



Department of Permits, Approvals and Inspections

Zoning Review Use and Occupancy Approval for Maryland State Licensing

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County on the 11 day of April, 2025.

Terri Butler is hereby authorized to use and operate a
Applicants Name

Mental Health and Substance abuse (Office use) No medication at the location of 15 Governor's Court Windsor Mill, MD 21244
Proposed Use of Business Address

The applicant affirms to use and operate under the business name of:

Upturn Community Health Systems, LLC
Business Name

This use is permitted under Section 253 of the Baltimore County Zoning
BCZR Section Number

Regulation. The property owner at this address is 15-21 Governors Court LLC.

UP-20²⁵ - 004⁴⁶ - MD
Use Permit Number

Jesse Krout Digitally signed by Jesse Krout Date: 2025.04.11 14:23:22 -04'00' 4/11/25
Zoning Signature Date

Jesse Krout
Zoning Name

Updated 04/09/2025



Department of Permits, Approvals, and Inspections
Zoning Use and Occupancy Permit Application

Can be used for Maryland State Licensing

Please submit this application to the Zoning Review Office. The form and payment receipt may be hand delivered, mailed to 111 W. Chesapeake Ave., Room 124, Towson, MD 21204, or emailed to paizoning@baltimorecountymd.gov.

15-21 Governors Court LLC

tbutler@upturnchs.com
Email

Name of Property Owner

Upturn Community Health Systems LLC.

Name of Proposed Business

Behavioral Health Services

1900002203

Address of Proposed Business

Property Tax Account Number

15 Governor's Court Windsor Mill, Maryland 21244

Name of Business Owner/Applicant

Upturn Community Health Systems, LLC. / Terri Butler

Phone Number & Email for Business Owner/Applicant

Describe Proposed Use: Mental Health and Substance Abuse Service office

No distribution of medication just counseling services.

What is the existing use? **Information is Required** (If unsure, confirm with property owner). If vacant, please list previous use:

Existing use is office (software company). No construction

Affirmation: I hereby certify that the matters and facts set forth in the foregoing Application are true to the best of my information, knowledge and belief and that the signatories to this application shall jointly and severally be responsible for complying with all applicable State and County laws and regulations. Any violation of this Use Permit may result in a Civil Penalty. The submitted application may require specific reporting/information which may not be adequate as determined through the review process. Additional information may be required.

Applicant Name: Terri Bun

Applicant Signature: [Signature]

Date: 3/4/2025

Note: Any new construction or alterations require a building permit. If this is a new use of the property or tenant space, a Change of Occupancy permit may be required. For all food services, you must contact the Environmental Health Services Department for a Food Service Permit, ehs@baltimorecountymd.gov. Additional documentation such as a copy of the State of Maryland Application or State License may be required at the time of processing.



DEPARTMENT OF HEALTH
BEHAVIORAL HEALTH ADMINISTRATION
SGHC – VOCATIONAL REHABILITATION BUILDING
55 WADE AVENUE
CATONSVILLE, MARYLAND 21228

POST IN A CONSPICUOUS PLACE

Issued to:

Upturn Community Health Systems, LLC

678 Reisterstown Road
Pikesville, MD, 21208

PROGRAM TYPE/SERVICE LEVEL	Effective Date	Expiration Date	License #	Accreditation
DUI Education Program	March 14, 2023	June 20, 2025	230313831	
Level 0.5 - Early Intervention Program	March 14, 2023	June 20, 2025	230313832	
Level 1 - Outpatient Treatment Program	March 14, 2023	June 20, 2025	230313833	TJC
Level 2.1 - Intensive Outpatient Treatment Program	March 14, 2023	June 20, 2025	230313834	TJC
Level 2.5 -Partial Hospitalization Treatment Program	March 14, 2023	June 20, 2025	230313835	TJC
Outpatient Mental Health Center (OMHC)	March 14, 2023	June 20, 2025	230313836	TJC
Psychiatric Rehabilitation Program for Adults (PRP-A)	March 14, 2023	June 20, 2025	230313837	TJC
Psychiatric Rehabilitation Program for Minors (PRP-M)	July 1, 2024	June 20, 2025	240315356	TJC

