

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 17TH of AUGUST, 2011, that 7500 KELSEYS LANE, MD 21237 should be and the same is hereby granted permission to operate an ASSISTED LIVING FACILITY I (4 BEDS)

72306

Permit No.


Director

Planner's Initials AT

REV 06/00

8/9/11

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 7500 Kelseys Ln

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

Post-it® Fax Note	7671	Date	8.17.11	# of pages	1
To	A. TSUI	From	J. JUGENT		
Co./Dept.	PAI - Zoning	Co.	Dept Planning		
Phone #	X3391	Phone #	X3480		
Fax #	X3048	Fax #	X5862		

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 Keith A + Kim D Henderson Address 7500 Kelseys Lane, Rosedale, MD (410) 458-2759
Telephone Number 21237

Lot Address 7500 Kelseys LN Election District 14th Councilmanic District 6th Square Feet of Lot 7,069

Lot Location: N E SW side/corner of Kelseys Lane 925' (+/-) feet from N E SW corner of Gilley Terr
(street) (street)

Land Owner: Keith A. + Kim D. Henderson Tax Account Number 24-00001159

Address: 7500 Kelseys Ln, Baltimore, MD 21237 Telephone Number (410) 458-2759

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) | PROVIDED? | Accepted for filing by |
| | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Date: <u>7/20/11</u> |
| 2. Permit Application (if available) | <input 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"/> | |
| Statement of Compliance with Checklist Note 5.A | <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"/> | |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood | <input type="checkbox"/> | |
| 6. Current Zoning Classification: <u>DRS.5, DR 3.5</u> | <input type="checkbox"/> | |

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: 8/11/11

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 7500 Kelseys Ln
Permit No. (if required) B _____

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Department of Permits & Development Management
M.S. 1105

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

	PROVIDED?		
	YES	NO	Accepted for filing by Date: <u>7/20/11</u>
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>A. Tsai</u>
2. Permit Application (if available)	<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 type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DRS.5, DR 3.5</u>	<input type="checkbox"/>	<input type="checkbox"/>	

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

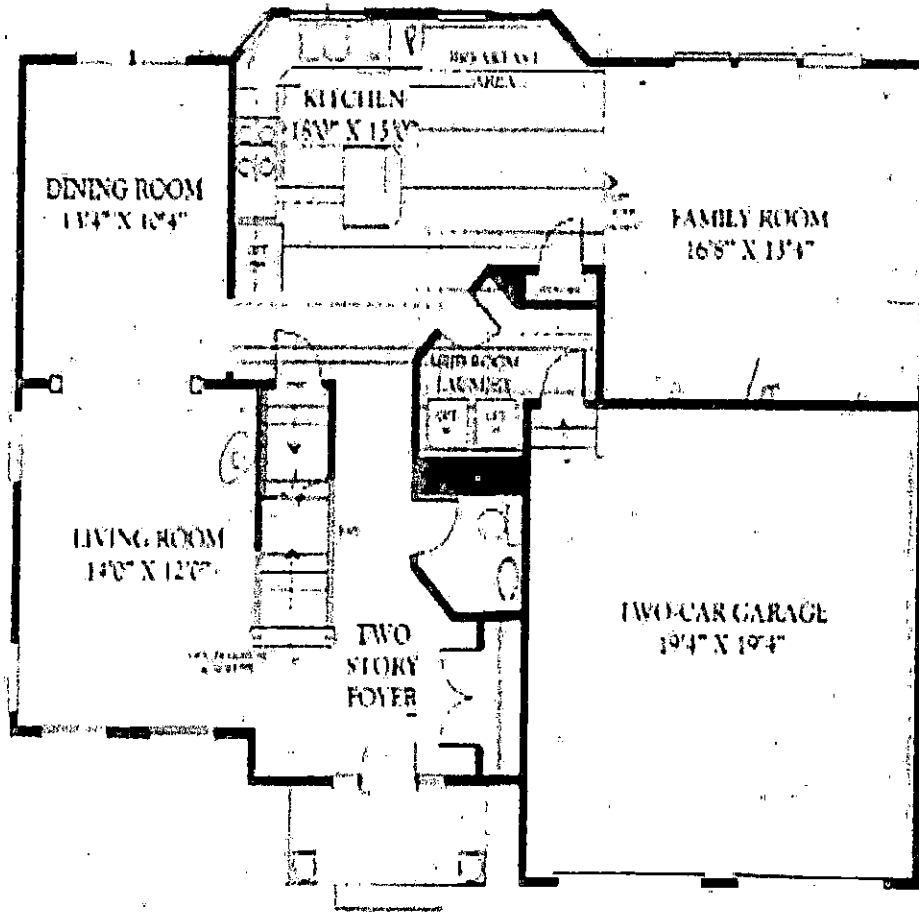
RECOMMENDATIONS / COMMENTS:

