USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 20th day of December, 2019, that Diane Lee (Individual or business name) located at 3 Cedarmere Road (Street address) should be and the same is hereby granted permission to operate an: Assisted Living Facility I for a maximum of 3 beds.

UP-2019-0006-AL
Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials JNP

Revised 10/17/11

UP-2019-0006-AL

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 3 Cedarmere Rd

Permit No. (if required) B (See Attached)

Intake Planner's Name Jeffrey Perlow

Filing Date 12 / 3 / 2019

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):

Diane Lee — 3 Cedarmere Rd — 443-540-0849 — ladydiane5504@yahoo.com
Print Name of Applicant — Applicant Address — Telephone Number — Email Address

ALF Lot Address 3 Cedarmere Road Election District 4 Councilmanic District 4 Sq. Ft. of Lot 10,358 ±

Lot Location: N E S W/side/corner of Cedarmere Road (street), 175 feet from N E S W corner of Reisterstown Road (street)

Land Owner: Diane & Christopher Lee 10 Digit Tax Account Number 0423075328

Address: 3 Cedarmere Road (443) 540-0849 ladydiane5504@yahoo.com
Telephone Number — 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: Brett M. Williams
for the Director, Office of Planning

RECEIVED
DEC 06 2019
DEPARTMENT OF PLANNING

Date: 12/19/19

UP-2019-0006-AL

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RECOMMENDATION FORM

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Attention: ALF REVIEWER
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Towson, MD 21204
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Zoning Review Office
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Filing Date 12/3/2019

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RECEIVED
DEC 06 2019
DEPARTMENT OF PLANNING

Date: 12/19/19

UR-2019-0006-AL

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Attention: ALF REVIEWER
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Towson, MD 21204
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Zoning Review Office
M.S. 1105

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Intake Planner's Name Jeffrey Perlow
Filing Date 12/3/2019

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TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Date 10/9/19
OEA TLM

Permit # B
Control # MR
XRef #

Receipt # A
Fee $57.00
Total Paid
Paid By
Inspector

Property Address 3 Cedarmere RD
Suite/Space/Floor
Subdivision Cedarmere RD
Tax Account # 0842307528

Will this building have sprinklers? ☐ Yes ☐ No
Is this property located in a floodplain? ☐ Yes ☐ No

Historic District/Building
☐ Yes ☑ No
District / Precinct 04 / 01

OWNER'S INFORMATION
First & Last Name (Individual) Christopher + Diane Lee
Corporation Name
Address 3 Cedarmere Road
City, State, Zip Owings Mills MD 21117
Seller

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
Name DIANE LEE Phone Number
Company (if applicable)
Address 3 CEDARMERE RD
City, State, Zip OWINGS MILLS MD 21117
Applicant Signature E-Mail
Business/Tenant Name
Contractor MHIC # MHBR #
Engineer
PLANS: CONST 0 **PLOT** 0 **PLAT** 0 **DATA** 0 **EL** 2 **PL** **DRC #**

TYPE OF IMPROVEMENT
1.____ New Bldg Construction
2.____ Addition
3.____ Alteration
4.____ Repair
5.____ Wrecking
6.____ Moving
7. ✓ Other

DESCRIBE PROPOSED WORK: Existing R-3 Dwelling to be used as a single family dwelling with assisted living for 3 clients ~~[illegible]~~ Residential sprinkler system to be provided. No alterations

- OK TO WAIVE CONST. DWGS pending approval for Assisted living Facility use permit

TYPE OF USE

RESIDENTIAL
01. ✓ One Family
02. ___ Two Family
03. ___ Three and Four Family
04. ___ Five or More Family (enter no. units)_____
05. ___ Swimming Pool
06. ___ Garage
07. ___ Other

NON-RESIDENTIAL
08. ___ Amusement, Recreation, Place of Assembly
09. ___ Church, Other Religious Building
10. -----Deleted-----
11. ___ Industrial, Storage Building
12. ___ Parking Garage
13. ___ Service Station, Repair Garage
14. ___ Hospital, Institutional, Nursing Home
15. ___ Office, Bank, Professional
16. ___ Public Utility
17. ___ School, College, Other Educational
18. -----Deleted-----
19. ___ Store ___Mercantile ___Restaurant (specify type)
20. ___ Swimming Pool (specify type)
21. ___ Tank, Tower
22. ___ Transient Hotel, Motel (no. units _____)
23. ___ Other

