USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals	and
Inspections of Baltimore County, this9thday ofahuguy	, 20 <u>19</u> ,
that Verritta McNeely	_ located at
	be and the
(Street address)	
same is hereby granted permission to operate a:	200
for a maximum of 3 beds pursuant to Planning	Office
restrictions (See Attached)	
172834 /201 = 10	The same of the sa
Permit (or Receipt) Number Director, Permits, Approvals and	Inspections
Planner's Init	ials: W

Jenger / Best

TO: Director, Office of Planning ALF Attention: Lynn Lanham	Ad	dress 3155	JEFFLAND RD
Jefferson Building Permit		No. (if required)	B
105 West Chesapeake Avenue, Room 101 Towson, MD 21204 Mäil Stöp 3402			#172834 RECEIVED
FROM: Arnol d Jablon, Director Department of Permits, Approvals and Inspecti	010		
RE: Assisted Living Facility	uns		AUG 3 2018
This office is requesting recommendations and comments	from the Office of Planning and evice to this	DEP	ARTMENT OF PLANNING
A. MINIMUM APPLICANT SUPPLIED COMPATABILIVERRITTA MCNEELY 3155 JEFFLAND	SIY INFORMATION (AS Required under SRN 2014 41120120216	A and B below): 0 0 1 1 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Print Name of Applicant Address	Telephone Number	Fmail /	Arldrass
Lot Address Election E	District 2ND Councilmanic District 4	Square Fee	et of Lot 9750
Lot Location: NEW W/side/corner of JEFFLAND			
Land Owner(s): DASHAUN MCNEELY			(street)
			208 651170
Address: 3155 JEFFLAND RD	21244 Telephone Num	ber () <u>44</u> .	3 812 0350
	- Email Address	CARROLRIC	GE & GMAIL .COM
B. APPLICANT MUST PROVIDE 1 THROU		YES	NO ·
2. Permit Application		П	K 40 D
3. Site Plan			40 Required
Property (3 copies) including lot size and sq ft of building, a Statement of Compliance with Checklist Note 5.A	parking and open space 10% lot area		
4. Building Elevation Drawings (these <u>may be walved</u> if not Checklist can be stated on the plans)	5.A from the Zoning Use Permit		
Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood		\square	
	255) Residentia	Accepted for filin	g by
TO BE FILLED IN	BY THE OFFICE OF PLANNING ON	LY	Participant of the Control of the Co
RECOMMENDATIONS / COMMENTS:			
Approval Disapproval Approval conditioned on	required modifications of the application to conf	form with the follow	ving recommendations:
Plasse see comments	for conditions	2	ı
For the Director, Office of Planning	Date:	8/2	1/18
		,	Revised 2/7/11

