

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 16<sup>TH</sup> of JANUARY, 2009, that 4128 BALMORAL CIRCLE should be and the same is hereby granted  
(street address)

permission to operate a ASSISTED LIVING FACILITY I - FOUR (4)  
BEDS.

33079

Permit No.

Jeffery Koboco

Director

Planner's Initials

A. Bu

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

No. **33079**

Date: **01/05/09**

**PAID RECEIPT**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					30

Total: **450**

Rec From: **E. EZE**

For: **4128 Baltimore Circle**

**ALF-I**

BUSINESS ACTUAL TIME DES  
 1/04/2009 1/05/2009 12:00:00 5  
 4-B BUS WALKIN RDUS LRB  
 RECEIPT # 382039 1/05/2009 (P.1)  
 \$ 528 ZONING VERIFICATION  
 033079  
 Receipt Tot \$50.00  
 \$50.00 CK \$ 00.00  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

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



0218001560

4122

0204750640

0201540350

4615

0201540351

Pt. Bk. 32 Folio 97

4124

0211001820

0201540557

0201540352

4613

02114100880

4125

4126

0208301890

4611

0201540353

NW 8-G

2 CD 077C1

2 ED DR 3.5

19820282

4128

0205150120

0201540354

4609

Flood Zone X

19660167

4130

0207472940

0201540355

0219391710

4129

BALMORAL CIR

4132

0206572130

0201540396

0209750090

4131

4134

0201540546

Pt. Bk. 32 Folio 143

0201540397

NW 7-G

0203473370

0219000711

8252

0219320861

0219073720

**ZONING USE PERMIT**  
**PLAN FOR AN ASSISTED LIVING FACILITY I**  
 (4 Beds)

4128 Balmoral Circle  
 Baltimore, Maryland 21208

Owner: Margaret Eze

Date: 01/05/2009  
 Phone: 410-615-2110

Owner's Agent: Suzanne Foster  
 Phone: 410-935-0281

Lot Size: 6,648 Sq.Ft.  
 Zoning Map: Baltimore County GIS 077C1  
 Zoning: DR 3.5

Parking: 1 space for each 3 beds. 2 parking spaces required

Existing Floor Areas Sq.Ft.  
 1<sup>st</sup> floor = 1,237 Sq.Ft.  
 Total = 1,237 Sq.Ft.  
 Basement for storage and mechanical equipment = 900 Sq.Ft+-

Open Space Required: .10 x lot (9,648 Sq.Ft.) = 965 Sq.Ft.  
 Open Space Provided: 1,000 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 these limits for five (5) years from the date of this application.

Signs will comply with Section 450 of B.C.Z.R.

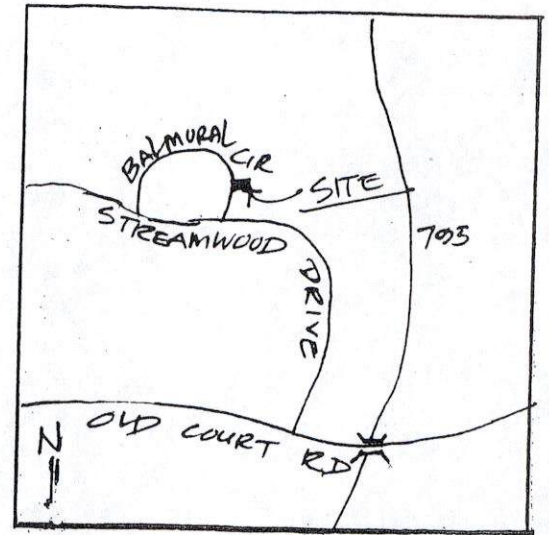
The undersigned (owner) is responsible for the accuracy of the information on this plan.