BED TYPE	COUNT

Alyssa Lord, MA MSc
Deputy Secretary for Behavioral Health
Maryland Department of Health
 (Not Transferable)

Authority to operate in the State is granted to the above entity pursuant to the Health-General Article, 7.5-204,7.5-205,7.5-401 and 10-922, Annotated Code of Maryland, and is subject to any and all statutory provisions, including all applicable rules and regulations promulgated thereunder. This document is **not transferable** and may be revoked by the Department. Falsification of a license shall subject the perpetrator to criminal prosecution and the imposition of civil fines.

Printed Date: July 15, 2024

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	45°47'36"	95.03	179.83	225.00	175.08	N 18°23'42" E
C2	11°44'09"	7.71	15.36	75.00	15.34	N 01°27'57" E

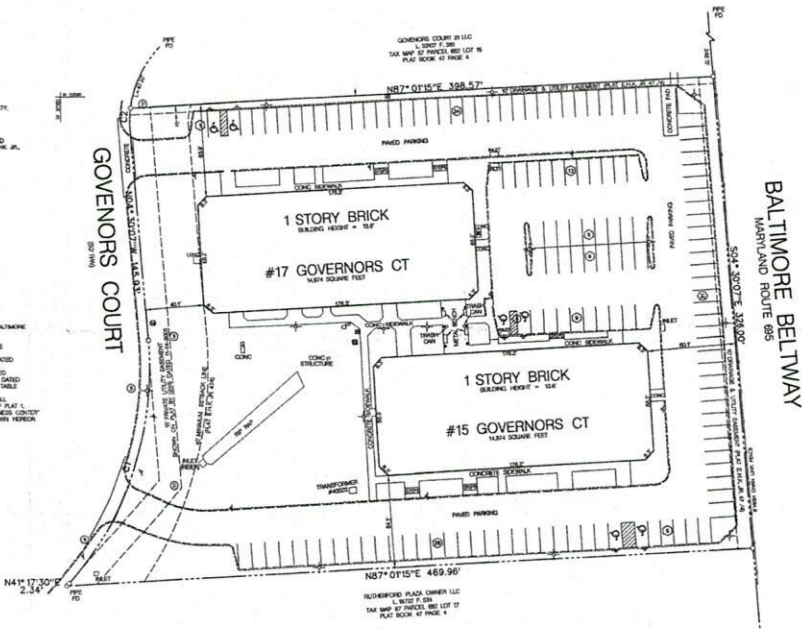
TITLE DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN BALTIMORE COUNTY, MARYLAND, AND HEREIN PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING KNOWN AND DESIGNATED AS LOT NO. 16 AS SHOWN ON THE PLAT ENTITLED "REDEVELOPMENT OF PLAT 1 SECTION TWO AND ADJACENT PLAT 2 SECTION ONE RUTHERFORD BUSINESS CENTER WHICH PLAT IS RECORDED AGAINST THE LAND RECORDS OF BALTIMORE COUNTY, MD. IN PLAT BOOK 47 PAGE 16, REC. # FOLD 14.

