

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 11TH of MARCH, 2010, that 1008 SCOTT HILL DRIVE should be and the same is hereby granted permission to operate a 3 BOD ASSISTED LIVING FACILITY

(street address)

Permit No.

Janeth Kotoos
Director

Planner's Initials JCM

REV 06/00

PLNG- ADDR'D R.: D. ITTER

ZONING USE PERMIT
 PLAN FOR A ASSISTED LIVING FACILITY Igr II

1008 SCOTTS HILL DRIVE
 BALTIMORE COUNTY MD 21208
 ELECTION DISTRICT
 APPLICANT: SARAH & SHARON MANNING
 1008 SCOTTS HILL DRIVE
 PIKESVILLE, MD 21208
 PHONE: 443-858-3722

LOT SIZE: 8,711 sqft ±
 ZONING MAP: 077C2

Zone DR: 5.5
 PARKING: 2 Front / 4 SIDE
 Existing Floor Areas Sq Ft.

1st Floor AND Sun Room = 435 sqft.
 2nd Floor = 447 sqft
 TOTAL: 882 sq ft

BASEMENT:

Room: 234 sqft

STORAGE AND MECHANICAL
 EQUIPMENT: 218 sqft

EXISTING GARAGE: 310 sqft

FOR MORE THAN 4 BEDS SEE THE DENSITY CHART AT THE BOTTOM OF
 PAGE 1 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN.

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 450 B.C.Z.R.

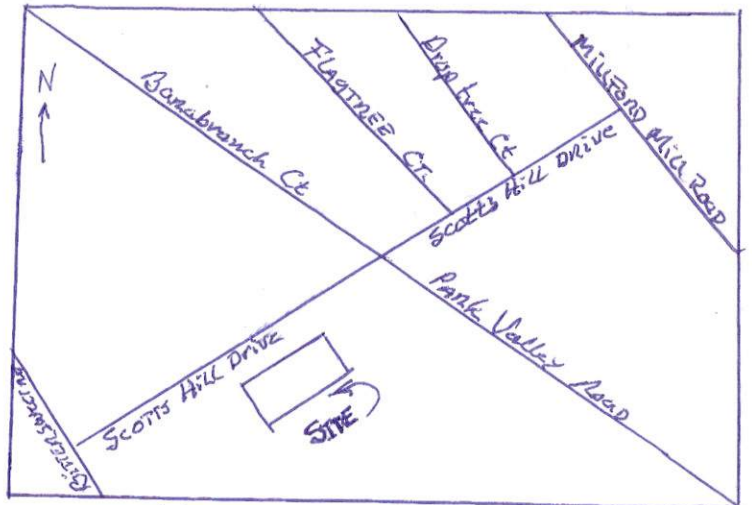
THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Sarah Manning 9/11/09
 SIGNATURE DATE

