

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 2nd of September, 2008, that 1310 Dulaney Valley Road should be and the same is hereby granted (street address) permission to operate a Assisted Living Facility II for a maximum of 12 beds.

18574

Permit No.

Shirley Kotroco

Director

REV 06/00

Planner's Initials JNP

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 28 day of DECEMBER, 1999 that 1310 DULANEY VALLEY ROAD (street address) should be and the same is hereby granted permission to operate a _____

ASSISTED LIVING FACILITY (CLASS A)

8 BEDS

076683
Permit Number

LTM



Director, Zoning Administration & Development Management

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 28 day of DECEMBER, 1999 that 1310 DULANEY VALLEY ROAD should be and the same is

(street address)

hereby granted permission to operate a _____

ASSISTED LIVING FACILITY (CLASS A)

8 BEDS

076683
Permit Number

LTM


Director, Zoning Administration & Development Management

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076683

DATE 12/8/99 ACCOUNT 2001 6150

AMOUNT \$ 40.00

RECEIVED FROM: KYUNGI MOON

FOR: USE PERMIT APPLICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/09/1999	12/08/1999	14:00:32
REG MS06	CASHIER JKAR JLK	DRAMER 5
Dept 5	528 ZONING VERIFICATION	
Receipt #	098039	OFLN
CR NO. 076683		

Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18574**

PAID RECEIPT

Date: **8/11/08**

BUSINESS ACTUAL TIME DRW
 /11/2008 8/11/2008 10:39:41 9

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6750				50.00

REG MSDM WALKTH CSTE CNG
 >>RECEIPT # 451407 8/11/2008 (NFLN
 5 528 ZONING VERIFICATION
 CR NO. 018574

Recpt Tot \$50.00
 \$50.00 CR 4.00 CA
 Baltimore County, Maryland

Total: **50.00**

Rec From: **Kyung S. Moon**

For: **ALF II - 310 Dulany Valley Road**

**CASHIER'S
 VALIDATION**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Due 8/26/08

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 1310 Dulaney Valley Rd.

Use Permit No. (if required) 076683
(See Prior Approval for 8 Beds)

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

Post-it® Fax Note	7671	Date of	8-08	# of pages	1
To	<i>Jeff Perlow</i>	From	<i>J. Nugent</i>		
Co./Dept.	<i>Zoning</i>	Co.	<i>Planning</i>		
Phone #	<i>33411</i>	Phone #	<i>3480</i>		
Fax #	<i>3048</i>	Fax #	<i>5802</i>		

RE: Assisted Living Facility I or II (12 Beds)

This office is requesting recommendations and comments from the Office building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Kyung S. Moon Address 3404 Old Post Dr. Pikesville MD 21208 Telephone Number 410 419 1776

Lot Address 1310 Dulaney Valley Rd Election District 9 Councilmanic District 3 Square Feet of Lot 165963

Lot Location: NE S (wide corner of) Dulaney Valley Road 560' (feet from NE S) (street) corner of Meadcroft Lane (street)

Land Owner: TAE and Kyung Moon Tax Account Number 09-19-714306

Address: 3404 Old Post Dr. Pikesville MD 21208 Telephone Number (410) 419 1776

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>8/11/08</u> <i>JNP</i>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available) <i>(See Prior Approval for 8 beds)</i>	<input checked="" type="checkbox"/>	<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)	<input type="checkbox"/>	<input checked="" 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>DR1</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
AUG 12 2008
OFFICE OF PLANNING

Date:

TUE 8/26/08

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 1310 Dulaney Valley Rd.

Use Permit No. (if required) 076683
(See Prior Approval for 8 beds)

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

Post-It* Fax Note	7671	Date	8-27-08	# of pages	1
To	Self Per Use	From	J. German		
Co./Dept.	POM - Zoning	Co.	Planning		
Phone #	x3341	Phone #	x3480		
Fax #	x3048	Fax #	x5802		

RE: Assisted Living Facility I or II (12 beds)

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Lot Address: 1310 Dulaney Valley Rd Election District: 9 Councilmanic District: 3 Square Feet of Lot: 165963

Lot Location: NE S (side) corner of Dulaney Valley Rd. 560' (street) feet from NE SW corner of Meadowcroft Lane (street)

Land Owner: THE and Kyung Moon Tax Account Number: 09-19-714306

Address: 3404 Old Post Dr. Pikesville MD 21208 Telephone Number: 410 419 1776

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TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>JNP</u> Date: <u>8/16/08</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	NO	
2. Permit Application (if available) <u>(See Prior Approval for 8 beds)</u>	✓	NO	
3. Site Plan: Property (3 copies): including lot size and square foot of buildings, parking and open space - 10% lot area	✓	NO	
Statement of Compliance with Checklist Note 5.A	✓	NO	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	NO	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	NO	
6. Current Zoning Classification: <u>DR1</u>	NO	NO	

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

AUG 12 2008

OFFICE OF PLANNING

Date: 8/27/08

Revised 8/10/06

**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

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Use Permit No. (if required) 076683
see
(Prior Approval for 8 Beds)

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Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or (II) (12 Beds)

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(street) (street)

Land Owner: TAE and Kyung Moon Tax Account Number 09-19-714306

Address: 3404 Old Post Dr. Pikesville MD 21208 Telephone Number (410) 419 1776

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TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

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	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	
2. Permit Application (if available) <u>(See Prior Approval for 8 beds)</u>	✓	—	
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>DR1</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: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, 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.

