

USE PERMIT

ORIG'S
MAILED
TO APP
9/23/09

JL



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 23RD of SEPT., 2009, that 3705 COURTLEIGH DRIVE (street address) should be and the same is hereby granted

permission to operate a CLASS I ASSISTED LIVING FACILITY (ALF)
FOR A MAXIMUM OF 4 ALF BEDS

THE OFFICE OF PLANNING CONDITIONS ON THE ACCOMPANYING-APPROVAL BY MR. DAVID GREEN APPLY TO THIS APPROVAL OF USE PERMIT

NA
Permit No.

[Signature]
Director

Planner's Initials JL

REV 06/00

9/23/09

Ms. Nesbitt:

Enclosed is your Zoning Use Permit for your ALF along with the Planning Office approval by Mr. Dave Green of that Office. Please read and comply with his restrictions regarding the onsite parking requirements. His contact phone # is listed on his approval if you have any questions regarding them.

Sincerely,
[Signature]
John Lewis
Planner II
Zoning Review

~~SECRET~~
3 APPS, PHOTOS & PLANS SENT TO OP 9/11/09

due by 9-18-09

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 3705 Courtleigh DR

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

Post-It® Fax Note	7671	Date	9-15-09	# of pages	1
To	J. LEWIS	From	J. NUGENT		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X3391	Phone #	X3480		
Fax #	X3048	Fax #	X5862		

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:

Diane Nesbitt 2 Sunrise Ct Randallstown 21133 410-655-5266
Print Name of Applicant Address Telephone Number

Lot Address 3705 Courtleigh Dr. Election District 2 Councilmanic District 4 Square Feet of Lot 7,571

Lot Location: N ES W side/corner of Courtleigh Dr. ± 160 feet from N ES W corner of Valley Hill Drive
(street) (street)

Land Owner: Joseph & Fay Hutchinson Tax Account Number 0208001460

Address: 4512 Dresden Rd. 21208 Telephone Number (410) 701-7334

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>JL</u> Date: <u>9/11/09</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	✓	—	yes
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
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:

Petitioner must install parking pad within 60 days of occupying property or secure a variance to allow parking on one existing driveway within 90 days of occupying property

Signed by: [Signature]

OFFICE OF PLANNING

for the Director, Office of Planning and Community Conservation

CONDITIONAL APPROVAL - PETITIONER MUST INSTALL PARKING PAD WITHIN 60 DAYS OF OCCUPYING PROPERTY OR SECURE A VARIANCE TO ALLOW PARKING ALONG THE EXISTING DRIVEWAY WITHIN 90 DAYS OF OCCUPYING PROPERTY [QUESTIONS - CONTACT DAVE GREEN X3480]

410 887 3480

ZONING OFFICE
COPY WITH 1 PCAW
3 APPS, PHOTOS & 2 PLANS
SENT TO OP 9/11/09

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 3705 Courtleigh DR
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:

Print Name of Applicant Diane Nesbitt Address 2 Sunrise Ct. Randalstown 21133 Telephone Number 410-655-5266
Lot Address 3705 Courtleigh Dr. Election District 2 Councilmanic District 4 Square Feet of Lot 7,571
Lot Location: NE S W side/corner of Courtleigh Dr. ± 140 feet from NE S W corner of Valley Hill Drive
(street) (street)
Land Owner: Joseph & Fay Hutchinson Tax Account Number 0208001460
Address: 4512 Dresden Rd. 21208 Telephone Number (410) 701-7334

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?		
	YES	NO	Accepted for filing by <u>JL</u> Date: <u>9/11/09</u>
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 checked="" type="checkbox"/>	<input type="checkbox"/> yes	
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"/>	<u>waived</u>
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>			

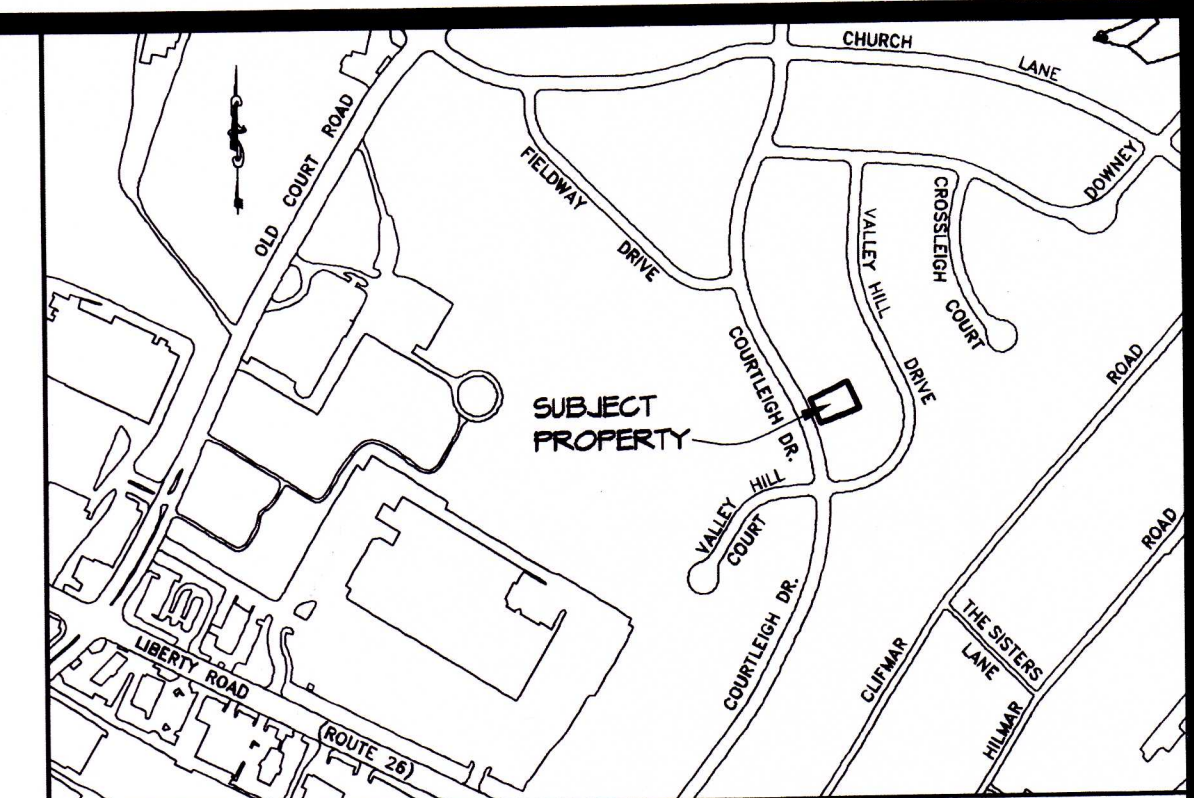
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____