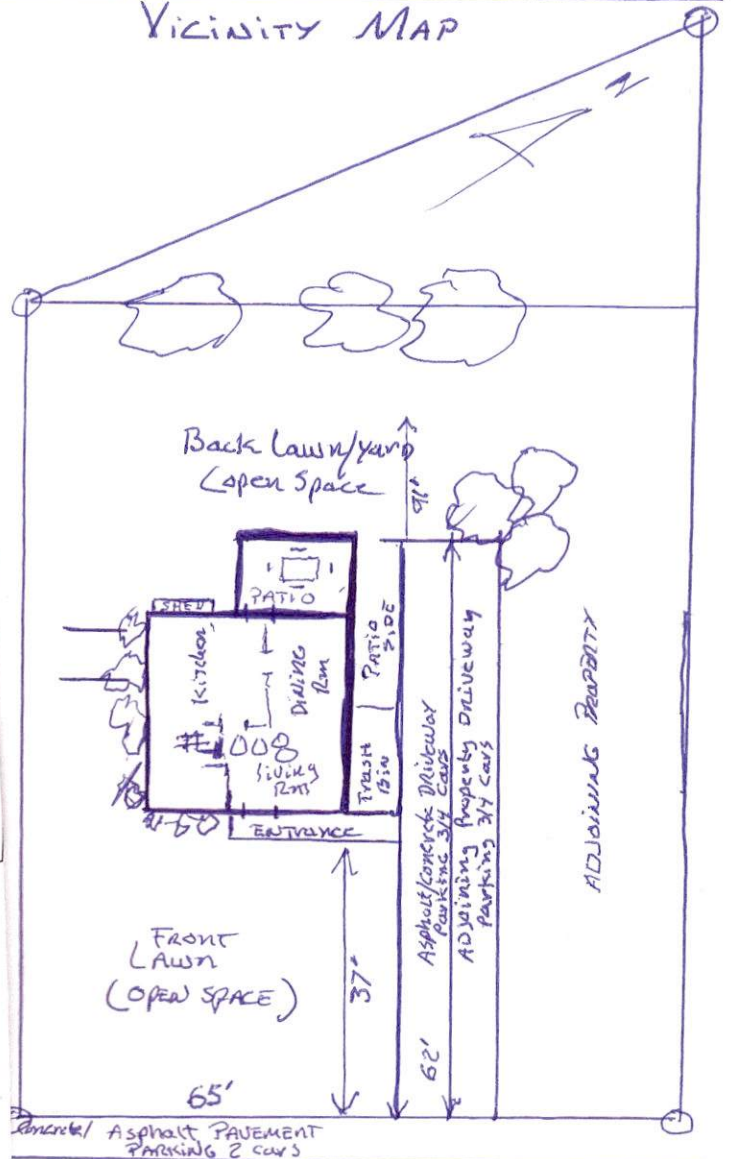
Sarah Manning
 PRINTED NAME

Sharon Manning
 SIGNATURE DATE

Sharon Manning
 PRINTED NAME

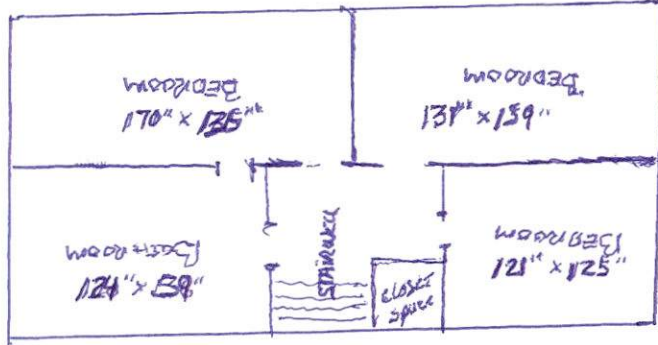


VICINITY MAP

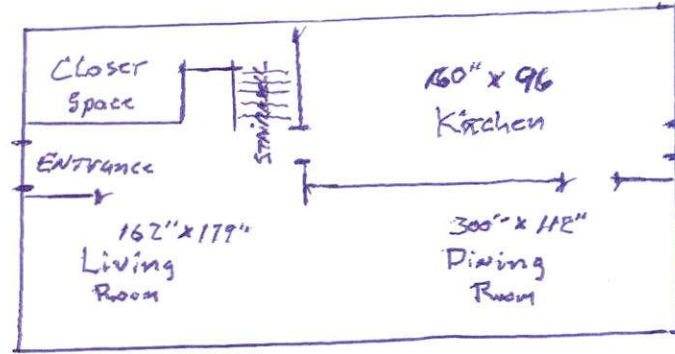


SCOTTS HILL DRIVE

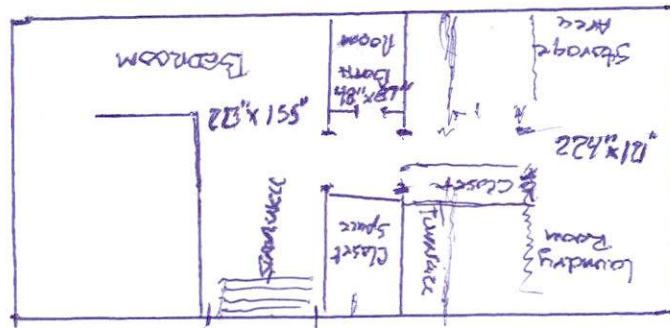
SECOND FLOOR LEVEL



FIRST FLOOR LEVEL



Basement LEVEL



ZONING USE PERMIT
 FLOOR PLAN FOR A ASSISTED LIVING FACILITY I or II
 # 1008 SCOTTS MILL DRIVE

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 1008 SCOTTS HILL DR.

