

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

5/26/09

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 _____

Post-it® Fax Note	7671	Date: 6/9/09	# of pages ▶ 1
To: <u>Joe Merrey</u>		From: <u>J. Nugent</u>	
Co./Dept. <u>Zoning - POM</u>		Co. <u>Planning</u>	
Phone # <u>x3391</u>		Phone # <u>x3480</u>	
Fax # <u>x3045</u>		Fax # <u>x5862</u>	

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:

410-281-6020

Beatrice V. O'Neal 6814 Windsor Mill Road, Balt. MD 21207
Print Name of Applicant Address Telephone Number

Lot Address 3516 Joann Drive Election District 2 Councilmanic District 4 Square Feet of Lot 6883

Lot Location: N E SW side/corner of Joann Drive 500 feet from N E SW corner of Milton Avenue
(street) (street)

Land Owner: Lance Deutch Tax Account Number 0218720870

Address: 6503 Deer Park Rd; Keisterstown Telephone Number (410) 340 7486
21136

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>JCH</u> Date: <u>5-8-09</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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: <u>ORS-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:

RECEIVED

MAY 11 2009

OFFICE OF PLANNING

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

Date: 5/25/09

**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 3516 Jo Ann Drive
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:

Beatrice V. O'Neal O'Neal Home Care, 6814 Windsor Mill RD, Balto. 21207 410-281-6020
Print Name of Applicant Address Telephone Number

Lot Address 3516 Jo Ann Drive Election District 2 Councilmanic District 4 Square Feet of Lot 6,882 SF

Lot Location: NE SW side corner of Jo Ann Drive, 440 feet from NE SW corner of Milton Avenue
(street) (street)

and Owner: Lance Deutch Tax Account Number 0218720870

Address: 6503 Deer Park Road, Reisterstown, MD 21136 Telephone Number (410) 526-7603

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>JCM</u> Date: <u>8-9-07</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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>DR25-5</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:

No site parking provided

RECEIVED

AUG 10 2007

Date: _____

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

OFFICE OF PLANNING

Revised 8/10/06

**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 3516 Jo Ann Drive
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:

Beatrice V. O'Neal O'Neal Home Care, 6814 Windsor Mill RD, Balto. 21207 410-281-6020
Print Name of Applicant Address Telephone Number

Lot Address 3516 Jo Ann Drive Election District 2 Councilmanic District 4 Square Feet of Lot 6,882 SF

Lot Location: NE S W side/corner of Jo Ann Drive, 440 feet from NE S W corner of Milton Avenue
(street) (street)

Land Owner: Lance Deutch Tax Account Number 0218720870

Address: 6503 Deer Park Road, Reisterstown, MD 21136 Telephone Number (410) 526-7603

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>Kim</u> Date: <u>8-9-07</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 checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
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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>DRS-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: _____

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
131	6/ 9 11:14AM	0'32"	4108873048	Send.....	1/ 1	EC144	Completed.....

Total 0'32" Pages Sent: 1 Pages Printed: 0

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

5/26/09

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Court Building, Room 405
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address:

Post-It Fax Note	7671	Date	6/9/09	Page #	1
To	Joe Moxley	From	J. Moxley		
Subject	zoning - PDR	Co. Planning			
Phone #	x2321	Phone #	x2430		
Fax #	x3044	Fax #	x6802		

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:

Beatrice V. O'Neal 6814 Windsor Mill Road, Balt. MD 21205
 Lot Address: 3516a Toppa Drive Election District 2 Councilman's District 4 Square Feet of Lot 6883
 Lot Location: N E 1/4 corner of Toppa Drive, 500 feet from N E 1/4 corner of Milton Avenue
 Land Owner: Lance Deutch Tax Account Number: 0219726870
 Address: 6503 near Rpt Rd; Ross Lewiston Telephone Number: 410, 210 7486

