

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 5th day of December, 2016, that Greg Victor Tampus / Adolfo Noel Ceniza located at 1810 Landrake Rd should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate an: Assisted Living Facility II
for a maximum of 15 (fifteen) beds subject to comments
from Neighborhood Response Team

145743
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials [Signature]

12/2/14

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning ALF
Attention: Lynn Lanham
Jefferson Building Permit
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Address 1810 Landrake Rd

No. (if required) B _____

RECEIVED

NOV 18 2016

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):

Print Name of Applicant Greg Victor Tampus Address 1810 Landrake Rd, Towson 21204 Telephone Number 410-248-0661 Email Address gtampus@marylandhealthcarepc.com
Lot Address 1810 Landrake Rd Election District 8th Councilmanic District 2nd Square Feet of Lot 58,865
Lot Location: NE S W side/corner of Landrake Road 220 feet from N E SW corner of Cambridge Circle
(street) (street)
Land Owner(s): Greg Victor Tampus 10 Digit Tax Account Number 08 0300 3570
Address: 1810 Landrake Rd, Towson, MD 21204 Telephone Number (410) 930-0661
Email Address gtampus@marylandhealthcarepc.com
Existing Assisted Living Facility - change in ownership

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 3.5</u> | | |

Accepted for filing by 11/17/10 RJD
(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:

See attached comment

Signed by: J. Ngant
For the Director, Office of Planning

Date:

12/2/2016

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jennifer Nugent
Department of Planning

DATE: November 30, 2016

FROM: Bill Skibinski
Sector Planner, Neighborhood Response Team

SUBJECT: Assisted Living – 1810 Landrake Road

INFORMATION:

Address: 1810 Landrake Road, Towson, MD 21204

Petitioner: Greg Victor Tampus

Property Size: 58,865 Sq. ft.

Zoning: DR 3.5

SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not object to the request for an Assisted Living Facility and offers the following comments:

1. Verify that parking spaces #4 and #5 are not in violation of Baltimore County Fire Code.

Prepared By: _____



Carl Richards Jr

From: Jenifer G. Nugent
Sent: Friday, December 02, 2016 4:00 PM
To: Robert David Duvall
Cc: Carl Richards Jr
Subject: FW: Message from "RNP002673A5B368"
Attachments: 20161202155953748.pdf

See attached ALF for 1910 Landrake Road

Jenifer German Nugent
Planner III
Development Review Division
Baltimore County Department of Planning
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204
(410) 887-3480
(410) 887-7499 direct

-----Original Message-----

From: Planningcopier@baltimorecountymd.gov
[mailto:Planningcopier@baltimorecountymd.gov]
Sent: Friday, December 02, 2016 4:00 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: Message from "RNP002673A5B368"

This E-mail was sent from "RNP002673A5B368" (MP 4054).

Scan Date: 12.02.2016 15:59:53 (-0500)
Queries to: Planningcopier@baltimorecountymd.gov

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(Date)

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J. Nigant
For the Director, Office of Planning

Date:

12/2/2016

Revised 2/7/11

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Accepted for filing by _____

(Date)

