

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 15<sup>TH</sup> of JUNE, 2006, that 8802 MAPLEBROOK RD. should be and the same is hereby granted  
(street address)

permission to operate a CLASS I ASSISTED LIVING FACILITY  
FOR A MAXIMUM OF 4 ASSISTED LIVING BEDS.

THIS APPROVAL IS FOR ZONING ONLY

NA ISSUED 6/15/06  
Permit No.

Jeffery Kotroco  
Director

Planner's Initials JL

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 8912 Maplebrook Rd.  
Permit No. (if required) B \_\_\_\_\_

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

RE: Assisted Living Facility I or II I

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:

Leola Williams 3005 Edrich Way, 21133 (410) 902-0252  
Print Name of Applicant Address Telephone Number  
 Lot Address 8912 Maplebrook Drive Election District 2 Councilmanic District \_\_\_\_\_ Square Feet of Lot 14,539 sq. ft.  
RD RD  
 Lot Location: N E S W side/corner of Maplebrook Drive 429 feet from N E S W corner of Springbrook Rd  
(street) (street)  
 Land Owner: Ebony Williams Tax Account Number 0202201990  
 Address: 8912 Maplebrook Drive Telephone Number (443) 564-7012

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>D.T.</u>
	YES	NO	Date: <u>11/19/09</u>
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>D.R. 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: \_\_\_\_\_

**Zoning Use Permit  
Plan for an Assisted Living Facility II**

**Property Address**

8912 Maplebrook Road  
Randallstown, MD 21133

**Election District:**

Owner: Ebony Williams  
8903 Stonecreek Place Pikesville, MD 21208

Date: 11/18/2009 (Plan Date)

Phone: (443-564-7012)

Applicant: Leola Williams

3005 Edrich Way, Randallstown, MD 21133  
(410)902-0252

Lot Size: 14,539 SF    Zoning Map:    Zone DR 55

Election District: 2

Parking for 8 Beds

1 Space for each 3 beds = 3 parking space required

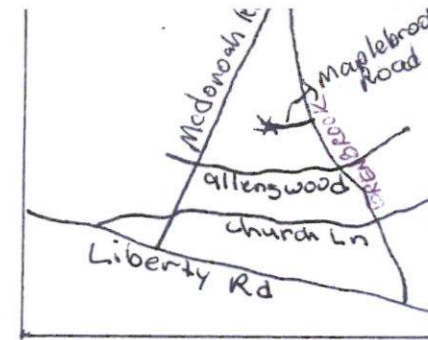
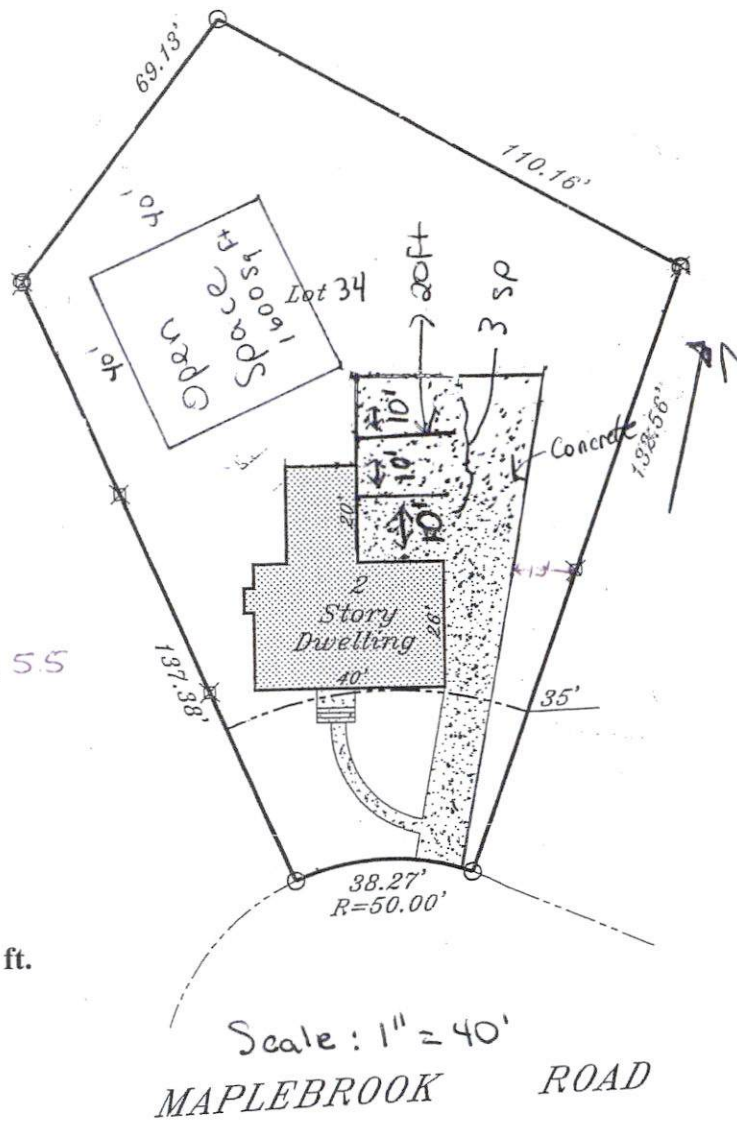
Existing Floor Areas Sq. Ft.

