

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 19 day of AUGUST, 2014, that RHONDA ZAQUEN located at  
(Individual or business name)  
295 S. STUART ST. should be and the  
(Street address)

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY I ; MAX 4 BEDS, SUBJECT TO ATTACHED COMMENTS FROM THE OFFICE OF PLANNING.

112363  
Permit (or Receipt) Number

Carl Johnson  
Director, Permits, Approvals and Inspections

Planner's Initials JCM

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

TO: Director, Office of Planning  
Attention: Lynn Lanham  
Jefferson Building  
105 West Chesapeake Avenue, Room 101  
Towson, MD 21204  
Mail Stop 3402

ALF Address 295 S. STUART ST.

Permit No. (if required) B \_\_\_\_\_

FROM: Arnold Jablon, Director  
Department of Permits, Approvals and Inspections

ZONING CASE 2015-0029A

RE: Assisted Living Facility

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

**A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):**

RHONDA ZAQUEW 295 S. Stuart St 443-563-7349 rhonda24r@yahoo  
 Print Name of Applicant Address Telephone Number Email Address  
 Lot Address 295 S. Stuart St Election District 15 Councilmanic District 7 Square Feet of Lot 6,125.00  
 Lot Location: N E S W side/corner of Virginia Ave 132 feet from N E S W corner of Delaware Ave  
 (street) (street)  
 Land Owner(s): Rhonda Zaquew 10 Digit Tax Account Number 2200009342  
 Address: 295 S. Stuart St Baltimore, MD Telephone Number 443 563-7349  
21221 Email Address rhonda24r@yahoo.com

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

**B. APPLICANT MUST PROVIDE 1 THROUGH 6**

Planner to confirm information acceptance by marking  below

	YES	NO
1. This Recommendation Form (3 copies).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan		
Property (3 copies) including lot size and sq ft of building, 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 <u>may be waived</u> if not 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 and Surrounding Neighborhood.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR5-5</u>		

Accepted for filing by JCM 8/6/14  
(Date)

**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 attached comments from reviewing planner

Signed by: [Signature]  
For the Director, Office of Planning

RECEIVED

Date: 8/19/2014

AUG 11 2014

Revised 2/7/11

DEPARTMENT OF PLANNING

# BALTIMORE COUNTY, MARYLAND

## INTRA-OFFICE CORRESPONDENCE

**TO:** Jenifer Nugent

**DATE:** 8/18/14

**FROM:** Dennis Wertz

**SUBJECT:** Assisted Living Facility I (295 South Stuart Street)

I visited the site on 8/15/14. The property is improved with an attractive dwelling in good condition. There is a large, attractive deck in the rear yard. The rear and side yards are not suitable for providing the required off-street parking spaces. The existing gravel driveway in the front yard is in poor condition, and it does not provide a durable and dustless surface. An unlicensed van was parked in the driveway.

### Recommendations:

Approve the use of the property for an Assisted Living Facility I provided that:

- The gravel drive shown on the applicant's location drawing is paved to provide a durable and dustless surface for parking as required by Section 409.8.A.2 of the BCZR. The drive pavement shall extend to the street pavement.
- After paving the driveway, remove any excess gravel.
- Unless a license is obtained for the unlicensed motor vehicle parked in the front yard, remove it from premises.

Also, after reviewing the compatibility objectives in Section 32-4-402 of the County Code, it is my opinion that the use of this property for a 4-bed Assisted Living Facility I will be compatible with the adjacent residential properties and the surrounding neighborhood provided that:

- The exterior of the existing dwelling is not altered.
- No signs that identify the property as an Assisted living Facility will be erected on the premises.
- Neither the property nor South Stuart Street shall not be used to park or store unlicensed or inoperative motor vehicles.

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RECOMMENDATION FORM**

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Attention: Lynn Lanham  
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Towson, MD 21204  
Mail Stop 3402

FROM: Arnold Jablon, Director  
Department of Permits, Approvals and Inspections

RE: Assisted Living Facility

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5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR5.5</u>		

Accepted for filing by JCM 8/6/14  
(Date)

**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

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

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

No. **112363**

Date: **8/6/14**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DIV  
 8/06/2014 8/06/2014 10:07:25 1  
 RE: MAIL LARS LJR  
 RECEIPT # 531000 7/31/2014 0FLS  
 5 528 ZONING VERIFICATION  
 NO. 112363  
 Receipt Tot. \$175.00  
 \$100.00 CK \$75.00 CA  
 \$0.00 CB  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					175.00

Total: **175.00**

Rec From: **RHONDA ZAQUEN**

For: **2015-0029 A = 75.00**  
**ALF = 100.00**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

ZONING USE PERMIT  
PLAN FOR A ASSISTED LIVING FACILITY I

#295 SOUTRH STUART STREET  
BALTIMORE COUNTY MD 21221  
15 ELECTION DISTRICT  
OWNER: RHONDA K. ZAQUEN  
DATE 8/3/2014  
PHONE: 443-563-7349

LOT SIZE" 6,125 SQ. FT  
ZONING MAP 097A1  
ZONE DR 5.5

PARKING: 2 PARKING SPACES - *A variance is being requested. 2015-0029-A*

*BEDS: 4*

EXISTING FLOOR AREAS SQ FT.

1<sup>ST</sup> FLOOR= 892.5 SQ. FT.

2<sup>ND</sup> FLOOR= 892.5 SQ. FT.

