

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 27TH day of MARCH, 2013, that 303 N. ROLLING RD LLC located at 303 N. ROLLING RD (Individual or business name) should be and the (Street address)

same is hereby granted permission to operate a: FIFTEEN BED

ASSISTED LIVING FACILITY GRANTED PER CASE #

1996-0507-A.

94975

Permit (or Receipt) Number

Carl J. J...
Director, Permits, Approvals and Inspections

Planner's Initials JS

Revised 10/17/11

RE-ISSUED, DUE TO
LOSS BY CUSTOMER.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

007830

DATE 8/30/95 ACCOUNT Ro016150

AMOUNT \$ 40.00

RECEIVED FROM: DECKER

FOR: USE PERMIT APPLICATION FOR 303 N. ROLLING RD

03A03#0464MICHRC

\$40.00

BA C011:52AM08-30-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080410

PAID RECEIPT

DATE 3/24/00 ACCOUNT R0016150

AMOUNT \$ 40.00

PAYMENT ACTUAL TIME
3/24/2000 3/24/2000 13:38:32
REG MS05 CASHIER MSTE MES DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 152570 OFL
CR NO. 080410
Receipt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

RECEIVED FROM: ROLLING MEADOWS ASSISTED LIVING-LLC

FOR: USE PERMIT FOR CLASS A ALF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

DO NOT SEPARATE
THIS FILE IN THIS
CLIP.

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 24TH day of MARCH, 2000 that 303 N. ROLLING RD. should be and the same is

hereby granted permission to operate a CLASS A (ELDERLY) ASSISTED LIVING FACILITY FOR A MAXIMUM OF 15 ALF RESIDENTS. THIS APPROVAL IS CONDITIONAL

SUBJECT TO COMPLIANCE WITH APPROVED SITE PLAN, REFINEMENT OF THE DEVELOPMENT PLAN AND INSPECTIONS OF THE SITE AND BUILDING.

[Signature]
Permit Number

[Signature]
Director, Zoning Administration & Development Management

ISSUANCE OF THIS ZONING-USE PERMIT DOES NOT RELIEVE THE OWNER/APPLICANT OF ANY VIOLATION FINES.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080410

PAID RECEIPT

DATE 3/24/00 ACCOUNT R0016150
AMOUNT \$ 40.00

PAYMENT 3/24/2000 ACTUAL 3/24/2000 TIME 13:38:32
REG M605 CASHIER MSTE MES DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 152570 OFL
CR NO. 080410
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

RECEIVED FROM: ROLLING MEADOWS ASSISTED LIVING LLC
FOR: USE PERMIT FOR CLASS A ALF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

DO NOT SEPARATE
THIS FILE IN THIS
CLIP.

USE PERMIT



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SUBJECT TO COMPLIANCE WITH APPROVED SITE PLANS, REFINEMENT OF THE DEVELOPMENT PLAN AND INSPECTIONS OF THE SITE AND BUILDING.

[Signature]
Permit Number

[Signature]
Director, Zoning Administration & Development Management

ISSUANCE OF THIS ZONING-USE PERMIT DOES NOT BELIEVE THE OWNER/APPLICANT OF ANY VIOLATION FINES.

THIS IS APPROVAL PACK
AS OF 3/29/00 DO NOT SEPARATE

P/O
3/24/00
Approval
of Conditional U.P.
addressed great corner 3/24

MEMO

TO: Jeff Long
Office of Planning

FROM: John Lewis *Jeff 3/22/00*
Zoning Review

SUBJECT: 303 N. Rolling Road
Class "A" ALF Resubmission

Jeff:

As we had discussed, this class "A" ALF was originally approved by Baltimore County and subsequently had the approval withdrawn due to violation of expansion limits. After a long series of hearings, both for zoning approval and for violation, Mr. Decker has decided to remove part of the structure and limit certain areas from being used to support the class "A" ALF. He is now reapplying for this class "A" ALF use permit. Staff is satisfied with the changes to the plans as submitted and you have received copies of same on March 3, 2000. The original file remains available in this office for your review. Some time has gone by since the plans were forwarded for review. Could you contact me regarding any compatibility comments by 12 p.m. on March 24, 2000. Should you choose not to respond by this time, I will approve the use permit as having no comment/disapproval from your office.

/kew

Fax

*JEFF LONG
CALLED ME 3/21/00
SINCE THIS IS NOT
A REISSUANCE AS
THEY ORIGINALLY
THOUGHT THEY NEED
REGULAR APPLICATION
PACKAGE.*

Please deliver immediately to: JOHN LEWIS
of: BALTIMORE COUNTY
Fax number: 14108872824
Voice number: 410-887-3391

Fax received from:
of: ROLLING MEADOWS ASSISTED LIVING, LLC
Fax number: 14107884505
Voice number: 410-747-4830

*I CALLED
M.D. MSG
3/22/00*

Date: 3/6/00

Time: 12:21:06 PM

Number of Pages: 1

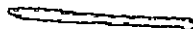
Subject: 303 N. ROLLING ROAD

Message:

John,

I will mail a \$40.00 check to Baltimore County to your attention today. I will be out of the office today. I will call you on Wednesday to make sure you received the check and go over the next steps.

Matt Decker



MEMO

TO: Jeff Long
Office of Planning

FROM: John Lewis *JLL 3/22/00*
Zoning Review

SUBJECT: 303 N. Rolling Road
Class "A" ALF Resubmission

Jeff:

As we had discussed, this class "A" ALF was originally approved by Baltimore County and subsequently had the approval withdrawn due to violation of expansion limits. After a long series of hearings, both for zoning approval and for violation, Mr. Decker has decided to remove part of the structure and limit certain areas from being used to support the class "A" ALF. He is now reapplying for this class "A" ALF use permit. Staff is satisfied with the changes to the plans as submitted and you have received copies of same on March 3, 2000. The original file remains available in this office for your review. Some time has gone by since the plans were forwarded for review. Could you contact me regarding any compatibility comments by 12 p.m. on March 24, 2000. Should you choose not to respond by this time, I will approve the use permit as having no comment/disapproval from your office.

/kew

Rolling Meadows

— Assisted - Living, L.L.C. —

To: JLL
3/1/00
No \$ needed
wa
Dsk 3/3/00

February 29, 2000

Mr. John Lewis, Planner II
Baltimore County Department
of Zoning and Development
111 W. Chesapeake Avenue
Towson, Maryland 21204

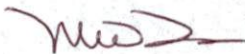
Re: 303 N. Rolling Road

Dear Mr. Lewis,

Attached are the drawings as per our conversation. The weather has improved dramatically in the past couple of weeks which will allow us to remove the roof without effecting our residents. The majority of the work is already sub-contracted and will be completed in approximately 30 days contingent upon weather.

If the attached drawings are agreeable please indicate by issuing a conditional Use-Permit. If you have any questions please, do not hesitate to contact me.

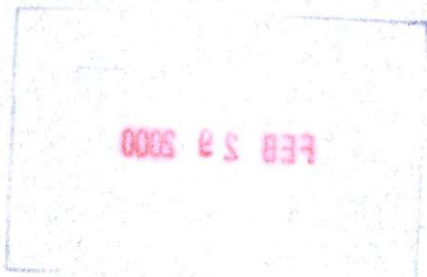
Respectfully,



Matthew C. Decker

MCD/mr

cc: Mr. Michael Gisriel



OK Sent
Plans etc to Jeff Long
3/3/00

UP must be
conditional on DP
change and compliance
with all plans +
regulations.

RECEIVED
FEB 29 2000
DEPARTMENT OF REVENUE
MASSACHUSETTS

RWD 2/22 (PM.)



— Assisted - Living, L.L.C. —

February 22, 2000

Mr. John Lewis, Planner II
Baltimore County Department
of Zoning and Development
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road

Dear Mr. Lewis,

According to your conversation with Mr. Gisriel we have submitted the attached revised drawings. These drawings reflect a change from a 3'-0" steel door to a 2'-0" X 2'-0" access panel into the new attic area. The construction will be completed within 60 days.

If the above change is agreeable please indicate by issuing a conditional Use-Permit. If you have any questions please, do not hesitate to contact me.

Respectfully,

Matthew C. Decker

MCD/mr

cc: Mr. Michael Gisriel

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

February 17, 2000

VIA FAX NO. 410-887-5708
AND FIRST CLASS MAIL

Mr. Arnold Jablon, Commissioner
Baltimore County Department
of Zoning and Development Review
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 303 N. Rolling Road

Dear Mr. Jablon:

In response to John Lewis' recent comments my client is willing to install at 2'-0" X 4'-0" access panel in lieu of 3'-0" steel door into the attic space. My client recently started alterations to comply with the previously submitted drawings with above-mentioned change. The construction will be completed within 60 days.

If the above changes are agreeable please indicate by issuing a conditional Use-Permit. If you have any questions please, do not hesitate to contact me.

Very truly yours,

Michael Gisriel

Michael Gisriel
m

MG/mvj

cc: Mr. Matt Decker
Mr. Carl Richards
 Mr. John Lewis

*Called Mike G. told
him 2' x 2' door only
rev plan from MD.
2/22*

2/17/00
TO JL
CJ

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Fax 410-821-7740
410-296-1440

Michael Gisriel, P.A.

Called Mike
Gerrard left msg
on voice
Mail
W. Thomas Gisriel
Of Counsel

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Arnold Jablon, Esquire

FROM: Michael Gisriel, Esquire

TOTAL NUMBER OF PAGES, INCLUDING THIS PAGE: 2

DATE: February 17, 2000

OUR TELECOPIER TELEPHONE NUMBER IS 410-821-7740

TELECOPY SENT TO TELEPHONE NUMBER: 410-887-5708

IF YOU DO NOT RECEIVE ALL PAGES OR HAVE ANY PROBLEM WITH RECEIVING,
PLEASE CALL MARY AT 410-296-1440.

MESSAGE:

No door panel
~~access~~
access larger
than 2'x2'.
No V.P. issued
until plans
reflect the conditions
as explained several
times to
Mr Decker
2/18/00

HARD COPY TO FOLLOW: Yes

CONFIDENTIALITY NOTICE

The information in this transmission is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify us immediately and send the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

February 17, 2000

VIA FAX NO. 410-887-5708
AND FIRST CLASS MAIL

Mr. Arnold Jablon, Commissioner
Baltimore County Department
of Zoning and Development Review
111 W. Chesapeake Avenue
Towson, MD 21204

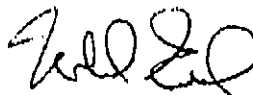
Re: 303 N. Rolling Road

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In response to John Lewis' recent comments my client is willing to install at 2'-0" X 4'-0" access panel in lieu of 3'-0" steel door into the attic space. My client recently started alterations to comply with the previously submitted drawings with above-mentioned change. The construction will be completed within 60 days.

If the above changes are agreeable please indicate by issuing a conditional Use-Permit. If you have any questions please, do not hesitate to contact me.

Very truly yours,



Michael Gisriel

MG/mvj

cc: Mr. Matt Decker
Mr. Carl Richards
Mr. John Lewis



County Board of Appeals of Baltimore County

John Lewis

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

February 7, 2000

NOTICE OF ASSIGNMENT

CASE #: 99-481-SPH

IN THE MATTER OF: 303 N ROLLING ROAD PARTNERSHIP -
Legal Owner /Petitioner 303 North Rolling Road
1st Election District; 1st Councilmanic

(8/30/99 -Decision of the Z.C. in which Petition
for Special Hearing was DENIED..)

ASSIGNED FOR:

TUESDAY, MAY 2, 2000 at 10:00 a.m. /Day #1 and
WEDNESDAY, MAY 3, 2000 at 10:00 a.m. /Day #2

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix
C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient
reasons; said requests must be in writing and in compliance with
Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance
with Rule 2(c).

If you have a disability requiring special accommodations, please
contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

cc: Petitioner /Appellant

: Matthew C. Decker /303 N. Rolling
Road Partnership

Michael Decker, Esquire
Michael Gisriel, Esquire

Ann Marie Moneta	Carol Dowdle
Marie & Phil Rogers	Mary & Wells Obrecht
Frederick B. Cascio	K. Kirby Spencer
Cathy Sidlowski	Chris Brennan
Patrice Dincan	Francis A. Miller

0005 11 837
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.

Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

[Handwritten scribble]

RECEIVED
00-335
FEB 11 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

**Baltimore County,
Permits and
Development
Management**

Fax

To: Matt Decker **From:** John Lewis, Planner II
Fax: (410) 788-4505 **Pages:** 1
Phone: **Date:** 02/04/00
Re: 303 N. Rolling Rd. Violation **CC:** W. Carl Richards

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Mr. Decker:

I have discussed your latest fax of February 4, 2000 (to Mr. Bryon) with Mr. Jablon, who advised me to tell you that "we will no longer play these games involving your continual attempts to debate us on this issue".

You have been advised several times of the necessary requirements to correct your violation and until you see fit to meet them, there will be no further unnecessary discussion of this matter by fax or otherwise.

/kew

*Sent by
Kathleen
2/4/00
at 3:35 p.m.*

John Lewis

2/4/00 p.1

Fax

Please deliver immediately to: John Brayan
 of: Baltimore County
 Fax number: 4108872824
 Voice number: 410-887-3987

Fax received from:
 of: ROLLING MEADOWS ASSISTED LIVING, LLC
 Fax number: 14107884505
 Voice number: 410-747-4830

Date: 2/4/00
 Time: 11:29:01 AM
 Number of Pages: 1
 Subject: 303 N. Rolling Road

ARNOLD
 JOHN BRAYAN GAVE ME
 THIS, I'M NOT WAITING
 FOR ANY SUCH THING (BUT A
 DECKER WANTS TO KEEP APPROVAL
 PLAN)
 PLAYING THESE GAMES
 AND I DON'T THINK WE
 SHOULD CONTINUE TO FOOL
 WITH HIM. HE'S BEEN
 ADVISED OF OUR REQUIREMENTS SEVERAL
 YOUR THOUGHTS?
 JOHN L.
 See reverse.



Message:

Mr. John Brayan,

Please let me know the regulation that stipulates that only access panels are permitted to enter attic areas and which states a maximum sizes of a panels permissable. In my research, I have determined a fire-rated self closure door with attic ceiling height of less than 7 feet (wheather or not a floor is laid) is acceptable. Mr. Lewis is waiting for our response on this matter and I would like to resolve this as soon as possible.

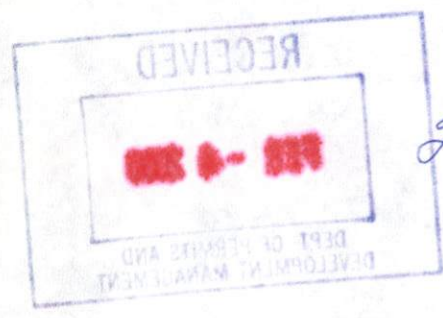
Respectfully,

Matthew C. Decker

FORWARD TO ZONING,
 JOHN BRAYAN AS TO RFP AND ZONING ISSUE JB

Mr. Decker: I discussed your latest fax of 2/4/00 (to Mr. Bayan) with Mr. Jablon, who advised me that we will no longer play these games; ^{your} continuous ongoing attempts at ~~negotiation~~ ^{negotiation} civil debate. You have been advised of the necessary requirements for approval by this office department and until you see fit to meet them there will be no further unnecessary discussion of this matter by fax or otherwise.

FAX To: MAT DECKER 410 788 4505
SUBJECT 303. N. ROLLING RD. ZONING VIOLATION.



MR DECKER:
~~I have discussed~~ I have discussed your latest fax of 2/4/00 (to Mr. Bayan) with Mr. Jablon, who ~~advised~~ advised me to tell you that "we will no longer play these games ~~we~~ involving your continual attempts to debate us on this issue."
You have been advised several times of the necessary requirements ~~for~~ to correct your violation and until you see fit to meet them there will be no ~~other~~ further unnecessary discussion of this matter by fax or otherwise.

Kathleen Ply Type, send out
Be sure to give me verified
copy as we did the other
day Thanks.

JOHN LEWIS
PLANNER II
P.D.M. ZONING REVIEW

SPARE FROM JOHN BRYAN

ARCHITECT/ ENGINEER CERTIFICATION

Date JAN. 31, 2000

Permit No. _____

Building Address 303 N. ROLLING ROAD

The construction plans and specifications for this permit application were prepared under my supervision and the information thereon complies with the provisions of the Baltimore County building and fire codes to the best of my knowledge and belief. In addition, the site plan and the construction plans for this permit application are in accordance with any Final Development Plan for this site, as well as any approved Zoning Hearing Plans to the best of my knowledge and belief.

Name Gerald S. Decker, P.E

Address 305 N. ROLLING RD 21228

Signature [Handwritten Signature]

Phone 410-747-4830



PROFESSIONAL SERVICES DURING CONSTRUCTION

() I have been engaged to provide or cause to be provided necessary professional services during construction. These services include:

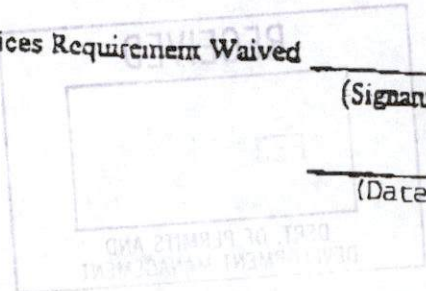
1. Periodic observation of foundations and structural members, including reinforcing, concrete, and steel.
2. Review of testing agency reports on soil conditions, concrete strength, structural materials and methods, etc.
3. Periodic observations of means of egress, stairs, exit doors, hardware, and corridor construction.
4. Periodic observation of the construction and materials of fire rated assemblies.

() I request that the requirement to provide professional services during construction be WAIVED. I agree to provide consultation when required if any unusual concerns arise during construction or when the county requests my opinion.

COUNTY USE ONLY - Professional Services Requirement Waived

(Signature of Reviewer)

(Date)





RECEIVED
FEB 1 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Post-it® Fax Note	7671	Date	1.27.00	# of pages	1
To	Michael Gisriel	From	John Lewis		
Co./Dept.		Co.	Zoning Review		
Phone #		Phone #	410 887-3391		
Fax #	410-821-7740	Fax #	410-887-2824		
SENT 11:05 A.M. <i>Stephens</i>					

FAX TO: MICHAEL GISRIEL
410-821-7740

FROM JOHN LEWIS P.D.M ZONING REVIEW
1/27/00

SUBJECT 303 N. ROLLING RD.

DEAR MR. GISRAEL:

PERSUANT TO MY EARLIER PHONE MESSAGES OF 1/24/00
AND 1/27/00 THE FOLLOWING REVISIONS TO MR DECKERS SUBMITTED
PLANS MUST BE PRESENTED TO ME NO LATER THAN MON. 1/31/00

BASEMENT PLAN MUST NOTE SHOWER STALL TO BE REMOVED

(ALONG WITH THE TOILET ALREADY STATED TO BE REMOVED,
2ND FLOOR MUST LIST TYPE AND CONSTRUCTION OF NON HABITABLE
AREA PER MR. JOHN BRYAN OF PLANS REVIEW.

DATE ON PLAN: WORK MUST BE STARTED WITHIN 30 DAYS
OF THE CONDITIONAL PLAN APPROVAL AND BE
FINISHED WITHIN 60 DAYS OF COND. PLAN APPROVAL.

PER ANNUNZABLO, FAILURE TO MEET THESE REQUIREMENTS AND
SUBMISSION DATE WILL RESULT IN THIS OFFICE GOING
FORWARD WITH THE CITATION.

JOHN LEWIS
PHONE # 887-3391

Fax

Please deliver immediately to: JOHN LEWIS
of: BALTIMORE COUNTY
Fax number: 14108872824
Voice number: 410-887-3391

Fax received from:
of: ROLLING MEADOWS ASSISTED LIVING, LLC
Fax number: 14107884505
Voice number: 410-747-4830

Date: 1/3/00

Time: 11:17:23 AM

Number of Pages: 1

Subject:

Message:

John,

I was scheduled to meet with Tony Buckleman but he had to cancel for some personal reasons. Due to the holidays, he suggested we wait until your return in case there were any questions. He said he will call you. Attached is the letter sent to Fred Cascio. I will call this afternoon to schedule a meeting in order to drop off drawings and plats.

Matt Decker



January 3, 2000

Mr. Frederick B. Cascio
217 N. Rolling Road
Catonsville, Maryland 21228

Re: 303 N. Rolling Road
Catonsville, Maryland 21228

Dear Mr. Cascio,

According to your letter to Baltimore County you requested a written correspondence of any approvals. Mr. John Lewis asked me to submit to you our drawings for a Class "A" assisted living facility Use-Permit. (See attached.)

If you have any questions please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "MCD", is written above the printed name.

Matthew C. Decker

MCD/mr



— Assisted - Living, L.L.C. —

RCVD 12/13/99
2:42 P.M. JLL
WHERE IS NON HABITABLE
BLDG AREA INFO?

PER AS
NB
TOP
~~CONSTRUCTION~~

December 13, 1999
Baltimore County
Department of Zoning and Development Review
Mr. John Lewis
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Class "A" Use Permit for 15 residents

Dear Mr. Lewis,

Attached are the drawings for the above referenced property for a class "A" assisted living facility. The new attic and roof structure will be in compliance with BOCA regulations.

If you have any questions please do not hesitate to contact me.

Respectfully,

Matthew C. Decker

MCD/mr

ON SITE PLANS RCVD 1/~~24~~19/00

PUT. 30 DAYS IN NOTE PER AJ. 1/24/00
START WITHIN 30 DAYS
COMPLETE WITHIN 60 DAYS
OF APPROXIMATE PLAN APPROVAL
CONDITIONAL.

ON FLOOR PLANS,

BSMNT. : MUST SAY ALONG WITH TOILET THAT THE SHOWER
STALL MUST BE REMOVED.

CURRENT 2ND FUR : MUST LIST NON HABITABLE QUALIFICATIONS
AS TO CONSTRUCTION/ACCESS, OR ≤ 6 ROOF PK. HT.
AS DISCUSSED WITH JOHN BRYAN OF PLANS
RVW.

PER AJ 1/24/00 COMPLY BY WED. 1/26/00

WITH REV. PLANS OR WE WILL GO FWD WITH
CITATION. AND I'M TO CALL MIKE GISRAEL
TODAY WITH THIS REQMT. CALLED 1/24/00 3PM
LEFT MSG.

I WAS OUT, County Closed TUES ~~later~~
WB LV. WED SNOW.

CALLED MIKE @ 296 1440 9AM 1/27/00 LEFT MSG.

NEW DEADLINE MON 1/31/00 ALSO SENT FAX 1/27/00 11AM.

CALLED MATT DECKER (MSG) 1 PM 1/27/00 CALLED M.D.
1:30 PM READER FAX TO HIM. GAVE HIM TIL MON 4 PM.

Revd 1/19/00
4:15 PM



— Assisted - Living, L.L.C. —

January 19, 2000

Baltimore County
Department of Zoning and Development Review
Mr. John Lewis
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Class "A" Use Permit for 15 residents

Dear Mr. Lewis,

Attached are the drawings for the above referenced property for a class "A" assisted living facility. Although we strongly disagree with the current regulations and the county stance on assisted living, we will reluctantly reduce the size of the building as per the attached. We will yield any arguments regarding any restrictions of the new floor areas to the Board of Appeals. This will not affect the attached renovations which will begin construction in 30 days and will be completed within 120 days thereafter.

If you have any questions please do not hesitate to contact me.

Respectfully,

Matthew C. Decker

MCD/mr

1/17/2000

Frederick B. Cascio
217 North Rolling Road
Catonsville, Maryland 21228-4263
410-744-8670

To: JLL
1/19/00
UCA
MR CASCIO
CALLED ME
1/24/00 I
ADVISED HIM
OF A.J.'S
DECISION
ON 1/19/00
RCVD PLANS

Dear Mr. Lewis,

This letter is to inform you of our position regarding the latest proposal from Mr. Decker of 303 N. Rolling Road Partnership, "Parkside Assisted Living."

Mr. Decker sent me a copy of the latest plans he has submitted to your office. According to his own calculations, he is allowed 485.80 sf of addition, as noted on his first floor plan. His first floor plan contains 465.5 sf of addition. He does not include the full finished basement in his calculations.

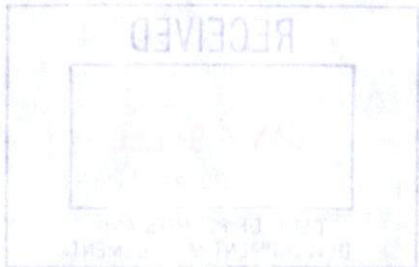
The following are our thoughts on the calculation of allowable square footage.

