

UP-2021-0001-AL
2/11/21
CF

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Office of Planning, Development Review Office
Attention: ALF REVIEWER
Jefferson Building
105 W. Chesapeake 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 105 Dihedral DR
Permit No. (if required) B _____
Intake Planner's Name C. FRANK
Filing Date 6/23/2021

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):

Print Name of Applicant VERONICA GARDNER Applicant Address 105 Dihedral DR Telephone Number 443-804-4720 Email Address Veronica.gardner@yahoo.com
ALF Lot Address 105 Dihedral DR Election District _____ Councilmanic District _____ Sq. Ft. of Lot _____
Lot Location: N E S W side/corner of Dihedral DR, Baltimore feet from N E S W corner of _____ (street) _____ (street)
Land Owner: VERONICA GARDNER 10 Digit Tax Account Number 1519715290
Address: 8630 Lawrence Hill Rd, Parris Hall MD 21286 Telephone Number 443-804-4720 Email Address Veronica.gardner@yahoo.com

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 Planning)

Intake Planner to confirm information acceptance by marking X below:

	YES	NO
1. This Completed Recommendation Form (3 copies)	X	
2. Building Permit Application or Copy (If available)	X	
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	X	
Statement of Compliance with Checklist Note 5.A	X	
Statement of Compliance with Checklist Note 6 regarding the 1000 foot proximity requirement of Section 432.1.A.3, BCZR	X	
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)	X	
4. Building Elevation Drawings (these <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	X	
5. Photographs (please label all photos clearly) Show the Adjoining Buildings, the Proposed Building, and the Surrounding Neighborhood	X	
6. Applicant Confirms compliance with 1000 foot proximity requirement of section 432.1.A.3, BCZR	X	
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)	X	
8. Current Zoning Classification: <u>DR S.S</u>		

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: [Signature]
for the Director, Office of Planning

Date: 7/28/2021

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 30 day of July, 2021, that Veronica Gardner located at 105 D-hedral Dr should be and the

(Individual or business name)
(Street address)

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

206165
Permit (or Receipt) Number

C. P. [Signature]
Director, Permits, Approvals and Inspections

Planner's Initials CF

105 DIHEDRAL DR, MIDDLE RIVER, MD 21220

15th ELECTION DISTRICT

OWNERS : VERONICA GARDNER

ANTHONY BUGAN

ADDRESS : 8630 LAWRENCE HILL RD
PERRY HALL, MD 21128

DATE : 26 MAY, 2021

PHONE : 443 804 4720

LOT SIZE : 5,000 s.f.

ZONE DR 5.5

PARKING : 1 Parking space for each 3 beds (4 beds proposed) = 2 parking spaces

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

EXISTING FLOOR AREAS SQ. FT.

1ST FLOOR = 952 s.f.

TOTAL : = 952 s.f.

OPEN SPACE : .10 x lot area (5,000 s.f.) = 500 s.f.

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.

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.

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.

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

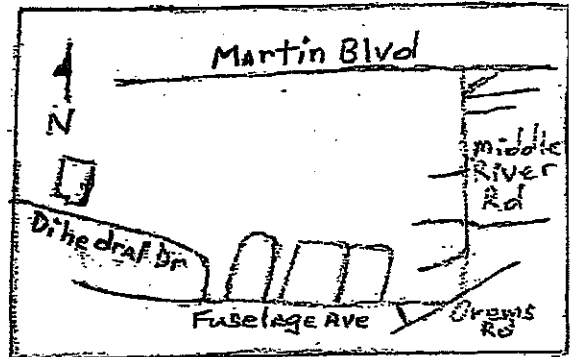
Veronica Gardner 6-14-2021
SIGNATURE DATE

