



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

May 5, 2008

Sidney & Roxanne Macy
404 Commonwealth Avenue
Baltimore, MD 21228

Re: Assisted Living Facility
404 Commonwealth Avenue
1st Election District

Dear Mr. & Mrs. Macy,

Please find enclosed a copy of the Recommendation Form from the Office of Planning denying your application for an Assisted Living Facility at 404 Commonwealth Avenue. Also included are the Office of Planning's comments concerning their decision.

Should you wish to reapply for an Assisted Living Facility, please follow the comments made by the Planning Office for your site plan and contact the Zoning Review Office at 410-887-3391, to schedule another appointment to review a new application.

Sincerely,

Craig McGraw
Planner II

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 404 COMMONWEALTH AV

Post-it* Fax Note	7671	Date	5.2.08	# of pages	3
To	Craig McGraw	From	J. Cerman		
Co./Dept.	Zoning	Co.	Planning		
Phone #	3341	Phone #	3480		
Fax #	3048	Fax #	5862		

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:

Roxanne & Sidney Macey 404 Commonwealth Ave 21228 410-747-1451
Print Name of Applicant Address Telephone Number

404 Commonwealth Ave Election District 1 Councilmanic District 1 Square Feet of Lot 4976
Lot Address

Lot Location: N E S W side/corner of South West of Rt 40 = 100 feet from N E S W corner of South West 400 Winters Lane
(street) (street)

Land Owner: Sidney & Roxanne Macey Tax Account Number 22-00-015677

Address: 404 Commonwealth Ave Catonsville 21228 Telephone Number (410) 747-1451

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>CM</u> Date: <u>4-10-08</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 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 attached comments from Dennis Wertz, the 1st dist planner

Signed by: J. Cerman
for the Director, Office of Planning and Community Conservation

Date: 5/2/08

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

TO: Jennifer German

DATE: 4/28/08

FROM: Dennis Wertz

SUBJECT: Assisted Living Facility (404 Commonwealth Ave)

A note on the plan states that it is drawn to a scale of 3" = 50'. This is not an acceptable scale. Also the accuracy of the drawing is very questionable. The plan should be accurately redrawn to a convenient, acceptable scale (e.g., 1 inch = 20 feet). All information provided on the plan should be accurate. For example, the plan indicates that the amounts of floor area on the 1st and 2nd floors are equal. However, when viewing the dwelling from the outside, it appears that the floor area on the 1st floor is substantially greater than the floor area on the 2nd floor. Also, the plan should show the location of all accessory structures.

This site is a very small, undersized lot occupied by a small dwelling. According to the Maryland Department of Assessments and Taxation, the size of the lot is 4,835 square feet and the enclosed area of the dwelling is 1,170 square feet. The Zoning Office, based on any applicable regulations, should determine whether the lot and the dwelling are sufficient in size to support the proposed use.

The Zoning Office should determine the number of assisted living beds that are permitted. The plan should state the number of beds that are permitted and the number of beds that are proposed.

The plan shows a large area in the rear yard as OPEN SPACE FOR PARKING and a note on the plan indicates that 14 cars can be parked in this area. This information doesn't make any sense and should be removed from the plan.

The plan should state the number off-street parking spaces that are required and the number of spaces that are proposed. The plan should clearly show the off-street parking spaces that will be provided. The plan should demonstrate compliance with Sections 432A.C.1 and 432A.C.2 of the BCZR. All parking spaces and maneuvering areas should have a durable and dustless surface as required by Section 409.8.A.2 of the BCZR.

According to Section 432A.C.3 of the BCZR, at least 10% of the lot must be used to provide useable, contiguous and private open space. The private open space area should be delineated on the plan and labeled as Open Space.

Some of the existing fencing on this property is in poor condition. This situation should be corrected.

The Zoning Office should determine whether any variances will be needed to establish the proposed use. Because this is an undersized lot, it is questionable whether the Office of Planning should support the authorization of any variances.

c: Jeff Mayhew
Lynn Lanham

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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Permit No. (if required) B _____

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Date: _____