10/30/15

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 _____

RECEIVED

OCT 15 2015

DEPARTMENT OF PLANNING

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):

CRAIG WRIGHT | 6601 Parsons Ave Balto. Md 21215 | 443-739-6203 | Cr7715@gmail.com
Print Name of Applicant | Address | Telephone Number | Email Address

Lot Address 6601 PARSONS AVE Election District 3 Councilmanic District 4 Square Feet of Lot 16,500 ±

Lot Location: (N) E S W/side/(corner) of PARSONS AVE (street), 0' feet from (N) E S W/(corner) of RIDGE AVE (street)

Land Owner(s): CRAIG WRIGHT 10 Digit Tax Account Number 03-23-087440

Address: 6601 Parsons Ave. Telephone Number 443 739-6203

Email Address Cr7715@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)	☑	☐
2. Permit Application	☐	☐
3. Site Plan Property (3 copies) including lot size and sq ft of building, parking and open space – 10% lot area	☑	☐
Statement of Compliance with Checklist Note 5.A	☐	☐
4. Building Elevation Drawings (these may be waived if not 5.A from the Zoning Use Permit Checklist can be stated on the plans)	☐	☑
5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood	☑	☐

6. Current Zoning Classification: DR 5.5

Accepted for filing by JASON (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: 10/21/15

Revised 2/7/11

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Signed by: _____ Date: _____
For the Director, Office of Planning

Revised 2/7/11

ALTIMORE COUNTY, MARYLAND
FFICE OF BUDGET AND FINANCE
SCELLANEOUS CASH RECEIPT

No. 128767

Date: 9/25/15

ind	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
1	806	0000		6170				$ 60.00

Total: $ 60.00

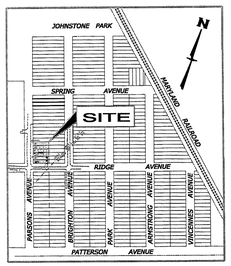
ec
om: CRAIGWRIGHT

or: ALF APPLICATION

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

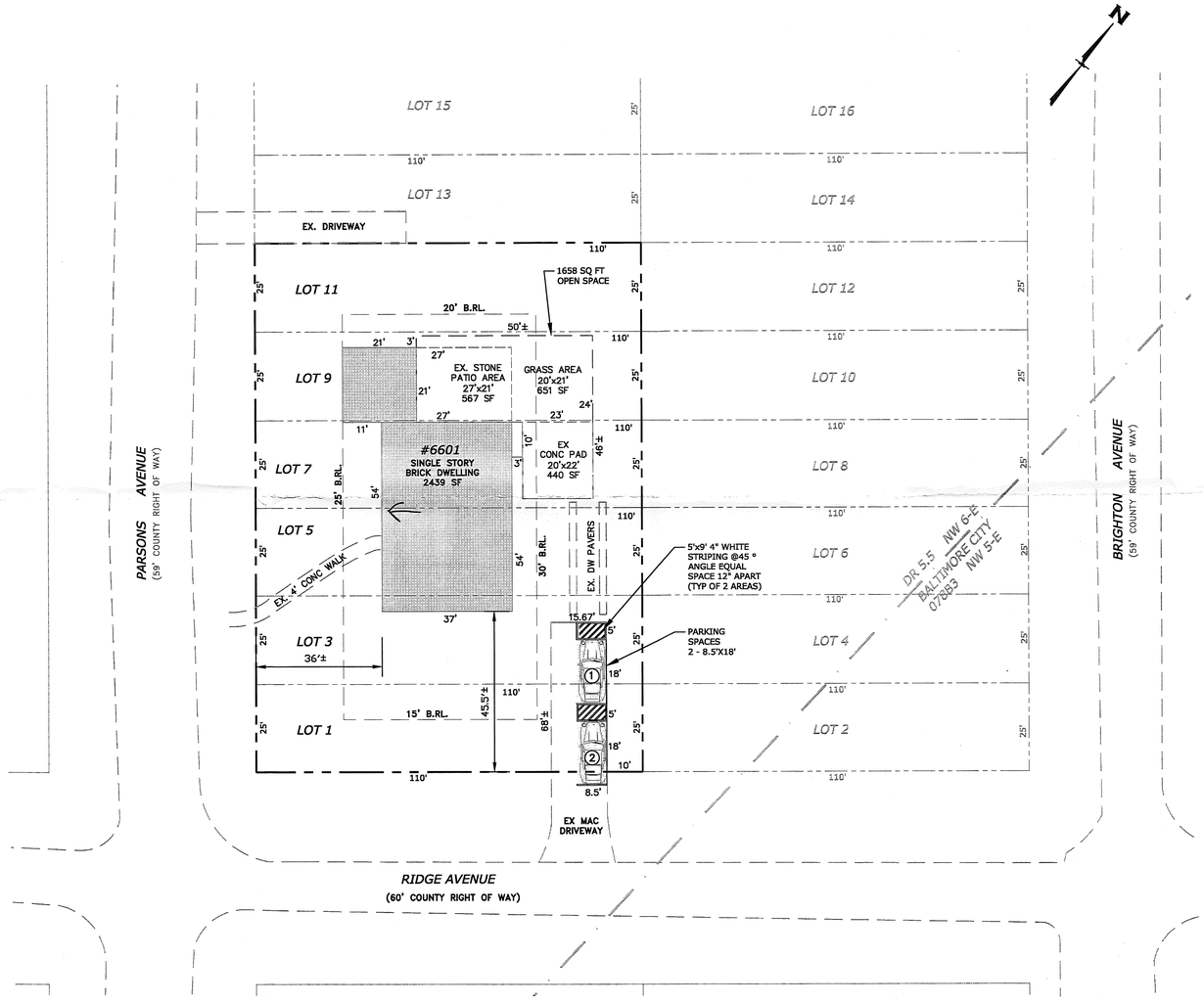
PAID RECEIPT
BUSINESS ACTUAL TIME
9/28/2015 9/25/2015 11:21:02
REG WS04 WALKIN KSHI KHS
>>RECEIPT # 663230 9/25/2015
Dept 5 526 Zoning VERIFICATION
CR NO. 128767
Receipt Tot $60.00
$.00 CK $60.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