Total: 1,508 sq. ft.

Open Space: .10 X Lot Area ( ) = (14,539) = 1,453 sq. ft.

Density: 2 density lots for 8 beds

(Lot Size) 14,539 / (Density Unit) 6,000 sq. ft = 2.4



Vicinity Map

All parking uses shown existed prior to date of this plan - all parking will be permanently striped.

This building has not been originally constructed to accommodate elderly housing or an assisted living facility.

This 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 B.C.Z.R

The undersigned are responsible for the accuracy of the information of this plan.

Leola Williams (Applicant):

*Leola Williams* R.N.

11/18/09

0202651751  
Pt. Bk. 29 Folio 43

0202651746

0223500160  
PDM # 020751

0223500130

0205530010

Pt. Bk. 29 Folio 110  
Lot # 34 0202201990

Lot # 35  
0208651860

**NW 7-1 077A1**  
**4 CD**

**2 ED**

**DR 5.5**

8912

8910

Lot # 36  
0207830340

8908

Lot # 37  
0207581740

8906

0203001430  
Lot # 33

8914

0216150780

8915

**MAPLEBROOK RD**

Lot # 32 0207471800

8913

Lot # 30  
0208550790

8911

Lot # 29

0202470840  
8909

0203230790

8907

Lot # 28

0206571340

8905  
Lot # 27

0203471840

**Zoning Use Permit  
Plan for an Assisted Living Facility II**

**Property Address**  
8912 Maplebrook Road  
Randallstown, MD 21133  
**Election District:**  
**Owner:** Ebony Williams  
8903 Stonecreek Place Pikesville, MD 21208  
**Date:** 11/18/2009 (Plan Date)  
**Phone:** (443-564-7012)  
**Applicant:** Leola Williams  
3005 Edrich Way, Randallstown, MD 21133  
(410)902-0252

**Lot Size:** 14,539 SF    **Zoning Map:** Zone DR 5.5  
**Election District:** 2  
**Parking for 8 Beds**  
1 Space for each 3 beds = 3 parking space required