VERONICA GARDNER
PRINTED

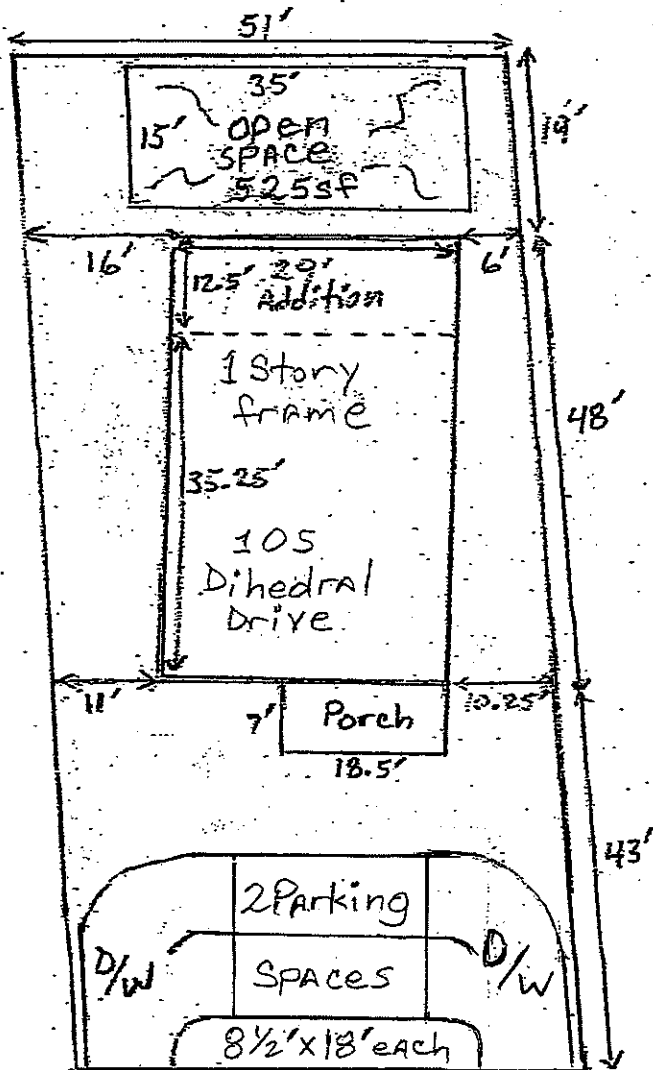
Anthony Bugan 6-14-2021
SIGNATURE DATE

ANTHONY BUGAN
PRINTED

ENGINEERS SCALE 1 in = 20 ft



VICINITY MAP



DIHEDRAL DRIVE

Jessica Gardner 6-14-2021

1 in = 20 ft

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

No. **206165**

Date: **6-23-2021**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
207	806	0000		6150					100.00
Total:									100.00

Rec From: **105 Dshedral DR**

For: **AIF**

UP-2021-0001-AL

DR 55

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CF 21-1148

VERONICA GARDNER 04-07
 443-804-4720
 8630 LAWRENCE HILL RD
 PERRY HALL, MD 21128

1281
 65-7675/2550
 18
 CHECK AGAINST
 STATE POLICY

Date: **6/7/21**

Pay to the Order of: **Baltimore County Zooming** \$ **100.00**

One Hundred Dollars

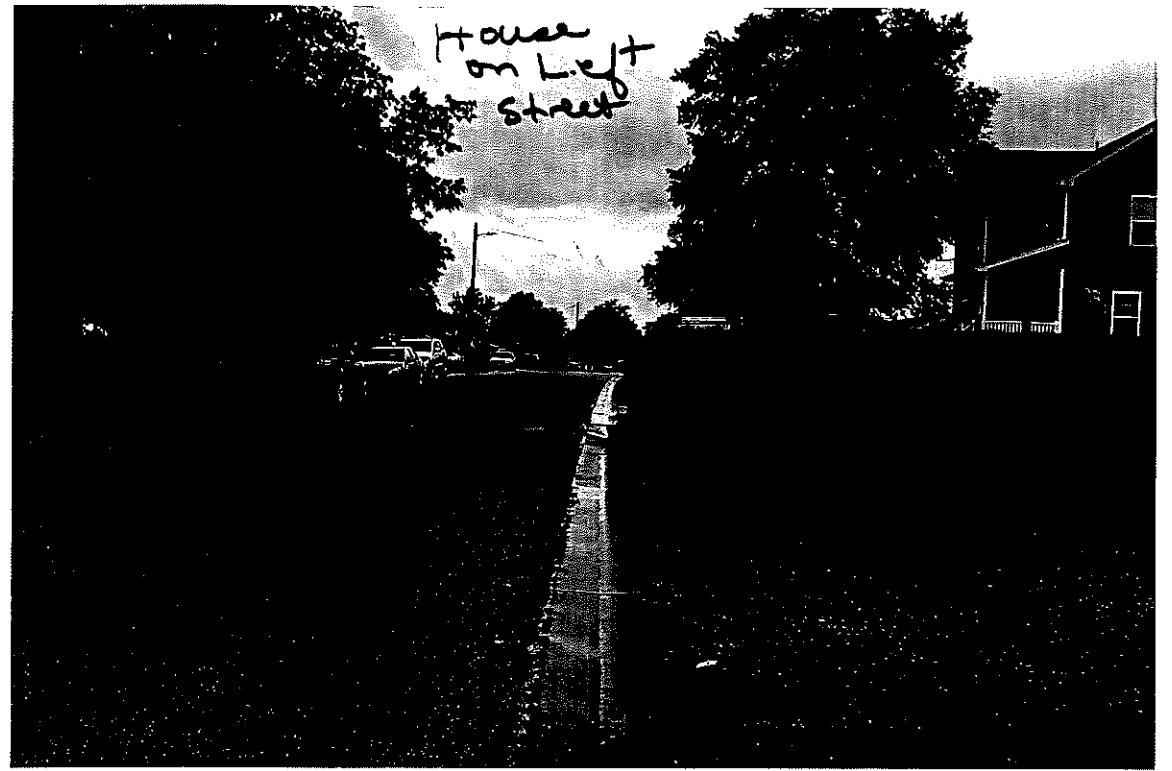
secu
 For **105 Dshedral Drive** *[Signature]*

