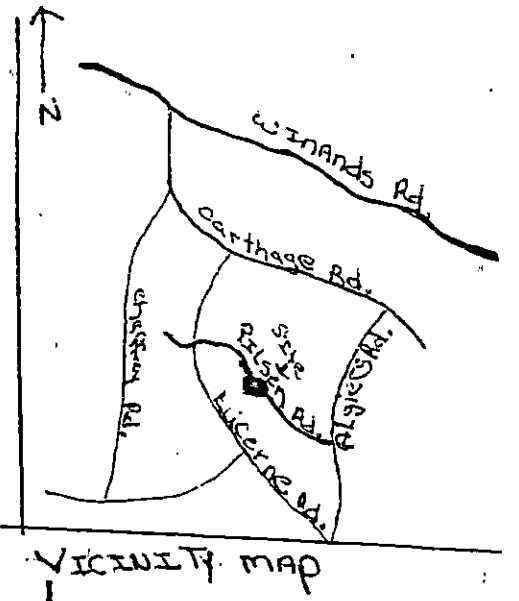
Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

USE PERMIT APPLICATION FOR CLASS I ASSISTED LIVING FACILITY

PILSEN ROAD
(50 FT. WIDE)

TO ALGIER ROAD

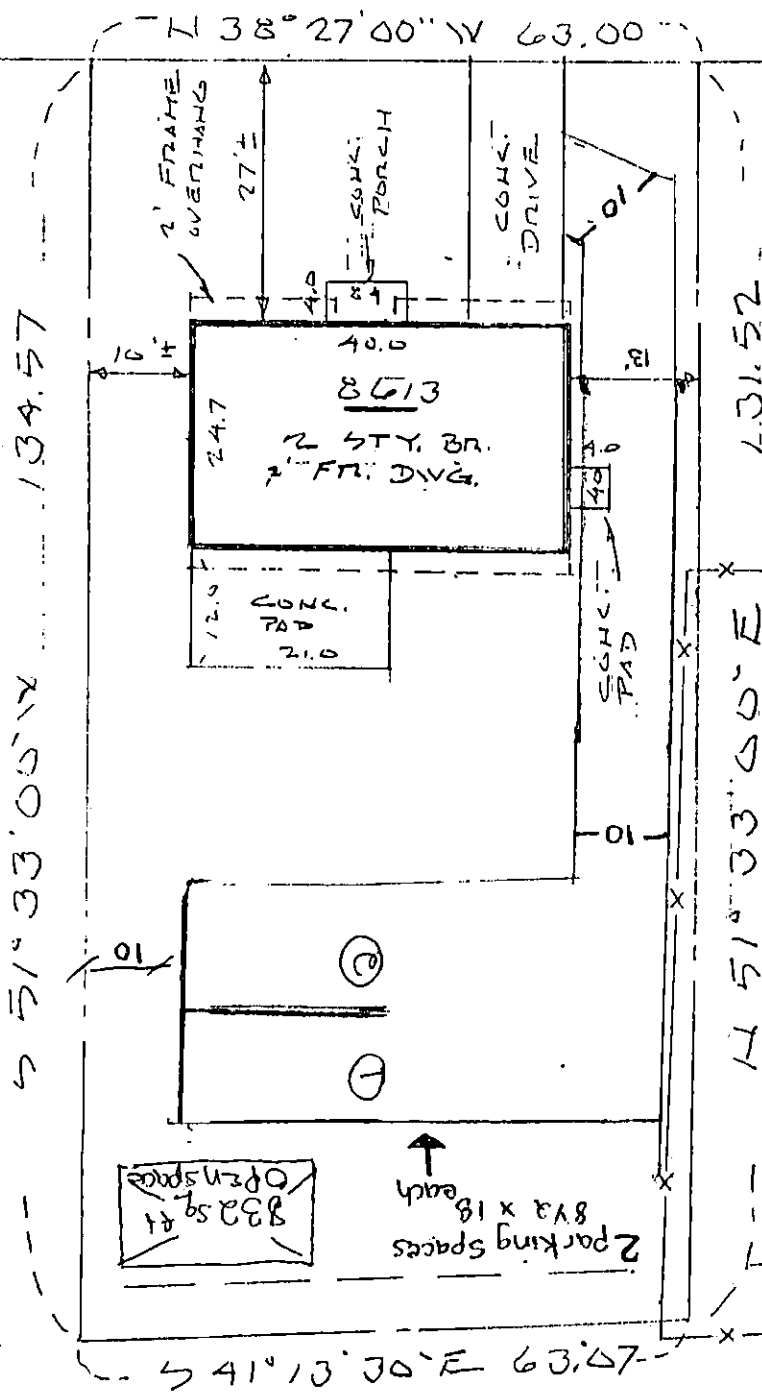


VICINITY MAP

25' MIN. BUILDING SETBACK LINE

LOT 19

This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.



8613 Pilsen Rd.
Randallstown Md. 21133

Election District 2 Councilmen District 4
Owner: Tanya Nisbeth
8613 Pilsen Rd.
Randallstown Md. 21133
410-922-2182

Lot size: 8,316 sq.ft. Zoning map 077B1 Zoning Dr. 5.5
Parking: 1 space for each 3 beds = 2 parking spaces required
Existing floor area: 1st floor = 945 sq.ft. 2nd floor: 850 sq.ft.
8,316 x 10% = 832 sq.ft. Open Space
Current Zoning Dr. Proposed: 4 ALF Beds

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 8 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.

Tanya Nisbeth 5-24-07
SIGNATURE DATE

Tanya Nisbeth
PRINTED NAME

SCALE: 1" = 20'

LOT 20, BLOCK M, PLAT 1, SECTION 4, STONEYBROOK NORTH, PLAT BOOK G.T.G. No. 31, FOLIO 66

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

10/30/06 *Jayce Bullfill*

All setback dimensions are + or - one foot unless otherwise noted.

REG. NO. 135

FILE No. 06469