

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 16 of DECEMBER, 2008, that 1211 LINKSIDE DR. MD 21234 should be and the same is hereby granted
(street address)

permission to operate a ASSISTED LIVING FACILITY I (APPROVED BY PLANNING OFFICE) - MAXIMUM FOUR (4) BEDS.

33009

Permit No.

Janet Kotroco

Director

Planner's Initials

A. J. M.

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Janet Kotroco
Director

Planner's Initials A. Tom

RESUBMITTED ON 12/16/08

TO CHANGE FROM 3 TO 4 BEDS

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 1211 LINKSIDE DR, BALTIMORE MD 21234 Permit No. (if required) B N/A

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

RE: Assisted Living Facility Lot II (4 BEDS) JA

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 TOKONI JOHN APPAH / 1211 LINKSIDE DR BALTIMORE MD 21234 / (443) 722-9165 Address Telephone Number

Lot Address 1211 LINKSIDE DRIVE, BALTIMORE MD 21234 Election District 9th Councilmanic District 5 Square Feet of Lot 5148 sq. ft.

Lot Location: NE S W side/corner of LINKSIDE DRIVE 90' feet from NE S W corner of DALTON RR (street) (street)

Land Owner: WOEBI JULIANA APPAH Tax Account Number 09 02 573200

Address: 5822 COMSTOCK AVENUE, BALTIMORE MD 21206 Telephone Number (443) 983-3074

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!

Table with 2 columns: Item description, PROVIDED? (YES/NO). Includes items like 'This Recommendation Form', 'Permit Application', 'Site Plan', 'Building Elevation Drawings', 'Photographs', and 'Current Zoning Classification: DR 10.5'. Includes signature 'A. Tsui' and date '12/16/08'.

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:

plans revised and submitted to P.O. on 12/16/08

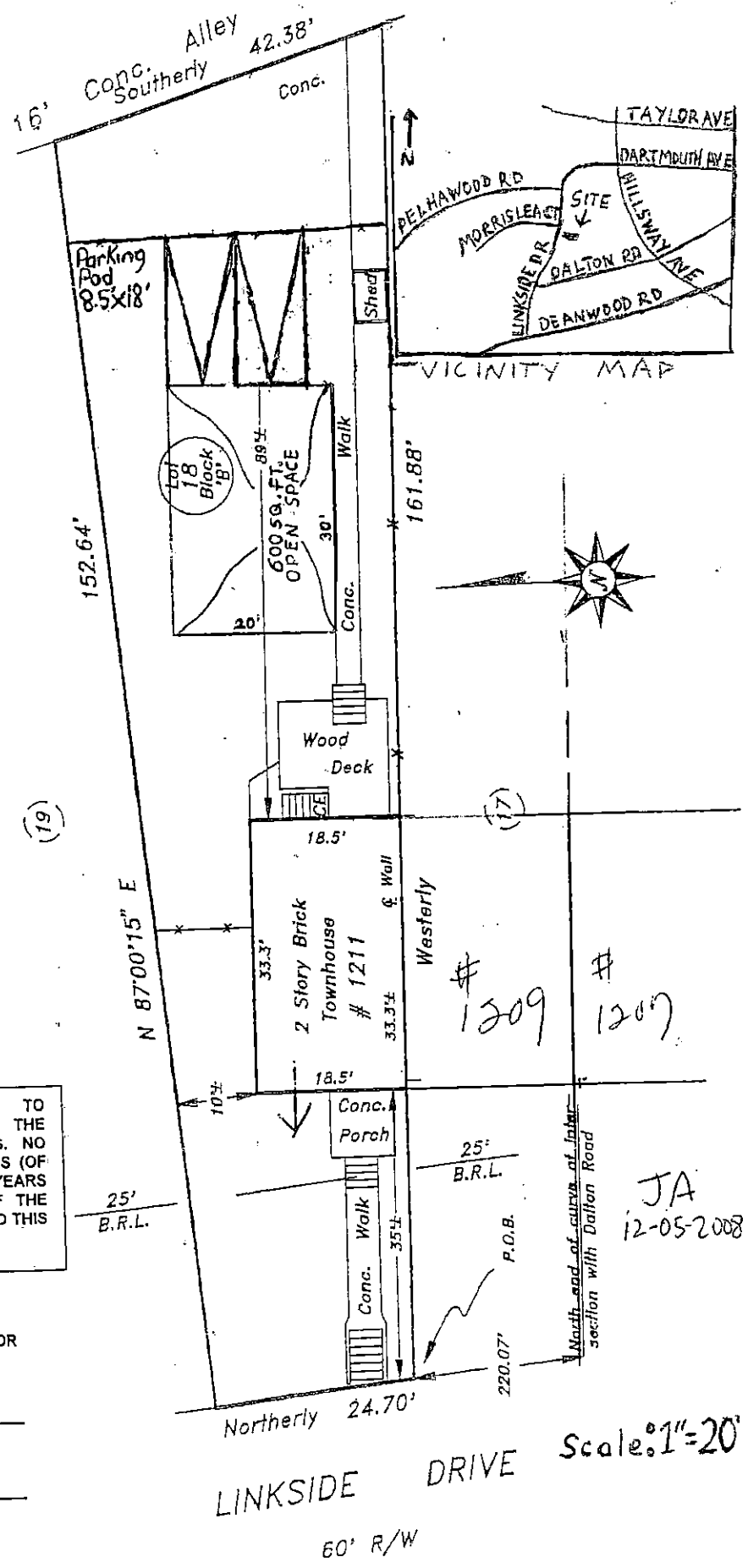
Signed by [Signature] for the Director, Office of Planning and Community Conservation

