

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 2ND of JULY, 2008, that 951 N. MARLYN AVE. should be and the same is hereby granted

(street address)

permission to operate a ASSISTED LIVING FACILITY I
(7 BEDS)

13954
Permit No.

Shirley Kotroco
Director

Planner's Initials D.T.

5/23/08

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408

ALF Address 951 North Marlina
Permit No. (if required) B 21221

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

Post-It® Fax Note	7671	Date	5-27-08	# of pages	2
To	D. Thompson	From	J. German		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X3391	Phone #	X3490		
Fax #	X3048	Fax #	X5802		

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

RE: Assisted Living Facility I & 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:

Cheryl Poleynski 8707 Trumps Mill Rd 410 365-1633
 Print Name of Applicant Address Telephone Number
 Lot Address 951 North Marlina Ave Election District 14 Councilmenic District 7 Square Feet of Lot 18,120

Lot Location: N E S W corner of N. MARLYN AVE feet from N E S W corner of _____ (street) (street)

Land Owner: Cheryl & Dale Tax Account Number 04151900A10859/12595

Address: 8707 Trumps Mill Rd Telephone Number (410) 365-1633

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>DT</u> Date: <u>5/21/08</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 type="checkbox"/>	
3. Site Plan: Property (3 copies): including lot size and measure 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:

See ATTACHMENTS
Call John Alexander for questions about his comments

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

Date: 5/23/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director
Department of Permits and
Development Management

DATE: 05-21-08

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Assisted Living Comments
INFORMATION: 951 North Marlyn Avenue

Petitioner: Poletynski, Cheryl and Dale.

Property Size: 18120 sq. ft.

Zoning: DR 5.5

Requested Action: Increase the occupancy of an existing 3 bed assisted living facility to 7 beds without increasing the size of the building.

SUMMARY OF CONDITIONS:

The existing lot is small and off the public right of way. It directly abuts an alley. The rear of the lot slopes steeply down to the property line. The adjacent property to the rear is an elementary school. The front of the lot is primarily pavement, and face the rear yards of the properties that abut the front of the property. The following alterations will permit the clients to safely use the grounds around the house.

Exposed tanks must be fenced and gated .

The property currently contains several sheds and trailers in the yard and parking area that must be removed before any expansion of use is permitted on the property.

The required designated open space must be moved to the level west side of the property that is away from the sloping ground and the pavement.

Finally, solid fencing must be added to the north side of the property to separate it from the automobiles, recreational equipment, and other belongings of the adjacent property owners. Gates should enclose the front and alley entrances to the property.

Prepared By:  _____

Section Chief: _____

AFK/JM/JRA

**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 951 North Marlton
Permit No. (if required) B 21221

Receipt # 13954

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:

Cheryl Poletynski 8707 Trumps Mill Rd 410
Print Name of Applicant Address Telephone Number 365-1633

Lot Address 951 North Marlton Ave Election District 14 Councilmanic District 7 Square Feet of Lot 18,120

Lot Location: N E S W 1/4 corner of N MARLTON AVE feet from N E S W corner of _____ (street) _____ (street)

Land Owner: Cheryl & Dale Tax Account Number 04151900010859/12595

Address: 8707 Trumps Mill Rd Telephone Number (410) 365-1633

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>DT</u> Date: <u>5/7/08</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	
2. Permit Application (if available)	NA	—	
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)	NA	—	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
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