Jenger/ Butt

TO: Director, Office of Planning ALF Attention: Lynn Lanham	Address 3155	JEFFLAND RD
Jefferson Building Permit	No. (if required)	В
105 West Chesapeake Avenue, Room 101 Towson, MD 21204 Mäil Stop 3402		#172834 RECEIVED
FROM: Arnol d Jablon, Director Department of Permits, Approvals and Insp		
RE: Assisted Living Facility	ections	AUG 3 2018
This office is requesting recommendations and assessment		NATHENT OF DIANNING
	nts from the Office of Planning and prior to this office's approva	
A. MINIMUM APPLICANT SUPPLIED COMPATA	BILITY INFORMATION (As Required under A and B below	<i>ı</i>):
VERRITTA MCNEELY 3155 JEFFLI Print Name of Applicant Address	NO RD 21244 4438129249 VERRITTI	
	Telephone Number Emeil on District 2ND Councilmanic District 4th Square Fe	Address
-		et of Lot 4/30
Lot Location: NES W/side/corner of JEFFLAN	iodinon in the control of	HEIMS RD
Land Owner(s): DASHAUN MCNEELY	10 Digit Tax Account Number	(street)
Address: 3155 JEFFLAND RD	21244 Telephone Number () 44	3 812 0350
	Email Address CARROLRIA	SG & GMAIL .COM
CUE ON LOS OF A A PERMANENT OF THE PROPERTY OF		
CHECKLIST OF MATERIALS (to be submitted by app	olicant for required compatibility and/or appearance review by	the Office of Planning)
B. APPLICANT MUST PROVIDE 1 THR	OUGH 6 Planner to confirm information accept	ance by marking x below
	YES	NO ·
1. This Recommendation Form (3 copies)		П
	17.41	
2. Permit Application		K 40 Required
 Site Plan Property (3 copies) including lot size and so ft of buildir 	g, parking and open space – 10% lot area	
Statement of Compliance with Checklist Note 5.A	Z	H
4. Building Elevation Drawings (these may be waived if	not 5.A from the Zoning Use Permit	
Checklist can be stated on the plans)		
 Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood 		
the state of the s	DR 55) Accepted for filling	Ju /8/2/18
Vested R-6/"A	" Residentia	(Date)
TO BE FILLED	IN BY THE OFFICE OF PLANNING ONLY	Annual Control of the
RECOMMENDATIONS / COMMENTS:		
Approval Disapproval Approval conditioned	on required modifications of the application to conform with the follow	wing recommendations:
Please see comment	on required modifications of the application to conform with the follows for conditions	
Signed by: For the Director, Office of Planning	Date: 8/2	1/18
,		Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO:

Brett Williams

DATE: 08/17/2018

FROM:

Pat McDougall 1/11/14

SUBJECT:

Building/Use Permit Submittal - 3155 Jeffland Road

I have reviewed the correspondence from PAI in reference to a building/use permit request for a proposed Assisted Living Facility I at 3155 Jeffland Road in Windsor Mill, and conducted a site visit on August 16, 2018. The property appeared to be in sufficiently well-kept condition, and I did not observe any conditions that would raise concerns about the proposed use.

My sole comment is that the off-street parking requirements of Section 432.A.1.C.1 of the Baltimore County Zoning Regulations (BCZR) do not appear to be met. The drawing accompanying the permit request indicates a 6.55' setback between the driveway and property line, whereas the cited section of the BCZR requires a minimum 10' setback. It thus appears that, unless physical changes are made to the parking on the property to comply with the BCZR, a variance may be required.