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
1. This Recommendation Form (3 copies)	YES NO
2. Permit Application (if available)	YES NO
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 5A	YES NO
4. Building Elevation Drawings (these may be waived if note 6.A. from the Zoning Use Permit Checklist can be stated on the plans)	YES NO
5. Photographs (please label all photos clearly) Adjacent Buildings, the Proposed Building, and Surrounding Neighborhood	YES NO
6. Current Zoning Classification: DR-5	YES NO

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

RECEIVED
MAY 11 2009
OFFICE OF PLANNING

Date: 5/25/09
Revised 8/10/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: John Lewis
Department of Permits and
Development Management

DATE: August , 2007

FROM: John Alexander
Development Review Section
Office of Planning

SUBJECT: 3516 Jo Ann Drive
Assisted Living

The Office of Planning has reviewed the Assisted Living Facility plan and offers the following comments:

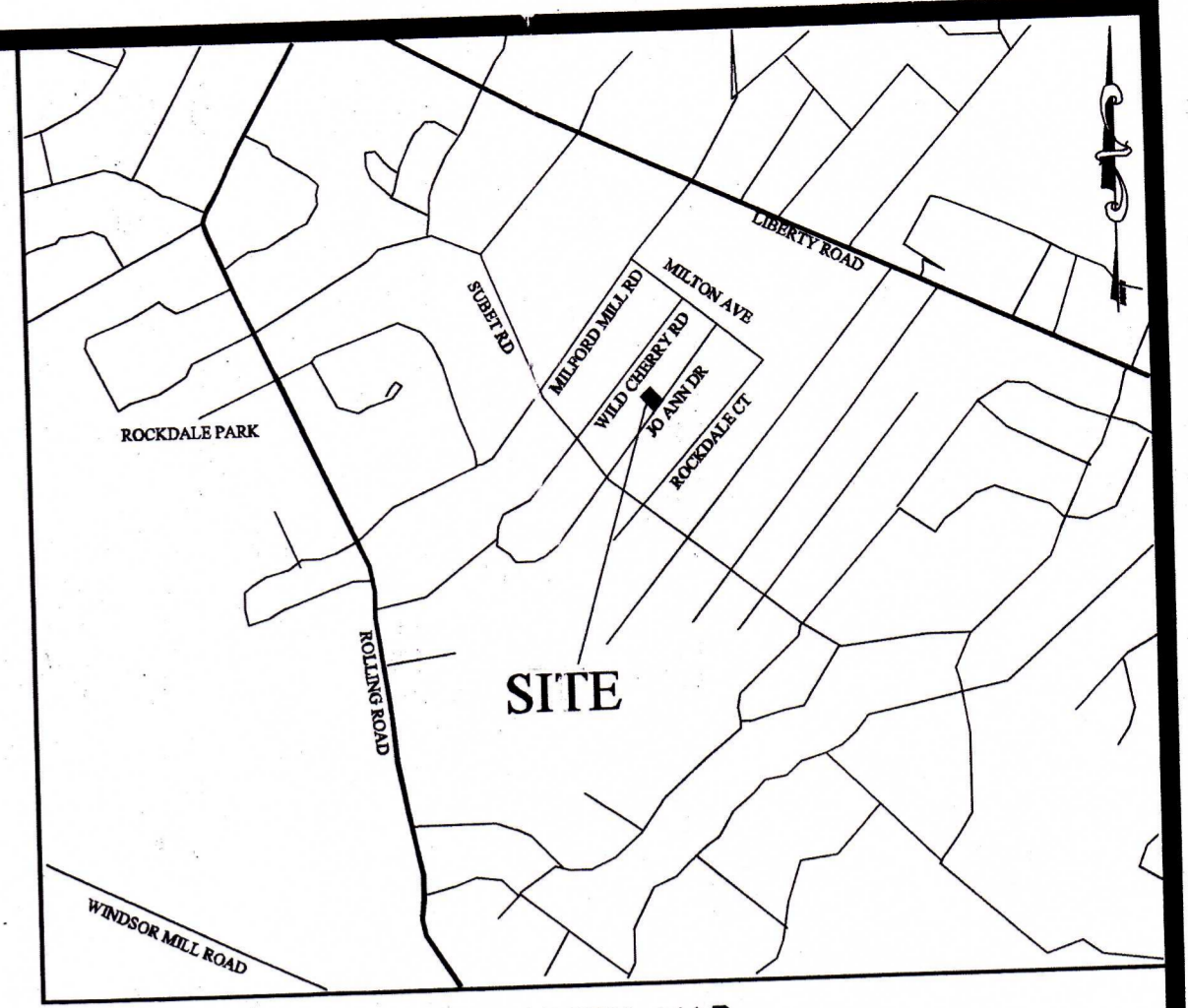
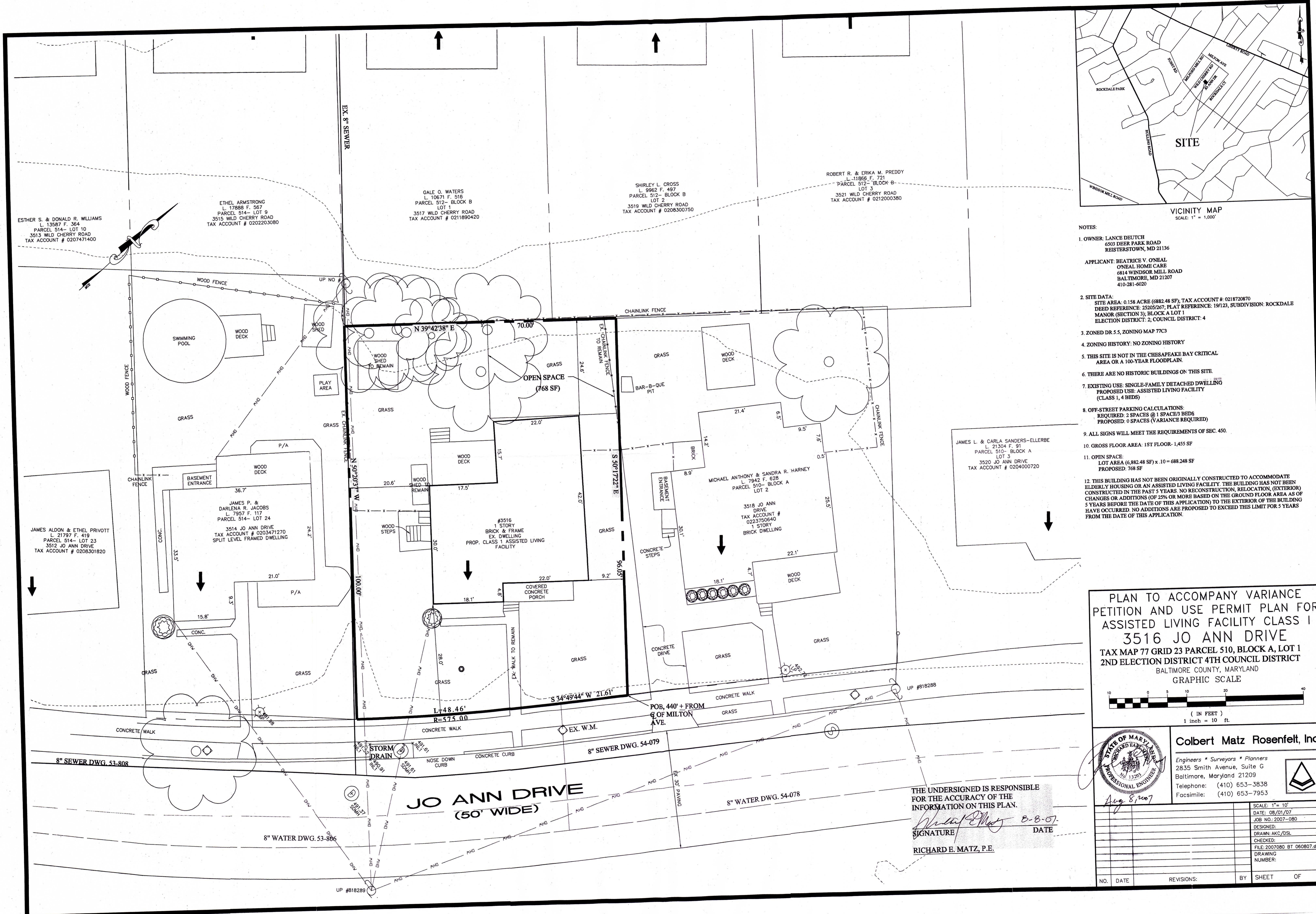
The site plan and application is not complete. No off-site parking is shown. No petition for Zoning Variance has been submitted.

