

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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

ALF Address 4701 Parkfield Court  
Pikesville, MD 21208  
Permit No. (if required) B \_\_\_\_\_

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

Post-it® Fax Note	7671	Date	8/13/10	# of pages	2
To	John Lewis	From	T. Nigert		
Co./Dept.	PDM zoning	Co.	Planning		
Phone #	x3341	Phone #	x3450		
Fax #	x3048	Fax #	x5802		

RE: Assisted Living Facility I or II

This office is requesting recommendations and comments from the Office of Planning building use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: Evangelin Geneva Redd Address: 4701 Parkfield Ct. Pikesville, MD 21208 Telephone Number: 410-496-7362  
 Lot Address: 4701 Parkfield Ct. Pikesville, MD 21208 Election District: 2nd Councilmanic District: 2nd Square Feet of Lot: 10,710 ±  
 Lot Location: N E S W side/corner of PARKFIELD CT 100 (street) feet from N E S W corner of PARKFIELD (street)  
 Land Owner: Evangelin Geneva Redd Tax Account Number: 0202001470  
 Address: 4701 Parkfield Ct. Pikesville, MD 21208 Telephone Number (410): 496-7362

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 memo by <u>JL</u> Date: <u>8/13/10</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) <u>WAIVED (PER NOTE 5A ON PLAN)</u>	—	✓	
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:

(see memo) see attached

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

Date: 8/30/10

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Pikesville, MD 21208

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Department of Permits & Development Management  
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Post-it* Fax Note	7671	Date	8/30/10	# of pages	2
To	John Lewis	From	T. Night		
Co./Dept.	PDM zoning	Co.	Planning		
Phone #	x3391	Phone #	x3450		
Fax #	x3048	Fax #	x5862		

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Lot Location: N E S W side/corner of PARKVIEW ST 100 feet from N E S W corner of PARKFIELD

Land Owner Evangelin Geneva Redd Tax Account Number 0202001470

Address: 4701 Parkfield Ct. Pikesville, MD 21208 Telephone Number (410) 496-7362

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(see memo) see attached

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for the Director, Office of Planning and Community Conservation

Date: 8/30/10

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Jenifer Nugent

**DATE:** August 30, 2010

**FROM:** Diana Itter

**SUBJECT:** Assisted living 4701 Parkfield Court

The proposed assisted living for 3 beds cannot be approved at this time.

The site plan submitted does not appear to accurately depict the existing driveway based on photos submitted, a field visit and GIS map of the lot. The existing driveway which appears to be approximately 3-4 feet from the property line not 8 feet as shown on the submitted site plan. A professionally drawn, to scale site plan is needed.

The Office of Planning does not support additional paving in the side yard, it does not meet the requirements of Section 432.D, compatibility finding and will still require a variance to the 10 foot setback.

The applicant should resubmit the application after a zoning variance hearing is held. The Office of Planning will support variances from Section 432C.1 and 2 to request a variance to allow one parking space in the existing driveway in the front yard, closer than 10 feet from the property line.

DI:

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

No. **59322**  
 Date: **8/13/10**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRN  
 8/16/2010 8/13/2010 14:56:11 5

REG MS03 WALKIN RDOS LRB  
 >>RECEIPT # 474694 8/13/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				50.00

Dept 5 528 ZONING VERIFICATION  
 CR NO. 059322

Recpt Tot \$50.00  
 \$1.00 CK \$50.00 CA  
 Baltimore County, Maryland

Total: 50.00

Rec From: REDD

For: ALF Filmy 4701 PARKFIELD CT.

**CASHIER'S  
 VALIDATION**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

APP SENT AS PACK (w) PHOTOS to O.P. 8/13/10

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

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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.

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Lot Location: N E S W side/corner of PARKVIEW CT. 100 feet from N E S W corner of PARKFIELD (street) (street)  
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Signed by: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date: \_\_\_\_\_

DISAPPROVED BY J. MAGUIRE 8/30/10 DRAFTING NOTIFIED APP.

SHEET 1 OF 2

ZONING USE PERMIT  
PLAN FOR AN ASSISTED LIVING FACILITY I

Name of Facility: Redd's Castle

4701 PARKFIELD CT.  
PIKESVILLE BALTIMORE COUNTY MD 21208  
DIST/PREC -0207.1 ELECTION DISTRICT 2  
OWNER: EVANGELIN GENEVA REDD  
ADO. 4701 4701 PARKFIELD CT., PIKESVILLE, MD 21208  
DATE: 8/04/2010 (PLAN DATE 08/2010)  
PHONE: 410-496-7362  
APPLICANT: OWNER EVANGELIN GENEVA REDD  
LOT SIZE: PROPERTY LAND AREA 10,710.00 SF  
ZONING MAP 077C2  
ZONE DR 5.5

PARKING: 1 SPACE FOR EACH 3 BEDS = 1 PARKING SPACE REQUIRED

EXISTING FLOOR AREAS SQ. FT. 1200  
1<sup>ST</sup> FLOOR AND SUN ROOM = 1200 SQ. FT.