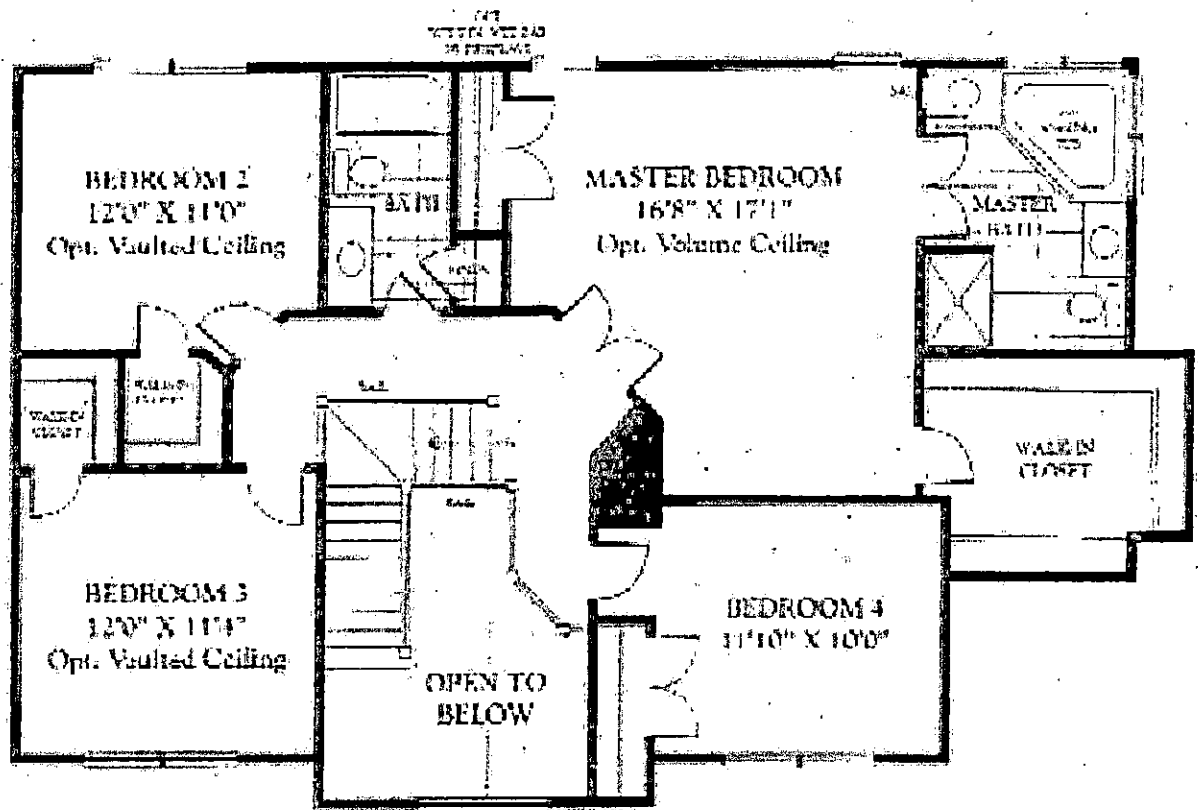
Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