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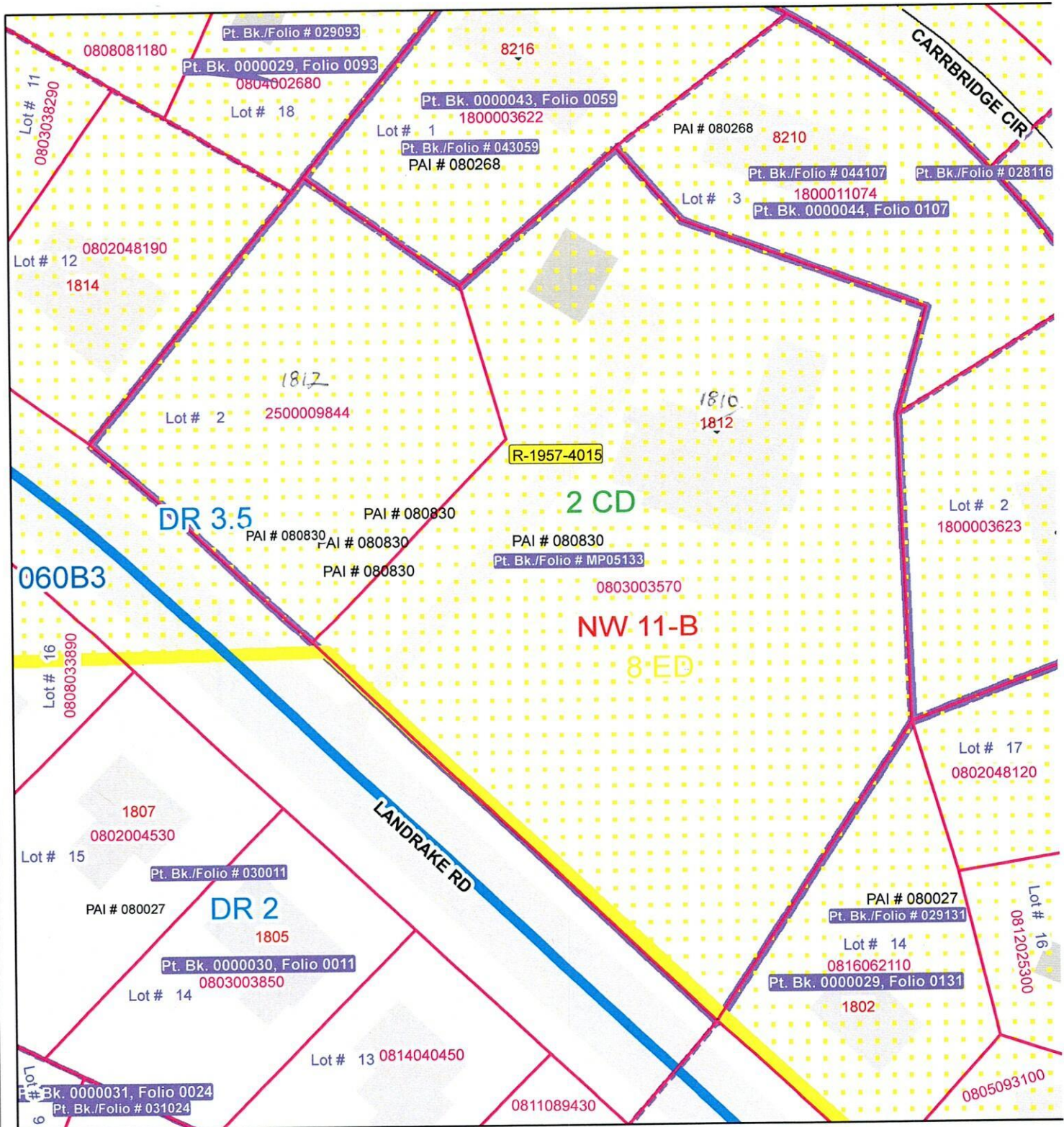
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Signed by: _____ Date: _____
For the Director, Office of Planning

Revised 2/7/11

1810 Landrake Road



Publication Date: 11/9/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120
Feet

1 inch = 60 feet

B308591

ZONING INFORMATION FOR SMALL ASSISTED LIVING FACILITIES (ALF'S)

The attached information will help in filing for the use permits for Class I and II ALF's

There are two checklist sheets. One is for Zoning Use Permit; the other is for Planning Office compatibility review. Both must be followed carefully. A sample site plan accompanies the checklist for your convenience. There is also a condensed copy of the zoning regulations attached to the above information.

The regulations for these facilities were based on their establishment in certain residential (DR or equivalent) zones and in existing detached single family dwellings or buildings. They may not be located in apartment buildings. They can only be placed in townhouse units with difficulty; usually involving Zoning Public Hearings for parking or other conflicts with the zoning regulations as set forth on the checklists. Please be aware that a public hearing requires actions that are not detailed in this information. You may contact the zoning review staff at 410 - 887-3391 about public hearing requirements if you have a site plan conflict with the regulations.

The buildings in which ALF's are proposed must have existed for the past five years and not have had substantial enlargement during that time. For details please see the checklist.

Please check your zoning as directed below. This is very important if you are proposing more than four ALF beds. Each zone requires an increasingly larger lot area to support more than four beds. You may call the above referenced zoning review phone # for questions on required lot sizes once you can state what the site is zoned and the number of ALF beds you are proposing.

