

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 9th day of January, 20 19,

that Verritta McNeely located at

(Individual or business name)

3155 Jettland Road should be and the

(Street address)

same is hereby granted permission to operate a: ALF-I

for a maximum of 3 beds pursuant to Planning Office
restrictions (See Attached)

172834

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials: mu

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

*Junger /
Butt*

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 3155 JEFFLAND RD

No. (if required) B _____
100.00 pd #172834
RECEIVED

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

AUG 3 2018

RE: Assisted Living Facility

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):

VERRITTA MCNEELY 3155 JEFFLAND RD 21244 4438129249 VERRITTA@LIVE.COM

Print Name of Applicant _____ Address _____ Telephone Number _____ Email Address _____
Lot Address 18 Election District 2ND Councilmanic District 4th Square Feet of Lot 9750

Lot Location: NE side/corner of JEFFLAND RD 30' feet from NE SW corner of RHEIMS RD
(street) (street)

Land Owner(s): DASHAUN MCNEELY 10 Digit Tax Account Number 0208651170

Address: 3155 JEFFLAND RD 21244 Telephone Number () 443 812 0350

Email Address CARROLLRIGG@GMAIL.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	☐	☒ % Required
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 55</u> (DR 55) <u>vested R-61 "A" Residential</u>		
	Accepted for filing by <u>La</u>	(Date) <u>8/2/18</u>

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:

Please see comments for conditions

Signed by: LM Williams
For the Director, Office of Planning

Date:

8/21/18

Revised 2/7/11

Jenifer /
Butt

**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 3155 JEFFLAND RD

No. (if required) B _____
100 100d #172834
RECEIVED

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

AUG 3 2018

RE: Assisted Living Facility

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):

VERRITTA MCNEELY 3155 JEFFLAND RD 21244 4438129249 VERRITTA@LIVE.COM

Print Name of Applicant _____ Address _____ Telephone Number _____ Email Address _____
Lot Address 18 Election District 2ND Councilmanic District 4th Square Feet of Lot 9750

Lot Location: N E S W side/corner of JEFFLAND RD 30' feet from N E S W corner of RHEIMS RD
(street) (street)

Land Owner(s): DASHAUN MCNEELY 10 Digit Tax Account Number 02 08 651170

Address: 3155 JEFFLAND RD 21244 Telephone Number () 443 812 0350
Email Address CAROLRIGG@GMAIL.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	☐	☒ % Required
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 55</u> (DR 55) <u>Vested R-6 / "A" Residential</u>		
Accepted for filing by <u>JL</u> 8/2/18 (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:

Please see comments for conditions

Signed by: BM Williams
For the Director, Office of Planning

Date:

8/21/18

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Brett Williams

DATE: 08/17/2018

FROM: Pat McDougall



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.

**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 3155 JEFFLAND RD

No. (if required) B _____

100.00 pd # 172834

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

RE: Assisted Living Facility

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):

VERRITTA MCNEELY 3155 JEFFLAND RD 21244 4438129249 VERRITTA@LIVE.COM

Print Name of Applicant Address Telephone Number Email Address

Lot Address 18 Election District 2ND Councilmanic District 4th Square Feet of Lot 9750

Lot Location: NE S W side/corner of JEFFLAND RD 30' feet from NE S W corner of RHEIMS RD
(street) (street)

Land Owner(s): DASHAUN MCNEELY 10 Digit Tax Account Number 0208651170

Address: 3155 JEFFLAND RD 21244

Telephone Number () 443 812 0350

Email Address CARROLLRIGG@GMAIL.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	☐	☒ C/o Required
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	☒ DR 5.5	☐
6. Current Zoning Classification: <u>DIMED Vested R-6 "A" Residential</u>		
Accepted for filing by _____		(Date) <u>8/2/18</u>

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

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 3155 JEFFLAND RD

No. (if required) B _____

100.52 Pd # 172834

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

RE: Assisted Living Facility

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):

VERRITTA MCNEELY 3155 JEFFLAND RD 21244 4438129249 VERRITTA@LIVE.COM
Print Name of Applicant Address Telephone Number Email Address
Lot Address 18 Election District 2ND Councilmanic District 4th Square Feet of Lot 9750
Lot Location: NE S W side/corner of JEFFLAND RD 30' feet from NE S W corner of RHEIMS RD
(street) (street)
Land Owner(s): DASHAUN MCNEELY 10 Digit Tax Account Number 0208651170
Address: 3155 JEFFLAND RD 21244 Telephone Number () 443 812 0350
Email Address CARROLLRIGG@GMAIL.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	☐	☒ % Required
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 <u>(DR 5.5)</u>)	☒	☐
6. Current Zoning Classification: <u>DRAWING Vested R-6/"A" Residential</u>		
Accepted for filing by <u>W</u> 8/2/18		(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

**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 3155 JEFFLAND RD

No. (if required) B _____

100.00 pd #172834

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

RE: Assisted Living Facility

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):

VERRITTA MCNEELY 3155 JEFFLAND RD 21244 4438129249 VERRITTA@LIVE.COM
Print Name of Applicant Address Telephone Number Email Address

Lot Address 18 Election District 2ND Councilmanic District 4th Square Feet of Lot 9750

Lot Location: NE S W/side/corner of JEFFLAND RD 30' feet from NE S W corner of RHEIMS RD
(street) (street)

Land Owner(s): DASHAUN MCNEELY 10 Digit Tax Account Number 0208 651170

Address: 3155 JEFFLAND RD 21244 Telephone Number () 443 812 0350
Email Address CARROLLRIGG@GMAIL.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	☐	☒ <u>No Required</u>
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 55 (DR 55)</u> <u>Vested R-61 "A" Residential</u>		
Accepted for filing by <u>[Signature]</u> <u>8/2/18</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: _____ Date: _____
For the Director, Office of Planning

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

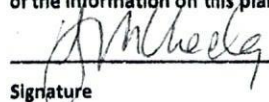
Existing Floor Area SqFt:
Main Finished Level: = 1008 sqft
Lower Finished Level = 800 sqft
Total = 1808 sqft

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.