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

Date: _____

Floor Plan for The First Floor



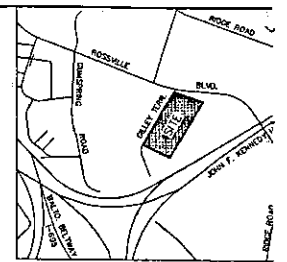
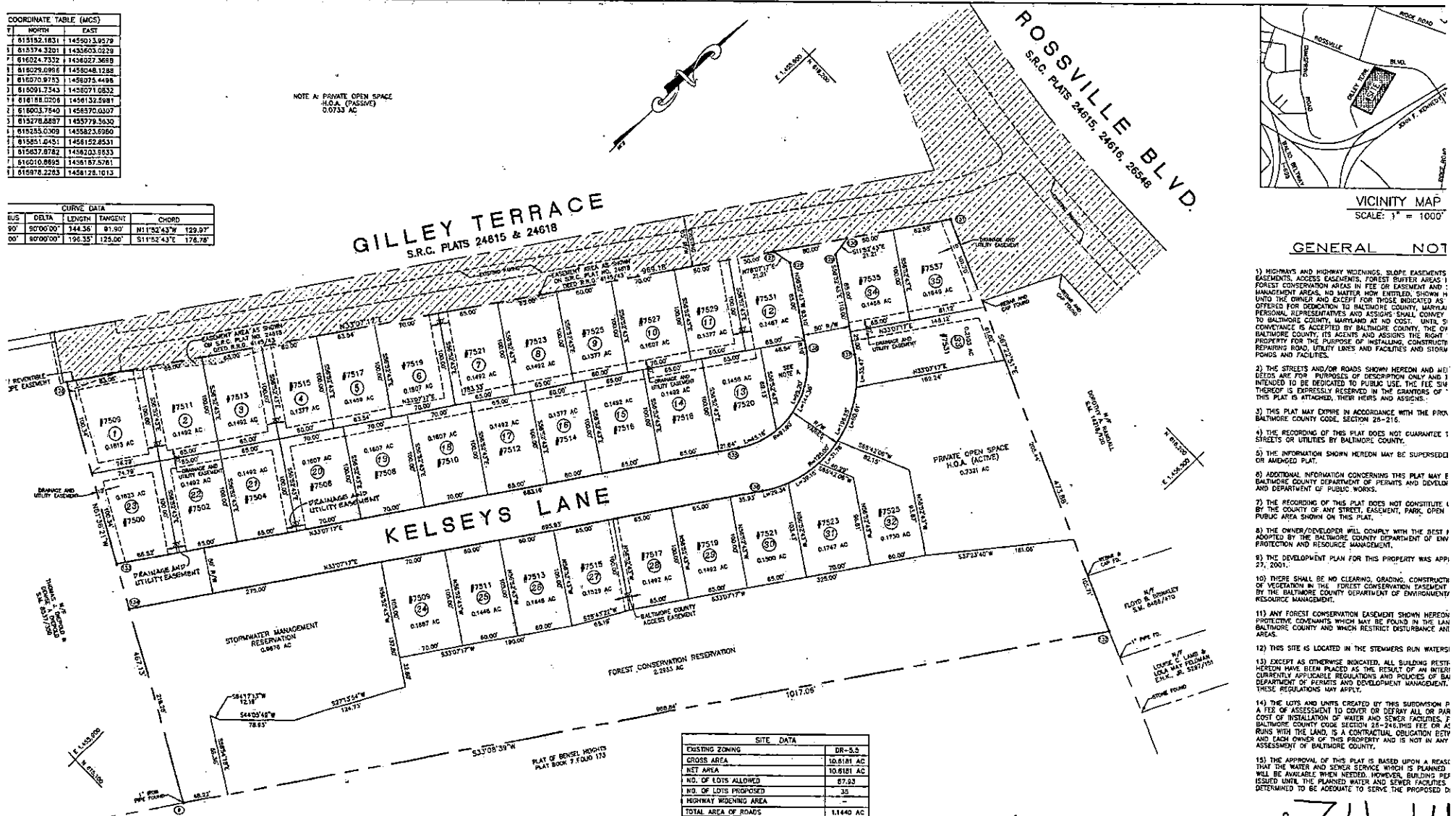