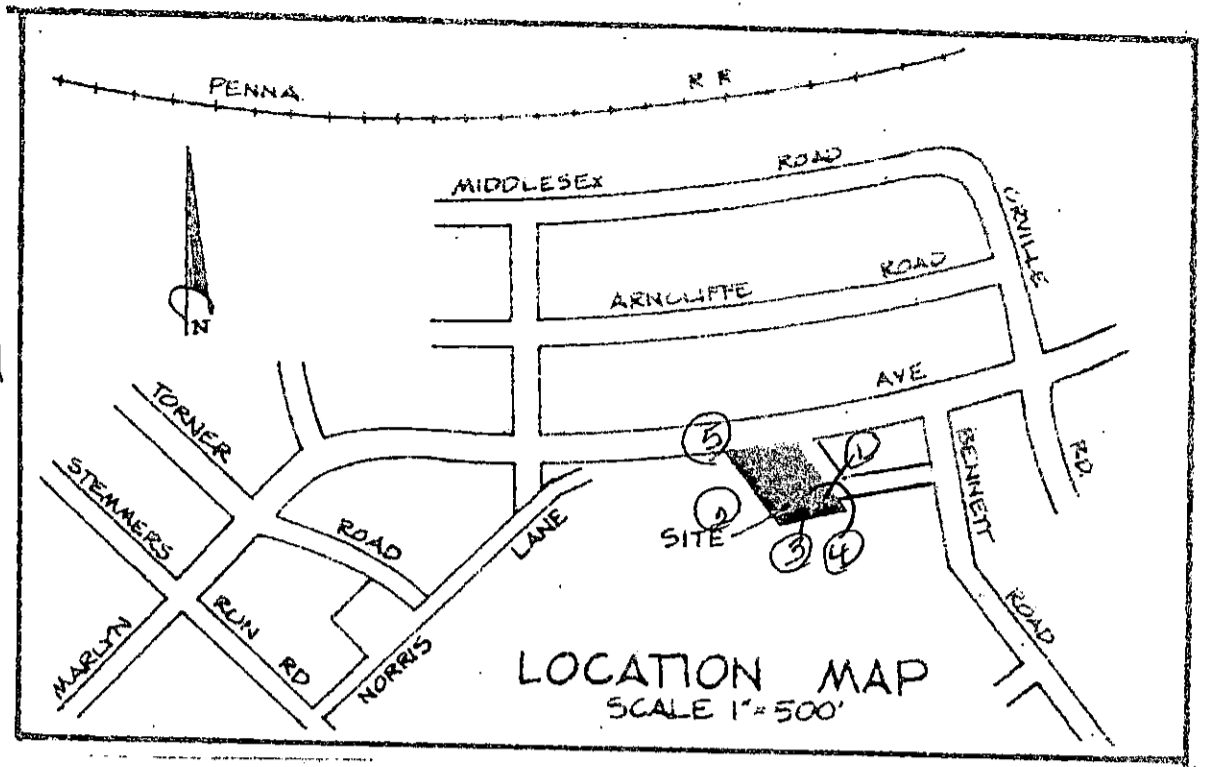
Date: _____

Zoning Use permit
Plans for a Assisted Living Level I 7 Beds

951 North Marlyn Ave.
Baltimore, Md. 21221
15th Election District
Owner Cheryl and Dale Poletynski
ADD 8707 Trumps Mill Rd.
Baltimore, Md. 21237
Date 4/30 2008

Phone 410 365-1633 or 410 391-1224
Existing 3 Bed AIF Proposed 7 Bed
Parking 1 space for each 3 beds= 3 spaces
TOTAL LOT AREA 18,120 SQ FT.
Existing Floor Areas Sq Ft.
1st floor=1232 sq ft
2nd floor= 1320 sq ft.
Total 2552 sq ft
Density DR5.5=6,000 x2 =12,000=2 Density lots
Open space : .10 x lot area (12,5430 = 1,254 sq ft).

