

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 4th day of August, 2015, that Latanya Short-Lewis located at 5701 Leiden Road should be and the

(Individual or business name)  
(Street address)

same is hereby granted permission to operate a: Assisted Living Facility I (four beds)

127370  
Permit (or Receipt) Number

[Signature]  
Director, Permits, Approvals and Inspections

Planner's Initials [Signature]

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 9<sup>TH</sup> day of JUNE, 2014, that LATANIA LEWIS located at 5701 LEIDEN RD should be and the same is hereby granted permission to operate a: THREE BED ASSISTED LIVING FACILITY (ALF-I).

117218  
Permit (or Receipt) Number

Carl J. Jahn  
Director, Permits, Approvals and Inspections

Planner's Initials JSS

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning and Zoning  
Attention: Ervin McDaniel  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

ZADM ALF # \_\_\_\_\_

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

**FROM:** Arnold Jablon, Director, Zoning Administration & Development Management

**RE:** Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

Latanya Lewis 5701 Leiden (410) 908-1085  
 Print Name of Applicant Address Telephone Number  
5701 Leiden rd. 14<sup>th</sup> 6<sup>th</sup> 379  
 Lot Address Election District Councilmanic District Square Feet  
 Lot Location: NE/SW side/corner of LEIDEN RD 219 feet from NE/SW corner of CYNTHIA TERRACE  
 (street) (street)  
 Land Owner: X42 Certification Sherman Tax Account Number 1422026240  
 Address: P.O. Box 1102 Brooklandville, Md. 21122 Telephone Number 410) 823-2000

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

**TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!**

	PROVIDED?		Accepted for filing by <u>JS</u> Date: <u>5/29/14</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (If available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square			
Topo Map (2 copies): <i>available</i> in Room 206, County Office Building - ( <i>please label site clearly</i> )	<input type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings		<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DR 10.5</u>			

**TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING 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 Zoning

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

8/4/15

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning  
Attention: ALF REVIEWER  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

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

FROM: Arnold E. Jablon, Director  
Department of Permits, Approvals and Inspections  
M.S. 1105

RECEIVED

JUL 20 2015

RE: Assisted Living Facility I or II (4 beds)

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.

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

A. Katanya Lewis 5701 Leiden rd. (410) 908-1085 A blessing from heaven@yahoo.com  
Print Name of Applicant Address Telephone Number Email Address

Lot Address 5701 Leiden Road Election District 14th Councilmanic District 6th Square Feet of Lot 3795  
Lot Location: NE SW side/corner of Leiden Road 240 feet from NE SW corner of Cynthia Terr  
(street) (street)

Land Owner: Shearman 10 Digit Tax Account Number 1422026246  
Address: P.O. Box 1102 Brookland, Md. 21122 (410) 882-2000  
Telephone Number Email Address

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

<b>B.</b>	Planner to confirm information acceptance by marking <b>X</b> below:
<b>APPLICANT MUST PROVIDE 1 through 6</b>	
1. This Recommendation Form (3 copies) .....	YES <u>X</u> NO _____
2. Permit Application (If availabl) .....	_____ NO <u>X</u>
3. Site Plan:	
Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area .....	<u>X</u> _____
Statement of Compliance with Checklist Note 5.A .....	<u>X</u> _____
4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) .....	_____ <u>X</u>
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood .....	<u>X</u> _____
6. Current Zoning Classification: <u>DR 10.5</u>	Accepted for filing by <u>RDD</u> <u>7/15/15</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: Wojaneseje  
for the Director, Office of Planning

Date: 7/31/15

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning  
Attention: ALF REVIEWER  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204  
M.S. 3402

ALF Address \_\_\_\_\_

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

FROM: Arnold E. Jablon, Director  
Department of Permits, Approvals and Inspections  
M.S. 1105

RE: Assisted Living Facility I or II (4 beds)

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

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

**A.** Katanya Lewis 5701 Leiden rd. (410) 908-1085 A blessing Away from Home@yahoo.com  
 Print Name of Applicant Address Telephone Number Email Address

Lot Address 5701 Leiden Road Election District 14th Councilmanic District 6th Square Feet of Lot 3795

Lot Location: NE SW/side/corner of Leiden Road 240 feet from NE SW corner of Cynthia Terr  
(street) (street)

Land Owner: Sherman 10 Digit Tax Account Number 1422026240

Address: P.O. Box 1102 Brookland, Md. 21122 (410) 882-2000  
 Telephone Number Email Address

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

**B.** Planner to confirm information acceptance by marking **X** below:

**APPLICANT MUST PROVIDE 1 through 6**

	YES	NO
1. This Recommendation Form (3 copies) .....	<u>X</u>	_____
2. Permit Application (If availabl) .....	_____	<u>X</u>
3. Site Plan: Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area .....	<u>X</u>	_____
Statement of Compliance with Checklist Note 5.A .....	<u>X</u>	_____
4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) .....	_____	<u>X</u>
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood .....	<u>X</u>	_____
6. Current Zoning Classification: <u>DR 10.5</u> .....	_____	_____

Accepted for filing by RDD, 7/15/15  
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: \_\_\_\_\_

Attention: ERVIN MCLANRE.  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

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

6/6/14

FROM: Arnold Jablon, Director, Zoning Administration & Development Management:

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Latanya Lewis 5701 Leiden (410) 908-1085  
Print Name of Applicant Address Telephone Number  
Lot Address 5701 Leiden Rd. Election District 14<sup>th</sup> Councilmanic District 6<sup>th</sup> Square Feet 379  
Lot Location: NE(S)W side/corner of LEIDEN RD 219 feet from NE(S)W corner of CYNTHIA TERRACE  
(street) (street)  
Land Owner: ~~XUZ CERTIFICATES~~ SHERMAN Tax Account Number 1422026280  
Address: P.O. Box 1102, Backland, Md 2122 Telephone Number (410) 863-2000

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by JS Date: 5/29/14
	YES	NO	
1. This Recommendation Form (3 copies)	X	—	
2. Permit Application (If available)	X	—	
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly) Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	X — X	— — —	
4. Building Elevation Drawings	—	X	
5. Photographs (please label all photos clearly) Joining Buildings Surrounding Neighborhood	X X	— —	
6. Current Zoning Classification: DR 10.5			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

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

see attached comments

Signed by: [Signature]  
for the Director, Office of Planning and Zoning

JS 5/5/14

RECEIVED

MAY 29 2014

DEPARTMENT OF PLANNING

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

No. 112218  
 Date: 5/29/14

PAID RECEIPT  
 RECEIVED BY: [Faint text]  
 RECEIVED FOR: [Faint text]  
 RECEIVED AT: [Faint text]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$60.00
Total:								\$60.00

Rec From: LATONIA LEWIS  
 For: ALF

**CASHIER'S  
 VALIDATION**

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

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

No. **127370**

Date: **7/15/15**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DEN  
 7/16/2015 7/15/2015 15:20:33 1

REG WSO1 WALKIN LRAS LTR  
 >> RECEIPT # 593284 7/15/2015 OFLN

Dept 5 520 ZONING VERIFICATION  
 NO. 127370

Receipt Tot \$100.00  
 \$100.00 CK \$100.00 CA  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100.00

Total: **\$100.00**

Rec From:

For:

**ALF I use permit (four beds)**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

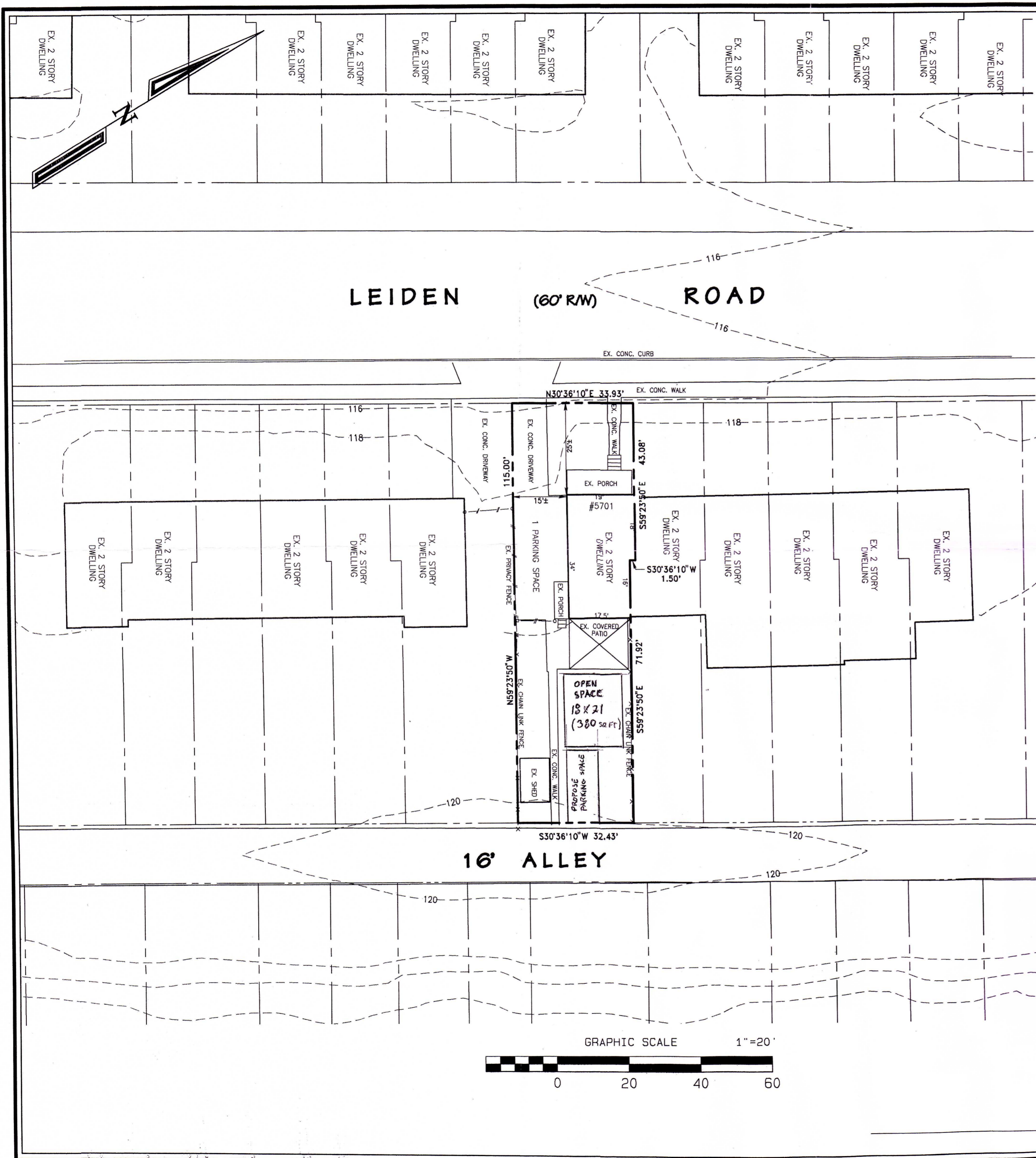
**To:** Jenifer Nugent

**DATE:** June 3, 2014

**FROM:** Krystle Patchak  
Central Sector, Neighborhood Response Team

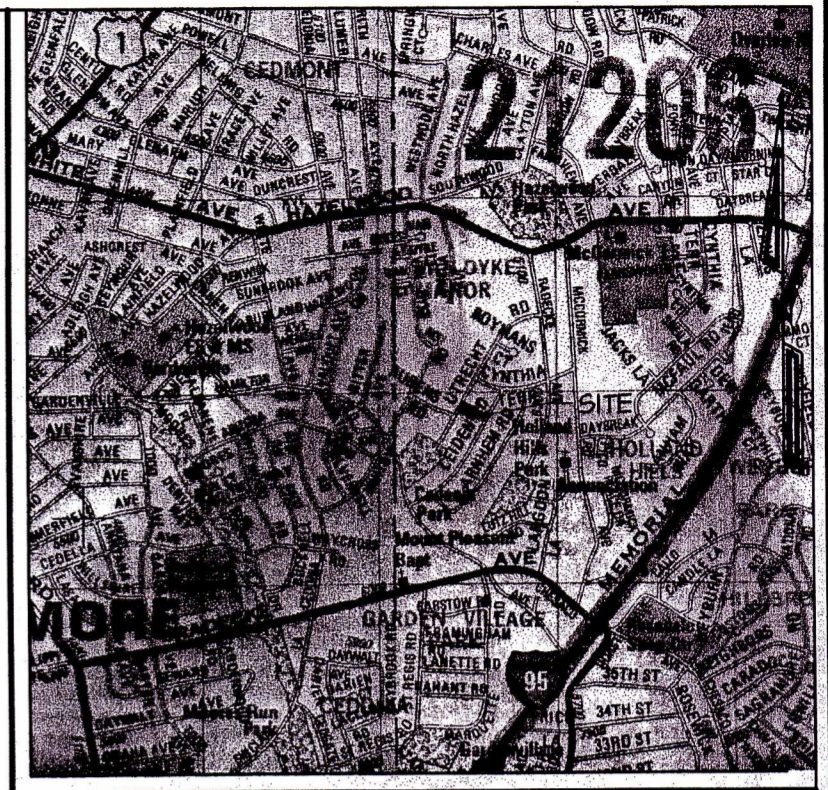
**SUBJECT:** 5701 Leiden Road  
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan and accompanying pictures. After visiting the site it was determined that the property is in good condition and well maintained. The parking area is sufficient to accommodate the number of beds proposed. The removal of the pool in the rear will also be beneficial and allow for more open space on the site.



**Notes**

1. Owner: Tyrone Lewis  
Latanya Short-Lewis  
5701 Leiden Road  
Baltimore, MD 21206
2. Tax # 1422026240
3. Zoned: DR 10.5
4. Area = 3,795 sq.ft or 0.087 Ac.±
5. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public water and sewer.
9. No prior Zoning Hearings.
10. PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACE REQUIRED. FOR 4 BEDS
11. EXISTING FLOOR AREA SQ.FT.  
1st FLOOR = 592  
2nd FLOOR = 592  
TOTAL = 1184
12. OPEN SPACE: 0.10 X LOT AREA 3,795 = 379 SQ.FT. (18' x 21' = 380 sq ft)
13. SIGNS WILL COMPLY WITH SECTION 450 BCZR.



THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILD 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.

*\* Requesting 1 additional x Bed. to accommodate (4)*

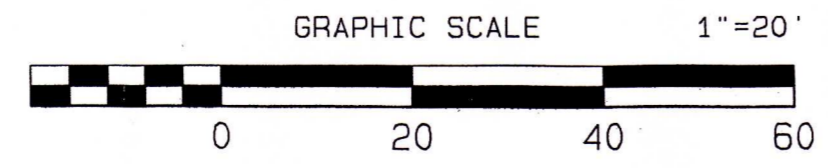
**Plat to Accompany an Application for an Assisted Living Facility 1**

of the  
**Lewis Property**

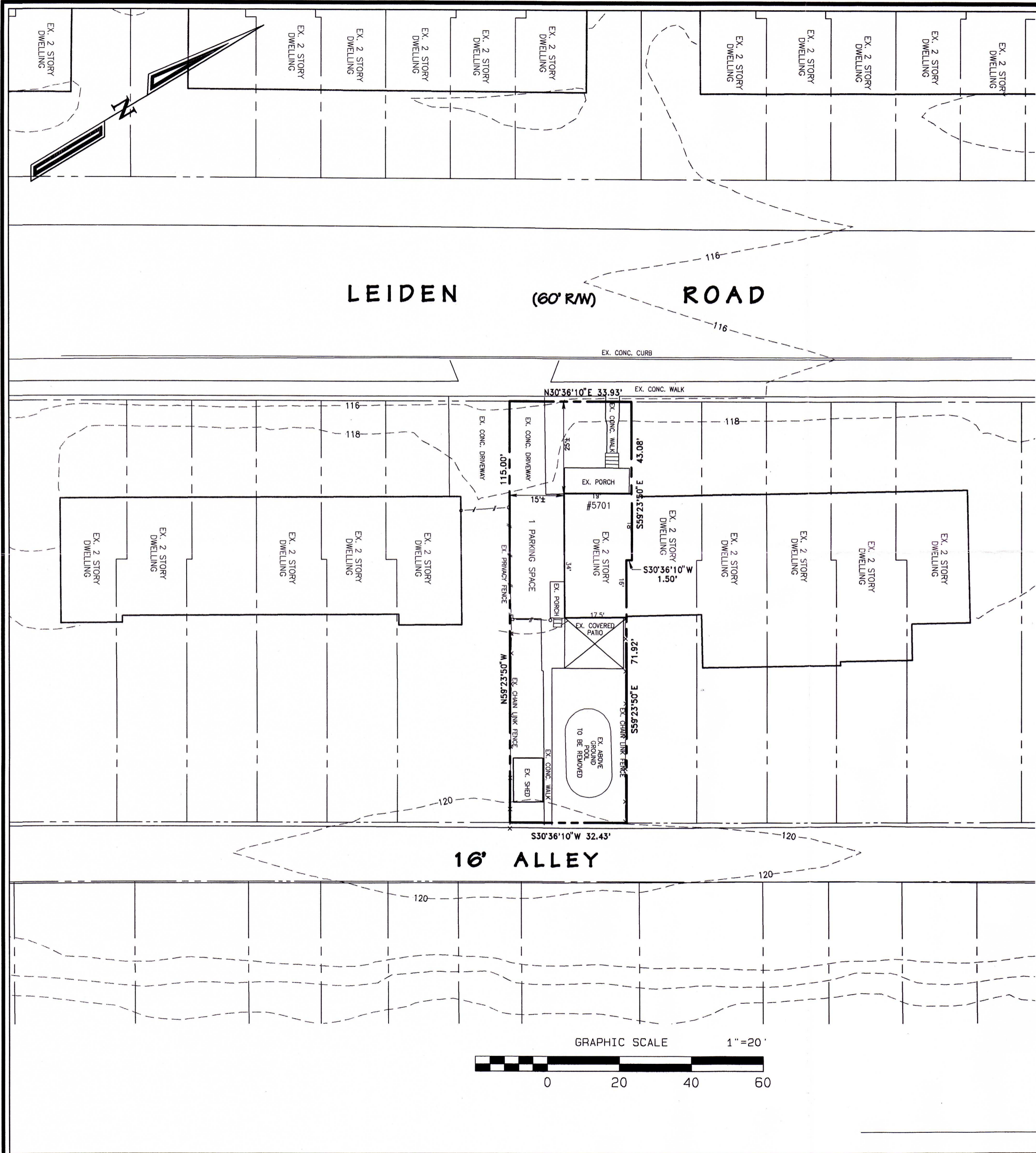
**5701 Leiden Road  
Baltimore County, Maryland  
14th Election District 6th Councilmanic District  
Scale: 1"=20' Date: April 22, 2014**

**Dietz Surveying Co.**  
Land Surveying and Land Planning  
8119 Oakleigh Road Baltimore MD 21234  
Ph 410-661-3160, Fax 410-661-3163  
www.dietzsurveying.net

Plot Date: 5/20/2014  
File Name: G:\LD2\Project\2014\2014064\Leiden wrk\2014-064.dwg  
Job No. 2014-064  
Prepared by: BRD



2014-0013



**Notes**

1. Owner: Tyrone Lewis  
Latanya Short-Lewis  
5701 Leiden Road  
Baltimore, MD 21206
2. Tax # 1422026240
3. Zoned: DR 10.5
4. Area = 3,795 sq.ft or 0.087 Ac.±
5. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public water and sewer.
9. No prior Zoning Hearings.
10. PARKING: 1 SPACE FOR EACH 3 BEDS = 1 PARKING SPACE REQUIRED.
11. EXISTING FLOOR AREA SQ.FT.  
1st FLOOR = 592  
2nd FLOOR = 592  
TOTAL = 1184
12. OPEN SPACE: 0.10 X LOT AREA 3,795 = 379 SQ.FT.  
*33' x 40' = 1380*
13. SIGNS WILL COMPLY WITH SECTION 450 BCZR.



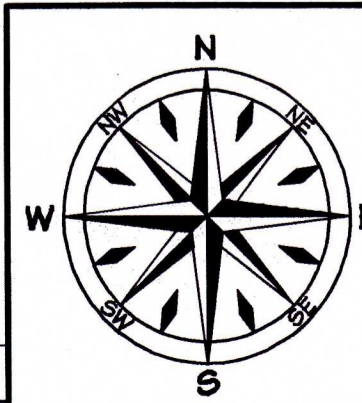
Vicinity Map Scale: 1" = 2000'

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILD 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.

14. SWIMMING POOL WILL BE REMOVED AND PARKING AREA WILL BE IN THE REAR.

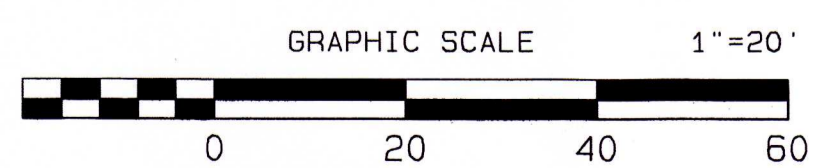
**Plat to Accompany an Application for an Assisted Living Facility 1**

of the  
**Lewis Property**  
5701 Leiden Road  
Baltimore County, Maryland  
14th Election District 6th Councilmanic District  
Scale: 1"=20' Date: April 22, 2014



**Dietz Surveying Co.**  
Land Surveying and Land Planning  
8119 Oakleigh Road Baltimore MD 21234  
Ph 410-661-3160, Fax 410-661-3163  
www.dietzsurveying.net

Plot Date: 5/20/2014 Job No. 2014-064  
File Name: Q:\LD2\Project\2014\2014064\Leiden wrk\BRD.dwg



Date

100-1102