

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 8th of February, 2008, that 6440 Clifton Forge Cir should be and the same is hereby granted (street address) permission to operate an Assisted Living Facility I (maximum number of beds allowed - 4 beds) approved per Office of Planning, Jennifer Gorman.

Permit No. _____

[Signature]
Director

Planner's Initials _____

REV 06/00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **03755**

PAID RECEIPT

Date: 12/17/07

BUSINESS ACTUAL TIME PERIOD
 12/17/2007 12/17/2007 15:59:26 2
 REG #02 MAIL JPM JLE
 >>RECEIPT # 554322 12/17/2007 OF-LN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 008755
 Receipt tot \$50.00
 \$50.00 CK \$5.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				\$50.00

Total: \$50.00

Rec From:

For:

ALF - 6040 C Hill Forge Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

ALF Address 6440 CLIFTON FORGE Cir
CATONSVILLE MD 21228

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

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

RE: Assisted Living Facility I or II

Post-It® Fax Note	7671	Date	12.31.07	# of pages	2
To	D. Duval	From	J. German		
Co./Dept.	PDM	Co.	Planning		
Phone #	X3391	Phone #	X3400		
Fax #	X3048	Fax #	X5862		

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: 6440 CLIFTON FORGE CIRCLE 443 830 0135
CATONSVILLE MD 21228
Print Name of Applicant MAUDEEN ANUSIE Telephone Number

Lot Address Same as above Election District 1 Councilmanic District 1 Square Feet of Lot 1100

Lot Location: N E S W side/corner of _____ (street) feet from N E S W corner of _____ (street)

Land Owner: FELIX & MAUDEEN ANUSIE Tax Account Number 0106451801

Address: 6440 CLIFTON FORGE CIRCLE CATONSVILLE MD 21228 Telephone Number 443 830 0135

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>12/17/07</u>
		YES	NO	
1. This Recommendation Form (3 copies)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)		<input checked="" 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 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:		<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 the application to conform with the following recommendations:

See attached comments

Signed by: Leif O. Jones
for the Director, Office of Planning and Community Conservation

Date: 12/31/07

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

6440 CLIFTON FORGE
CIRCLE CATONSVILLE MD
21228

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

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:

MAUDEEN ANUSIE CATONSVILLE, MD 21228 443 830 0135
 Print Name of Applicant 6440 CLIFTON FORGE CIRCLE
 Address 443 830 0135
 Telephone Number
 Lot Address _____ Election District 11 Councilmanic District 11 Square Feet of Lot 1100

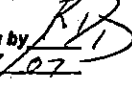
Lot Location: N E S W/side/corner of _____ (street) _____ feet from N E S W corner of _____ (street)

Land Owner: FELIX & MAUDEEN ANUSIE Tax Account Number 010645180

Address: 6440 CLIFTON FORGE CIRCLE Telephone Number 443 830 0135

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>12/17/07</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 feet of buildings, parking and open space - 10% lot area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 3.5</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**INTRA-OFFICE CORRESPONDENCE****TO:** Jenifer German**DATE:** 12/28/07**FROM:** Dennis Wertz**SUBJECT:** Assisted Living Facility (6440 Clifton Forge Circle)

1. The application title sheet and the application information sheet should be corrected to indicate that this application is for a four-bed assisted living facility.
2. The site plan doesn't show how the existing driveway will be widened in order to provide access to parking space #2. However, I don't see a need to provide two side-by-side parking spaces. The existing driveway provides two end-to-end off-street parking spaces and there are plenty of on-street parking spaces located on Clifton Forge Circle and Gatefield Road. I recommend that the site plan be revised to show two end-to-end driveway parking spaces.
3. Because this property is located in a single-family residential neighborhood, I recommend that no signs be erected identifying this property as an assisted living facility. The sign statement on the application information sheet should be revised accordingly.