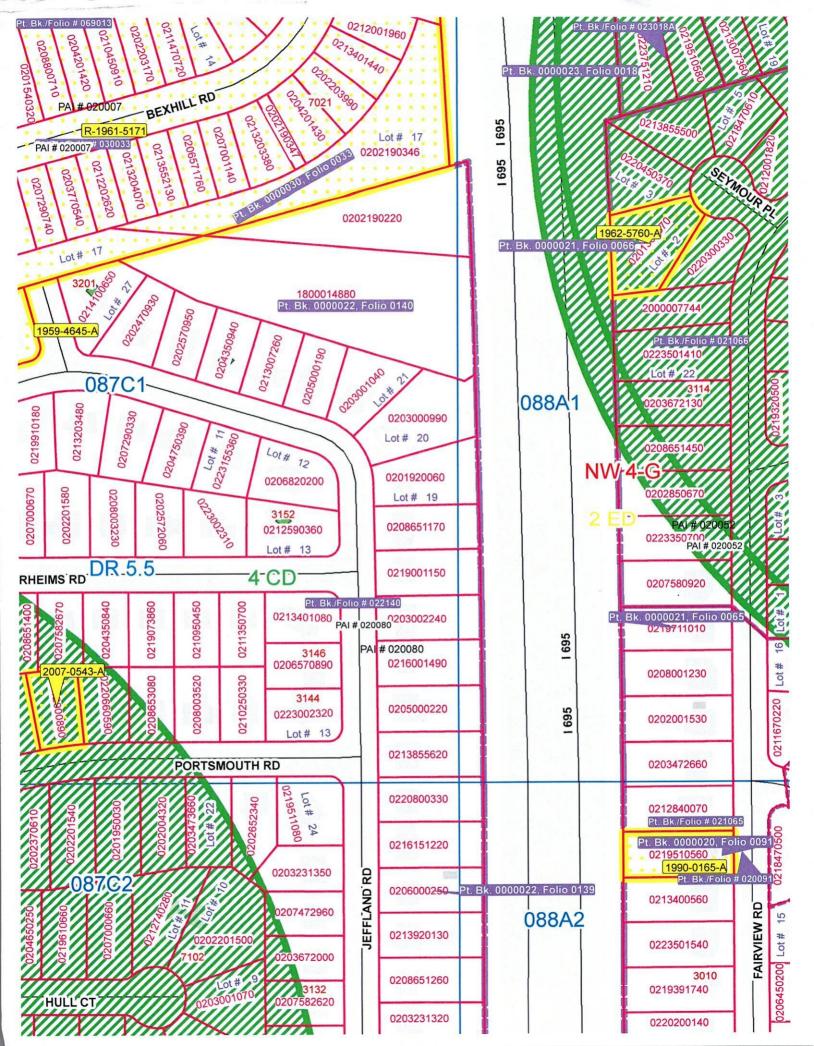
TO: Director, Office of Planning ALF Attention: Lynn Lanham	Address 3155 JEFFLAND RD No. (if required) B			
Jefferson Building Permit 105 West Chesapeake Avenue, Room 10				
Towson, MD 21204 Mail Stop 3402		106	.00 pd # 1	12834
FROM: Arnol d Jablon, Director Department of Permits, Approvals and Ins				
RE: Assisted Living Facility	pections			
This office is requesting recommendations and comm				g/use permit.
A. MINIMUM APPLICANT SUPPLIED COMPAT VERRITTA MCNEELY 3155 JEFFL	ABILITY INFORMATION (As Required u	inder A and B be	How):	E dom
Print Name of Applicant Address	Telephone Number	Er	mail Address	
Lot Address Elect	tion District 2ND Councilmanic Distri	ct 4th Square	Feet of Lot	7750
Lot Location: NEW W/side/corner of JEFFL4	ND RD 30' feet from N	E S W comer of	RHEIMS	RD
Land Owner(s): DASHAUN MCNEELY	eet)	x Account Number	(street)	651170
Address: 3155 JEFFLAND RD				
				MAIL .COM
APPLICANT MUST PROVIDE 1 TH This Recommendation Form (3 copies)	, amo to co	nfirm information ac	NO	king <u>x</u> below
2. Permit Application			□ (1.7.
3. Site Plan			<u>⊠</u> c,	lo Required
Property (3 copies) including lot size and sq ft of buil Statement of Compliance with Checklist Note 5.A			H	
Building Elevation Drawings (these <u>may be waived</u> Checklist can be stated on the plans)			1 21	
Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood.	DR 5.5	⊠		
6. Current Zoning Classification:	Ested R-6 /"A" Residential	Accepted fo	or filing by	M/8/2/1
			(L	Date) / /
TO BE FILLE RECOMMENDATIONS / COMMENTS:	D IN BY THE OFFICE OF PLANNIN	G ONLY		
	ned on required modifications of the application	to conform with the	following recomr	mendations:
Signed by:For the Director, Office of Planning	Date:			
. or the Director, Office of Flatining			Re	evised 2/7/11