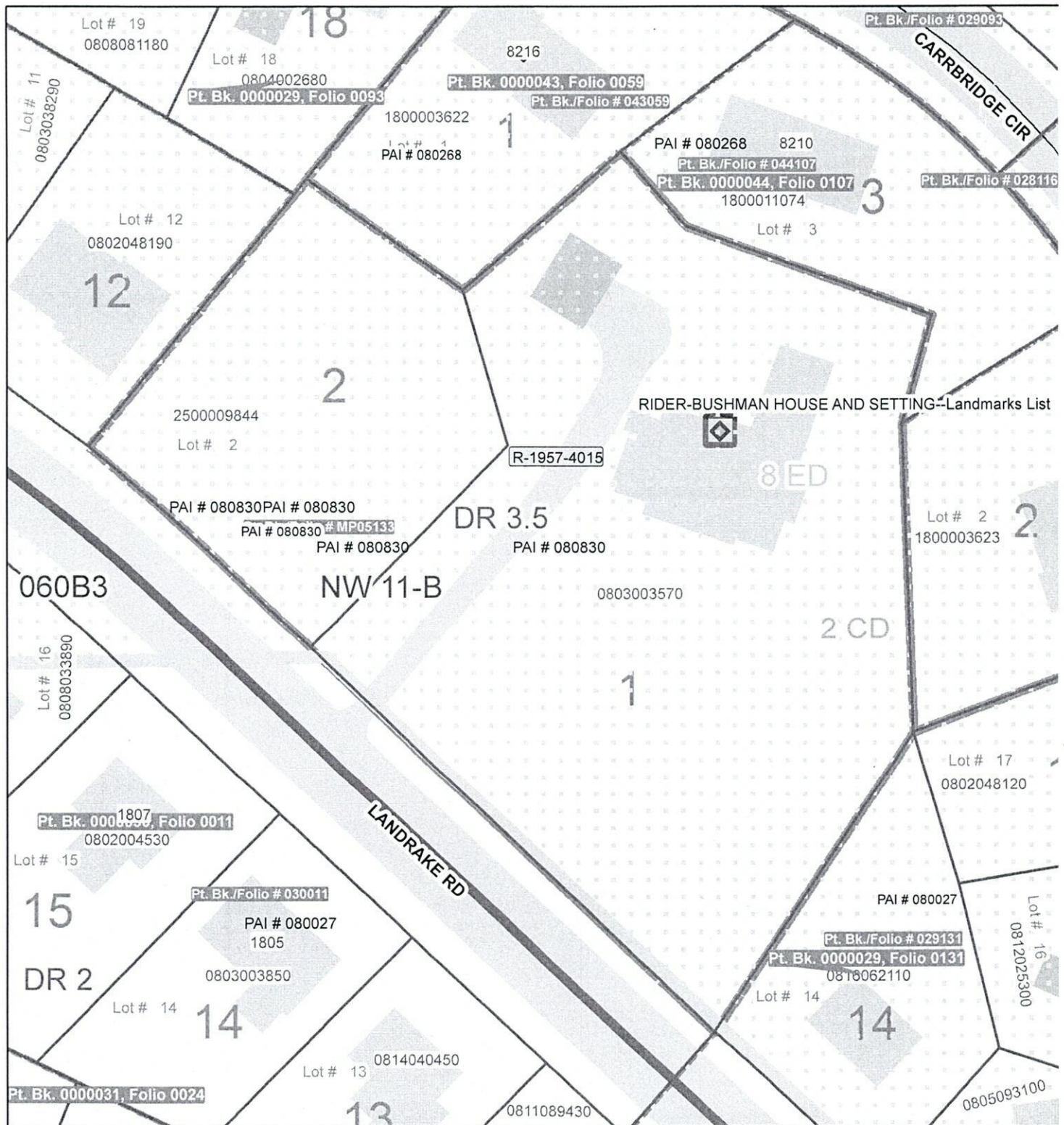
ALF II's are for more than 7 beds. There are special requirements for location. They must be located on a "principal arterial street". You must come to the Zoning Review Office at 111 West Chesapeake Ave. in Towson Md., in person to locate your site on the State Highways system map to confirm compliance with this requirement.

