

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 1ST day of DECEMBER, 2017, that MEMORY CARE GROUP LLC located at 305 NORTH ROLLING ROAD should be and the
(Individual or business name)
(Street address)

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY (MAXIMUM 8 BEDS)

161106
Permit (or Receipt) Number

Carol J. Allen
Director, Permits, Approvals and Inspections

Planner's Initials AT

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 14th of October, 2008, that

305 North Pilling Rd should be and the same is hereby granted
(street address)

permission to operate a Assisted Living Facility II
Maximum 8 beds

23901

Permit No.

Anthony Kotroco

Director

Planner's Initials AK

REV 06/00

161106

Date:

12/01/11

PAID RECEIPT

[illegible][illegible]

Total:

#109
#100

Rec
From:

For:

305 N. ROLLING RD
ALF II (8 BEDS)

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 305 N Rolling Rd

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

Post-It® Fax Note	7671	Date	10-9-08	# of pages	2
To	LEN WASILEWSKI	From	T. NUGENT		
Co./Dept.	ZONING	Co.	PLANNING		
Phone #	3341	Phone #	3480		
Fax #	3048	Fax #	5862		

RE: Assisted Living Facility I or II

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

CAROLYN RUSSELL James Russell 2302 Manor Gate Terrace (240) 899-0703
Print Name of Applicant Address Telephone Number

Lot Address 305 N. Rolling Road Election District 1 Councilmanic District 1 Square Feet of Lot 43,560.02

Lot Location: NE SW corner of North Rolling Rd 280 feet from N ESW corner of Altavue Rd
(street) (street)

Land Owner: MATHEW DECKER Tax Account Number 2400005290

Address: 305 N Rolling Rd Baltimore, MD 21208 Telephone Number (443) 621-0933

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

PROVIDED?

YES NO

X

Accepted for filing by

Date: 9/30/08

2. Permit Application (if available)

X

3. Site Plan:

Property (3 copies): including lot size and square feet of buildings, parking and open space - 10% lot area

X

Statement of Compliance with Checklist Note 5.A

X

4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)

5. Photographs (please label all photos clearly)

Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood

X

6. Current Zoning Classification: DR-2

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:

No additional submittals required if zoning determines that facility is acceptable RECEIVED (SEE ATTACHED)

Signed by:

Jeff M...
for the Director, Office of Planning and Community Conservation

OFFICE OF PLANNING

Date: 10/9/08

Revised 8/10/06

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jenifer Nugent **DATE:** 10/9/08
FROM: Dennis Wertz
SUBJECT: Assisted Living Facility II (305 N. Rolling Road)

I don't have any objections to establishing an assisted living facility at this location. However, I do have the following concerns regarding this application.

1. Rolling Road is a principal arterial street. Section 432A.A.2 of the BCZR permits an assisted living facility II by use permit if it has frontage on a principal arterial street. The Zoning Office should confirm whether the narrow in fee strip for this property meets the road frontage requirement. If it found that the property isn't in compliance with this requirement, the alternative would be to establish an assisted living facility I instead. An assisted living facility I is permitted to have up to 7 resident clients and is not required to have frontage on a principal arterial.
2. The applicant's plan doesn't clearly show the existing (relatively new) panhandle driveway that provides access to this property and to the neighboring property at 307 Rolling Road, which is improved with a single-family dwelling. Although it isn't highly legible, the plan does show the proposed location of this driveway. The plan also doesn't clearly show the driveway that provides access from the panhandle driveway to the 2-car garage that is shown on the plan. The Zoning Office should determine whether the width of the existing panhandle driveway is in compliance with Section 409.4 of the BCZR.
3. This property has several existing parking spaces. According to the applicant's representative (Lisa Wright), the applicant doesn't intend to provide any additional paving for parking spaces. However, the 5 proposed parking spaces shown along the side entrance appear to be located in an area where there is very attractive landscaping. The location of these parking spaces might not be accurately shown on the plan.

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Jenifer Nugent **DATE:** 10/9/08
FROM: Dennis Wertz
SUBJECT: Assisted Living Facility II (305 N. Rolling Road)

I don't have any objections to establishing an assisted living facility at this location. However, I do have the following concerns regarding this application.