TO:	Director, Office of Planning ALF Attention: Lynn Lanham		Address 3	155 JEF	FLAND RD
Jeffer	son Building Permit		No. (if req	uired) B	
	105 West Chesapeake Avenue, Room 101 Towson, MD 21204 Mäll Stöp 3402		100!	= Pd #1	12834
FROM	: Arnol d Jablon, Director				
	Department of Permits, Approvals and Inspection	ns			
RE:	Assisted Living Facility		*		
	fice is requesting recommendations and comments for the comments of the compartment of th				lding/use permit.
VERR	ITTA MCNEELY 3155 JEFFLAND	RD 21244 443	8129249 VERE	ITTA AL	JVE.COM
Print Na	arrie of Applicant Address	Telephone	Number	Fmail Address	
Lot Ad	dress Election Di	strict 2ND Councilr	nanic District 4th Sour	are Feet of I of	9750
Lot Lo	cation: NES W/side/corner of JEFFLAND	KD 30	feet from NESW corner	of RHEIN	ns RD
Land C	Owner(s): DASHAUN MCNEELY		40 Dinit Tou Assum Album	(st	reet) 2 (5/1/7)
	_				
Addres	s: 3155 JEFFLAND RD 2	1244	Telephone Number (<u>443 81.</u>	2 0350
			Email Address CARRI		
			Littali Address Off		0114110100
B. A	PPLICANT MUST PROVIDE 1 THROU	GH 6 F	Planner to confirm information	acceptance by	marking <u>x</u> below
1. This	Recommendation Form (3 copies)		٧		
	The second secon	***************************************	<u> </u>		
2. Pern	nit Application		П	ΕZ1	\$1.000
3. Site	Plan .			R	% Required
	operty (3 copies) including lot size and sq ft of building, p				
St	atement of Compliance with Checklist Note 5.A				
Chec	ling Elevation Drawings (these <u>may be waived</u> if not 5 klist can be stated on the plans)	A from the Zoning Use Po	ermit	日	
5. Phot	ographs (please label all photos clearly joining Buildings and Surrounding Neighborhood	(DR 5.5)	J71		.)
	ent Zoning Classification:	2 R-6/4 A Decolo	- b41		As Jahlio
o. Cum	ent Zuning Glassincation:	AN P/ 11 RESIDER	Accepted	for filing by	(Date)
	MENDATIONS / COMMENTS:	BY THE OFFICE OF I	PLANNING ONLY	he following rec	ommendations:
Signed b		Date:			
	For the Director, Office of Planning		***************************************		The state of the s

Revised 2/7/11

TO: Director, Office of Planning ALF Attention: Lynn Lanham	Address 3155 JE	ffland RD
Jefferson Building Permit	No. (if required) B	11
105 West Chesapeake Avenue, Room 101 Towson, MD 21204 Mäll Stöp 3402	100 to by #1	
FROM: Arnol d Jablon, Director Department of Permits, Approvals and Inspections	*	
RE: Assisted Living Facility		
This office is requesting recommendations and comments from the	Office of Planta and American	-
This office is requesting recommendations and comments from the		uilding/use permit.
A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INF	ORMATION (As Required under A and B below):	
VERRITTA MCNEELY 3155 JEFFLAND RD Print Name of Applicant Address		LIVE. COM
	Telephone Number Email Addres 2 NiD Councilmanic District 4th Square Feet of L	ot 9750
Lot Location: NE W/side/corner of JEFFLAND RD	30' SHE	MS DN
DAG lastil transfer	_	street)
Land Owner(s): DASHAUN MCNEELY	10 Digit Tax Account Number 02	08 651170
Address: 3155 JEFFLAND RD 2124		
	Email Address CARROLRIGG	D GMAIL .COM
CHECKLIST OF MATERIALS (to be submitted by applicant for re	equired compatibility and/or appearance review by the C	office of Planning)
B. APPLICANT MUST PROVIDE 1 THROUGH 6	Planner to confirm information acceptance to	y marking <u>x</u> below
	YES NO	
1. This Recommendation Form (3 copies)	X	
2. Permit Application		400 . (
3. Site Plan		40 Required
Property (3 copies) including lot size and sq ft of building, parking a Statement of Compliance with Checklist Note 5.A		8
Building Elevation Drawings (these <u>may be walved</u> if not 5.A from Checklist can be stated on the plans)	the Zoning Use Permit	
5. Photographs (please label all photos clearly	U N	
Adjoining Buildings and Surrounding Neighborhood		1)
6. Current Zoning Classification: Vested R-16/1" A' Resid	Accepted for filing by	1/3/2/18
		(Date) / /
	E OFFICE OF PLANNING ONLY	
RECOMMENDATIONS / COMMENTS:		
Approval Disapproval Approval conditioned on required	modifications of the application to conform with the following r	ecommendations;
Signed by:	Date:	
For the Director, Office of Planning		1.01.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2

