USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 1 day of July, 2019, that Karlene Jacobs (Individual or business name) located at 7306 Liberty Rd (Street address) should be and the same is hereby granted permission to operate a:

Assisted Living Facility w/ 4 beds

183873
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials CF

Revised 10/17/11

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

No. 183873

Date: 6-13-19

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
6/13/2019 6/13/2019 09:51:41 3
REG WS03 WALKIN CAM
>>RECEIPT # 010817 6/13/2019 OFLN
Dept 5 528 ZONING VERIFICATION
CK NO. 183873
Rcpt Tot $ 100.00
.00 CK 100.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	2000		6150				100.00

Total: 100.00

Rec From: 7306 Liberty Rd

For: Assisted Living Facility

UP-2019-0004-AL

Karlene Jacobs

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

47-2019-0004-A

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeakie Avenue, Room 101
Towson, MD 21204
M.S. 3402

FROM: Department of Permits, Approvals and Inspections
Zoning Review Office
M.S. 1105

RE: Assisted Living Facility I or II

ALF Address 7306 Liberty Rd

Permit No. (if required) B _____

Intake Planner's Name Christine Fink

Filing Date 6/13/19

This office is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office's approval of a building/use permit.

A. MINIMUM APPLICANT SUPPLIED COMPATABILITY / APPEARANCE INFORMATION (As Required under A and B below):

Karlene Jacobs (Print Name of Applicant) 10009 Village Green Dr (Applicant Address) 410 979-2176 (Telephone Number) Harts305@yahoo.com (Email Address)

ALF Lot Address 7306 Liberty rd Baltimore MD 21207 Election District 02 Councilmanic District ___ Sq. Ft. of Lot 15,000

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

Land Owner: Karlene Jacobs 10 Digit Tax Account Number 0203002220

Address: 10009 Village Green Dr Woodstock MD 21163 (410) 979-2176 (Telephone Number) Harts305@Yahoo.com (Email Adddress)

B. APPLICANT MUST PROVIDE THE FOLLOWING ITEMS (1 THROUGH 7) BELOW:
(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planing)

Intake Planner to confirm information acceptance by marking X below:

	YES	NO
1. **This Completed Recommendation Form** (3 copies)	✓	
2. **Building Permit Application or Copy** (If available)		
3. **Site Plan** (See Zoning Use Permit Checklist on Page 2 for Requirements): Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area	✓	
Statement of Compliance with Checklist Note 5.A	✓	
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	✓	
Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	✓	
4. **Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)**	✓	
5. **Photographs (please label all photos clearly)** Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	✓	
6. **Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR**	✓	
7. **Applicant Confirms that Building Plans Review Office was contacted regarding automatic sprinkler system requirements** Building Plans Review Office can be reached at 410-887-3987	✓	

8. **Current Zoning Classification:** DR 3.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application and/or site plan to conform with the following Comments below (or attached):

Signed by: _____ Date: _____
for the Director, Office of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

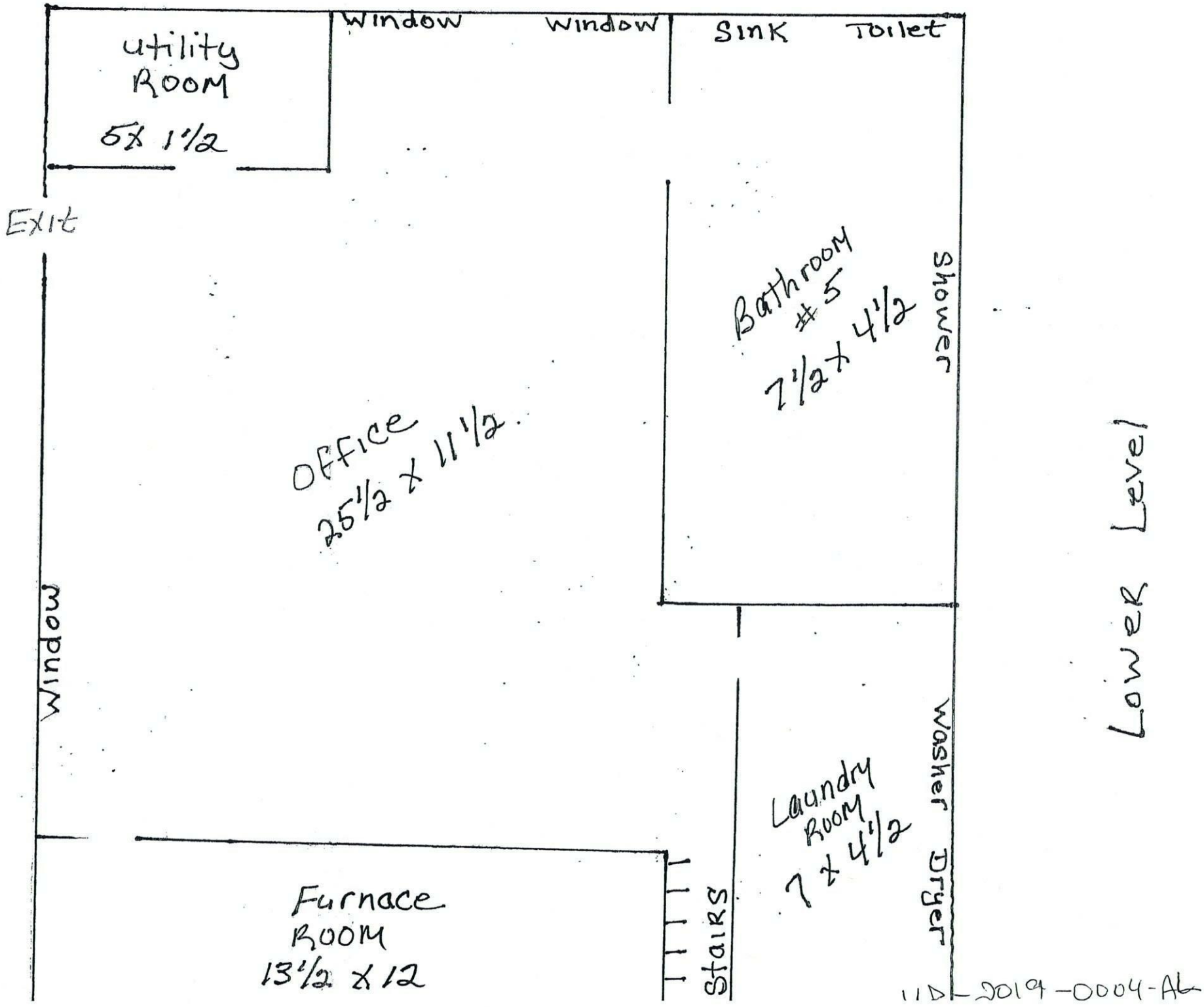
To: Brett Williams **DATE:** June 27, 2019