Post-It® Fax Note	7671	Date	3.9.10	# of pages	1
To	Joe Merry	From	J. Nugent		
Co./Dept.	PPM zoning	Co.	Planning		
Phone #	x3391	Phone #	x3490		
Fax #	x3048	Fax #	x5862		

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:

SARA MANNING 6504 ARMSTRONG AVE (443) 660-8613
Print Name of Applicant Address BALTO., MD. 21215 Telephone Number
Lot Address 1008 SCOTTS HILL DR. Election District Z Councilmanic District Z Square Feet of Lot 8750 S.F.

Lot Location: N E W side/corner of SCOTTS HILL DRIVE 435 feet from N E W corner of BITTERSWEET ROAD
(street) (street)

Land Owner: NECHAMA GOLDMAN Tax Account Number 0206100340

Address: 5918 SIMMONDS AVE. Telephone Number ()
BALTO., MD. 21215

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: _____
	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>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:

as per 2010-0170A

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

Date: 3/5/10

**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 1008 SCOTTS HILL DR.
Permit No. (if required) B N/A

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

RE: Assisted Living Facility I or II

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MINIMUM APPLICANT SUPPLIED INFORMATION:

SARA MANNING 6504 ARMSTRONG AVE (443) 660-8613
Print Name of Applicant Address BALTO., MD. 21215 Telephone Number

Lot Address 1008 SCOTTS HILL DR. Election District Z Councilmanic District Z Square Feet of Lot 8750 S.F.

Lot Location: N E SW side/corner of SCOTTS HILL DRIVE, 4-35 feet from N E SW corner of BITTERSWEET ROAD
(street) (street)

Land Owner: NEGHAMA GOLDMAN Tax Account Number 0206100340

Address: 5918 SIMMONS AVE.
BALTO., MD. 21215 Telephone Number ()

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>JCM</u> Date: <u>10-16-09</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>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:

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jen Nugent

DATE: October 29, 2008

FROM: Diana Itter

SUBJECT: Assisted Living Facility
1008 Scotts Hill Drive

The applicant's representative, Dave Billingsley, has informed me that the applicant, Ms. Manning is withdrawing her application for Class 1 Assisted Living Facility. Ms. Manning intends to file for a setback variance to allow the existing driveway to be utilized for the required parking spaces. The Office of Planning will review a new application for assisted living if the variance is granted.

10/30/09

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 1008 SCOTTS HILL DR.

Permit No. (if required) B N/A

Post-It® Fax Note	7671	Date	10-29-09	# of pages	2
To	J. Menny	From	J. Nugent		
Co./Dept.	PDM-Zoning	Co.	Planning		
Phone #	X3391	Phone #	X3420		
Fax #	X3048	Fax #	X5802		

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 SARA MANNING 6504 ARMSTRONG AVE Address BALTO., MO. 21215 Telephone Number (443) 660-8613

Lot Address 1008 SCOTTS HILL DR. Election District 2 Councilmanic District 2 Square Feet of Lot 8750 S.F.

Lot Location: N E SW corner of SCOTTS HILL DRIVE 435 feet from N E SW corner of BITTERSWEET ROAD
(street) (street)

Land Owner: NECHAMA GOLDMAN Tax Account Number 0206100340

Address: 5918 SIMMONDS AVE. Telephone Number ()
BALTO., MO. 21215

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>10-16-09</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 checked="" type="checkbox"/>	<input 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:

Withdrawn - see attached comment from
RECEIVED
OCT 16 2009 Diana Hter

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

OFFICE OF PLANNING Date: 10/29/2009

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

No. **45732**

Date: **9.16.09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/16/2009 9/16/2009 09:11:32 2

REN MS02 MAIL JEVA JEE
 >>RECEIPT # 653994 9/16/2009 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 045732

Recpt Tot 450.00
 +.00 CK 450.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					50. —

Total: **50. —**

Rec From: **S. MANNING**

For: **ALF FILING.**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

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 1008 SCOTTS HILL DRIVE

Permit No. (if required) B _____

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

Post-It* Fax Note	7671	Date	9.28.09	# of pages	2
To	J. Merrey	From	J. Nugent		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X 3321	Phone #	X 3450		
Fax #	X 3040	Fax #	X 5802		