SECOND FLOOR PLAN

COORDINATE TABLE (MCS)			
T	NORTH	EAST	
1	815192.1831	145901.9579	
1	815194.3201	1453603.0229	
1	816024.7322	1458027.3689	
1	818029.0916	1455048.1288	
1	818070.9753	1458075.4988	
1	815091.2543	1458071.0832	
1	816188.0208	1456132.5981	
1	816003.7840	1458570.0307	
1	815278.8887	145979.5630	
1	815285.0309	1455823.6980	
1	815851.6451	1456152.8531	
1	815837.8782	1458023.7533	
1	816010.8925	1458187.9261	
1	815978.2283	1458128.1013	

CURVE DATA				
BUS	DELTA	LENGTH	TANGENT	CHORD
90°	90°00'00"	344.36	81.90'	N11°52'43"W 129.07'
00°	90°00'00"	196.35'	125.00'	S11°52'43"E 178.74'

NOTE A: PRIVATE OPEN SPACE
H.O.A. (PASSIVE)
0.0733 AC



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDTHS, SLOPE EASEMENTS, EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS, FOREST CONSERVATION AREAS IN THE FORE EASEMENT AND MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN ON THIS PLAN AND EXCEPT FOR THE AREAS INDICATED AS OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, REPRESENTATIVES OF THE STATE OF MARYLAND TO BALTIMORE COUNTY, MARYLAND AT NO COST, UNLESS OTHERWISE ACCEPTED BY BALTIMORE COUNTY, THE OF BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT OF PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING ROAD, UTILITY LINES AND FACILITIES AND STORM POND AND FACILITIES.
- THE STREETS AND/OR ROADS SHOWN HEREON AND THE LOTS ARE FOR PURPOSES OF DESCRIPTION ONLY AND INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PRO BALTIMORE COUNTY CODE, SECTION 28-216.
- THE RECORDING OF THIS PLAN DOES NOT GUARANTEE THE STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT AND DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY BALTIMORE COUNTY.
- THE DEVELOPMENT PLAN FOR THIS PROPERTY WAS APPR 23, 2001.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OF VEGETATION IN THE FOREST CONSERVATION EASEMENT BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT.
- ANY FOREST CONSERVATION EASEMENT SHOWN HEREON PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AREAS.
- THIS SITE IS LOCATED IN THE STEMMERS RUN WATERSHED.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS HAVE BEEN PLACED AS THE RESULT OF AN INTER-CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. THESE REGULATIONS MAY APPLY.
- THE LOTS AND UNITS CREATED BY THIS SUBDIVISION IN A FEE OF ASSESSMENT TO COVER OR DEFER ALL OR PART COST OF INSTALLATION OF WATER AND SEWER FACILITIES, BALTIMORE COUNTY CODE SECTION 28-246. THIS FEE OR ASSESSMENT WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY ASSESSMENT OF BALTIMORE COUNTY.
- THE APPROVAL OF THIS PLAN IS BASED UPON A BASIS THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS ISSUED UNDER THE PLANNED WATER AND SEWER FACILITIES, DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

EXISTING ZONING SITE DATA		
		DR-5.0
GROSS AREA		10,6181 AC
NET AREA		10,6181 AC
NO. OF LOTS ALLOWED		67.63
NO. OF LOTS PROPOSED		35
ROWWAY WIDENING AREA		-
TOTAL AREA OF ROADS		1,4440 AC
TOTAL AREA OF LOTS		8,4078 AC
TOTAL AREA OF PLAY		10,6181 AC
PARKING SPACES REQUIRED		70
PARKING SPACES PROVIDED		70
FOREST CONSERVATION RESERVATION		2,2033 AC
H.O.A. OPEN SPACE REQUIRED		0,8035 AC
H.O.A. OPEN SPACE REQUIRED (ACTIVE)		0,6223 AC
H.O.A. OPEN SPACE PROVIDED (PASSIVE)		0,2812 AC
H.O.A. OPEN SPACE PROVIDED (ACTIVE)		0,8035 AC
H.O.A. OPEN SPACE PROVIDED (TOTAL)		1,0847 AC
H.O.A. OPEN SPACE PROVIDED (PASSIVE)		0,0734 AC
H.O.A. = HOMEOWNERS ASSOCIATION OWNED & MAINTAINED		