**Existing Floor Areas Sq. Ft.**  
Total: 1,508 sq. ft.

**Open Space:** .10 X Lot Area( ) = (14,539) = 1,453 sq. ft.

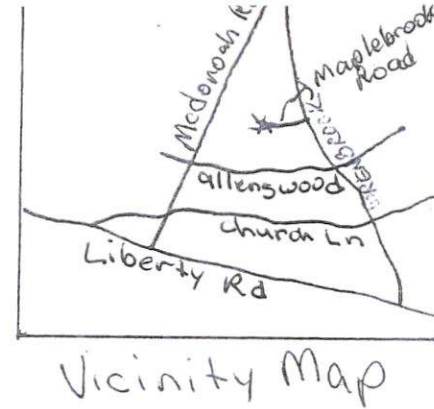
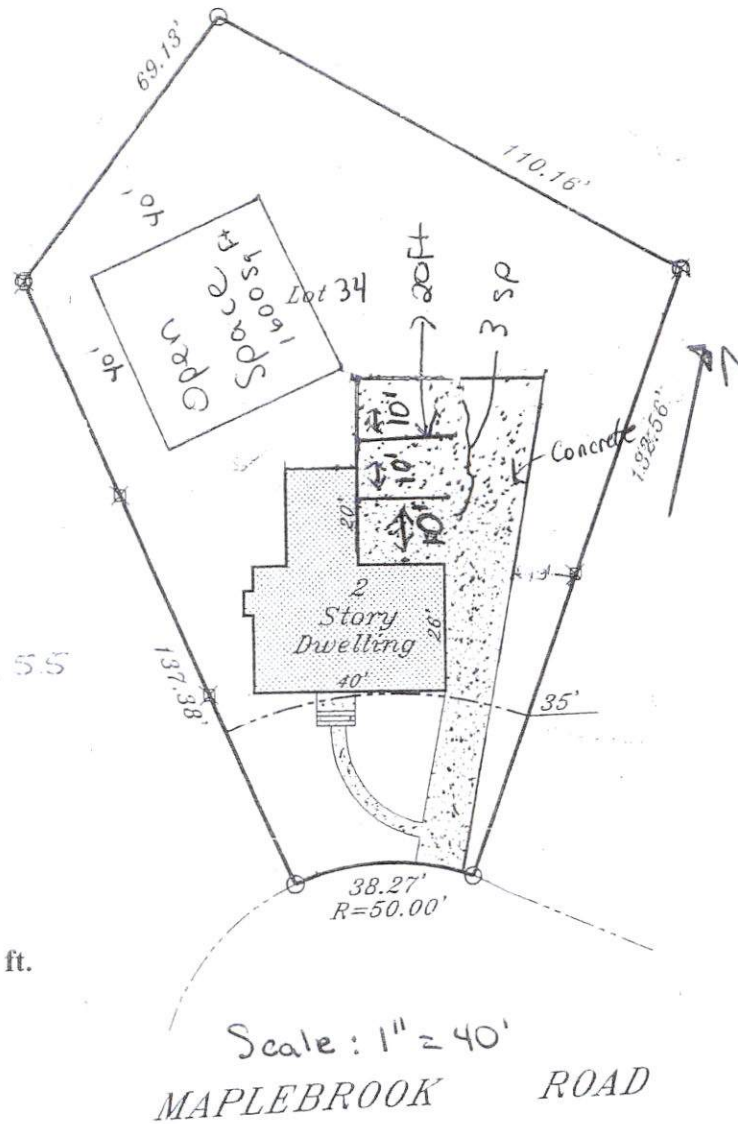
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(Lot Size) 14,539 / (Density Unit) 6,000 sq. ft = 2.4

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Any proposed signs will comply with Section 450 B.C.Z.R  
The undersigned are responsible for the accuracy of the information of this plan.

Leola Williams (Applicant): *Leola Williams* 11/18/09



All parking uses shown existed prior to date of this plan - all parking will be permanently striped.

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

**APPAID**  
**U.P. ISSUED**  
**APP WILL PICK UP**  
**6/15/06**  
RCPT# 8145  
#38 IN INTAKE  
LAC.

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

Post-it® Fax Note	7671	Date	6-13-06	# of pages	1
To	JOHN LEWIS	From	J. GECMAN		
Co./Dept	PDM	Co.	PLANNING		
Phone #		Phone #	X3480		
Fax #	X2824	Fax #			

**FROM:** Timothy M. Ketroco  
Department of Permits & Development Management

**RE:** Assisted Living Facility for 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

Shirley C. Thompson 8802 Maplebrook Road 410 655-2161  
Print Name of Applicant Address Telephone Number