410) 308-1408

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant Kyung Moon Address 208 Coralhaven Ct. Timonium MD 21083 Telephone Number _____

Lot Address 310 Dulaney Valley Rd Election District 09 Councilmanic District _____ Square Feet 155074

Lot Location: N E S W side corner of Dulaney Valley Rd 500 feet from N E S W corner of SEMINARY AVE.
(street) (street)

Land Owner: OSCAR M RAMIREZ MD Tax Account Number 0919714300
(AGENT)

Address: 1310 DULANEY VALLEY RD Telephone Number (410) 560-1700

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 THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by <u>LTM</u> Date: <u>12/8/99</u>
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 - minimum 500 square	✓	—	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	—	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	—	
4. Building Elevation Drawings <u>WAIVED WITH ABOVE NOTE</u>	✓	—	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	—	
Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>DR1</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING 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: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, 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.

410) 308-1408

MINIMUM APPLICANT SUPPLIED INFORMATION:

Kyung Moon 208 Coralhaven Ct. Timonium MD 21093
Print Name of Applicant Address Telephone Number

1310 Dulaney Valley Rd Election District 09 Councilmanic District _____ Square Feet 155074

Lot Location: N E SW 1310 Dulaney Valley Rd 500 feet from N E SW corner of SEMINARY AVE.
(street) (street)

Land Owner: OSCAR M RAMIREZ MD Tax Account Number 0919714300
(AGENT)

Address: 1310 DULANEY VALLEY RD Telephone Number (410) 560-1700

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 THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>LTM</u> Date: <u>12/8/99</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 - minimum 500 square	✓	—	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	—	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	—	
4. Building Elevation Drawings <u>WAIVED WITH ABOVE NOTE</u>	✓	—	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	—	
Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: <u>DR 1</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING 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: _____

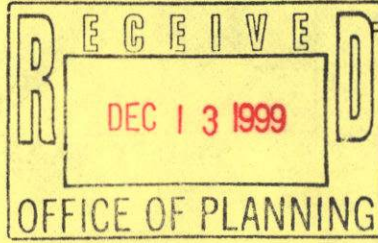
12/28/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____



FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, 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:

410) 308-1408
337-5343

Print Name of Applicant Kyung Moon Address 208 Coralhaven Ct. Timonium MD 21093 Telephone Number _____
Lot Address 1310 Dulaney Valley Rd Election District 09 Councilmanic District _____ Square Feet 155074
Lot Location: N E SW corner of Dulaney Valley Rd, 500 feet from N E SW corner of SEMINARY AVE.
(street) (street)
Land Owner: OSCAR M RAMIREZ MD Tax Account Number 0919714300
Address: 1310 DULANEY VALLEY RD Telephone Number (410) 560-1700
(AGENT)

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 THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>LTM</u> Date: <u>12/18/99</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 type="checkbox"/>	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 600 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings <u>WAIVED WITH ABOVE NOTE</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DR 1</u>			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING 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

Date: 12/28/99

ZONING USE PERMIT
PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY
LOCATED AT

123 SMITH ROAD.

BALTIMORE COUNTY, MD. 20204

3RD ELEC. DIST.

PROPERTY OWNER: JOHN AND LINDA SMITH

ADD. #321 BROOK LA TOWSON MD.

21044 DATE: 2/24/94 (PLAN DATE)

PHONE 410-325-1700

LOT SIZE = 24,410 SQ. FT. OR .56 AC ±

ZONING MAP N.W 5 F

ZONE DR 3.5

AREA REQUIRED FOR

11 BEDS = 20,500 SQ. FT. SEE *

PARKING: 1 SPACE FOR EACH
3 BEDS = 4 PARKING SPACES

REQUIRED. ALL PARKING

USES SHOWN EXISTED
PRIOR TO THE DATE

OF THIS PLAN. ALL PARKING

WILL BE PERMANENTLY STRIPED.