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: SARA MANNING Address: 1008 SCOTTS HILL DRIVE Telephone Number: 443-858-3722
 Lot Address: 1008 SCOTTS HILL DRIVE Election District: 2 Councilmanic District: 2 Square Feet of Lot: 1,711 sq ft
 Lot Location: NE S W side/corner of SCOTTS HILL DRIVE, 220' feet from NE S W corner of PARK VALLEY ROAD (street)
 Land Owner: Mecham Goldway Tax Account Number: 212-96-5757
 Address: Po Box 32681, Balt, MD 21282 Telephone Number (410): 736-1315

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>9.16.09</u>
	YES	NO	
1. This Recommendation Form (3 copies)	X	___	
2. Permit Application (if available)	___	X	
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	X Y	___	
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	X	___	
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:

Denied - See attached comments from Diana Iffer
Area planner for 2nd
councilmanic district

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

RECEIVED
SEP 17 2009

OFFICE OF PLANNING

Date: _____

Revised 8/10/06

106.09 MAILED TO APPLICANT

BALTIMORE COUNTY, MARYLAND**INTRA-OFFICE CORRESPONDENCE**

TO: Timothy M. Kotroco
Attn: ALF Reviewer
Joe Merrey

DATE: September 28, 2009

FROM: Diana Itter
Senior Planner, 2nd Councilmanic District

SUBJECT: Application for Assisted Living Facility
1008 Scotts Hill Drive

The Office of Planning is returning the application for assisted living facility disapproved, due to the fact that both the application and the site plan are inaccurate and incomplete. They do not contain the minimum information required for review. It is unclear whether this is a proposed Assisted Living facility Class I or Class II because the floor plan only indicates a total of 4 bedrooms, but fails to indicate # of clients. This property is only eligible to apply for a Class I, less than 8 clients because Scotts Hill Drive is a local street, not a principle arterial.

Also, it appears that a variance is needed from Section 432.C.1 and 2 since the proposed parking is in the front yard as well as the side yard and does not setback 10 feet from the property line. Since a variance is required, the Office of Planning will only approve the application if the Zoning Commissioner grants the variance. Please have the applicant correct the following when the application is resubmitted if the variance is granted.

Application:

Provide a correct tax account # not the owner's social security #.

Site plan:

1. Provide an accurate site plan showing to scale the lot dimensions, the correct placement of the dwelling on the lot, the existing driveway and the parking on-site. (The applicant is showing parking spaces on property owned by the neighbor.)
2. Show the # of beds and # clients served.
3. Show the # of employees.
4. Show minimum required open space calculations, 10% required.
5. Correct the number of parking spaces provided on site.
6. Correct the square footage of the dwelling in the notes.
7. The dwelling does not appear to have an existing garage. Remove it from the notes.
8. If a sign is proposed, provide a sign detail that complies with Section 450.

**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 1009 SCOTTS HILL DRIVE
Permit No. (if required) B

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

Post-It* Fax Note	7671	Date	9.28.09	# of pages	2
To	J. Merrey	From	J. Nugent		
Co./Dept.	Zoning	Co.	Planning		
Phone #	X 3391	Phone #	X 3490		
Fax #	X 3048	Fax #	X 5802		

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 SARAH MANNING Address 1009 SCOTTS HILL DRIVE Telephone Number 443-858-3722
 Lot Address 1009 SCOTTS HILL DRIVE Election District 2 Councilmanic District 2 Square Feet of Lot 1,741 sq ft
 Lot Location: N E S W side/corner of SCOTTS HILL DRIVE, 220' feet from N E S W corner of PARKS VALLEY ROAD
(street) (street)
 Land Owner: Mecham Goldman Tax Account Number 212-96-5757
 Address: Po Box 32681, Balt, MD 21282 Telephone Number (410) 736-1315

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>9.16.09</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<u>X</u>	___	
2. Permit Application (if available)	___	<u>X</u>	
3. Site Plan: Property (3 copies), including lot size and square feet of buildings, parking and open space - 10% lot area	<u>X</u>	___	
Statement of Compliance with Checklist Note 5.A	<u>X</u>	___	
4. Building Elevation Drawings (those 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	<u>X</u>	___	
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:

Denied - See attached comments from Diana Iffer
Area planner for 2nd
councilmanic district