8802 Maplebrook Road Election District 2 Councilmanic District 4 Square Feet of Lot 8450  
Lot Address

Lot Location: (NE) S W side/corner of Maplebrook Road 187 feet from (NE) S W corner of Brunbrook Avenue  
(street) (street)

Land Owner: Shirley C. Thompson Tax Account Number 0206570680

Address: 8802 Maplebrook Road Telephone Number 410, 655-2161  
Randallstown, MD 21133

CHECKLIST OF MATERIALS (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

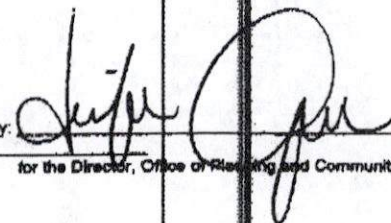
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by Date: 6/07/06
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JL
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 building, parking and open space - 10% lot area Statement as to whether or not building has been enlarged by 20% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(ex. dwg.)
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	<input checked="" 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: D.P. 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:

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

Date: 06/13/06

JUN - 8 2006

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 8912 Maplebrook Rd

Post-it® Fax Note	7671	Date	11-30-09	# of pages	1
To	Donna Thompson	From	J. Nugent		
Co./Dept.	PDM zoning	Co.	Planning		
Phone #	X3391	Phone #	X3480		
Fax #	X3048	Fax #	X5662		

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 Leola Williams Address 3005 Edrich Way 21133 Telephone Number (410) 902-0252

Lot Address 8912 Maplebrook Drive Election District 2 Councilmanic District 2 Square Feet of Lot 14,539 sq. ft.

Lot Location: N E S W side/corner of Maplebrook Drive 424 feet from N E S W corner of SPRINGBROOK RD

Land Owner: Ebony Williams Tax Account Number 0202201990

Address: 8912 Maplebrook Drive Telephone Number (410) 564-7012

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 D.T. Date: <u>11/19/09</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	✓	—	
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>D.R. 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: [Signature]  
for the Director, Office of Planning and Community Conservation

Date:

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 2ND of DECEMBER, 20 09, that 8912 MAPLEBROOK DRIVE should be and the same is hereby granted permission to operate a ASSISTED LIVING FACILITY II  
(8-15 BEDS)

47551  
Permit No.

Shirley Kotroco  
Director

Planner's Initials D.T.

**Zoning Use Permit  
Plan for an Assisted Living Facility II**

**Property Address**  
8912 Maplebrook Road  
Randallstown, MD 21133  
**Election District:**  
**Owner: Ebony Williams**  
8903 Stonecreek Place Pikesville, MD 21208  
**Date: 11/18/2009 (Plan Date)**  
**Phone: (443-564-7012)**  
**Applicant: Leola Williams**  
3005 Edrich Way, Randallstown, MD 21133  
(410)902-0252

**Lot Size: 14,539 SF**    **Zoning Map: Zone DR 5.5**  
**Election District: 2**  
**Parking for 8 Beds**  
**1 Space for each 3 beds = 3 parking space required**