1. According to Mr. Decker's own calculations, he is only allowed 485.80 sf of addition.
2. The first floor is 26 feet by 23 feet according to the plans. This totals 598 sf. This is already beyond the allowable square footage.
3. Mr. Decker does not include the full finished basement which includes two bedrooms and a full bath. This space **MUST BE INCLUDED** in the calculation of new square footage.
4. Mr. Decker's plan call for an attic that has a ceiling height of 9'2". This is **NOT** acceptable to us. This space must have a ceiling height of less than 6' to be excluded from the square footage calculation.
5. The previously open porch on the south-west corner, which was enclosed as a part of the renovation, has not been counted as a part of the additional square footage. This space is **NEW** living space and as such **MUST** be counted as new addition. This is not noted anywhere on the plans.
6. We are willing to discuss some of these details, but as you can see, the existing plans do little to bring this building into compliance with the allowable square footage.
7. We would appreciate an opportunity to discuss with you your requirements that Mr. Decker must meet to comply with all the regulations and opinions that have come about as a result of this case.

Sincerely,



Frederick B. Cascio



Handwritten notes in a circle, possibly "1/19/00" or similar.

RECEIVED

JAN 19 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

5/1/00

MARK ^{GTH}
QUICK
TALK
5:20-00
OK
FOR +
+ SITE PLAN
COMPLIANCE

VIM,

I had been working with Mike Johnson concerning 303 N. Rolling Rd. (MATT DECKER) Mike has since left and I haven't heard that the necessary inspection to determine compliance with approved site and floor plans has occurred.

Matt Decker ~~att~~ lawyer (Mike Gussel) is pressing Arnold for the release of some funds which the county is holding pending the correction of the 303 N. Rolling Rd violation.

Could you have an inspector confirm that the reduction in building size and the limited access through a 2'x2' access panel etc is now complete & in compliance with our floor plans. (I had given Mike J. a copy of these plans)

Let me know.

Thanks

John Lewis

Frederick B. Cascio
217 N. Rolling Road
Catonsville, Md. 21228
Eve. 410-744-8670
Day 410-363-9663

11/17/98
88-5164
Hearings?
11/19/98
car

November 13, 1998

Mr. John Lewis
Balt. County Department of Permits
and Development Management
111 West Chesapeake Ave
Towson, Md. 21204

Re: 303 North Rolling Road
Parkside Assisted Living Facility

Dear Mr. Lewis,

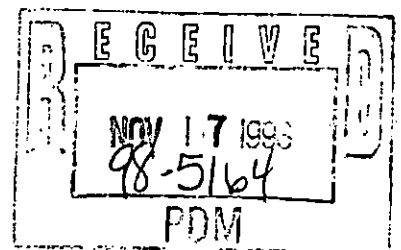
In regard to the above matter that you are well aware of, I request by way of this letter that you be kind enough to notify me of any pending action before your department or any upcoming hearings or meetings between the County and the above partnership or its attorneys.

Please notify me in writing of any such actions or hearings. Your cooperation has and will be greatly appreciated.

Sincerely,



Frederick B. Cascio



Fax

Please deliver immediately to: JOHN LEWIS
 of: BALTIMORE COUNTY
 Fax number: 14108872824
 Voice number: 410-887-3391

Fax received from:
 of: ROLLING MEADOWS ASSISTED LIVING, LLC
 Fax number: 14107884505
 Voice number: 410-747-4830

Date: 2/25/00
 Time: 2:25:22 PM

Number of Pages: 1

Subject: 303 N. Rolling Road

*Called 2/25
 msg to
 call me
 spoke
 4:15 pm*

John

Message:

John,

I have attached the requested changes. If they are different than what you expect please contact me or else I will submit these changes by Monday or Tuesday.

Respectfully,

Matthew C. Decker

Fax

Please deliver immediately to: Jack Mellema
 of: John Mellema, Sr. Inc.
 Fax number: 14102472507
 Voice number: 410-247-4788

Fax received from:
 of: ROLLING MEADOWS ASSISTED LIVING, LLC
 Fax number: 14107884505
 Voice number: 410-747-4830

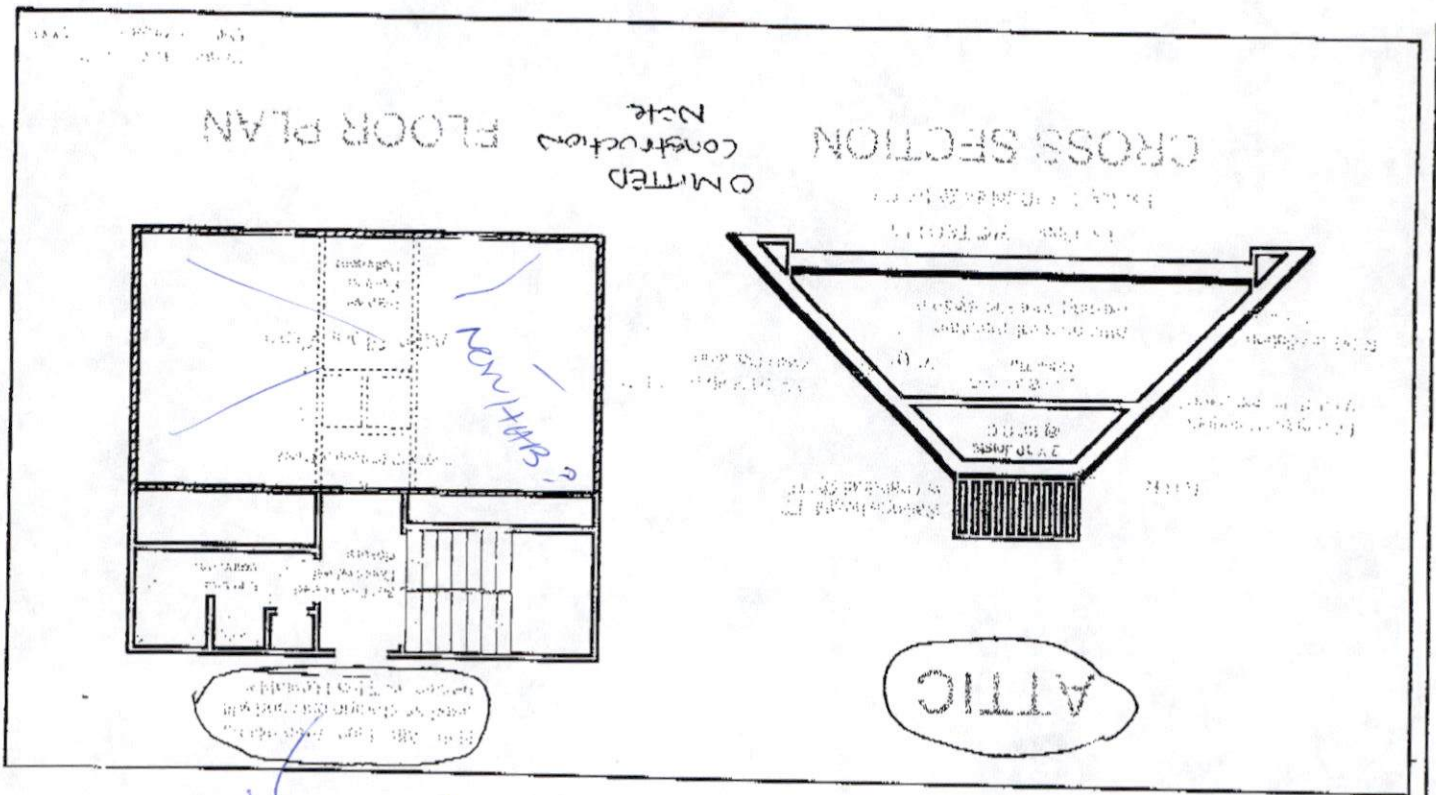
Date: 2/25/00
 Time: 1:11:34 PM

Number of Pages: 1

Subject: 303 N. ROLLING ROAD

Message:

Jack,
 [REDACTED]
 Please add to the "Plat to accompany Class "A" Elderly ALF" the following note:
 Revision Note (2-24-00): The Use-Permit *issuance* will not stop violation action now
 under way though revisions of fines and other penalties could occur if the work is
 completed before the violation hearing (currently scheduled on March 23, 2000)
 before Mr. Stanley Shapirc.



new hab.

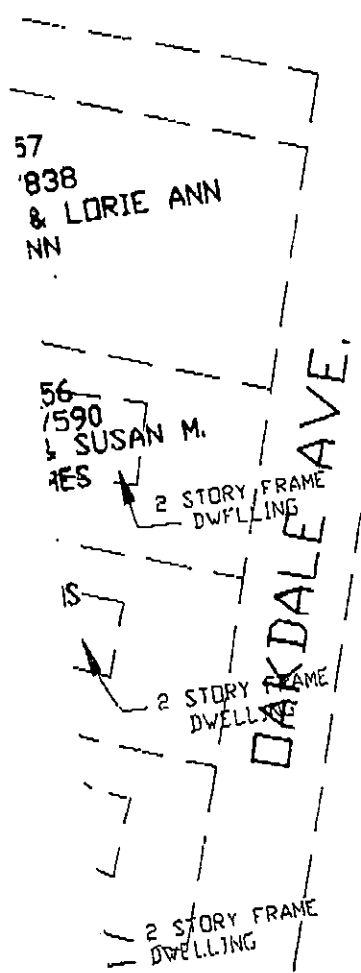
2

ZONING: D.R.2
 PROPOSED DENSITY = ASSISTED LIVING
 BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
 3,800 SQ. FT. OF LAND REQUIRED FOR EACH
 ADDITIONAL RESIDENT TOTAL REQUIRED 55,400 SQ. FT.
 LOT 1 PROPOSED SQ. FOOTAGE = 59,308
 PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
 15 RESIDENTS TOTAL = 5 SPACES NEEDED
 5 SPACES PROPOSED

ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99
 EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED
 NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R.
 AND ZONING POLICIES

NOTE: ~~THE REMOVAL, CONVERSION ETC. AS STATED HERE AND SHOWN ON THE PLANS MUST OCCUR WITHIN _____ DAYS OF THIS PLAN APPROVAL.~~ ^{omit}
 THE AREAS TO BE REMOVED OR TO BE CONVERTED TO NON HABITABLE OR STORAGE ONLY AREAS AS SHOWN ON THESE PLANS (REFER ALSO TO FLOOR PLANS) CANNOT BE REBUILT OR REUSED FOR ASSISTED LIVING (UNLESS A SPECIAL EXCEPTION FOR A CLASS B A.L.F. IS GRANTED) FOR A PERIOD OF 5 YEARS AFTER THIS BUILDING IS CONVERTED BACK TO A SINGLE FAMILY DWELLING i.e. WITH NO CLASS A A.L.F. USE THERE WILL BE NO CHANGES TO THE BUILDING OR PARKING AND THE AREA OF THE LOT AS SHOWN ON THESE PLANS WITHOUT A REVISION TO THIS CLASS 'A' A.L.F. PLAN THE AUTHORIZED REPRESENTATIVES OF BALTIMORE COUNTY WILL BE ALLOWED TO INSPECT THE PROPERTY AND BUILDING FOR COMPLIANCE WITH THIS AND ACCOMPANYING PLANS WITH A 24 HOUR NOTICE TO THE OWNER OR OWNERS REPRESENTATIVE.

-- 20' PUBLIC RIGHT OF WAY



NOTE: ZONING MAP NO. S.W. 2-1

RESUBDIVISION OF GRIMES PRC
 PLAT BOOK S.M. 1 FOLIO 030
 #303 N. ROLLING RD. BALTO. CO. MD.
 SCALE: 1"=50' DATE: FEBRUARY, 1999
 FIRST ELECTION DISTRICT 1ST C.D.

PREPARED BY:



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 3, 1999

Michael Gisriel, Esquire
Foard & Gisriel, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Dear Mr. Gisriel:

RE: Zoning Verification, 303 North Rolling Rd., 3rd Election District

As discussed by phone on December 1, 1999, we will expect Mr. Swams needs to determine non-habitable areas to be addressed on site plans to be forwarded to this office. Mr. Brown may continue to reside in his basement quarters but once he vacates the property, his quarters must be converted to storage only.

Per Mr. Jablon, the conversion or increase in basement use area for other than storage purposes would not be permitted unless the house is converted back to a single family dwelling for a period of five years. This of course, assumes that a class A ALF use permit can be issued by this office.

I will await further information and plans from you.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:kew



Law Offices
FOARD & GISRIEL, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Fax 410-821-7740
410-296-1440

Michael Gisriel, P.A.