Herland Clarke ISLAND BREEZES

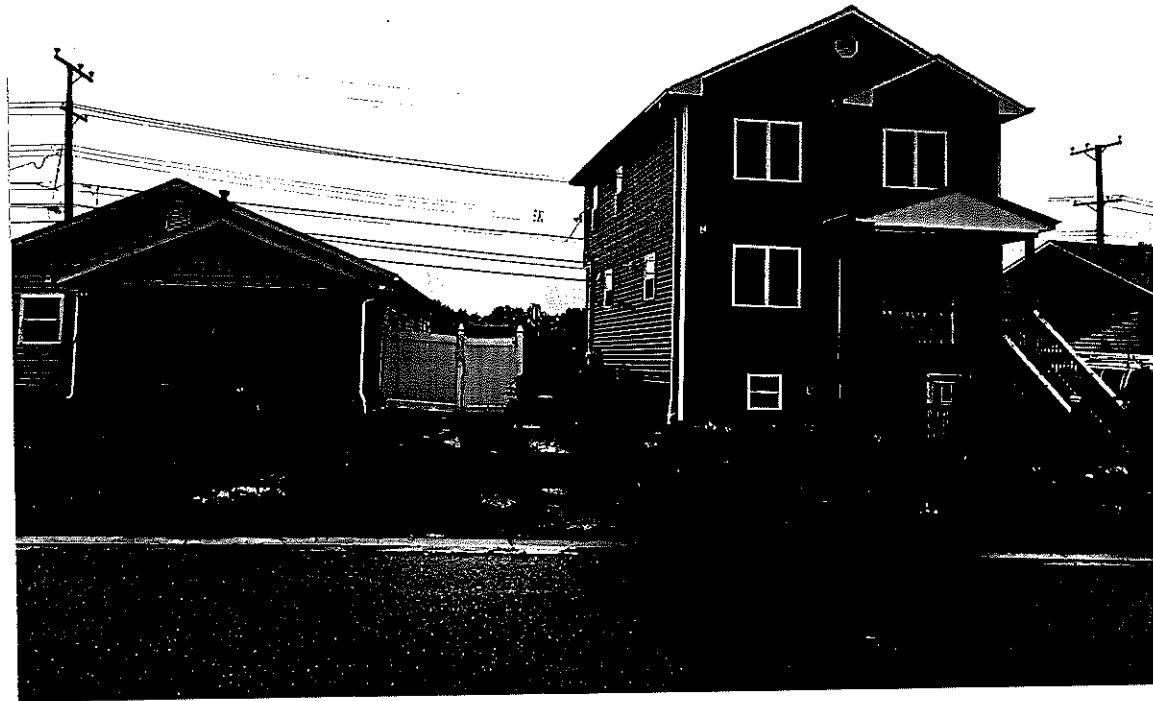
Street to Right



House on Left Street



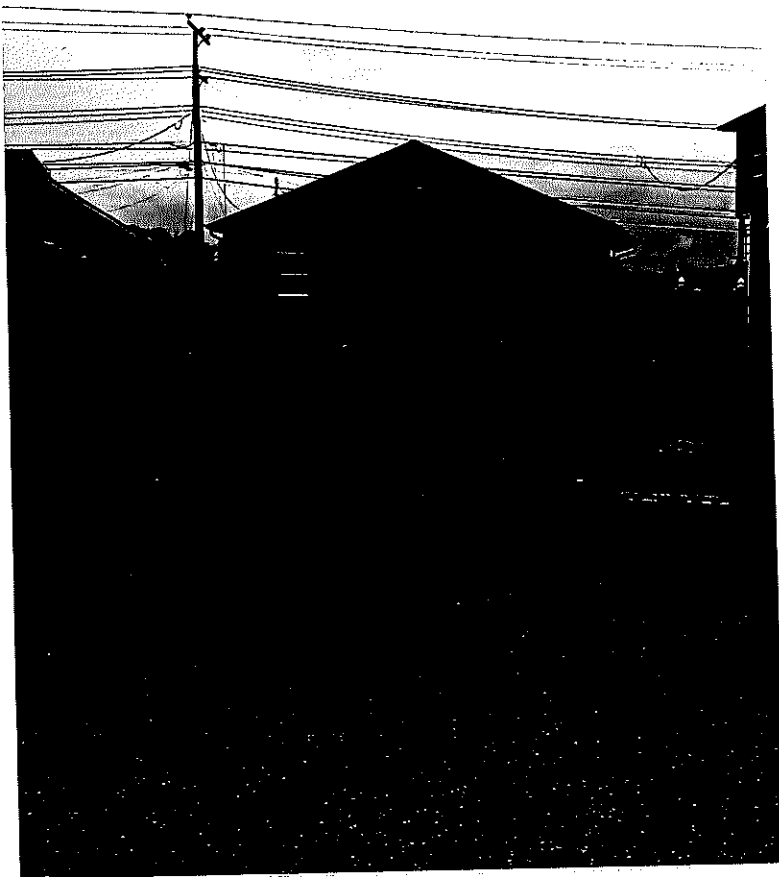
House on Right



Front yard



Front of yard



Right Side Yard



Side Rt. Yard



Rt to LEFT Back Yard



BACK YARD Left to Rt.



Left Side Yard

