

**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

ALF Address 3804 SANBROOK RD.
Permit No. (if required) B _____
Intake Planner's Name JASON SEISELMAN
Filing Date 7/27/21

RECEIVED
JUL 28 2021

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

RE: Assisted Living Facility I or II

DEPARTMENT OF PLANNING

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):

Shawn Barnes / Delena Deshields 2 Hand Springs Ct 443
Print Name of Applicant 3804 Janbrook Rd Applicant Address Randallstown MD 21133 Telephone Number 400-3992 RW Barnes 9@yahoo.com Email Address
ALF Lot Address Randallstown MD 21133 Election District _____ Councilmanic District 4 Sq. Ft. of Lot 9,159
Lot Location: N E S W/side/corner of Tubemere Rd (street), 5,280 feet from N E S W corner of Pikewood Rd (street)
Land Owner: Orviletta Barnett / Janet Samuel 10 Digit Tax Account Number 0218473300
Address: 3804 Janbrook Rd (443) 280-322 Jewel Asset Co @ gmail.com Telephone Number Email Address
Randallstown MD 21133

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) | ✓ | |
| 2. Building Permit Application or Copy (if available) <u>N/A</u> | | 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 | ✓ | |
| Statement of Compliance with Checklist Note | ✓ | |
| 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 <u>may be waived</u> if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) <u>N/A</u> | | X |
| 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: <u>PA 5.5</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: Brett M. Williams
for the Director, Office of Planning

Date: 8/13/21

Zoning use permit

Plan for an Assisted Living Facility for a Maximum of 4^{or 5} beds

3804 Janbrook Road

Randallstown MD, 21133

4th Election District

Owner(s)

Orviletta Bennett

Janet Samuel

Jewelassetlcc@gmail.com

(443) 280-0322

Applicant(s)

Shawn P. Barnes MSN, RN, CCM

RNbarnes9@yahoo.com

DeLena DeShields MSN, RN, CCM

Delena1031@gmail.com

2 Hard spring Court

Owings Mills, MD 2111

(443) 400-3992

(443) 226-1420

Lot Size: 9,159 SF

Zoning map (see attached)

Zone: DR5.5

Parking: Please see attached for driveway and space per SQ FT

Existing floor area SQ ft(Please see attached)

The Applicants: Rental property

Property Address: 3804 Janbrook Rd, Randallstown, MD 21133

Owners of the property: Orviletta Bennett and Janet Samuel (443) 280-0332

JewelassetLLC@gmail.com

Applicants:

Shawn P. Barnes MSN, RN, CCM (443) 400-3992

Rnbarnes9@yahoo.com

DeLena A. DeShields MSN, RN, CCM (443) 226-1420

Delena1031@gmail.com

Business information:

Noble Village Adult Care Living LLC

Noblevillageacl@gmail.com

Statement of compliance with checklist note 5A:

The property at 3804 Janbrook Rd. Randallstown MD 21133 has not been originally constructed to to accommodate elderly housing or an assisted living facility. The home has not been constructed in the last five years. No reconstruction changes or conditions to the exterior of the home has occurred. No additions are proposed to exceed this limit of five years from the date of this application.

Statement of compliance with checklist note 6 regarding the proximity requirements of section 432.

1.A.3, BCZR

The applicants of this application has called zoning and spoke with Mr. Shawn and was told there is not another assisted living facility within 1000 feet of 3804 Janbrook Rd, Randallstown MD, 21133.

Statement of compliance Note 10. Regarding automatic sprinkler system requirements of county building code.

The applicant is aware and will certify a building permit for the **existing** automatic sprinkler system already installed at 3804 Janbrook Rd, Randallstown, MD 21133 prior to the occupancy and operation of an assisted living.