November 29, 1999

*Called
MIKE
G PER
AJ
LEFT MSG
TO CALL ME
SEE ORIGINAL FILE.*
Copy
W. Thomas Gisriel
Of Counsel

VIA FAX NO. 410-887-5708
AND FIRST CLASS MAIL

Arnold Jablon, Esquire
Director, Baltimore County Department
of Permits and Development Management
111 West Chesapeake Avenue, First Floor
Towson, Maryland 21204

Re: 303 North Rolling Road
Parkside/Rolling Meadows - Assisted Living

Dear Arnold:

As we recently discussed and in response to John Lewis' letter dated October 5, 1999, my clients, Parkside/Rolling Meadows Assisted Living Facility and Matt Decker would like to finally resolve this matter by taking the following two (2) actions:

1. They plan to apply for a building permit this week to lower the roof line of the addition. Bedrooms will be eliminated as we discussed and the attic/storage space will be designed to meet Baltimore County specifications, as requested by plans review, to meet the definition of attic space and use restrictions.

2. My clients also agree to eliminate the bedrooms from the basement area of the addition and use the rooms for storage until five (5) years from the original permit application pursuant to Baltimore County law and regulation. My clients humbly request permission to, in the short term, to use one existing bedroom for an existing resident, Mr. Lester Brown, age 93. Mr. Brown has lived in this room for the past 2-1/2 years. Recently an attempt was made to move Mr. Brown from his room to comply with the County. This has caused Mr. Brown much distress. After Mr. Brown no longer resides at Parkside/Rolling Meadows, then the room will be converted to storage as outlined above.

My clients hope that these actions will hopefully resolve this matter and allow them to drop their appeal and move on. They plan to apply for a building permit from the County this week. Due to financing, winter weather conditions and safety issues, they will require nine (9)

Arnold Jablon, Esquire
November 29, 1999
Page Two

months to complete renovations. Please let me know if their action meets with Baltimore County's approval.

Continued best regards, I remain

Very truly yours,



Michael Gisriel

MG/mvj

cc: Mr. John Lewis ✓
Mr. Carl Richards
Mr. Matt Decker



NOV 30 1999

NOV 30 1999

RECEIVED
NOV 30 1999
DEPT. OF REVENUE AND
DEVELOPMENT MANAGEMENT

Law Offices
FOARD & GISRIEL, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Fax 410-821-7740
410-296-1440

Michael Gisriel, P.A.

W. Thomas Gisriel
Of Counsel

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Arnold Jablon, Esquire

FROM: Michael Gisriel, Esquire

TOTAL NUMBER OF PAGES, INCLUDING THIS PAGE: 3

DATE: November 29, 1999

OUR TELECOPIER TELEPHONE NUMBER IS 410-821-7740

TELECOPY SENT TO TELEPHONE NUMBER: 410-887-5708

IF YOU DO NOT RECEIVE ALL PAGES OR HAVE ANY PROBLEM WITH RECEIVING,
PLEASE CALL MARY AT 410-296-1440.

MESSAGE:

HARD COPY TO FOLLOW: Yes

CONFIDENTIALITY NOTICE

The information in this transmission is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify us immediately and send the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

PER A.J.
CALL
MIKE G

PER A.J.
SFD 5 YRS
FOR EXPANSION
OK FOR 91 YR OLD

Law Offices
FOARD & GISRIEL, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

November 29, 1999

CALLED MIKE G
MSG 12/1/99
TO CALL ME.

ORIGINAL LTR DRAFT
RE: POWER TO
KATHLEEN 12/1/99

VIA FAX NO. 410-887-5708
AND FIRST CLASS MAIL

Arnold Jablon, Esquire
Director, Baltimore County Department
of Permits and Development Management
111 West Chesapeake Avenue, First Floor
Towson, Maryland 21204

Re: 303 North Rolling Road
Parkside/Rolling Meadows - Assisted Living

Dear Arnold:

As we recently discussed and in response to John Lewis' letter dated October 5, 1999, my clients, Parkside/Rolling Meadows Assisted Living Facility and Matt Decker would like to finally resolve this matter by taking the following two (2) actions:

1. They plan to apply for a building permit this week to lower the roof line of the addition. Bedrooms will be eliminated as we discussed and the attic/storage space will be designed to meet Baltimore County specifications, as requested by plans review, to meet the definition of attic space and use restrictions.

2. My clients also agree to eliminate the bedrooms from the basement area of the addition and use the rooms for storage until five (5) years from the original permit application pursuant to Baltimore County law and regulation. My clients humbly request permission to, in the short term, to use one existing bedroom for an existing resident, Mr. Lester Brown, age 93. Mr. Brown has lived in this room for the past 2-1/2 years. Recently an attempt was made to move Mr. Brown from his room to comply with the County. This has caused Mr. Brown much distress. After Mr. Brown no longer resides at Parkside/Rolling Meadows, then the room will be converted to storage as outlined above.

My clients hope that these actions will hopefully resolve this matter and allow them to drop their appeal and move on. They plan to apply for a building permit from the County this week. Due to financing, winter weather conditions and safety issues, they will require nine (9)

- WE HAVE NOT
SEEN OR
APPROVED
THIS REDUCTO
AS QUALIFYING
TO MEET REDUCTO
TO 2257.

PER A.J.
BE AWARE THAT
NO EXPANSION
IS PERMITTED
UNLESS HOUSE
GUES BACK TO
SFD FOR
5 YEARS

MOVE BACK INTO BASEMENT

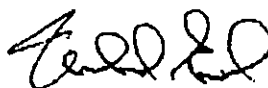
SHORT TERM USE
BY MR BROWN
PERMITTED ONCE
HE VACATES USE NOT TO
CONTINUE IN THIS
AREA.

Arnold Jablon, Esquire
November 29, 1999
Page Two

months to complete renovations. Please let me know if their action meets with Baltimore County's approval.

Continued best regards, I remain

Very truly yours,



Michael Gisriel

MG/mvj

cc: Mr. John Lewis
Mr. Carl Richards
Mr. Matt Decker



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 1, 1999

Mr. Matthew C. Decker
305 N. Rolling Road
Catonsville, MD 21228

Dear Mr. Decker:

RE: 303 N. Rolling Road, 3rd Election District

Staff has reviewed your written request to utilize the basement bedroom as shown in your drawings. Regretfully, in light of the maximum allowance for a Class "A" Assisted Living Facility expansion, we are unable to approve the space for anything other than for storage area.

We do look forward with interest to your non-habitable area proposal, which you also mentioned in your letter.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:rsj



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Matthew C. Decker
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

TO: SLL
10/21/99
uca

DISCUSSED
WITH MIKE GISRAEL
ATTNY
HE' TO GET BACK TO
ME.
OR SEE LTR. 2725

October 17, 1999
Baltimore County
Department of Zoning and Development Review
Mr. Arnold Jablon, Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road

Dear Mr. Jablon,

In response to John Lewis' letter dated October 5, 1999, we humbly request permission to use the basement bedroom (as indicated on attached drawing) for Mr. Lester Brown, age 93. Mr. Brown has lived in this room for over 2 1/2 years. Recently Mr. Brown was removed from his room to comply with the county. Since this time he has constantly complained and requests to move back to his old room. After Mr. Brown is no longer residing at our home then we will use the room for storage only until 5 years from the original use permit application. Additionally, we will agree to meet with Mr. Swam to work out the attic space as non-habitable.

If these terms are agreeable please indicate by signing the attached drawings. We will than agree to drop the appeal and apply for a building permit for the said drawings within 7 business days. Due to financing, winter weather conditions and safety issues we will require at least 9 months to complete renovations.

If you have any questions please do not hesitate to contact me.