EXISTING
FLOOR AREAS, SQ. FT. (±)

1ST FLOOR AND SUN-

ROOM = 1,987 #

2ND FLR = 1,811 #

TAL = 3,798 #

BASEMENT FOR

STORAGE AND

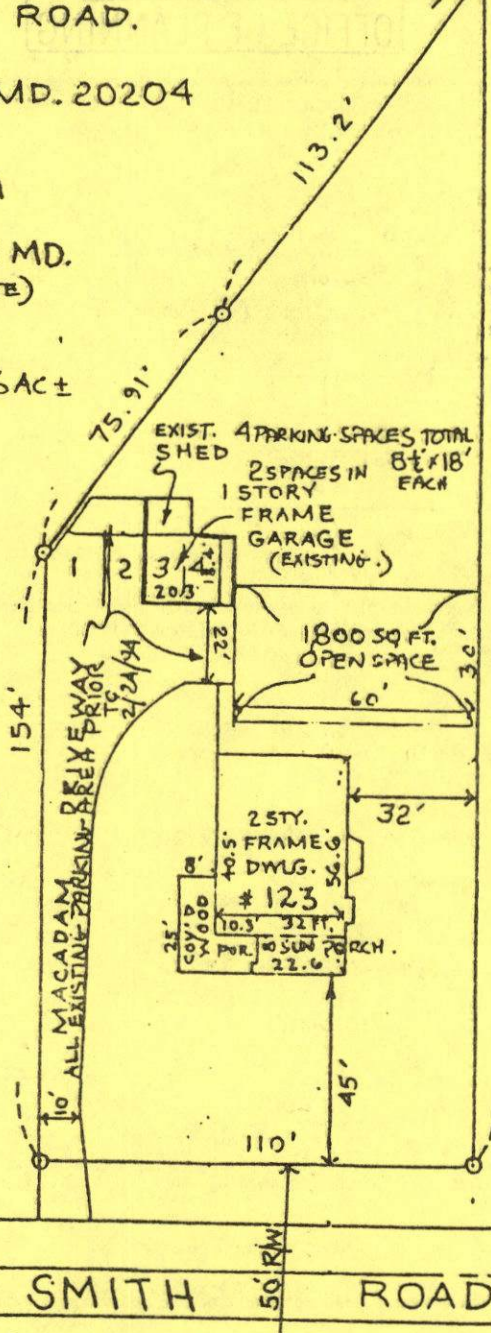
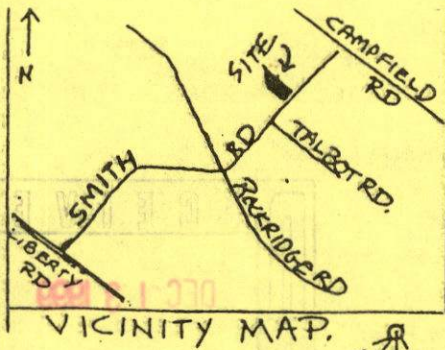
MECHANICAL

EQUIPMENT

1,811 #

EXISTING

PORCH = 374 #



* DENSITY CALCULATIONS

FOR 11 BEDS DR 3.5 =

12,500 SQ. FT. FOR 7 BEDS +

2,000 SQ. FT. FOR EACH ADDED

BED. 12,500 SQ. FT.

+ 8,000 SQ. FT.

20,500 SQ. FT. TOTAL

REQUIRED FOR 11 BEDS.

NOTE AND CHECK ONE

THERE HAVE BEEN

THERE HAVE NOT BEEN

EXTERIOR ENLARGEMENTS
TO THIS BUILDING IN THE
PAST 5 YEARS.

IF THERE HAVE BEEN

EXPLAIN WHAT THEY WERE:

EXPLANATION OF GROUND FLOOR
ENLARGEMENTS HERE: →

IF MORE THAN AN EXISTING PORCH
ENCLOSURE OR ADDITION OF EXTERIOR STAIR
SHOW CALCULATIONS FOR THE % OF
INCREASE HERE: →

SAMPLE

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL

COMPLY WITH SECT 413.1 BCCR AND ZONING SIGN POLICIES OR BE VARIANCED

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

JOHN SMITH
PRINT OR TYPE NAME
Signature
LINDA SMITH
PRINT OR TYPE NAME
DATE 2/24/94
DATE 2/24/94

SCALE
1" = 50'

**ZONING USE PERMIT
PLAN FOR CLASS II (12 BEDS)**

Assisted Living Facility located at
#1310 Dulaney Valley Rd.
Towson, MD 21286
9th Elec. Dist.

Property owner: Tae and Kyung Moon
Address: 3404 Old Post Dr.,
Pikesville, MD 21208

Phone: 410-419-1776
Lot Size: 165963 sq.ft. or 3.81 ac.
Zoning map(old) BC27E02
Zone DRI

Area required for 12 beds = ~~75,000 sq. ft.~~ 120,000 sq. ft.
Parking: 1 spaces for each 3 beds and each employee
6 parking spaces required.

Existed floor areas:

- 1st. floor= 1800 sq.ft.
- 2nd. floor= 2300 sq.ft.
- Total=4100 sq.ft.
- Storage and mechanical equipment= 200 sq.ft.
- Carfort=190 sq.ft.
- Deck 1st. floor=585 sq.ft.
- 2nd. floor=192 sq.ft.
- Style: Split level

Open space: .10x 165963=16593 sq.ft.