FROM: Ngone Diop
Western Sector

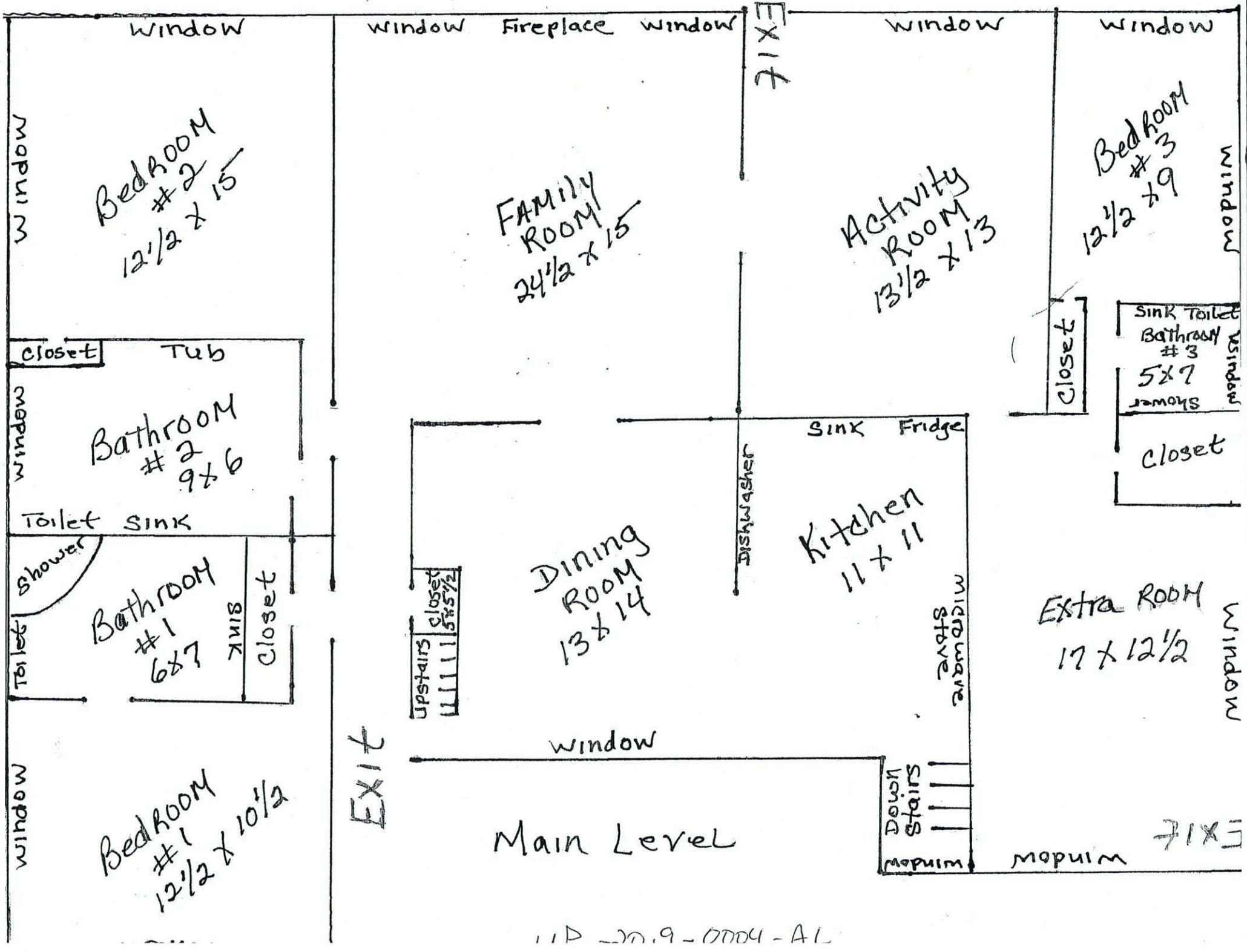
SUBJECT: 7306 Liberty Road
Assisted Living