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

RECEIVED
SEP 17 2009

OFFICE OF PLANNING

Date: _____

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

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1. Provide an accurate site plan showing to scale the lot dimensions, the correct placement of the dwelling on the lot, the existing driveway and the parking on-site. (The applicant is showing parking spaces on property owned by the neighbor.)
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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 1008 SCOTTS HILL 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:

Sarah Manning 1008 SCOTTS HILL DRIVE 493-858-3722
Print Name of Applicant Address Telephone Number

Lot Address 1008 SCOTTS HILL DRIVE Election District 2 Councilmanic District 2 Square Feet of Lot 1,717 sqf

Lot Location: N E S W/side/corner of SCOTTS HILL DRIVE, 220' feet from N E S W corner of Park Valley Road
(street) (street)

Land Owner: MECHAMA GOLDMAN Tax Account Number 212-96-5757

Address: PO Box 32681 Balto, MD 21282 Telephone Number (410) 736-1315

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

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	YES	NO	
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2. Permit Application (If available)	_____	<u>X</u>	
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area	<u>X</u>	_____	
Statement of Compliance with Checklist Note 5.A	<u>X</u>	_____	
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	<u>X</u>	_____	
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: _____

Handwritten text at the top left, possibly a date or reference number.

Handwritten text in the upper middle section.

Handwritten text on the left side, possibly a list item.

Handwritten text on the left side, possibly a list item.

Handwritten text in the center, possibly a date or reference number.

Handwritten text on the right side, possibly a list item.

Handwritten text in the center-right, possibly a list item.

Vertical handwritten text on the left side.

Vertical handwritten text on the left side.

Vertical handwritten text in the center.

Vertical handwritten text in the center.

Small handwritten mark in the center.

Small handwritten mark in the center.

Small handwritten mark in the center.

Small handwritten mark on the right side.

Vertical handwritten text on the right side.

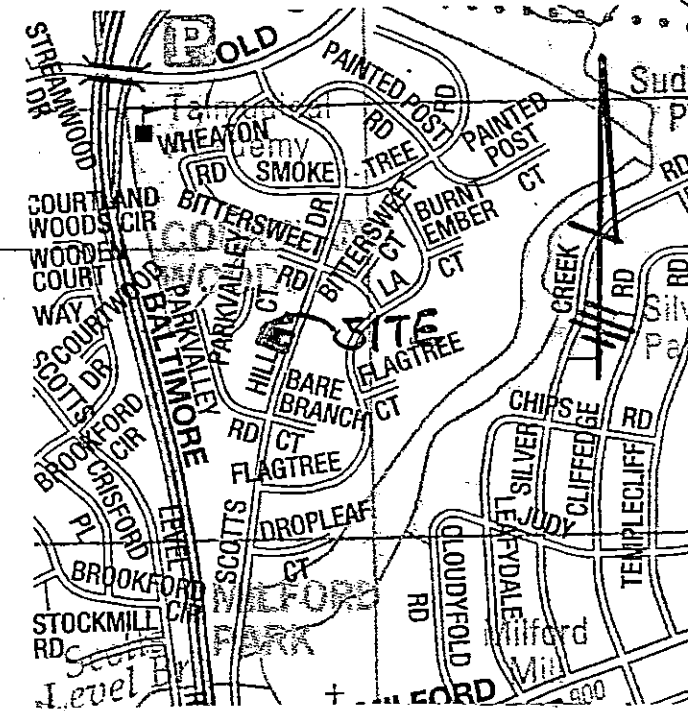
Vertical handwritten text on the right side.