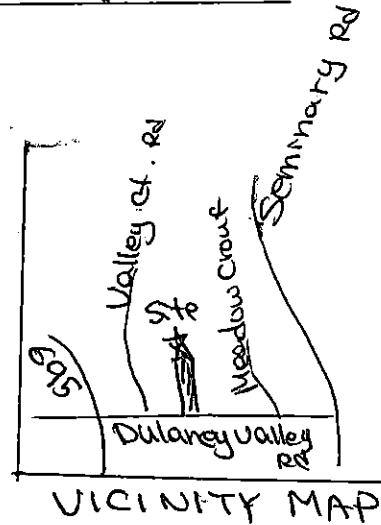
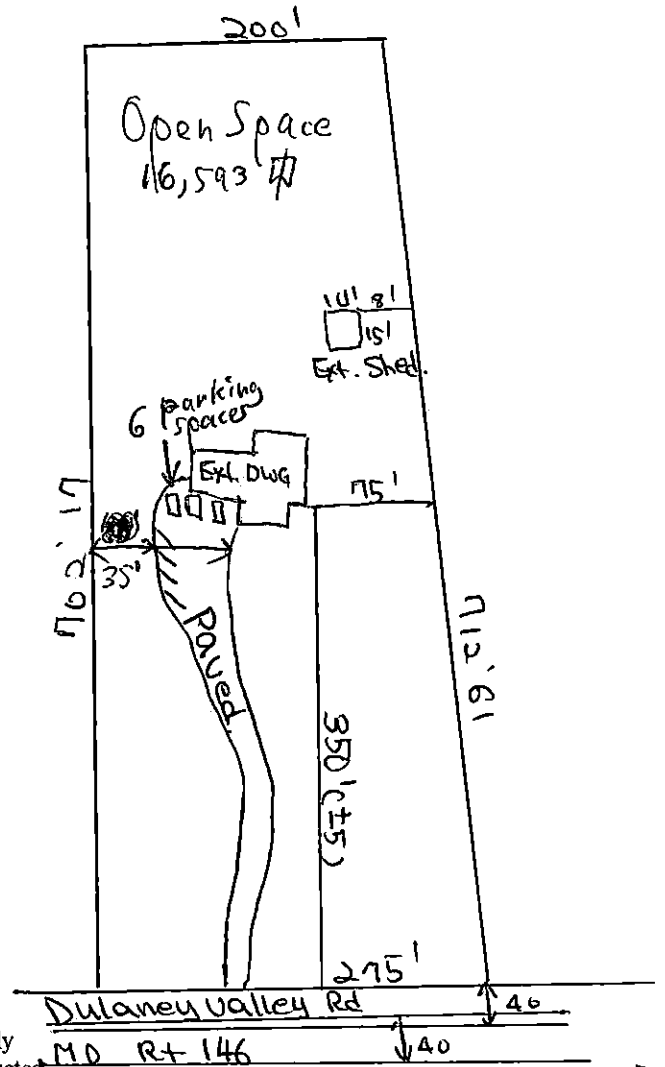
This building has not been originally constructed to accommodate elderly housing or and assisted living facility. The building has not been constructed in the past five (5) years. No reconstruction, relocation (exterior) changes or additions (of 25% or more in ground floor area) as of five (5) years 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.

Signs will comply with section 450 B.C.Z

The undersigned are responsible for the accuracy of
The information of this plan (owner).

Kyung S. Moon 8/11/08
Signature Date

Kyung S. Moon RD
Printed Name



*Density Calculations for 12 Beds Dr 1=
50000sq.ft. for 7 beds + 5000 sq.ft. for each added bed
50,000 + (5x5,000)= 50,000 + 25,000=75,000 sq.ft

Timothy Kotroco - Fwd: 1310 Dulaney Valley Road

From: William Jones
To: Kotroco, Timothy
Date: 03/18/09 9:56 AM
Subject: Fwd: 1310 Dulaney Valley Road

Tim,
Can you help me with this?
Bill

>>> "John Harrington" <JHarrington@MacKenzieCommercial.com> 3/18/2009 8:58:45 AM >>>
Bill,

Per our conversation... 1310 Dulaney Valley Road is the property we discussed which is an older split level home set back from the road, next to, or one property South of the Carmelites entrance road. I believe either in the comprehensive rezoning or by special exception they obtained the right to operate some sort of group home on the property. They have now installed a sign on the property approx 3' x 4' indentifying it as an assisted living facility. For the reasons we discussed last evening it causes concern for me and my neighbors. I would appreciate any help in investigating the use and the right to install a sign on Dulaney Valley Road. Thanks.

