

**DO NOT ISSUE A USE PERMIT
FOR THIS ALF UNTIL THE
DRIVEWAY AND PARKING
SPACES HAVE BEEN PAVED
AND PARKING SPACES
STRIPED AS PER SECTION
409, BCZR.**

BR

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

TO: Jenifer Nugent **DATE:** 4/7/09
FROM: Dennis Wertz
SUBJECT: Assisted Living Facility
5903 Queen Anne Street

The applicant's site plan shows 2 proposed parking spaces located in the side yard that is currently a grass covered lawn with 2 small trees adjacent to the dwelling. The plan doesn't show a driveway connection from the street to the parking spaces. Unless the applicant intends to construct a driveway and parking spaces having a durable and dustless surface, this application doesn't comply with Section 432A.1.C of the BCZR. If the applicant does intend to provide a paved driveway and 2 paved parking spaces, I recommend that the driveway and spaces be at least 10 feet wide.

The existing driveway for this property is located on the other side of the house. This driveway isn't paved and isn't located at least 10 feet from the property line. As an alternative, the Planning Office should consider supporting that the 2 required parking spaces be located on the existing driveway provided the applicant paves the driveway with a durable and dustless surface. The Zoning Office should determine whether a variance to the set back requirement is needed.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

4/14/09

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 5903 Queen Anne St.

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

RE: Assisted Living Facility I or II

Post-It® Fax Note	7671	Date	4.9.09	# of pages	2
To	Bruno Rudolph	From	J. Nugent		
Co./Dept.	Zoning	Co.	Planning		
Phone #	x 3391	Phone #	x 3400		
Fax #	X 3048 5708	Fax #	X 5862		

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:

E. CARL DIXON 326 BOWENWOOD DRIVE OWINGS MILLS, MD. 21117 (410) 570-0443
Print Name of Applicant Address Telephone Number

Lot Address 5903 Queen Anne St. Election District 01 Councilmanic District 022 Square Feet of Lot 7800 SQ FT

Lot Location: NE S/W side/corner of INGLESIDE AVE 100 feet from N E S W corner of DORCHESTER AVE.
(street) (street)

Land Owner: EDUARDO DE JESUS Tax Account Number 0104000040

Address: 6 Chamaral Ct. Cockeysville Telephone Number (410) 790-5284
21030

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>BR</u> Date: <u>3/30/09</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)	<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>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:

Show adequate location for 2 required pkg. spaces.
See attached comment from Dennis Wertz 1st dist. planner

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

Date: 4/9/09

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

No. **37875**

Date: 3/30/09

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/31/2009 3/30/2009 10:23:48 1

WS01 WALKIN BRIC JNR
 RECEIPT # 412745 3/30/2009 OFLN

Dept 5 528 ZONING VERIFICATION

NO. 037875

Recpt Tot 150.00

1.00 CK 150.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	406	0000		6150					\$ 50.00

Total: \$ 50.00

Rec From: E. Carl Dixon

For: the amount for ACF (2 held)

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 5903 Queen Anne St.
Permit No. (if required) B _____

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:

E. CARL DIXON 326 BRUSHWOOD DRIVE OWINGS MILLS, MD. 21117 (443) 570-0443
Print Name of Applicant Address Telephone Number

Lot Address 5903 QUEEN ANNE ST. Election District 01 Councilmanic District 001 Square Feet of Lot 7500 SQ FT

Lot Location: NE S/W side/corner of INGLESIDE AVE , 100 feet from N E S W corner of DORCHESTER AVE.
(street) (street)

Land Owner: EDUARDO DE JESUS Tax Account Number 0104000040

Address: 6 Chamaraal Ct. Cockeysville Telephone Number (410) 790-5284
21230

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!

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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: _____

PLAN FOR ASSISTED LIVING FACILITY I

5903 QUEEN ANNE STREET
 CATONSVILLE, MD. 21207
 ELECTION DISTRICT - 02
 OWNER: EDUARDO DEJESUS
 ADD: 6 Chamarel Ct.
 DATE: 3/30/09
 PHONE: (443) 670-0443
 APPLICANT: E'CARL DIXON
 LOT SIZE: 7,500 Sq. FT.
 ZONING MAP: D95A2
 ZONING DR 5.5

PARKING: 1 SPACE FOR EACH 3 BEDS
 = 2 PARKING SPACES REQUIRED.

