USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 26th day of July, 2017, that In Good Hands (Individual or business name) located at 924 Lindellen Ave. (Street address) should be and the same is hereby granted permission to operate a:

ALF I 3beds

156128
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials

Revised 10/17/11

USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 16 day of August, 2017, that Donna Gosnell (Individual or business name) located at 924 Lindellen Ave (Street address) should be and the same is hereby granted permission to operate a: Assisted Living Facility 1 up to 3 Bed

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials gjh

Revised 10/17/11

Revised 10/17/11

Planner's Initials

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

No 156128

Date: 7/26/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	10000		6150				100.00

Total: 100.00

Rec From: Stephanie Funtl

For: USE Permit

ALT E 3 beds

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	MKU
7/26/2017	7/26/2017	09:35:54	3

REG USRU WALKIN CAM
RECEIPT # 734335 7/26/2017 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 156128
Recpt Tot $100.00
$100.00 CR $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

8/10/17

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

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

RE: Assisted Living Facility

Address 924 Lindellen Ave.

No. (if required) B _____

RECEIVED

JUL 26 2017

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.

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

Stephanie Fantl 16 Holy Cross Rd, Street MD (443)528-8124 ssdseal4u@gmail.co
Print Name of Applicant Address Telephone Number Email Address

Lot Address 924 Lindellen Ave Election District 4 Councilmanic District 2 Square Feet of Lot 12,500

Lot Location: N E S (W) side/corner of Lindellen (street) ... from N E (S) W corner of W. Cherry Hill Rd (street)

Land Owner(s): Donna Gosnell 10 Digit Tax Account Number 0401036450

Address: 924 Lindellen Ave Telephone Number (410) 967-9780

Email Address (443) 844-2406

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 3.5

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: 8/15/17
For the Director, Office of Planning

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jennifer Nugent
Department of Planning

DATE: August 11, 2017

FROM: Bill Skibinski
Sector Planner, Neighborhood Response Team

SUBJECT: Assisted Living – 924 Lindellen Avenue

INFORMATION:

Address: 924 Lindellen Avenue, Reisterstown, MD 21136
Petitioner: Stephanie Fantl
Property Size: 12,500 Sq. feet
Zoning: DR 3.5

SUMMARY OF RECOMMENDATIONS:

I do not object to the request for an Assisted Living Facility at 924 Lindellen Avenue located in the Reisterstown area.

Prepared By: _____

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 924 Lindellen Ave.

No. (if required) B _____

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Department of Permits, Approvals and Inspections

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Address: 924 Lindellen Ave Telephone Number (410) 967-9780
(443) 844-2406
Email Address _____

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5. **Photographs (please label all photos clearly** Adjoining Buildings and Surrounding Neighborhood	☐	☒