Date: 12/16/08

Zoning Use Permit
 Plan for a Assisted Living Facility (4 beds) JA

211 Linkside Drive
 Baltimore County MD 21234
 1st Election District
 Owner: Woebi Juliana Appah
 Address: 5822 Comstock Avenue,
 Baltimore MD 21206
 Date: 12/1/2008 (Plan Date)
 Phone: (443)983-3074
 Applicant: Tokoni John Appah
 Address: 1211 Linkside Drive,
 Baltimore MD 21234
 Date: 12/1/2008 (Plan Date)
 Phone: (443)722-9165

Lot Size: 5148 Sq. Ft.
 Zoning Map: 080C1
 Zone DR 10.5
 Parking: 2 Space
 Existing Floor Areas Sq. Ft.
 1st Floor: 610 Sq. Ft.
 2nd Floor: 610 Sq. Ft.
 Total: 1232 Sq. Ft.
 Basement For Storage and
 Mechanical Equipment: 610 Sq. Ft.
 Open Space: .10 x Lot Area
 (5148 Sq. Ft.) 515 Sq. Ft.



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.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

John Appah 12-16-2008
 SIGNATURE DATE
John Appah
 PRINTED NAME

JA
 12-05-2008

LINKSIDE DRIVE Scale: 1"=20'
 60' R/W

**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 1211 LINKSIDE DR, BALTIMORE MD
21234
Permit No. (if required) B N/A

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

RE: Assisted Living Facility 4 BEDS
1011 (3 BEDS)

Post-it® Fax Note	7671	Date	12/16/08	# of pages	2
To	A. Tsui	From	J. Nugent		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X3391	Phone #	X3490		
Fax #	X3048	Fax #	X5862		

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:

TOKONI JOHN APPAH / 1211 LINKSIDE DR BALTIMORE MD 21234 / (443) 722-9165
Print Name of Applicant Address Telephone Number
Lot Address 1211 LINKSIDE DRIVE, BALTIMORE MD 21234 Election District 9th Councilmanic District 5 Square Feet of Lot 5148 Sq. ft.
Lot Location: N E S W side/corner of LINKSIDE DRIVE 90' feet from N E S W corner of DALTON RR
(street) (street)
Land Owner: WOEBI JULIANA APPAH Tax Account Number 09 02 573200
Address: 5822 COMSTOCK AVENUE, BALTIMORE MD 21206 Telephone Number (443) 983-3074

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>12/05/08</u> <u>A. Tsui</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 10.5</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 Area Planner.

