

ORIGINAL
PICKED UP
By *amwr*

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 13th of SEPTEMBER, 20 10, that 4525 E. JOPPA RD. should be and the same is hereby granted
(street address)

permission to operate a 7 BED ASSISTED LIVING FACILITY
APPROV BY C.P. 9/9/210

NA
Permit No.

J.P. Kotooco
Director

Planner's Initials JK

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(street address)

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APPROV BY C.P. 9/9/210

NA
Permit No.

J.P. Duffy Kotroco
Director

Planner's Initials JK

THIS DATE FOR THEIR REVIEW
8/27/10

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: 4525 E. Joppa RD

Permit No. (if required): NA

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

Post-It® Fax Note	7671	Date	9.9.10	# of pages	1
To	J. Lewis	From	J. Nugent		
Co./Dept.	PDM-Zoning	Co.	Planning		
Phone #	X3891	Phone #	X3480		
Fax #	X3048	Fax #	X5062		

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:

Applicant Name: Kyung S. Moon Address: 3404 Old Post Dr. Pikesville, MD 21208 Telephone Number: (443) 219 8889

Lot Address: 4525 E. Joppa Rd Perry Hall Election District: 11 Councilmanic District: 5 Square Feet of Lot: 62,391.584

Lot Location: NE-Side corner of SE CORNER OF JOPPA RD AND KING GEORGE CT

Land Owner: Earle Mace & Patsy J Tax Account Number: 200009728

Address: 4525 E Joppa Rd Perry Hall MD 21108 Telephone Number: 410 256 4238

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>JL</u> Date: <u>8/27/10</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	
2. Permit Application (if available)	—	✓	
3. Site Plan: Property (2 copies) including lot size and square feet of buildings, parking and open space - 10% lot area Statement of Compliance with Checklist Note 3.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 5.A</u>	—	✓	
5. Photographs (please label all photos clearly) Adjacent 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

Approve Disapprove Approve conditional subject to any other modifications of the application to conform with the following recommendations:

Signature

RECEIVED

OFFICE OF PLANNING

Date: 9/9/2010

Revised 8/10/05

THIS DATE FOR THEIR RVM 8/27/10

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

SELF Address: 4525 E. VOPPA RD
Permit No. or requirement: NA

Date	9.10	# of pages	1
From	J. Nugent		
Co. Dept.	Plan-Zoning		
Phone #	X3891	Phone #	X3480
Fax #	X3048	Fax #	X5862

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

Requester Name: King, S. Moon 3004 outpost Dr. Pikesville, MD 21208 (443) 299 8889

Lot Address: 4525 E. Toppa Rd. Pkty Hall Section District II

Lot Location: 5 E CORNER OF VOPPA RD. AND KING GEORGE CT

Lot Area: 5 Square Feet of Lot (6,301 sq ft)

Land Owner: Earle Maco Betsy I

Address: 4525 E Toppa Rd Pkty Hall MD 21108

Telephone Number: 410 256 4238

Tax Account Number: 200000928

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

- 1. This Recommendation Form (3 copies)
- 2. Permit Application (if available)
- 3. Site Plan: (3 copies) including lot size and subject front of building, parking and open space - 10% lot area
- 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 PER NOTE 5.A)
- 5. Photographs (please label all photos clearly) and Surrounding Neighbors
- 6. Current Zoning Classification: DR 5.5

RECOMMENDATIONS/COMMENTS

Approved: Disapproved: Other:

Signature: [Handwritten Signature]