Respectfully,



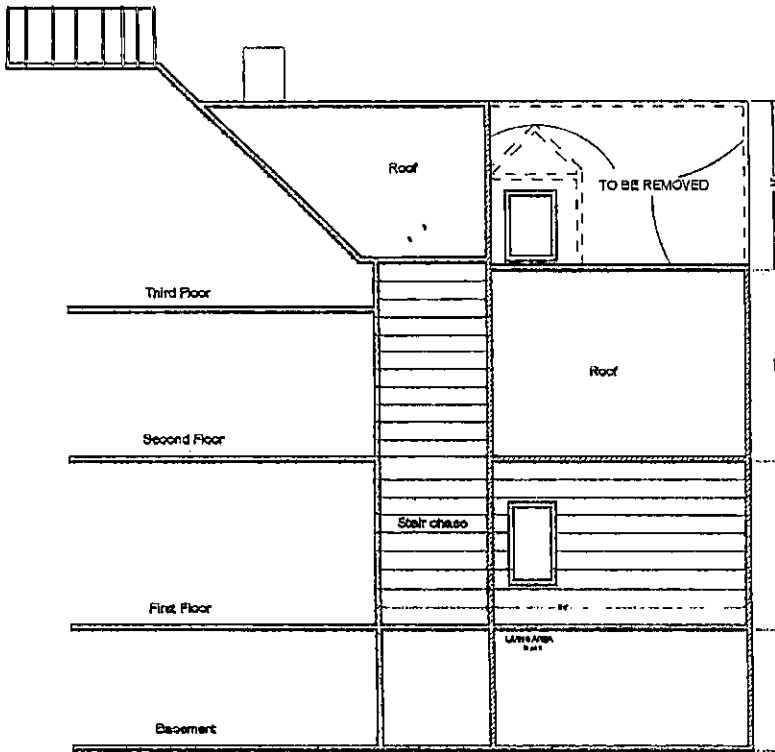
Matthew C. Decker

MCD/mr

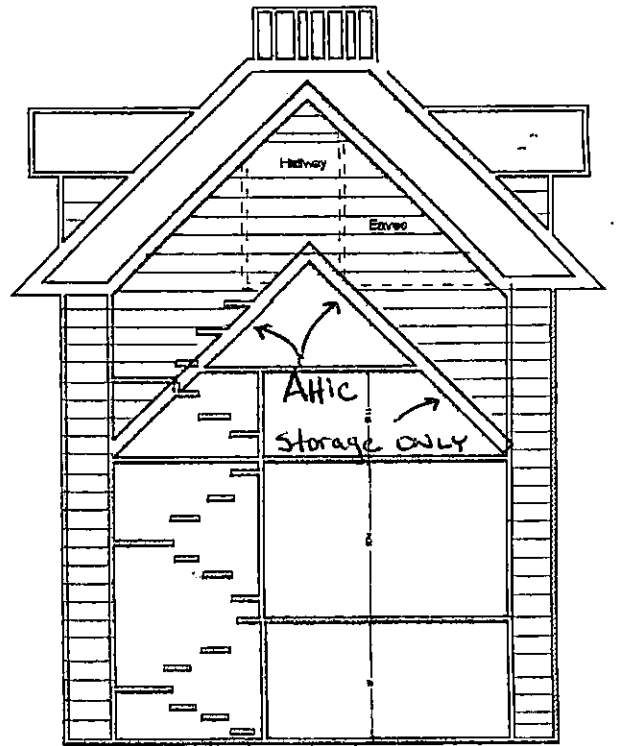
cc: M. Gisriel
C. Richards
J. Lewis

99-2739

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility



Side View

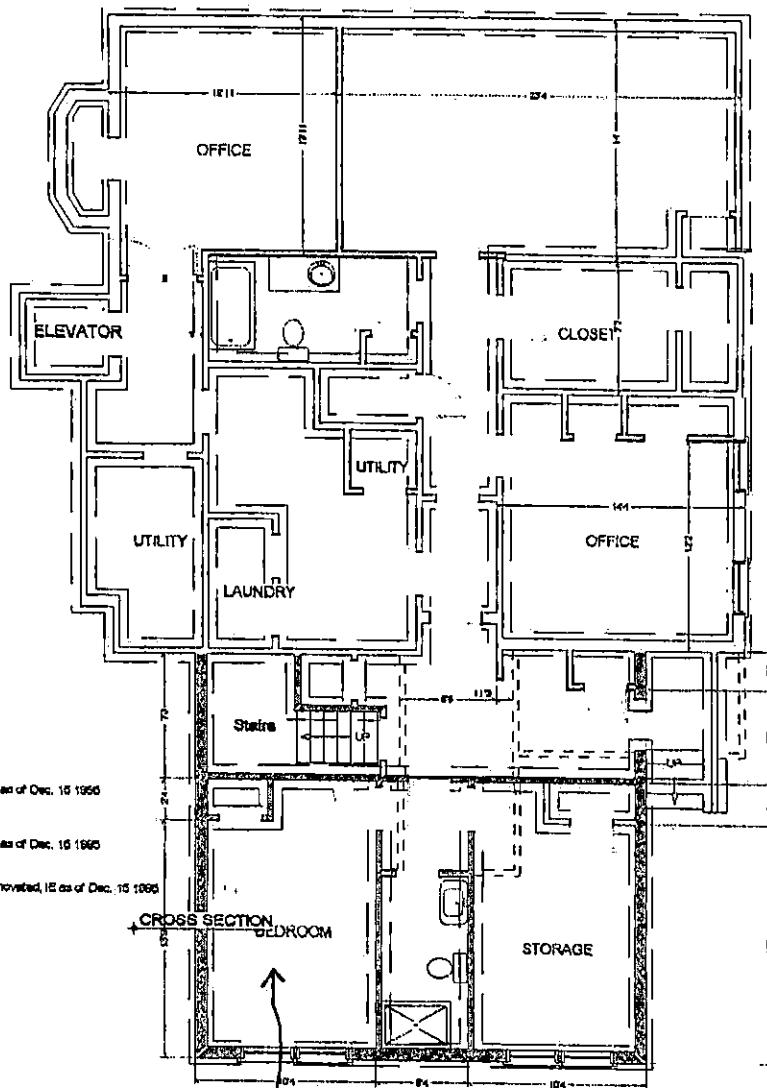


Rear View

Proposed Schematic

Baltimore County Approval

Date



BASEMENT

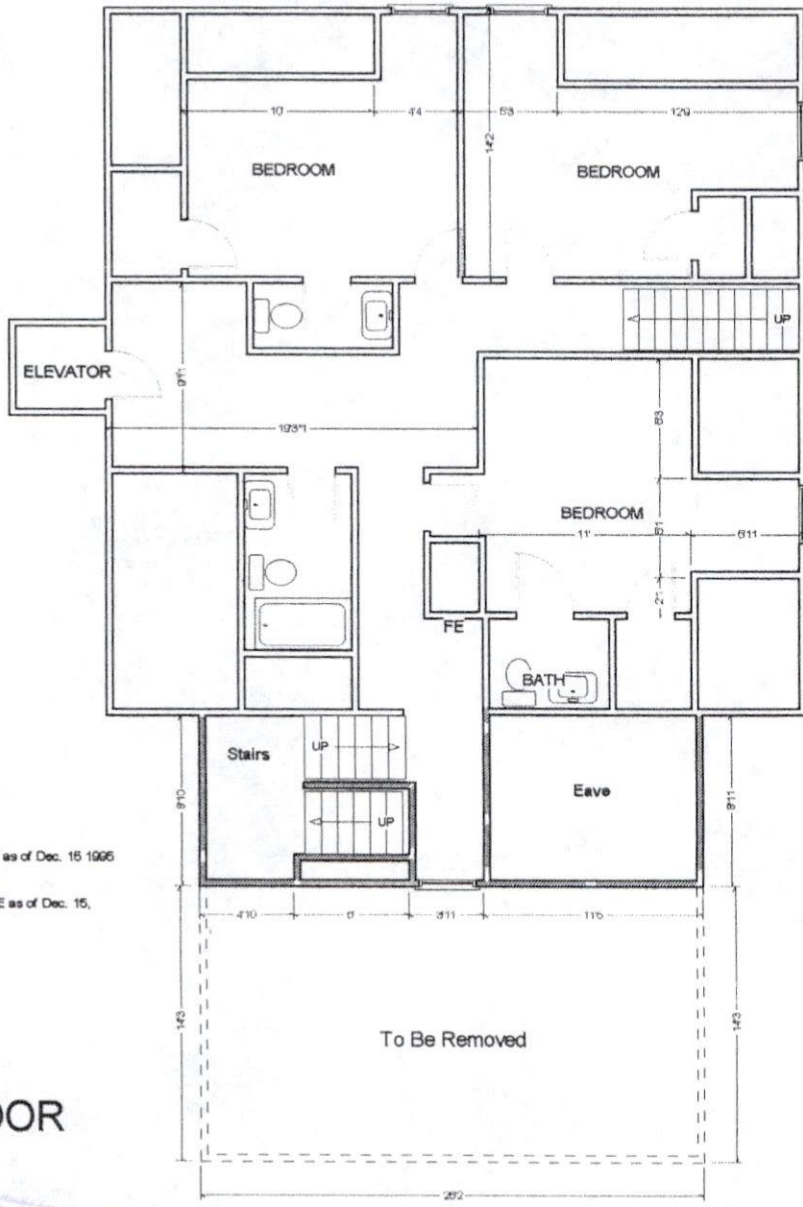
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
September 23, 1999

Note: This room can only be used by Mr. Lester Brown (Age 93)
or for storage until five years from the original
use permit.



Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

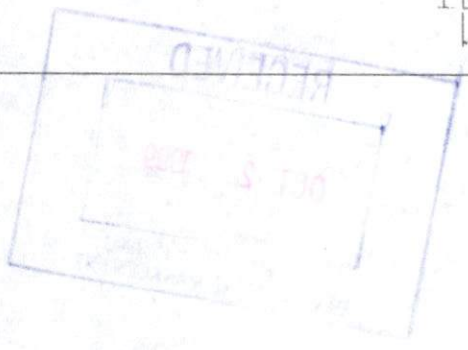
Owners: 303 N.
 Rolling Road General
 Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999

☐ = Indicates Old Areas, IE as of Dec. 15 1996
 (1,296 Sq. Ft.)
 ■ = Indicates New Areas, IE as of Dec. 15,
 1996 (824 Sq. Ft.)

**CURRENT
 THIRD FLOOR**



RECEIVED
OCT 21 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Matthew C. Decker
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

10/22/99
cf
JL see me
JLL -
no change?
WCR
10/26/99
SEE WCR.

October 17, 1999
Baltimore County
Department of Zoning and Development Review
Mr. Arnold Jablon, Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road

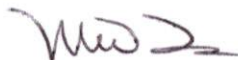
Dear Mr. Jablon,

In response to John Lewis' letter dated October 5, 1999, we humbly request permission to use the basement bedroom (as indicated on attached drawing) for Mr. Lester Brown, age 93. Mr. Brown has lived in this room for over 2 ½ years. Recently Mr. Brown was removed from his room to comply with the county. Since this time he has constantly complained and requests to move back to his old room. After Mr. Brown is no longer residing at our home then we will use the room for storage only until 5 years from the original use permit application. Additionally, we will agree to meet with Mr. Swam to work out the attic space as non-habitable.

If these terms are agreeable please indicate by signing the attached drawings. We will than agree to drop the appeal and apply for a building permit for the said drawings within 7 business days. Due to financing, winter weather conditions and safety issues we will require at least 9 months to complete renovations.

If you have any questions please do not hesitate to contact me.

