

USE PERMIT



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

Inspections of Baltimore County, this 16 day of November, 2018,

that Oluyemi Bawa located at

23 Sidewell Ct 21221 should be and the
(Individual or business name)
(Street address)

same is hereby granted permission to operate an Assisted
Living facility 1 with 4 Beds

177119
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials: gh

11/23/18

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 23, SIDEWELL COURT ESSEX
MD 21221
Permit No. (if required) B _____

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

RE: Assisted Living Facility attn: Gary Hucik

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):

OLUYEMI BAWA 23, SIDEWELL CT ESSEX MD 21221 347-552-7366 Oluyemibawa@yahoo.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 23, SIDEWELL CT ESSEX 21221 Election District 15th Councilmanic District 7th Square Feet of Lot 10,010 SF
Lot Location: N E S side/corner of Sidewell Ct 1/4-620' feet from N E S W corner of Riverwood Rd/Cove R
(street) (street)
Land Owner(s): OLUYEMI BAWA 10 Digit Tax Account Number 2400012761
Address: 23, SIDEWELL CT ESSEX MD 21221 Telephone Number () 347-552-7366
Email Address Oluyemibawa@yahoo.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 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 5.5</u>		Accepted for filing by <u>11/8/18</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:

RECEIVED

Signed by: Brett M. Williams
For the Director, Office of Planning

NOV - 9 2018

Date: 11/15/18

DEPARTMENT OF PLANNING

Revised 2/7/11

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

No. **177119**

Date: **11/8/18**

PAID RECEIPT

BUSINESS ACQUISITION
 11/07/2018 11/08/2018 07437494 2
 REG #02 WALKIN DEL

>>RECEIPT # 073576 11/08/2018 0718

Dept 5 528 TOLLING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100

Recpt Tot \$100.00
 4.00 CK \$100.00 - CR
 Baltimore County, Maryland

Total: **\$100**

Rec

From:

For:

ALFI

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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11/23/18

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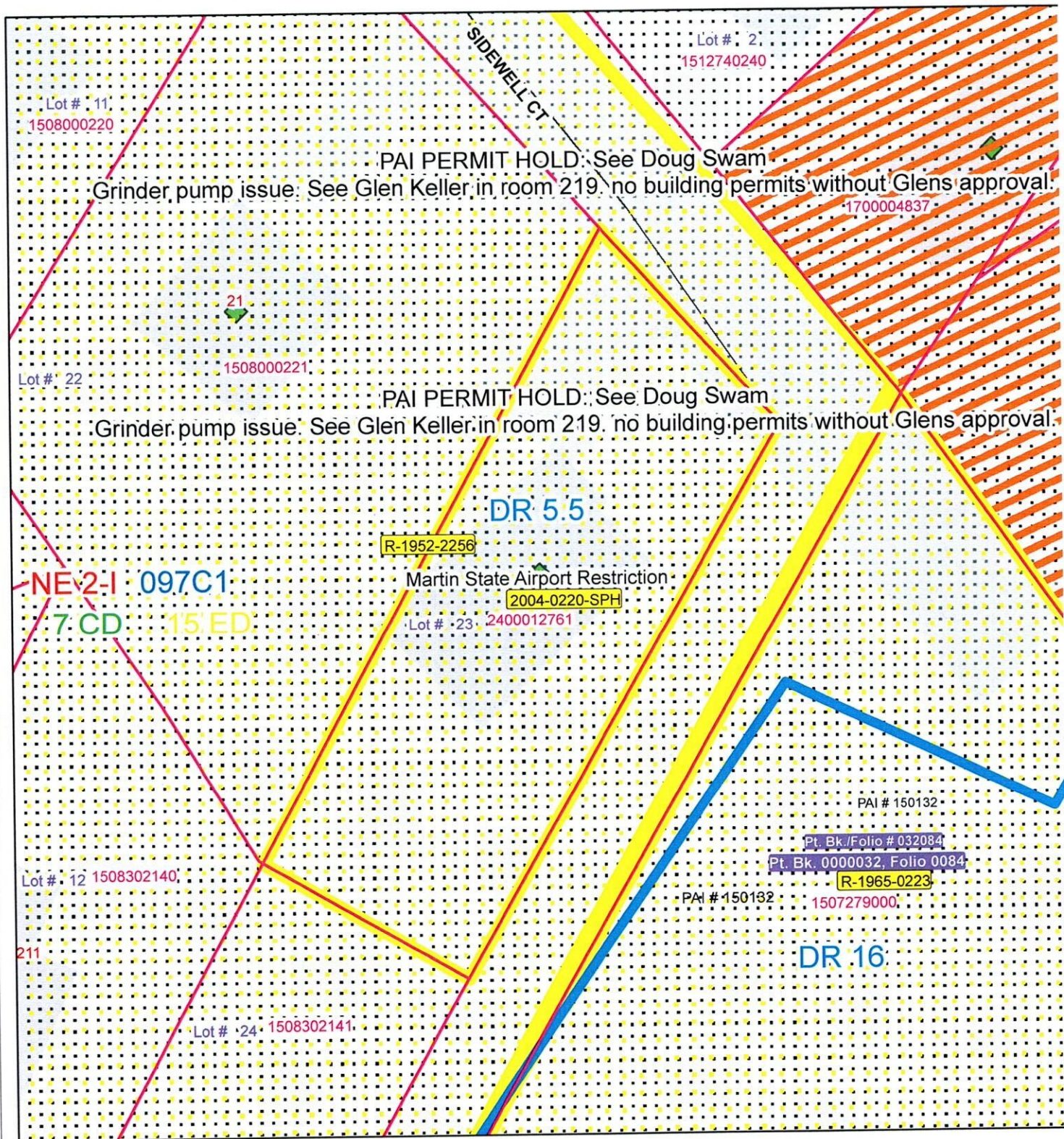
NOV - 9 2018