Foundation Type: 1. ___ Slab 2. ___ Block 3. ___ Concrete

Basement: 1. ___ Full 2. ___ Partial 3. ___ None

Type of Construction: 1. ____ Masonry 2. ____ Wood Frame 3. ____ Structure Steel 4. ____ Reinforced Concrete

Type of Heating Fuel: 1. ____ Gas 2. ____ Oil 3. ____ Electricity 4. ____ Coal

Central Air: 1. ____ 2. ____

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DEC 06 2019
DEPARTMENT OF PLANNING

Type of Sewage Disposal
1. ✓ Public Sewer ✓ Exists ____ Proposed
2. ____ Private System
____ Septic ____ Exists ____ Proposed
____ Privy ____ Exists ____ Proposed

Type of Water Supply
1. ✓ Public System ✓ Exists ____ Proposed
2. ____ Private System ____ Exists ____ Proposed

Estimated Cost of Materials and Labor $ N/A

Proposed Use R-3 SFD w/assisted living 3 clients
Existing Use R-3 SFD

Ownership: 1. ✓ Privately Owned 2. ____ Publicly Owned 3. ____ Sale 4. ____ Rental

Residential Category: 1. ✓ Detached 2. ____ Semi-Detached 3. ____ Group 4. ____ Townhouse 5. ____ Mid-Rise 6. ____ High-Rise

Efficiency #____ 1-Bedroom #____ 2-Bedroom #____ 3-Bedroom #____ Total Bedrooms____ Total Apts/Condos____

One Family Bedroom #____ Bathroom #____ Kitchen #____ Powder Room #____ Garbage Disposal: 1. ☐ Yes 2. ☐ No

Class____ Liber____ Folio____ Map____ Parcel____

Building Size
Floor
Width
Depth
Height
Stories
Lot #'s 3

Lot Size and Setbacks
Size 10,370 SF
Front Street
Side Street
Front Setback NC
Side Setback
Side Street Setback
Rear Setback

APPROVAL SIGNATURES		DATE
BLD INSP	Rebecca Daniels	FINAL 9 Oct 2019
BLD PLAN		
FIRE	TM/20	
SEDI CTL		
ZONING	RM III Final gh	10/9/19
PUB SERV		
ENVRMNT		
PLANNING	FINAL BMW	12/19/19
PERMITS		

Corner Lot: 1. ☐ Yes 2. ☐ No
Zoning

PAI BPP 8 **MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND --- PERMIT FEES ARE NON-REFUNDABLE** REV 2/15

APPLICATION FOR PERMIT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Date 10/9/19
OEA JLM

Permit # B
Control # MR
XRef #
Receipt # A
Fee $57.00
Total Paid
Paid By
Inspector

Property Address 3 Cedarmere Rd
Suite/Space/Floor
Subdivision Cedarmere Rd 28
Tax Account # 0423015328
Will this building have sprinklers? ☐ Yes ☐ No
Is this property located in a floodplain? ☐ Yes ☐ No

Historic District/Building ☐ Yes ☒ No
District / Precinct 84 81

OWNER'S INFORMATION
First & Last Name (Individual) Christopher + Diane Lee
Corporation Name
Address 3 Cedarmere Road
City, State, Zip Owings Mills MD 21117
Seller

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
Name DIANE LEE Phone Number
Company (if applicable)
Address 3 CEDARMERE Rd
City, State, Zip OWINGS MILLS MD 21117
Applicant Signature E-Mail
Business/Tenant Name
Contractor MHIC # MHBR #
Engineer
PLANS: CONST PLOT PLAT DATA EL 2 PL DRC #

TYPE OF IMPROVEMENT
1. ___ New Bldg Construction
2. ___ Addition
3. ___ Alteration
4. ___ Repair
5. ___ Wrecking
6. ___ Moving
7. ___ Other

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[illegible] Residential sprinkler system to be provided
No alterations

