

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 24TH day of NOVEMBER, 2014, that CORA TOWNS located at 9820 LYONS MIL RD., 21117 should be and the

(Individual or business name)
(Street address)

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

118399
Permit (or Receipt) Number

Carl J. Jolley
Director, Permits, Approvals and Inspections

Planner's Initials JS

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

No. **118399**

Date: **11/6/14**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$100.00
Total:									\$100.00

Rec From: **TOWNS-HUNT**

For: **ALF**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTION TIME DEM
 11/07/2014 11/06/2014 10:24:19 2
 REG NS02 WALTON JEAN JEE
 >> RECEIPT # 099109 11/06/2014 0610
 Dept 5 520 ZONING VERIFICATION
 NO. 118399
 Receipt tot 1100.00
 \$0.00 CR 1100.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

11/21/14

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 _____
Permit No. (if required) B _____

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

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):

Cora Towns-Hunt 9007 Forest Oaks Rd, Owings Mills, MD 4107072355, bill cora@yahoo.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 9820 Lygns Mill Rd Election District 2 Councilmanic District 4 Square Feet of Lot 16,171
Whit 39822 Owings Mills, MD 21117
Lot Location: N E S W side/corner of 1056 feet from N E S W corner of Marriottsville Rd
(street) (street)
Land Owner(s): Catherine & William Strauss 10 Digit Tax Account Number 0219710790
Address: 1396 Floyd Pike Hwy, Hillsville, VA 24343 Telephone Number 443 677 2808
Email Address Edgerblade@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 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 type="checkbox"/>	<input type="checkbox"/>
Statement of Compliance with Checklist Note 5.A	<input 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 type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: _____	Accepted for filing by <u>J.S.</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: 11/21/14

ZONING USE PERMIT
 PLAN FOR AN ASSISTED LIVING FACILITY (ALF I)

9820 LYONS MILL ROAD, UNIT #9822
 OWINGS MILLS, MARYLAND 21117-4818
 2ND ELECTION DISTRICT

OWNERS: CATHERINE AND WILLIAM STRAUSS
 APPLICANT: CORA TOWNS-HUNT
 9007 FOREST OAKS ROAD
 OWINGS MILLS, MARYLAND 21117-4818
 DATE: NOVEMBER 6, 2014
 PHONE: (410) 707-2355
 BILL CORA@YAHOO.COM

LOT SIZE: 16,171 SQ. FT.
 ZONING MAP: N.W.
 ZONE: DR 3.5

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

EXISTING FLOOR AREAS SQ. FT.
 1ST FLOOR AND BACK WASH AREA = 1296 SQ. FT.
 BASEMENT FOR STORAGE AND MECHANICAL EQUIPMENT
 = 1706 SQ. FT. (NOT AVAILABLE TO ALF)

OPEN SPACE: 16,171 SQ. FT X .10 = 1,617 SQ. FT.

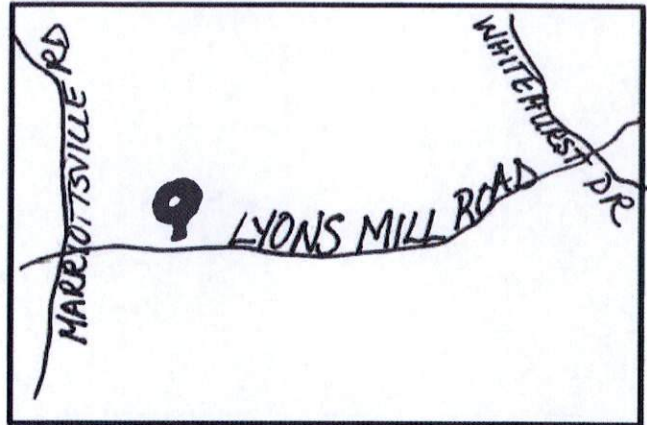
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED
 TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED
 LIVING FACILITY. THE BUILDING HAS NOT BEEN
 CONSTRUCTED IN THE PAST 5 YEARS. NO
 RECONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR
 ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA,
 AS IT HAS EXISTED FOR 5 YEARS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

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

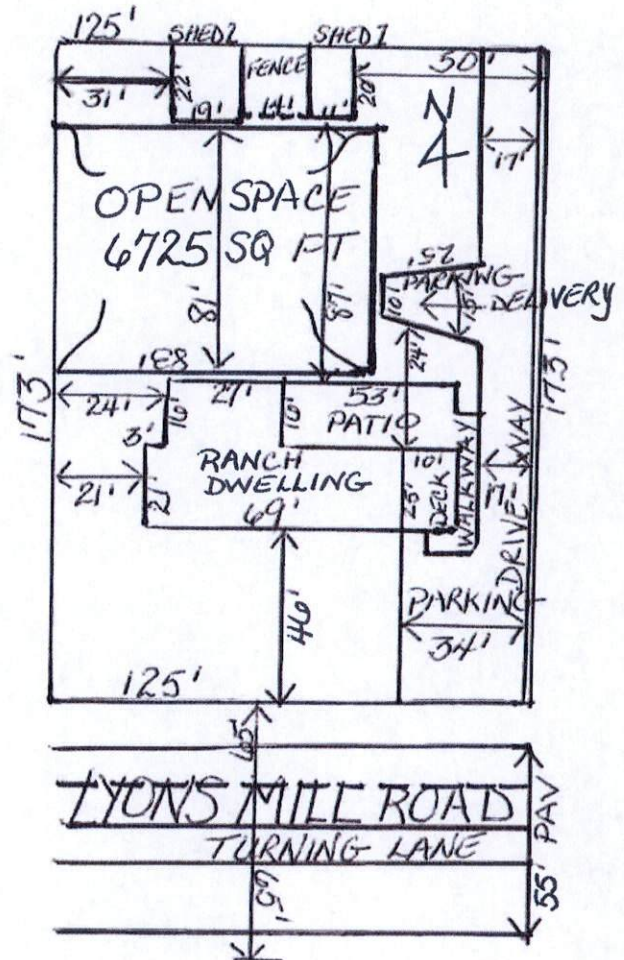
THE UNDERSIGNED APPLICANT IS RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION ON THIS PLAN.

Cora Towns-Hunt 11/06/14
 SIGNATURE DATE

CORA TOWNS-HUNT 11/06/14
 PRINTED NAME DATE



VICINITY MAP
 ENGINEERS SCALE 1" = 500 FT



ENGINEERS SCALE 1" = 50 FT



BRIDLE BROOK DR

DRIVEWAY

DRIVEWAY

LYONS MILL RD

ROAD

Lot # 22
2200009676

Lot # 28
2200009681

2200009682
Lot # 29

Lot # 32
2200009685

Lot # 33
2200009686

2200009687
Lot # 34

9825
2200009675
Lot # 21

Lot # 23
2200009677
9821

Lot # 27
2200009680

Lot # 30
2200009683
9813

2200009684
Lot # 31

2200009704
Pt. Bk. 0000063, Folio 0115

1982-0090-X
PDM # 020364

1993-0165-SPHA

R-1974-0063

2200006956 Pt. Bk. 0000063, Folio 0114

Lot # 19

Pt. Bk. Folio # 063116

2200006958
Lot # 24

2200009678
Lot # 25

1990-0853-A
2200009679
Lot # 26
9824

0219710790
Pt. Bk. 0000062, Folio 0135

9820

0219711810

Lot # 3
2200017129

1993-0453-A
Pt. Bk. Folio # 0135010
PDM # 020516

2200017127
Lot # 1
9814

2 ED 066C3
4 CD

DR 3.5
NW 9-J

Pt. Bk. Folio # 014020E

0202571328

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RECOMMENDATION FORM**

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Print Name of Applicant Address Telephone Number Email Address

9820 Lyons Mill Rd 2 4 16,171
Lot Address Unit 39822 Election District Councilmanic District Square Feet of Lot
Owings Mills, MD 21117

Lot Location: N E S W side/corner of _____, 1056 feet from N E S W corner of Marriottsville Rd.
(street) (street)

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6. Current Zoning Classification: _____		

Accepted for filing by _____
(Date)

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

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Signed by: _____
For the Director, Office of Planning

Date: _____



9820 LYONS MILL ROAD
FRONT OF HOUSE



9820 LYONS MILL ROAD
FRONT OF HOUSE



9820 LYONS MILL ROAD
FRONT OF HOUSE



9820 LYONS MILL ROAD
FRONT OF HOUSE



**9820 LYONS MILL ROAD
PARKING AREA FACING HOUSE**



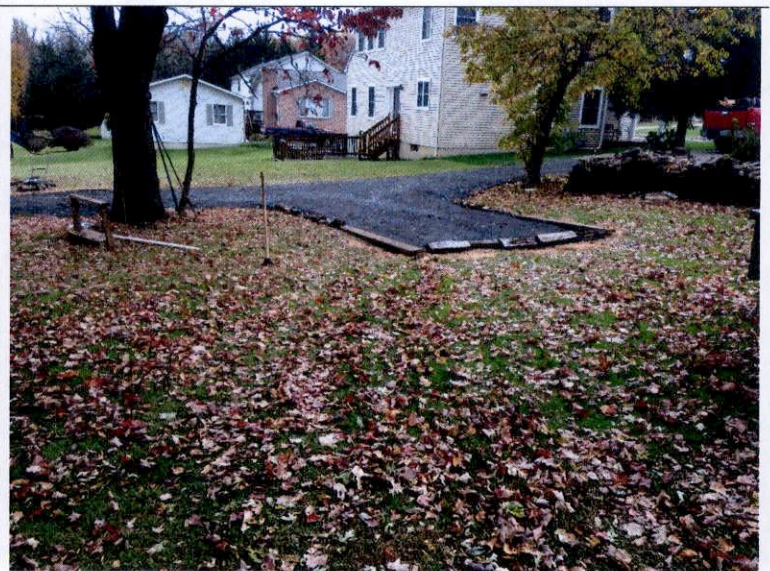
**9820 LYONS MILL ROAD
FRONT OF HOUSE**



**9820 LYONS MILL ROAD
DRIVEWAY FACING HOUSE**



**9820 LYONS MILL ROAD
RIGHT SIDE FACING HOUSE**



9820 LYONS MILL ROAD

REAR PARKING/DELIVERY/TURNAROUND

9820 LYONS MILL ROAD

REAR PARKING/DELIVERY/TURNAROUND



9820 LYONS MILL ROAD

REAR PARKING/DELIVERY/TURNAROUND



9820 LYONS MILL ROAD

REAR PARKING/DELIVERY/TURNAROUND



**9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR**



**9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR**



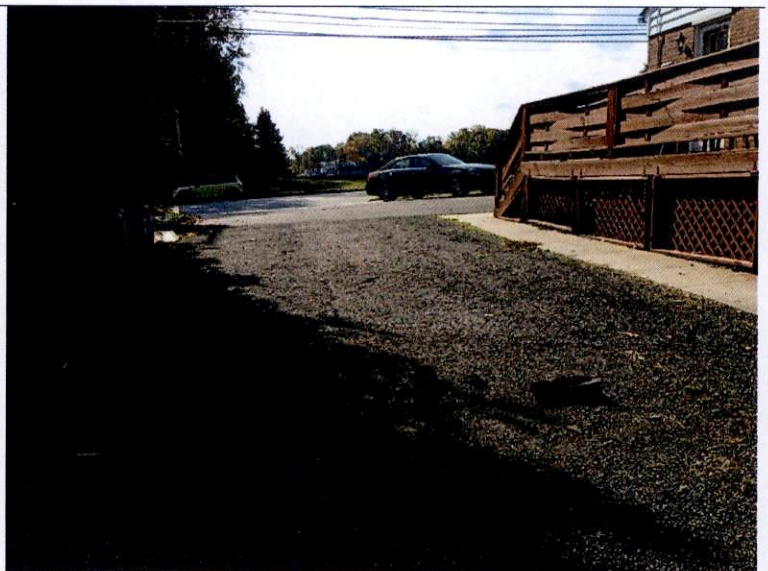
**9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR**



**9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR**



9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR



9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR



9820 LYONS MILL ROAD
PARKING – AMPLE SIDE AND REAR



9820 LYONS MILL ROAD
RIGHT SIDE OF HOUSE



9820 LYONS MILL ROAD
OPEN SPACE – BACK YARD



9820 LYONS MILL ROAD
OPEN SPACE – BACK YARD



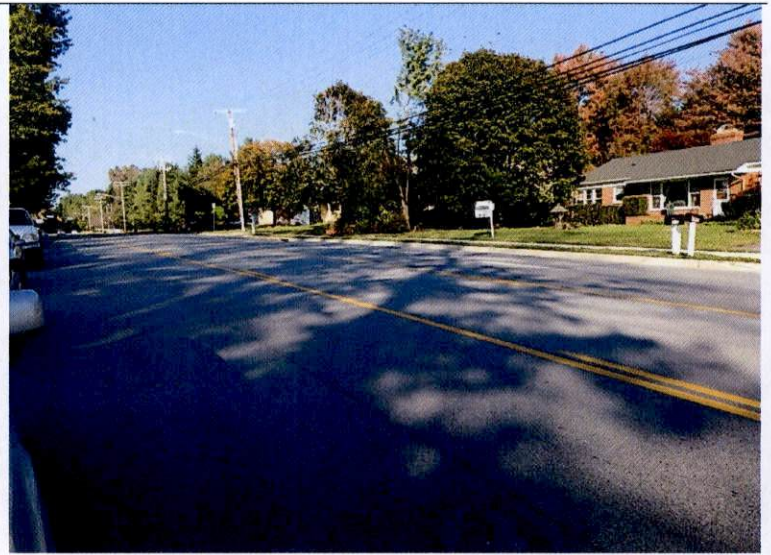
9820 LYONS MILL ROAD
OPEN SPACE – BACK YARD



9820 LYONS MILL ROAD
OPEN SPACE – BACK YARD



9820 LYONS MILL ROAD
NEIGHBORHOOD – NEXT DOOR –
FRONT OF DRIVEWAY FACING EAST



9820 LYONS MILL ROAD
NEIGHBORHOOD – ACROSS STREET
FACING WEST



9820 LYONS MILL ROAD
NEIGHBORHOOD – ACROSS STREET
FACING HOUSE



9820 LYONS MILL ROAD
NEIGHBORHOOD – FACING EAST –
NEXT DOOR



**9820 LYONS MILL ROAD
NEIGHBORHOOD – LOOKING OUT
DIRECTLY ACROSS THE STREET**



**9820 LYONS MILL ROAD
NEIGHBORHOOD – EAST DIRECTION
– NEXT DOOR**



**9820 LYONS MILL ROAD
NEIGHBORHOOD – LOOKING OUT
DIRECTLY ACROSS THE STREET**



**9820 LYONS MILL ROAD
NEIGHBORHOOD – EAST DIRECTION
– STANDING IN DRIVEWAY**