Date: 11/15/18

DEPARTMENT OF PLANNING

Revised 2/7/11

23 Sidewell Court, Tax #24-00-012-761



Publication Date: 11/7/2018



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



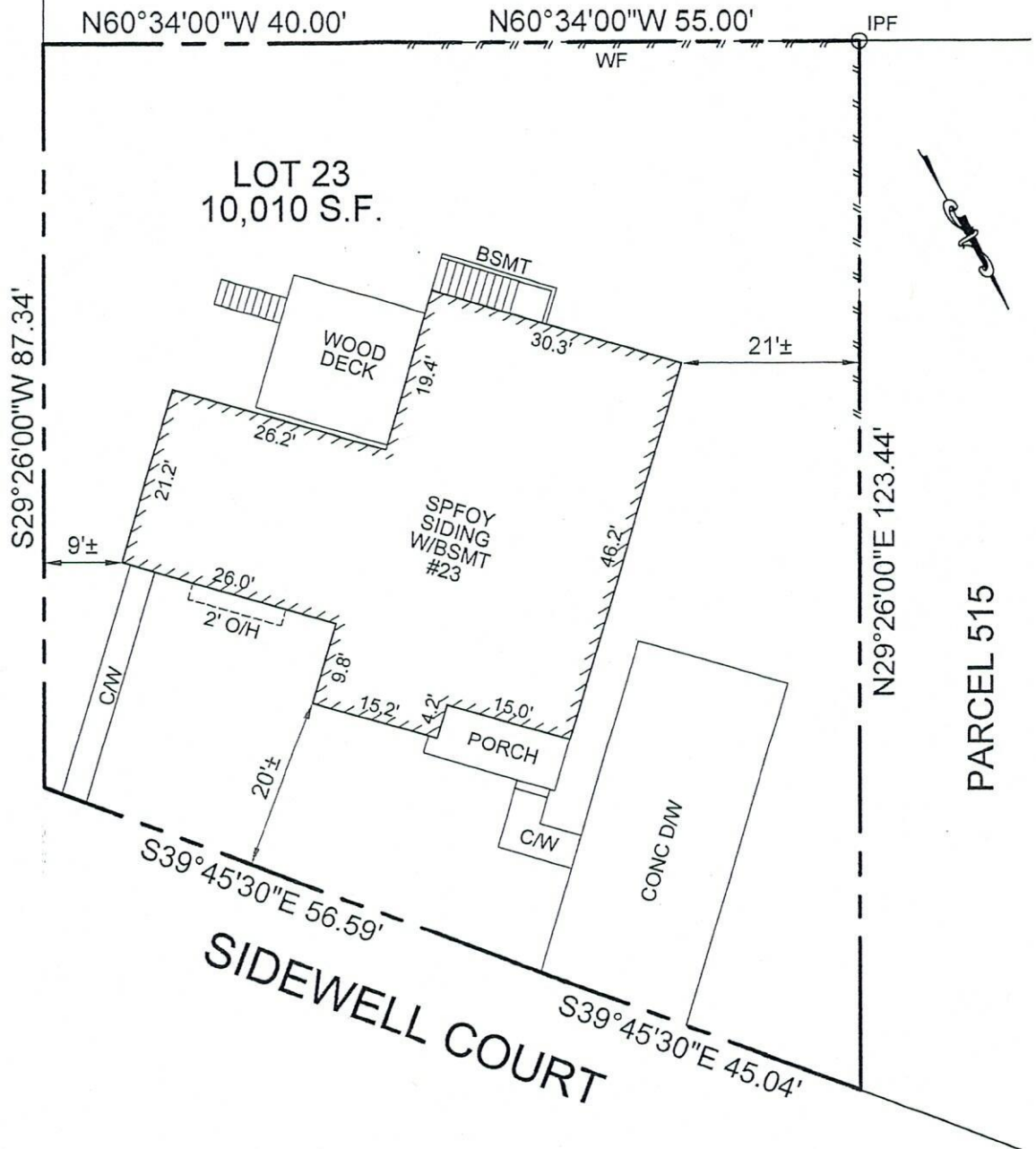
0 5 10 20 30 40 Feet

1 inch = 30 feet

PLAT OF SURVEY

ADDRESS: 23 SIDEWELL COURT

PARCEL 511



PARCEL 515

NOTES:
1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. LEVEL OF ACCURACY IS 1'±.

DRAWN BY: RR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



PROFESSIONAL SEAL

7/9/2019
DATE

LAND PRO ASSOCIATES, LLC.

9900-E GREENBELT ROAD SUITE 334
LANHAM, MD 20706
PHONE 301-368-1944
FAX 301-794-8751
LANDPRO@MAIL.COM

PLAT OF SURVEY

PRICES COVE

(UNRECORDED)

LOT 23

MAP 97 GRID 5

PLAT BOOK 21@243

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'

DATE: 7/1/18

FILE: #23 SIDEWELL COURT

CASE: # 0

ZONING USE PERMIT PLAN FOR ASSISTED LIVING FACILITY I

23 SIDEWELL COURT, ESSEX, MD 21221

6TH ELECTION DISTRICT

OWNER : OLUYEMI BAWA

PHONE : 234-552-7366

DATE : 10/25/2018 (PLAN DATE)

LOT SIZE : 10,010 S.F.

ZONING MAP : 097C1

ZONING DR : 5.5

PARKING : 1 SPACE FOR EACH 3 BEDS (+1 FOR STAFF)

2/3 PARKING SPACES REQUIRED
4 beds requested

TOTAL FLOOR AREA : 2,544 S.F.

OPEN SPACE : .10 X LOT AREA (10,010 S.F.) < 1,025 S.F.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THIS BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST 5 YEARS. NO CONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES, OR ADDITIONS (OF 25% OR MORE 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.

ALL SIGNS WILL COMPLY WITH SECTION 450 (BCZR) AND ALL ZONING SIGN POLICIES OR A ZONING VARIANCE IS REQUIRED

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

SIGNATURE

Oluwemi Bawa

DATE

11-8-2018

SIGNATURE

DATE