TOTAL 1785 *SQ. FT.*

OPEN SPACE: *10 x 6125 = 612.5 SQ. FT*

THIS BUILDING HAS NOT ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGE OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

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

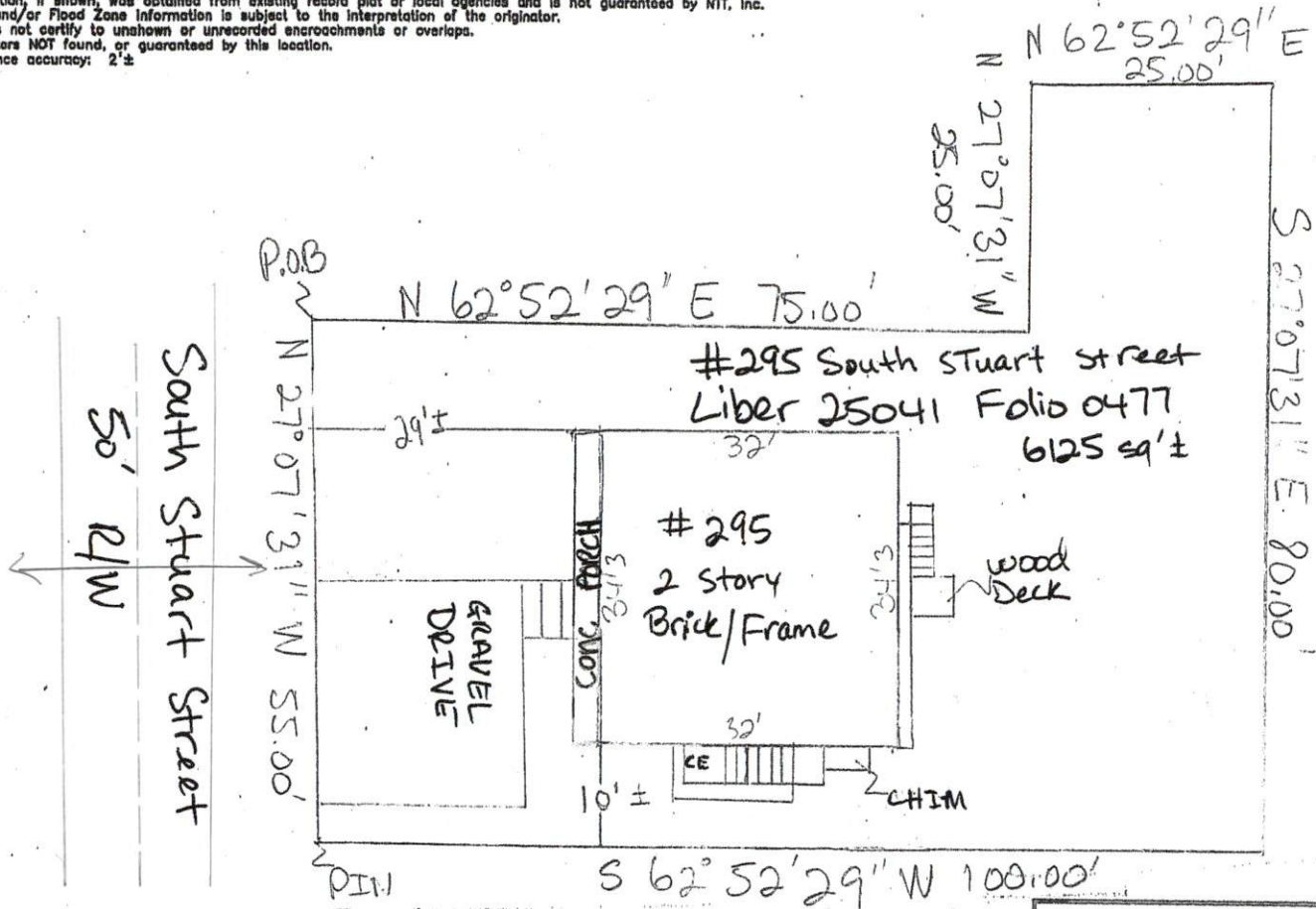
THE UNDERSIGNED OWNER ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE	<i>Rhonda Zaquen</i>
PRINTED NAME	<i>RHONDA ZAQUEN</i>
DATE	<i>8/3/14</i>

ENGINEERS SCALE 1 INCH= 20 FEET.

**NOTES:**

- 1) B.R.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 2'±



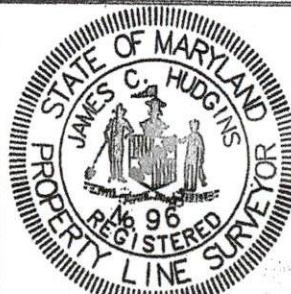
Subject property is shown in Zone X on the FIRM Map of Baltimore County, Maryland on Community Panel Number 240010 0440 F, effective SEPTEMBER 26, 2008



This is to certify that I have surveyed the property shown hereon, being known as #295 SOUTH STUART STREET

and recorded among the land records of Baltimore County, Maryland in LIBER 25041, folio 35 for the purpose of locating the improvements thereon.

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

**LOCATION DRAWING**  
 295 SOUTH STUART STREET  
 15th ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.  
 16205 Old Frederick Rd.  
 Mt. Airy, Maryland 21771  
 Phone: (410)442-2031  
 Fax: (410)442-1315  
 Website: www.nttsurveyors.com

Scale: 1" = 20'  
 Date: 12/22/11  
 Field By: DBM  
 Drawn By: DBM  
 Drawing # 49399WHMS