

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 18TH day of MAY, 2017, that CHRISTINA FITTS, OWNER located at
(Individual or business name)
9700 AMES COURT should be and the
(Street address)

same is hereby granted permission to operate a: ASSISTED LIVING FACILITY I, APPROVED w/COMMENTS, SEE ATTACHED.

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials JCM

Revised 10/17/11

ONCE RECEIVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS, THE PERMIT IS VALID FOR THE TERM SPECIFIED IN THE PERMIT. THE PERMIT IS NOT VALID IF THE PERMIT IS NOT SIGNED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS. THE PERMIT IS NOT VALID IF THE PERMIT IS NOT SIGNED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS.

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

ALF Address 9700 Ames Court, Randallstown MD 21233

Permit No. (if required) B _____

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

RE: Assisted Living Facility

PLANNER: JCM

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):

Christina Fitts	9700 Ames Court	443-415-3832	CFitts@arriseconsulting.com
Print Name of Applicant	Address	Telephone Number	Email Address
Lot Address <u>9700 Ames Court</u> Election District <u>02</u> Councilmanic District <u>4</u> Square Feet of Lot <u>21,649</u>			
Lot Location: N E S W/side/corner of <u>Plowline Road</u> , <u>550</u> feet from N E S W corner of <u>Cabot Road</u>			
(street) (street)			
Land Owner(s): <u>Christina Fitts & John Fitts</u> 10 Digit Tax Account Number <u>81-2534925</u>			
Address: <u>10010 Village Green Dr., Woodstock, MD 21163</u> Telephone Number <u>(443) 415-3832</u>			
Email Address <u>CFitts@arriseconsulting.com</u>			

02-02-003250

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 ☒ 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 _____ (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
Signed by: *[Signature]*
For the Director, Office of Planning

Date: 5/17/17

Revised 2/7/11

RECEIVED

MAY - 8 2017

DEPARTMENT OF PLANNING

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Brett M. Williams

DATE: 5/17/17

FROM: Dennis Wertz

SUBJECT: Assisted Living Facility (9700 Ames Court)

I visited the site on 5/16/17. I don't have any objections to using this property as an Assisted Living Facility I. It appears to meet the requirements of BCZR Section 432A.

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 Ames Court 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.

INTER-OFFICE CORRESPONDENCE

RECOMMENDATION FORM

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

ALF Address 9700 Ames Court, Randallstown MD 21233

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Christina Fitts	9700 Ames Court	443-415-3832	CFitts@arriseconsulting.com
Print Name of Applicant	Address	Telephone Number	Email Address

Lot Address 9700 Ames Court Election District 02 Councilmanic District 4 Square Feet of Lot 21,649

Lot Location: N E S W/side/corner of Plowline Road, 550 feet from N E S W corner of Cabot Road
(street) (street)

Land Owner(s): Christina Fitts & John Fitts 10 Digit Tax Account Number 81-2534925

Address: 10010 Village Green Dr., Woodstock, MD 21163 Telephone Number (443) 415-3832

Email Address CFitts@arriseconsulting.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)	☒	☐
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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: _____

Revised 2/7/11

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

№ 153056

Date: 5.5.17

[illegible]

Total: 100. —

Rec
From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
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5/08/2017 5/05/2017 09:47:24 3

REG WSD3 WALKIN CAM

>>RECEIPT # 725049 5/05/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 153056

Recpt Tot \$100.00

\$100.00	CK	\$.00	CA
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Baltimore County, Maryland

**CASHIER'S
VALIDATION**

ZONING USE: PERMIT PLAN FOR AN ASSISTED LIVING FACILITY I

RANDALLSTOWN, MD 21133
2nd ELECTION DISTRICT

OWNER: JOHN FITTS and CHRISTINA FITTS
ADDRESS: 9700 Ames Court
Randallstown, Maryland 21233

APPLICANTS: JOHN FITTS and CHRISTINA FITTS

PHONE: 443-742-4297
EMAIL: jfitts@verizon.net

LOT NO: 16
BLOCK NO. S
SECTION: 2
PLAT BOOK NO.: 2
FOLIO NO.: 0027/0122
10 DIGIT TAX NUMBER: 0202003250
DEED REFERENCE NO: /37988/00001

LOT SIZE: 21,649 SF
ZONING MAP: 0076
ZONE: DR 3.5

EXISTING FLOOR AREAS: 2,550 SQ. FT.
1ST FLOOR: 1,496 SQ. FT.
BASEMENT: 1,054 SQ. FT.
DECK: NO
EXISTING DRIVEWAY: 325 SQ. FT.

OPEN SPACE: LOT SQ. FT. x .10=2,200 SQ. FT.