RECEIVED

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

DEC - 8 2008

OFFICE OF PLANNING

Date: 12/16/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jennifer German
Development Review Section
Office of Planning

DATE: December 23, 2008

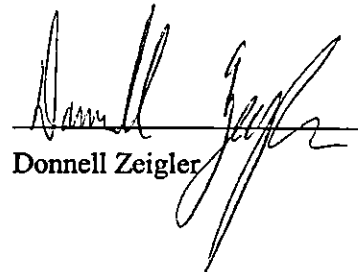
FROM: Donnell Zeigler
Community Planning,
Office of Planning

SUBJECT: Assisted Living
1211 Linkside Drive

The Office of Planning has reviewed the above referenced project and offers the following comments:

The Office of Planning is concerned that allowing an Assisted Living Facility on Linkside Drive could have a negative impact on the street. Linkside Drive is a small residential street and allowing a 4-bed facility could present traffic problems and possible access problems if cars double park in front of the residence.

Due to these concerns, the Office of Planning recommends adding an additional parking pad space in the rear yard of the residence.


Donnell Zeigler

AFK/LL:DZ

* Revise plan drawing and submit to *
Planning office for FINAL approval

33009

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

No. 33009
Date: 12/05/08

PAID RECEIPT

BUSINESS ACTUAL TIME 1000
12/05/2008 12/05/2008 15:25:00 2
RECEIPT # 015377 12/05/2008 CFU
3 504 ANNUAL CERTIFICATE
8-00007
Receipt Tot 350.00
1.00 CR 350.00 CA
Baltimore County Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	010	0000		6150				50

Total: 50

Rec From: TOKONI APPAH
For: 1211 LINKSIDE AVE #1234
ASSISTED LIVING FACILITY I
(3 BEDS)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

IMORE COUNTY, MARYLAND
 DEPARTMENT OF BUDGET AND FINANCE
 MISCELLANEOUS CASH RECEIPT

No. 33000
 Date: 12/05/08

PAID RECEIPT

RECEIVED
 12/05/2008 12/05/2008 15:25:00
 DEPT. 5 520 BRIDING MEDICATION
 RECEIPT # 615327 12/05/2008 OFU
 Recd. Int \$50.00
 \$50.00 CA
 Baltimore County, Maryland

Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept. Obj	BS Acct	Amount
000	0000		6150				50
Total:							50

TOKONI APPAH
 1211 LINKSIDE AVE #1234
 ASSISTED LIVING FACILITY I
 (3 BEDS)

CASHIER'S
 VALIDATION

DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

Zoning Use Permit
 Plan for a Assisted Living Facility I (3 beds)

1211 Linkside Drive
 Baltimore County MD 21234
 9th Election District
 Owner: Woebi Juliana Appah
 Address: 5822 Comstock Avenue,
 Baltimore MD 21206