2<sup>ND</sup> FLOOR = ~~1200~~ NA SQ. FT.

TOTAL 2400 SQ. FT.

OPEN SPACE: 10 X LOT AREA (10,710 = 1071) SF.

PROVIDED 3,000 PLUS.  
REGARDING DENSITY CHART, I AM ONLY REQUESTING 3 BEDS

THE UNDERSIGNED (Evangelin Geneva Redd) IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Evangelin Geneva Redd 8/8/2010  
SIGNATURE DATE

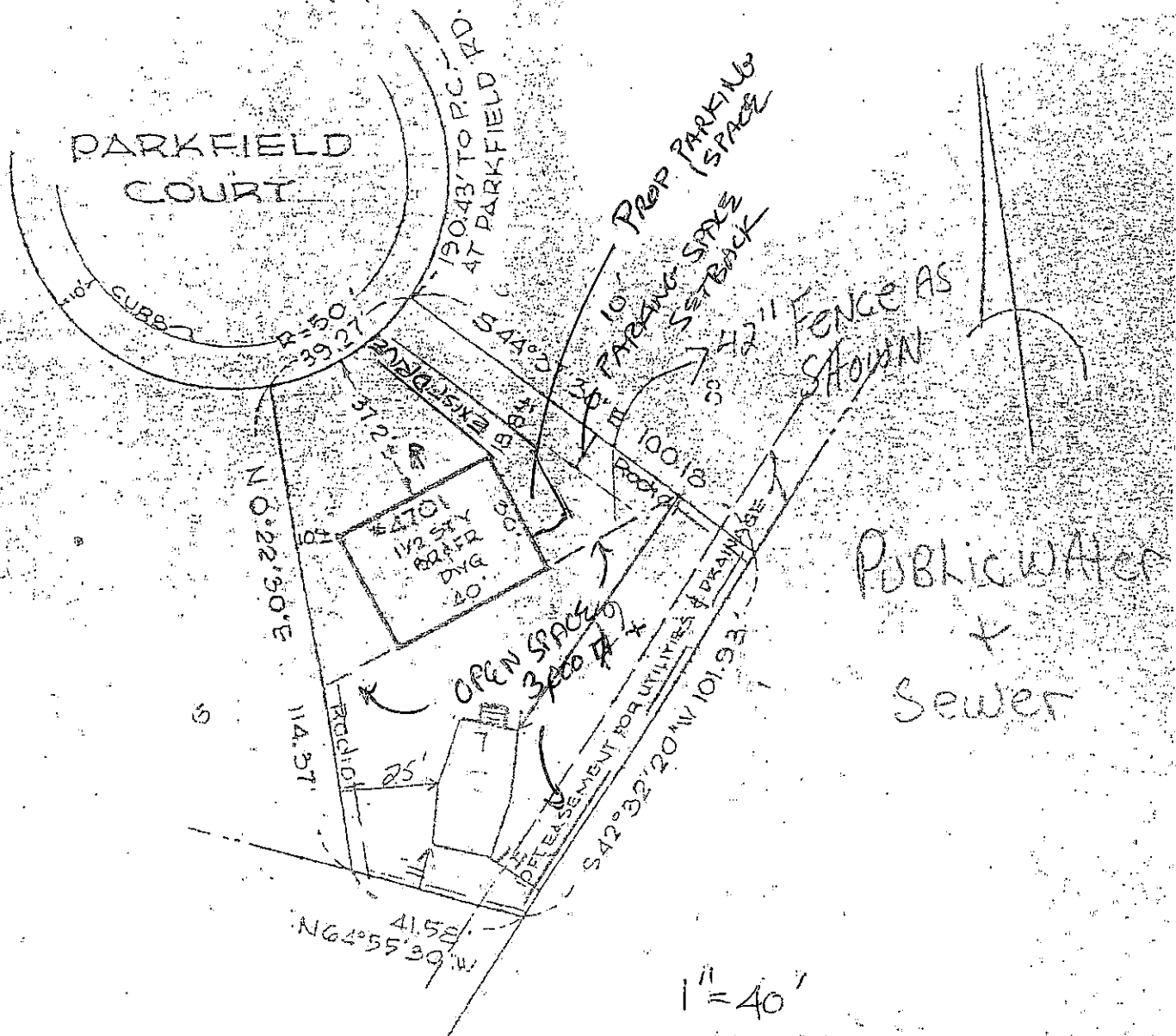
Evangelin Geneva Redd 8/8/2010  
PRINTED NAME DATE

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
PRINTED NAME DATE

ENGINEERS SCALE  
1" \_\_\_\_\_ FT.

ALF 1 USE PERMIT APP PLAN  
 SHEET 2 OF 2  
 4701 PARKFIELD CT



Plat showing Lot No. 7, Block "E", as shown on Plat of Section One "Courthaven", recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 25, folio 37, the improvements thereon being known as No. 4701 Parkfield Court.

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.

