

RETURN TO OFFICE OF PLANNING REVIEWER FOR RECONSIDERATION/REVISION OF COMMENT. THERE IS PARKING ON SITE, IT'S JUST NOT IN SIDE/REAR YD. 10' FROM LOT LINE. THAT IS WHAT VARIANCE IS FOR. YOU MAY ALSO WANT TO COORDINATE WITH ZAC

COPY TO MAIL APP 12/05/08

11/14/08

12/04/08 JOHN L. ZONING REV

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

bb10 Liberty Terrace Baltimore Md 21207

Permit No. (if required) B N/A

PER DAVE GREEN OF CONFIRMED NOT APPVD. 12/05/08

CASE # 2009 0131 SPHA

TO: Director, Office of Planning & Community Conservation Attention: ALF REVIEWER County Courts Building, Room 406 401 Bosley Avenue Towson, MD 21204 M.S. 3402

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 PI building/use permit.

Post-It* Fax Note	7671	Date	12-4-08	# of pages	1
To	JOHN LEWIS	From	JENIFER NUGENT		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X3321	Phone #	X3480		
Fax #	X3048	Fax #	X5862		

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: ANNA N. NJI Address: bb10 Liberty Terr Balt. Md 21207 Telephone Number: 443 762 6581

Lot Address: bb10 Liberty Terrace Election District: 3rd Councilmanic District: 4th Square Feet of Lot: 8,500

Lot Location: NE S W/side/corner of NE S W LIBERTY TERRACE 245' feet from NE S W corner of SYLVAN DR (street)

Land Owner: ANNA N. NJI Tax Account Number: 830368519

Address: bb10 Liberty Terr Balt. Md 21207 Telephone Number: 443 762 6581

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: _____
	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) WAIVED PER NOTE.	—	—	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
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:

No off street parking provided - 10 ft from property line

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

RECEIVED OCT 31 2008 OFFICE OF PLANNING

Date: 11/17/08

ALF  
Z. FIVE  
copy

APP PACK SENT TO OP  
10/31/08

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

bb10 Liberty Terrace

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 Baltimore Md 21207

Permit No. (if required) B NA

CASE # 2009 0131 SP4A

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:

ANNA N. NJI bb10 Liberty Terr Balt. Md 21207 443 762 6581  
Print Name of Applicant Address Telephone Number  
Lot Address bb10 Liberty Terrace Election District 3rd Councilmanic District 2nd Square Feet of Lot 8,500  
Lot Location: NE S W side/corner of LIBERTY TERRACE (street) 245 feet from NE S W corner of SYLVAN DR (street)  
Land Owner: ANNA N. NJI Tax Account Number 830368519  
Address: bb10 Liberty Terr Balt Md 21207 Telephone Number 443 762 6581

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 filling by Date: <u>10/31/08</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 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) <u>WAIVED PER NOTE.</u>	<input 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>	<input type="checkbox"/>	<input type="checkbox"/>	