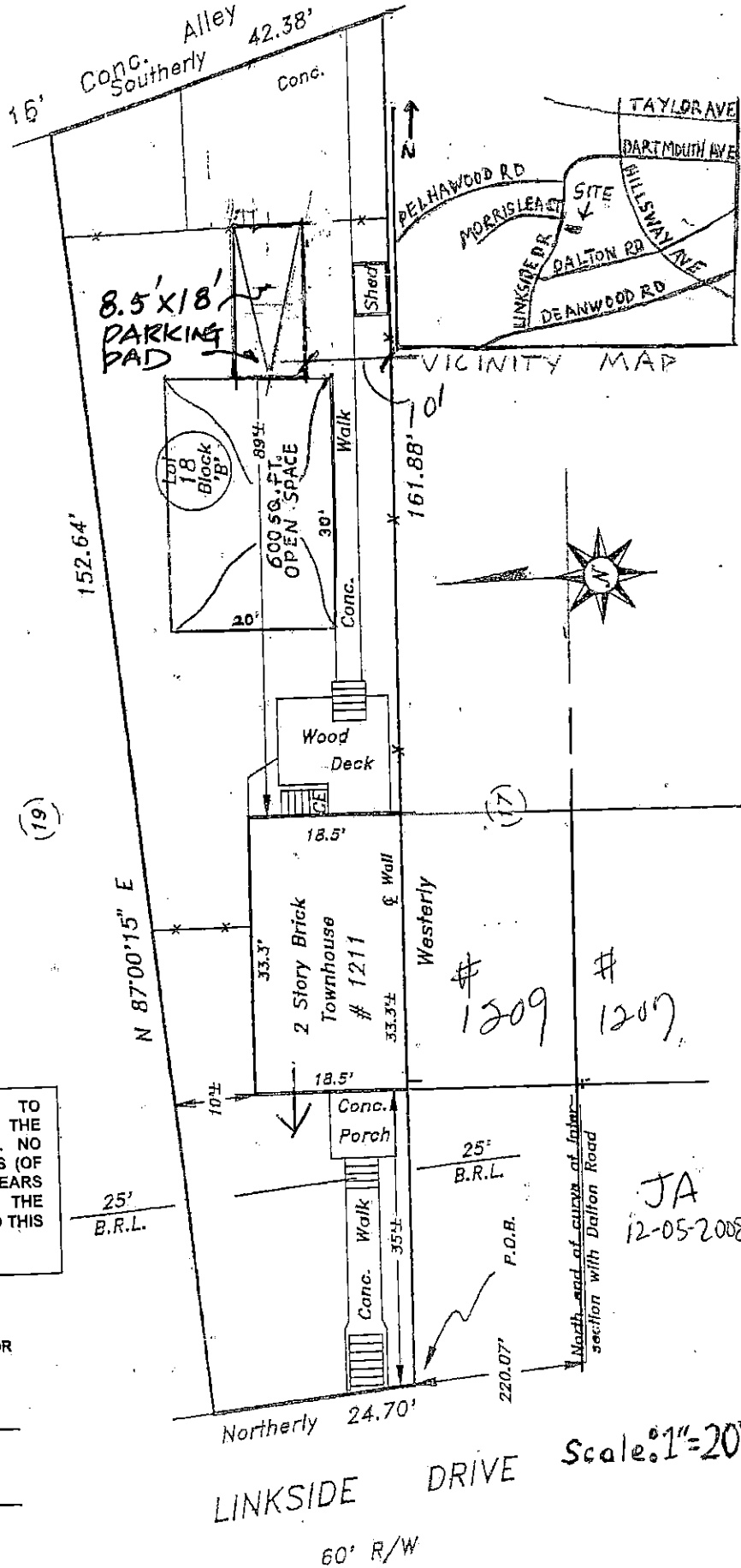
Date: 12/1/2008 (Plan Date)
 Phone: (443)983-3074
 Applicant: Tokoni John Appah
 Address: 1211 Linkside Drive,
 Baltimore MD 21234
 Date: 12/1/2008 (Plan Date)
 Phone: (443)722-9165

Lot Size: 5148 Sq. Ft.
 Zoning Map: 080C1
 Zone DR 10.5

Parking: 1 Space

Existing Floor Areas Sq. Ft.
 1st Floor: 610 Sq. Ft.
 2nd Floor: 610 Sq. Ft.
 Total: 1232 Sq. Ft.
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Open Space: .10 x Lot Area
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SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

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John Appah 12-05-2008
 SIGNATURE DATE
 John Appah
 PRINTED NAME