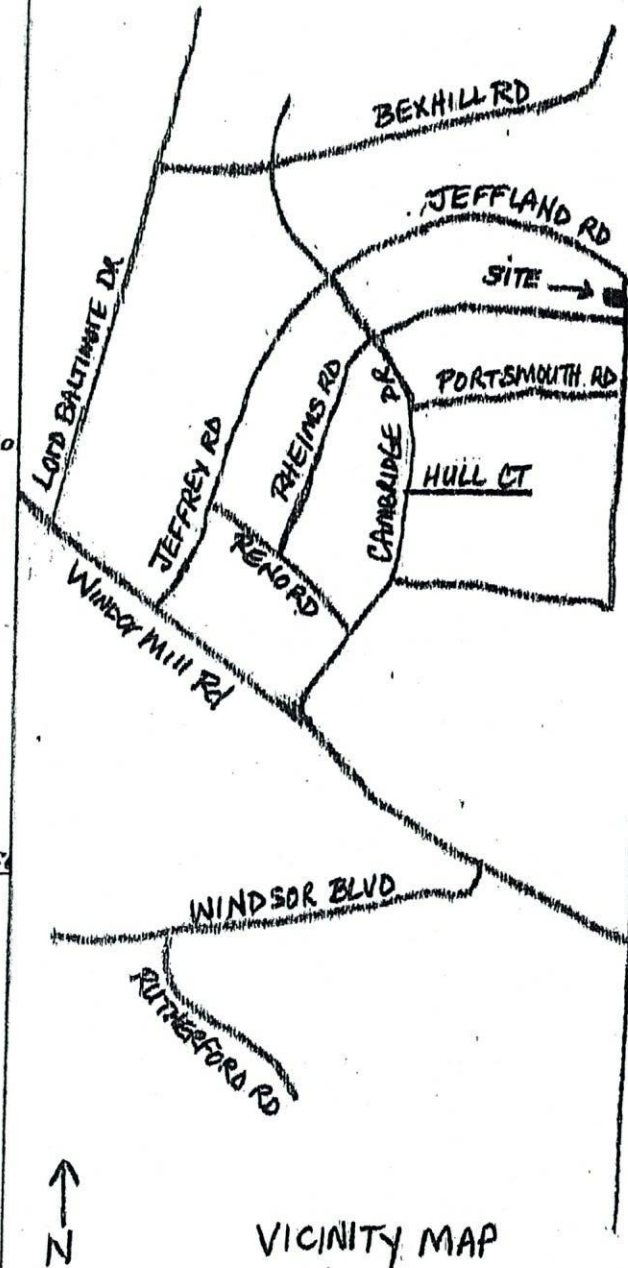
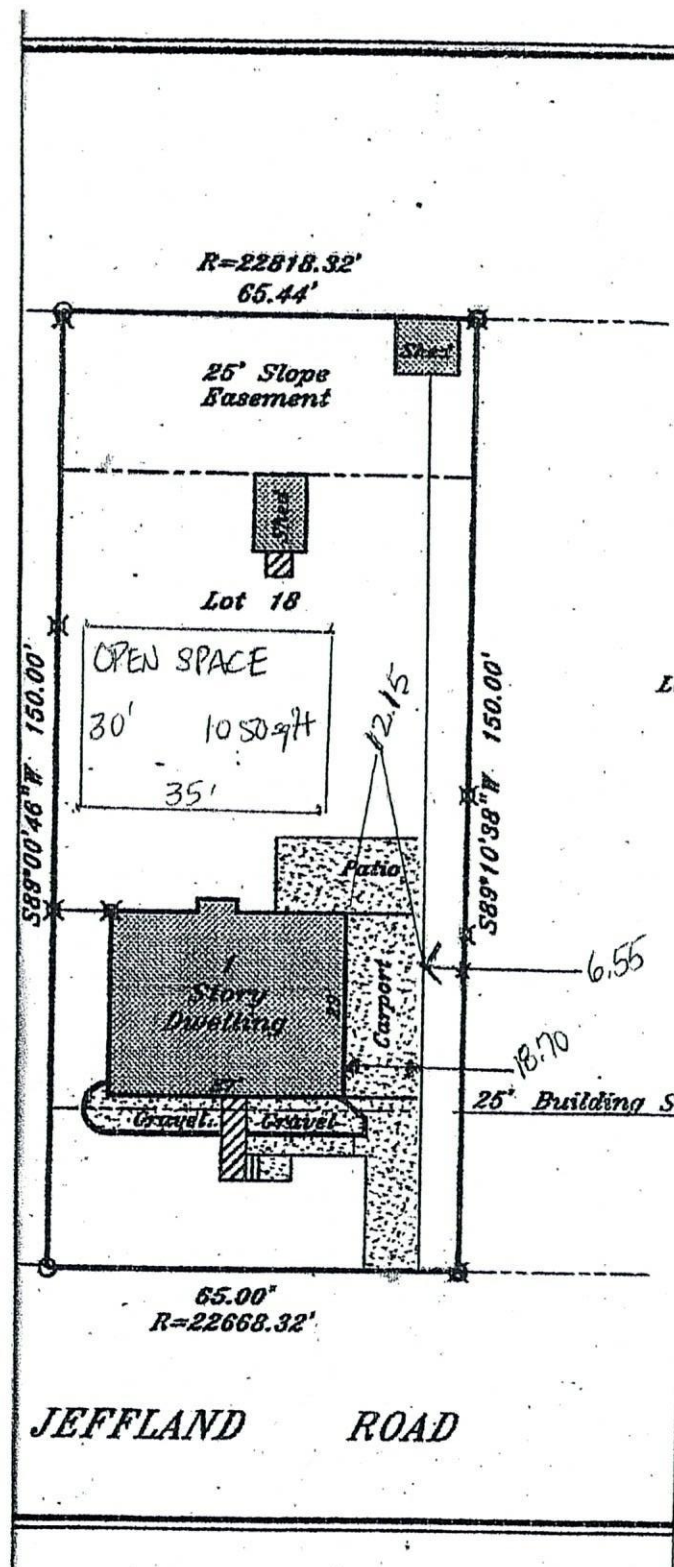
 8/2/18
Signature Date