Respectfully,



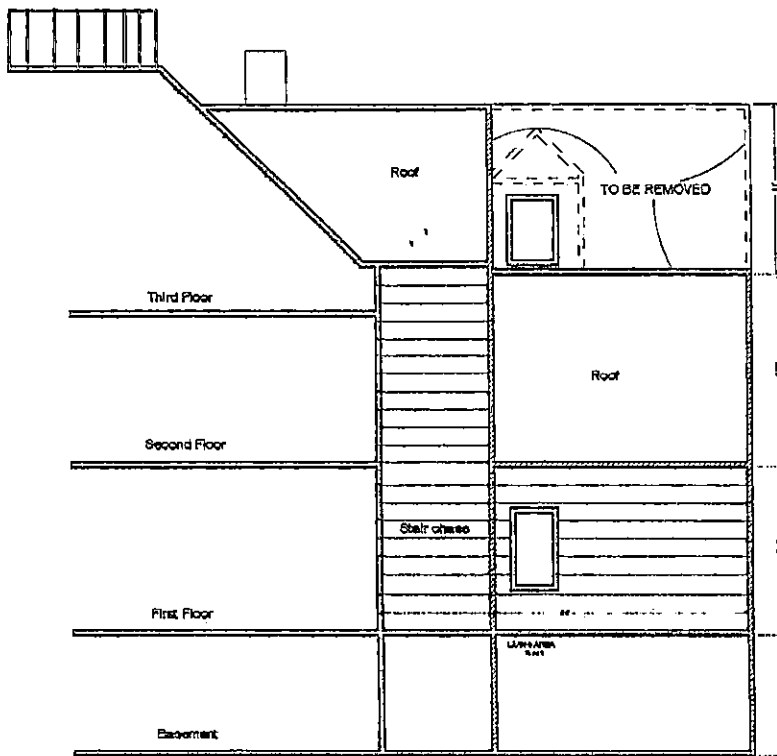
Matthew C. Decker

MCD/mr

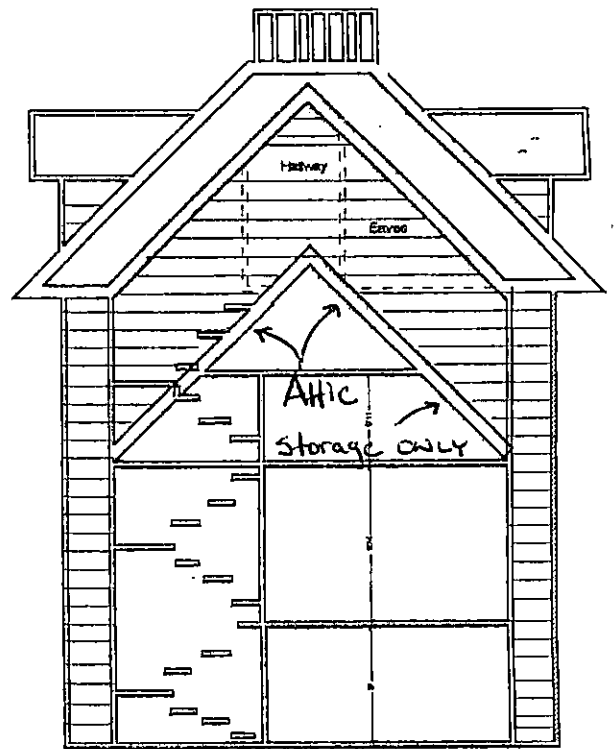
cc: M. Gisriel
C. Richards
J. Lewis

303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility



Side View

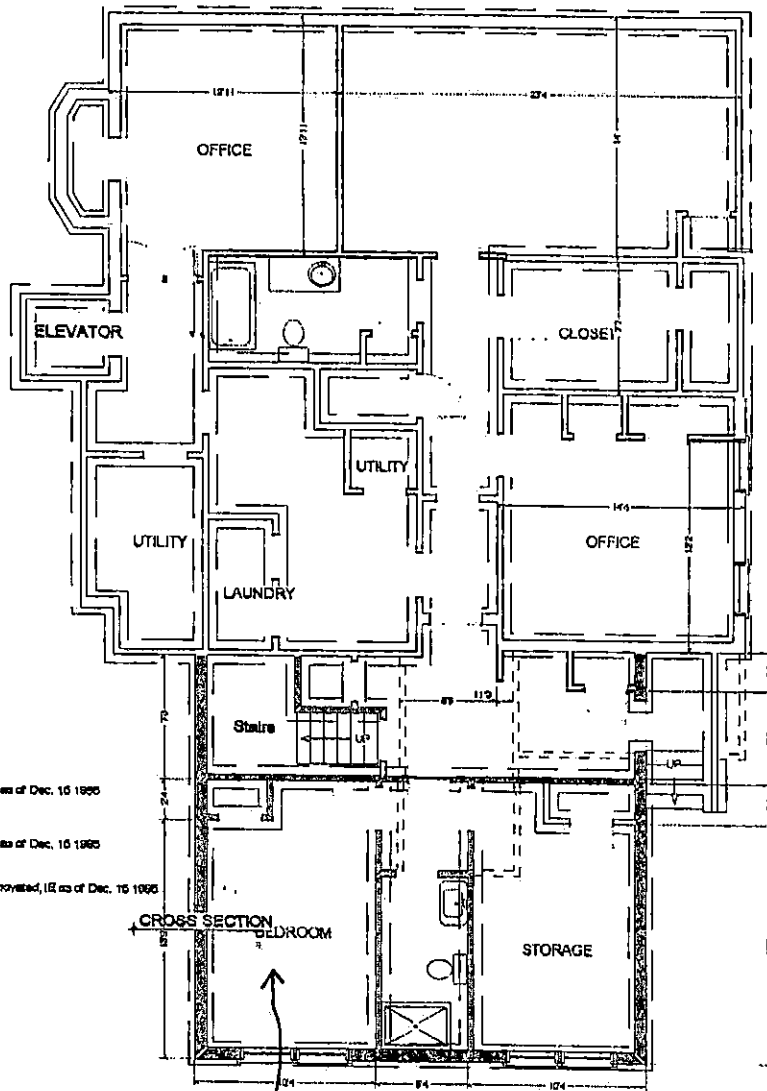


Rear View

Proposed Scematic

Baltimore County Approval

Date



BASEMENT

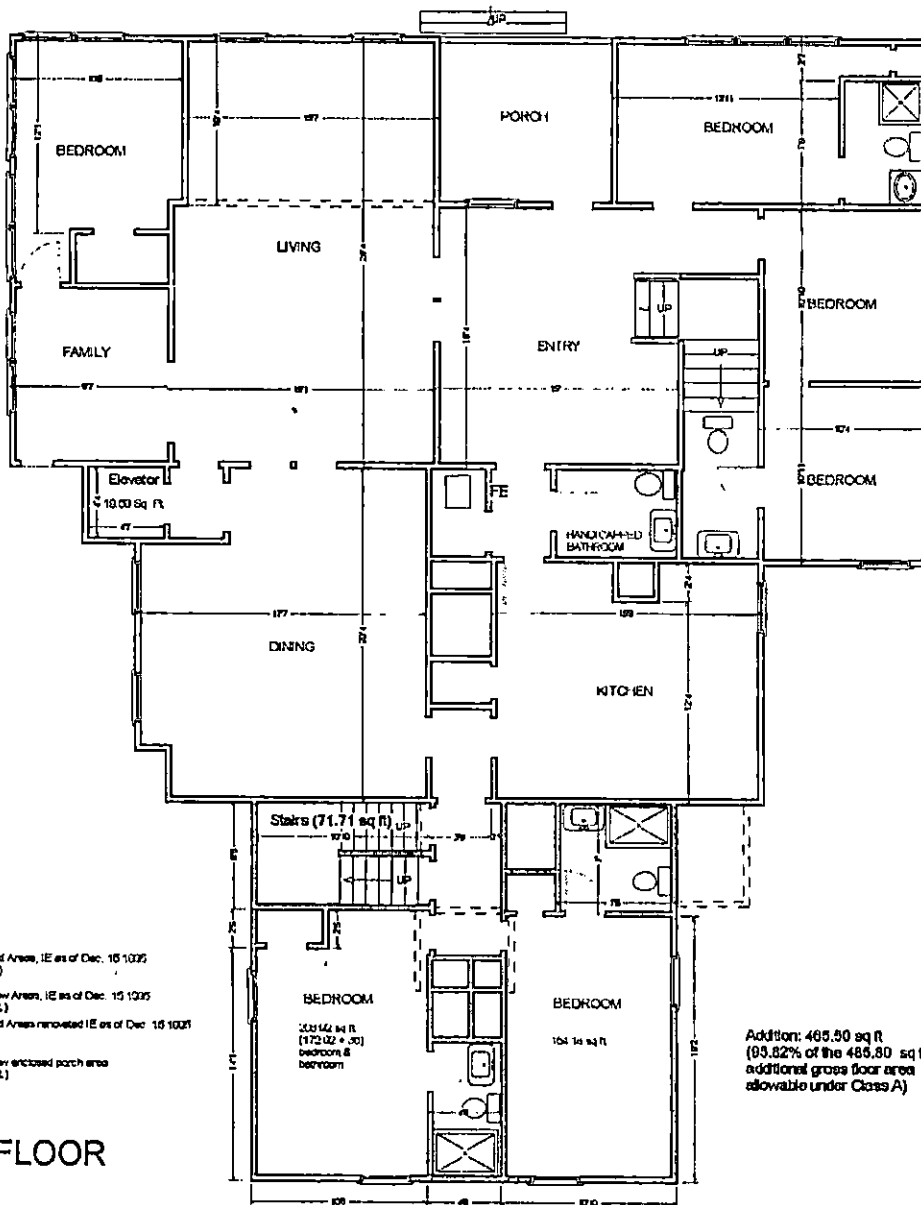
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228





Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
September 23, 1999

Note: This room can only be used by Mr. Lester Brown (Age 93) or for storage until five years from the original use permit.



-  Indicates Old Areas, IE as of Dec. 15 1005 (2,678 Sq. Ft.)
-  Indicates New Areas, IE as of Dec. 15 1995 (140.00 Sq. Ft.)
-  Indicates Old Areas renovated IE as of Dec. 15 1005 (140 Sq. Ft.)
-  Indicates new enclosed porch area (100.07 Sq. Ft.)

FIRST FLOOR

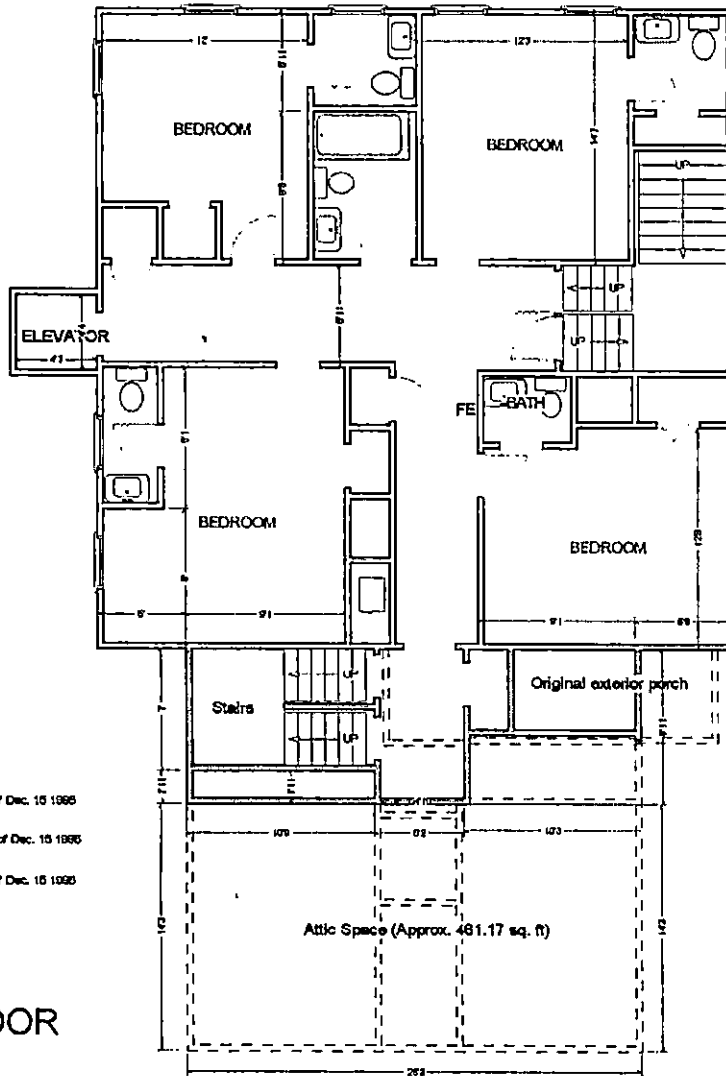
Addition: 465.90 sq ft
 (93.82% of the 485.80 sq ft
 additional gross floor area
 allowable under Class A)




Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road
 General Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999



-  Indicates Old Area, IE as of Dec. 15 1995 (1,418 Sq. Ft.)
-  Indicates New Area, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
-  Indicates Old Area, IE as of Dec. 15 1995 (123 Sq. Ft.)

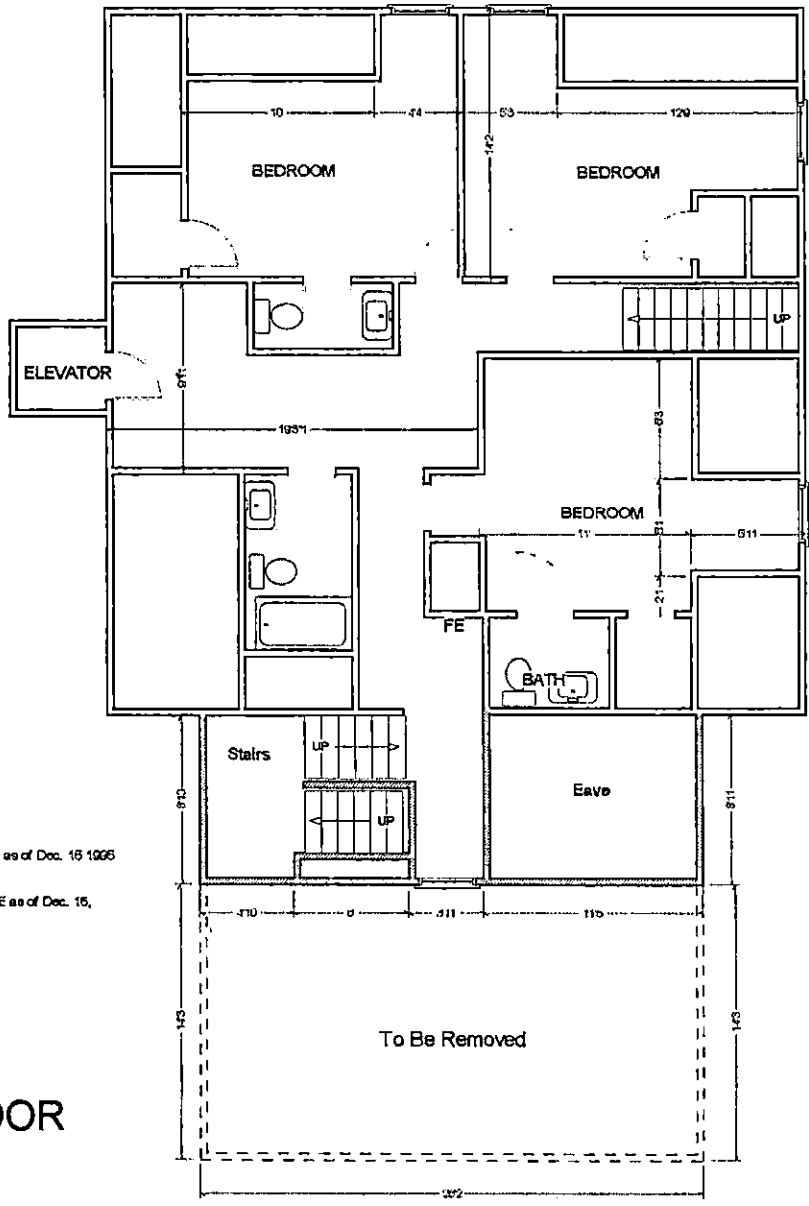
**CURRENT
SECOND FLOOR**

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

NOT TO SCALE
September 23, 1999



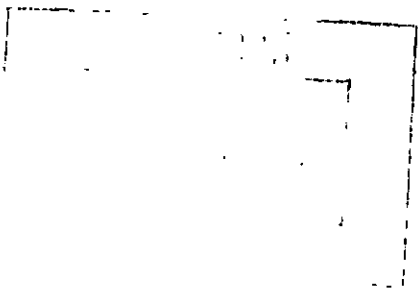
Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999

**CURRENT
 THIRD FLOOR**



RECEIVED

99-2725

OCT 21 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Matthew C. Decker
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

10/22/99

cf
JL

see me

JLL - No change?

WCR
10/26/99
SEE WCR.

October 17, 1999
Baltimore County
Department of Zoning and Development Review
Mr. Arnold Jablon, Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road

Dear Mr. Jablon,

In response to John Lewis' letter dated October 5, 1999, we humbly request permission to use the basement bedroom (as indicated on attached drawing) for Mr. Lester Brown, age 93. Mr. Brown has lived in this room for over 2 ½ years. Recently Mr. Brown was removed from his room to comply with the county. Since this time he has constantly complained and requests to move back to his old room. After Mr. Brown is no longer residing at our home then we will use the room for storage only until 5 years from the original use permit application. Additionally, we will agree to meet with Mr. Swam to work out the attic space as non-habitable.

7

If these terms are agreeable please indicate by signing the attached drawings. We will than agree to drop the appeal and apply for a building permit for the said drawings within 7 business days. Due to financing, winter weather conditions and safety issues we will require at least 9 months to complete renovations.

If you have any questions please do not hesitate to contact me.

Respectfully,



Matthew C. Decker

MCD/mr

cc: M. Gisriel
C. Richards
J. Lewis



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 1, 1999

Mr. Matthew C. Decker
305 N. Rolling Road
Catonsville, MD 21228

Dear Mr. Decker:

RE: 303 N. Rolling Road, 3rd Election District

Staff has reviewed your written request to utilize the basement bedroom as shown in your drawings. Regretfully, in light of the maximum allowance for a Class "A" Assisted Living Facility expansion, we are unable to approve the space for anything other than for storage area.