LINKSIDE DRIVE Scale: 1"=20'
 60' R/W

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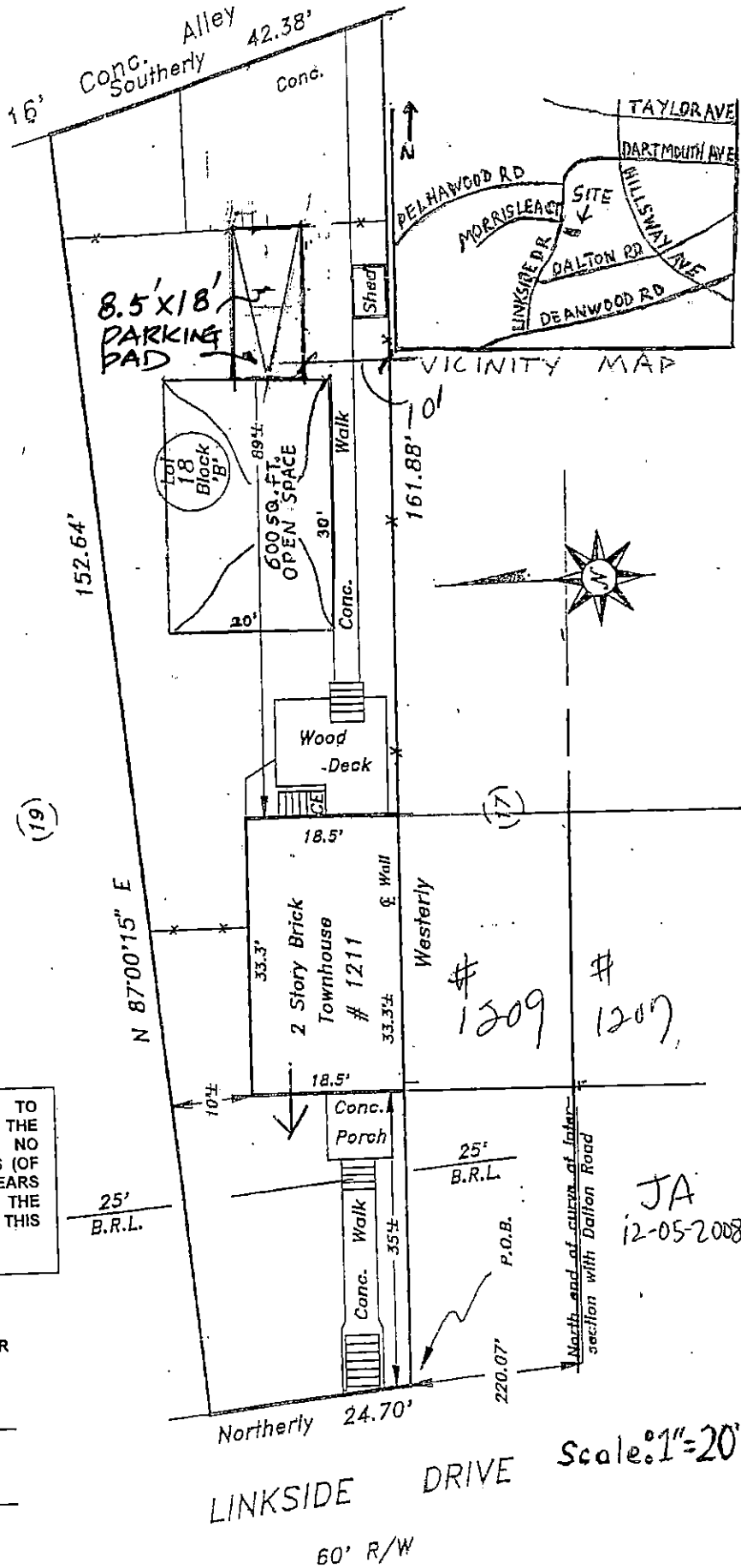
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Towson, MD 21204
M.S. 3402

ALF Address 1211 LINKSIDE DR, BALTIMORE MD 21236
Permit No. (if required) B N/A

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M.S. 1105

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	YES	NO	Accepted for filing by Date: <u>12/05/06</u>
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for the Director, Office of Planning and Community Conservation