Thank you,

Shawn P. Barnes MSN, RN, CCM

Shawn P. Barnes MSN, RN, CCM

DeLena A. DeShields MSN, RN, CCM

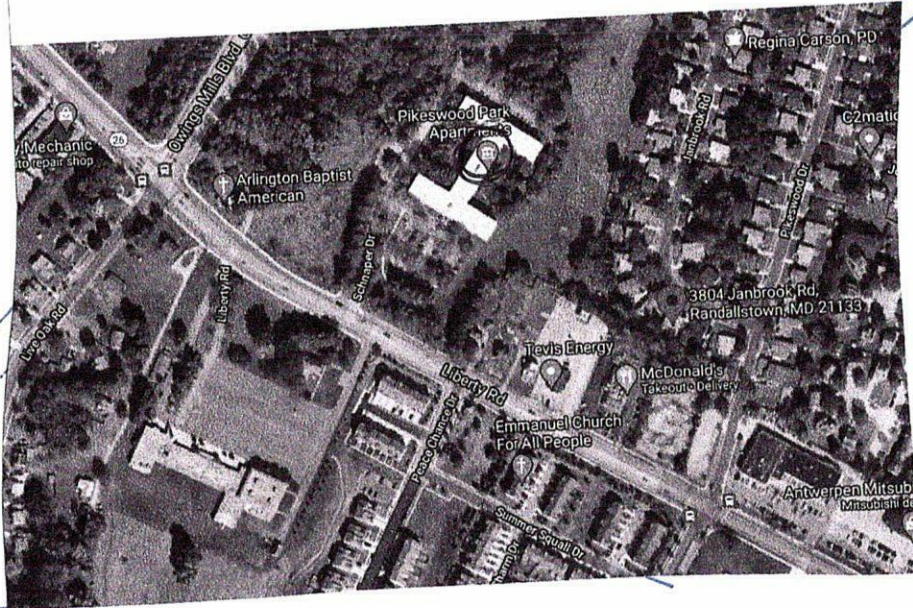
DeLena A. DeShields MSN, RN, CCM 6/17/2021