Prior Approval
Before Current
ALF

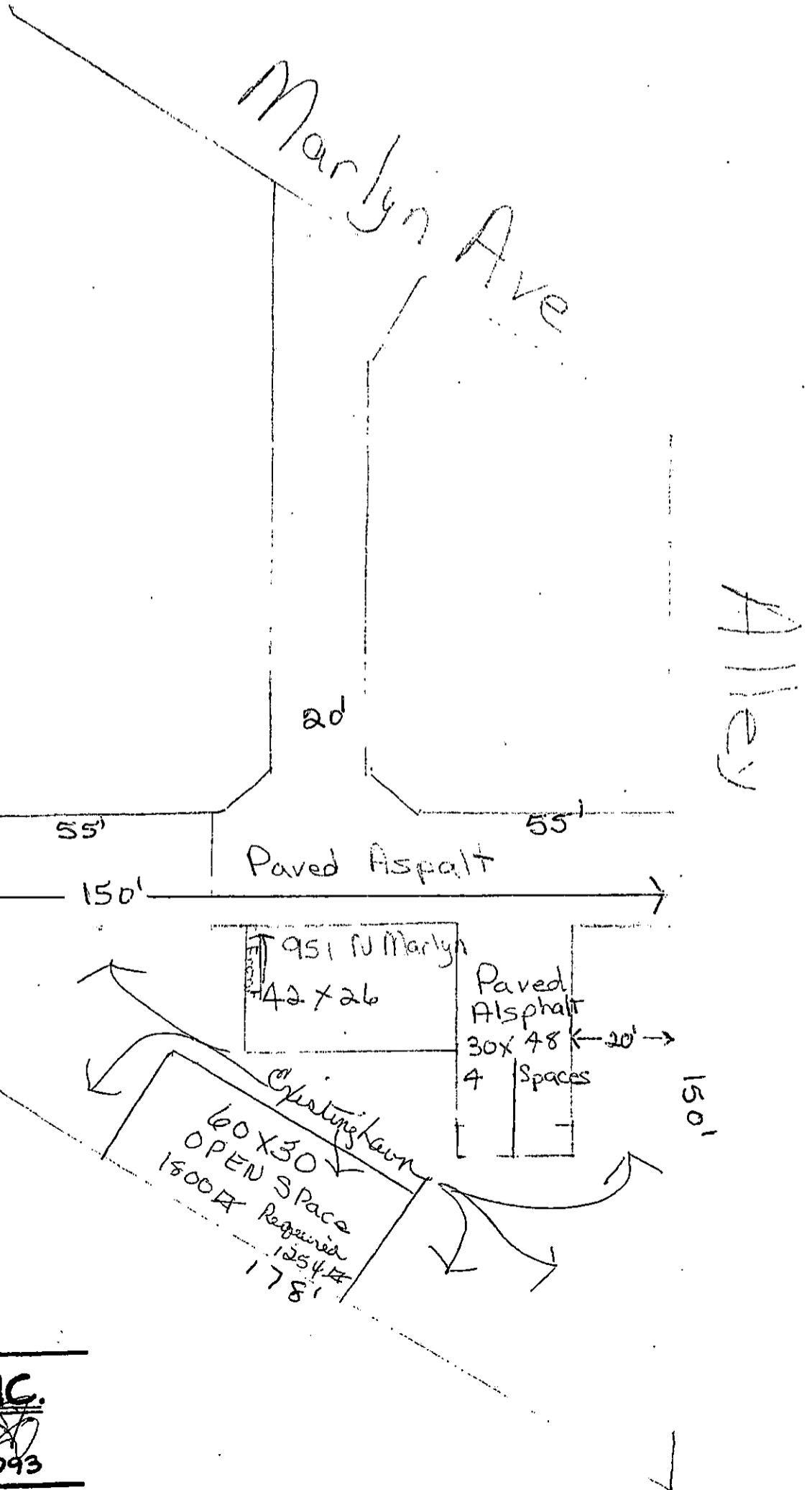


This building has not been originally constructed To accommodate elderly housing or an Assisted Living Facility. The building has not been constructed in the past five years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of five years before the date of his application to the exterior of the building have 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 owners/applicants are responsible For the accuracy of the information on this plan

	4-30-08
Signature	date
Cheryl Poletynski	4-30-08
Printed name	date
	4-30-08
Signature	date
Dale A. Poletynski	4-30-08
Printed name	date



15TH ELECTION DIST.
SCALE: 1"=30'

**POLETYNSKI
PROPERTY**

BALTIMORE CO., MD
SEPTEMBER 15, 1983

OWNERS:

DALE & CHERYL POLETYNSKI
~~110 FORT RD~~
BALTIMORE, MD 21221
DEED REFERENCE: 6585 / 664

MAFEE & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
177 YORK ROAD LUTHERVILLE, MD 21093