

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 23rd day of JUNE, 2014, that NATIONAL CENTER INSTITUTIONS AND ALTERNATIVES INC. located at
(Individual or business name)
1913 ALTO VISTA AVENUE, GWYNN OAK, MD should be and the
(Street address)

same is hereby granted permission to operate a: 3 BED ASSISTED LIVING FACILITY

110959
Permit (or Receipt) Number

Carl Johnson
Director, Permits, Approvals and Inspections

Planner's Initials AT

**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

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

RE: Assisted Living Facility

1913 ALTO VISTA AVE
ALF Address GWYNN OAK, MD 21207
Permit No. (if required) B _____

RECEIVED

JUN 19 2014

DEPARTMENT OF PLANNING

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):

National Center on Institutions and Alternatives Inc 7222 Ambassador Rd Balt 21224 443-780-1300 klarter@ncianet.org
Print Name of Applicant Address Telephone Number Email Address

Lot Address 1913 Alto Vista Ave Election District 1 Councilmanic District 4 Square Feet of Lot 8,820
Gwynn Oak MD 21207

Lot Location: N E S W/side/corner of Alto Vista Ave and Althea St. feet from N E S W corner of _____
(street) (street)

Land Owner(s): 1130 Halstead Rd LLC (Steve Hoeck) 10 Digit Tax Account Number 0107150490

Address: 937 Cromwell Bridge Rd Towson 21286 Telephone Number (H/O) 382-5309
Email Address shoeck@gmail.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 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 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>DR 5.5</u>		
	Accepted for filing by <u>AT 5/14/14</u> (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: [Signature]
For the Director, Office of Planning

Date: 6/20/2014

**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

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

RE: Assisted Living Facility

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ALF Address GWYNN OAK, MD 21207
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Print Name of Applicant Address Telephone Number Email Address

Lot Address 913 Alto Vista Ave Election District 1 Councilmanic District 4 Square Feet of Lot 8,820 org
Gwynn Oak MD 21207

Lot Location: N E S W/side/corner of Alto Vista Ave and _____ feet from N E S W corner of Althea St.
(street) (street)

Land Owner(s): 1130 Halstead Rd LLC (Steve Hoeck) 10 Digit Tax Account Number 0107150490

Address: 930 Cromwell Bridge Rd Towson 21286 Telephone Number (410) 382-5309
Email Address shoekke@gmail.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 x below

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input 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"/>
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Accepted for filing by AT 5/14/14
(Date)

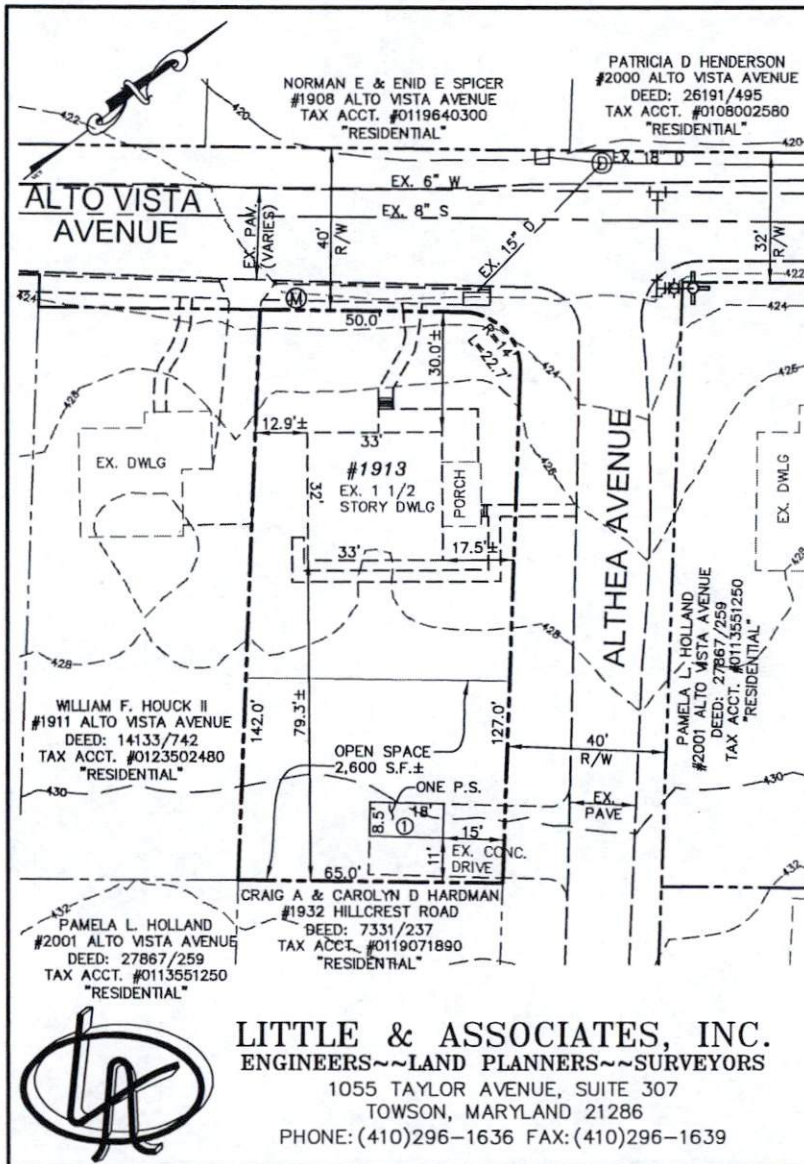
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

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: _____



SITE DATA:

ADDRESS:
 #1913 ALTO VISTA AVENUE
 BALTIMORE, MD 21207
 1ST ELECTION DISTRICT

OWNER:
 HALSTEAD ROAD LLC
 1130 HALSTEAD ROAD
 #930 CROMWELL BRIDGE ROAD
 TOWSON, MD 21286
 410-382-5309

APPLICANT:
 NATIONAL CENTER ON INSTITUTIONS AND ALTERNATIVES, INC.
 7222 AMBASSADOR ROAD
 BALTIMORE, MD 21244
 443-780-1351
 klarter@ncianet.org

LOT SIZE: 8,820 S.F.
 200 SCALE ZONING MAP: 088A3
 ZONING: DR 5.5

PARKING:
 3 BEDS PROPOSED
 1 SPACE FOR EACH 3 BEDS = 1 P.S. REQUIRED
 PARKING PROPOSED = 1 P.S.

EXISTING FLOOR AREAS (S.F.):
 1ST FLOOR = 1,000 S.F.±
 2ND FLOOR = 400 S.F.±
 TOTAL = 1,400 S.F.±
 FINISHED BASEMENT TO BE USED AS OFFICE, REC ROOM, & STORAGE
 EXISTING GARAGE: N/A

OPEN SPACE REQUIRED: 0.10 x LOT AREA (8,820 S.F.) = 882 S.F.
 OPEN SPACE PROVIDED: 2,600 S.F.±

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.

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

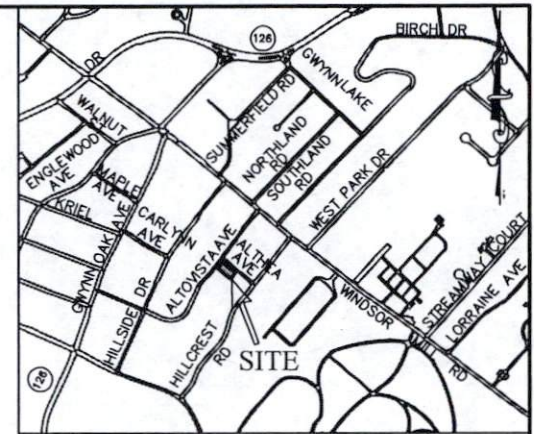
THE UNDERSIGNED APPLICANT(S) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN:

Kirk Larter 5/13/14
 SIGNATURE DATE

MR. KIRK LARTER SRVP NCIA
 PRINTED NAME

SIGNATURE DATE

PRINTED NAME



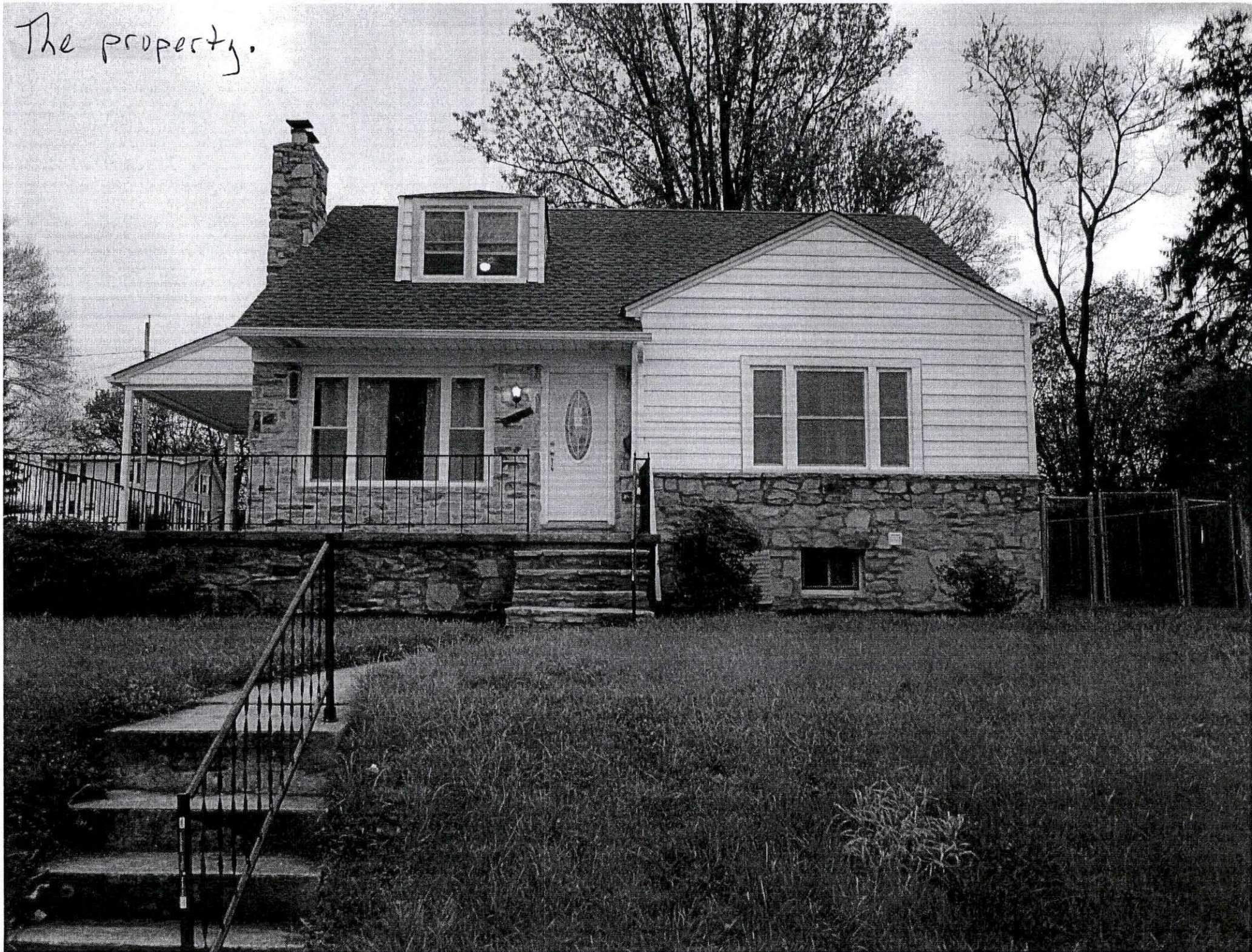
VICINITY MAP

1"=1000'

LITTLE & ASSOCIATES, INC.
 ENGINEERS~~LAND PLANNERS~~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

USE PERMIT PLAN FOR AN ASSISTED LIVING FACILITY (ALF I)
#1913 ALTO VISTA AVENUE
 TAX ACCT. #0107150490 BALTIMORE COUNTY, MD
 DISTRICT 01c4 MAY 9, 2014
 SCALE: 1"=30'

The property.





Looking to
R of
property.

Looking to left
of property



View from property
looking across street.



View from property
looking right.



View from property looking left.