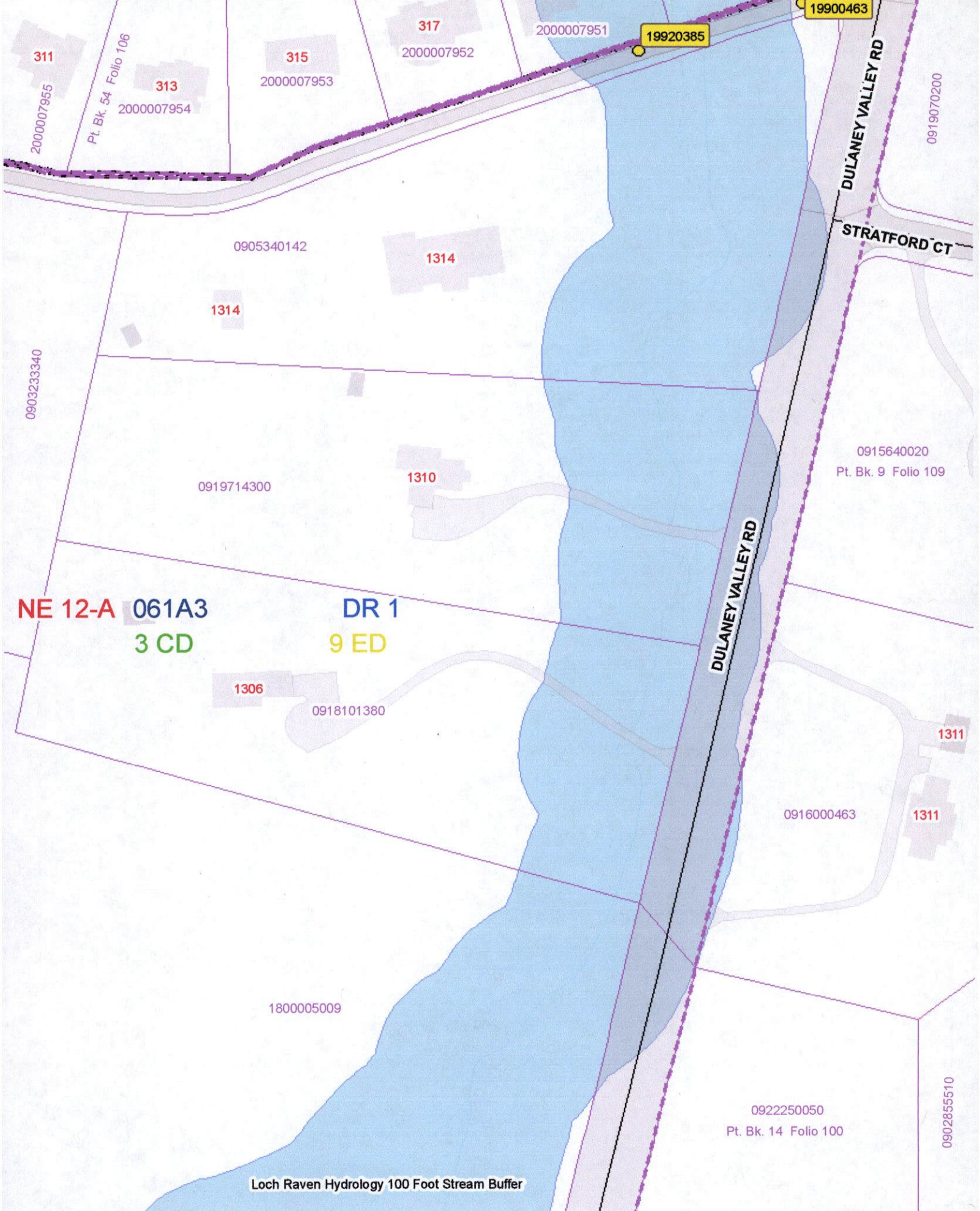
John

John F. Harrington
Senior Vice President/Principal
MacKenzie Commercial Real Estate Services
2328 W. Joppa Road, Suite 200, Lutherville, MD 21093
Direct: 410-494-4863
Fax: 410-427-0450
Main: 410-821-8585
www.mackenziecommercial.com

Celebrating 40 years of service

↑
Lenny:
Can you check out
this sign issue + also
the "use" issue + see
me.
Thanks
Tim

3/18/09 USE Permit has been issued
for 12 beds.
Sign permit is ok up to 25 SF



311

2000007955

Pt. Bk. 54 Folio 106

313

2000007954

315

2000007953

317

2000007952

2000007951

19920385

19900463

0905340142

1314

1314

0903233340

0919714300

1310

0915640020
Pt. Bk. 9 Folio 109

NE 12-A 061A3
3 CD

DR 1
9 ED

1306

0918101380

1800005009

DULANEY VALLEY RD

STRATFORD CT

0919070200

1311

0916000463

1311

0922250050
Pt. Bk. 14 Folio 100

0902855510

Loch Raven Hydrology 100 Foot Stream Buffer

**ZONING USE PERMIT
PLAN FOR CLASS "A"**

Assisted Living Facility
located at
#1310 Dulaney Valley Rd.
Baltimore Count, MD 21286
9th Elec. Dist.