6. **Current Zoning Classification:** DR3.5

Accepted for filing by _____ (Date) _____

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

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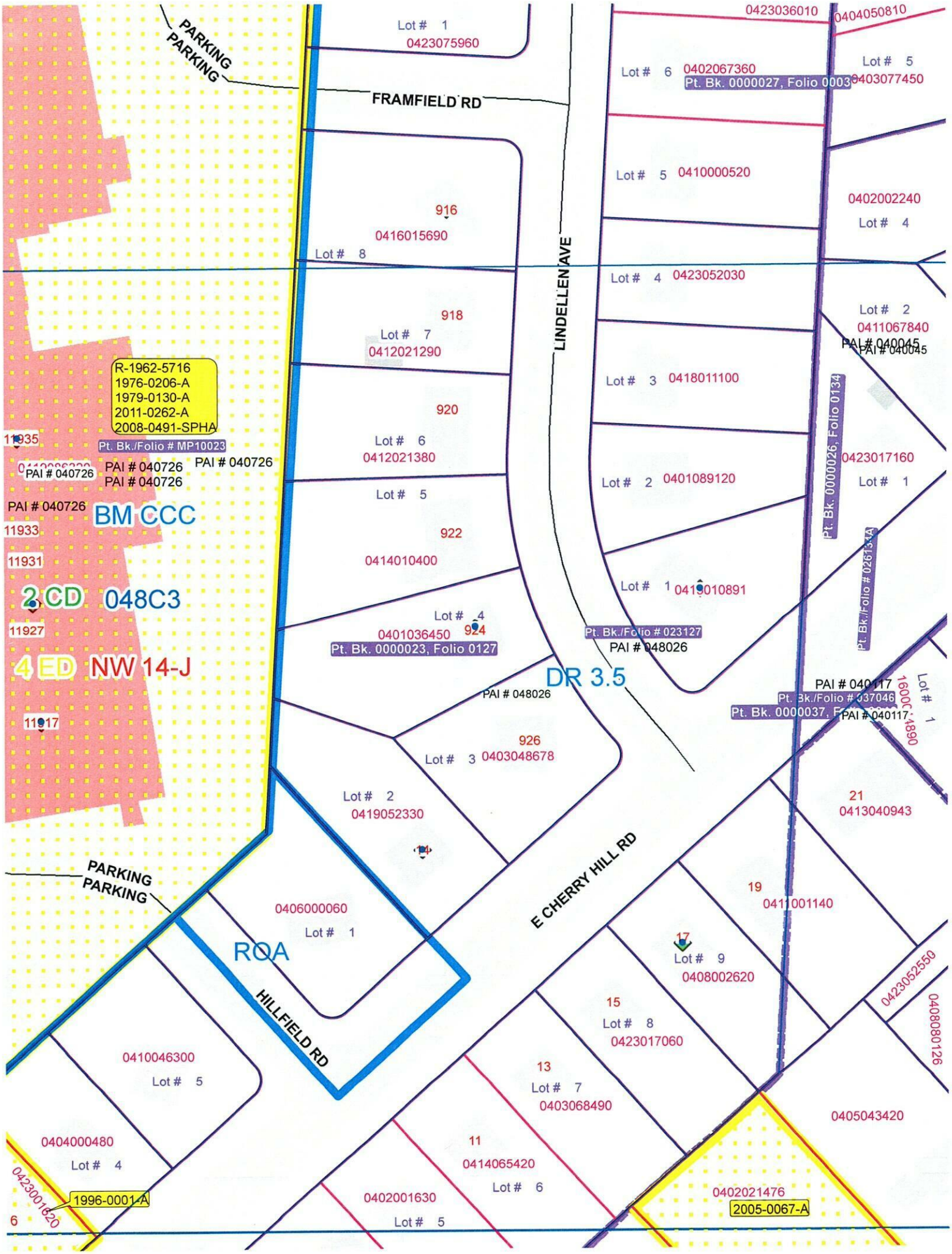
Signed by: _____ Date: _____
For the Director, Office of Planning