Filed for record
ST# 74
Date JUN 18 2002
140
Notary: *[Signature]*
Clark

S 74 ~ 140
M

PLAT OF THE SIPPEL PROPE

14TH ELECTION, 6TH COLONIALMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' JANUARY 17, 2002

DEPARTMENT OF PERMITS AND DEVELOPMENT
TO SECTION 28-216(c), BALTIMORE COUNTY CODE
[Signature]
DATE 6/11/02

P.W.A. COMPLETED 146621-22
FINAL PLAT CHECKED
FOR *[Signature]*
ENGINEERING *[Signature]*
STREET NAMES/HOUSE NOS. *[Signature]*
REC. & PAPERS *[Signature]*

COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (MCS) AND ARE BASED ON THE FOLLOWING TRAVEL STATIONS:
BCO #209 N 815558.69 E 1457418.00
BCO #370 N 818268.2 E 1457000.18

OWNER
GILLEY TERRACE, LLC
1801 FALLS ROAD
BALTIMORE, MARYLAND 21201
DEED REFERENCE: S.M. 1579/20
TAX ACCOUNT NO. 14-07029450

OWNER'S CERTIFICATION
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE THE PRESENT PLAN OF SUBDIVISION OF SECTION 28-216 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAN AND THE SETTING OF THE MARKERS.
[Signature] 4/16/02
SEELY CHANG
GENERAL MANAGER

SURVEYOR'S CERTIFICATION
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAN AND THAT THE LAND SHOWN ON THIS PLAN HAS BEEN LAYED OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY NOW AS SAID CONCERNING THE MAKING OF THE PLAN AND THE SETTING OF MARKERS.
[Signature] 4-15-02
LEONARD T. BOWEN, JR.
DATE