**Existing Floor Areas Sq. Ft.**  
**Total: 1,508 sq. ft.**

**Open Space: .10 X Lot Area( ) = (14,539) = 1,453 sq. ft.**

**Density: 2 density lots for 8 beds**  
**(Lot Size) 14,539 / (Density Unit) 6,000 sq. ft = 2.4**

**This building has not been originally constructed to accommodate elderly housing or an assisted living facility.**

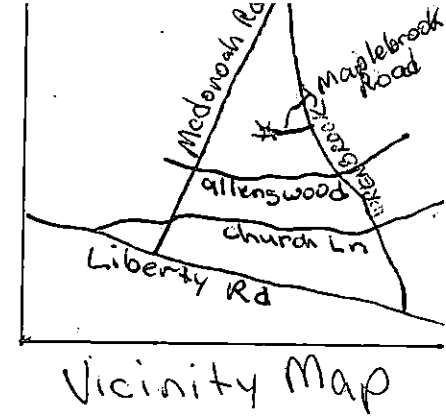
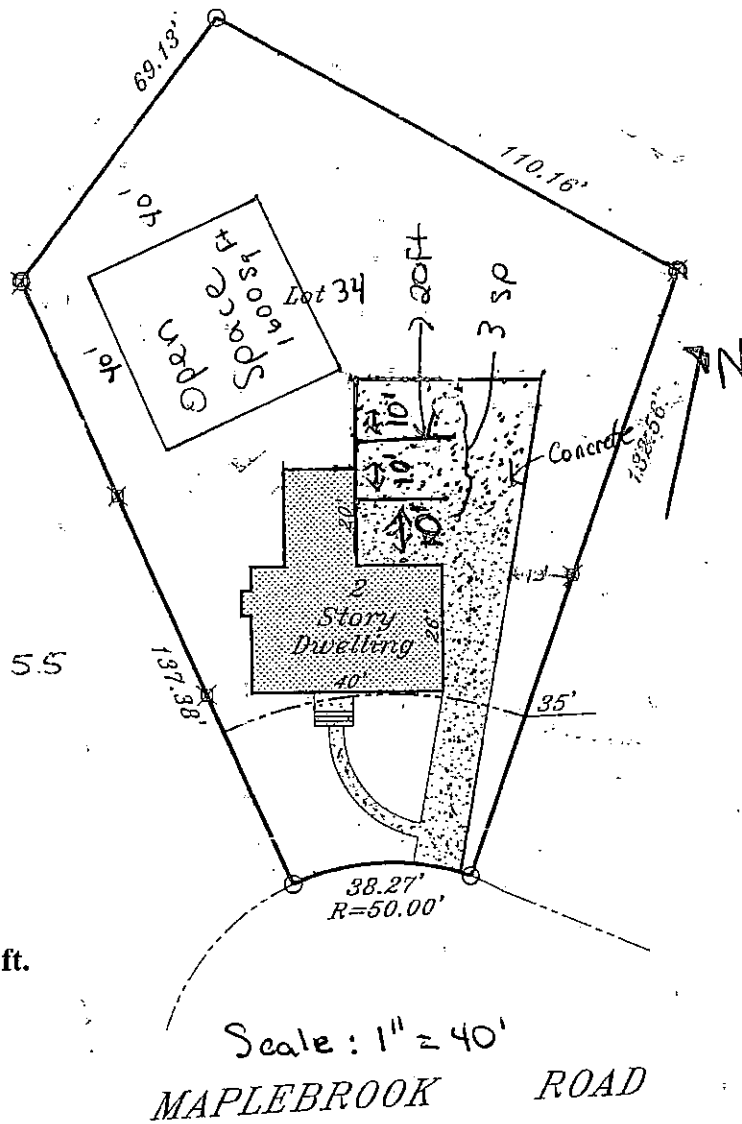
**This building has not been constructed in the past 5 years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.**

**Any proposed signs will comply with Section 450 B.C.Z.R**  
**The undersigned are responsible for the accuracy of the information of this plan.**

**Leola Williams (Applicant):**



**11/18/09**



All parking uses shown existed prior to date of this plan - all parking will be permanently striped.

**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 8912 Maplebrook Rd.  
Permit No. (if required) B \_\_\_\_\_

**FROM:** Timothy M. Kotroco  
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M.S. 1105

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Leola Williams 3005 Edrich Way 21133 (410) 902-0252  
Print Name of Applicant Address Telephone Number  
Lot Address 8912 Maplebrook Drive<sup>RD</sup> Election District 2 Councilmanic District \_\_\_\_\_ Square Feet of Lot 14,539 sq. ft.  
Lot Location: N E S W/side/corner of Maplebrook Drive<sup>RD</sup> 429 feet from N E S W corner of SPRINGBROOK RD  
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	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>D.R. 5.5</u>			

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**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: \_\_\_\_\_

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RECOMMENDATION FORM**

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	YES	NO	
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2. Permit Application (if available)	—	✓	
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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	✓	—	
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Signed by: \_\_\_\_\_  
\_\_\_\_\_ for the Director, Office of Planning and Community Conservation