The Department of Planning has reviewed the Assisted Living Facility plan and accompanying pictures and offers the following comments:

- A site visit was conducted on June 27, 2019 and the subject property appeared to be in fair condition overall.
- The plan accompanying the application does not properly delineate the open space area on the map. Instead, there is a vague handwritten label of "open space". Outline on the plan the area dedicated to open space.
- Clearly label on the plan the area dedicated to the two required parking spaces. The plan submitted shows a 25'X23' garage. Staff is unclear about the parking proposal.
- Provide substantial landscaping or fence along the East side of the property line to screen the extension of the driveway and parking area.
- The exterior of the existing dwelling shall not be altered.
- No signs that identify the property as an Assisted living Facility shall be erected on the premises
- The outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass)

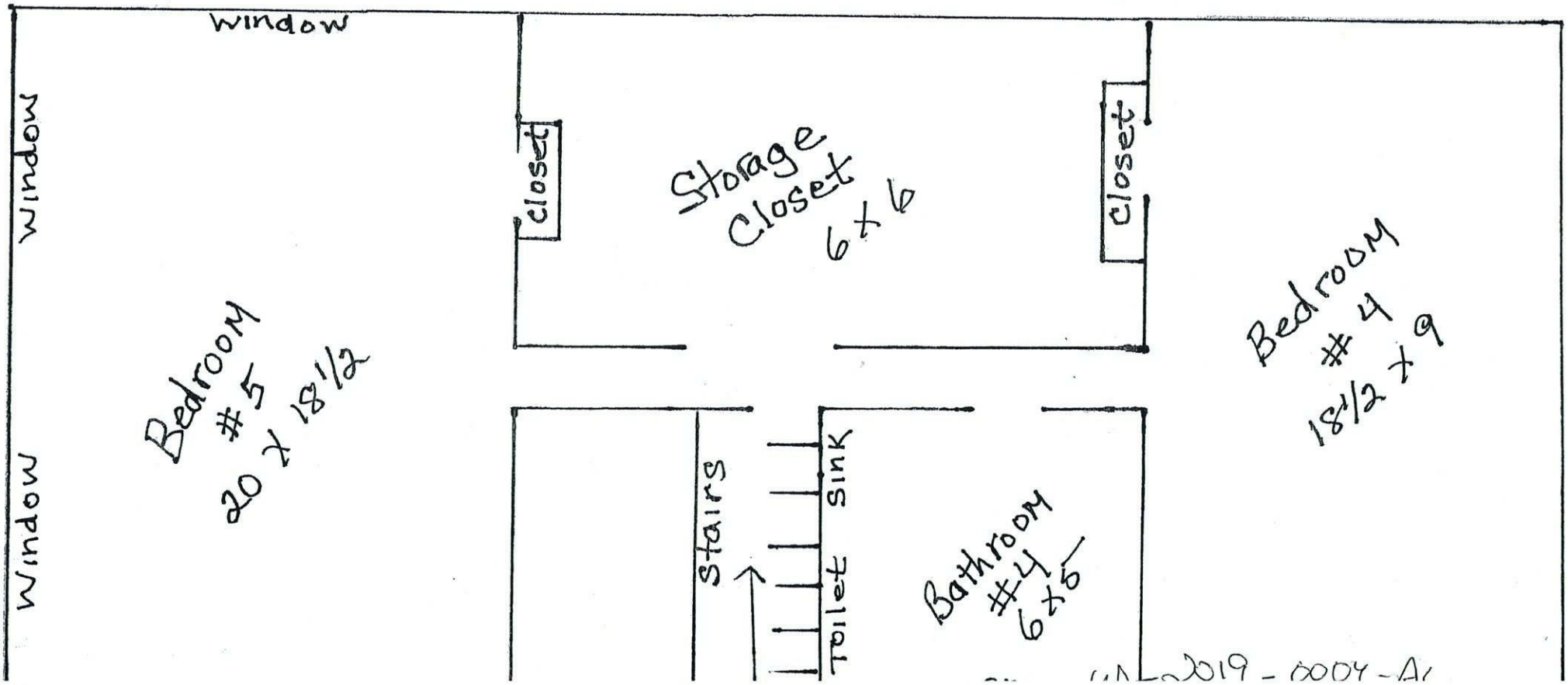


HDL-2019-0004-AL

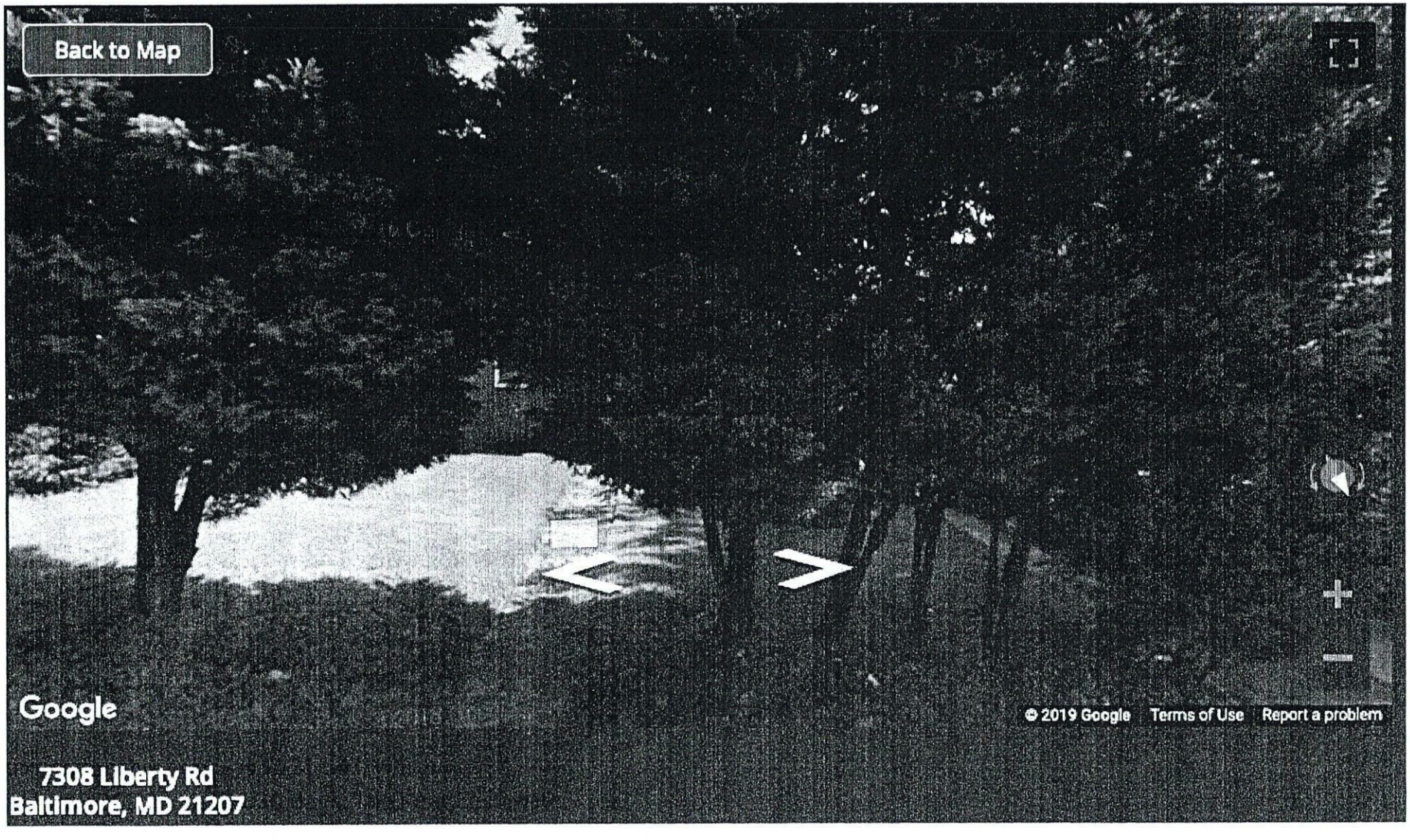


LP-2019-00004-AL

Upper Level

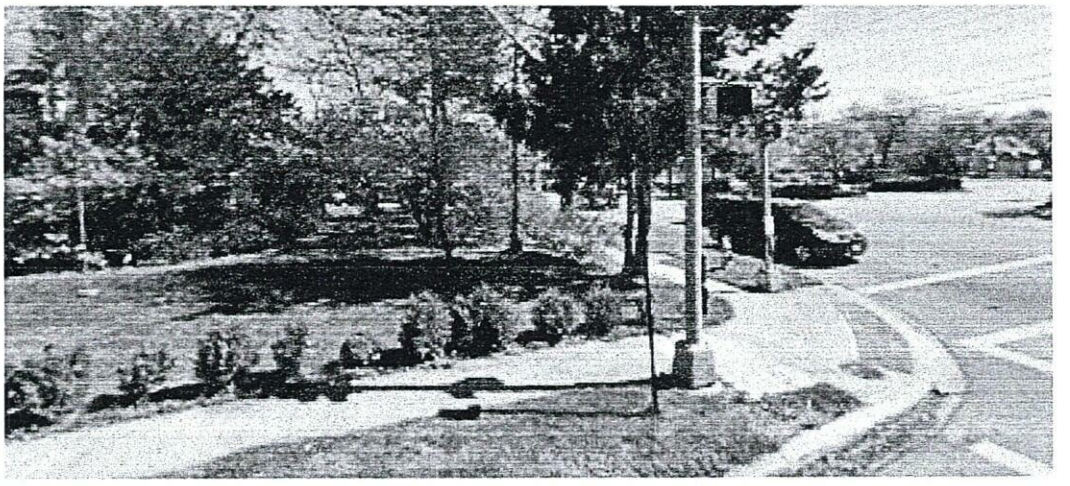

Window
Window
Window
Closet
Storage Closet 6 x 6
Closet
Bedroom #5 20 x 18 1/2
Bedroom #4 18 1/2 x 9
Stairs
Toilet
Sink
Bathroom #4 6 x 5