VICINITY MAP
SCALE: 1"=500'



NOTES

- OWNER:
JOSEPH M. & FAY E. HUTCHINSON
4512 DRESDEN ROAD
PIKESVILLE, MARYLAND 21208
PHONE NO. 410-701-7334
- APPLICANT:
DIANE NESBITT
2 SUNRISE COURT
RANDALLSTOWN, MARYLAND 21133
PHONE NO. 410-655-5286
- DEED: LIBER 24346, FOLIO 683
TAX ACCOUNT NO. 0208001460
- SITE AREA:
LOT 3: 7,571 S.F. OR 0.174 AC.
ZONED: DR-5.5
ZONING MAP NO. 7782
- PROPOSED USE: 4-BED ASSISTED LIVING FACILITY
GROSS FLOOR AREA = 2,164 S.F.
- 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 5 YEARS. NO RECONSTRUCTION, RELOCATION (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF 5 YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMIT FOR 5 YEARS FROM THE DATE OF THIS APPLICATION.
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 450, BCZR.
- REQUIRED OFF STREET PARKING AT 1 SPACE / 3 BEDS.
4 BEDS = 1.33 = 2 SPACES
PROPOSED: 2 SPACES.
- SITE AREA: 7,571 S.F.
USABLE CONTIGUOUS OPEN SPACE -
MIN. REQUIRED: 758 S.F.
PROPOSED: 900 S.F.
- CONTACT PERSON:
RICHARD E. MATZ, P.E.
COLBERT MATZ ROSENFELT, INC.
2835 G SMITH AVENUE
BALTIMORE, MD. 21209
410-653-3838

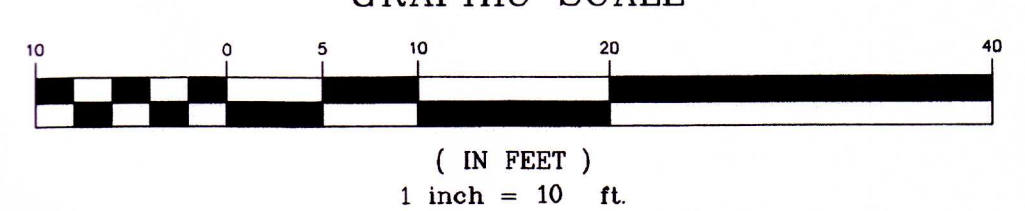
*HAND BY OP
DATE GREEN
WITH CONDITIONS
LISTED on HIS APPL.*

COORDINATE AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/1 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GRS - 391	615194.65	1378430.37	518.80
BALT. CO. GRS - 592	614378.57	1378605.06	522.31

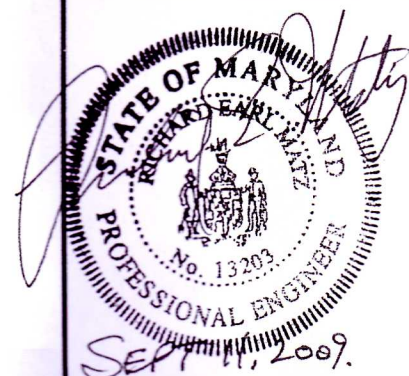
USE PERMIT PLAN FOR
4 BED ASSISTED LIVING FACILITY
3705 COURTLEIGH DRIVE

MAP 77 - GRID 16 - PARCEL 349 - LOT 3
ELECTION DISTRICT 2, COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



THE UNDERSIGNED (APPLICANT) IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Diane Nesbitt
DIANE NESBITT (APPLICANT) 9-10-09 DATE

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13209 Expiration Date: 11/02/10		SCALE: 1"= 10' DATE: SEPTEMBER 10, 2009 JOB NO.: 2009-232 DESIGNED: DRAWN: RVB CHECKED: RSR FILE: 2009232 Concept DRAWING NUMBER: PP-1		
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1