

**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 _____

No. (if required) B _____

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

RE: Assisted Living Facility I (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.

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

Tonya Lee 9117 Bengal Road (443-421-5921) t-lee161@hotmail.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 8535 Lucerne Rd Election District 02 Councilmanic District 02 Square Feet of Lot 7,440

Lot Location: N E S W side/corner of Meadow Heights Rd 938 feet from N E S W corner of Zurich Road
(street) (street)

Land Owner(s): Joria Balvir + Kaur Jaswant 10 Digit Tax Account Number 02 18473590

Address: 4001 Paigeview Road Randallstown, MD Telephone Number (443) 862-1222
Email Address tonysingh155@yahoo.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 <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>PR3.5</u> | | |

Accepted for filing by

A. Ball 5/8/17
(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 comments
RECEIVED

Signed by: [Signature]
For the Director, Office of Planning

Date:

MAY 10 2017

5/24/2017

Revised 2/7/11

DEPT. OF PLANNING

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jenifer Nugent

DATE: 5/22/17

FROM: Dennis Wertz

SUBJECT: Assisted Living Facility I (8535 Lucerne Road)

I visited this site on 5/16/17. The property is improved with an attractive dwelling that appears to be in good condition.

BCZR Section 432A.1.C requires that parking for an Assisted Living Facility shall be located in the side or rear only and shall be set back at least 10 feet from the property line. At present, this property has two off-street parking spaces. One space is located in the side yard and the other space is located in the front yard. Both of the existing parking spaces are less than 10 feet from the side property line. The applicant's site plan shows that the existing driveway will be extended into the rear yard and two rear yard parking spaces will be provided that will be situated more than 10 feet from the side and rear property lines. With this site improvement, it appears that all of the requirements specified in Section 432A.1.C will be met, and therefore I don't have any objections to the proposed Assisted Living Facility.

After reviewing the compatibility objectives in Section 32-4-402 of the County Code, it is my opinion that the use of this property for an Assisted Living Facility I will be compatible with the residential properties on Lucerne Road provided that:

- The exterior of the existing dwelling is not altered.
- No signs that identify the property as an Assisted living Facility will be erected on the premises.

No 153058

Date:

5/8/17

[illegible]

Total:

4100

Rec
From: TONYA LEE

For: 8333 LUCERNE RD

ALF

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

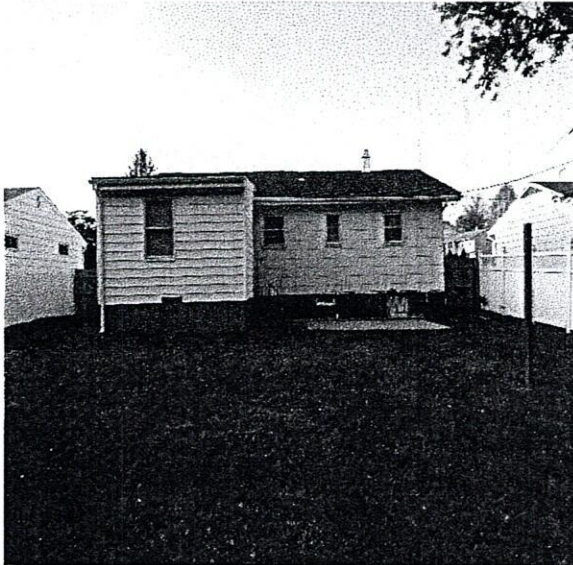
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

20140801 0004 1100 0000
 5-08-2017 5-08-2017 09:47:09
 MED MORG 8041100 000
 RECEIPT # 005071 5-08-2017 0000
 Dept 5 508 200100 CLARIFICATION
 CR no. 153058
 Recpt Tot 1100.00
 1100.00 00 1.00 00
 Baltimore County, Maryland

