

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 26 day of August, 2021, that Christine F. TTS located at 8611 McDaniel Ave should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: An Assisted Living Facility (8) Beds

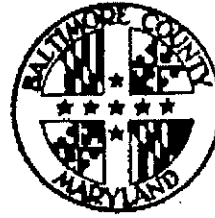
Approved By Case # 2020-0079-SPH

UP-2020-0006-AL
Permit (or Receipt) Number

CPT
Director, Permits, Approvals and Inspections

Planner's Initials CF

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 6 day of June, 2020 that Christina Fitts located at 8011 McDaniel Ave 21237 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: an Assisted Living Facility for 7 Beds

UP-2020-0006-AL
Permit (or Receipt) Number

IRA. MUMF
Director, Permits, Approvals and Inspections

Planner's Initials gh

SAMPLE SITE PLAN FOR ALF I OR II

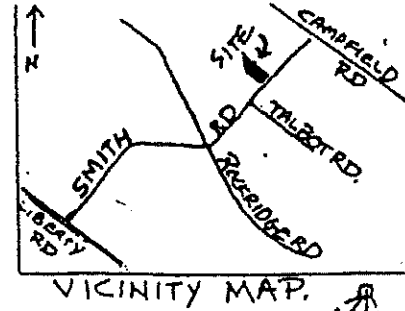
SAMPLE FORM, ADD YOUR INFORMATION ACCORDING TO THIS FORMAT.

**ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY I OR II FOR A MAXIMUM OF 4 BEDS**

**#123 SMITH ROAD
BALTIMORE COUNTY MD 20204
3RD ELECTION DISTRICT
OWNER: JOHN & LINDA SMITH
ADD. #321 BROOK LA. TOWSON MD 21044
DATE 2/24/24 (PLAN DATE)
PHONE: 410-325-1799
APPLICANT: IF NOT OWNEN ADD ABOVE INFO.**

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 ASSISTANT LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A.3, BCZR.

**LOT SIZE: 6,000 SQ. FT.
ZONING MAP N.W. 5F
ZONE DR 3.5**



PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED. (BASED ON 4 BEDS PROPOSED)

**EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR AND SUN ROOM = 1987 SQ. FT.
2ND FLOOR = 1811 SQ. FT.
TOTAL 3,798 SQ. FT.
BASEMENT FOR STORAGE AND
MECHANICAL EQUIPMENT = 1811 SQ. FT.
EXISTING GARAGE = 374 SQ. FT.**

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.

OPEN SPACE: .10 x LOT AREA (6,000 SQ. FT.) = 600 SQ. FT.