**SCHEDULE B SECTION 2
TITLE EXCEPTIONS**

- COMMENTARY NO. 404-40718-0025
 EFFECTIVE DATE: APRIL 1, 2009
- NOTE: ALL INSTRUMENTS ARE RECORDED AGAINST THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
- RESTRICTIONS INCLUDING PROVISIONS FOR LEAS FOR LOCATED DAMAGES BY CHIMNEY AND RESTRICTIONS BASED ON ARCH-COLOR RELIEFS OR NATIONAL CHIMNEY OPENING OR RECORDS AS SET FORTH IN A DEED DATED FEBRUARY 19, 1988 AND RECORDED IN BOOK 075 NO. 985 PLAT 156 FROM HARTLAND PREPARED FOR TO FORDEN BOOKS, INC. AS AMENDED BY DECLARATION AND AGREEMENT (ENGINEERING RESTRICTIONS DATED DECEMBER 16, 1988 AND RECORDED IN LIBER 16262 FOLD 1634 NON-FLUCTUATE
 - SET BACK LINES DIMENSIONED BEYOND OF NEW RESTRICTIONS AND ALL COVER MATTERS AS SHOWN ON THE PLAT ENTITLED "REDEVELOPMENT OF PLAT 1 SECTION TWO AND ADJACENT PLAT 2 SECTION ONE RUTHERFORD BUSINESS CENTER" AND RECORDED IN PLAT BOOK NO. 47 FOLD 1634 AS SHOWN HEREIN

- LEGEND**
- ① SURVEY MARKS
 - ② STORM DRAIN MARKS
 - ③ CLEAR CUT
 - ④ LIGHT POLE
 - ⑤ WATER METER
 - ⑥ SIGN
 - ⑦ BOLLARD POST
 - ⑧ FIRE HYDRANT
 - ⑨ WATER VALVE
 - ⑩ TELEPHONE PEDestal
 - ⑪ JUNCTION BOX
 - ⑫ 2" X 4" WOOD COLUMN
 - ⑬ WRECKED
 - ⑭ PARKING SPACE
 - ⑮ AIR CONDITIONING UNIT
 - ⑯ PLASTER AREA
 - ⑰ CONCRETE



SITE NOTES

- ADDRESS IS 15 & 17 GOVERNORS COURT
- 2.25 ACRES OF FENCED IN
3. STAFFING: M-A MANUFACTURING LEAST INDUSTRIAL MANAGER OVERLAY DISTRICT
- RETRACTS: 35 FEET FROM PROPERTY LINE; 10 FEET FROM CURB; 10 FEET FROM SIDE OF STREET
- HEIGHT AND RETRACTION: HEIGHT AND RETRACTION RESTRICTIONS BASED UPON BUILDING
- FLOOD AREA: FLOOD AREA RESTRICTIONS
- ADJACENT SITE: ADJACENT SITE IS LOCATED IN FLOOD ZONE 3 - AREA
- ADJACENT SITE: ADJACENT SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP D000079P - REVISION DATE OF SEPTEMBER 20, 2008 & PROVIDED BY: FIRM 4

SURVEYOR'S CERTIFICATION

TO: COMMERCE COURT LLC (LAND MANAGEMENT COMPANY) AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2003 MARYLAND SURVEYING ACT, REGULATIONS FOR ALTIMORE LAND TITLE SURVEYS, AND THE STANDARDS SET FORTH THEREIN AND ADOPTED BY THE BOARD OF SURVEYING AND MAPPING ENGINEERS OF BALTIMORE COUNTY, MARYLAND.

THE FIELD WORK WAS COMPLETED ON APRIL 16, 2009.

DATE OF PLAT OR MAP OR ORDER: APRIL 16, 2009

[Signature]
 SURVEYOR
 MARYLAND LICENSE NO. 461



 KCI TECHNOLOGIES 1500 Technology Center Suite 300, Baltimore, MD 21286 Tel: (410) 528-7600 Fax: (410) 528-7601	REVIEWED DATE: 4/16/09 BY: [Signature] FOR: [Signature]	NO. OF SHEETS: 1 SHEET NO.: 1 OF 1	PROJECT NO.: 09-01 DATE: 4/16/09	
	PROJECT NAME: 15 & 17 GOVERNORS COURT RUTHERFORD BUSINESS CENTER	CLIENT: COMMERCE COURT LLC	SURVEYOR: [Signature] MARYLAND LICENSE NO. 461	TITLE: LAND TITLE SURVEY
	PREPARED BY: [Signature]	CHECKED BY: [Signature]	DATE: 4/16/09	SCALE: AS SHOWN
	DRAWN BY: [Signature]	DATE: 4/16/09	BY: [Signature]	FOR: [Signature]