Therefore, the current request for an Assisted Living Facility is denied.

[Handwritten signature]
-signed-
John R. Alexander

JA:lsn

ORIGINAL
9/13/07
MAILED
TO
MRS. O'NEAL
JCM



- NOTES:**
- OWNER: LANCE DEUTCH
6503 DEER PARK ROAD
REISTERSTOWN, MD 21136
 - APPLICANT: BEATRICE V. O'NEAL
ONEAL HOME CARE
6814 WINDSOR MILL ROAD
BALTIMORE, MD 21207
410-281-6020
 - SITE DATA:
SITE AREA: 0.158 ACRE (6882.48 SF), TAX ACCOUNT #: 0218720870
DEED REFERENCE: 25205/267, PLAT REFERENCE: 19/123, SUBDIVISION: ROCKDALE MANOR (SECTION 3), BLOCK A LOT 1
ELECTION DISTRICT: 2; COUNCIL DISTRICT: 4
 - ZONED DR 5.5, ZONING MAP 77C3
 - ZONING HISTORY: NO ZONING HISTORY
 - THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA OR A 100-YEAR FLOODPLAIN.
 - THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
 - EXISTING USE: SINGLE-FAMILY DETACHED DWELLING
PROPOSED USE: ASSISTED LIVING FACILITY (CLASS 1, 4 BEDS)
 - OFF-STREET PARKING CALCULATIONS:
REQUIRED: 2 SPACES @ 1 SPACE/3 BEDS
PROPOSED: 0 SPACES (VARIANCE REQUIRED)
 - ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC. 450.
 - GROSS FLOOR AREA: 1ST FLOOR- 1,455 SF
 - OPEN SPACE:
LOT AREA (6,882.48 SF) x .10 = 688.248 SF
PROPOSED: 768 SF
 - 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.

PLAN TO ACCOMPANY VARIANCE PETITION AND USE PERMIT PLAN FOR ASSISTED LIVING FACILITY CLASS 1
3516 JO ANN DRIVE
 TAX MAP 77 GRID 23 PARCEL 510, BLOCK A, LOT 1
 2ND ELECTION DISTRICT 4TH COUNCIL DISTRICT
 BALTIMORE COUNTY, MARYLAND
 GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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

Professional Engineer Seal: STATE OF MARYLAND, PROFESSIONAL ENGINEER, No. 13203, R. E. Matz, Exp. 12/31/2007, Aug 8, 2007

THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.
 SIGNATURE: *Richard E. Matz* DATE: 8-8-07
 RICHARD E. MATZ, P.E.

NO.	DATE	REVISIONS:	BY	SHEET	OF

SCALE: 1" = 10'
 DATE: 08/01/07
 JOB NO.: 2007-080
 DESIGNED:
 DRAWN: AKC/DSL
 CHECKED:
 FILE: 2007080 BT 060807.dwg
 DRAWING NUMBER:

2-009-003