Revised 2/7/11


PARKING
PARKING
FRAMFIELD RD
Lot # 1
0423075960
0423036010
0404050810
Lot # 6
0402067360
Pt. Bk. 0000027, Folio 0003
Lot # 5
0403077450
Lot # 5
0410000520
0402002240
Lot # 4
916
0416015690
Lot # 8
LINDELLEN AVE
Lot # 4
0423052030
Lot # 2
0411067840
PAI # 040045
PAI # 040045
918
Lot # 7
0412021290
R-1962-5716
1976-0206-A
1979-0130-A
2011-0262-A
2008-0491-SPHA
Lot # 3
0418011100
Pt. Bk. 0000026, Folio 0134
920
Lot # 6
0412021380
0423017160
Lot # 1
11935
Pt. Bk./Folio # MP10023
PAI # 040726
PAI # 040726
PAI # 040726
PAI # 040726
Lot # 2
0401089120
Lot # 5
PAI # 040726
BM CCC
11933
922
0414010400
11931
2 CD 048C3
Lot # 1
0419010891
Pt. Bk./Folio # 026134
11927
Lot # 4
0401036450
924
Pt. Bk. 0000023, Folio 0127
Pt. Bk./Folio # 023127
PAI # 048026
4 ED NW 14-J
DR 3.5
PAI # 040117
Pt. Bk./Folio # 037046
Pt. Bk. 0000037, Folio 0
PAI # 040117
PAI # 048026
11917
926
Lot # 3
0403048678
Lot # 1
21
0413040943
Lot # 2
0419052330
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PARKING
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0411001140
0406000060
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Lot # 9
0408002620
HILLFIELD RD
0423052550
0408080126
15
Lot # 8
0423017060
0410046300
Lot # 5
13
Lot # 7
0403068490
0405043420
0404000480
Lot # 4
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Lot # 6
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2005-0067-A
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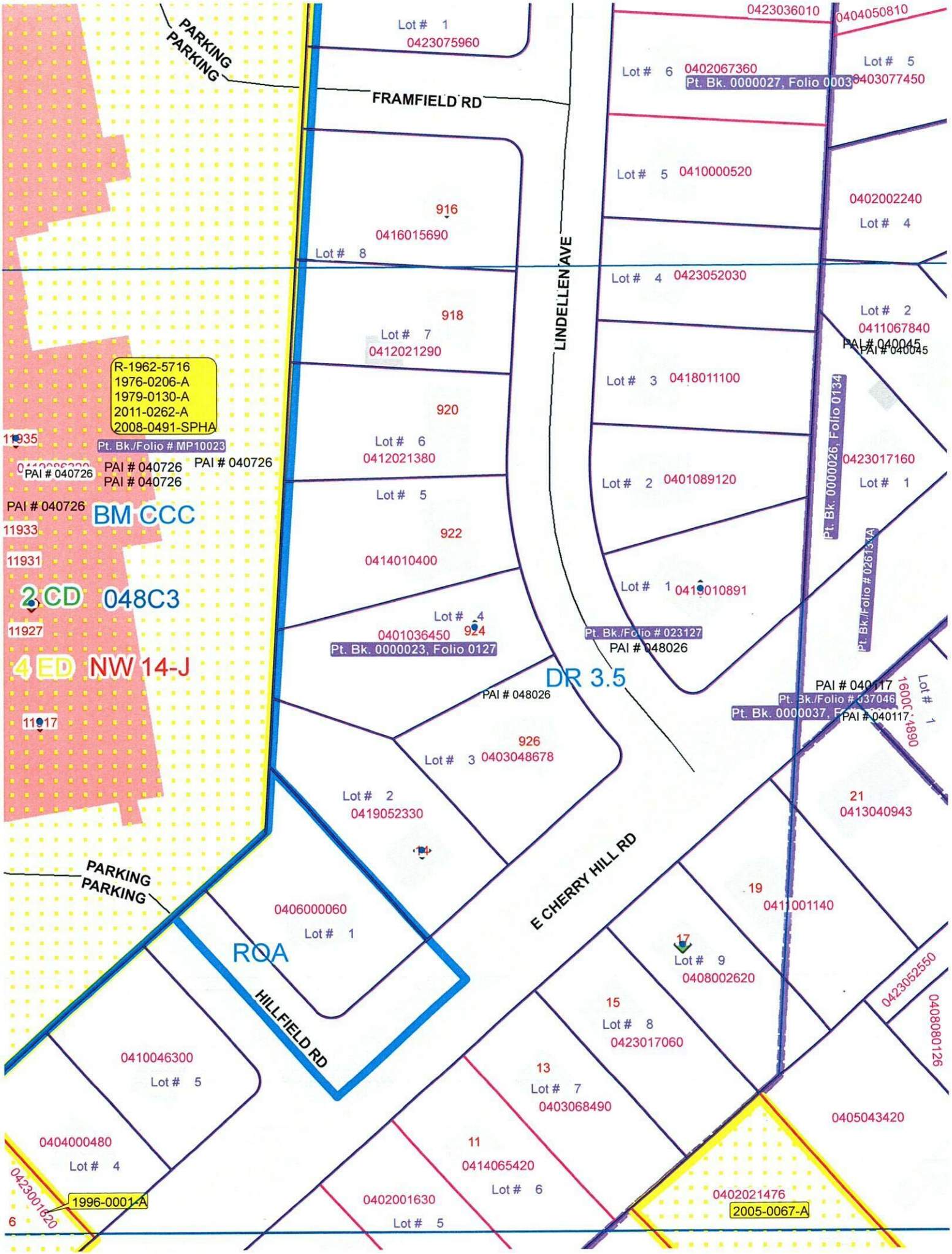
1996-0001-A
6
0402001630
Lot # 5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PARKING
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0423036010
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Lot # 6
0402067360
Pt. Bk. 0000027, Folio 0003
Lot # 5
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Lot # 5
0410000520
916
0416015690
Lot # 8
LINDELLEN AVE
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Lot # 4
Lot # 4
0423052030
Lot # 2
0411067840
PAI # 040045
PAI # 040045
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1976-0206-A
1979-0130-A
2011-0262-A
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DR 3.5
PAI # 048026
PAI # 040117
Pt. Bk./Folio # 037046
Pt. Bk. 0000037, Folio 0004
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0402001630
Lot # 5