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- OK TO WAIVE CONST. DWGS pending approval for Assisted living Facily Use permit

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Basement: 1. ___ Full 2. ___ Partial 3. ___ None

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Central Air: 1. ___ 2. ___

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RECEIVED
DEC 06 2019
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

Type of Sewage Disposal: 1. ✓ Public Sewer ___Exists ___Proposed; 2. ___Private System ___Septic ___Exists ___Proposed; ___Privy ___Exists ___Proposed

Type of Water Supply: 1. ✓ Public System ___Exists ___Proposed; 2. ___Private System ___Exists ___Proposed

Estimated Cost of Materials and Labor $ N/C
Proposed Use R-3 SFD w/assisted living 3 clients
Existing Use R-3 SFD

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Efficiency #___ 1-Bedroom #___ 2-Bedroom #___ 3-Bedroom #___ Total Bedrooms___ Total Apts/Condos___
One Family Bedroom #___ Bathroom #___ Kitchen #___ Powder Room #___ Garbage Disposal: 1. ☐ Yes 2. ☐ No

Class___ Liber___ Folio___ Map___ Parcel___

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Floor
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Depth
Height
Stories
Lot #'s 3

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Size 10,370 SF
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Zoning

APPROVAL SIGNATURES		DATE
BLD INSP		FINAL 9 Oct 2019
BLD PLAN	Rebecca Daniels	
FIRE	[illegible]	
SEDI CTL		
ZONING	Rec'd Final gk	10/9/19
PUB SERV		
ENVRMNT		
PLANNING	FINAL BMW	12/19/19
PERMITS		

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OEA JLM

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Control # MR
XRef # ______

Receipt # A
Fee $57.00
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Paid By ______
Inspector ______

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Business/Tenant Name ______
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Engineer ______
PLANS: CONST ◯ PLOT ◯ PLAT ◯ DATA ◯ EL 2 PL ____ DRC # ______

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____Septic ____Exists ____Proposed
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Class_____ Liber_____ Folio_____ Map_______ Parcel______

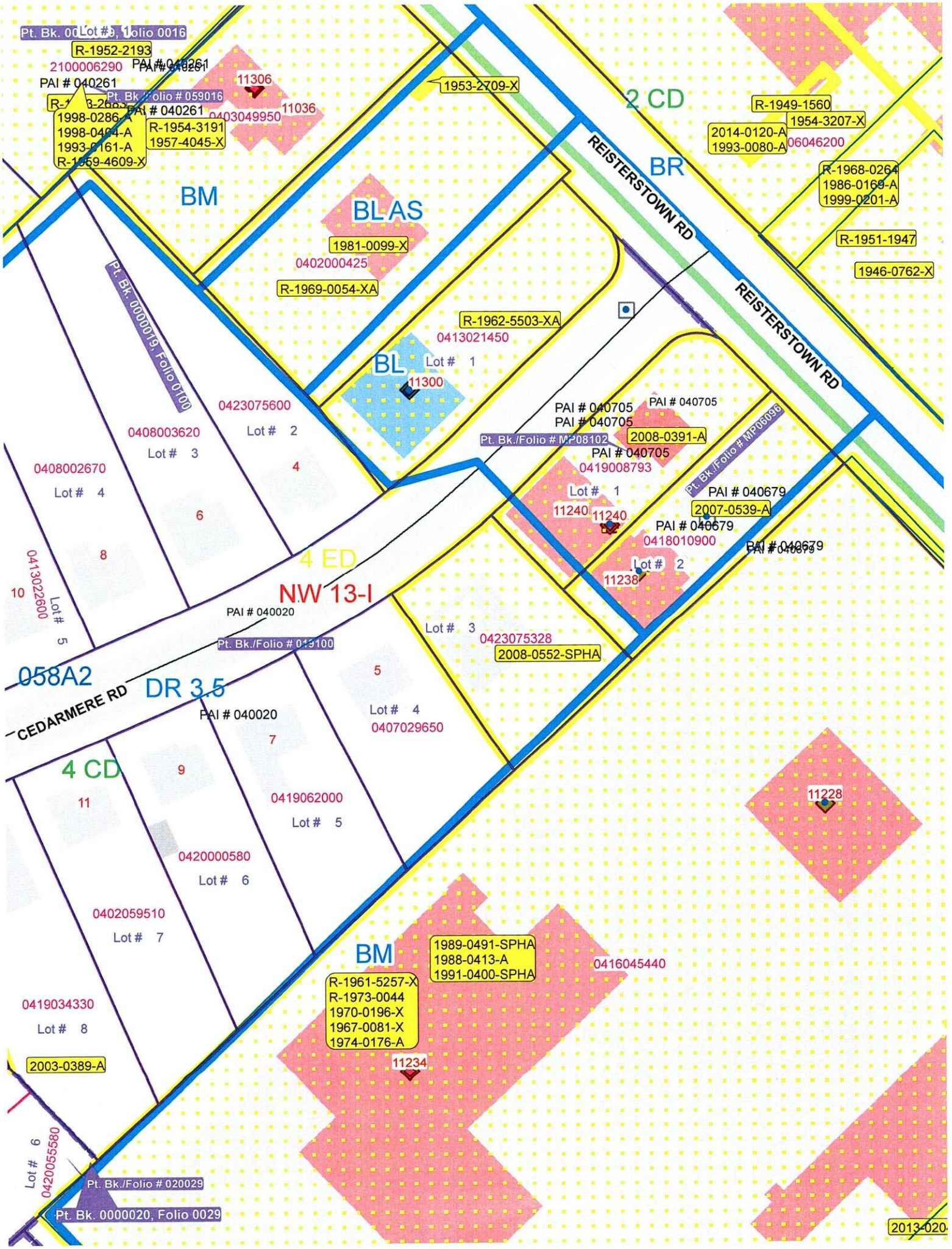
Building Size
Floor ______
Width ______
Depth ______
Height ______
Stories ______
Lot #'s 3