Plat
Book/Folio
032079

VALLEY PLEASANT
VALLEY DR

PLEASANT
VALLEY DR

1331

094C2

1402

1400

1334

1332

1330

6445

SW 1-G

1321

1319

6443

DR 3.5

GATEFIELD

1317

Plat
Book/Folio
032123

6441

1 CD

1315

6439

6438

1318

ROAD

6437

6436

P.D.M. #
010133

1316

CLIFTON

2

6435

6434

4

Plat
Book/Folio
033112

HOFFIELD

GATEFIELD RD

094C3

6432

Flood
Zone X

HOFFIELD COURT
CT

GATE

6433

5

CLIFTON

6430

3

1

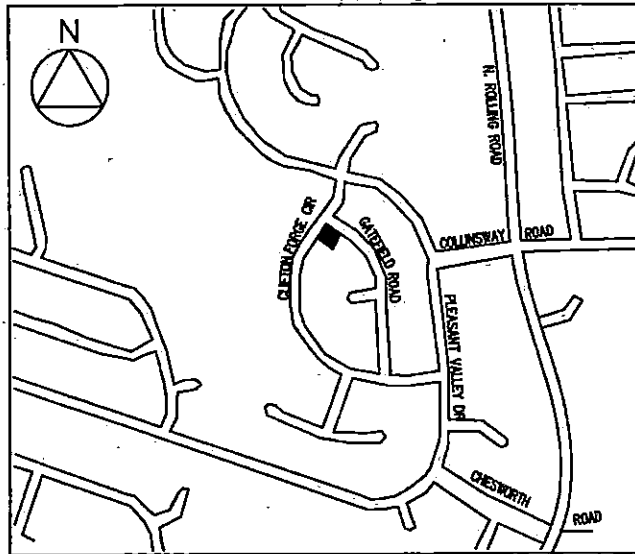
6431

ZONING USE PERMIT APPLICATION FOR:

A SIX-BED ASSISTED LIVING FACILITY 1

LOCATED AT

6440 CLIFTON FORGE CIRCLE,
CATONSVILLE, BALTIMORE COUNTY, MD 21228



VICINITY MAP

SHEET INDEX

- 0.1 TITLE SHEET
- 0.2 APPLICATION INFORMATION
- 0.3 SITE PLAN
- 0.4 FLOOR PLANS
- 0.5 PHOTOGRAPHS



6440 CLIFTON FORGE CIRCLE,

CATONSVILLE, BALTIMORE COUNTY, MD 21228

6400 BALTIMORE NATIONAL PIKE, SUITE 191, CATONSVILLE, MD 21228 T. 410 788 8233 F. 410 788 1701 fax

0.1 TITLE SHEET

SCALE: N/A

DATE: FEBRUARY 1, 2007

APPLICATION INFORMATION

ADDRESS:

6440 CLIFTON FORGE CIRCLE
CATONSVILLE, BALTIMORE COUNTY, MD 21228

ELECTION DISTRICT:

1ST

OWNERS:

FELIX ANUSIE AND MAUDLEEN N. ANUSIE

DATE:

FEBRUARY 1, 2007

PHONE:

~~410 719 6699~~ 410 830 0135

LOT SIZE:

10,747.00 SF (0.25 ACRES)

ZONING MAP: 94 C2

ZONE:

DR 3.5

PARKING REQUIRED: *

FOR ~~4~~ BEDS (4)
1 SPACE FOR EACH THREE BEDS = 2 SPACES

PARKING PROVIDED:
2 PARKING SPACES.

* PARKING SPACES WILL BE SIDE-BY-SIDE
AND MEET 10-FOOT SIDE YARD SETBACK
PER APPLICANT

BUILDING TYPE:

SPLIT FOYER

EXISTING FLOOR AREAS IN SQUARE FEET:

MAIN LEVEL = 1499 SF
LOWER LEVEL = 1427 SF
TOTAL = 2926 SF

OPEN SPACE REQUIREMENT:

REQUIRED = 10% OF LOT AREA = 0.10 X 10,747 SF
= 1074.7 SF
PROVIDED = 1100 SF

DENSITY LOTS REQUIRED:

~~6 BEDS = 2 DENSITY LOTS = 0.25 X 2 = 0.5 ACRES~~

LOT SIZE:

~~0.25 ACRES~~

STATEMENT:

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 YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMIT FOR FIVE YEARS FROM THE DATE OF THIS APPLICATION.

SIGN STATEMENT:

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R. NO SIGNS ARE PLANNED AT THIS TIME.