FOR MORE THAN 4 BEDS SEE THE DENSITY CHART AT THE BOTTOM OF PAGE 2 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

DeLena Deshields 7/13/21
SIGNATURE DATE

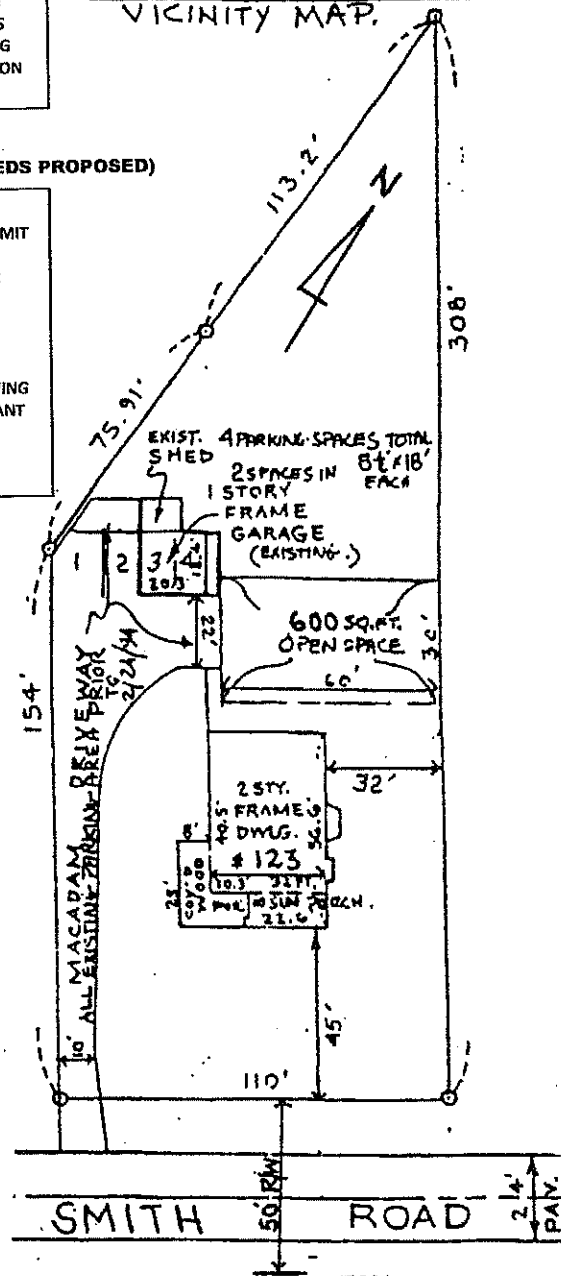
DeLena Deshields 7/13/21
PRINTED NAME

Shawn P. Boring
SIGNATURE DATE

Shawn P. Boring 7/13/21
PRINTED NAME

**ENGINEERS SCALE
1" = _____ FT.**

REVISED 7/19/04

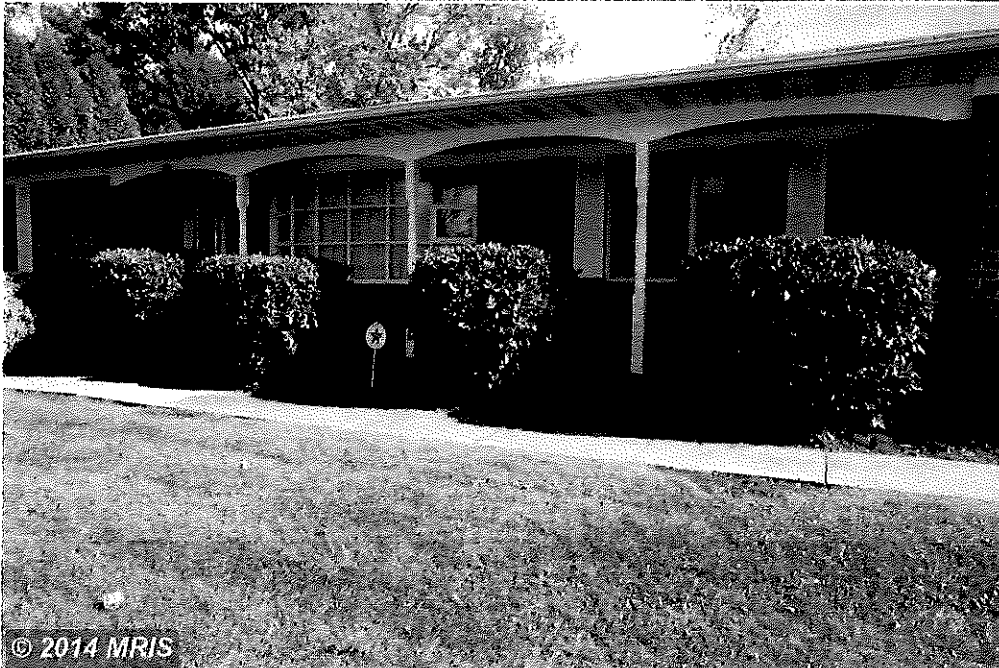


8611 McDaniel Ave.
Rosedale, MD 21237

UP-2020-00006-AL



Home
Front View
from beginning
of property line



Front view of
home



© 2014 MRIS

View of
back yard
from back
deck (rear)



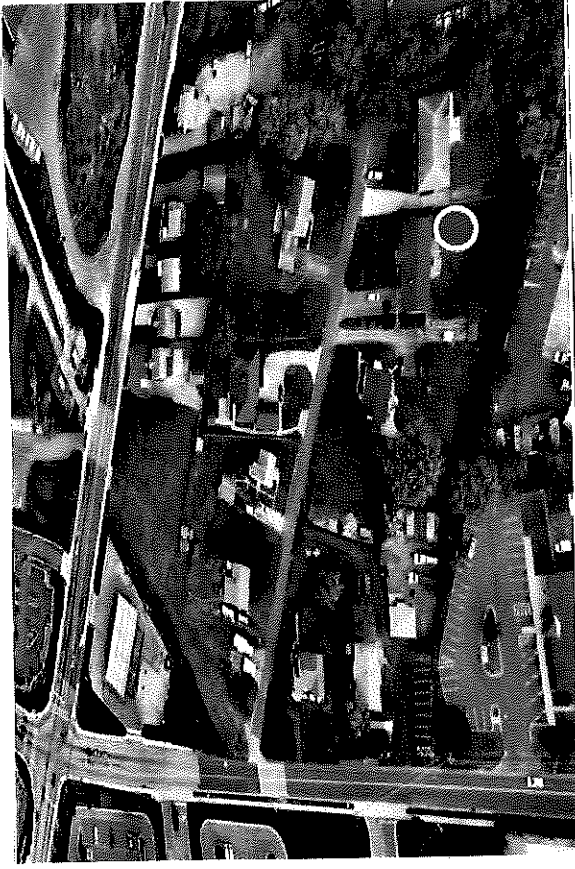
© 2014 MRIS

View of house
back, from
the angle of
back yard
(rear)

SITE PLAN FOR ALF I

7 Bed Proposal

UP-2020-0006-AL



I am aware and certify 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 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.

I am aware and certify 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.