We do look forward with interest to your non-habitable area proposal, which you also mentioned in your letter.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:rsj





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 5, 1999

Matthew C. Decker
305 N. Rolling Road
Catonsville, MD 21228

Dear Mr. Decker:

RE: 303 N. Rolling Road, 3rd Election District

In response to your letter and plans of October 1, 1999, and as we already discussed on September 27, 1999. You may keep the area of the stairwell only to the 3rd floor and only the ground floor square footage of the stairwell is counted, however; the attic which you proposed to remain is 13 ft. in height, can be used to support the ALF, and therefore must count against the square footage limits as they apply to the maximum allowable 24.997 expansion. If you are able to make the attic area uninhabitable as could be determined by the Permits and Licensing Department of Permits and Development Management. Contact Mr. Swam at 410-887-3900. Staff can seriously consider this area as not counting against the maximum allowable expansion. The basement area addition if used to house ALF residents counts against the expansion area limits.

Please submit revised plans addressing these issues at your earliest possible convenience.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rsj

c: 96-507-XA
Zoning ALF file

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 5, 1999

Matthew C. Decker
305 N. Rolling Road
Catonsville, MD 21228

Dear Mr. Decker:

RE: 303 N. Rolling Road, 3rd Election District

In response to your letter and plans of October 1, 1999, and as we already discussed on September 27, 1999. You may keep the area of the stairwell only to the 3rd floor and only the ground floor square footage of the stairwell is counted, however; the attic which you proposed to remain is 13 ft. in height, can be used to support the ALF, and therefore must count against the square footage limits as they apply to the maximum allowable 24,997 expansion. If you are able to make the attic area uninhabitable as could be determined by the Permits and Licensing Department of Permits and Development Management. Contact Mr. Swam at 410-887-3900. Staff can seriously consider this area as not counting against the maximum allowable expansion. The basement area addition if used to house ALF residents counts against the expansion area limits.

Please submit revised plans addressing these issues at your earliest possible convenience.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rsj

c: 96-507-XA
Zoning ALF file

RE 303 N. Rainier RD.
3RD ED.

~~Check response~~
Dear Mr Decker,

only In response to your letter and plans
of 10/1/99.

As we already discussed on 9/27/99.

You may keep the area above the ~~sk~~
of the Stairwell to the 3rd floor and only
the ground floor square footage of the stairwell is
counted, ~~counts against the area~~ however, the
balcony which you propose ^{to remain} is 13 ft in height
can be used to support the ACF, and therefore
must count against the square footage
limits ~~and~~ they apply to the maximum allowable
24,997 expansion. ~~Please submit~~ ^{unless reduced to 6' high per}

Plans which show how you can address
this issue. Should you disagree with
this determination a special hearing is
open to you for further resolution.

of ground floor area.

VTY VCL.

The basement area ^{in addition,} if used to house ACF
residents counts against the expansion area
limits. ~~If~~ If you are able to make the ~~area~~
at the area uninhabitable ~~by~~ as determined

as could be determined by our ~~Perms~~ the Permits
and Licensing Dept of P.D.M. (contact Mr
Swan at ^{ALD} 887-3900). ~~A~~ staff can seriously
consider this area as not counting against
the maximum allowable expansion.

← Please submit plans at your ~~ear~~
revised plans addressing these issues at
your earliest possible convenience.

I hope that VTY VCL.

CC 96 507 XA

CC ZONING ACF FILE - (JLHAS)

Matthew C. Decker
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

September 27, 1999
Baltimore County
Department of Zoning and Development Review
Mr. John Lewis
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road

Dear Mr. Lewis,

Attached are the drawings for the above referenced property for a class "A" assisted living facility. In this rendition we have enclosed more of the original front porch to accommodate our seniors' needs. We believe this plan will be acceptable to all parties.

According to our first meeting with Mr. Gisriel, Michael Decker and myself you and Mr. Richards agreed that the stairs would not be included as additional living area. The stairs are a direct requirement of Baltimore County to serve the handicapped and a real life safety issue. In our most recent meeting you seemed to have changed your position which we believe is a violation of the Fair Housing Act.

The building permit that was granted was for a one-story with basement. At the time Baltimore County did not have a policy to require floor plans for class "A" assisted living facilities. I was explained that the construction was classified as residential. The permit when issued did not restrict the use of the basement nor was there any implication or intent in the assisted living legislation to imply any such restrictions. We believe it is the State Department of Health and Hygiene that has the responsibility to determine if any basement of any assisted living is deemed inhabitable as outlined in their Title 10. I offer the following solution. With the stairs not included as living area, we will have enough expandable area to include one of the two bedrooms. The other bedroom will be used as storage until 5 years from the original use permit application.

We however understand your concern regarding the attic space. However we strongly disagree with the notion that Baltimore County has any position in respect to the pitch of the roof. The 12/12 pitch conforms with the existing pitches which clearly (as

shown on attached drawings) has architectural appeal and a residential look. Assisted living facilities have legitimate needs to utilize any space for storage, IE hospital beds, wheelchair, furniture, handicapped equipment, bedside commodes, seasonal decoration etc... Due to the County regulations we were forced to use the original attic space as living areas. We will agree that the new attic will not be converted as living space within a 5 year period or we agree to pay the fine of \$4,000.00. Additionally as indicated on the drawings we will limit the interior height to 6 feet.

If these terms are agreeable please indicate by signing the attached drawings. We will than agree to drop the appeal and apply for a building permit for the said drawings within 7 business days. Due to financing, winter weather conditions and safety issues we will require at least 9 months to complete renovations.

If you have any questions please do not hesitate to contact me.

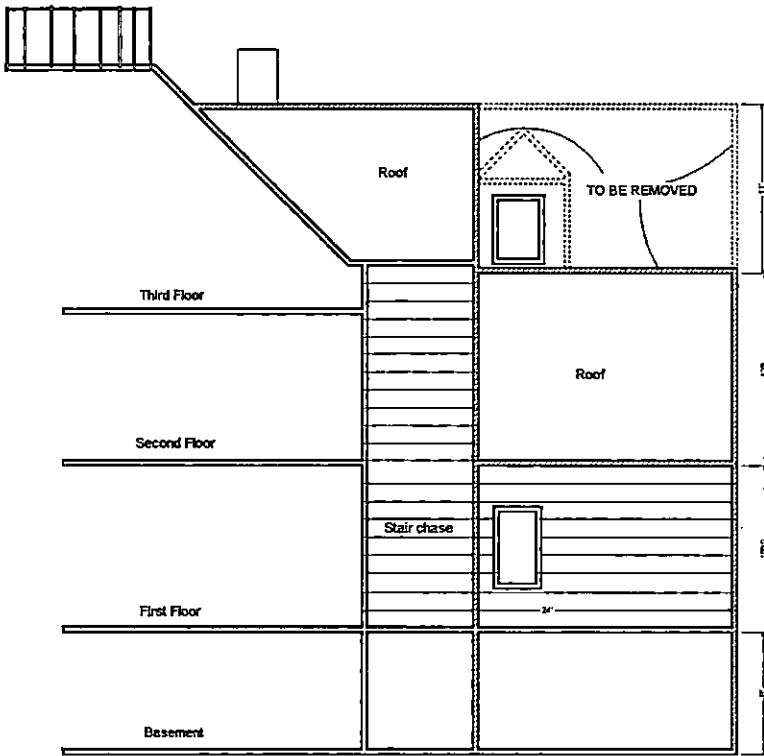
Respectfully,

A handwritten signature in black ink, appearing to read 'MCD', with a long horizontal flourish extending to the right.