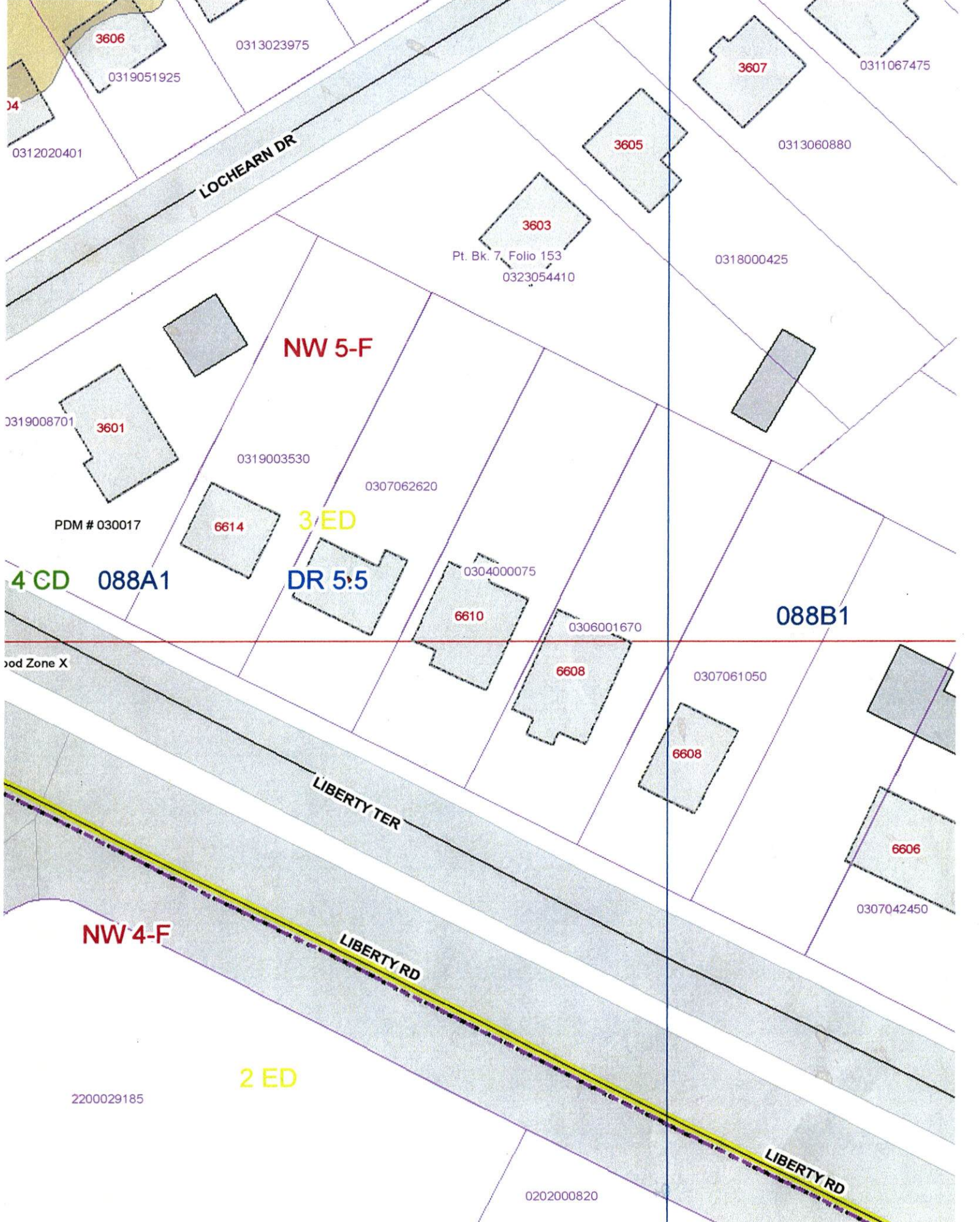
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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: \_\_\_\_\_



3606

0313023975

0319051925

34

0312020401

LOCHEARN DR

3607

0311067475

3605

0313060880

3603

Pt. Bk. 7, Folio 153  
0323054410

0318000425

NW 5-F

0319008701

3601

0319003530

0307062620

PDM # 030017

6614

3 ED

4 CD 088A1

DR 5.5

0304000075

6610

0306001670

088B1

Food Zone X

6608

0307061050

LIBERTY TER

6608

NW 4-F

6606

0307042450

LIBERTY RD

2 ED

2200029185

0202000820

LIBERTY RD

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

*ALF*

No. **22885**

Date: *10/31/08*

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
<i>001</i>	<i>806</i>	<i>0000</i>		<i>6150</i>				<i>50.00</i>

BUSINESS ACTUAL TIME TRM  
 10/31/2008 10/31/2008 11:00:22 5  
 REG #503 WALKIN RDOS LRR  
 RECEIPT # 374683 10/31/2008 OFLN  
 Dept 5 528 ZONING VERIFICATION  
 10/31/08 022885  
 Recpt Tot \$50.00  
 \$180.00 CK \$ .00 CA  
 Baltimore County, Maryland

Total: *50.00*

Rec From: *MU*

For: *ALF APP. 6610 Liberty Terrace*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CASHIER'S  
 VALIDATION**