Date:

**Zoning Use Permit  
Plan for an Assisted Living Facility II**

**Property Address**

8912 Maplebrook Road  
Randallstown, MD 21133

**Election District:**

Owner: Ebony Williams

8903 Stonecreek Place Pikesville, MD 21208

Date: 11/18/2009 (Plan Date)

Phone: (443-564-7012)

Applicant: Leola Williams

3005 Edrich Way, Randallstown, MD 21133

(410)902-0252

Lot Size: 14,539 SF    Zoning Map:    Zone DR 5.5

Election District: 2

Parking for 8 Beds

1 Space for each 3 beds = 3 parking space required

Existing Floor Areas Sq. Ft.

Total: 1,508 sq. ft.

Open Space: .10 X Lot Area( ) = (14,539) = 1,453 sq. ft.

Density: 2 density lots for 8 beds

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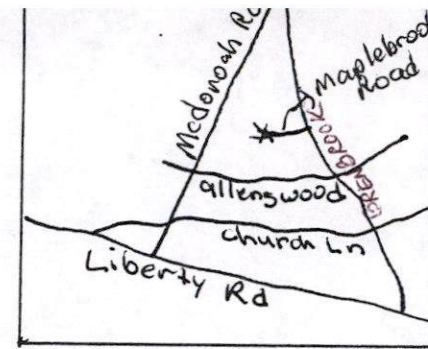
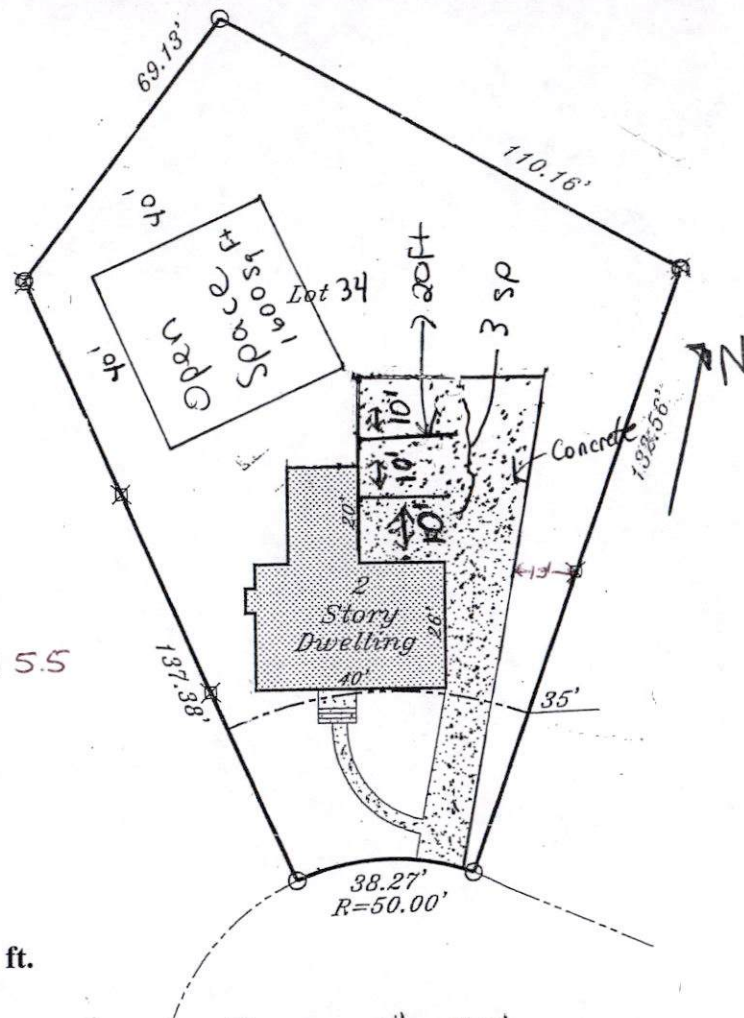
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Leola Williams (Applicant):

