

Carl Richards Jr

From: Jenifer G. Nugent
Sent: Wednesday, March 15, 2017 12:38 PM
To: Jason Seidelman
Cc: William Skibinski; Carl Richards Jr
Subject: ALF - 142 Cedarmere Road
Attachments: 20170315123958260.pdf

Hi Jason

Please see the attached conditional approval and comments from the sector planner Thank you

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: Wednesday, March 15, 2017 12:40 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: Message from "RNP002673A5B368"

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

Scan Date: 03.15.2017 12:39:57 (-0400)
Queries to: Planningcopier@baltimorecountymd.gov

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

3/17/17

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

142 CEDARMERE RD
ALF Address OWINGS MILLS, MD 21117
Permit No. (if required) B _____

George

RECEIVED

MAR - 3 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):

Kenneth Jennings 142 Cedarmer Rd, Owings Mills, MD 21117 443.394.1465 KennethHomeCare@gmail.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 142 Cedarmer Rd Election District 4th Councilmanic District 4th Square Feet of Lot 12,126

Lot Location: N E S W side/corner of Church Rd feet from N E S W corner of Oakmere Rd
(street) (street)

Land Owner(s): EverHome mortgage 10 Digit Tax Account Number 0420030620

Address: JACKSONVILLE, Florida Telephone Number () _____
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 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: <u>DR 3.5</u> | | |

Accepted for filing by JS (JASON)
(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]*
For the Director, Office of Planning

Date: 3/15/17

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jennifer Nugent
Department of Planning

DATE: March 13, 2017

FROM: Bill Skibinski
Sector Planner, Neighborhood Response Team

SUBJECT: Assisted Living – 142 Cedarmere Rd

INFORMATION:

Address: 142 Cedarmere Rd, Owings Mills, MD 21117

Petitioner: Kenneth Jennings

Property Size: 12,126 Sq. feet

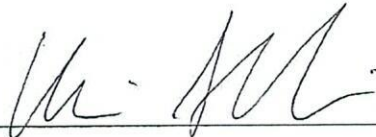
Zoning: DR 3.5

SUMMARY OF RECOMMENDATIONS:

I do not object to the request for an Assisted Living Facility contingent upon the following:

1. The sidewalk in front of dwelling is in need of repair.
2. Based on other driveways in the community, 142 Cedarmere Rd is the only unpaved driveway I observed while on a site visit. The driveway should be paved with a "durable and dustless surface" as defined in Section 101.1 of the BCZR.

Prepared By: _____



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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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

142 Cedarmerc Rd
ALF Address OWINGS MILLS, MD 21117
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):

Kenneth Jennings 142 Cedarmerc Rd, Owings Mills, MD 21117 443 394 1465 KennethJennings@msm.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 142 Cedarmerc Rd Election District 4th Councilmanic District 4th Square Feet of Lot 12,126

Lot Location: N E S W side/corner of Church Rd feet from N E S W corner of CARMEC Rd
(street) (street)

Land Owner(s): EverHome mortgage 10 Digit Tax Account Number 0420030620

Address: JACKSONVILLE, Florida Telephone Number () _____
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 3-5</u>		
	Accepted for filing by	<u>JS</u> (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: _____
For the Director, Office of Planning

Date: _____

Zoning Use Permit
 Plan for an Assisted Living Facility I
 142 Cedarmere Road
 Owings Mills, MD 21117
 4th Election District
 Owner: Kenneth & Audrey Jennings
 Address: 142 Cedarmere Rd, Owings Mills, MD 21117
 Date: 2/7/11
 Phone: 443-394-1465

Lot Size: 12,126 SQ. FT.
 Zoning Map: NW 4
 Zone DR 3.5

Parking: 1 Space For Each 3 Beds = 1 Parking Space Required

Existing Floor Areas SQ. FT.
 1st Floor = 885 SQ. FT.
 Finished Basement = 885 SQ. FT.
 Total 1770 SQ. FT.

Open Space:

Number of Beds: 3

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 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.

Signs Will Comply With Section 450 B.C.Z.R.

The Undersigned Are Responsible For The Accuracy Of The Information On This Plan.

