

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 1st of November, 2007, that 6806 Charles Street North should be and the same is hereby granted (street address) permission to operate an Assisted Living Facility II for a maximum of eight (8) beds (Susan King - Applicant)

06119

Permit No.

Shirley Kotroco

Director

Planner's Initials JNP

REV 06/00

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

No. **06119**

Date: **10/4/07**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
031	706			6153				50.00
Total:								50.00

Rec From: **Susan King**

For: **ALF II - 6806 Charles Street  
(Maximum of 8 Rds)**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME ORN  
10/2/2007 10/04/2007 10:34:51  
10/2/2007 10/04/2007  
10/2/2007 10/04/2007  
5 528 ZONING VERIFICATION  
06119  
Receipt Tot 50.00  
50.00 0.00  
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  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

ALF Address 6806 Charles Street  
Permit No. (if required) B N/A North

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	10-24-07	# of pages	1
To	Jeff Perlow	From	J. German		
Co./Dept.	PDM	Co.	Planning		
Phone #	3391	Phone #	410-887-5480		
Fax #	<del>3048</del> 3048	Fax #	410-887-5862		

This office is requesting recommendations and comments from the Office of Planning and Community Conservation building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: Susan King Address: 5 Stratford Rd., Baltimore MD 21218 Telephone Number: (410) 215-1002  
 Lot Address: 6806 Charles St. N Election District: 9 Councilmanic District: 2 Square Feet of Lot: 56,628  
 Lot Location: NE SW side/corner of ~~Charles St.~~ Charles St. 300 feet from NE SW corner of Northwind Rd.  
 Land Owner: Joseph + Norma Mcadam Tax Account Number: 0913857740  
 Address: 6806 Charles Street North Telephone Number: ( )

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>JNP</u> Date: <u>10/4/07</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 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 2</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:

*If a sign is proposed, it must be in compliance with Section 450 of the BCZR.*

RECEIVED

Signed by: Diana Little 10/23/07  
for the Director, Office of Planning and Community Conservation

OCT - 9 2007 Date:

OFFICE OF PLANNING

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 6806 Charles Street  
Permit No. (if required) B N/A North

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:

443-226-8855 (husband)

Susan King 5 Stratford Rd., Baltimore MD 21218 (410)215  
Print Name of Applicant Address Telephone Number

6806 Charles St. N Election District 9 Councilmanic District 2 Square Feet of Lot 56,628  
Lot Address

Lot Location: NE SW side/corner of East side Charles St. 300 feet from NE SW corner of Northwind Rd.  
(street) (street)

Land Owner: Joseph + Norma Mcadam Tax Account Number 0913857740

Address: 6806 Charles Street North Telephone Number ( )

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

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	PROVIDED?		Accepted for filing by <u>JNP</u> Date: <u>10/4/07</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 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 2</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:

Susan King  
September 1, 2007  
5 Stratford Road  
Baltimore, MD, 21218  
410-215-1002/ 410-332-4088

**ZONING USE PERMIT/ PLAN FOR ASSISTED LIVING FACILITY II**

**ADDRESS OF PROPERTY FOR PERMIT REVIEW**

6806 Charles Street North  
Towson, MD, 21204  
09 Election District

Owner: Joseph & Norma Meadam

Applicant is not the owner. Applicant contact information is provided at top of page.

Lot Size: 56,628 SQ. FT.

Zoning Map ~~MS-28~~ **069C2**

Zone: DR 2

Number of beds to be approved = 8

Parking: 1 Space for each 3 beds = 3 Parking Spaces Required

Existing Floor Areas SQ. FT.:

1<sup>st</sup> floor = 2755

2<sup>nd</sup> floor = 1005

Total = 3760 SQ. FT.

Basement for Storage = 1005 SQ. FT.

Existing Garage = 650 SQ. FT.

Open Space: .10 x 56,628 SQ. FT. = 5662.8 SQ FT

The 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 (5) years from the date of this application. This building has frontage on a principal arterial street.

- This ALF will have eight (8) beds and is located in a DR 2 zone.
- 5 to 8 beds require 2 density lots. 40,000 SQ. FT. lot size is required. This property has a lot size of 56,628 SQ. FT.
- The building's façade is located on and faces a principal arterial street.