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 924 Lindellen Ave.

No. (if required) B _____

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

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Lot Address 924 Lindellen Ave Election District 4 Councilmanic District 2 Square Feet of Lot 12,500

Lot Location: N E S (W) side/corner of Lindellen (street) ... t from N E (S) W corner of W. Cherry Hill Rd (street)

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(443) 844-2406
Email Address _____

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Statement of Compliance with Checklist Note 5.A	☐	☑
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5. **Photographs (please label all photos clearly** Adjoining Buildings and Surrounding Neighborhood	☐	☑

6. **Current Zoning Classification:** DR 3.5

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

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Email Address (443)844-2406

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6. Current Zoning Classification: DR 3.5	Accepted for filing by gh (Initials)	

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

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

Revised 2/7/11

ZONING USE PERMIT PLAN FOR
ASSISTED LIVING FACILITY I
(LESS THAN 5 PEOPLE)

PROJECT ADDRESS:
924 LINDELLEN AVE.
BALTIMORE COUNTY, MD 21136
4th ELECTION DISTRICT
LOT SIZE: 12,500 SQ.FT.
LOT #: 4
ZONING MAP: 048C3
ZONING DR: 3.5
2nd COUNCILMAN DISTRICT

OWNER: DONNA GOSNELL
924 LINDELLEN AVE.
REISTERSTOWN, MD 21136
TEL:(410) 967-9780

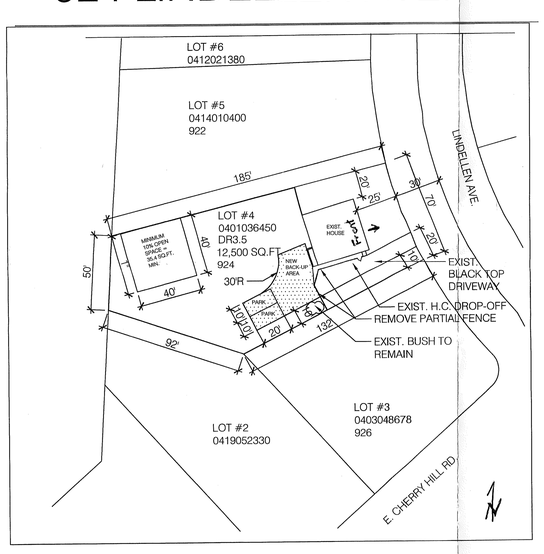
APPLICANT: SIGNED SEALED DELIVERED, LLC
16 HOLY CROSS ROAD
STREET, MD 12254
CONTACT: STEPHANIE FANTL
CELL: (443) 528-8124
EMAIL:
S.FANTL@SIGNEDSEALDELIVERLLC.COM

PROJECT INFORMATION:
ALF1, 3 BEDS MAX./ (DENSITY NOT REQUIRED)

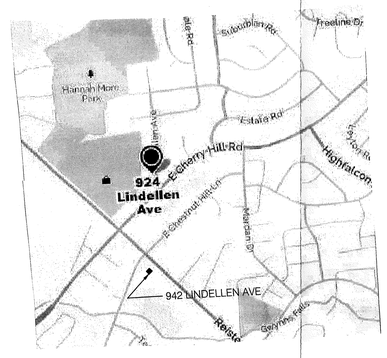
PROJECT NOTES:
THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY.
THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS.
NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF 5 YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAS OCCURED.
NO ADDITIONA ARE PROPOSED TO EXCEED THIS LIMIT FOR 5 YEARS FROM THE DATE OF THIS APPLICATION.