SIGNATURES:

THE UNDERSIGNED OWNERS ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN:

FELIX ANUSIE
SIGNATURE (FELIX ANUSIE) DATE

MAUDLEEN ANUSIE 11/30/07
SIGNATURE (MAUDLEEN N. ANUSIE) DATE



6440 CLIFTON FORGE CIRCLE,

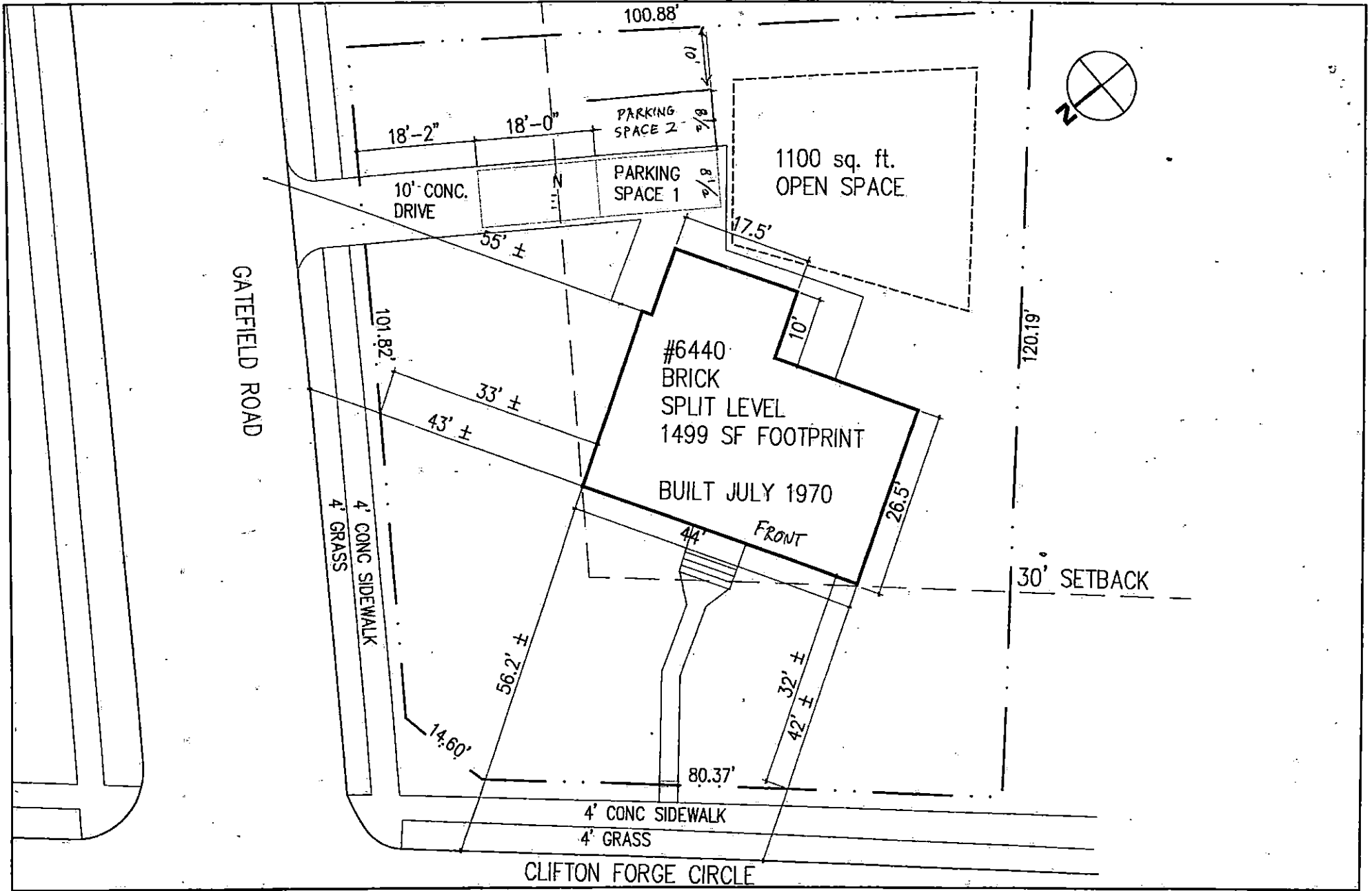
CATONSVILLE, BALTIMORE COUNTY, MD 21228