EXISTING FLOOR AREAS Sq. Ft.

1ST FLOOR = 700 Sq. Ft.

2ND FLOOR = 400 Sq. Ft.

NO BASEMENT

EXISTING GARAGE

OPEN SPACE: $10\% \times 7,500\text{ SF}$
 = 750 SF REQD
 750 SF PROVIDED

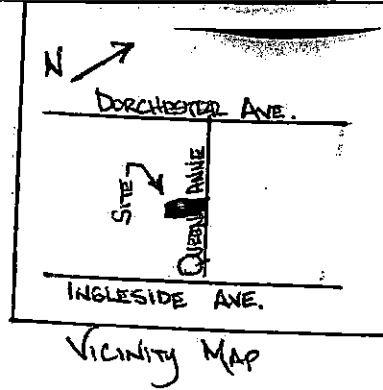
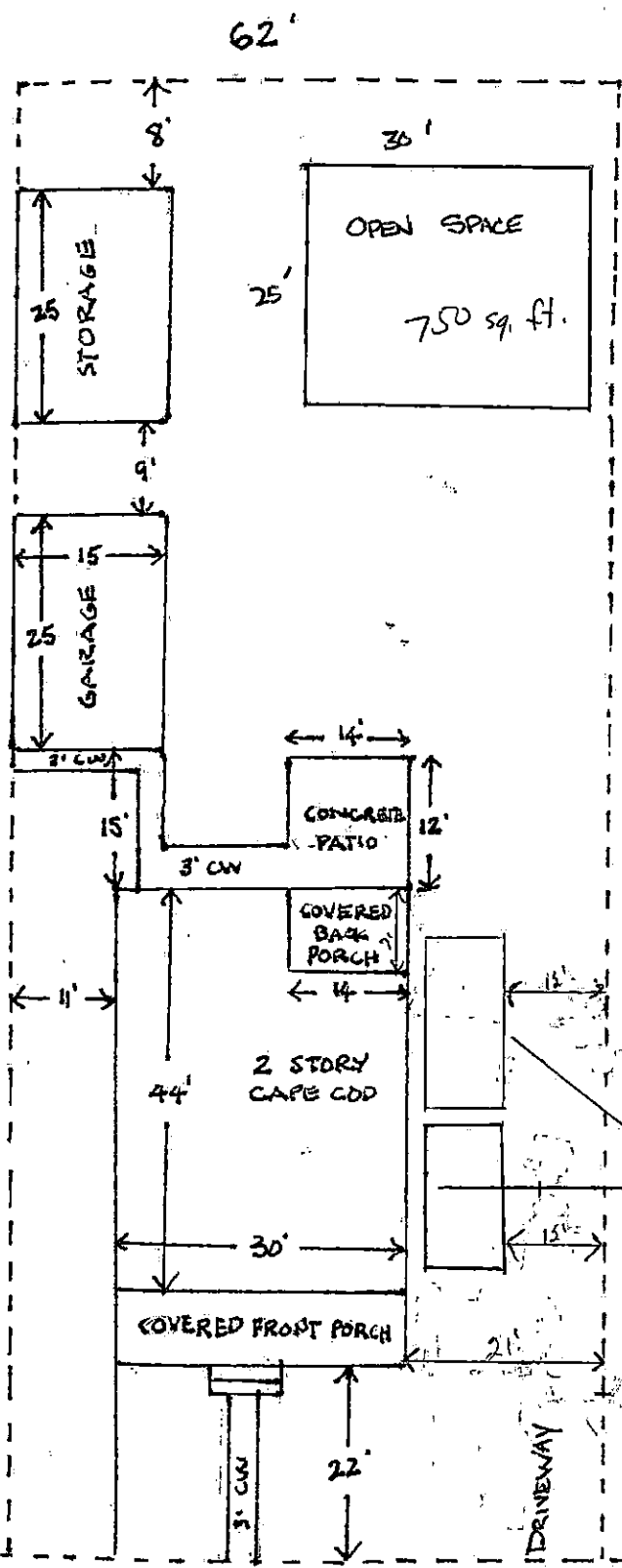
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) 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 450B(2)R