DISTRIBUTION

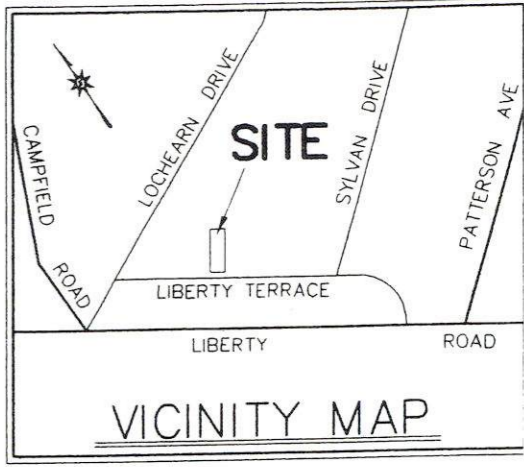
WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

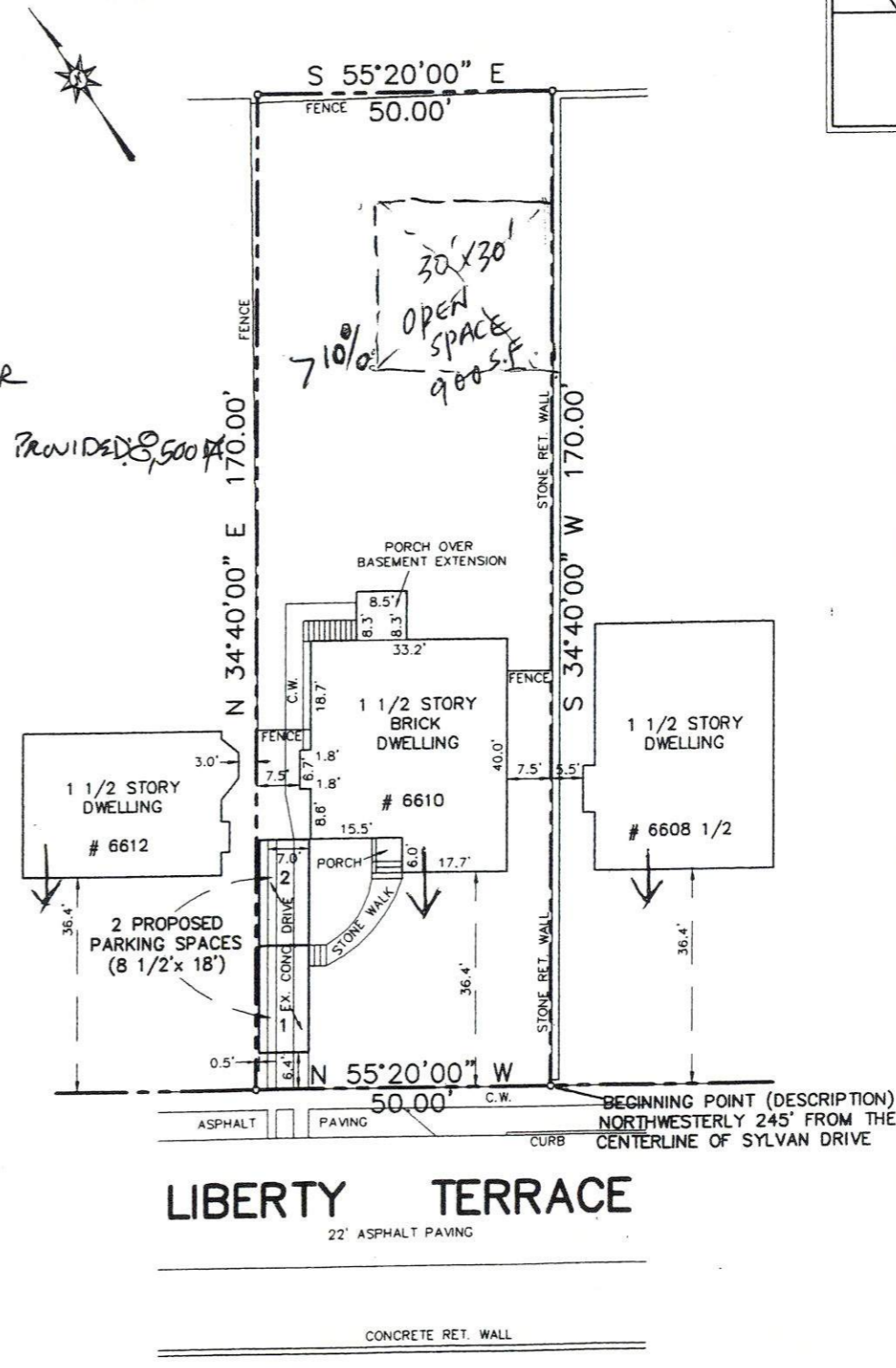
A ZONING HEARING UNDER CASE# HAS BEEN REQUESTED. THIS ASSISTED LIVING FACILITY PLAN IS FILLED TO INITIATE THE COMPARTIBILITY REVIEW. 2009-0131-SPHA