Verritta McNeely

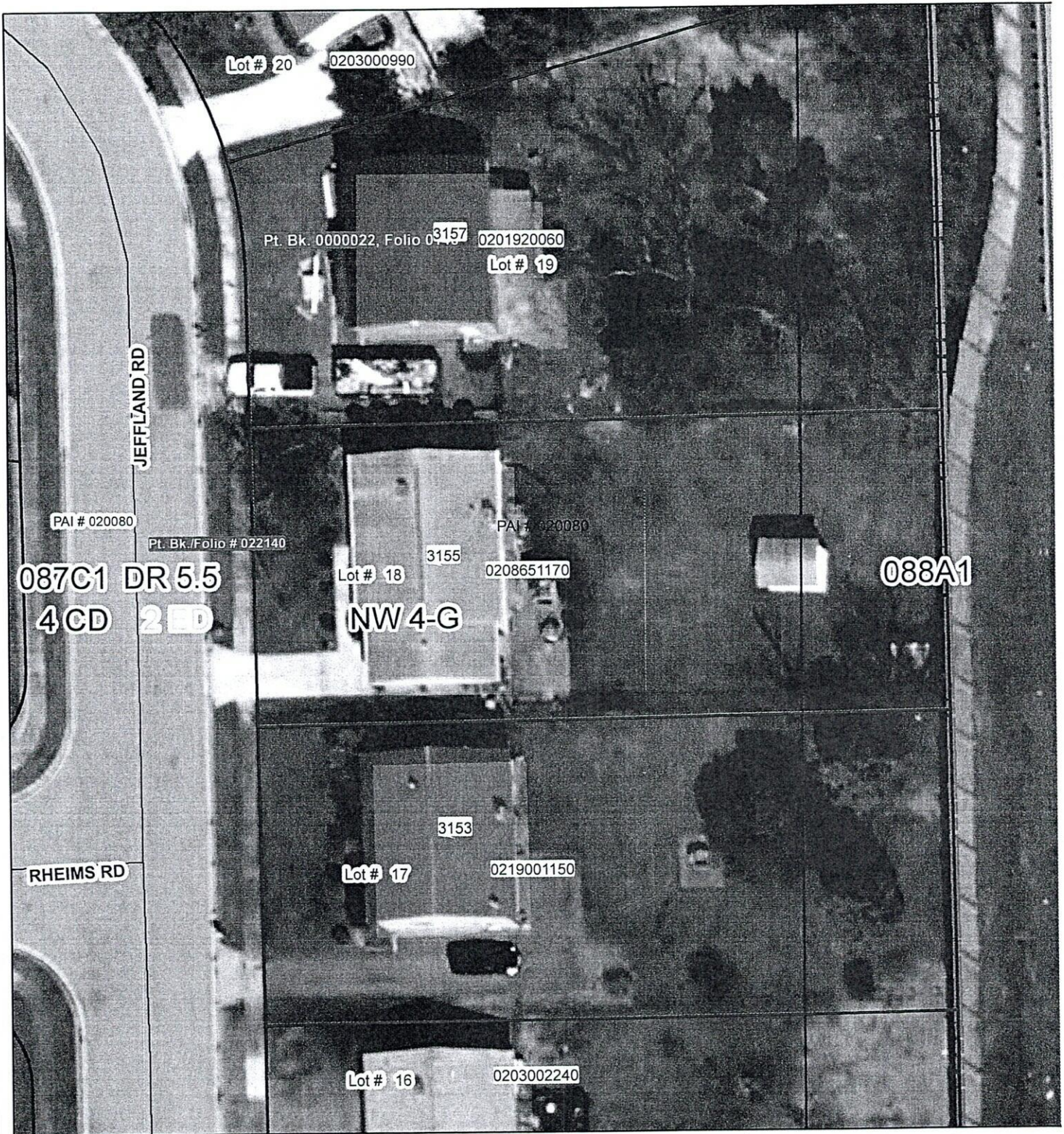
Printed Name

Date

Engineers SCALE: 1" = 30'