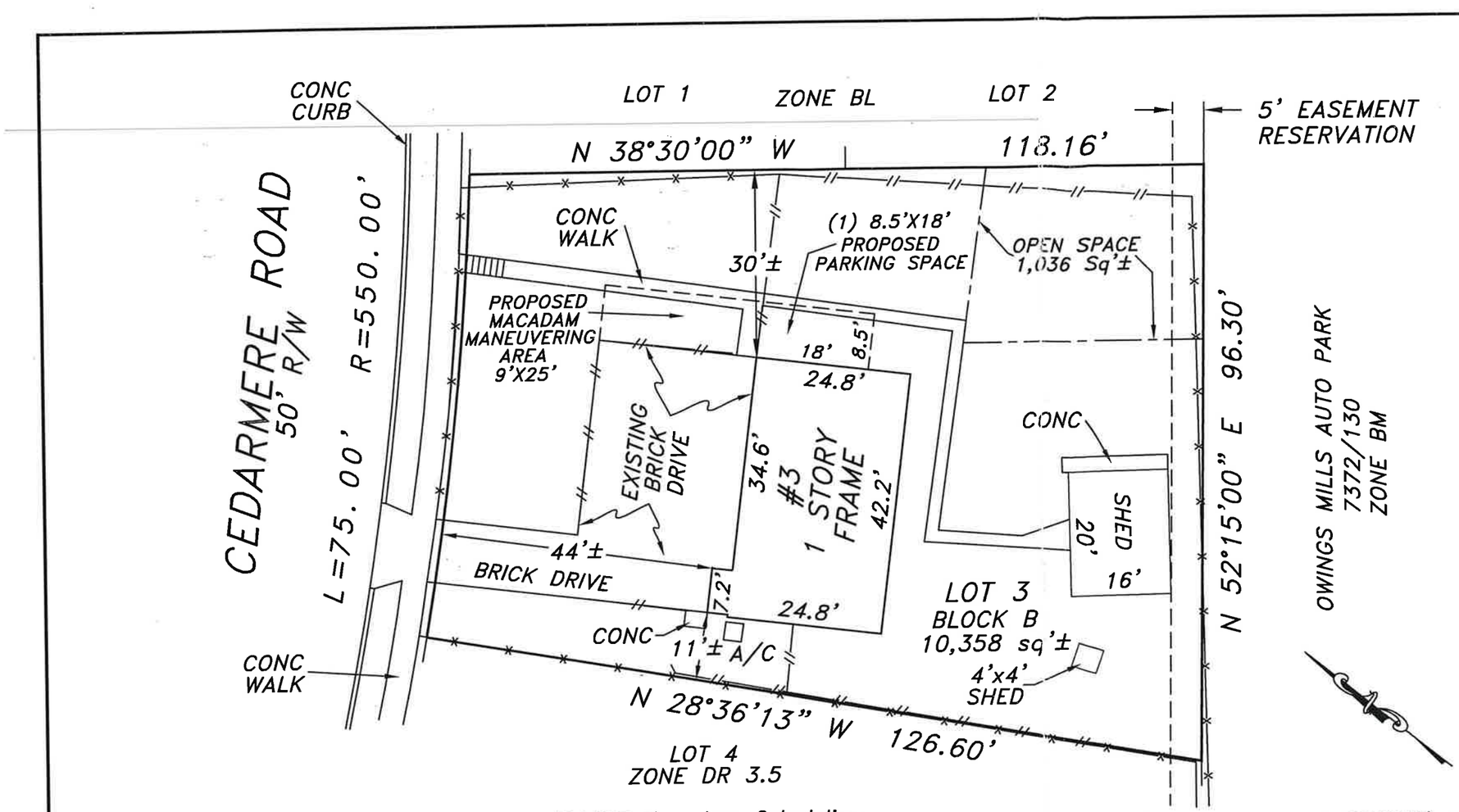
Lot Size and Setbacks
Size 10,370 SF
Front Street ______
Side Street ______
Front Setback NC
Side Setback ______
Side Street Setback ______
Rear Setback ______