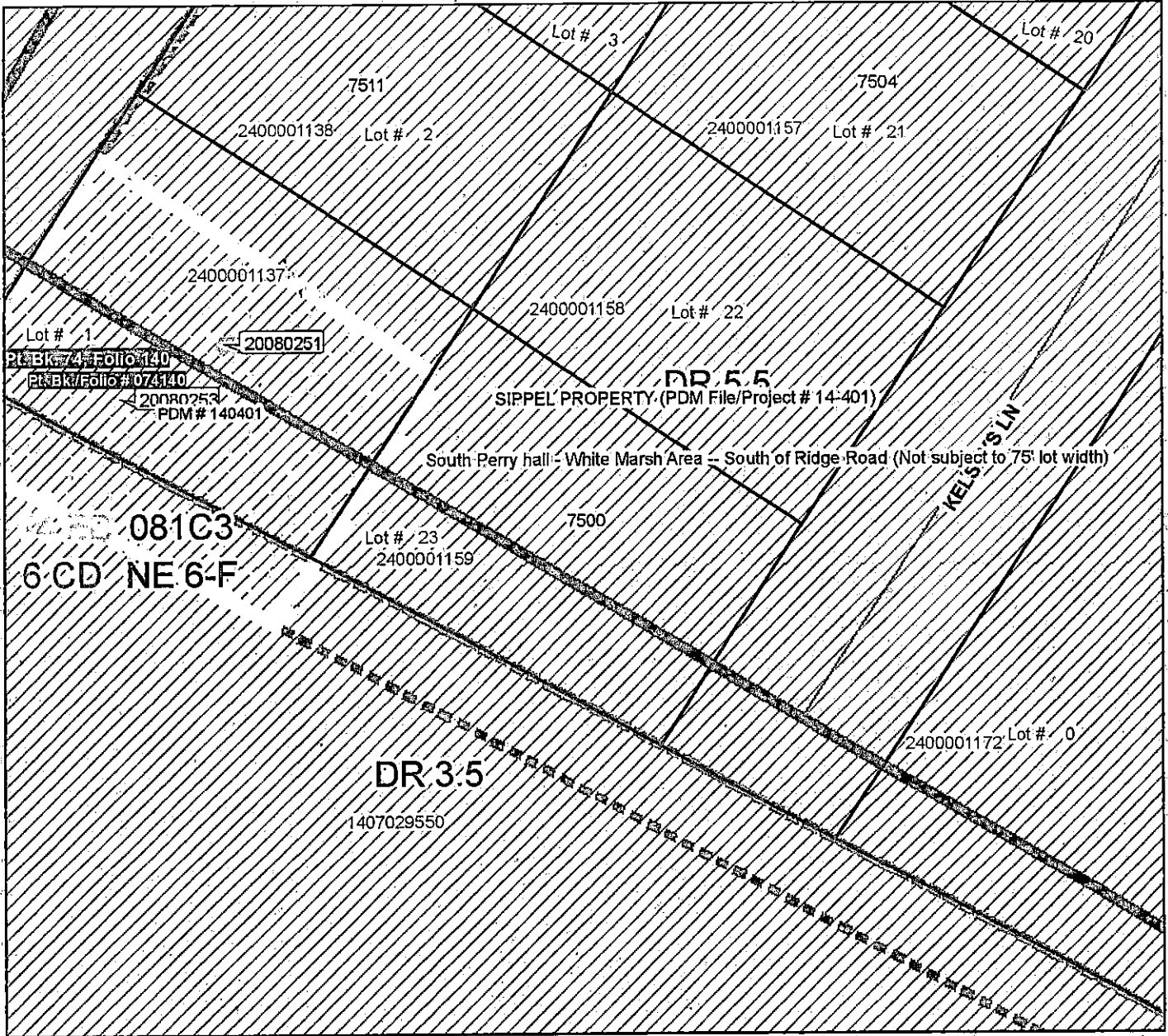


COLONIAL LAND SURVEY
218 MARYLAND AVENUE
TOWSON, MARYLAND 21288
410-299-7710 *[Signature]*

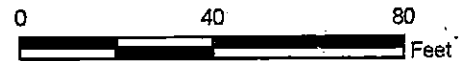
COMPUTED: JSH DRAWING: JSH CHECKED: LTD PFD