ALF III's are for more than 15 residents and have requirements that go beyond those of the smaller ALF I and II Facilities (such as development regulation application). Please contact the zoning staff at the above phone # for details regarding this type of approval.

Please be aware that the provided information is for zoning use permit application only and it is not intended to represent the requirements of any other agency regarding approval of your use.

To find your zoning, you may come to the Zoning Office at the above address or go to the following website: <http://www.baltimorecountyonline.info>. Once there, click on "What's My Zoning", then on the next page click the "I Agree" tab. An address bar will then come up. Put the street # and road name in the bar and click the "Create A Map" tab. In a few seconds the zoning map should appear. The zoning designation is shown within the blue lines. If you cannot read it clearly, place the mouse cursor on the site and left click the mouse, the zoning should appear in a window on your screen. Occasionally this site may be off-line. Should you have difficulty accessing it, you can try again later or come to the zoning counter at the above address for help. Please be aware that this on-line map is not official. To get a copy of the official map, you must come to the zoning counter for assistance.

Minor-sub #05-133-M, Wendle Williams Property



Publication Date: 11/17/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

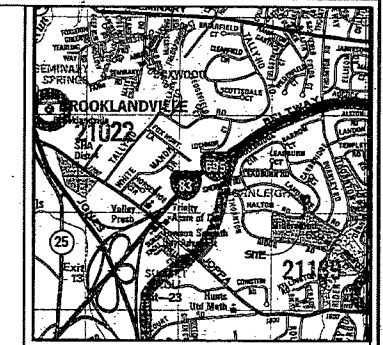


0 15 30 60 90 120 Feet

1 inch = 60 feet

Notes

1. A BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. CENSUS TRACT 408702 A.D.C. MAP & GRID 26-G-3
WATERSHED JONES FALLS SKD ZONE SUBWERSHED 56
SCHOOL DISTRICT RIVERWOOD ES REGIONAL PLANNING DISTRICT 308
3. THERE ARE NO KNOWN WELLS, SEPTICS, OR UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
4. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
5. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
6. THIS PROPERTY AS SHOWN HEAR ON HAS BEEN HELD INTACT SINCE 1978. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA HAS EVER BEEN UTILIZED RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
7. CONTOURS SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS TILE 60-B-3.
8. THE EXISTING USE OF THE PROPERTY IS 1 SINGLE FAMILY DWELLING TO REMAIN. THE PROPOSED USE OF THE PROPERTY IS 2 SINGLE FAMILY DWELLINGS.
9. A ZONING FINAL DEVELOPMENT PLAN MAY BE REQUIRED DEPENDING ON THE NUMBER OF LOTS CREATED (AS DETERMINED FROM ZONING AND THE EFFECTIVE DATE OF THE ZONING REGULATIONS FOR THAT ZONE).
10. THERE ARE NO PREVIOUS ZONING CASES.
11. UNDERGROUND UTILITY LINES SHOWN HEREON ARE TAKEN FROM PUBLIC PLANS AND NOT FIELD LOCATED. CONTRACTOR SHOULD VERIFY THEIR LOCATION BEFORE DIGGING.
12. ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
14. THIS PROJECT WILL BE EXEMPT FROM STORMWATER MANAGEMENT BECAUSE THE DISTURBED AREA WILL BE LESS THAN 5000 SQ.FT.
15. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
16. THE PROPERTY IS LOCATED WITHIN THE RUXTON-RIDERWOOD LAKE ROLAND DESIGN REVIEW AREA.
17. THE PROPOSED MINOR SUBDIVISION PLAN IS WITHIN THE RUXTON-RIDERWOOD-LAKE ROLAND COMMUNITY PLAN AREA. AS PER BILL 56-04 THE SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REVIEW, COMMENTS, AND APPROVAL OF THE DESIGN REVIEW PANEL. CONTACT THE OFFICE OF PLANNING TO DISCUSS DRP SCHEDULING, REQUIREMENTS, PROCESS AND SUBMISSIONS. PROPOSED HOUSE PLANS, ELEVATIONS AND MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DRP PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
18. THE MAXIMUM HEIGHT FOR A PRINCIPAL RESIDENTIAL STRUCTURE IS 50'.
19. THIS PROPERTY WAS PLACED ON THE PRELIMINARY LANDMARKS LIST (COUNTY REGISTER (MHT) #8A-116). THE ENTIRE 1.8 ACRE PROPERTY WAS DELINEATED AS THE HISTORIC ENVIRONMENTAL SETTING.
20. THE SITING AND EXTERIOR DESIGN OF ANY PROPOSED NEW STRUCTURE ON LOTS 1 OR 2 IS SUBJECT TO APPROVAL BY THE LANDMARKS PRESERVATION COMMISSION FOR COMPATABILITY WITH THE HISTORIC HOUSE IN LOCATION, SIZE, HEIGHT, MASSING AND DETAILING.
21. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS HAVE BEEN SATISFIED BY THE PURCHASE OF CREDITS AT A DEPRM-APPROVED FOREST CONSERVATION RETENTION BANK.