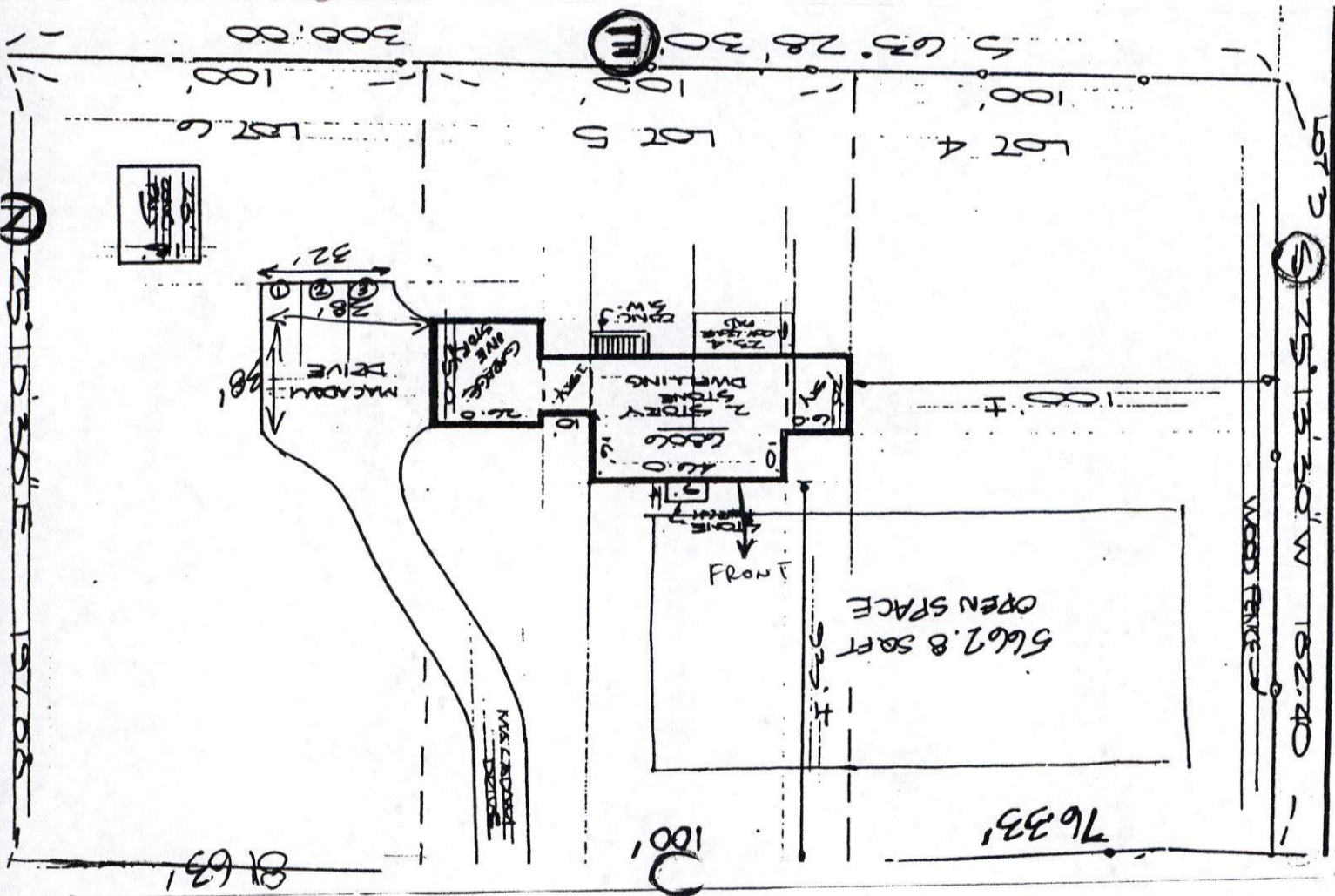
Signs will comply with section 450 B.C.Z.R.  
Engineers Scale 1" = 50FT

*drawing attached*

The undersigned applicant is responsible for the accuracy of the information on this plan.

Signature Susan King Date 8/31/07

Susan King



CHARLES ST.