OFFICE OF PLANNING

RECEIVED

Date: 9/9/2010

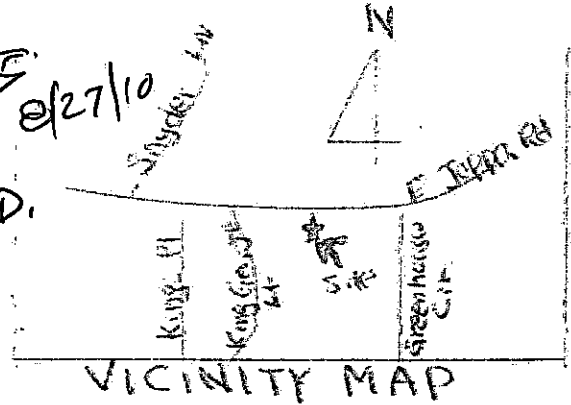
Revised 8/10/05

**ZONING USE PERMIT
PLAN FOR AN ASSISTED LIVING FACILITY I
~~7~~ 7 BEDS**

#4525 E JOPPA ROAD
PERRY HALL, MD 21128-9304
11th ELECTION DISTRICT

OWNER: C EARLE MACE
ADD: #4525 E JOPPA RD., PERRY HALL, MD 21128
APPLICANT: KYUNG S. MOON
ADD. #3404 OLD POST DR., PIKESVILLE, MD 21208
DATE: 8/27/2010
PHONE: 443-279-8889

ORIG + PICKE
SET TO OP 8/27/10
ROFT#
59572 PD.
\$ 50.00



EAST JOPPA ROAD
(NOT AN ARTERIAL ST.) 60' R/W

LOT SIZE: 62,291 SQ. FT. LOT SIZE REQUIRED FOR
ZONING MAP NE10-H 7 BEDS: 6,000 SQ. FT. X 2
PLAT LIVER/FOLIO: 54/121 CR. 12,000 SQ. FT.
ZONE: DR5.5

PARKING: 1 SPACE FOR EACH 3 BEDS = ³ REQUIRED
PROVIDED = 5 SPACES
EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR LIVING AREA = 3,109
ENCLOSED PORCH = 360
BASEMENT FOR STORAGE AND
MECHANICAL EQUIPMENT = 3,109
EXISTING GARAGE = 600

OPEN SPACE: .10 X LOT SIZE (62,291 SQ. FT.) = 6,229 SQ. FT.
PROVIDED = 16,000 SQ. FT.

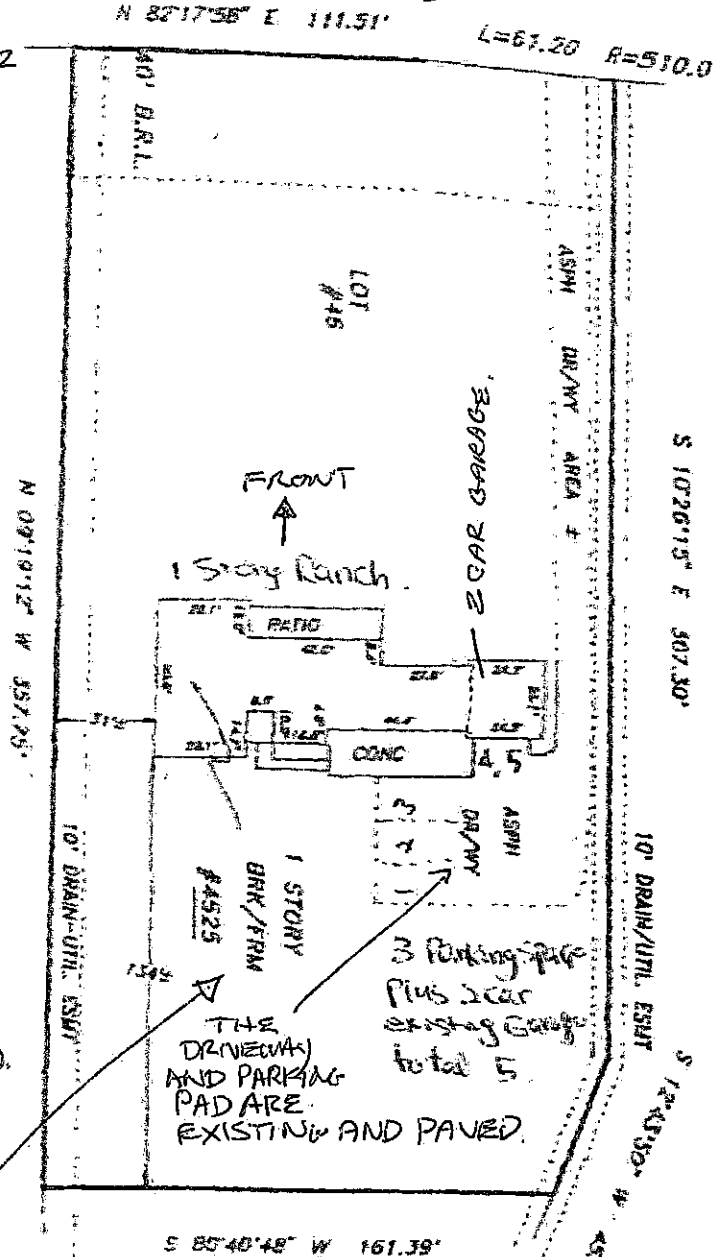
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE Kyung S. Moon DATE 8/27/10
PRINTED NAME Kyung S. Moon