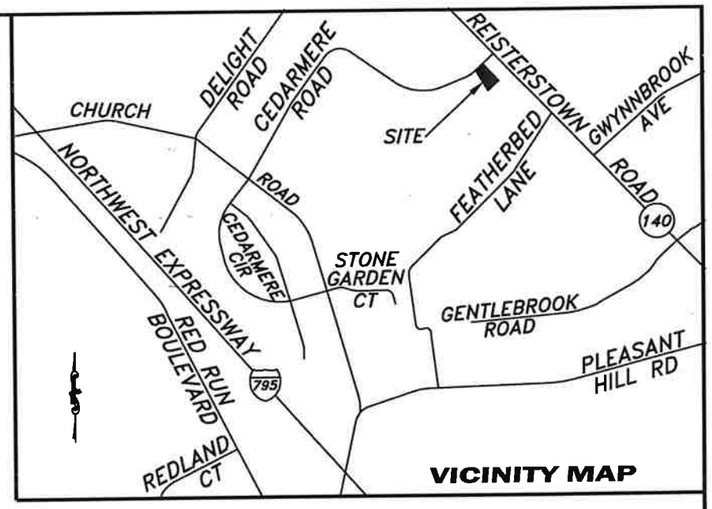
APPROVAL SIGNATURES		DATE
BLD INSP		FINAL
BLD PLAN	Debra Daniels	9 Oct 2019
FIRE	JLM/ISO	
SEDI CTL		
ZONING	Rm 111 Final gh	10/9/19
PUB SERV		
ENVRMNT		
PLANNING		
PERMITS		