1. Rolling Road is a principal arterial street. Section 432A.A.2 of the BCZR permits an assisted living facility II by use permit if it has frontage on a principal arterial street. The Zoning Office should confirm whether the narrow in fee strip for this property meets the road frontage requirement. If it found that the property isn't in compliance with this requirement, the alternative would be to establish an assisted living facility I instead. An assisted living facility I is permitted to have up to 7 resident clients and is not required to have frontage on a principal arterial.
2. The applicant's plan doesn't clearly show the existing (relatively new) panhandle driveway that provides access to this property and to the neighboring property at 307 Rolling Road, which is improved with a single-family dwelling. Although it isn't highly legible, the plan does show the proposed location of this driveway. The plan also doesn't clearly show the driveway that provides access from the panhandle driveway to the 2-car garage that is shown on the plan. The Zoning Office should determine whether the width of the existing panhandle driveway is in compliance with Section 409.4 of the BCZR.
3. This property has several existing parking spaces. According to the applicant's representative (Lisa Wright), the applicant doesn't intend to provide any additional paving for parking spaces. However, the 5 proposed parking spaces shown along the side entrance appear to be located in an area where there is very attractive landscaping. The location of these parking spaces might not be accurately shown on the plan.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address 305 N Rolling Rd
Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or II

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

CARDLYN RUSSELL + James Russell 2302 Manor Gate Terrace (240) 899-0703
Print Name of Applicant Address Telephone Number
Lot Address 305 N. Rolling Road Election District 1 Councilmanic District 1 Square Feet of Lot 43,560.02
Lot Location: NE SW side/corner of North Rolling Rd 280 feet from N E(S) W corner of Altavue Rd
(street) (street)
Land Owner: MATHEW DECKER Tax Account Number 2400005290
Address: 305 N Rolling Rd Baltimore, MD 21228 Telephone Number (443) 621-0933

CHECKLIST OF MATERIALS- (to be submitted by applicant for required **compatibility** and/or **appearance** review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

PROVIDED?
YES X NO _____
Accepted for filing by [Signature]
Date: 9/30/08

2. Permit Application (If available)

X _____

3. Site Plan:

Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area

X _____

Statement of Compliance with Checklist Note 5.A

X _____

4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)

5. Photographs (please label all photos clearly)

Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood

X _____

6. Current Zoning Classification: DR-2

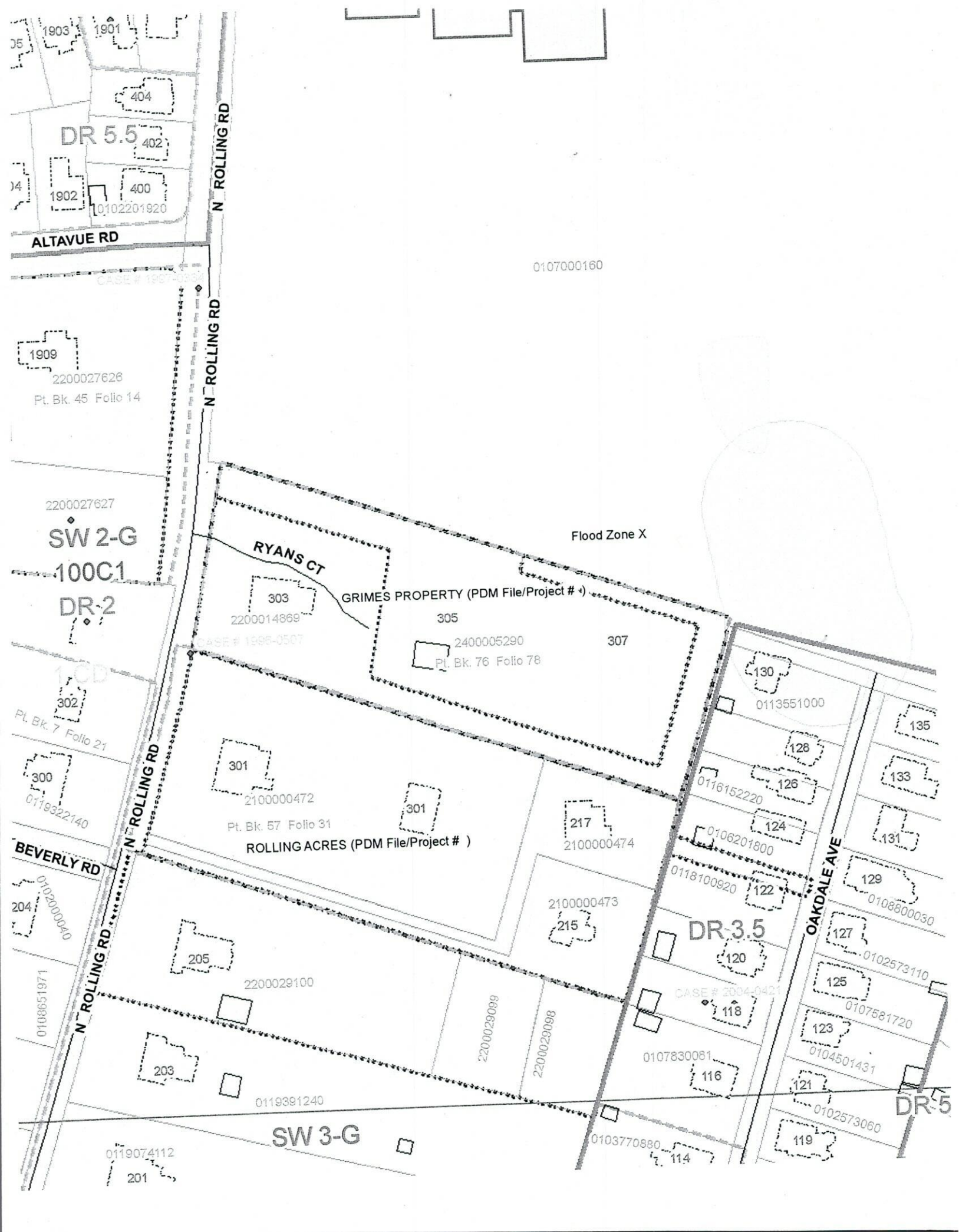
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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 and Community Conservation