11/18/09



Vicinity Map

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PDM # 020751

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MAPLEBROOK RD

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8903 Stonecreek Place Pikesville, MD 21208  
**Date: 11/18/2009 (Plan Date)**  
**Phone: (443-564-7012)**  
**Applicant: Leola Williams**  
3005 Edrich Way, Randallstown, MD 21133  
(410)902-0252

**Lot Size: 14,539 SF**      **Zoning Map: Zone DR 5.5**  
**Election District: 2**  
**Parking for 8 Beds**  
**1 Space for each 3 beds = 3 parking space required**

**Existing Floor Areas Sq. Ft.**  
**Total: 1,508 sq. ft.**

**Open Space: .10 X Lot Area( ) = (14,539) = 1,453 sq. ft.**

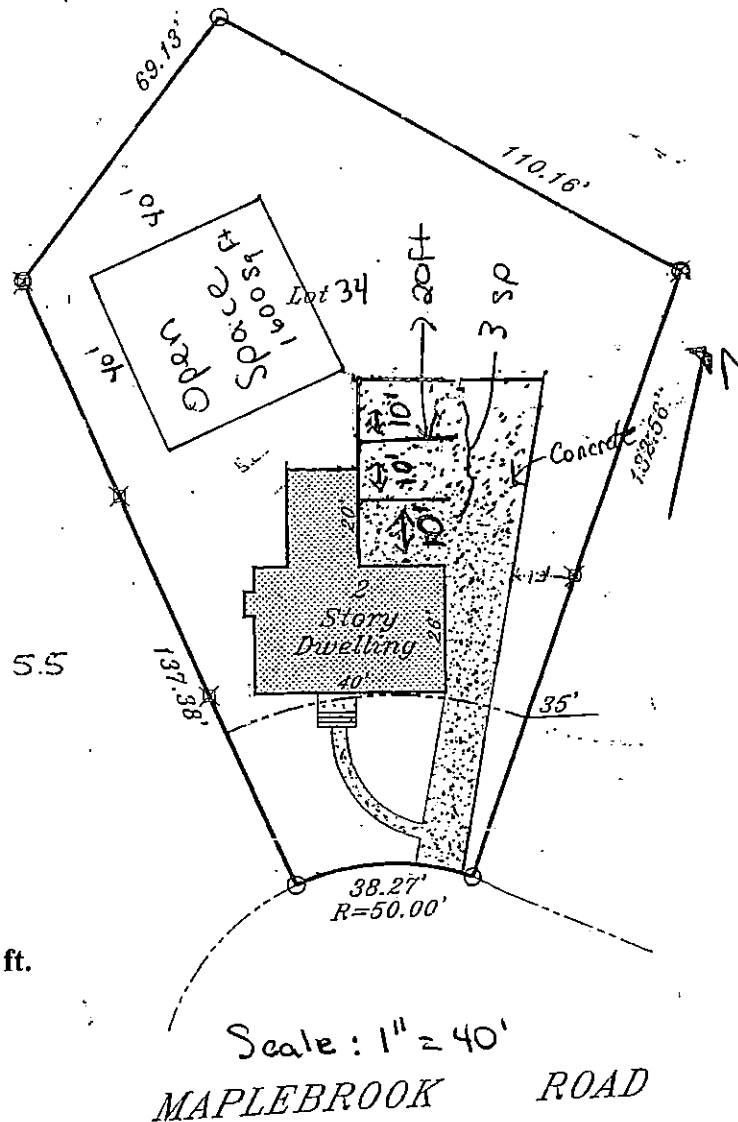
**Density: 2 density lots for 8 beds**  
**(Lot Size) 14,539 / (Density Unit) 6,000 sq. ft = 2.4**

**This building has not been originally constructed to accommodate elderly housing or an assisted living facility.**

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**The undersigned are responsible for the accuracy of the information of this plan.**

**Leola Williams (Applicant):** *[Signature]* **11/18/09**



*All parking uses shown existed prior to date of this plan - all parking will be permanently striped.*