74-140
MSA 55A 1236

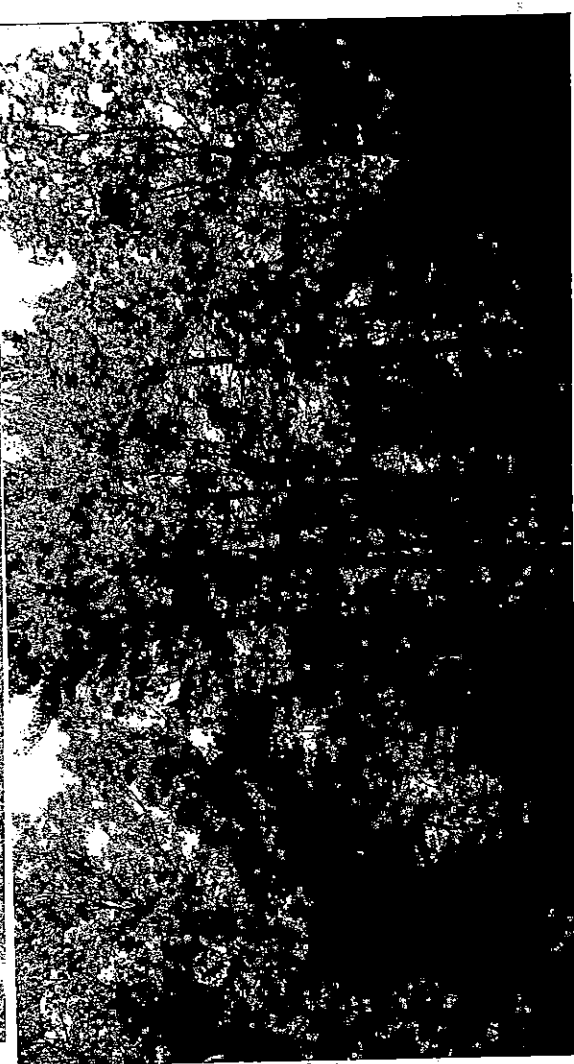
7500 Kelseys Lane



Publication Date: July 13, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet



Zoning Use Permit

Plan for an Assisted Living Facility I

7500 Kelseys Lane

Baltimore County, MD 21237

14th Election District

Owner: Keith A and Kim D Henderson

Date: 6-3-2011

Phone: 410-458-2759

Lot size: 7,069 sq. ft.

Zoning Map: O81C3

Zone DR 3.5 + DR 5.5

Number of beds to be approved: 4; 2 Parking Spaces on Asphalt Driveway with dimensions 8 1/2' x 18'; and Existing 2 car garage with dimensions: 19'4" x 19'4"

Parking: 1 space for each 3 beds = 2 parking spaces required.

Existing floor areas SQ. FT.

1st floor = 1181 sq. ft.

2nd floor = 1181 sq. ft.

Total = 2336 sq. ft.

Basement for storage and mechanical Equipment = 981 sq. ft.

Existing garage = 376 sq. ft.

Open space: .10 x lot area (7069) sq ft = 706.9 sq. ft.

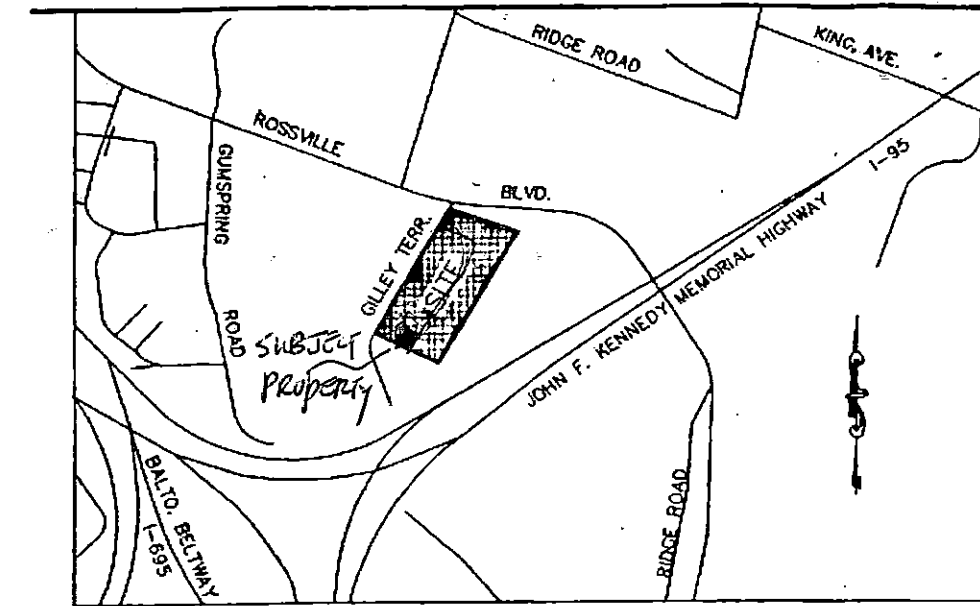
This building has not been originally constructed to accommodate elderly housing or an assisted living facility. The building has not been constructed in the last five years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of five years before the date of this application) to the exterior of the building has occurred. No additions are proposed to exceed this limit for five years from the date of this application.

Signs will comply with section 450 B.C.Z.R.

