

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 702 STURGIS PLACE

Post-it® Fax Note	7671	Date	2-14-08	# of pages	1
To	J. Murray	From	J. German		
Co./Dept.	POM	Co.	Planning		
Phone #	x3391	Phone #	x3480		
Fax #	x3048	Fax #	x5802		

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:

STEPHEN & ABIMBOLA BIRANKE 12 CLEMATIS CT OWING MIL 21117 4435400020
Print Name of Applicant Address Telephone Number

Lot Address: 702 STURGIS PL 21208 3RD Election District 2ND Councilmanic District Square Feet of Lot 7150 sq ft

Lot Location: NE S W side/corner of STURGIS PLACE 100 ft[±] feet from NE S W corner of NORMAN DRIVE (street) (street)

Land Owner: JOHN ABIMBOLA & STEPHEN BIRANKE Tax Account Number

Address: 12 CLEMATIS CT OWING MIL 21117 Telephone Number (410) 634 0003 / 4435400020

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 JCM Date: 01-18-08
	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 Statement of Compliance with Checklist Note 5.A	<input checked="" type="checkbox"/>	<input checked="" 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: DR 5.5			

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:

RECEIVED

JAN 18 2008

OFFICE OF PLANNING

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

Date: 2/8/08

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 702 STURGIS PLACE
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:

Print Name of Applicant: STEPHEN & ABIMBOLA BIRONKE Address: 12 CLEMATIS CT OWING MIL Telephone Number: 443540 0022
Lot Address: 702 STURGIS PL 21208 Election District: 3RD Councilmanic District: 2ND Square Feet of Lot: 7150 sq ft
Lot Location: NE S W side/corner of STURGIS PLACE, 100 ft feet from NE S W corner of DORMAN DRIVE
Land Owner: STEPHEN ABIMBOLA & STEPHEN BIRONKE Tax Account Number: _____
Address: 12 CLEMATIS CT OWING MIL 21117 Telephone Number: (410) 654 0003 / 443540 0022

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?		
	YES	NO	Accepted for filing by JCM Date: <u>01.18.08</u>
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 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 Conservation

Date: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09746**

PAID RECEIPT

Date: **01.18.08**

BUSINESS ACTUAL TIME PERM
 1/22/2008 1/18/2008 09:34:26 2

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

REG 0004 WALKIN BDR DND
 RECEIPT # 440713 1/18/2008 0124
 Dept 5 528 ZONING VERIFICATION
 CR # 009746
 Recpt Tot 450.00
 450.00 CR 4.00 CR
 Baltimore County, Maryland

Total: **50.00**

Rec
 From: **ABIMBOLA IBIRONKE**
 For: **ASST. Living Facility.**

**CASHIER'S
 VALIDATION**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

INTERVENTION ASSISTED LIVING

702 STURGIS PLACE
PIKESVILLE, MD 21208



TRISCOPE

DESIGN. CONSTRUCTION. PROJECT MANAGEMENT
TEL: 800.539.3230 301.335.4380

PROJECT:

INTERVENTION ASSISTED LIVING
702 STURGIS PLACE, PIKESVILLE, MD 21208

DISTRICT:

3RD ELECTION
2ND COUNCILMANIC DISTRICT

OWNER:

ABIMBOLA AND STEPHEN IBIRONKE
12 CLEMATIS COURT, OWINGS MILL, MD 21117
PHONE: 443.220.268, 443.540.0020

PLAN DATE:

01-14-2008

LOT SIZE:

TOTAL SITE AREA = 7,150 SF
AREA OF BUILDING (EXISTING) = 1,184 SF

ZONING:

ZONING MAP: 078 A2
ZONE: DR 5.5

PARKING:

1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES PROVIDED

EXISTING FLOOR AREA:

SPLIT LEVEL BASEMENT FLOOR AREA = 634 SF
FIRST FLOOR AREA = 550 SF
SECOND FLOOR AREA = 670 SF
TOTAL FLOOR AREA = 1,854 SF