ENGINEERS SCALE
1" = 60 FT.



100' DEEP BY 160 FT WIDE
REAR YD. OPEN SPACE = 16,000 SQ. FT.

INTER-OFFICE CORRESPONDENCE
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8/27/10

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 4525 E. Joppa RD
Permit No. (if required): B NA

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

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Lot Address: 4525 E. Joppa Rd. Perry Hall Election District: 11 Councilmanic District: 5 Square Feet of Lot: 62,291 sq ft

Lot Location: NE SW side/corner of SE CORNER OF JOPPA RD AND KING GEORGE CT
(street) feet from NE SW corner of (street)

Land Owner: Earle Mace & Betsy J. Tax Account Number: 2000009728

Address: 4525 E Joppa Rd. Perry Hall MD 21208 Telephone Number: 410 256 4238

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>JL</u> Date: <u>8/27/10</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>DR 5.5</u>			

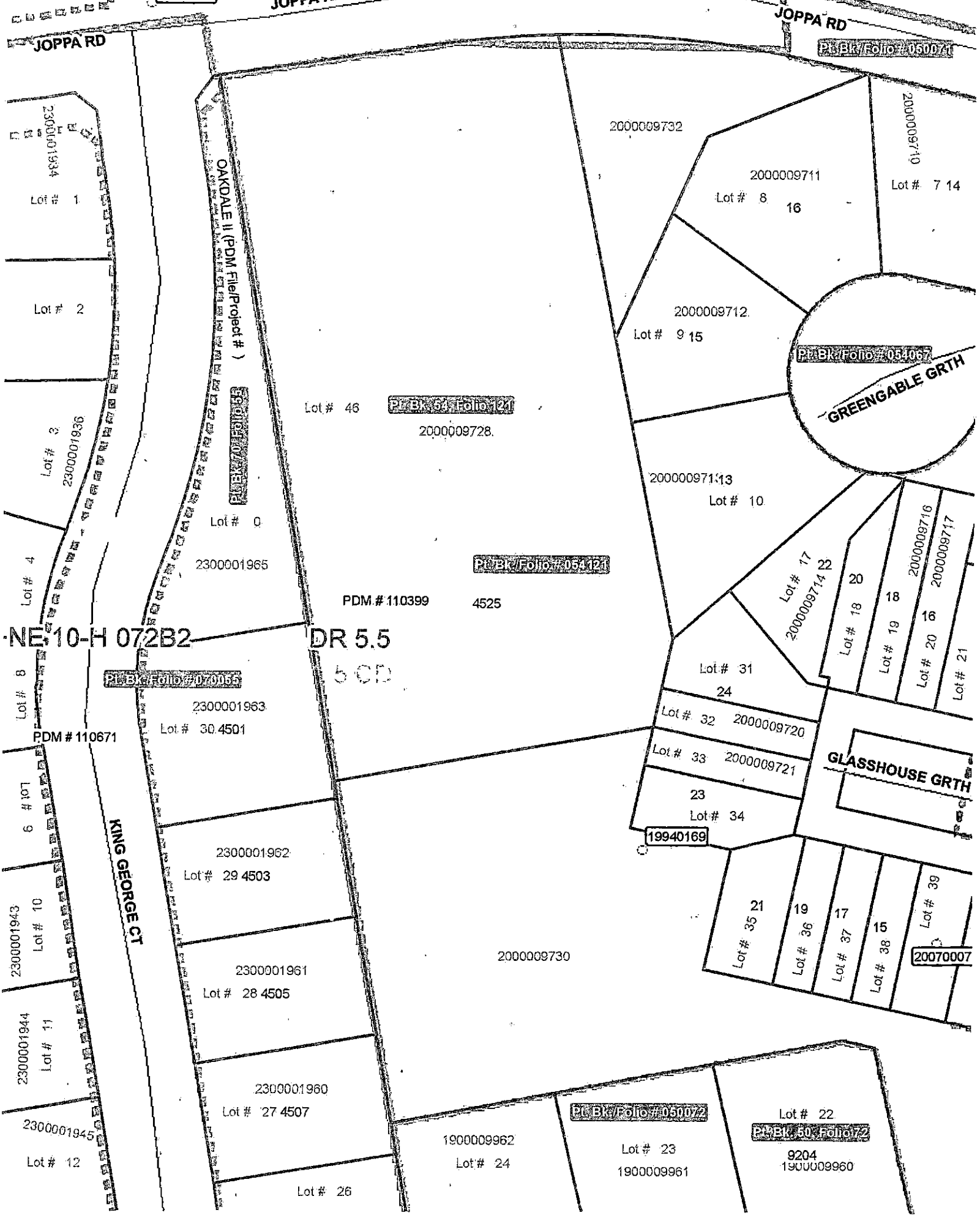
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RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations.