5 BEDS = DENSITY/AREA CALCULATIONS

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.

HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAN? NO
UTILITIES:
WATER: *Public*
SEWER:

THE UNDERSIGNED APPLICATIONS ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

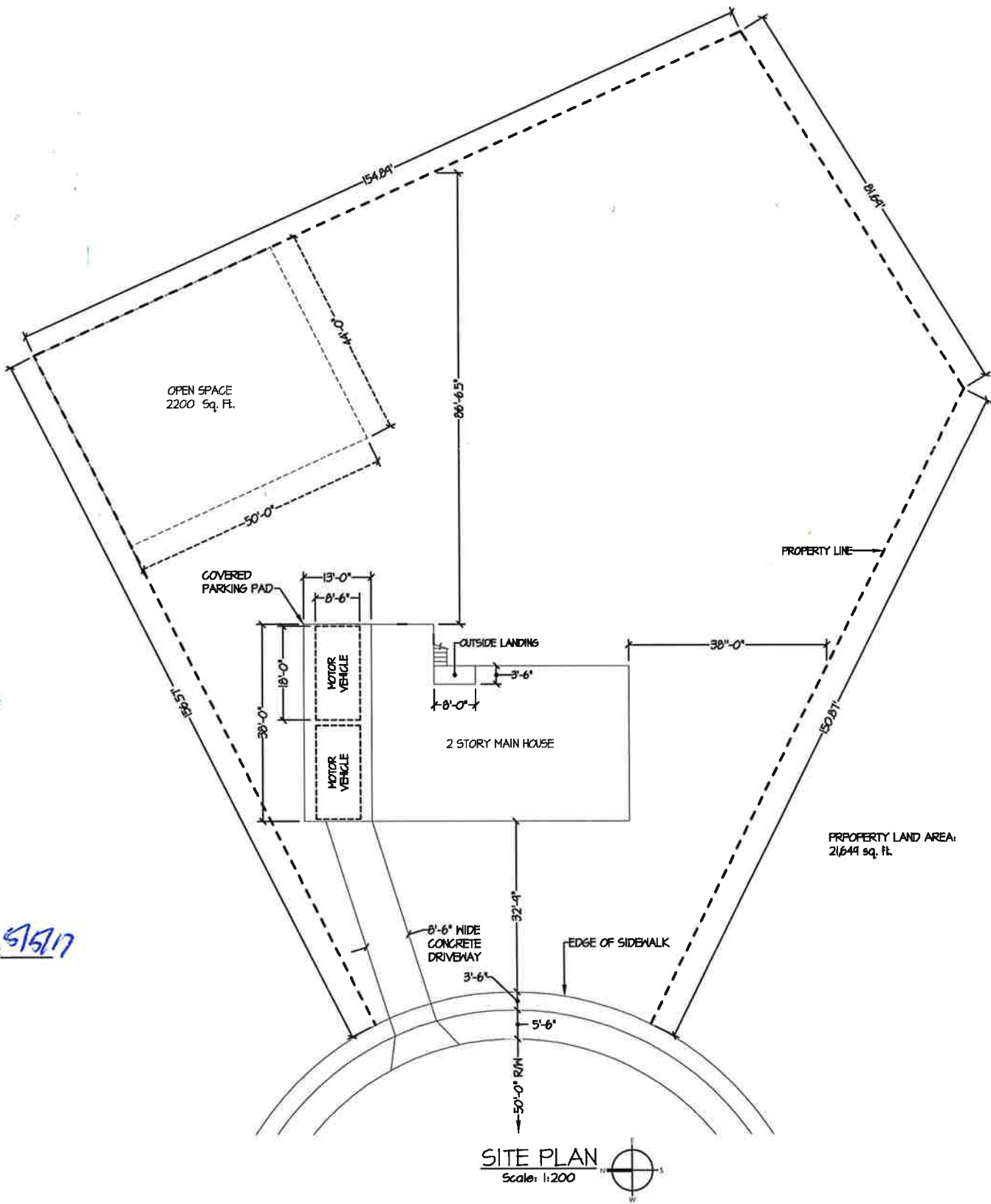
Christina Fitts 5/5/17
SIGNATURE DATE

CHRISTINA FITTS
PRINTED NAME

John Fitts 5/5/17
SIGNATURE DATE

JOHN FITTS
PRINTED NAME

PLAN DRAWN BY: *Cedric T. Pierce* DATE: 5/5/17
CEDRIC T. PIERCE



9700 AMES COURT
RANDALLSTOWN, MD 21133

ALF 9700 AMES COURT

PLR:JCM

Accepted for filing 5/5/17

1/17/2018-NEVER OBTAINED
STATE LICENSE

UP-2017-0061-AL