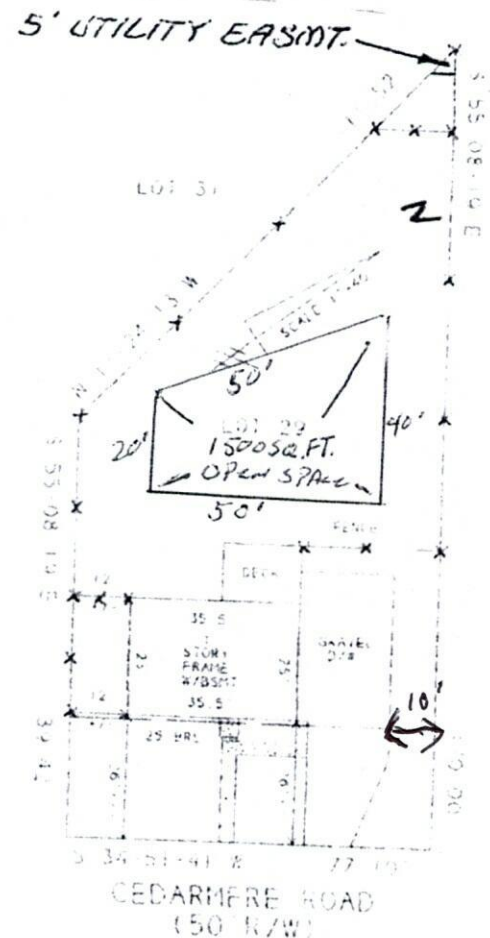
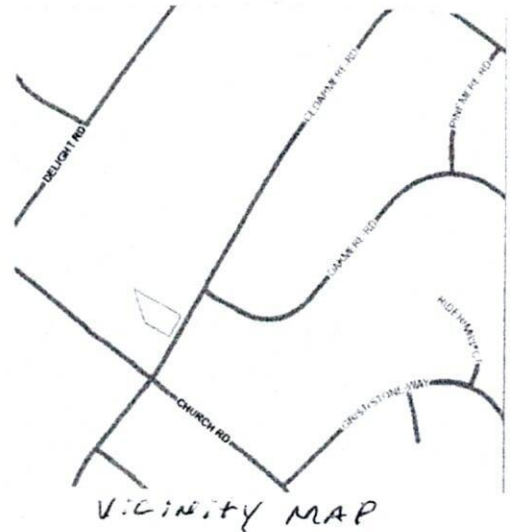
Kenneth Jennings 2/28/11
 Signature Date

Kenneth Jennings
 Printed Name

 Signature Date

 Printed Name

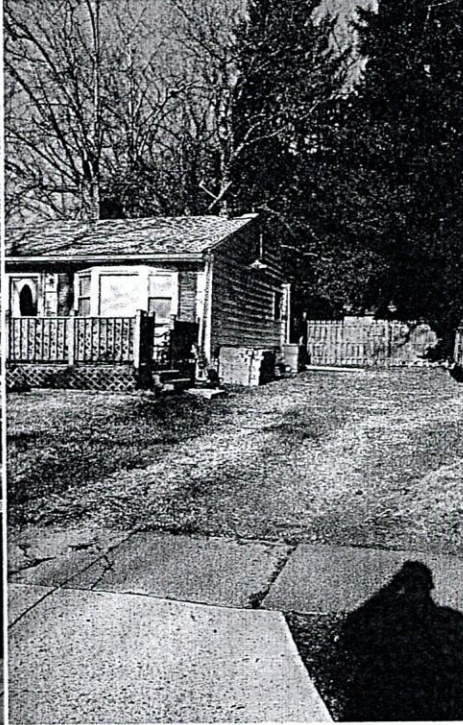
Engineers Scale
 1" = 40 FT.



142 Cedarmere Rd, Owings Mills, Md 21117



Front Left



Front Right

1
4
2
JULY 2017
IN
PENDING
ROD

ALF I

(3 BEDS)

1/17/2018 - NEVER LICENSED BY STATE

142 CEDARMEERE RD., 21117

~~APPROVED~~

(NOT PAID FOR)

NEEDS : - SPRINKLER SYSTEM
- SIDEWALK REPAIR
- PAVED DRIVEWAY.

UP-2017-0059-AL