

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 16th day of April, 2015,

that Anthony Saka located at

(Individual or business name)

7905 Hillendale Rd

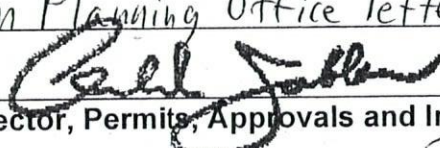
(Street address)

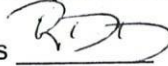
should be and the

same is hereby granted permission to operate a: Assisted Living Facility I

for a maximum of 4(four) beds subject to landscaping
treatment as indicated in Planning Office letter and
revised site plans.

~~Permit (or Certificate) Number~~


Director, Permits, Approvals and Inspections

Planner's Initials 

3/24/15

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

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

RE: Assisted Living Facility

ALF Address 7905 Hillendale Rd
Permit No. (if required) B _____

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):

Print Name of Applicant Anthony Saka, Address 3116 Paper Mill Rd, Phoenix, MD 21131, Telephone Number 443 858 1009, Email Address antosaka@msn.com

Lot Address 7905 Hillendale Rd Election District 9th Councilmanic District 6th Square Feet of Lot 9,540

Lot Location: N S W side/corner of Hillendale Rd 150 feet from N E S W corner of Taylor Ave
(street) (street)

Land Owner(s): Francis Koerner/Chris Owens 10 Digit Tax Account Number 0923350600

Address: 307 Allegheny Ave, Baltimore, MD 21204 Telephone Number (410) 337-2768
Email Address _____

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 <u>may be waived</u> 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: <u>DR 5.5</u>		

Accepted for filing by 3/2/15 RDD
(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] see attached comment
For the Director, Office of Planning

Date: 3/16/15

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jenifer Nugent

DATE: March 16, 2015

FROM: Matt Diana
Planner, Development Review

SUBJECT: 7905 Hillendale Road
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan and accompanying pictures. It is recommended that the applicant provide landscaping treatment for the proposed additional parking spaces in the rear of the house in order to reduce the visual impact on the neighbor to the south (1504 Taylor Ave).

3/24/15

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Revised 2/7/11

ZONING USE PERMIT
PLAN A ASSISTED LIVING FACILITY I (FOUR BEDS MAXIMUM)

7905 HILLENDALE RD
BALTIMORE, MD 21234
9TH ELECTION DISTRICT

OWNER: FRANCIS J. KOERNER, CHRIS A. OWENS
ADDRESS: 307 ALLEGHENY AVE, BALTIMORE, MD 21204
DATE: 2/16/2015
PHONE: 410-337-2766

LOT SIZE: 9,540 SF APPROX.
ZONING MAP: 070C3
ZONE: DR 5.5

PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES FOR 4 BEDS

EXISTING FLOOR AREAS SF

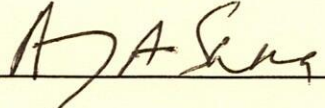
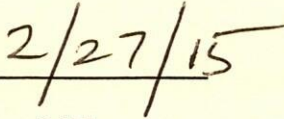
- 1ST FLOOR = 615 SF
- FRONT PATIO = 48 SF
- BASEMENT = 343 SF
- BUILT-IN SHED (REAR OF HOUSE) = 90 SF

OPEN SPACE: .10 X LOT AREA (9,540 SF) = 954 SF

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 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 FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

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

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

 
SIGNATURE DATE

ANTHONY A. SAKA

PRINTED NAME

ENGINEERS SCALE: 1 IN = 30 FT

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For the Director, Office of Planning

Date: _____

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

No.

121519

Date:

3/2/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/02/2015 3/02/2015 11:39:50

RES WSD5 WALKIN RBOS LRB

>>RECEIPT # 785706 3/02/2015 OFLN

Recpt 5 528 ZONING VERIFICATION

CR NO. 121519

Recpt Tot \$100.00

\$100.00 CK \$0.00 CA

Baltimore County, Maryland

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:

For: use permit - Assisted Living Facility

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**