**CASHIER'S
VALIDATION**

8535 Lucerne Road
Randallstown, MD 21133

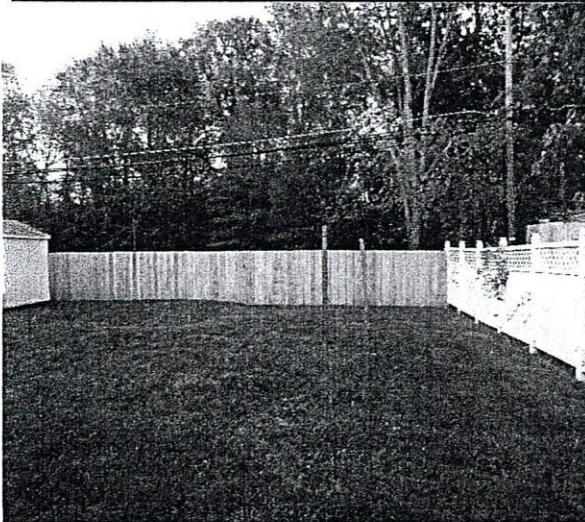
Backview
1



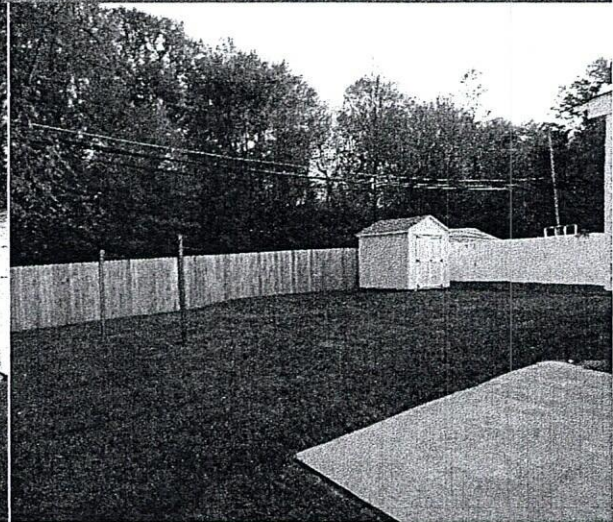
Front
view
of
House



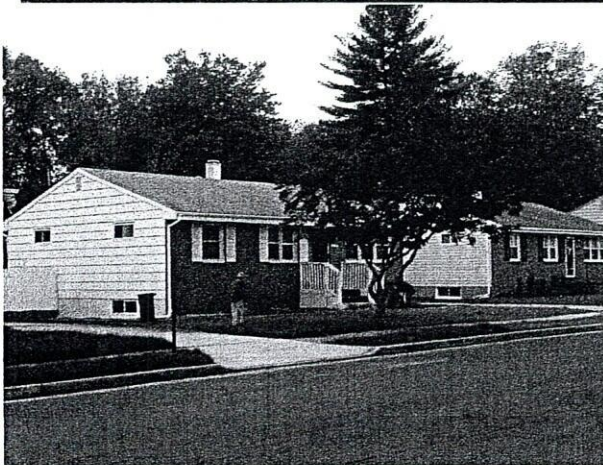
Backview
2



Backview
3



Right side
adjacent
neighbor



Left side
adjacent
neighbor



INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

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Attention: Lynn Lanham
Jefferson Building Permit
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Address _____

No. (if required) B _____

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	YES	NO
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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>DRS.5</u>	Accepted for filing by _____ (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: _____ Date: _____
For the Director, Office of Planning

Revised 2/7/11

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

8535 LUCERNE ROAD
RANDALLSTOWN MD. 21133
2ND ELECTION DISTRICT
OWNERS: BALVIR JORIA AND JASWANT KAUR
APPLICANT: TONYA LEE
9117 BENGAL RD.
RANDALLSTOWN MD. 21133
DATE: May 8TH 2017
PHONE 443-421-5921

LOT SIZE: 7,440 SQ. FT.
ZONING MAP NW.
ZONE: DR 5.5

PARKING 2 SPACE FOR EACH 4 BEDS = 2 PARKING SPACE
REQUIRED FOR 4 BEDS

EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR = 1,476 SQ. FT.
BASEMENT FOR STORAGE = 924 SQ. FT.
266 SQ. FT. (NOT AVAILABLE TO ALF)

OPEN SPACE: 7,440 SQ. FT. X .10 = 744 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.

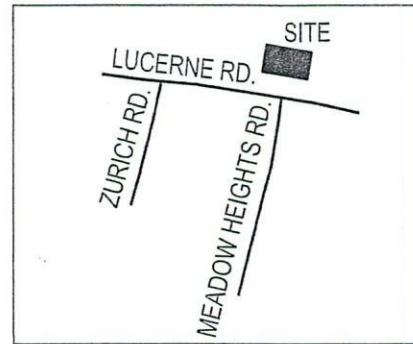
PROPOSED SIGNS WILL COMPLY WITH SECTION 450
B.C.Z.R.

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

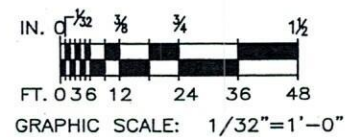
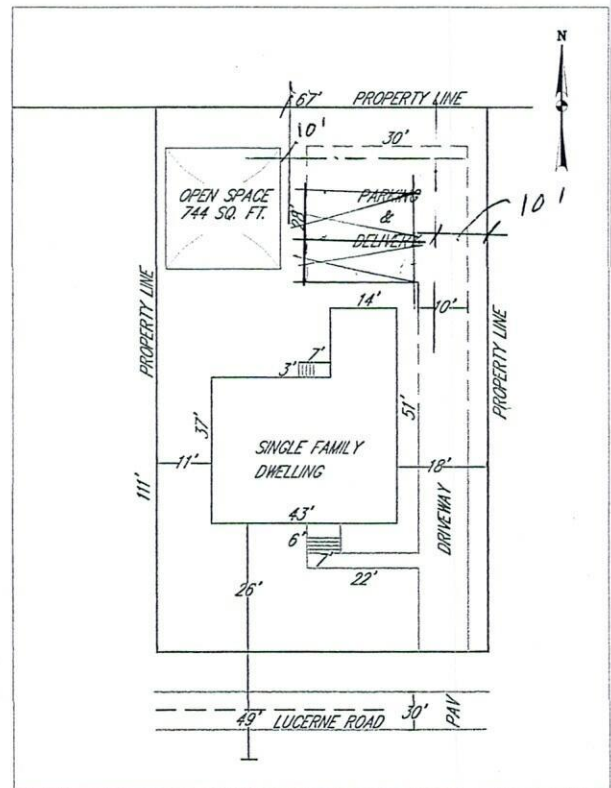
Angela Lee 5/8/17
SIGNATURE DATE

PRINTED NAME

DATE



VICINITY MAP



* THE HOUSE WILL HAVE
SPRINKLER SYSTEM.

ALT - I 4 BEDS

Filed 5/8/17
UP-2017-0050AL
Entered in Database

8535 LUCERNE RD, MD 21133

Less Than 1000 feet from: Pat's Golden Girls Assisted Living & Respite Care

8529 Lucerne Ave., Shirley Cadwell, Licensee with State (Approved 3/12/2016)

Phone # 410-922-4439

NEEDS SPECIAL HEARING TO BE LESS
THAN 1000 FT. AWAY FROM ANOTHER ALF

10/4/17 - Aaron Spoke to Applicant Who Is Waiting For Sprinkler Approval.
Aaron Advised Her About Need for Special Hearing.