6400 BALTIMORE NATIONAL PIKE, SUITE 191, CATONSVILLE, MD 21228 T. 410 788 8233 F. 410 788 1701 fax

0.2 APPLICATION

SCALE: N/A

DATE: FEBRUARY 1, 2007



6440 CLIFTON FORGE CIRCLE,

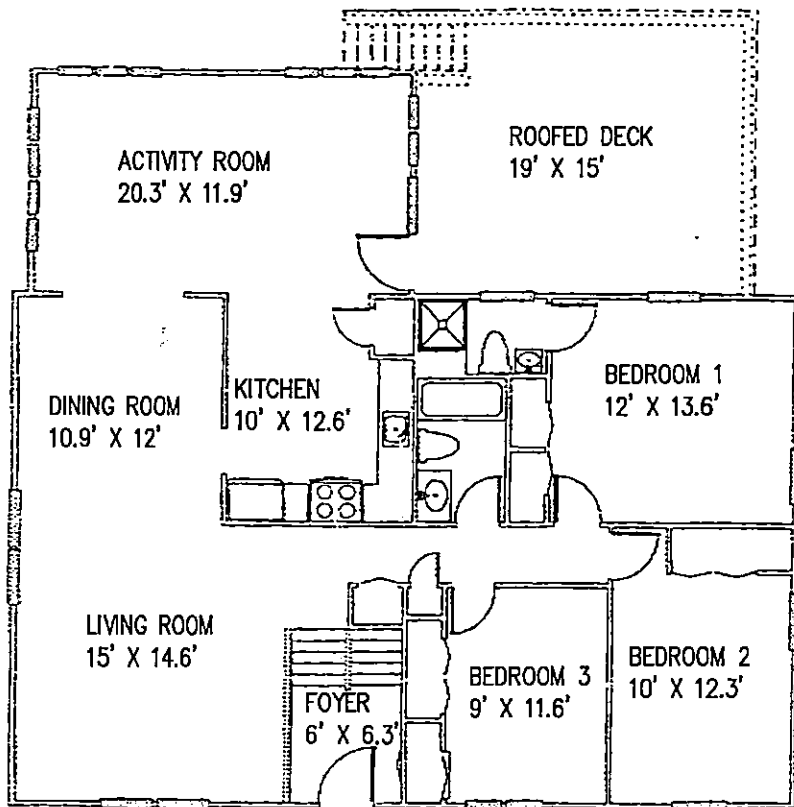
CATONSVILLE, BALTIMORE COUNTY, MD 21228

0.3 SITE PLAN

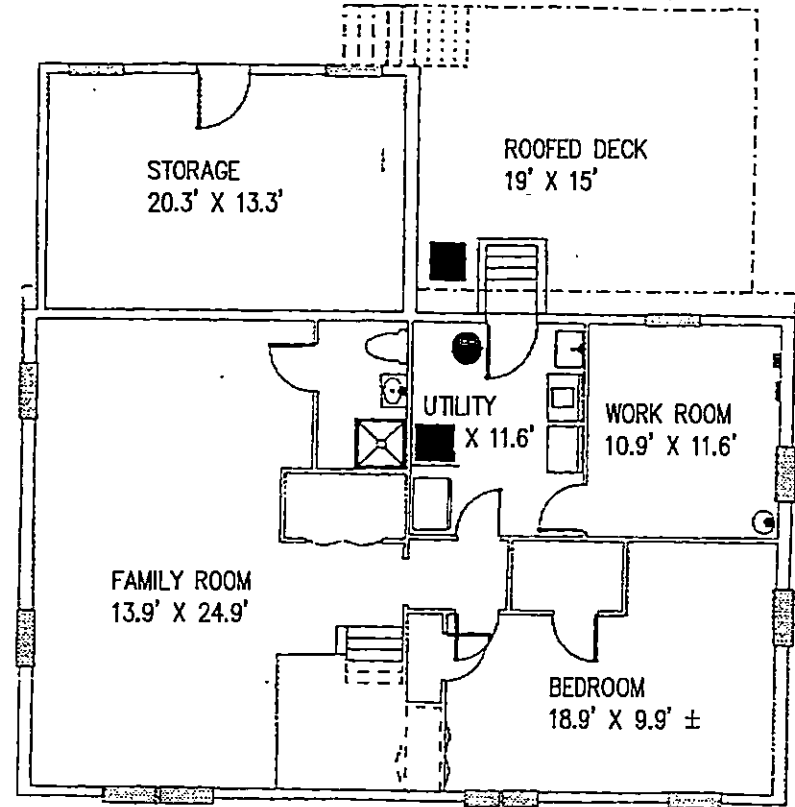
SCALE: 1"=20'-0"