This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No construction, relocation, exterior changes or additions of 25% or more in ground floor area as it has existed for 5 years before the date of this application has occurred to the exterior of the building. No additions are proposed.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

Applicant: Christina L. Fitts
Date: May 13, 2020
Address: 10010 Village Green Drive
Woodstock, MD 21163
Daytime Phone Number: (443) 415-3832
Email Address: aneasyfit8611@gmail.com
Address Under Review:
8611 McDaniel Avenue
Rosedale, MD 21237

The undersigned owners/applicants are responsible for the accuracy of the information on this plan.

Christina Fitts 5/13/2020
Signature Date

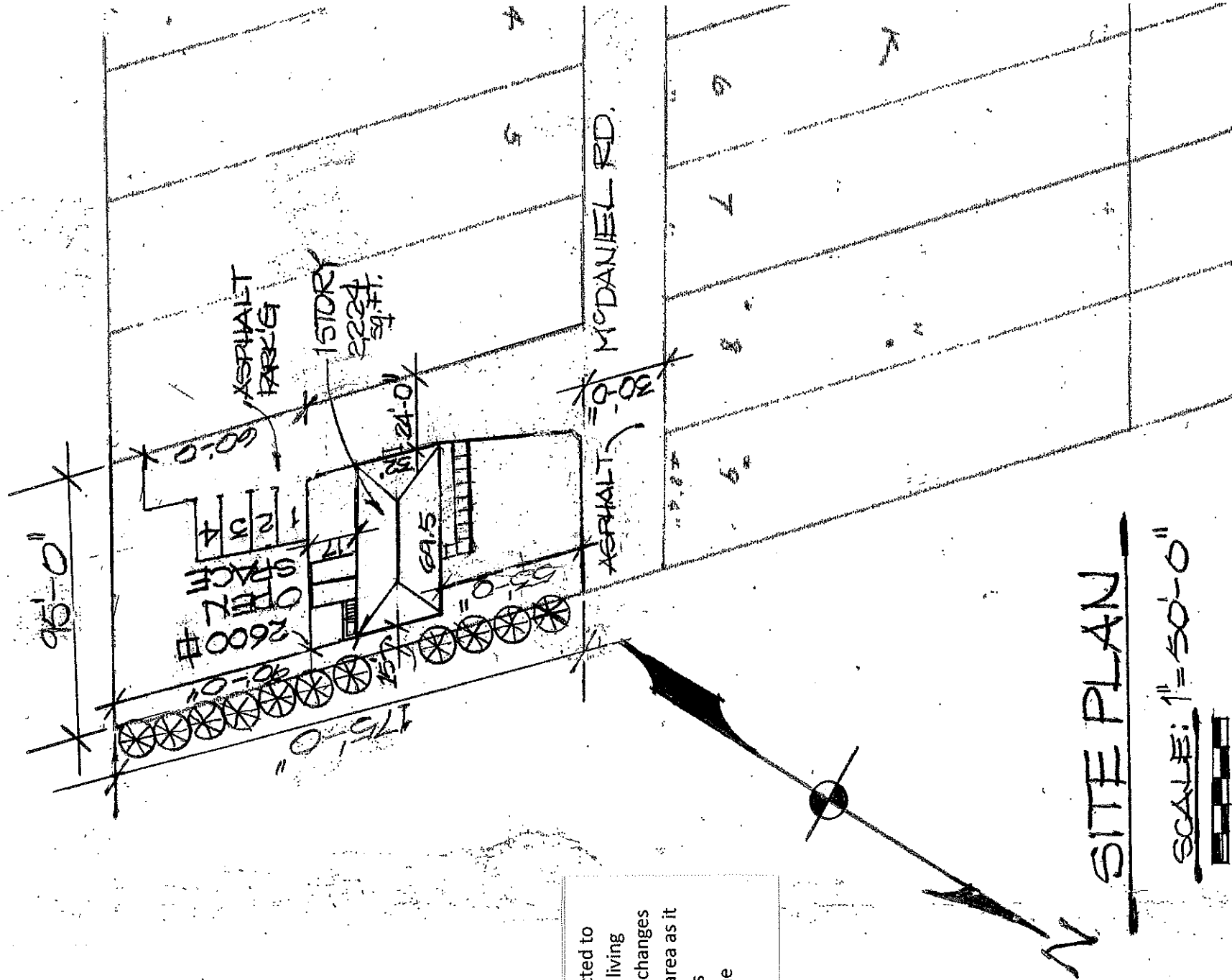
John Fitts
Printed Name
Christina Fitts 5/13/2020
Signature Date

Christina Fitts
Printed Name

Golden Ring Rd

Philadelphia Rd.

McDaniel Avenue



SITE PLAN

SCALE: 1" = 50'-0"

ASSISTED LIVING FACILITY 7 (1-7-BET)

8611 MCDANIEL ROAD
BALTIMORE COUNTY MD.
15 ELECTION DISTRICT
OWNER: JOHN & CHRISTINA FITTS
1ST. FLR. & SUN ROOM = 2615 SQ.FT.
BASEMENT FOR STORAGE
LOT SIZE: 17,424 SQ.FT. C
ZONE DR 5.5
DATE: 01/31/2020