UP-2019-0004-AL



UP-2019-0004-AC

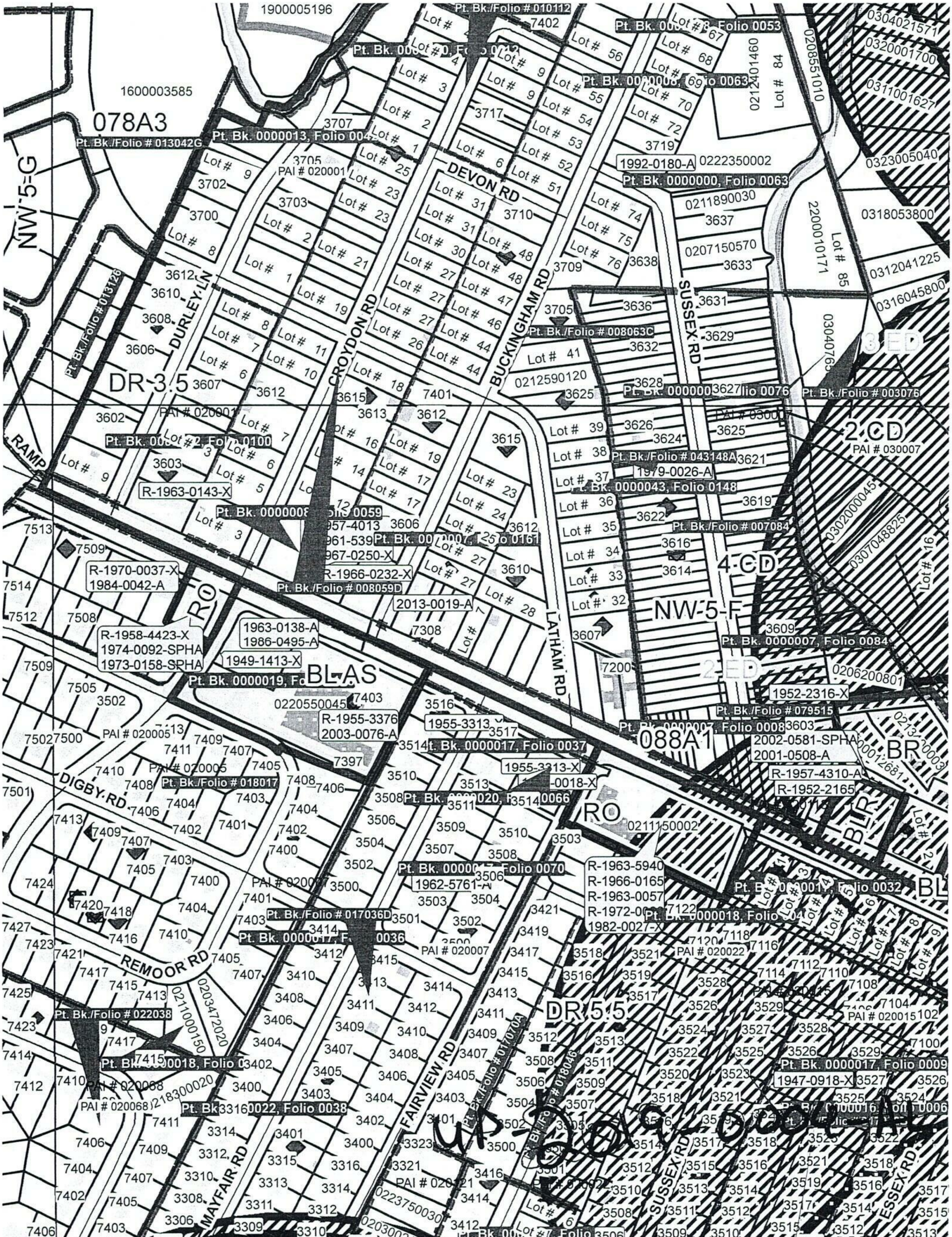
Neighbor to the left



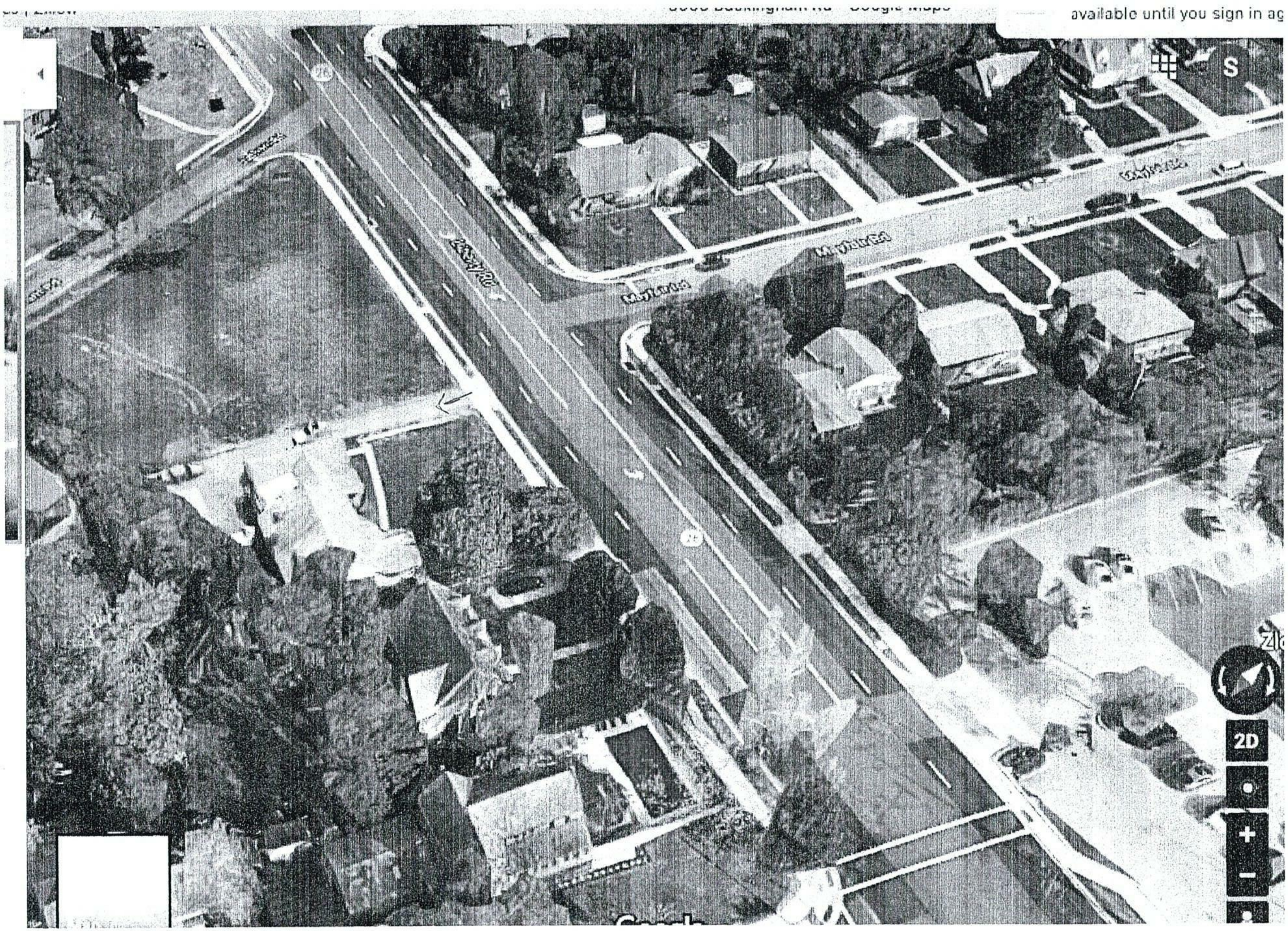
3605 Buckingham Rd

Baltimore, MD 21207

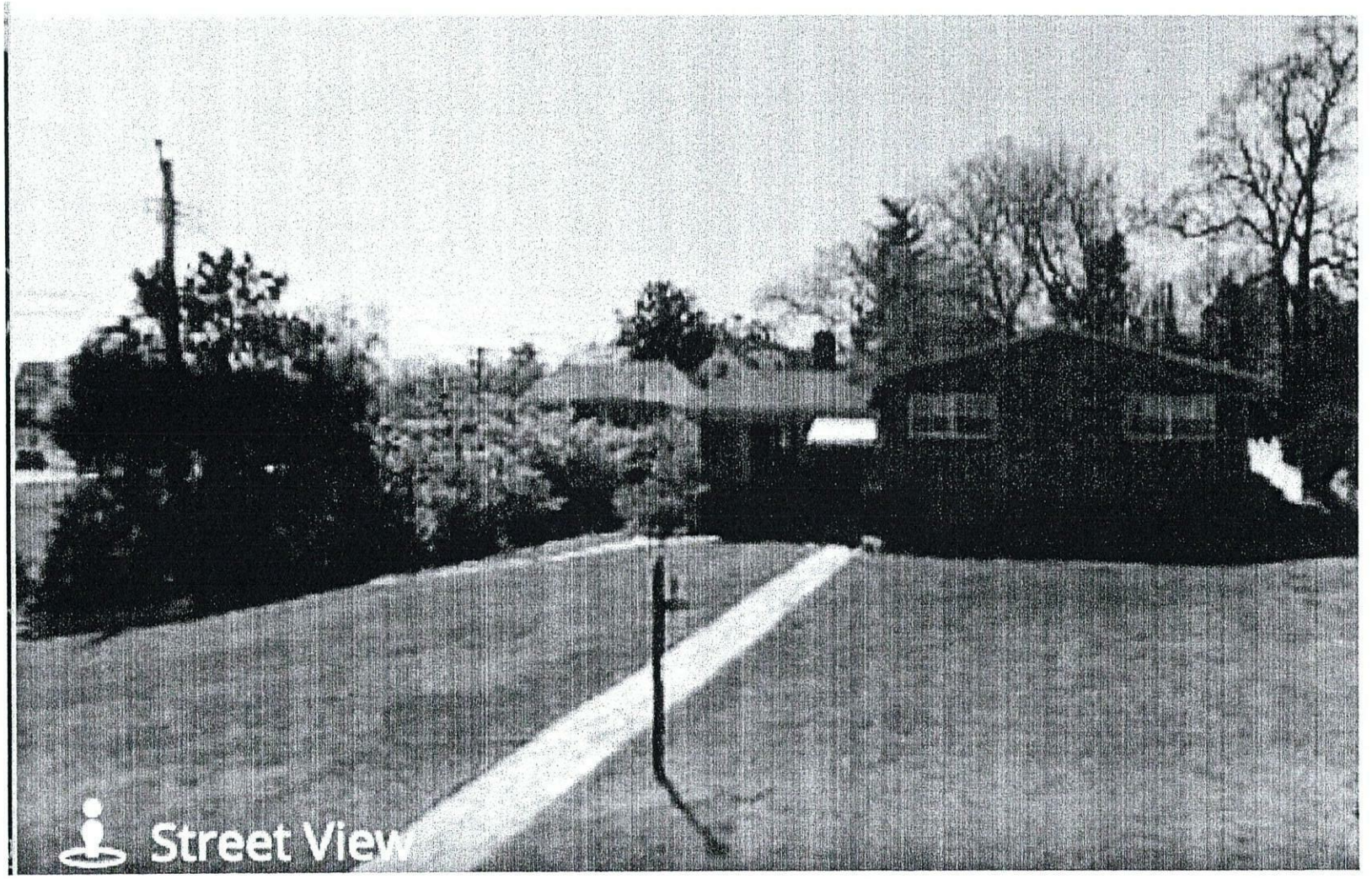
VAR-2019-0004-AC


078A3
088A1
NW 5-G
NW 5-F
DR-3.5
DR 5.5
BL-AS
RO
BLR
BR
BL
4 CD
2 CD
2 ED
8 ED
RAMP
DURLEY LN
CROYDON RD
DEVON RD
BUCKINGHAM RD
SUSSEX RD
LATHAM RD
DIGBY RD
REMOOR RD
FAIRVIEW RD
MAYFAIR RD
ESSEX RD
1900005196
1600003585
Pt. Bk./Folio # 010112
Pt. Bk./Folio # 013042G
Pt. Bk. 0000013, Folio 0042
Pt. Bk. 0000000, Folio 0063
Pt. Bk./Folio # 008063C
Pt. Bk./Folio # 003076
Pt. Bk./Folio # 043148A
Pt. Bk. 0000043, Folio 0148
Pt. Bk./Folio # 007084
Pt. Bk./Folio # 008059D
Pt. Bk. 0000007, Folio 0084
Pt. Bk./Folio # 079515
Pt. Bk. 0000017, Folio 0037
Pt. Bk./Folio # 018017
Pt. Bk./Folio # 017036D
Pt. Bk./Folio # 022038
Pt. Bk. 0000017, Folio 0009
Pt. Bk./Folio # 017009B
1992-0180-A
1979-0026-A
R-1963-0143-X
R-1970-0037-X
1984-0042-A
R-1966-0232-X
2013-0019-A
R-1958-4423-X
1974-0092-SPHA
1973-0158-SPHA
1963-0138-A
1966-0495-A
1949-1413-X
R-1955-3376
2003-0076-A
1955-3313-X
1952-2316-X
2002-0581-SPHA
2001-0508-A