REQUIRED PARKING: 1 SPACE FOR EVERY 3 PERSONS. 1 SPACE REQUIRED
2 SPACES EXISTING

924 LINDELLEN AVE.



STREET VICINITY MAP
SCALE: 1 INCH = 40 FEET

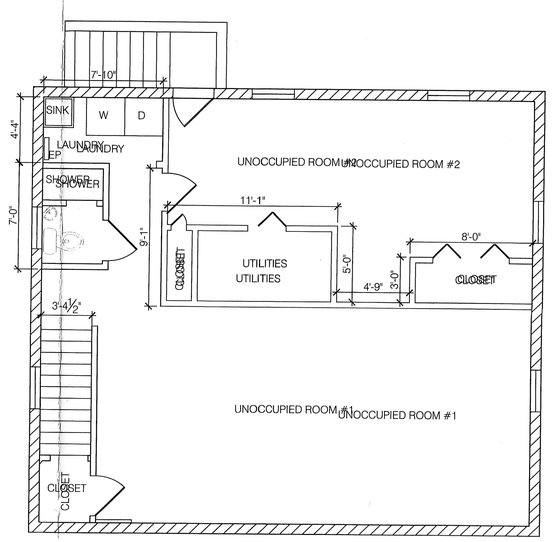


IN GOOD HANDS
924 LINDELLEN AVE.
REISTERSTOWN, MD 21136

DRAWING TITLE:
USE PERMIT PLAN ALF 1

DRAWN BY: S.F.
ISSUE DATE: 6/28/2017
REVISION DATE
1

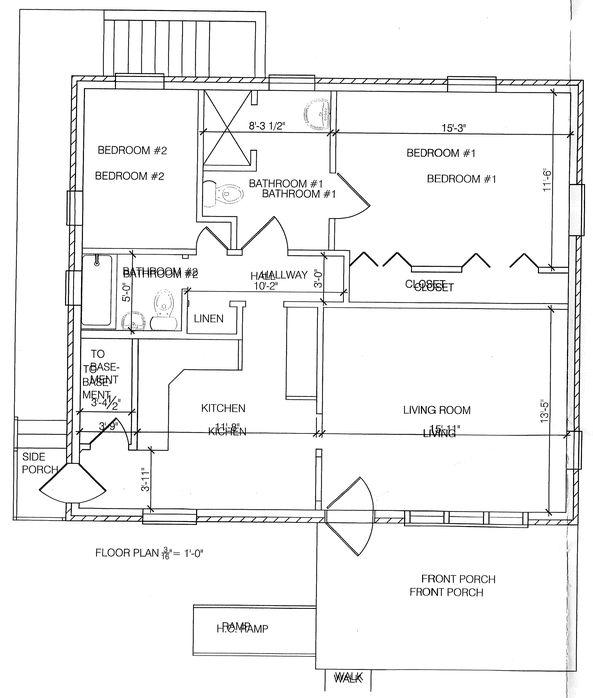
SHEET:
ALF1



BASEMENT PLAN $\frac{3}{16}$" = 1'-0"

2 A-1 AS-BUILT BASEMENT PLAN

SCALE: 1/4"= 1'-0"



FLOOR PLAN $\frac{3}{16}$"= 1'-0"

1 A-1 AS-BUILT PLAN

SCALE: 1/4"= 1'-0"

N

IN GOOD HANDS
924 LINDELLEN AVE.
REISTERSTOWN, MD 21136

DRAWING TITLE:

AS-BUILT PLAN

DRAWN BY: S.F.

ISSUE DATE: 6/23/2017

REVISION	DATE
1	

SHEET:

A-1