Vicinity Map Scale: 1" = 2000'

DENSITY CALCULATIONS

GROSS AREA	1.812 Ac. ±
ROAD WIDENING AREA	0 Ac. ±
NET AREA	1.812 Ac. ±
LOTS PERMITTED	1.819 x 3.5 = 6 LOTS
LOTS PROPOSED	2 LOTS

LARGE TRACT SETBACKS

	D.R. 1 & 2 Zones (feet)	D.R. 3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings	
			Zero & Zipper Lots All D.R. Zones (feet)	Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high 20 > 20 high	16	16 < 20 high 20 > 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

OWNER/DEVELOPER

MRS. WENDIE WILLIAMS
2203 STENA WAY
WOODSTOCK, MD 21163
410-418-9717

MS-05-133-M Minor Subdivision

of the

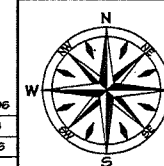
Wendie Williams Property

1812 Landrake Road
Baltimore County, Maryland
Deed Ref: No. 20308, folio 61
Tax Account No. 0803003570
Zoned DR 3.5, Map 60-B-3
Tax Map 60; Grid 21; Parcel 613
8th Election District, 2nd councilmanic District
Scale: 1"=50' Date: November 1, 2005

Dietz Surveying, Inc.

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

Plot Date: 9/1/2006 Job No. 05546



Address 3rd review comment	8-16-06
Address 2nd review comment	7-8-06
Address 1st review comment	5-17-06
Revisions	Date

BALTIMORE COUNTY MINOR SUBDIVISION
Project No. 05-133-M

DEVELOPMENT REGULATIONS
☒ Exempt from Division 2
☐ Paraphrase, exempt from Sections *