Revised 2/7/11



Zoning Use Permit Plan for an ASSISTED LIVING FACILITY I

PROPERTY: 3155 JEFFLAND ROAD Baltimore County, MD 21244

Election District: 2

Owner: DaShaun McNeely

3155 Jeffland Road Baltimore County, MD 21244

Phone: 443-812-0350

Applicant: Verritta McNeely Date: August 2, 2018

3108 Rices Lane Baltimore County, MD 21244

Phone: 443-812-9249 verritta@live.com

Lot Size: 9750 sqft Zoning Map: 087C1

Zone: vested R-6 / "A" Residential

Parking: 1 parking space with 3 beds

Existing Floor Area SqFt: Main Finished Level: = 1008 sqft Lower Finished Level = 800 sqft Total = 1808 sqft

Open Space: 1050 sqft (30' x 35')

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 have occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.

Signs will comply with Section 450 B.C.Z.R.

The undersigned APPLICANT is responsible for the accuracy

of the information on this plan.

Signature

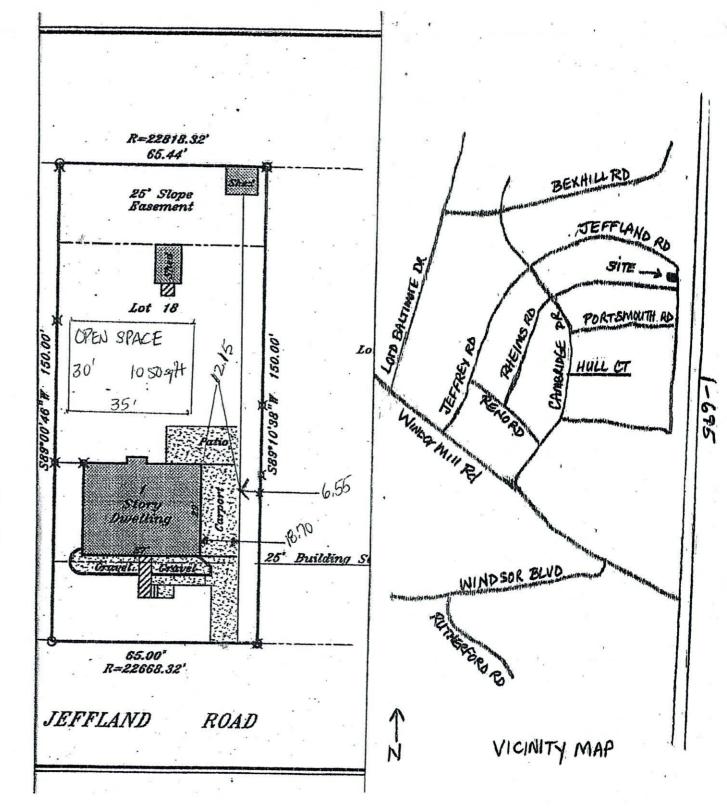
Date

Verritta McNeely

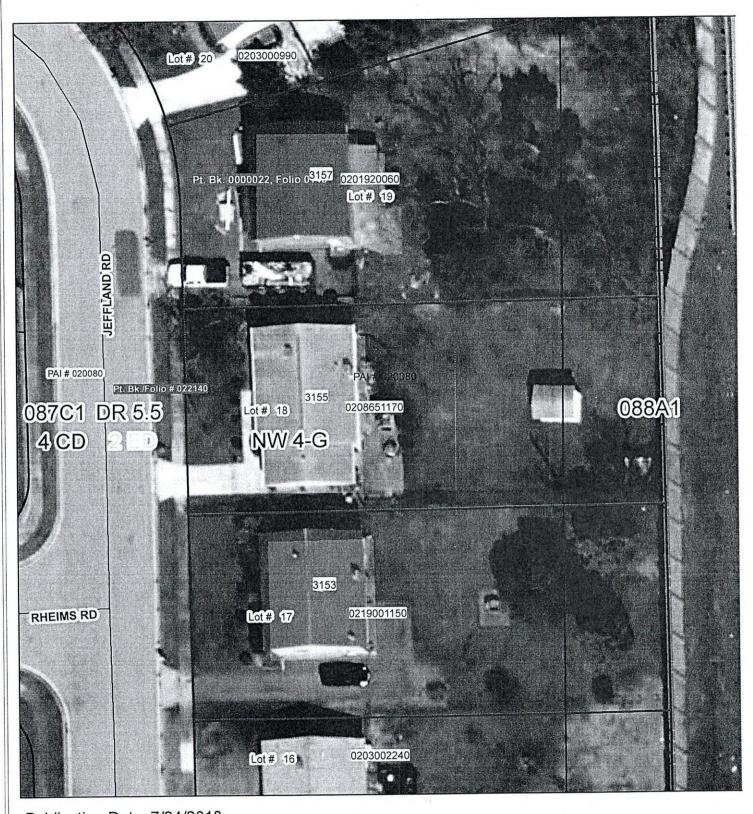
Printed Name

Date

Engineers SCALE: 1" = 30'



3155 Jeffland Road

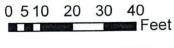


Publication Date: 7/24/2018



Publication Agency: Permits, Approvals & Inspections Projection/Datum: Maryland State Plane, FIPS 1900, NAD 1983/91 HARN, US Foot