Date: _____



1903 1901
05 404
DR 5.5 402
04 1902 400
0102201920
ALTAVUE RD
CASE # 1987-0393

1909
2200027626
Pt. Bk. 45 Folio 14

2200027627
SW 2-G
100C1
DR-2

302
Pl. Bk. 7 Folio 21
300
0119322140

BEVERLY RD
0102000040
204
0108651971
N ROLLING RD

0119074112
201

N ROLLING RD

N ROLLING RD

N ROLLING RD

N ROLLING RD

N ROLLING RD

N ROLLING RD

N ROLLING RD

RYANS CT

GRIMES PROPERTY (PDM File/Project #)
303 2200014869
305 2400005290
Pl. Bk. 76 Folio 78
307

301 2100000472
Pt. Bk. 57 Folio 31
ROLLING ACRES (PDM File/Project #)
301 2100000474

205 2200029100

0119391240

SW 3-G

0107000160

Flood Zone X

217 2100000474

215 2100000473

2200029099
2200029098

0103770880
114

DR-3.5

CASE # 2004-0421

116

118

119

OAKDALE AVE

130 0113551000
128
126 0116152220
124 0106201800
122 0118100920
129 0108800030
127 0102573110
125 0107581720
123 0104501431
121 0102573060

DR-5

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

No.

23901

Date:

9/30/08

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

9/30/2008 9/30/2008 11:43:28 2

TRF MS92 MAIL JENA JEE

RECEIPT # 606203 9/30/2008 OFLI

5 528 ZEROING VERIFICATION

CP NO. 023901

Receipt Tot \$50.00

\$50.00 CK \$4.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0		6150				50.00

Total:

50.00

Rec

From:

Carlynn Russell

For:

305 N Rolling Rd
 Balto Md. 21228

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**ZONING USE PERMIT
PLAN FOR AN ASSISTED LIVING FACILITY II**

305 N. ROLLING ROAD
CATONSVILLE, MARYLAND 21228
BALTIMORE COUNTY
3RD ELECTION DISTRICT

DATE: September 16, 2008
PHONE: (240)899-0703
APPLICANT: CAROLYN RUSSELL
ADDRESS: 2302 MANOR GATE TERRACE
UPPER MARLBORO, MARYLAND 20774

LOT SIZE: 43,560.02 SQ. FT.
ZONING MAP: 100C1
ZONE: DR 2

PARKING: 1 SPACE FOR EACH 3 BEDS = 3 PARKING SPACES REQUIRED

EXISTING FLOOR AREA SQ. FT.:

1ST FLOOR to include - main kitchen, 2nd kitchen, main dining hall,
Sun Room, Pantry / Locker/Storage Room, 2 full ba., 2 half ba.,
4 Bedrooms = 4083 SQ. FT.

2ND FLOOR to include - 6 Bedrooms, 4 full Baths, 1 Laundry Room,
3 linen closets = 4083
TOTAL 8166 SQ. FT.

BASEMENT FLOOR FOR STORAGE & MECHANICAL EQUIPMENT

to include - 1 Service Kitchen, 1 Office, 1 full Bath,
2 Multi-Purpose Room, 1 Laundry Room, 1 Utility closet = 4083 SQ. FT.

EXISTING GARAGE = 376 SQ. FT.

OPEN SPACE: .10 X LOT AREA (43,560.02 SQ. FT.) = 4,356 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 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 FOR FIVE (5) YEARS FROM DATE OF THIS APPLICATION.