PDM CERTIFICATION
☒ Approved ☐ Disapproved

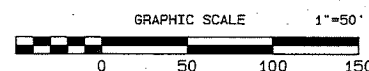
By: *[Signature]* Date: 9/1/06

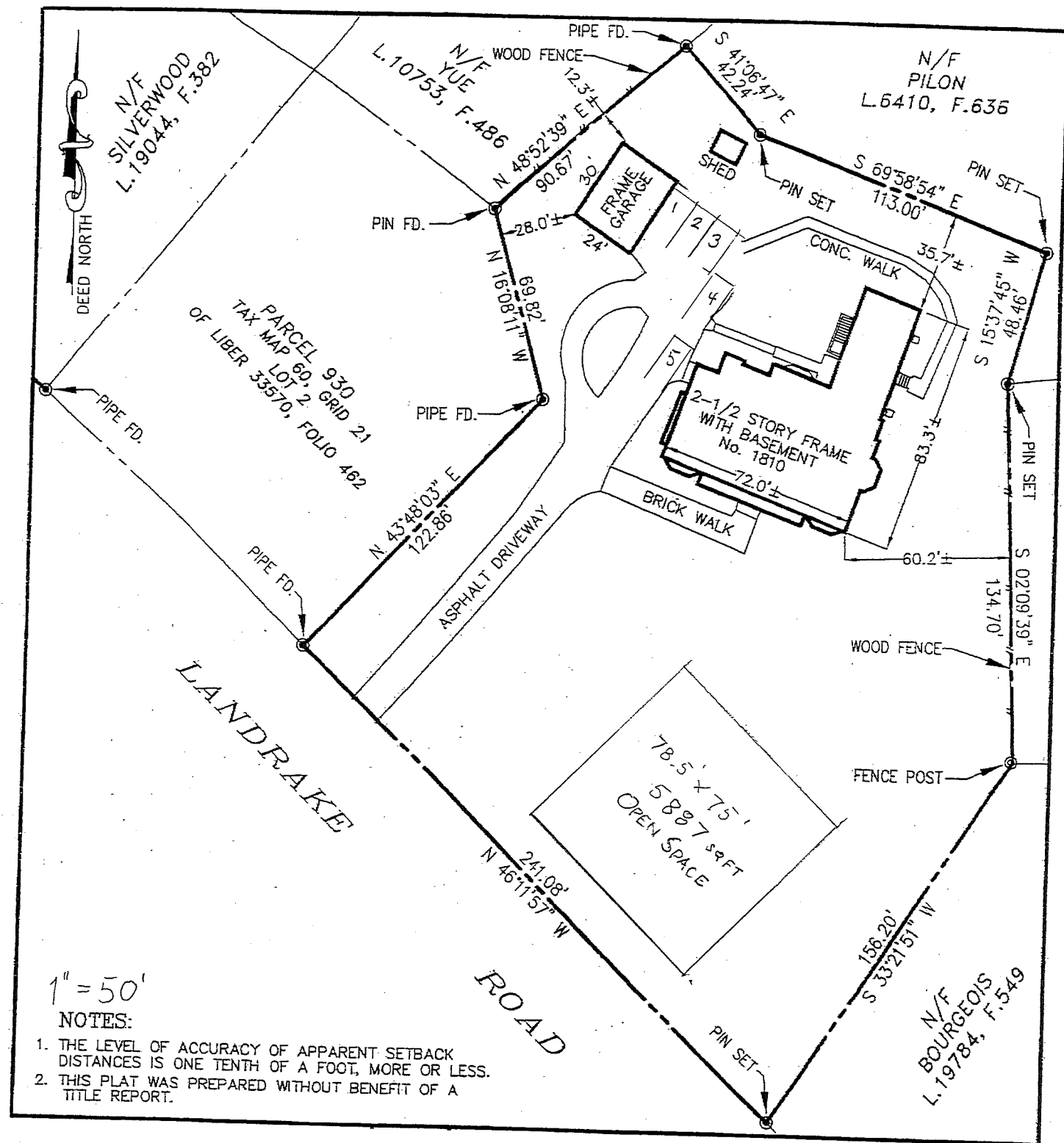
APPROVAL, DEPRM
By: *[Signature]* Date: 9/12/06

* 32-4-211, -217, -221, 242, -243, -251, -254
6 35-4-227, -228, 6 244

I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE ALL AGENCY COMMENTS AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS.

Brian Dietz 9-1-06
BRIAN DIETZ PROFESSIONAL LAND SURVEYOR #21080





Zoning Use Permit Plan for Assisted Living II

1810 LandRake Road
Towson, MD 21204
8th Election District
Owner: Greg Victor Tampus/Adolfo Noel Ceniza
ADD: 216 Oak Valley Drive, Bel Air, MD 21014
gtampus@marylandhealthcarepc.com
Date: 11/17/2016
Phone: 410-838-2018
Lot size: 58,865 S.F.
Zoning Map: DR 3.5 MAP 060B3

PARKING: 1 SPACE FOR 3 BEDS - 15 BEDS - 5 SPACES PROVIDED
1st FLOOR Existing Floor/sunroom/Dining area- 4,249 S.F.
2nd FLOOR 2,876 S.F.
3rd FLOOR 2,205 S.F.
Basement for storage and mechanical equipment
Frame Garage 720 S.F.

OPEN SPACE LOT 58,865 x 0.10 = 5,887 SQ FT

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor areas 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.

Signs will comply with section 450 B.C.Z.R

THE UNDERSIGNED APPLICANT/OWNER ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE

Greg Victor Tampus

PRINTED NAME

DATE

11/16/16

Scale 1"=50'