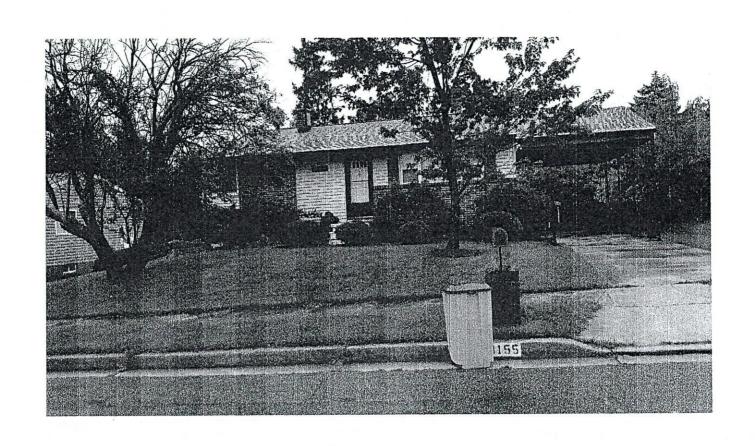


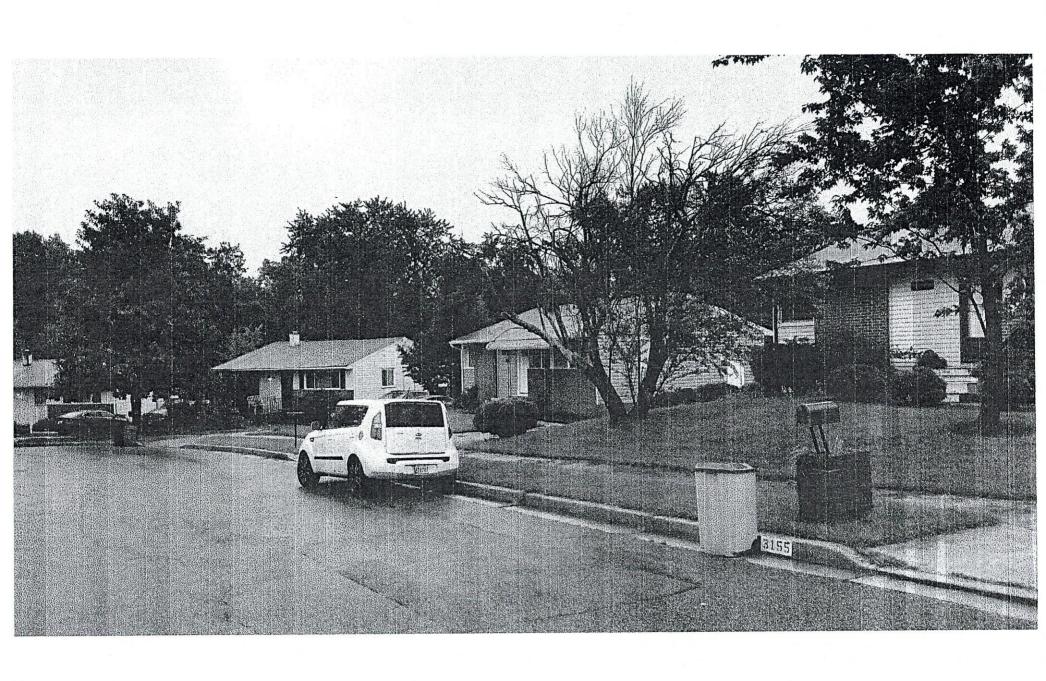
1 inch = 30 feet





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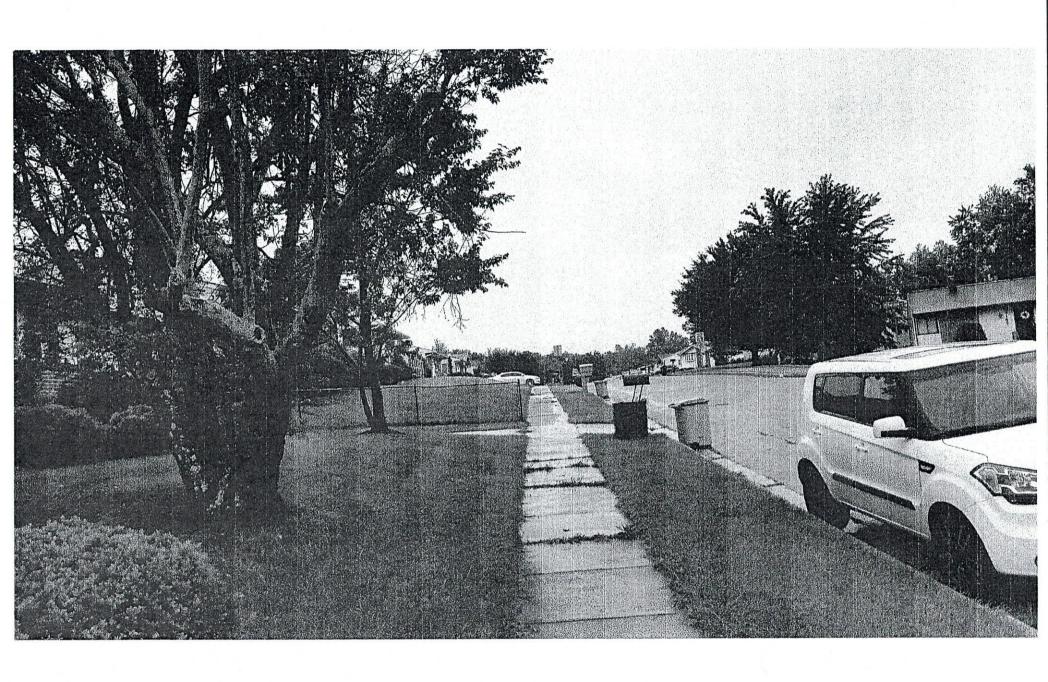




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Zoning Use Permit Plan for an ASSISTED LIVING FACILITY I

PROPERTY: 3155 JEFFLAND ROAD **Baltimore County, MD 21244**

Election District: 2

Owner: DaShaun McNeely

3155 Jeffland Road Baltimore County, MD 21244

Phone: 443-812-0350

Applicant: Verritta McNeely Date: August 2, 2018

3108 Rices Lane Baltimore County, MD 21244 Phone: 443-812-9249 verritta@live.com

Lot Size: 9750 sqft Zoning Map: 087C1

Zone: vested R-6 / "A" Residential

Parking: 1 parking space with 3 beds

Existing Floor Area SqFt: Main Finished Level: = 1008 sqft Lower Finished Level = 800 sqft