15 Governors Court

Rutherford Business Park | Baltimore, MD 21244



Address: 15 Governors Court
Baltimore, MD 21244

Building Size: 14,582 SF

Available SF: 14,582 SF

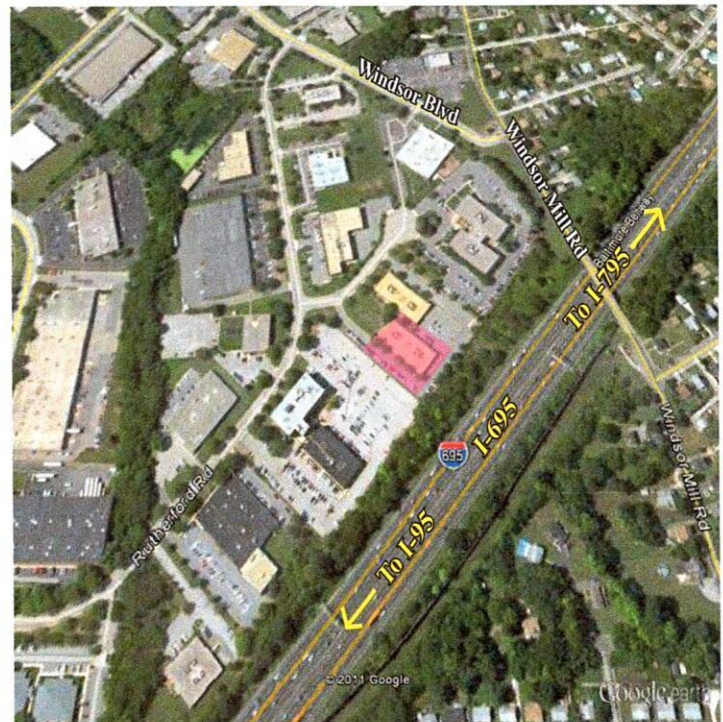
Rental Rate: \$18.95/SF + Utilities

Parking Ratio: 5.0/1,000 SF; Free & Unreserved

Location & Amenities:

- SSA & CMMS Headquarters less than 1 mile away
- Convenient to Routes I-695, I-95, I-795, I-70, US Route 40 & I-83
- Complete range of business services available nearby including restaurants, daycare, mall and banks
- Security Cameras on site
- **Furniture may be included**

Telecom: Verizon & Comcast



FOR MORE INFORMATION CONTACT Alan Grabush | Principal | T 443.725.9000 x114 | alang@thecsgroup.com