3155 Jeffland Road



Publication Date: 7/24/2018

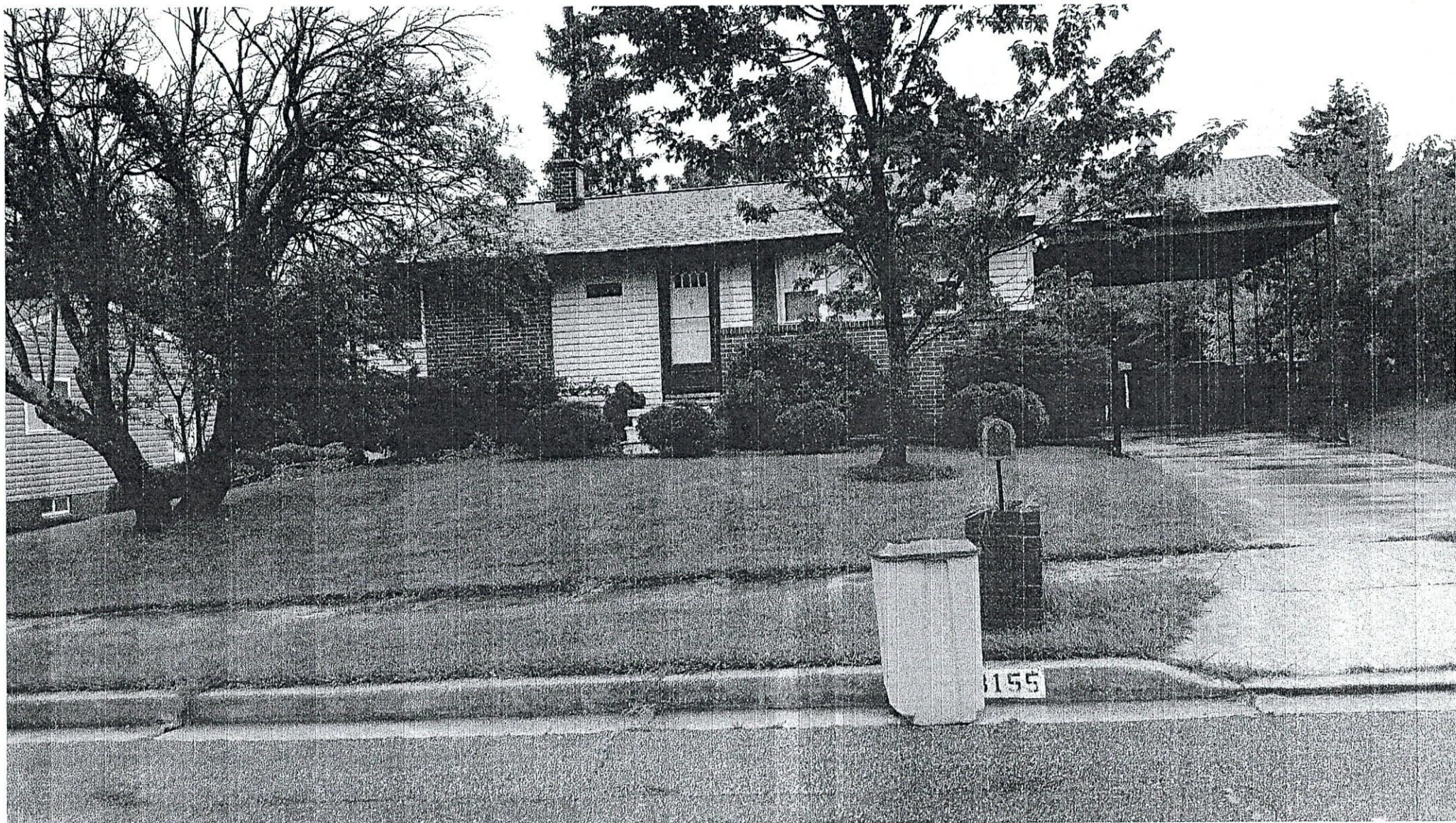


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet



From 1954 to 1955

2155 Temple St. Dallas, Texas



Almanac