Property owner under contract: Tae and Kyung Moon
Add. #208 Coralhaven Ct.
Timonium, MD 21093

Phone: 410-308-1408

Lot size: ~~15000~~ 16500 sq.ft. or 3.81 ac.±

Zoning map (old) BC 27E02

Zone DR 1

Area required for 8 beds = 55000 sq.ft. (see *)

Parking: 1 space for each 3 beds

3 parking spaces required

All parking uses shown existed prior to the date of this plan, all parking will be permanently striped AND PAVED WITH DURABLE DUSTLESS SURFACE

Existing floor areas:

1st floor - 1630 sq.ft.

2nd floor - 1630 sq.ft.

Total - 3260 sq.ft.

Carport - 392 sq.ft.

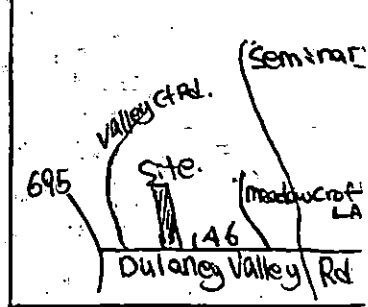
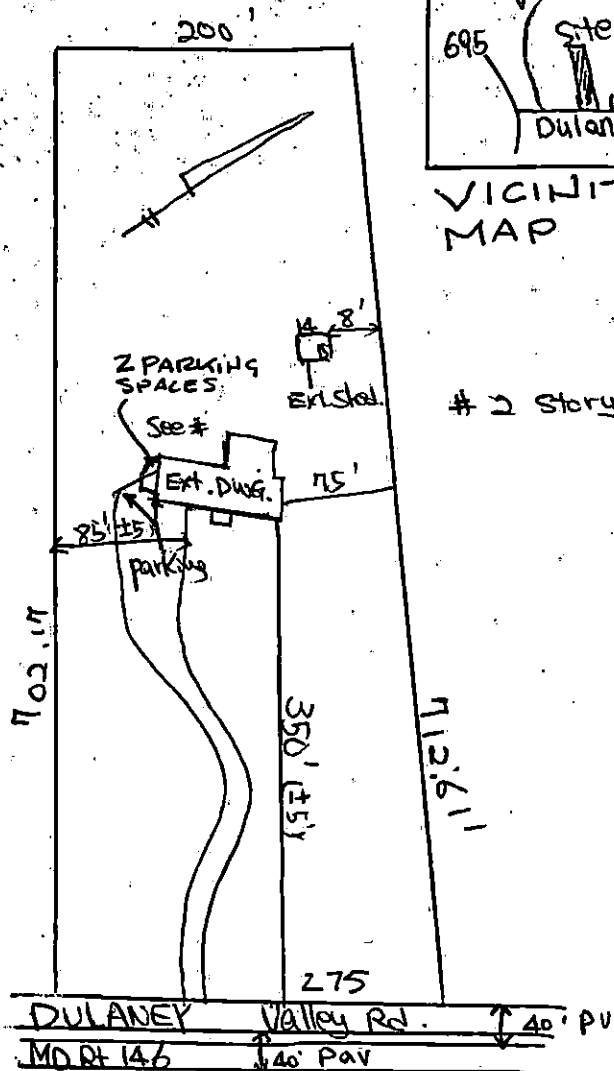
Wood Deck - 192 sq.ft.

Style - split level

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of porch of the addition of an exterior stairway) have occurred within five years of the date of this permit application.

ANY FUTURE SIGNS
WILL COMPLY WITH
SECTION 450 B.C.Z.R.
SIGN POLICIES OR BE
VARIANCED

THERE HAVE NOT BEEN
EXTERIOR ENLARGEMENTS
TO THIS BUILDING IN THE
PAST 5 YEARS.



VICINITY
MAP

2 story Brick & Concrete

The undersigned are responsible for the accuracy of the information of this plan (owners)

TAE S. Moon *Tae S. Moon* 12/1/99
Print or type name Date

Kyung S. Moon *Kyung S. Moon* 12/1/99
Print or type name Date

*Density calculations
for 8 beds DR 1 =
50000 sq.ft. for 7 beds +
5000 sq.ft. for each added bed
50000 + 5000 = 55000 sq.ft. total
required for 8 beds

**ZONING USE PERMIT
PLAN FOR CLASS "A"**

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located at
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9th Elec. Dist.

Property owner under contract: **Tae and Kyung Moon**
Add. #208 Coralhaven Ct.
Timonium, MD 21093

Phone: 410-308-1408
165763 3.81
Lot size: ~~165763~~ sq.ft. or ~~3.81~~ ac.±
Zoning map (old) **BC 21E02**
Zone DR 1