*Eze M.C. 01/05/09*

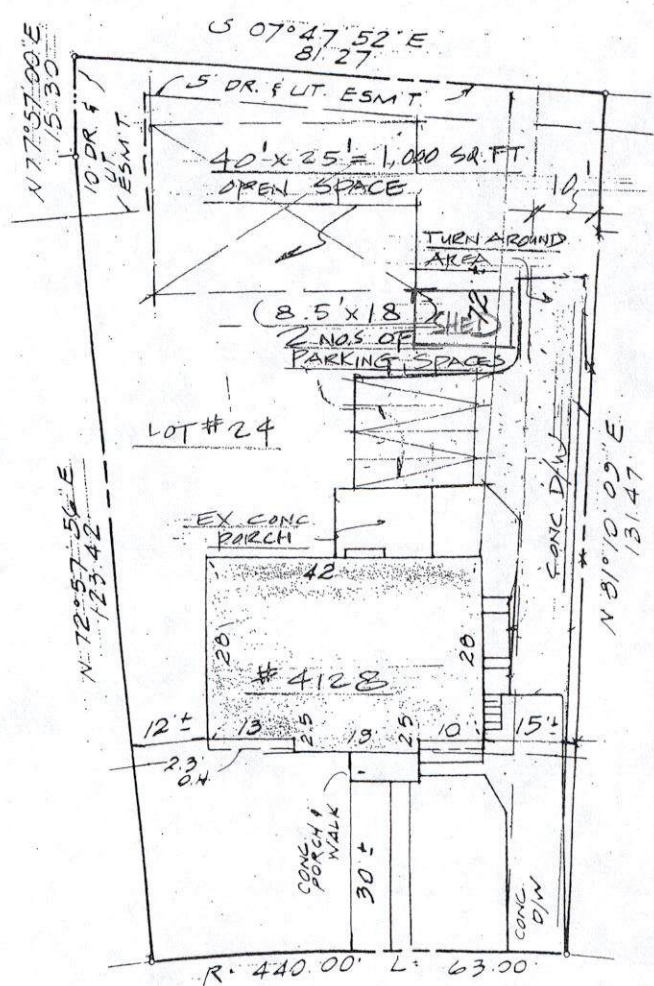
Signature \_\_\_\_\_ Date \_\_\_\_\_

Margaret C. Eze  
 Printed Name

Engineers Scale: 1" = 30'0"



VICINITY MAP



*Zoning Commissioner  
 Proposed Parking  
 in rear yard approved  
 as in compliance  
 with regulations  
 1/16/09*

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attention: ALF REVIEWER  
Jefferson Building  
W. Chesapeake Avenue  
Towson, MD 21204  
M.S. 3402

ALF Address: 4128 Balmoral Circle, Baltimore, MD 21208

Permit No. (if required) B \_\_\_\_\_

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

**RE:** Assisted Living Facility I - Four (4) Beds

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:**

Margaret Eze 4128 Balmoral Circle, Balto, MD 21208 410-615-2110  
Print Name of Applicant Address Telephone Number

Lot Address #24 Election District 2 nd Councilmanic District 2 Square Feet of Lot 9,648

Lot Location: E side of Balmoral Circle (street), 300 feet from N of Streamwood Drive (street)

Land Owner: Margaret Eze Eze M.C Tax Account Number 0205150120

Address: 4128 Balmoral Circle, Baltimore, MD 21208 Telephone Number ( 410 ) 615-2110

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>01.05.09</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	<div style="text-align: right; font-family: cursive; font-size: 1.2em;"> <u>Aaron</u>  <u>01.05.09</u> </div>
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 3.5</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: \_\_\_\_\_  
of Planning and Community Conservation

Date: \_\_\_\_\_ for the Director, Office



4128 Balmora Circle, 21208



4128 Balmoral Circle, 21208

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RECOMMENDATION FORM

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Towson, MD 21204  
M.S. 3402

ALF Address: 4128 Balmoral Circle, Baltimore, MD 21208

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

Post-it* Fax Note	7671	Date	1/15/09	# of pages	1
To	A. Tsvi	From	J. Nugent		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X 3390	Phone #	X 3480		
Fax #	X 3048	Fax #	X 5862		

RE: Assisted Living Facility 1 - Four (4) Beds

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6. Current Zoning Classification: DR.3.5	—	—	

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:

Revise plan to show shed in rear yard and remove 2 parking spaces from rear yard. Parking in rear is not compatible with neighborhood as per 432.D of the BCZR. Parking should be back to back in ex. driveway. turnaround + RECEIVED

Signed by: Diana Hter, 2nd dist  
of Planning and Community Conservation  
Area planner

JAN 07 2009

Date: for the Director, Office

OFFICE OF PLANNING

Revised 8/10/06

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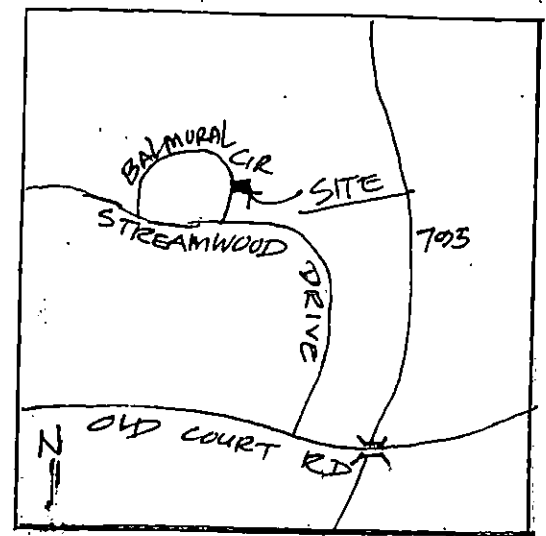
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Eze M.C. 01/05/09

Signature Date

Margaret C. Eze  
 Printed Name

Engineers Scale: 1" = 30'0"



VICINITY MAP