ZONING USE PERMIT  
 PLAN FOR AN ASSISTED LIVING FACILITY I  
**# 6610 LIBERTY TERRACE**  
 LOT 5, BLOCK D, PLAT 7/153 OF "LOCHEARN"  
 BALTIMORE COUNTY, MARYLAND 21207  
 3RD ELECTION DISTRICT  
 OWNER AND APPLICANT : ANNA NJI  
 6610 LIBERTY TERRACE, BALTIMORE, MD. 21207  
 PHONE: 443-762-6581  
 DEED REF: LIBER 21374/651 DATED 2-03-05  
 SCALE : 1" = 30'  
 PLAN DATE : SEPTEMBER 3, 2008  
**HOFFMAN AND HOFFMAN**  
 5502 STONINGTON AVE  
 BALTIMORE, MD. 21207 410-448-0181

**PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE AND SPECIAL HEAR# 6610 LIBERTY TERRACE**  
 SUBDIVISION OF "LOCHEARN", PLAT BOOK 7, FOLIO 153  
 LOT 5, BLOCK D, SECTION 1  
 DEED REF: LIBER 21374/651 DATED 2-03-05  
 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND 21207  
 OWNER AND APPLICANT : ANNA NJI  
 PHONE: 443-762-6581



- NOTES**
- 1) LOT SIZE : 8,500 SQ. FT. *DWLG. WILL BE OWNER/CAREGIVER RESIDENCE.*
  - 2) ZONING : DR 5.5  
 ZONING MAP : 088A1 *LOT SIZE REQUIRED FOR 5 BEDS = 12,000 SQ. FT. PROVIDED 8,500 SQ. FT.*
  - 3) PARKING : 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED  
*PROPOSED 5 ALF BEDS.*
  - 4) EXISTING FLOOR AREAS :  
 1ST FLOOR = 1,190 SQ.FT.  
 2ND FLOOR = 592 SQ.FT.  
 BSMT. FLOOR = 1,152 SQ.FT.  
 TOTAL = 2,934 SQ.FT.
  - 5) OPEN SPACE : 0.10 x LOT AREA (8,500 SQ.FT.) = 850 SQ.FT. REQUIRED
  - 6) SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.
  - 7) 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 THESE LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.



**LOCATION INFORMATION**

ELECTION DISTRICT : 3  
 COUNCILMANIC DISTRICT : 2  
 1" = 200' SCALE MAP # :  
 (OLD MAPS) NW-4F AND NW-5F  
 (NEW MAPS) 088A1 AND 088B1  
 ZONING : DR 5.5  
 ZONING MAP : 088A1  
 LOT SIZE : 8,500 SQ. FT.  
 0.1951 ACRE

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITCLE AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY / BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THE UNDERSIGNED, OWNER / APPLICANT, IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.  
 Signature: *Anna N. Nji* DATE: 10-28-08  
 PRINTED NAME: ANNA N. NJI

ENGINEERS SCALE  
 1" = 30'

PREPARED BY : T.M.H., HOFFMAN & HOFFMAN  
 5502 STONINGTON AVE., BALTIMORE, MD. 21207  
 410-448-0181  
 SCALE : 1" = 30'  
 OCTOBER 10, 2008

**VARIANCE PROPOSED :**

TO ALLOW PARKING IN FRONT YARD AND TO ALLOW LESS THAN 10' FROM PARKING TO PROPERTY LINE

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #