

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 26<sup>th</sup> of December, 2007, that 7165 Fairbrook Road should be and the same is hereby granted  
(street address)

permission to operate an 'Assisted living facility' (ALF)  
up to a maximum of four beds.

06219  
Permit No.

*Jeff Kotroco*  
Director

Planner's Initials *M*

REV 06/00

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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 7165 Fairbrook Rd.

Post-it <sup>®</sup> Fax Note	7671	Date	12-24-07	# of pages	1
To	Bruno Rudatis	From	J. German		
Co./Dept.	PDM	Co.	Planning		
Phone #	X3341	Phone #	X3480		
Fax #	X3048	Fax #	X5802		

*\* FINAL APPROVAL \**

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:

Wanda Randolph 31<sup>st</sup> Wade Avenue Catonsville, Md 21228 <sup>410 788-0747</sup>  
Print Name of Applicant Address Telephone Number

Lot Address 7165 Fairbrook Rd 21244 Election District 1 Councilmanic District 1 Square Feet of Lot 8894

Lot Location: NE @ Wade corner of Fairbrook Rd 70 feet feet from NE SW corner of Lomax Rd  
(street) (street)

Land Owner: Patrice Wilson Tax Account Number 16-00-00-93-96

Address: 7246 Fairbrook Rd Balto, Md 21244 Telephone Number (410) 944-8412

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>BA</u> Date: <u>1/16/07</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<u>N/A</u>	<input 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)	<u>N/A</u>	<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: [Signature]  
for the Director, Office of Planning and Community Conservation

RECEIVED

NOV 19 2007

Date: 12/24/07

OFFICE OF PLANNING

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

No. **08219**

PAID RECEIPT  
 PAID RECEIPT

Date: 11/16/07

BUSINESS 11/16/2007 11/16/2007 09:27:31 2  
 ACTUAL TIME ORN

REG 1 SD2 MAIL JVA JEF  
 >>RECEIPT # 548401 11/16/2007 OFLN

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				\$ 50.00

Dept 5 528 ZONING VERIFICATION

CR 10. 006219

Receipt Tot \$50.00  
 \$50.00 CK \$ .00 CA  
 Baltimore County, Maryland

Total: \$ 50.00

Nov 16, 2007

Rec  
 From: The Family Touch Assisted Living  
 For: Use Permit

**CASHIER'S  
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

12/5/07

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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Towson, MD 21204  
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Department of Permits & Development Management  
M.S. 1105

Post-It® Fax Note	7671	Date	12-3-07	# of pages	2
To	BRUNO RUDATIS	From	J. GERMAN		
Co./Dept.	POM	Co.	PLANNING		
Phone #		Phone #	X 3480		
Fax #	X 3048	Fax #	X 5862		

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7165 Fairbrook Rd 21244 Election District 1 Councilmanic District 1 Square Feet of Lot 8894  
 Lot Address Lot Location: N E SW side corner of Fairbrook Rd 70 feet feet from N E SW corner of Lomax Rd  
 (street) (street)  
 Land Owner: Patrice Nilson Tax Account Number 16-00-00-93-96  
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*See attached comments*

RECEIVED

NOV 19 2007

Signed by [Signature]  
for the Director, Office of Planning and Community Conservation

OFFICE OF PLANNING

Date: 12/3/07

Revised 8/10/06

*mailed to above address 12/4/07*

**BALTIMORE COUNTY, MARYLAND**  
**INTRA-OFFICE CORRESPONDENCE**

**TO:** Jennifer German

**DATE:** 11/29/07

**FROM:** Dennis Wertz

**SUBJECT:** Assisted Living Facility (7165 Fairbrook Road)

I visited this site on 11/28/07. There is a new concrete driveway. The new concrete paving extends into the rear yard but the proposed parking pad wasn't installed as shown on the applicant's plan. The existing rear yard pad doesn't provide a suitable parking area.

I recommend that the applicant's plan be revised to accurately depict the new concrete paving. I also recommend that the plan be revised to show two off-street parking spaces in the side yard rather than the rear yard.

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

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Print Name of Applicant Wanda Randolph Address 31<sup>nd</sup> Wade Avenue Catonsville, Md 21228 Telephone Number 410-788-0247  
 Lot Address 7165 Fairbrook Rd 21244 Election District 1 Councilmanic District 1 Square Feet of Lot 8894  
 Lot Location: N E (S)W side corner of Fairbrook Rd 70 feet feet from N E (S)W corner of Lomax Rd  
 (street) (street)  
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**RECOMMENDATIONS / COMMENTS:**

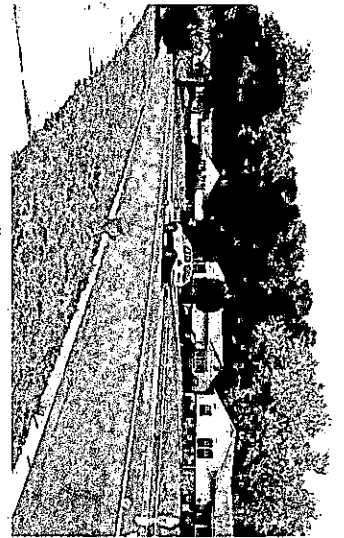
Approval     Disapproval     Approval conditioned on required modifications of the application to conform with the following recommendations:

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

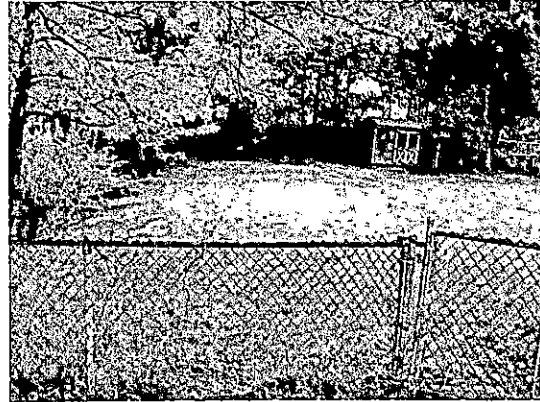
Date: \_\_\_\_\_



← side view



← Fair brook Rd



← 7167  
← Back yard



← 7167  
← rear view

(Before Zoning)  
Aug 6, 2007

Pictures taken  
Nov 07

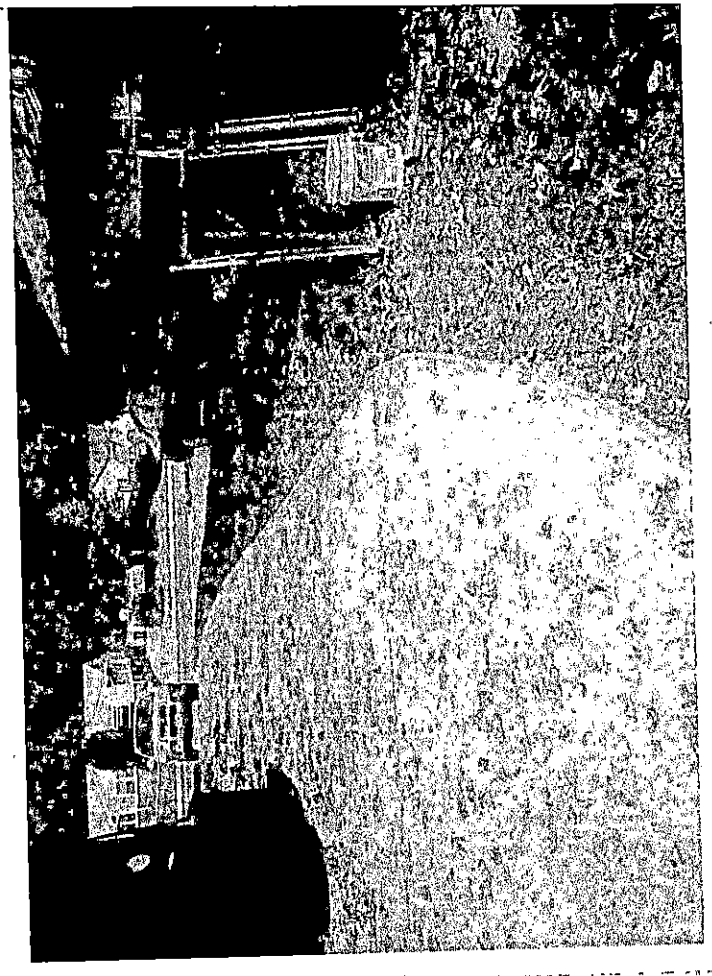
Front of the  
house

7165  
Fairbrook Rd.



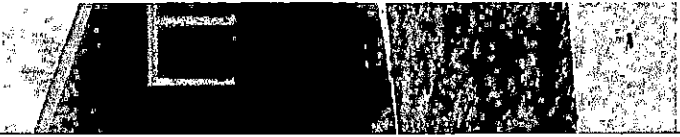
11/17/07

Driveway on  
side of house



7165 Fairbrook Rd.

11/17/07



Rear Parking pad

11/7/07



7165 Fairbrook Rd.

ZONING USE PERMIT  
 PLAN FOR AN ASSISTED LIVING FACILITY 1  
 7165 FAIRBROOK ROAD  
 BALTIMORE, MARYLAND 21244  
 1<sup>ST</sup> ELECTION DISTRICT

OWNER: PATRICE WILSON  
 ADDRESS: 7246 FAIRBROOK RD. BALTO., MD 21244  
 410-944-8412

APPLICANT: THE FAMILY TOUCH ASSISTED LIVING  
 WANDA RANDOLPH

LOT SIZE: 8893.93 SQ FT  
 ZONE DENSITY: 5.5  
 PARKING: TWO PAVED PARKING SPACES PROVIDED ON  
 SIDE OF HOUSE / *at rear of house*  
 FIRST FLOOR AREA OF SQUARE FOOT: 1736.93 SQ FT  
 TOTAL SQ. FT.=1736.93 SQ FT  
 THERE IS NO BASEMENT  
 OPEN SPACE: ~~10x35=350~~ SQ. FT. *20x45=900*  
 APPLYING FOR 4 BEDS

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED  
 TO ACCOMADATE ELDERLY HOUSING OR AN ASSISTED  
 LIVING FACILITY. THE BUILDING HAS NOT BEEN  
 CONSTRUCTED IN THE PAST FIVE YEARS. NO  
 RECONSTRUCTED, RELOCATION, (EXTERIOR)  
 CHANGES OR ADDTIONS  
 (OF 25% OR MORE BASED ON THE GROUND  
 FLOOR AREA AS OF FIVE YEARS BEFOR THE DATE  
 OF THIS APPLICATION) TO THE EXTERIOR OF THE  
 BUILDING HAS OCCURRED. NO ADDITIONS  
 ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE YEARS  
 FROM THE DATE OF THIS APPLICATION.  
 SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED APPLICANTS ARE RESPONSIBLE FOR THE  
 ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE

DATE

ENGINEER'S SCALE 1"= FEET