NOTES

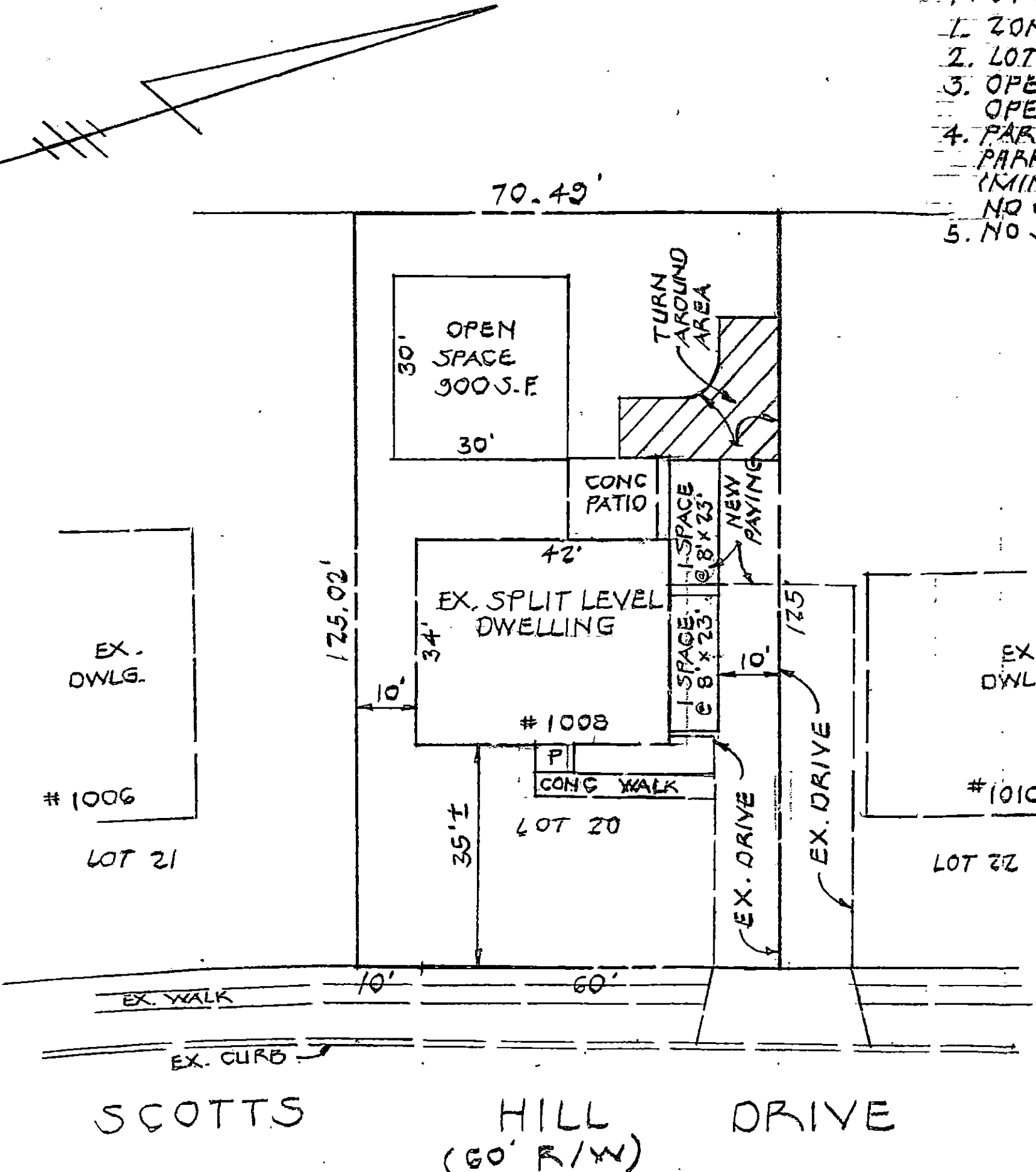
1. ZONING DR 5.5
2. LOT AREA 8,750 S.F.
3. OPEN SPACE REQUIRED 875 S.F.
OPEN SPACE PROVIDED 900 S.F.
4. PARKING REQUIRED 3 BEDS = 1 SPACE
PARKING PROVIDED = 2 SPACES
(MIN. 8.5' x 18' EACH)
5. NO ONSITE RESIDENT
5. NO SIGNS

BLDG AREAS

FOYER LEVEL	714 SF
LOWER LEVEL	714 SF
UPPER LEVEL	714 SF
TOTAL	2142 SF



VICINITY MAP
SCALE: 1" = 100'



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.

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

Sarah Manning 10/14/09
SIGNATURE DATE

SARAH MANNING, APPLICANT
PRINTED NAME

SITE PLAN FOR ALF I FACILITY
1008 SCOTTS HILL DRIVE
LOT 20, BLOCK B, PLAT 3
SCOTTS HILL P.B. 25 F. 70
ELECTION DISTRICT 2C2
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 20 FEET OCTOBER 13, 2009