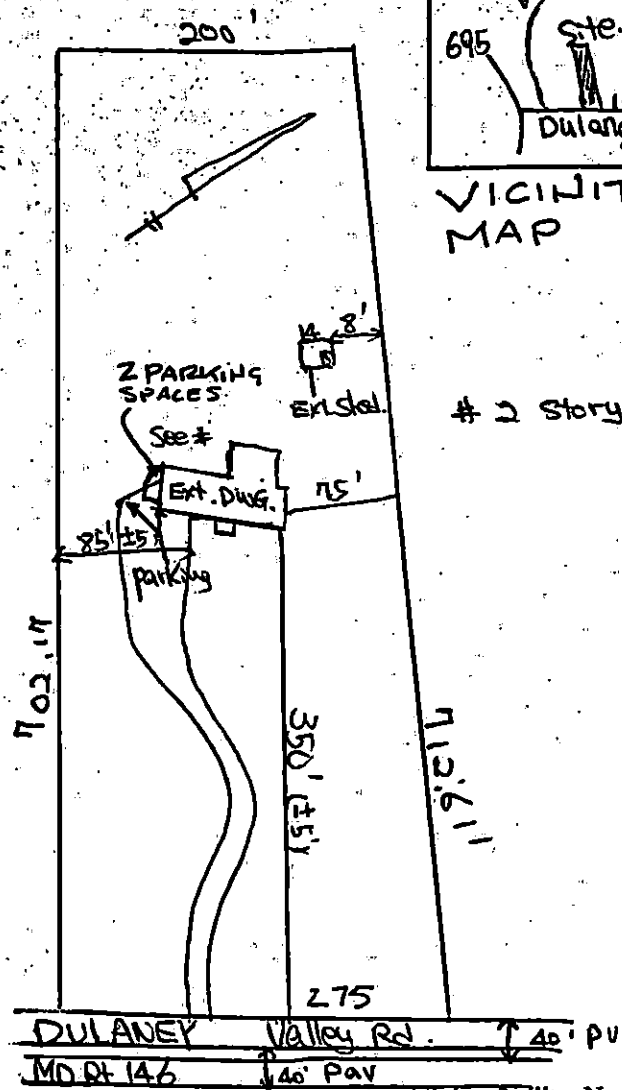
Area required for 8 beds = 55000 sq.ft (see *)
Parking: 1 space for each 3 beds
3 parking spaces required

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2nd floor - 1630 sq.ft.
Total - 3260 sq.ft.
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**VICINITY
MAP**

2 story BRICK

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of porch of the addition of an exterior stairway) have occurred within five years of the date of this permit application.

The undersigned are responsible for the accuracy of the information of this plan (owners)

TAE S. Moon *Tae S. Moon* 12/1/99
Print or type name Date

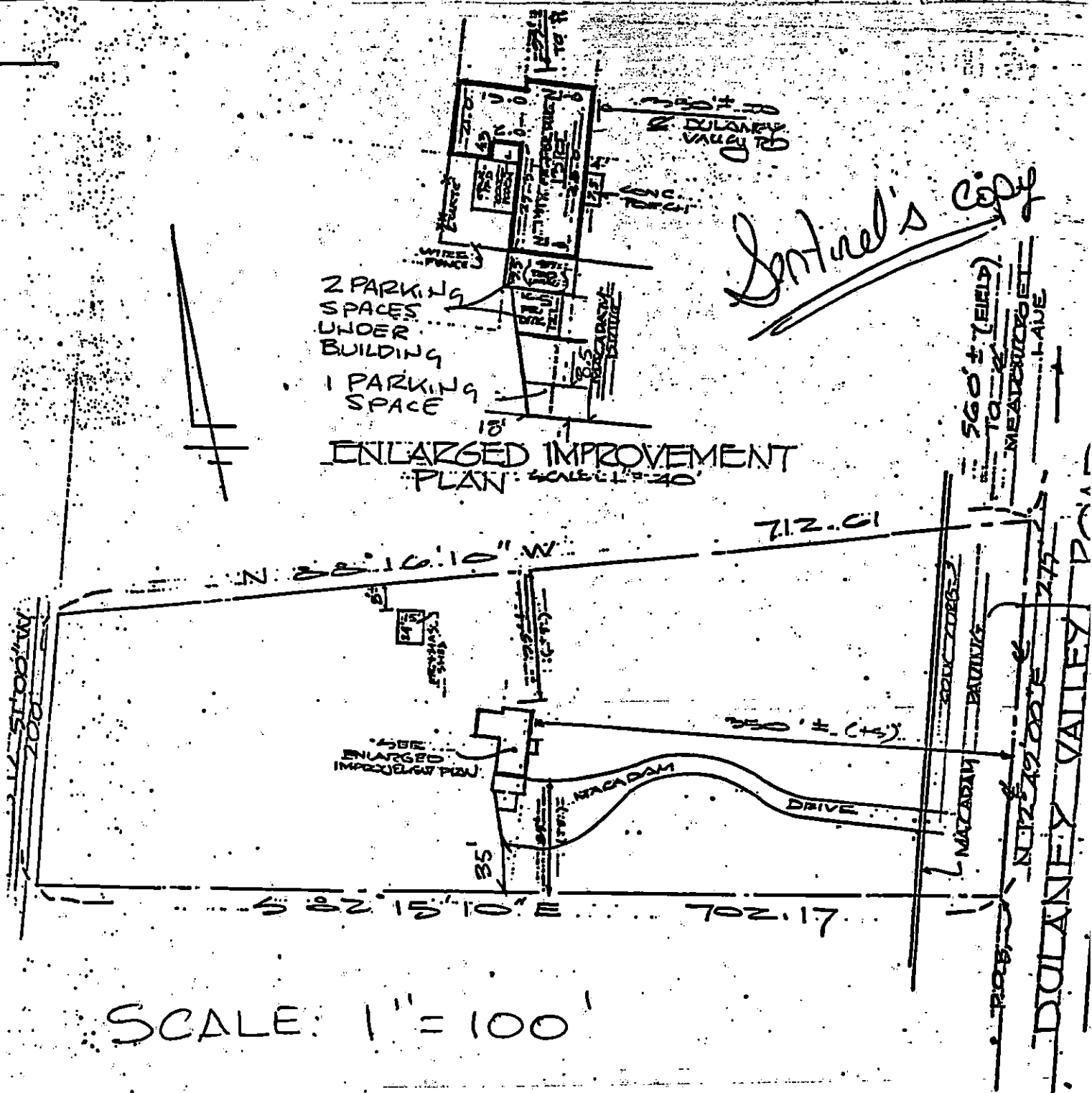
Kyung S. Moon *Kyung S. Moon* 12/1/99
Print or type name Date