Date: _____

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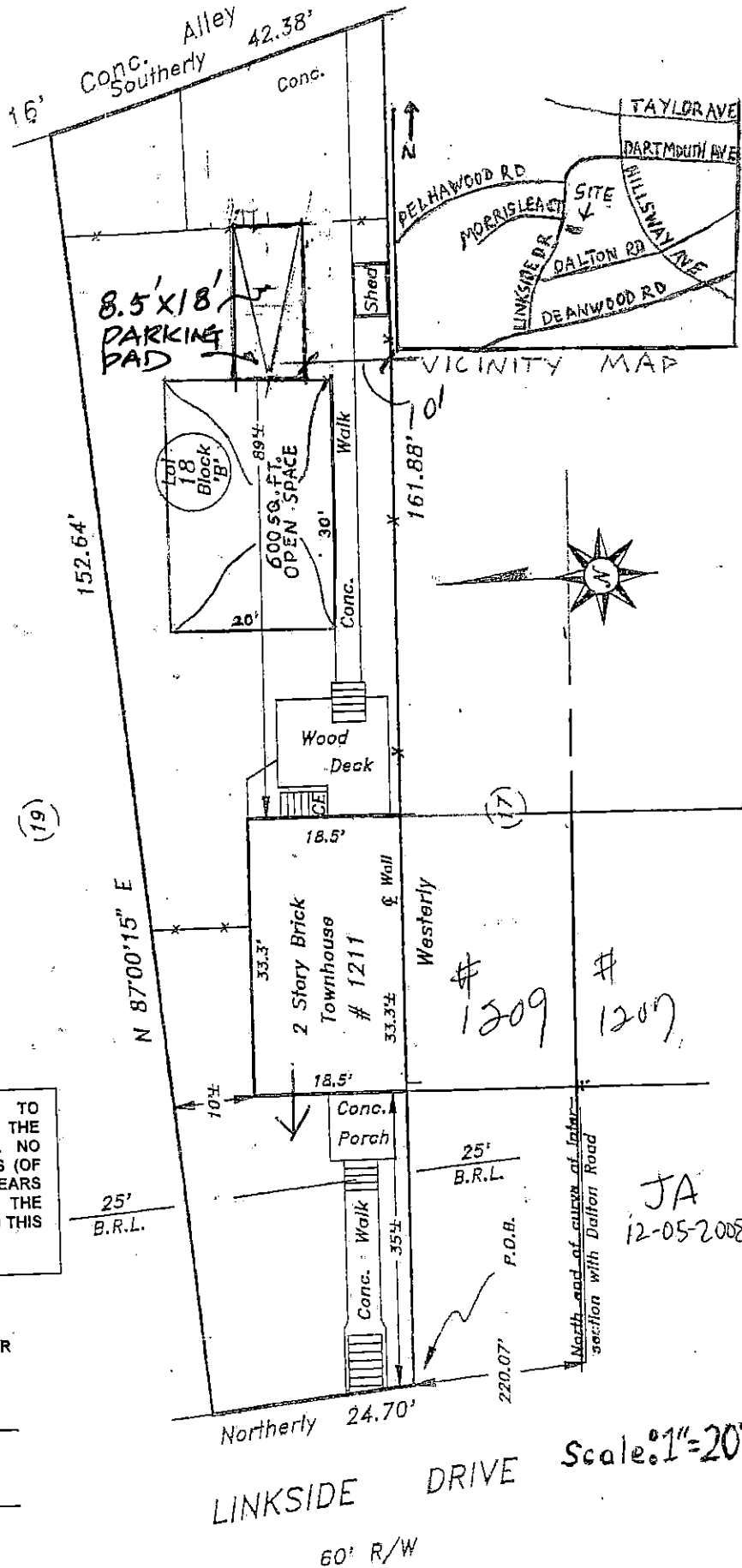
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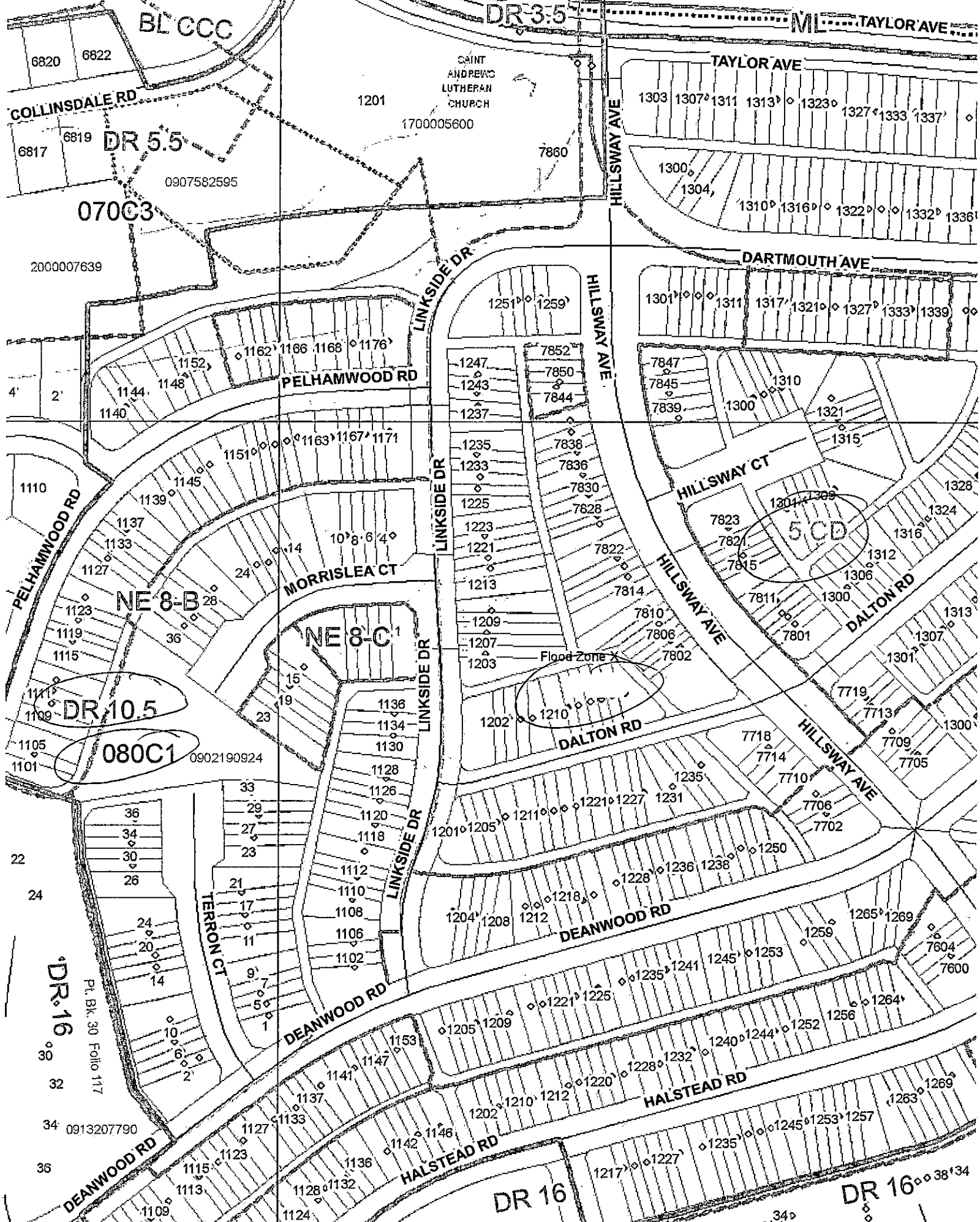
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John Appah 12-05-2008
 SIGNATURE DATE
John Appah
 PRINTED NAME