Owings mill Blvd

↑
N

Winans Road

3804 Janbrook Rd



Pikeswood Drive

Liberty Rd

Vicinity map

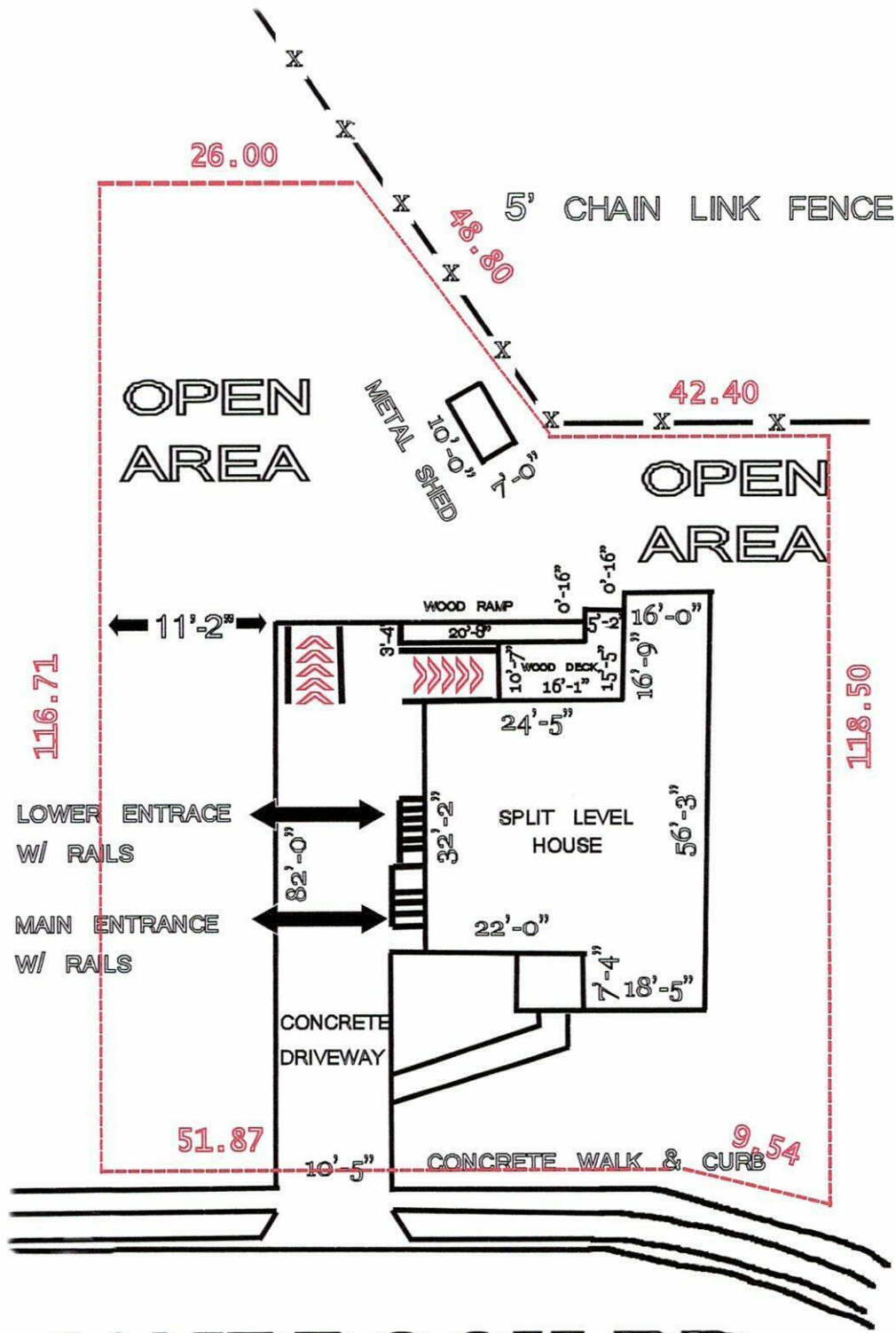
3804 Janbrook Rd

Randall town MD 21133

Councilman District = 4

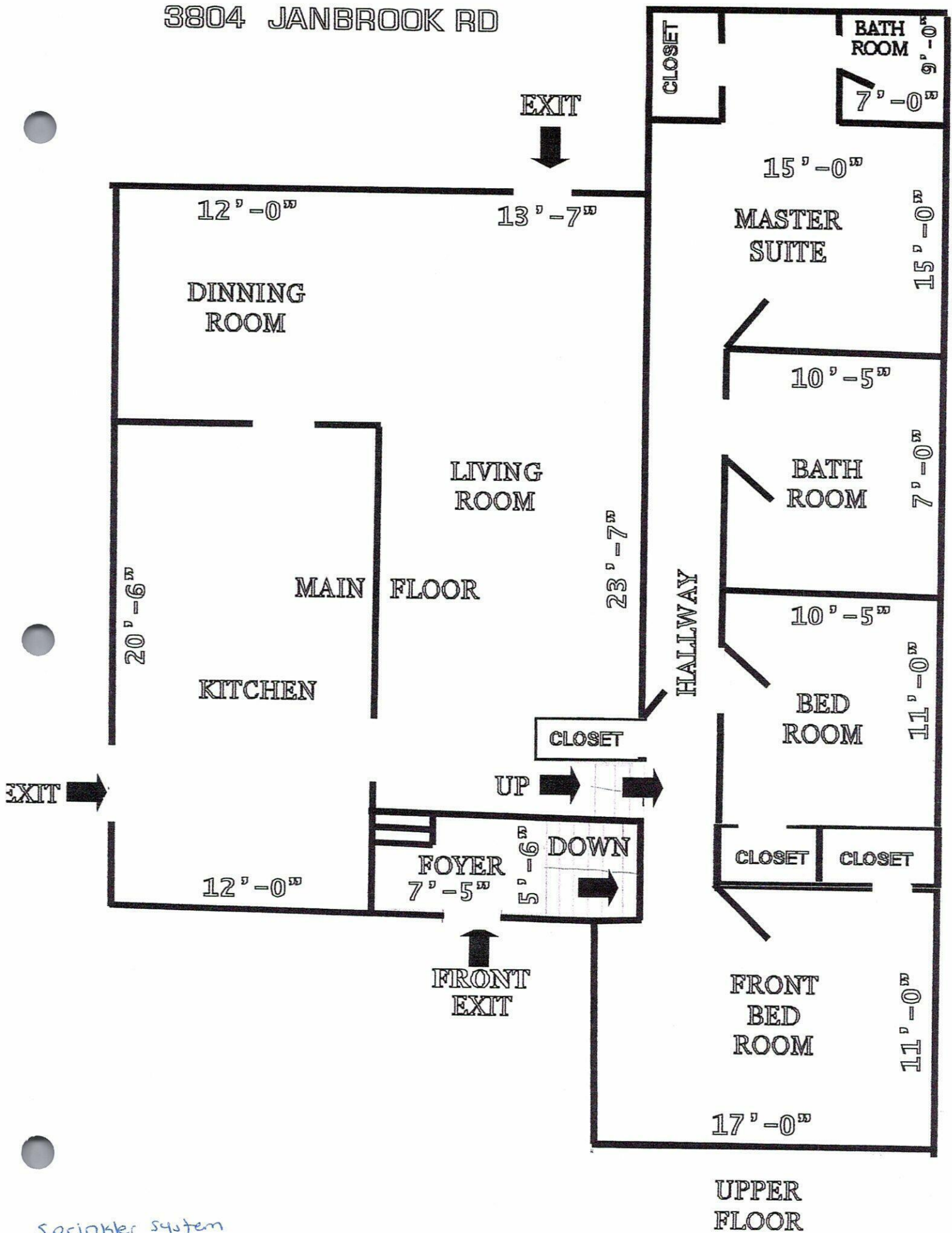
Election District -

lot size 9,159 SF, current zoning classification = DR55



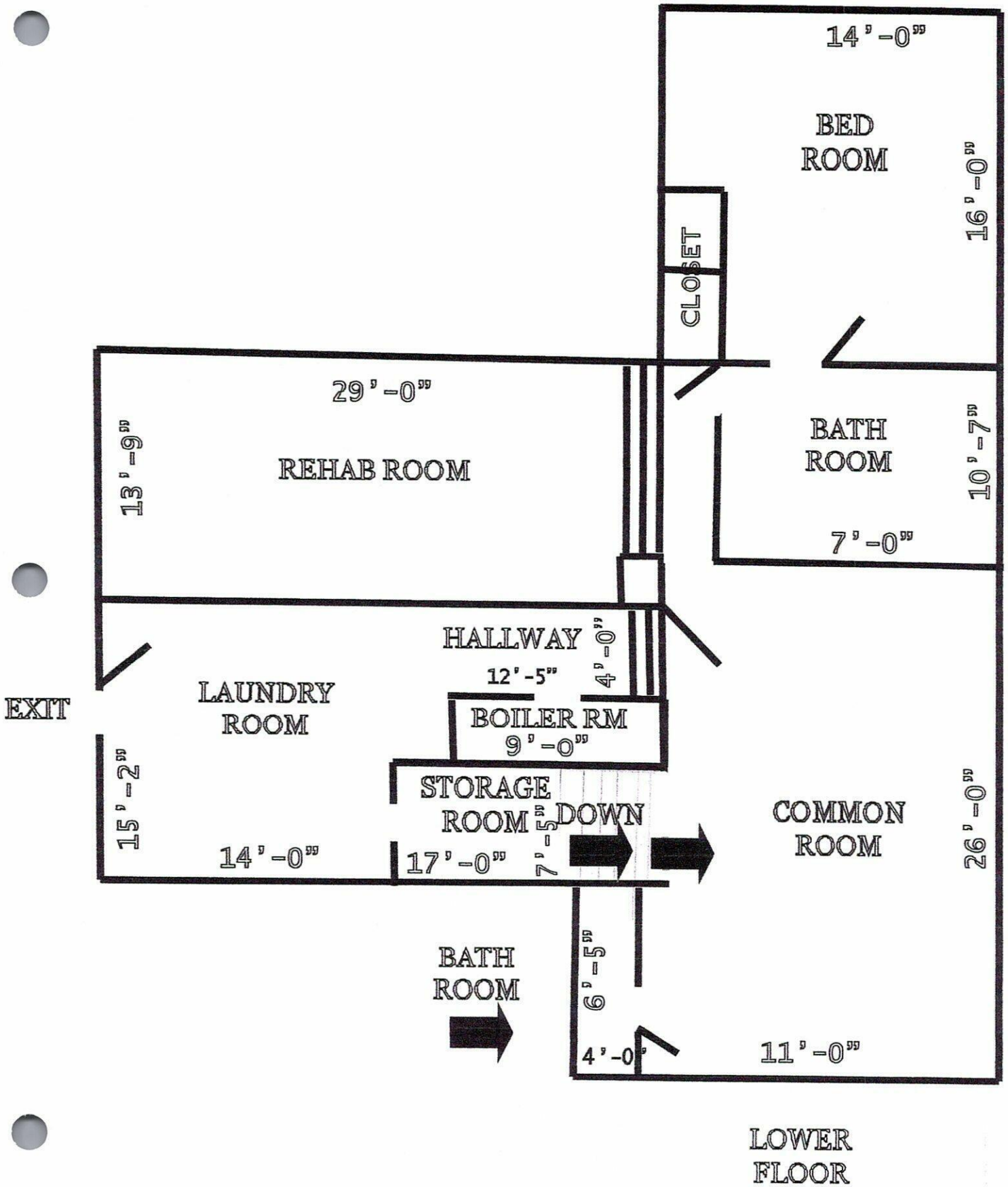
JANBROOK RD

3804 JANBROOK RD



sprinkler system throughout the house

3804 JANBROOK RD



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

No. 206669

Date: 7/27/21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 100.00
Total:									\$ 100.00

Rec From: BARNES / DESHIELDS

For: ALF / UP-2021-0007-AL

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

**CASHIER'S
 VALIDATION**

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WesternUnion WU	WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado <small>Payable at Wells Fargo Bank Grand Junction - Downtown, N.A.; Grand Junction, Colorado</small>	MONEY ORDER
weis <small>(ISSUING AGENT)</small>	19-232809728	
	@ 243716 D 071321 T 0922 01 192328097284 L 000294	\$ 100.00
PAY EXACTLY <u>ONE HUNDRED DOLLARS AND NO CENTS</u> PAY TO THE ORDER OF <u>Baltimore County</u>		Zannis PAYM APPROVED
2 <u>Howe sprng Court</u> OWB mill rd 2117		Stamp P. Bau <small>PURCHASER'S SIGNATURE</small>
PURCHASER'S ADDRESS		<small>PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE</small>
@ 1021004001 40192328097284		