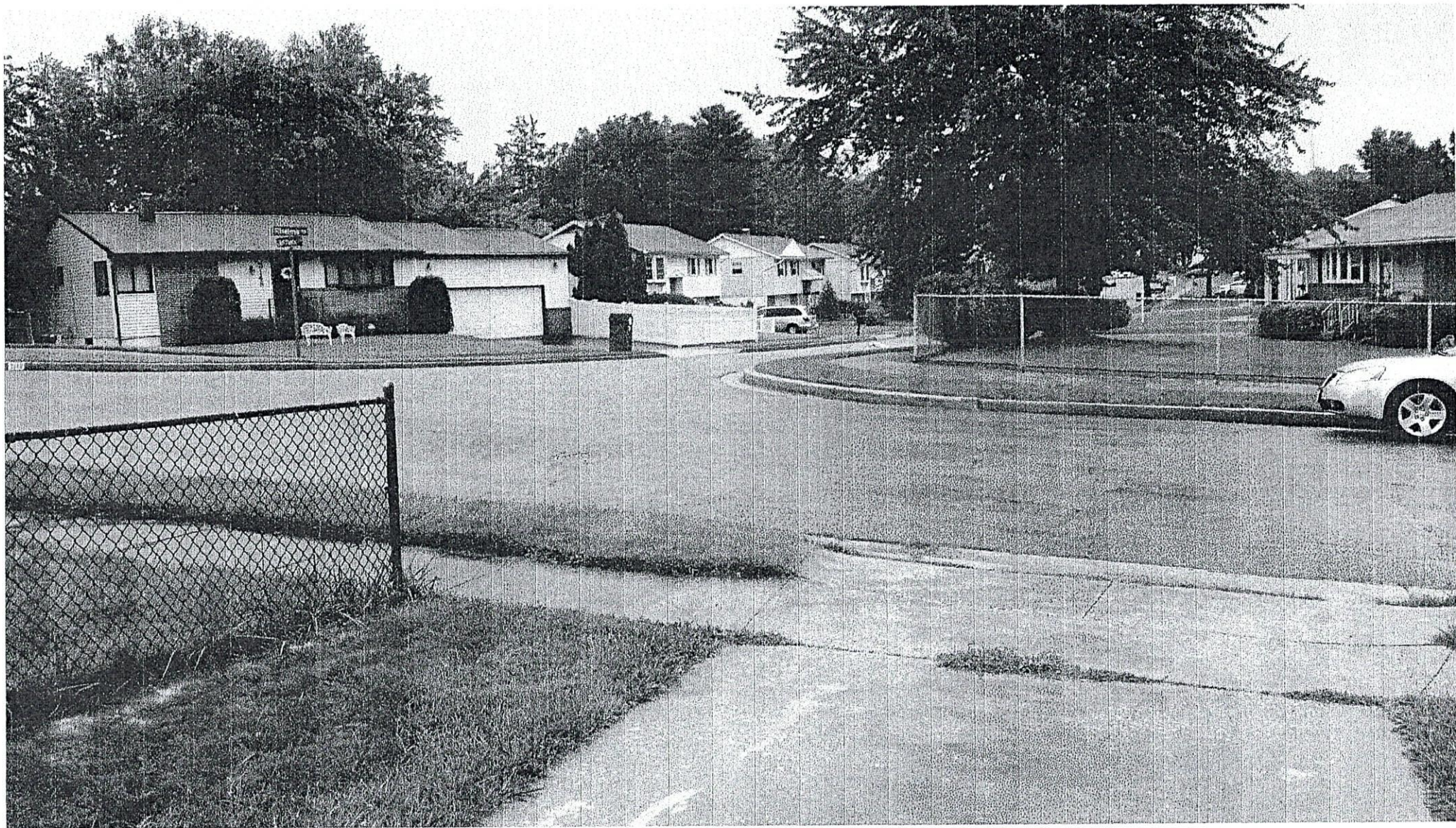
2155 1555 min Rd Baita 212111



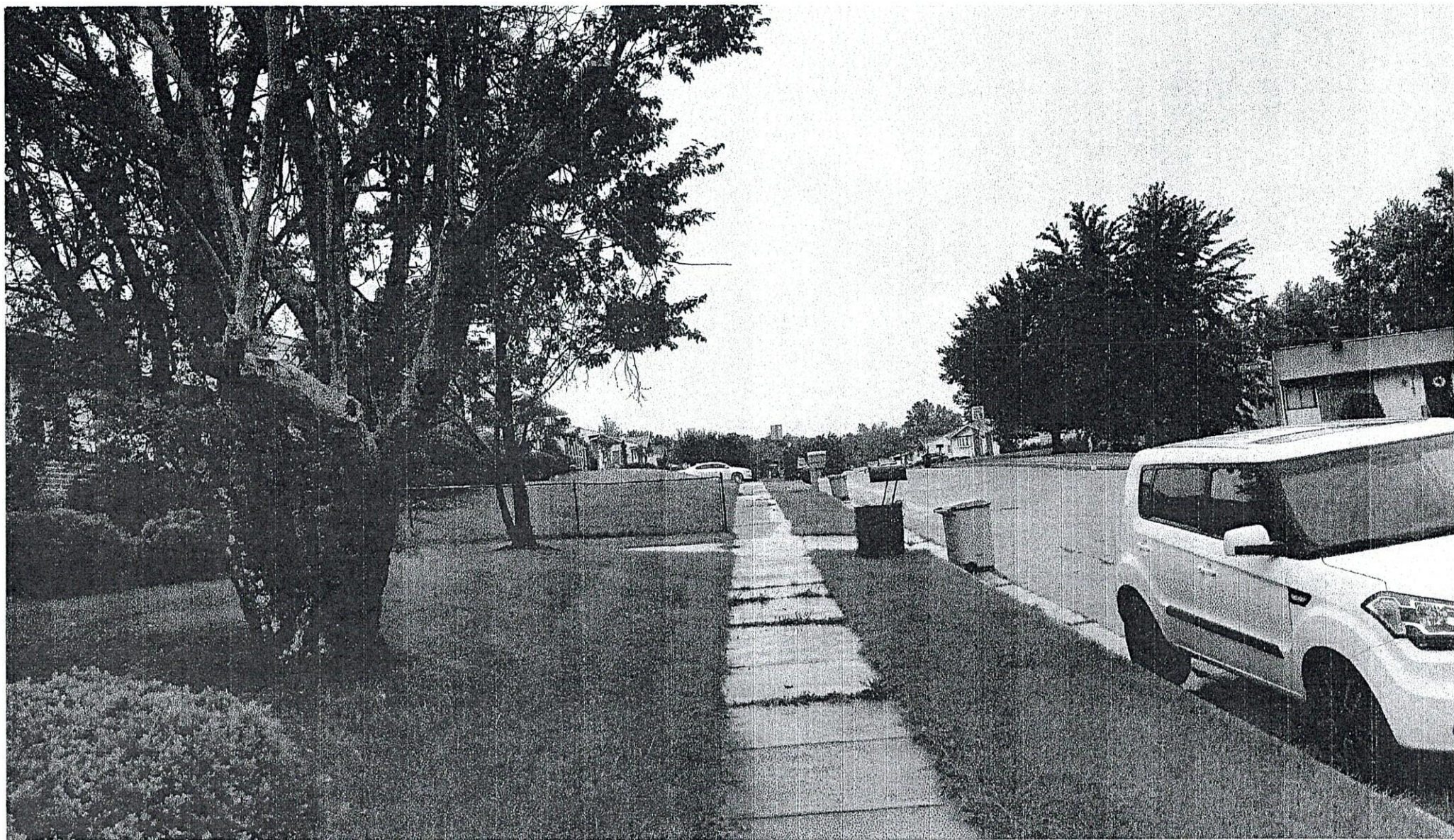
2nd LEGAL OF BAY 1941



1.12 cloud cover 2155 15000 ft. Bally 30000



2002 Street 00010 2100 150000 Rd RAILROAD