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

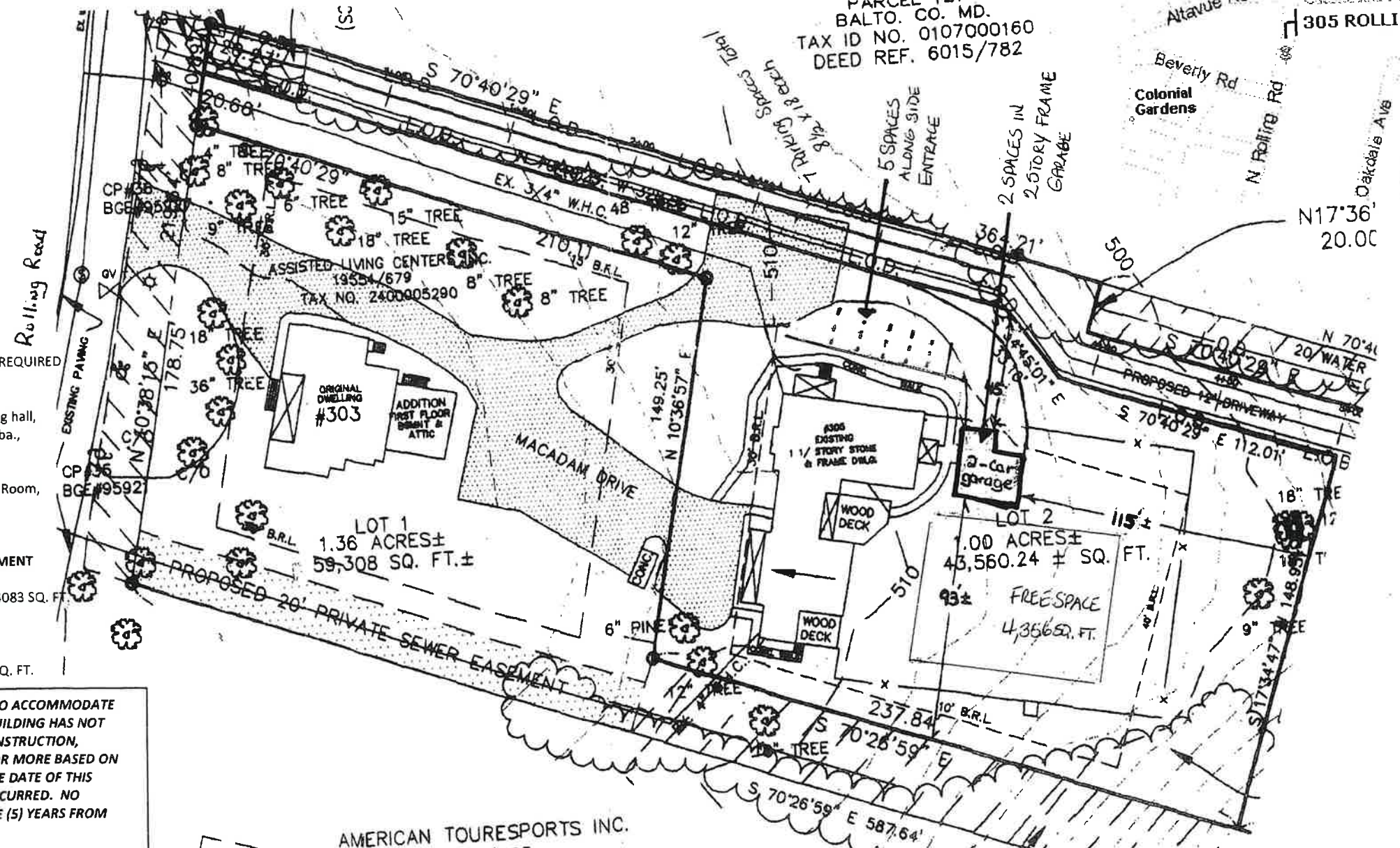
THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Carolyn Russell 9/22/08
SIGNATURE DATE

CARDOLYN RUSSELL
PRINTED NAME

James R. Russell Jr. 9/22/08
SIGNATURE DATE

JAMES R. RUSSELL JR
PRINTED NAME



AMERICAN TOURESPORTS INC.
7875/403
LOT 1 ROLLING ACRES
PB 57 F 31
TAX NO. 2100000472

Scale = 1" = 50'
Zoning = DR 2

20' width paved driveway required
5-8 Beds 2 density lots required
 $43,560 \div 20,000 = 2.178$ Densities.

Frontage in fee Yes
MAX = 8
Principal Arterial
21 Densities - 5-8 beds