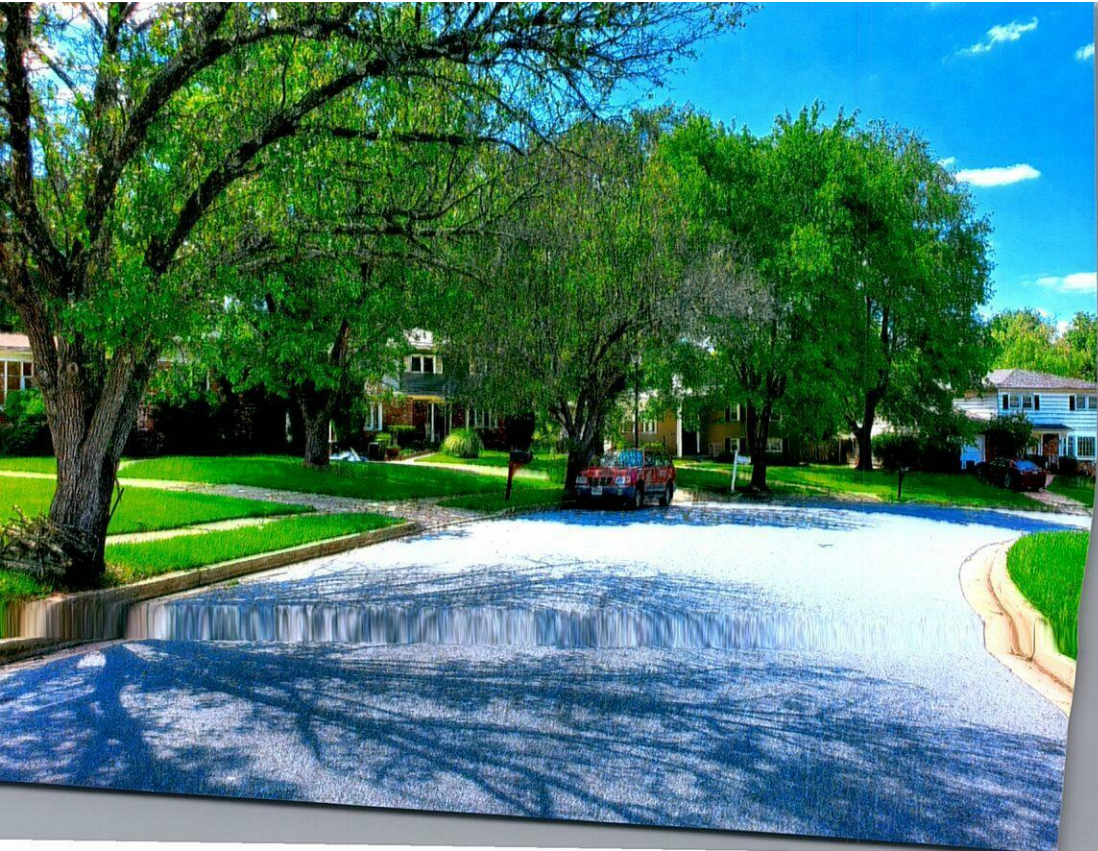


3804 Jarbrock Rd

Rendaloken ms

21133

front of house

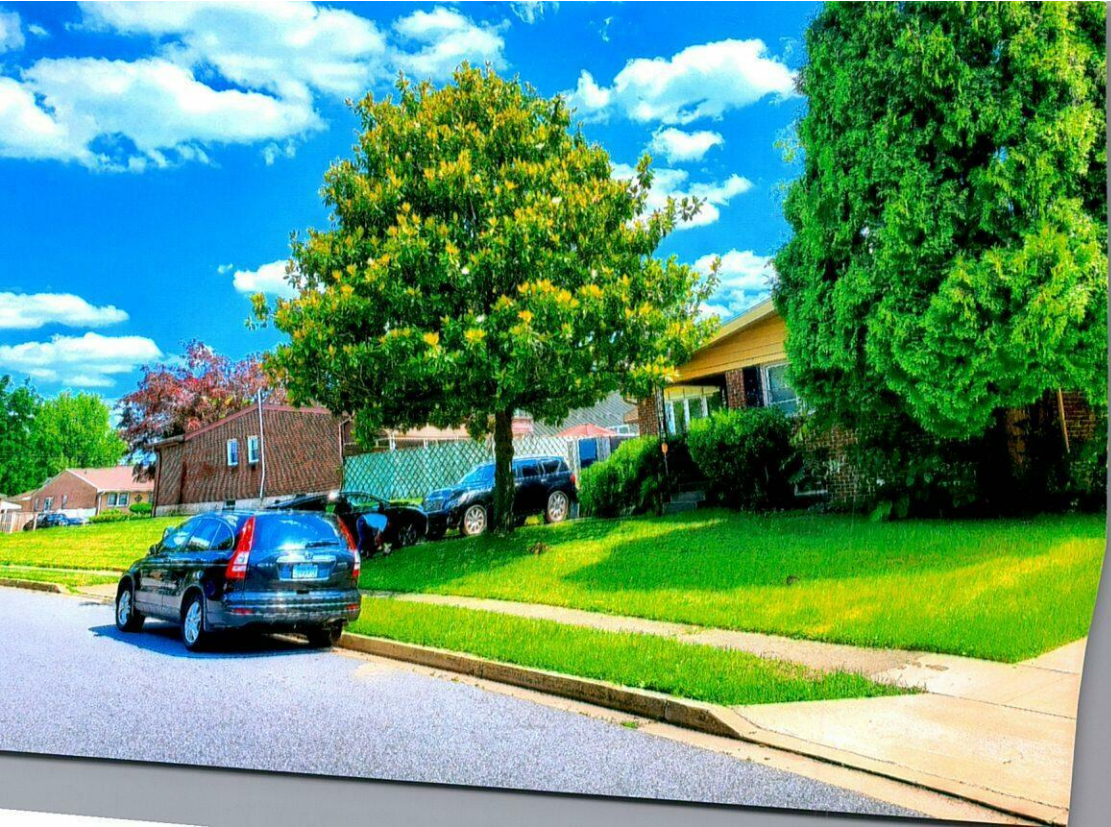


3804 Janbrook Rd

Randallstown MD

21133

Surrounding Area



3804 Jambrook Rd

Randalltown MD

21133

Adjacent property