2 2 0001 0001 2001 1000000 2001 2001

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

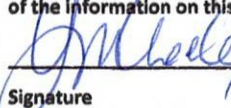
Existing Floor Area SqFt:
Main Finished Level: = 1008 sqft
Lower Finished Level = 800 sqft
Total = 1808 sqft

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.

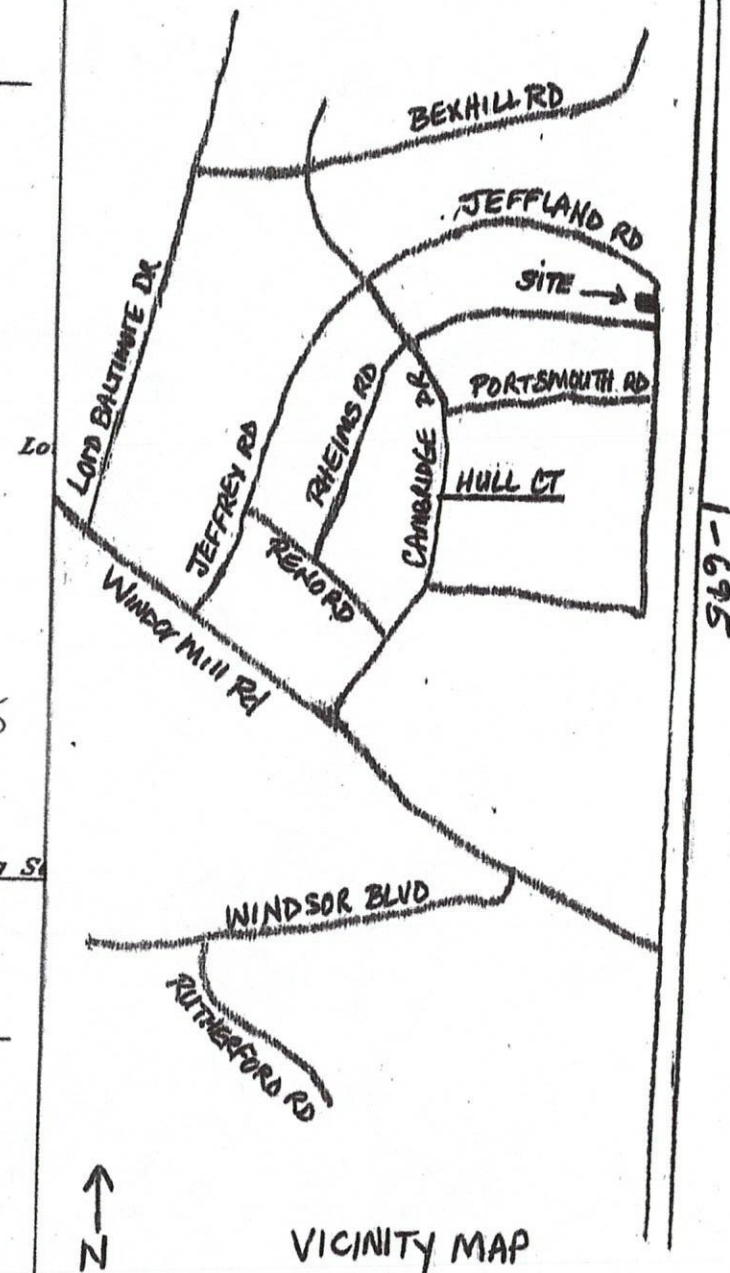
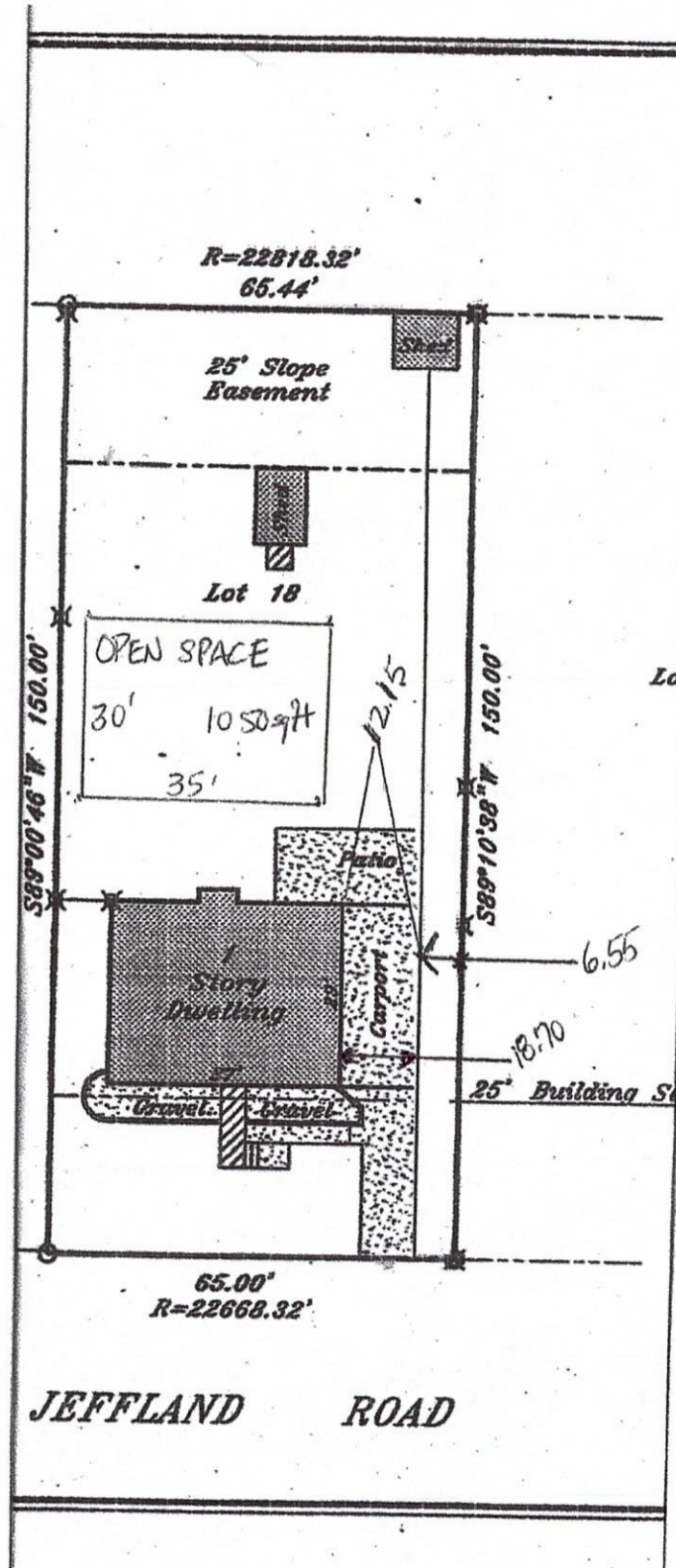
Signs will comply with Section 450 B.C.Z.R.