JA
 12-05-2008

LINKSIDE DRIVE Scale: 1"=20'
 60' R/W



BL CCC

DR 3-5

ML TAYLOR AVE

6820 6822

COLLINDALE RD

1201

SAINT ANDREW'S LUTHERAN CHURCH

1700005600

TAYLOR AVE

1303 1307 1311 1313 1323 1327 1333 1337

6817 6819

DR 5.5

0907582595

070C3

HILLSWAY AVE

1300 1304

1310 1316 1322 1332 1336

2000007639

DARTMOUTH AVE

1301 1311 1317 1321 1327 1333 1339

1152 1162 1166 1168 1176

PELHAMWOOD RD

1251 1259

1310

1144 1148

1247 1243 1237

7847 7845 7839

1140 1151 1163 1167 1171

LINKSIDE DR

HILLSWAY AVE

1300 1321 1315

1110

1139 1145

1235 1233 1225

7838 7836 7830

1137 1133

MORRISLEA CT

1223 1221 1213

7823 7821 7815

1127 1123

NE 8-B

1209 1207 1203

7822 7814

1304 1309 1312 1316 1324

1119 1115

NE 8-C

1202 1210

7810 7806 7802

7811 1300 1307 1313

1115 1109

DR 10.5

LINKSIDE DR

7801 1301 1307 1313

1105 1101

080C1

0902190924

DALTON RD

7719 7713 1300

36 34 30 26

TERRON CT

1201 1205 1211 1221 1227

7718 7714 7710 7706 7702

22 24

33 29 27 23

1235 1231

1235 1236 1238 1250

DR 16

21 17 11

1204 1208 1212

DALTON RD

30 32 34 36

9 7 5 3

1228 1236 1238 1250

DEANWOOD RD

DR 16

10 6 2

1205 1209 1221 1225

1259 1265 1269 7604 7600

0913207790

11 7 5 3

1235 1241 1245 1253

1259 1265 1269 7604 7600

DEANWOOD RD

11 7 5 3

1228 1232 1240 1244 1252 1256 1264

1259 1265 1269 7604 7600

1109 1115 1113

11 7 5 3

1202 1210 1212 1220 1228 1232 1240 1244 1252 1256 1264

1259 1265 1269 7604 7600

1124 1128 1132 1136 1142 1146

11 7 5 3

1217 1227 1235 1245 1253 1257 1263 1269

1259 1265 1269 7604 7600

DR 16

DR 16 38 34

34