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

Date: _____



JOPPA RD

JOPPA RD

Pt Bk/Folio # 050071

2300001934
Lot # 1

Lot # 2

2300001936
Lot # 3

Lot # 4

Lot # 8

6 # 107
Lot # 10

2300001943
Lot # 10

2300001944
Lot # 11

2300001945
Lot # 12

OAKDALE II (PDM File/Project #)

Pt Bk/Folio # 054067

Lot # 46 Pt Bk/Folio # 054121

2000009728

Pt Bk/Folio # 054121

PDM # 110399 4525

NE 10-H 072B2

DR 5.5

5 CD

Pt Bk/Folio # 070065

2300001963
Lot # 30 4501

2300001962
Lot # 29 4503

2300001961
Lot # 28 4505

2300001960
Lot # 27 4507

Lot # 26

2000009732

2000009711
Lot # 8 16

2000009710
Lot # 7 14

2000009712
Lot # 9 15

Pt Bk/Folio # 054067

GREENGABLE GRTH

20000097113
Lot # 10

2000009714 22
Lot # 17

2000009716
Lot # 18 20

2000009717
Lot # 19 16

2000009717
Lot # 20 21

Lot # 31 24

Lot # 32 2000009720

Lot # 33 2000009721

23
Lot # 34

19940169

GLASSHOUSE GRTH

21
Lot # 35

19
Lot # 36

17
Lot # 37

15
Lot # 38

20070007
Lot # 39

2000009730

Pt Bk/Folio # 050072

1900009962
Lot # 24

Lot # 23
1900009961

Pt Bk/Folio # 050072

Lot # 22
9204
1900009960