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

E'Carl Dixon 03/23/09
 SIGNATURE DATE

E'CARL DIXON
 PRINTED NAME



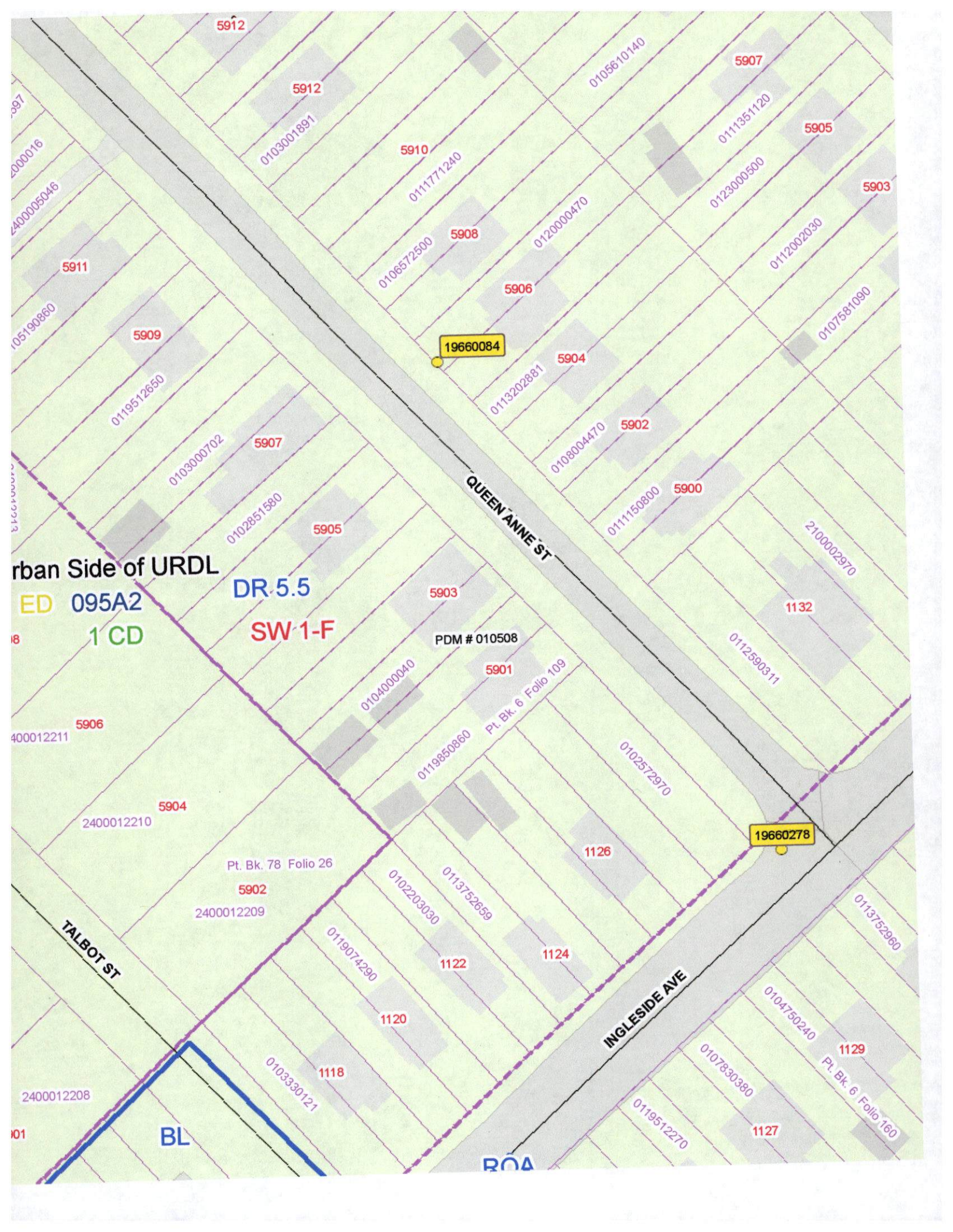
9.5' X 18'
 PARKING SPACES

5903 QUEEN ANNE STREET



SCALE: 1" = 20'





Urban Side of URDL
ED 095A2
1 CD
DR 5.5
SW 1-F

19660084

19660278

PDM # 010508

Pt. Bk. 6 Folio 109

Pt. Bk. 78 Folio 26

Pt. Bk. 6 Folio 160

QUEEN ANNE ST

TALBOT ST

INGLESIDE AVE

BL

ROA