VICINITY MAP

SCALE: 1"=600'



SITE PLAN

SCALE: 1"=20'

20 0 20 40 60 80 FEET

SCALE: 1"=20 Feet

PLAN REFERENCES:

1. BALTIMORE COUNTY RECORDS FOR PLAT BOOK 1, PAGE 46, BRIGHTON LAND COMPANY LAND IMPROVEMENTS SECTION F - LOT 1, LOT 3, LOT 5, LOT 7, LOT 11, KNOWN AS LOT 1, 6601 PARSONS AVENUE, BALTIMORE, MARYLAND - PLAT BOOK 1, PAGE 46

NOTES:

1. PURPOSE OF PLAN: ZONING USE PERMIT
   PLAN FOR ASSISTED LIVING FACILITY 1
2. LOCATION: 6601 PARSONS AVE
   BALTIMORE, BALTIMORE COUNTY, MARYLAND
3. ELECTION DISTRICT: 3
4. TAX MAP: 078, GRID : 022, PARCEL: 0492
5. OWNER: DR. CRAIG E. WRIGHT
   ADDRESS: 6601 PARSONS AVE
   BALTIMORE, BALTIMORE COUNTY, MARYLAND
   DATE: SEPT 10, 2015
   PHONE: 443-739-6203
   EMAIL: CR771G@GMAIL.COM
6. TOTAL SITE AREA: 16,500 SQ.FT.

LOT 1	2750 SQFT,	0.06313 ACRES
LOT 3	2750 SQFT,	0.06313 ACRES
LOT 5	2750 SQFT,	0.06313 ACRES
LOT 7	2750 SQFT,	0.06313 ACRES
LOT 9	2750 SQFT,	0.06313 ACRES
LOT 11	2750 SQFT,	0.06313 ACRES
TOTAL	16,500SQFT,	0.3788 ± ACRES

7. ZONING MAP: 078B3, NW 6-E
8. PRESENT ZONING: DR-5S; RESIDENTIAL DENSITY 5.5 UNITS/ACRE
   MINIMUM LOT REQUIREMENTS:
   -AREA 2500 SF
   -HEIGHT(MAX) 50 FEET
   MINIMUM BUILDING SETBACK REQUIREMENTS:
   -FRONT YARD 25 FT
   -SIDE YARD 15 FT TO PUBLIC RW
   -SIDE YARD 20 FT BUILDING TO BUILDING
   -REAR YARD 30 FT
9. TYPICAL USES PERMITTED BY SPECIAL EXEMPTIONS: CONVALESCENT HOMES, COMMUNITY BUILDINGS, CLASS B (UP TO 40 CHILDREN) GROUP CHILD CARE, ASSISTED LIVING FACILITIES (CLASS B, NEW OR MODIFIED BUILDING), PROFESSIONAL OFFICES IN THE HOME (MAX 25% OF FLOOR AREA).
10. PARKING: 4 BEDS REQUESTED
    REQUIRED:

1 SPACE PER EACH 3 BED	= 2	SPACES
TOTAL REQUIRED	= 2	SPACES

    PROVIDED:

EXISTING ON SITE	= 2	SPACES
TOTAL PROVIDED	= 2	SPACES

11. EXISTING FLOOR AREA: 2439 SQ.FT.
    NO BASEMENT EXIST
    EXISTING SHED (FALLING) = 120± SQ.FT.
12. OPEN SPACE:
    .10 x LOT AREA (TOTAL 16,500 SF) = 1650 SQ.FT.
13. THIS BUILDING WAS NOT ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THIS BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS. NO CONSTRUCTION, 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 DATE OF THIS APPLICATION.
14. SIGNS WILL COMPLY WITH SECTION 450 (B.C.Z.R.) AND ALL ZONING SIGN POLICIES
15. THE UNDERSIGNED (THE OWNER OF THE PROPERTY) IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE DATE 9/3/15

DR. CRAIG E. WRIGHT
PRINTED NAME

SIGNATURE DATE

PRINTED NAME

CAD DESIGNS
AMERICAN ENGINEERING SOLUTIONS
ELLICOTT CITY, MARYLAND, MD 21042 OFF: 410-465-5388
www.americanengineeringsolutions.com

ENGINEER:

PREPARED FOR:
DR. CRAIG E. WRIGHT
6601 PARSONS AVENUE BALTIMORE MARYLAND

No.	DATE	REVISION	BY

ZONING USE PERMIT PLAN
(LOT 1,3,5,7,9 & 11)
6601 Parsons Avenue
BALTIMORE, BALTIMORE COUNTY - MARYLAND

Date 9/10/2015
Scale 1"=20'
Sheet No. 1 OF 1
File No. H1482015