Zoning ______

Corner Lot: 1. ☐ Yes 2. ☐ No


Pt. Bk. 00 Lot #3, Folio 0016
R-1952-2193
2100006290
PAI # 040261
PAI # 040261
11306
PAI # 040261
Pt. Bk. # olio # 059016
PAI # 040261
0403049950
11036
1998-0286-X
1998-0494-A
1993-0161-A
R-1959-4609-X
R-1954-3191
1957-4045-X
1953-2709-X
2 CD
R-1949-1560
1954-3207-X
2014-0120-A
1993-0080-A
06046200
REISTERSTOWN RD
BR
R-1968-0264
1986-0169-A
1999-0201-A
BM
BLAS
1981-0099-X
0402000425
R-1969-0054-XA
R-1951-1947
1946-0762-X
REISTERSTOWN RD
Pt. Bk. 0000019, Folio 0100
R-1962-5503-XA
0413021450
BL
Lot # 1
11300
0423075600
Lot # 2
0408003620
Lot # 3
0408002670
Lot # 4
4
6
8
PAI # 040705
PAI # 040705
PAI # 040705
2008-0391-A
Pt. Bk./Folio # MP08102
PAI # 040705
0419008793
Pt. Bk./Folio # MP06096
Lot # 1
11240
11240
PAI # 040679
2007-0539-A
PAI # 040679
0418010900
PAI # 040679
Lot # 2
11238
4 ED
NW 13-I
10
0413022600
Lot # 5
PAI # 040020
Pt. Bk./Folio # 019100
Lot # 3
0423075328
2008-0552-SPHA
058A2
DR 3.5
CEDARMERE RD
PAI # 040020
5
Lot # 4
0407029650
7
4 CD
9
11
0419062000
Lot # 5
11228
0420000580
Lot # 6
0402059510
Lot # 7
BM
1989-0491-SPHA
1988-0413-A
1991-0400-SPHA
0416045440
R-1961-5257-X
R-1973-0044
1970-0196-X
1967-0081-X
1974-0176-A
11234
0419034330
Lot # 8
2003-0389-A
Lot # 6
0420055580
Pt. Bk./Folio # 020029
Pt. Bk. 0000020, Folio 0029
2013-020





GENERAL NOTES:

1) The accuracy of the distances shown from any structure to the apparent property line is 1'±.
2) This plat does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
4) This plat does not provide 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.
5) This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future improvements.
6) Unless noted on the plat, no title report was provided. This plat was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
8) Building Restriction Line information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
9) Flood Zone Information shown on FIRM maps is subject to interpretation.
10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the improvements.
12) Area shown hereon was derived from plats of record and not a Boundary Survey.
13) Any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required.

OWNER AND APPLICANT

DIANE AND CHRISTOPHER LEE
3 CEDARMERE ROAD
OWINGS MILLS, MD 21117
PHONE: (443) 540-0849
EMAIL: LADYDIANE5504@YAHOO.COM

Existing Floor Area Calculation:

1st Floor = 10,070 sq' Total = 10,070 sq'

Open Space Calculation:

10,358 sq' X .10 = 1,036 sq'

LOT SIZE: 10,358 sq'
ZONING: DR 3.5 (1"=200' Scale Map: 058A2)
PARKING: 1 SPACE FOR 3 BEDS = 1 PARKING SPACE REQUIRED BASED ON 3 BEDS PROPOSED

THE UNDERSIGNED (STATE IF OWNER OR APPLICANT) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN

APPLICANT: Diane Lee 12/3/19 Diane Lee
SIGNATURE DATE PRINTED NAME

SIGNATURE DATE PRINTED NAME

14) NOTE: 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 ADDITION (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.
15) NOTE: THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 FEET OF ANOTHER PROPERTY WITH AN EXISTING ASSISTED-LIVING FACILITY I OR II OR ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTED-LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A.3, BCZR.
16) THE APPLICANT IS AWARE & CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN "AUTOMATIC SPRINKLER SYSTEM" FOR THE PRINCIPAL BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO THE OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY (ALF I, II OR III), PURSUANT TO THE BALTIMORE COUNTY BUILDING CODE, SECTION 308 AND/OR SECTION 310

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as Lot 3 Block B, on plat entitled Subdivision of Section "A" CEDARMERE recorded among the land records of Baltimore County, Maryland in Plat Book 19 , folio 100

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Baltimore County, Maryland on Community Panel Number 2400100220D, effective 8/2/2011