*Density calculations
for 8 beds DR 1 =
50000 sq.ft. for 7 beds +
5000 sq.ft. for each added bed
50000 + 5000 = 55000 sq.ft. total
required for 8 beds

Contract's copy

2 PARKING SPACES UNDER BUILDING
1 PARKING SPACE

ENLARGED IMPROVEMENT PLAN SCALE: 1" = 40'



SCALE: 1" = 100'

This property is not located in a F.O.D. Identified Special Flood Hazard Area. Flood Hazard Map interpretation though believed accurate is not guaranteed.

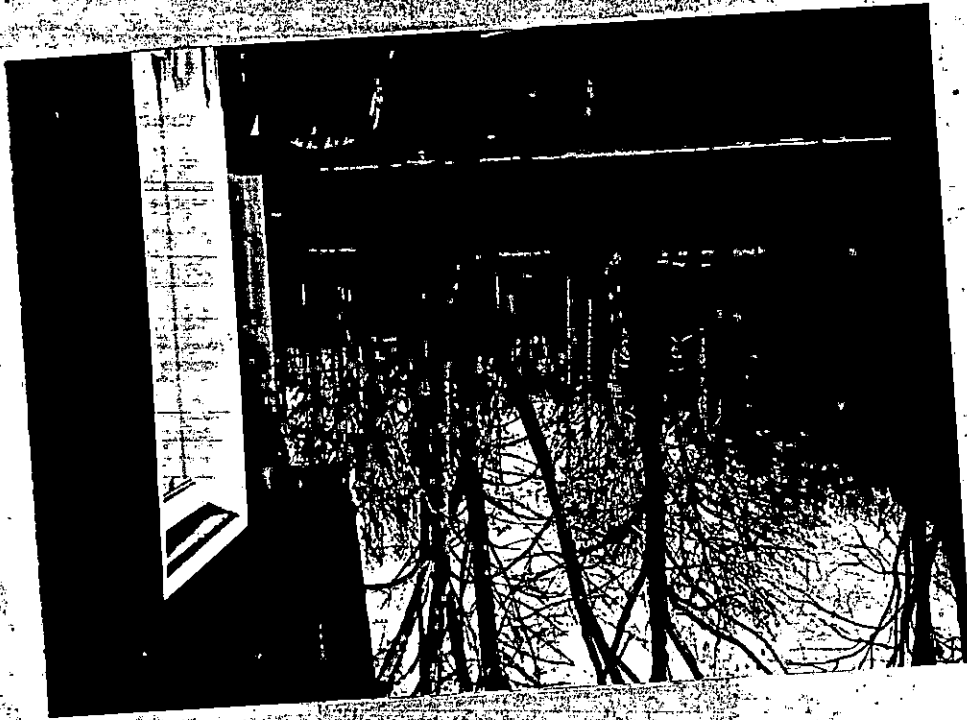
ALF

1310 DUANEY VALLEY Rd



VIEW FROM SUBJECT PROPERTY
LOOKING EAST.

VIEW FROM SITE LOOKING SOUTH
& WEST



VIEW FROM SITE LOOKING NORTH
& EAST



1310 DUBLINER VALLEY PL

1310 DOLANEY VALLEY RD



VIEW OF SUBJECT PROPERTY



VIEW FROM SITE LOOKING NORTHWEST



S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC <i>RS</i>	DATE 4-11-70	1" = 200'	HAMPTON GREENRIDGE
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				

100-9000



S-SE R-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC. Z.S.	DATE 4-11-70 12-31-81 31 Aug. 87	" = 200'	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953	HAMPTON GREENRIDGE	12-A
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				

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