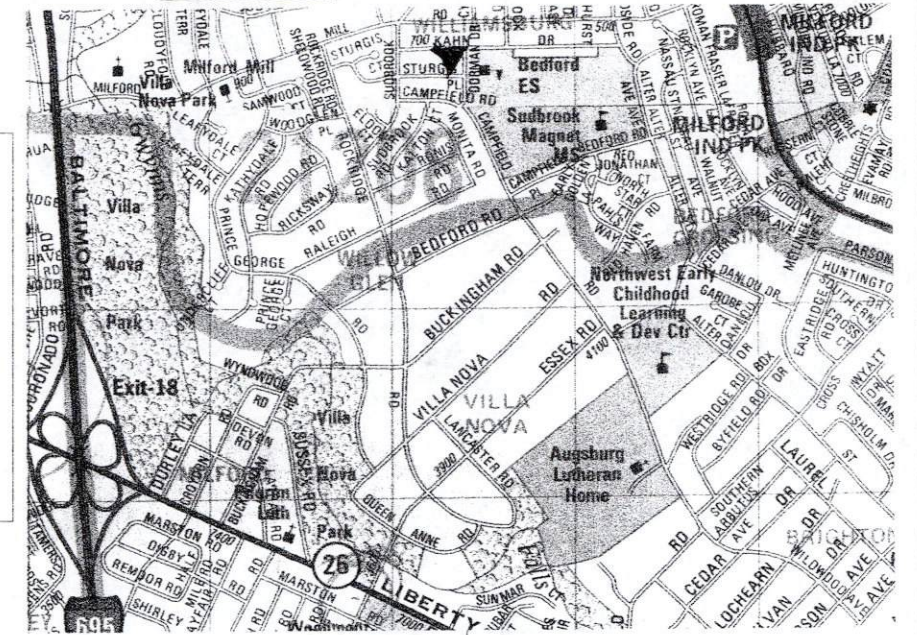
OPEN SPACE:

LOT AREA (7,150 SF) X .10 = 715 SQ. FT.
EXISTING OPEN SPACE = 5,966 SQ. FT.

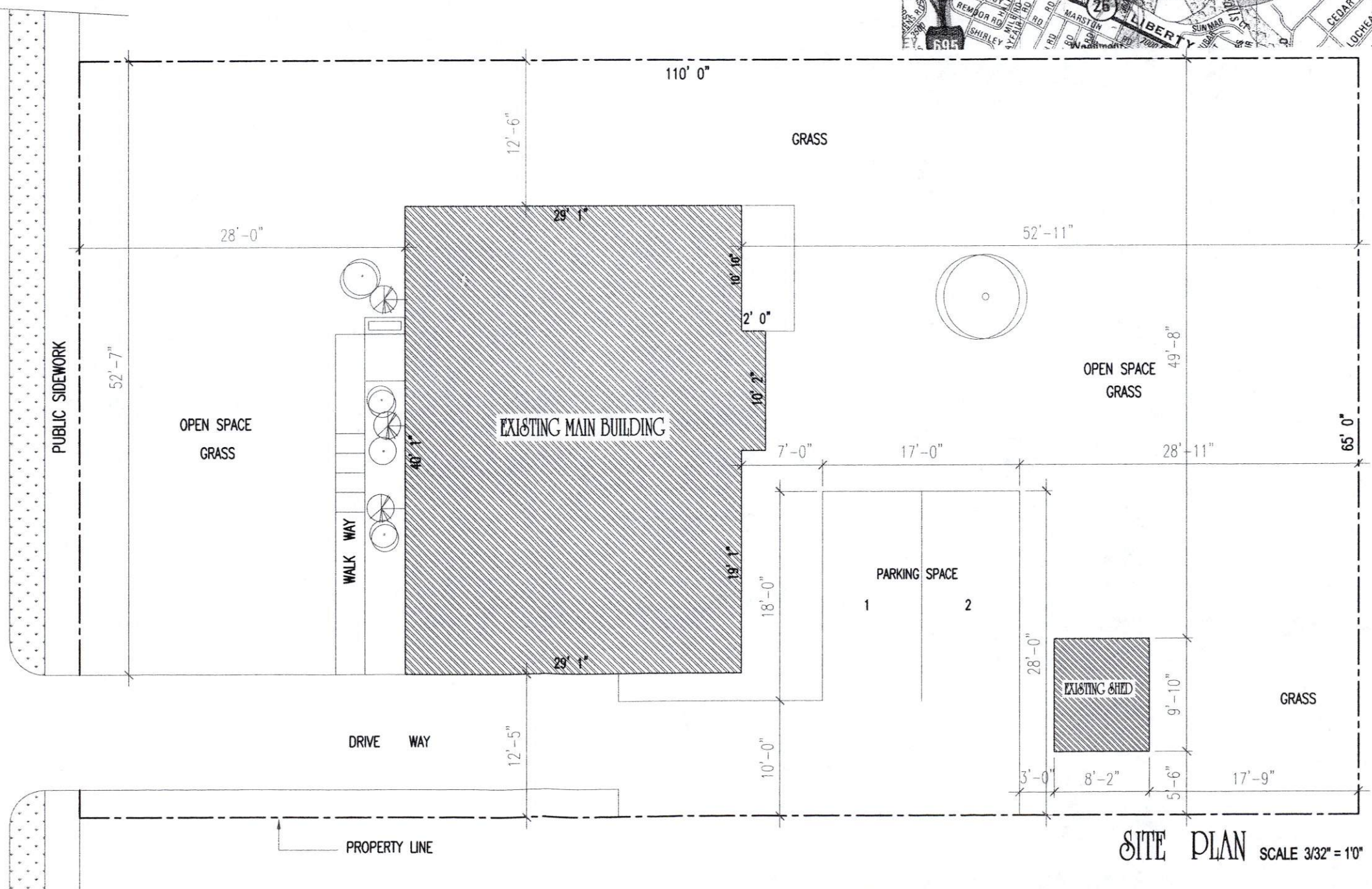
NOTE:

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.

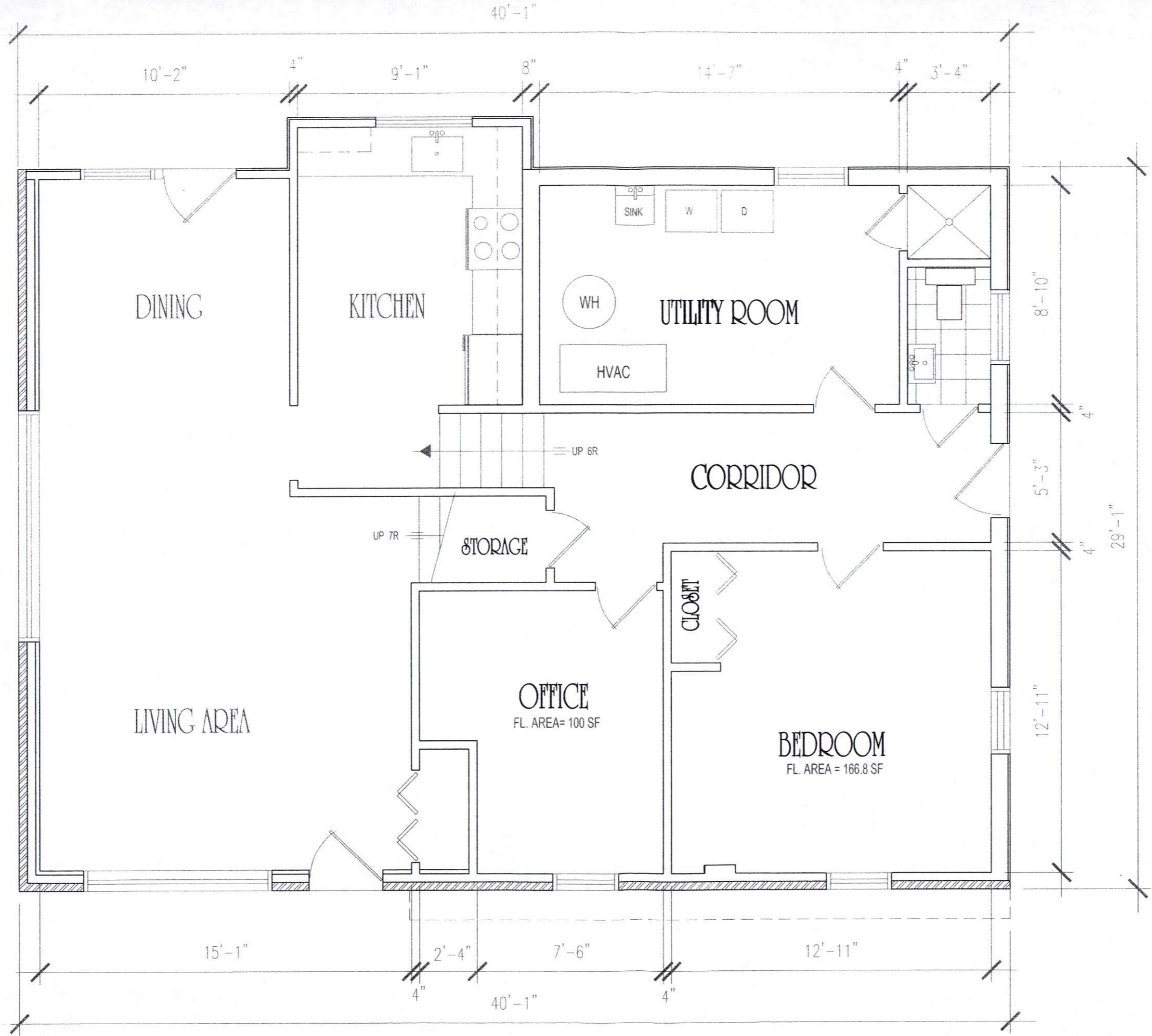
VICINITY MAP:



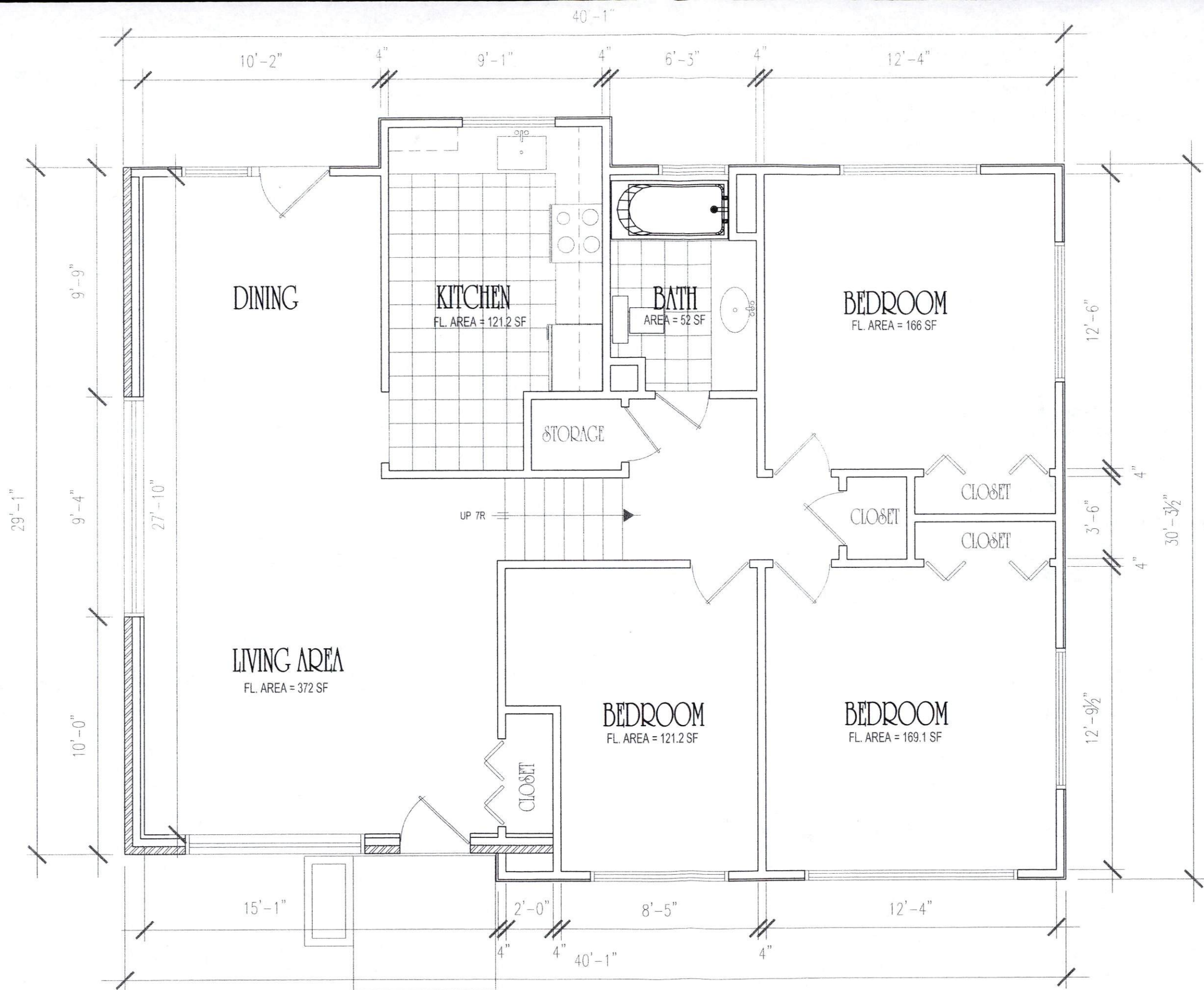
STURGIS PLACE



SITE PLAN SCALE 3/32" = 1'0"



scale 1:50 **EXISTING FIRST & BASEMENT FLOOR PLAN**



scale 1:50 EXISTING FIRST & SECOND FLOOR PLAN