R-1957-4310-A
R-1952-2165
R-1963-5940
R-1966-0165
R-1963-0057
1962-5761-A
1947-0918-X
PAI # 020001
PAI # 030007
PAI # 020005
PAI # 020007
PAI # 020022
PAI # 020015
PAI # 020068

4A-2019-0004-AL



Neighborhood



Behind house to
the Right

3608 Latham Rd
Baltimore MD 21207

AP-2019-2004-AL

47-2019-0004-AC

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeakie Avenue, Room 101
Towson, MD 21204
M.S. 3402

FROM: Department of Permits, Approvals and Inspections
Zoning Review Office
M.S. 1105

RE: Assisted Living Facility I or II

ALF Address 7306 Liberty Rd

Permit No. (If required) B _____

Intake Planner's Name Christine K

Filing Date 6/13/19

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ALF Lot Address 7306 Liberty rd Baltimore MD 21207 Election District 02 Councilmanic District ___ Sq. Ft. of Lot 15,000

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

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Address: 10009 Village Green Dr Woodstock MD 21163 (410) 979-2176 (Telephone Number) Hartss305@yahoo.com (Email Adddress)

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(to be submitted by applicant for required compatibility and/or appearance review by the Office of Planing)

Intake Planner to confirm information acceptance by marking X below:

	YES	NO
1. **This Completed Recommendation Form** (3 copies)	✓	
2. **Building Permit Application or Copy** (If available)		
3. **Site Plan** (See Zoning Use Permit Checklist on Page 2 for Requirements): Property (3 copies): including lot size and square feet of buildings, parking and open space – 10% lot area	✓	
Statement of Compliance with Checklist Note 5.A	✓	
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Statement of Compliance with Checklist Note 10 regarding automatic sprinkler system requirement of County Building Code (For more information about automatic sprinkler system requirements, you must contact the Building Plans Review Office at 410-887-3987)	✓	
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8. **Current Zoning Classification:** DR 3.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

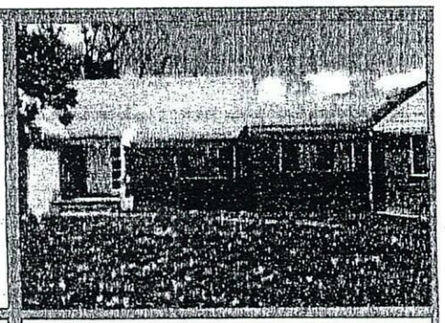
☐ Approval ☐ Disapproval ☑ Approval conditioned on required modifications of the application and/or site plan to conform with the following Comments below (or attached):