DATE: FEBRUARY 1, 2007





1 UPPER LEVEL PLAN
 $3/32" = 1'-0"$



2 LOWER LEVEL PLAN
 $3/32" = 1'-0"$



6440 CLIFTON FORGE CIRCLE,

CATONSVILLE, BALTIMORE COUNTY, MD 21228

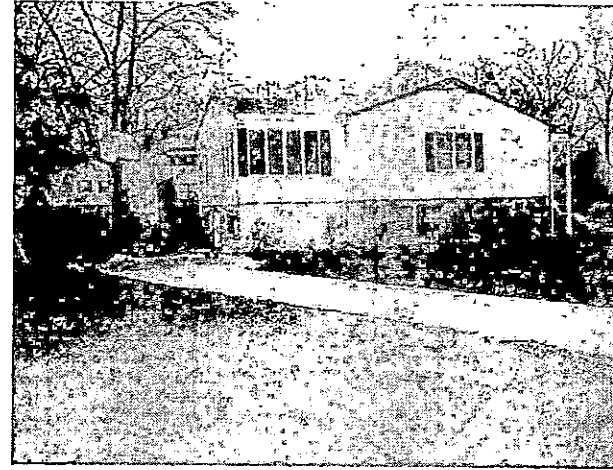
0.4 FLOOR PLANS

SCALE: $3/32"=1'-0"$

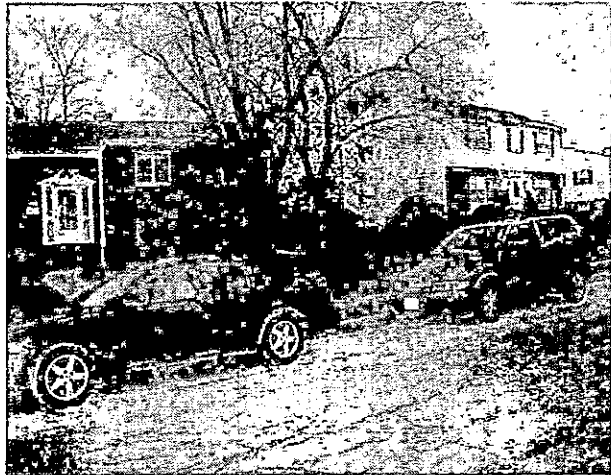
DATE: FEBRUARY 1, 2007



6440 CLIFTON FORGE CIRCLE FRONT VIEW



6440 CLIFTON FORGE CIRCLE SIDE VIEW
AND PARKING AREA



6440 CLIFTON FORGE CIRCLE FRONT VIEW
AND NEIGHBORING HOUSE



6440 CLIFTON FORGE CIRCLE'S NEIGHBOR ON
GATEFIELD ROAD



THE
SHONAIYA
PARTNERSHIP
LLC

6440 CLIFTON FORGE CIRCLE,

CATONSVILLE, BALTIMORE COUNTY, MD 21228

6400 BALTIMORE NATIONAL PIKE, SUITE 191, CATONSVILLE, MD 21228 T. 410 788 8233 F. 410 788 1701 fax

0.5 PHOTOGRAPHS

SCALE: 3/32"=1'-0"

DATE: FEBRUARY 1, 2007

ACT I

6mo Cryptofuge (u



ACF I

Guano Aipton Forge Cucke
Catonville MD 21228

additional parking



ALF I

Orino Clayton Judge Cuelie
Catoonsville MO 21228
additional parties