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

Kim D. Henderson 7/19/2011
 Kim D. Henderson DATE

Keith A. Henderson 7/19/2011
 Keith A. Henderson DATE

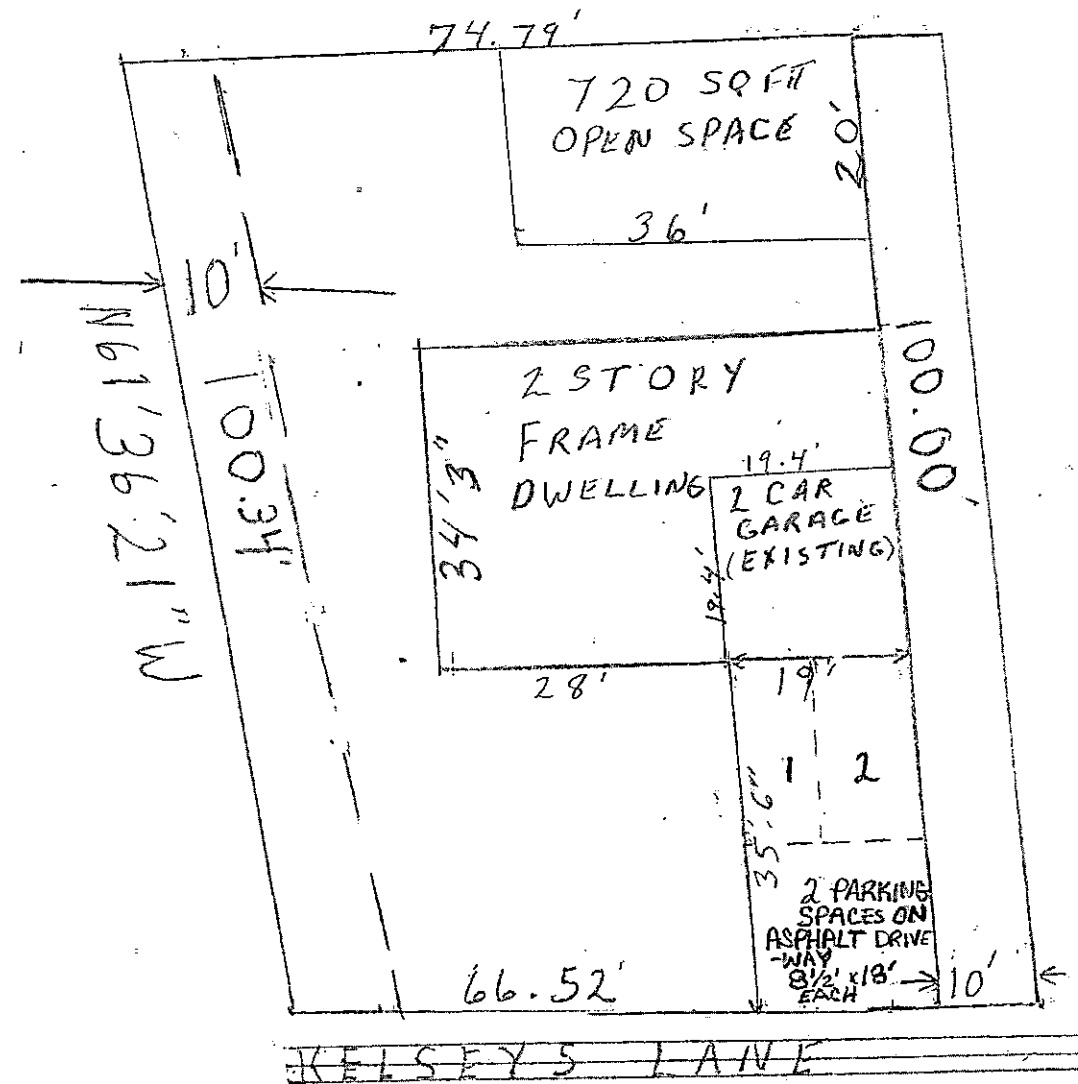


VICINITY MAP

SCALE: 1" = 444.44'

PLAT RECORD IN
 REEL # 157
 SHEET # 216
 DATE 13, 2002

GENERAL NOTES



KELSEYS LANE

SCALE 1" = 20'