RECEIVED
JUN 14 2019
DEPARTMENT OF PLANNING

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

Date: 7/1/19

PREPARED BY:
EXACTA
MARYLAND SURVEYORS
p: 443.819.3994
www.exactaMD.com



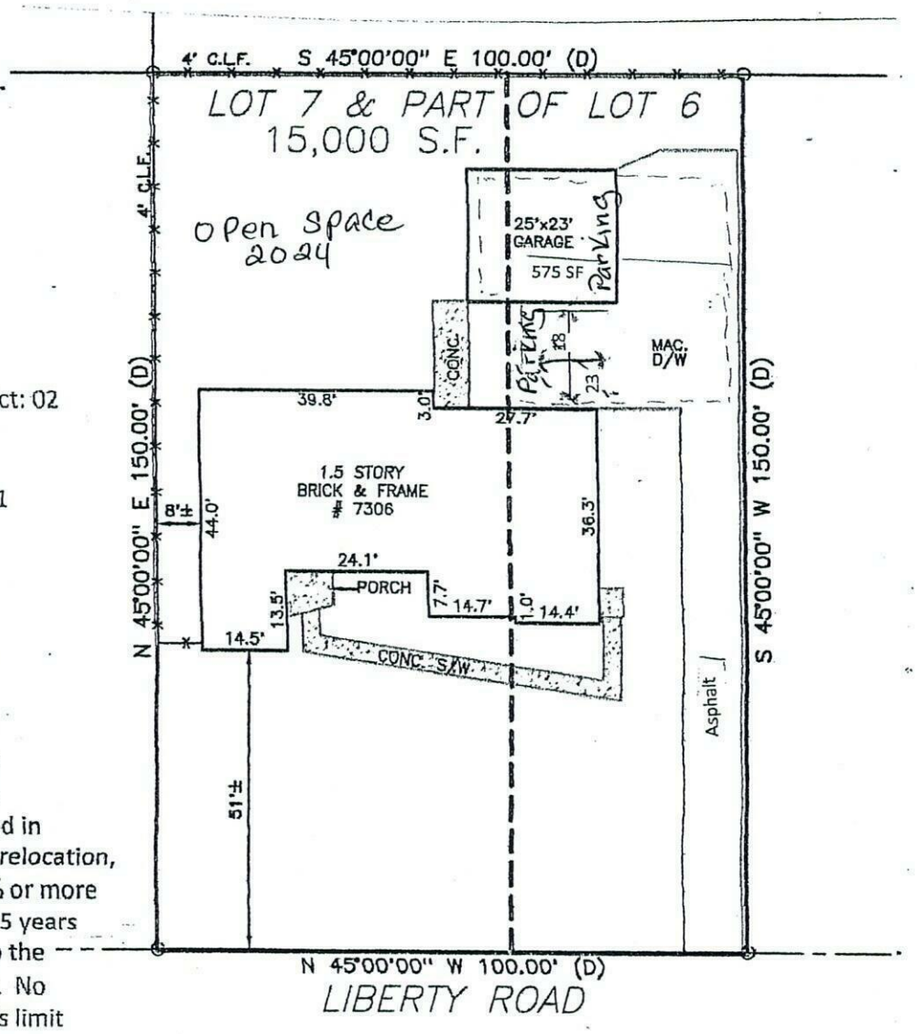
PROPERTY ADDRESS: 7306 LIBERTY ROAD BALTIMORE, MARYLAND 21207

SURVEY NUMBER: MD1904.1253

FIELD WORK DATE: 4/15/2019

REVISION HISTORY: (REV.0 4/15/2019)

MD1904.1253
LOCATION DRAWING
LOT 7 & PART OF LOT 6
MILFORD
BALTIMORECOUNTY, MARYLAND
04-15-2019 SCALE 1"=30'

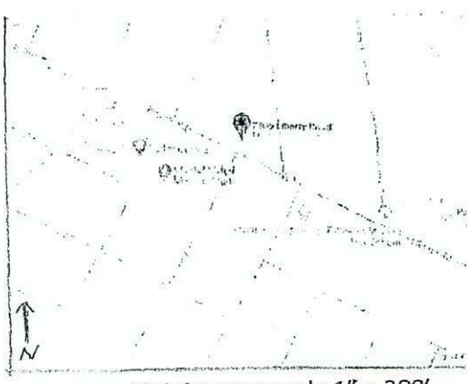


GRAPHIC SCALE (In Feet)
30 0 15 30
1 inch = 30' ft.
ACCURACY=3'±

GENERAL NOTES

1. Existing Zoning DR 3.5, Election District: 02
2. Lot area 15,000 SF / 0.34 Acres
3. Existing use: Single family dwelling
   Proposed use: Assisted Family Living 1
4. Proposed number of beds: 4
5. Required parking spaces:
   1 space for each 3 beds = 2 spaces
   Detached garage 25' X 23' (575 SF)
6. Open space: 0.10 X 15000 = 1500 SF
   (Open space provided 2024 SF)
7. 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 the application) to the exterior of the building has occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.
8. This property is serviced by public utilities
9. No other Assisted Living Facilities are within 1000 feet
10. There are no signs proposed
11. A building permit for the installation and inspection of an automatic sprinkler system is proposed prior to operation

OWNER: KARLENE JACOBS
10009 VILLAGE GREEN DR
WOODSTOCK, MARYLAND 21163



Vicinity map scale 1" = 200'

THE UNDERSIGNED (OWNER) IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN

6/13/19
SIGNATURE

Karlene Jacobs
PRINT NAME

ALF – 1 ZONING USE PERMIT
7306 LIBERTY RD
LOT 7 & PART OF LOT 6
"MILFORD"
ELECTION DISTRICT 02
BALTIMORE COUNTY, MARYLAND
SCALE 1"= 30'

UP-2019-0004-AC