The undersigned APPLICANT is responsible for the accuracy of the information on this plan.

 8/2/18
Signature Date

Verritta McNeely
Printed Name Date

Engineers SCALE: 1" = 30'



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

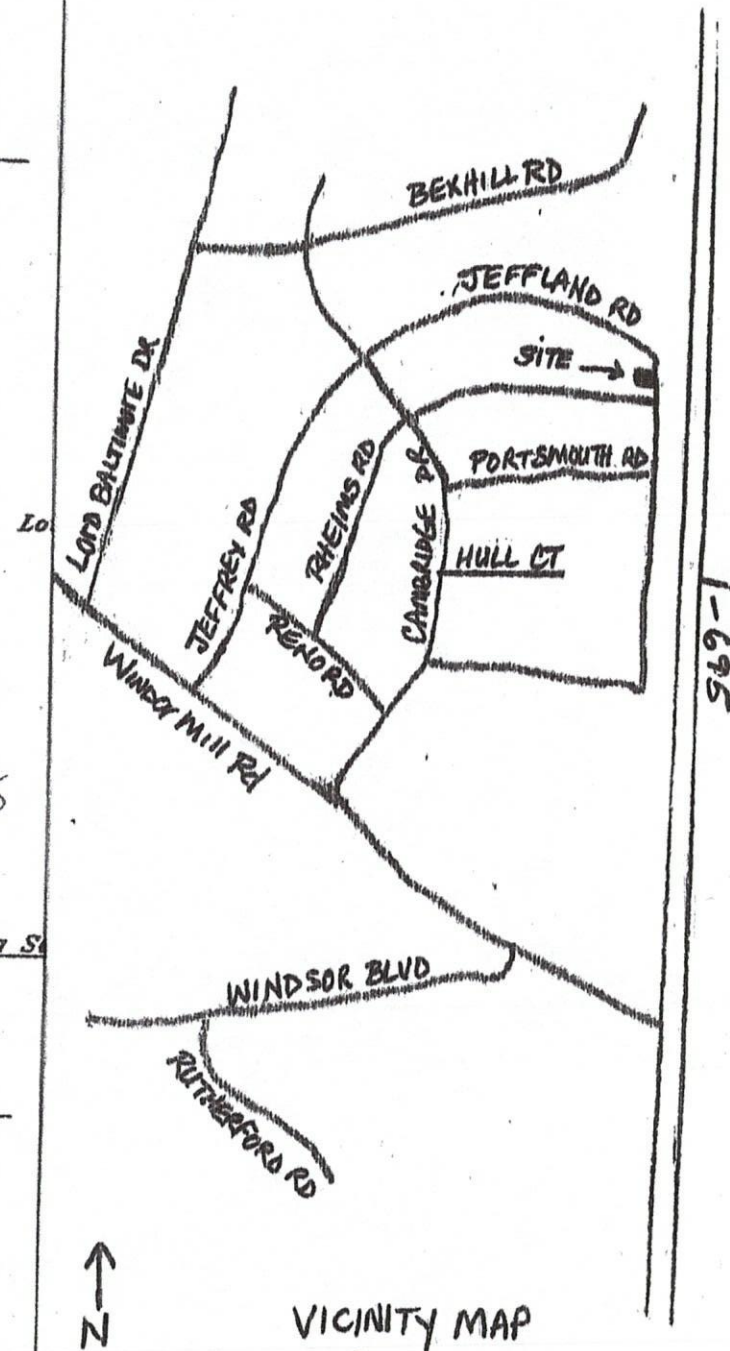
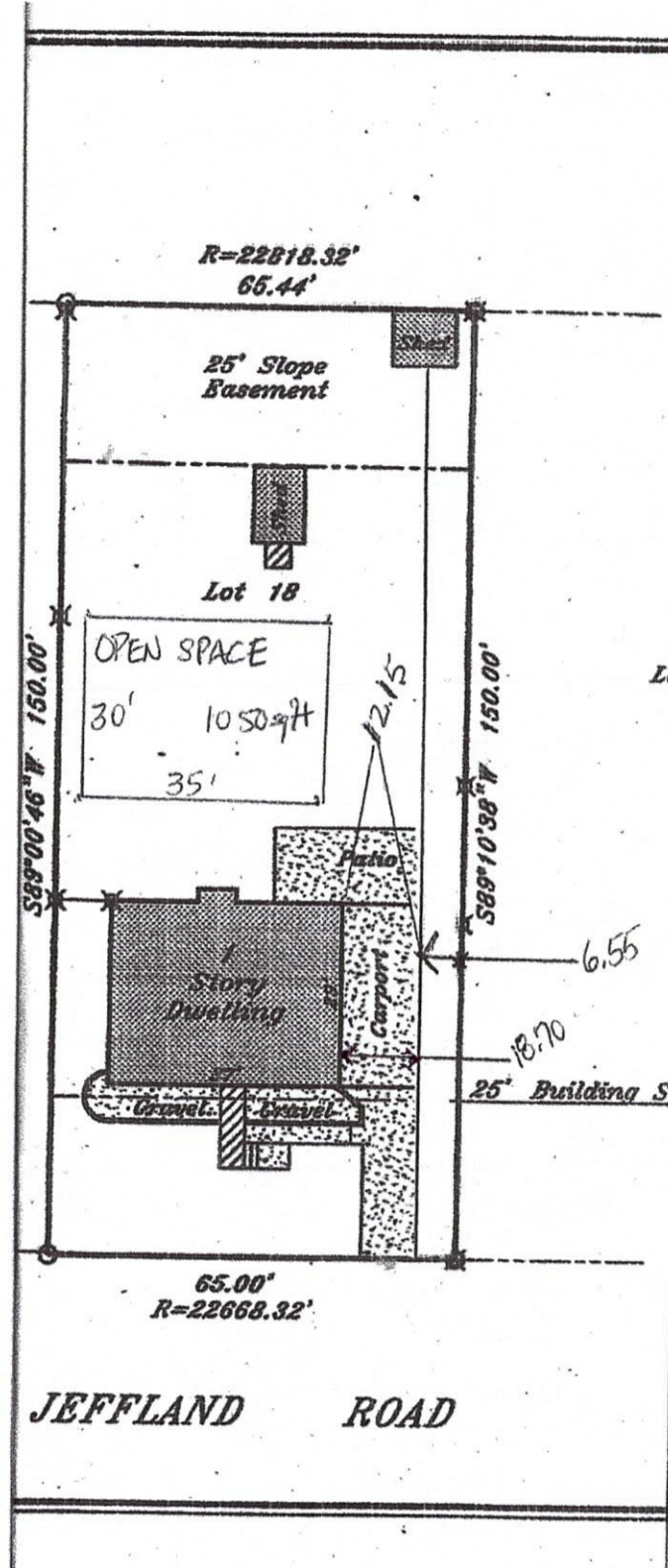
Date

Verritta McNeely

Printed Name

Date

Engineers SCALE: 1" = 30'



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

No.

172834

Date:

8/2/18

PAID RECEIPT

BUSINESS ACTUAL TIME DR#
8/03/2018 8/02/2018 09:32:28 3

REG 1503 - WALKIN CAN
XX-RECEIPT # 784015 8/02/2018 BFLN
Dept 5 528 ZOWING VERIFICATION
CR NO. 172834

Recpt Tot \$100.00
\$100.00 OK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					100.00

Total:

100.00

Rec From:

Veronica McNeely

For:

3155 Jeff Land RD.
21244

ALF-I

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**