STATE OF MARYLAND JAMES C. HUDGINS PROPERTY LINE SURVEYOR REGISTERED 96

J. Carl Hudgins PLS #96
Expiration Date: 3/11/20

USE PERMIT PLAN FOR ASSISTED LIVING FACILITY ALF I FOR A MAXIMUM OF 4 BEDS 3

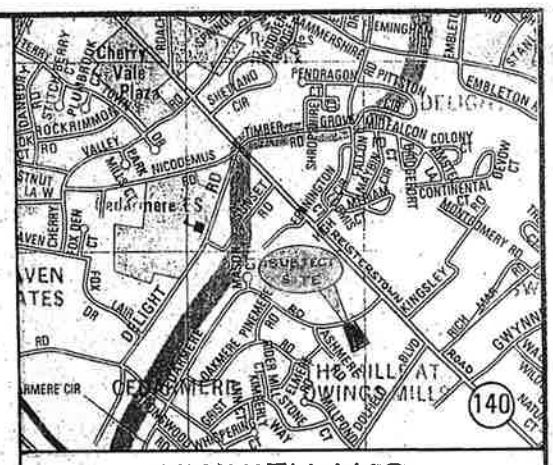
3 CEDARMERE ROAD
OWINGS MILLS, MD 21117
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale:	1"= 20'
Date:	11/12/2019
Field By:	TOM/DON
Drawn By:	DAM
File No.:	MISC 13614

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, CRITICAL AREAS OR HISTORIC BUILDINGS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. ALL PROPOSED SIGNAGE WILL COMPLY WITH SECTIONS 450 & 259.3.C.7. OF THE BCZR.
6. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
8. ALL IMPROVEMENTS SHOWN HEREON ARE TO BE RAZED.



VICINITY MAP
SCALE: 1" = 1000'

OWINGS MILLS AUTO PARK
LIMITED PARTNERSHIP
7372-130
TAX NO. 0416045440
(COMMERCIAL USE)

BM

Not here

BM
DR 3.5

S 52° 15' 00" W 96.30'

CHAIN LINK FENCE

METAL SHED ON CONC. PAD

BM
BL

TONY & RITAS LLC
24109/531
TAX NO. 0418010900
(COMMERCIAL USE)

6' STOCKADE FENCE

S 38° 30' 00" E 118.16'

45.0'

DR 3.5

126.60'

DR3.5

42.1'

1 STY. FRAME BLDG. #3

OIL FILL CAP

24.8'

W 13'

N 28° 36' 00" W

29.9'

4' PICKET FENCE

N.S. FRAME SHED

COVERED CONC. PAD

STONE WALK

COVERED CONC. PAD

CONC. WALK

ROOF OVERHANG

MAC DRIVE

BL

JIM WOODRUFF
26522/481
TAX NO. 0419008793
(COMMERCIAL USE)

SANDRA J. SALES
15562/690
TAX NO: 0407029650
(RESIDENTIAL USE)

POINT OF BEGINNING

R = 550'

L = 75.00'

203' TO E. REISTERSTOWN RD

8" SAN. SEWER

12" WATER

30' PAVING

CEDARMERE ROAD
(50' R/W)

DR 3.5
BL

SITE DATA

SITE AREA	10,370 SQ. FT. / 0.238 Ac.±
EXIST. ZONING	DR 3.5
COUNCILMANIC DISTRICT	4TH
ZONING MAP	058A2
DEED REFERENCE	23285/266
TAX MAP/GRID/PARCEL	58/7/86
TAX ACCOUNT NO.	0423075328

ZONING NOTE

THIS PLAN WILL ACCOMPANY A PETITION FOR SPECIAL HEARING TO ALLOW A COMMERCIAL PARKING AREA IN A RESIDENTIAL ZONE AND A PETITION FOR VARIANCE FROM THE RESIDENTIAL TRANSITION AREA TO ALLOW COMMERCIAL PARKING WITHIN THE 75' RESIDENTIAL TRANSITION SETBACK AND 50' RESIDENTIAL TRANSITION BUFFER PER SECTION 1B01B.1e (5) OF THE BCZR.

REVISIONS

NO.	DATE	DESCRIPTION
1.	6-10-08	REV. PER FILING CONFERENCE

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215

OWNER INFORMATION

WIN WIN VENTURES LLC
304 BONNIE MEADOW CIRCLE
REISTERSTOWN, MD. 21136-6202

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204
PHONE: 410-823-3535

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING & VARIANCE

3 CEDARMERE ROAD
(EXISTING CONDITIONS PLAN)

4TH ELECTION DISTRICT BALTIMORE COUNTY

SCALE: 1" = 20'
DATE: MAR. 21, 2008
DES. BY:
DRN. BY: TC
SHT. 1 OF 2

2080I6