Total = 1808 sqft

Open Space: 1050 sqft (30' x 35')

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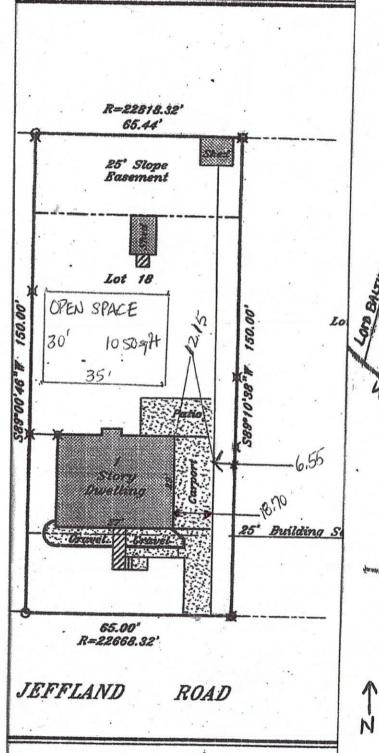
Signature

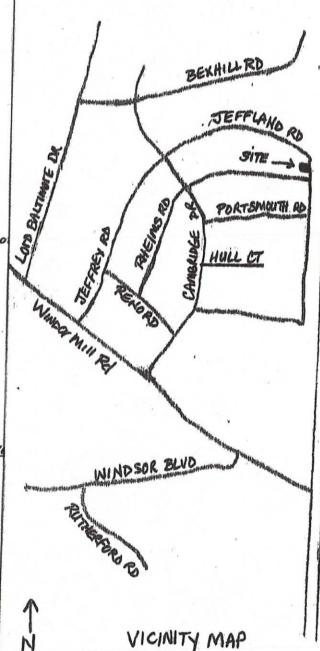
Verritta McNeely

Printed Name

Date

Engineers SCALE: 1" = 30'





Zoning Use Permit
Plan for an ASSISTED LIVING FACILITY | 1

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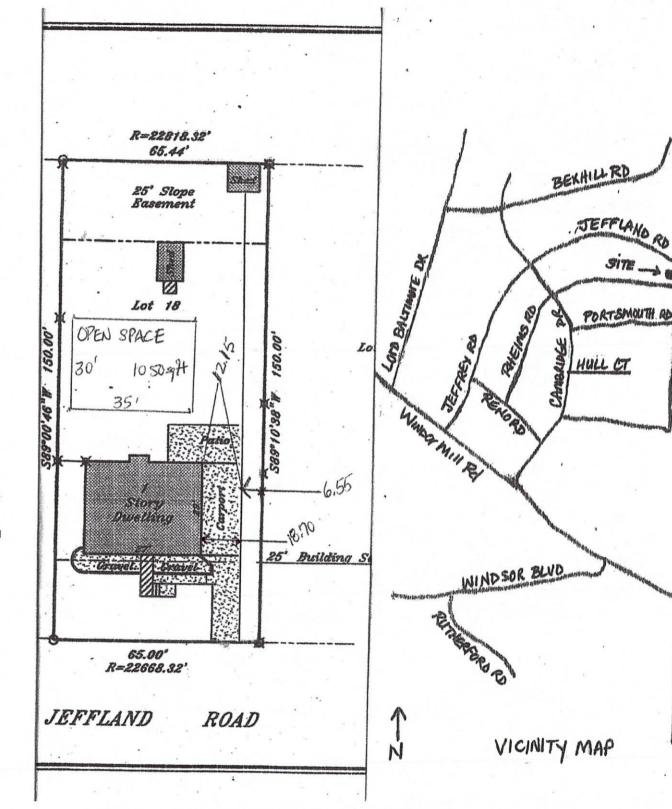
Date

Verritta McNeely

Printed Name

Date

Engineers SCALE: 1" = 30'



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