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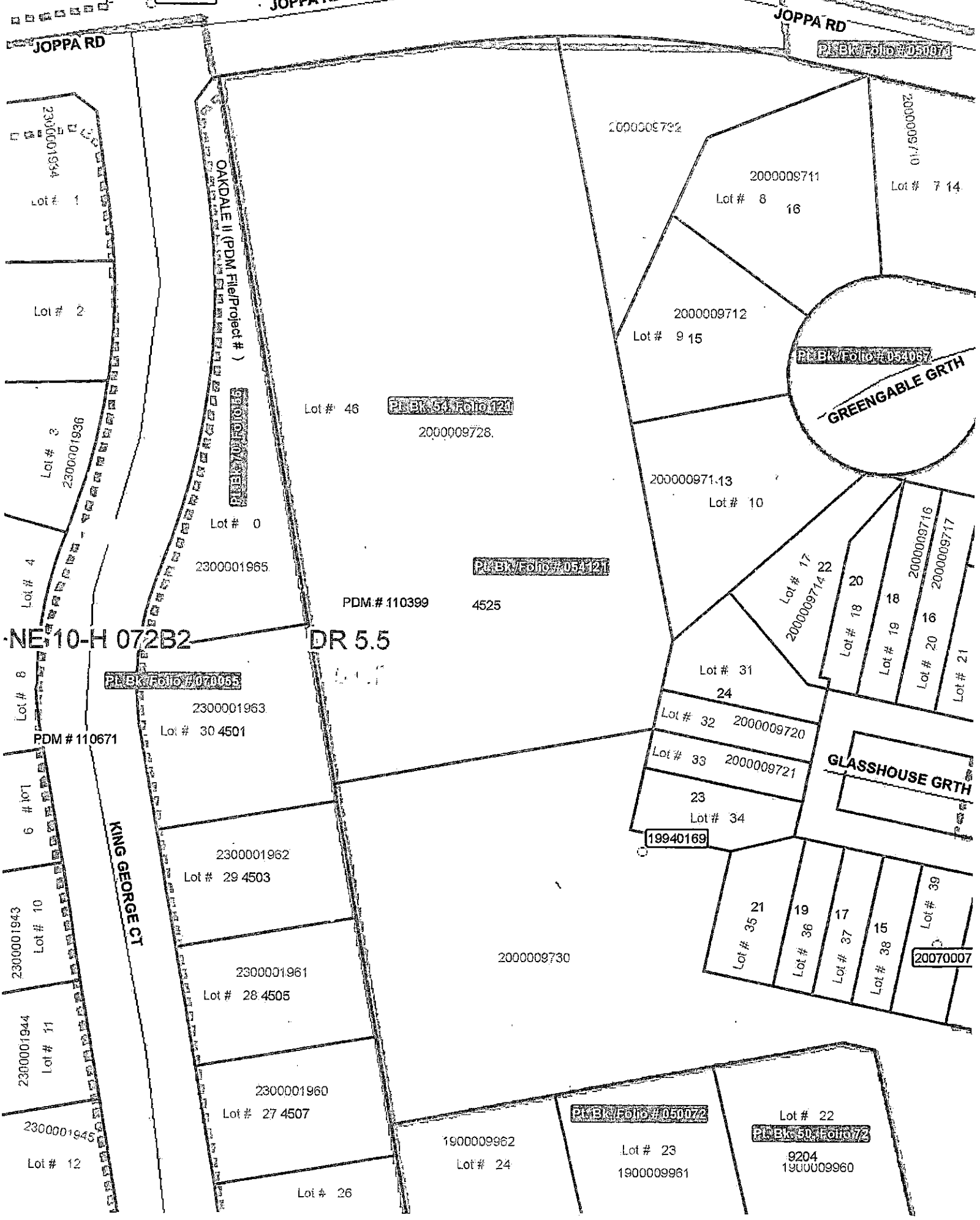
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Title: Director, Office of Planning and Community Conservation

Date: _____



JOPPA RD

JOPPA RD

P.B.K. Folio # 050074

2300001934
Lot # 1

Lot # 2

2300001936
Lot # 3

Lot # 4

Lot # 8

6 # 107
Lot # 10

2300001943
Lot # 10

2300001944
Lot # 11

2300001945
Lot # 12

OAKDALE II (PDM File/Project #)

PROLONGEMENT

NE 10-H 072B2

DR 5.5

P.B.K. Folio # 070063

P.B.K. Folio # 120

P.B.K. Folio # 054221

P.B.K. Folio # 054067

KING GEORGE CT

GREENGABLE GRTH

GLASSHOUSE GRTH

20070007

2000009792

2000009711
Lot # 8 16

2000009710
Lot # 7 14

2000009712
Lot # 9 15

200000971.13
Lot # 10

Lot # 17
2000009714, 22

Lot # 18 20

Lot # 19 18

2000009716

2000009717

Lot # 20 16

Lot # 21

Lot # 31
24

Lot # 32 2000009720

Lot # 33 2000009721

Lot # 34

19940169

Lot # 35 21

Lot # 36 19

Lot # 37 17

Lot # 38 15

Lot # 39

2000009730

P.B.K. Folio # 050072

P.B.K. Folio # 72

1900009962
Lot # 24

Lot # 23
1900009961

Lot # 22
9204
1900009960

Lot # 26