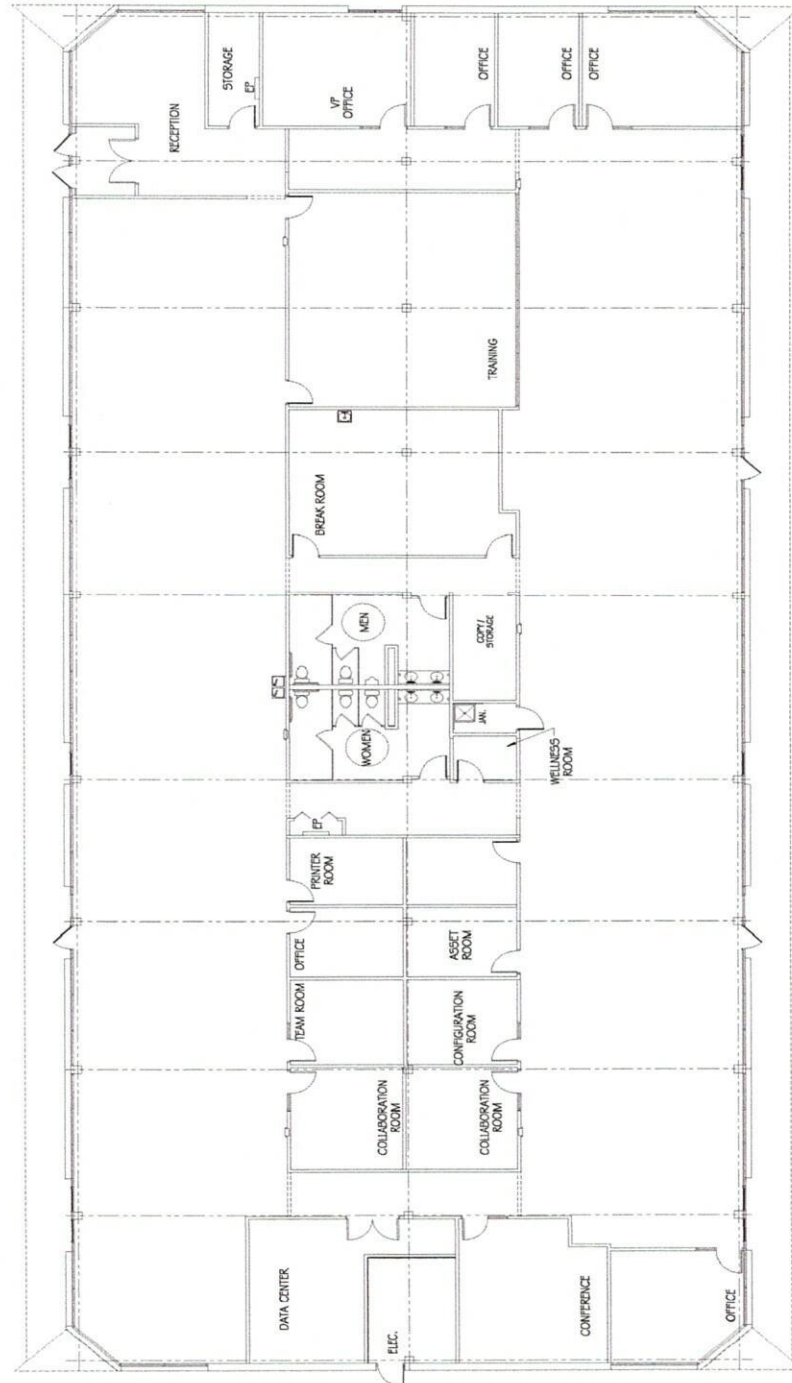
www.csgpartnersllc.com

15 Governors Court

Rutherford Business Park | Baltimore, MD 21244



AS-Built Floor Plan



14,582 RSF

FOR MORE INFORMATION CONTACT Alan Grabush | Principal | T 443.725.9000 x114 | alang@thecsgroup.com

www.cs Partners llc.com

COMAR 10.63 License General Conditions

This license is not transferable. It is not valid for any site other than the site listed on the license. Neither is it valid for any organization other than the site listed on the license.

Organizations wishing to move sites or change the licensee must apply for a new license.

This license must be renewed at least 60 days prior to the expiration noted on the license. Failure to renew the license will result in termination thereof.

Accreditation must be valid for the license to be valid, for those programs requiring accreditation under COMAR 10.63. Loss of accreditation will result in loss of licensure.

This license must be displayed in a public area.

The Maryland Department of Health, and its designees, including Local Behavioral Health Authorities, Core Service Agencies and Local Addiction Authority staff shall be allowed entry at any time with or without notice to inspect for compliance with conditions of licensure.



Permits, Approvals and Inspections

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: John Krach III
04-Apr-2025 12:21:04P

Transaction **102838**

1 Misc Use Permit/ Administrative Approvals	\$100.00
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Total	\$100.00
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DEBIT CARD SALE VISA 4056	\$100.00
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Retain this copy for statement
validation

Station: Permit Processing - Mini

04-Apr-2025 12:21:12P

\$100.00 | Method: CONTACTLESS

US DEBIT XXXXXXXXXXXXX4056

VISA CARDHOLDER

Reference ID: 509400579353

Auth ID: 684444

MID: *****2995

AID: A0000000980840

AthNtwkNm: VISA

RtInd:CREDIT

***** REPRINT *****

Clover ID: E2S82XMDPCVJC

Payment MSC193WY4PE5Y

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