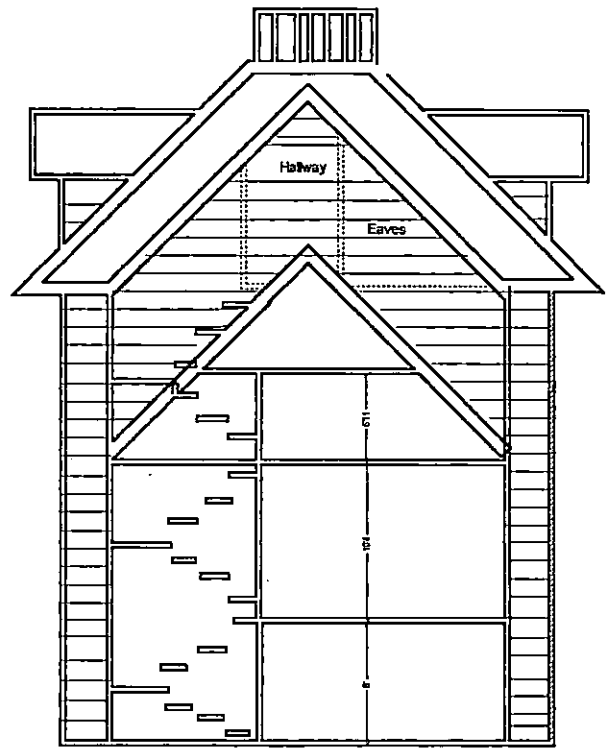
Matthew C. Decker

MCD/mr

303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility



Side View

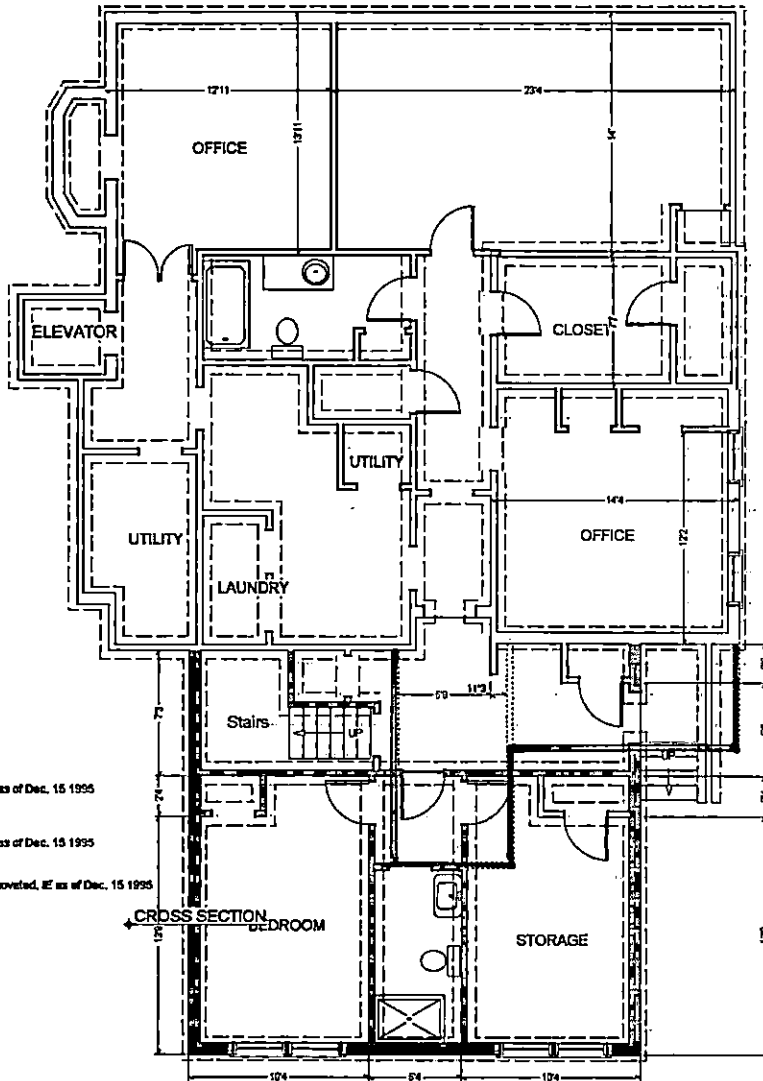


Rear View

Proposed Scematic

Baltimore County Approval

Date



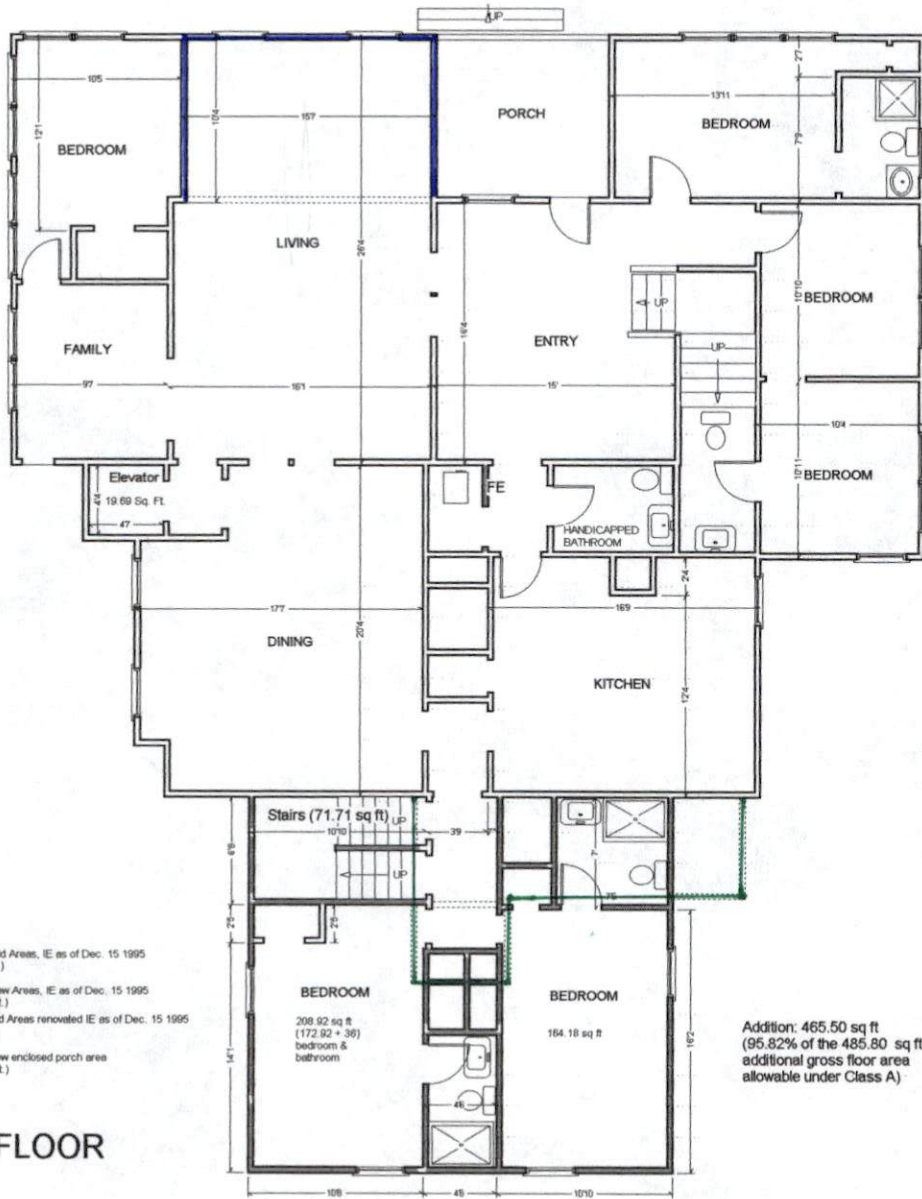
BASEMENT

Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999



- = Indicates Old Areas, IE as of Dec. 15 1995 (2,078 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
- = Indicates new enclosed porch area (160.57 Sq. Ft.)

FIRST FLOOR

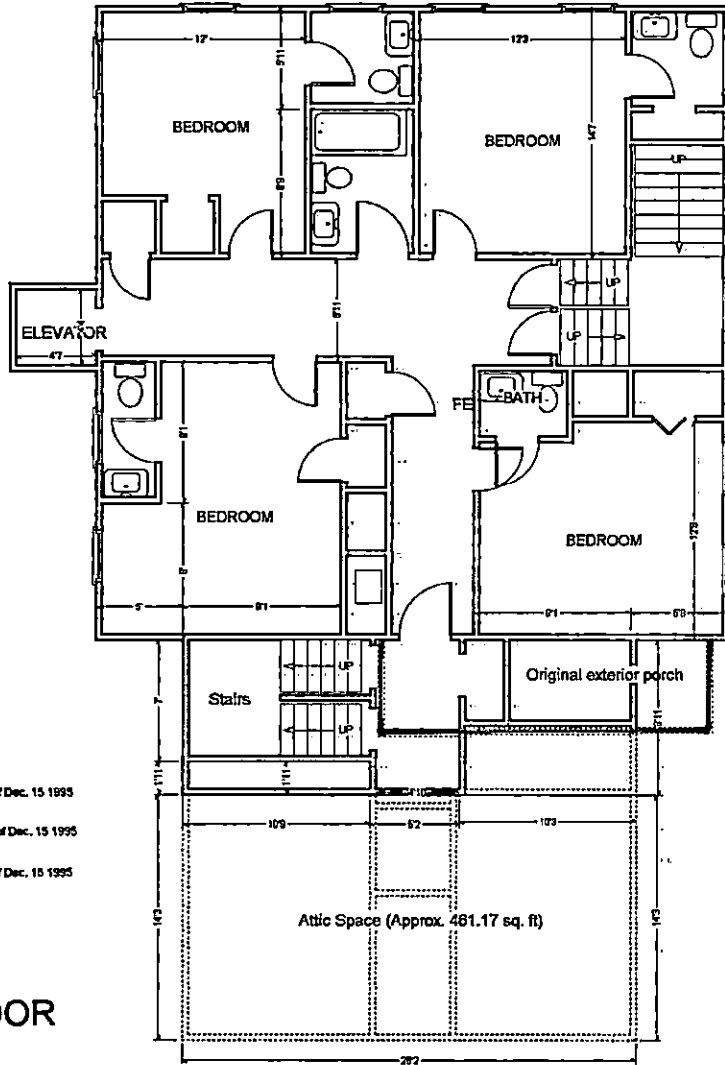
Addition: 465.50 sq ft
 (95.82% of the 485.80 sq ft additional gross floor area allowable under Class A)

Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road
 General Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999



- = Indicates Old Areas, E os of Dec. 15 1995 (1,416 Sq. Ft.)
- = Indicates New Areas, E os of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, E os of Dec. 15 1995 (120 Sq. Ft.)

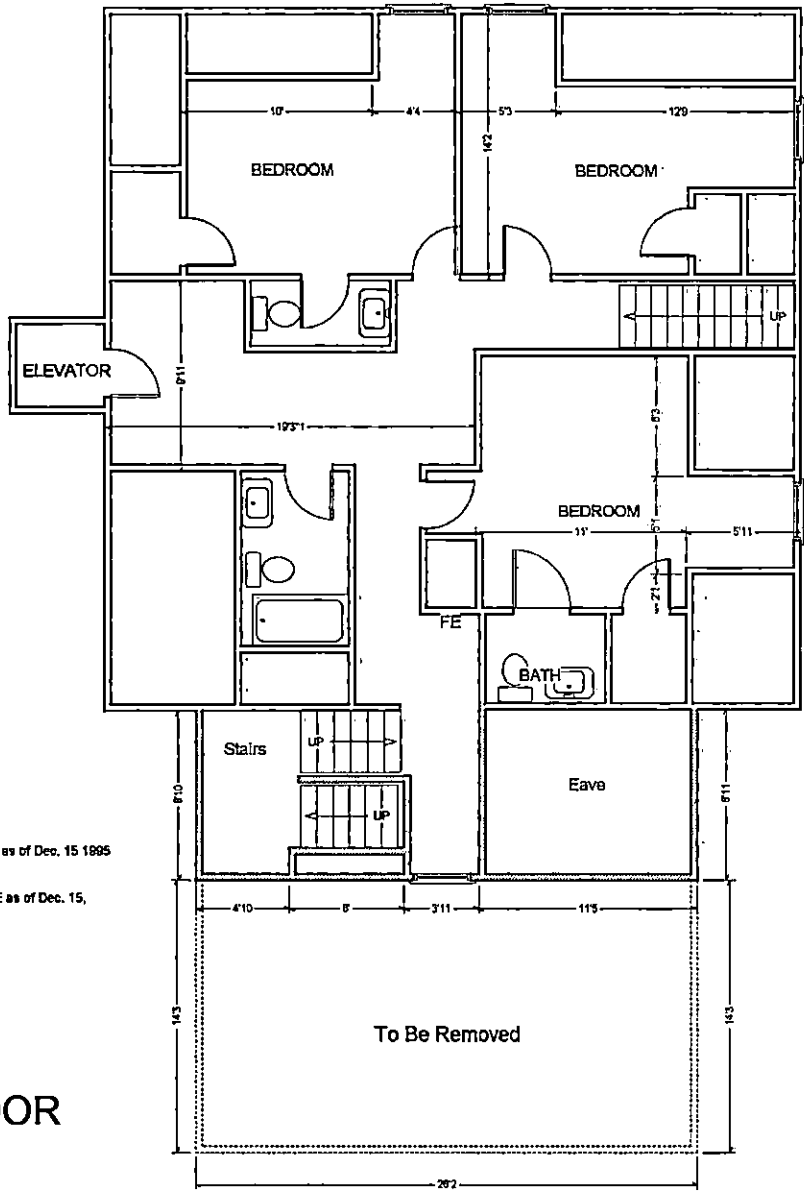
**CURRENT
SECOND FLOOR**

**Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228**

**Owners: 303 N.
Rolling Road
General Partnership**

**PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830**

**NOT TO SCALE
September 23, 1999**



Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership

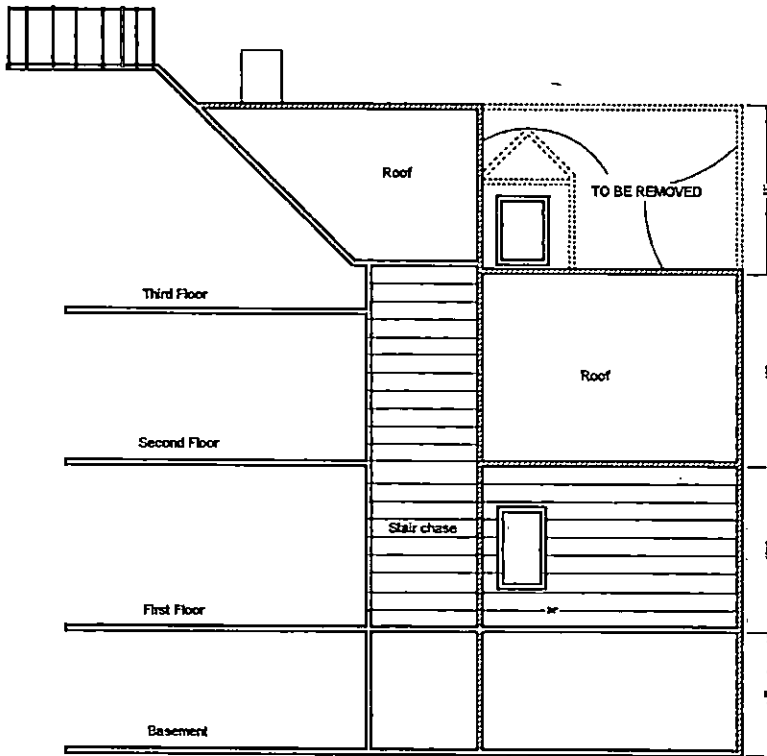
PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999

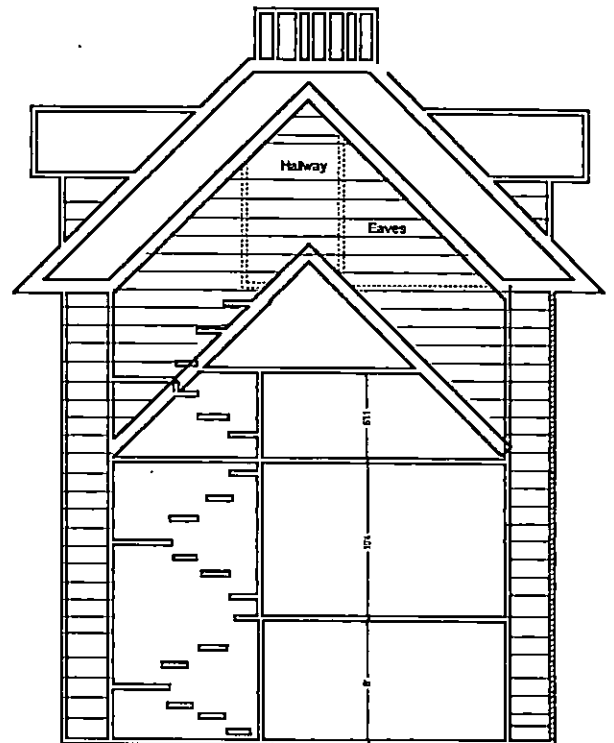
**CURRENT
 THIRD FLOOR**

- ▭ Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
- ▨ Indicates New Areas, IE as of Dec. 15, 1995 (624 Sq. Ft.)

303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility



Side View

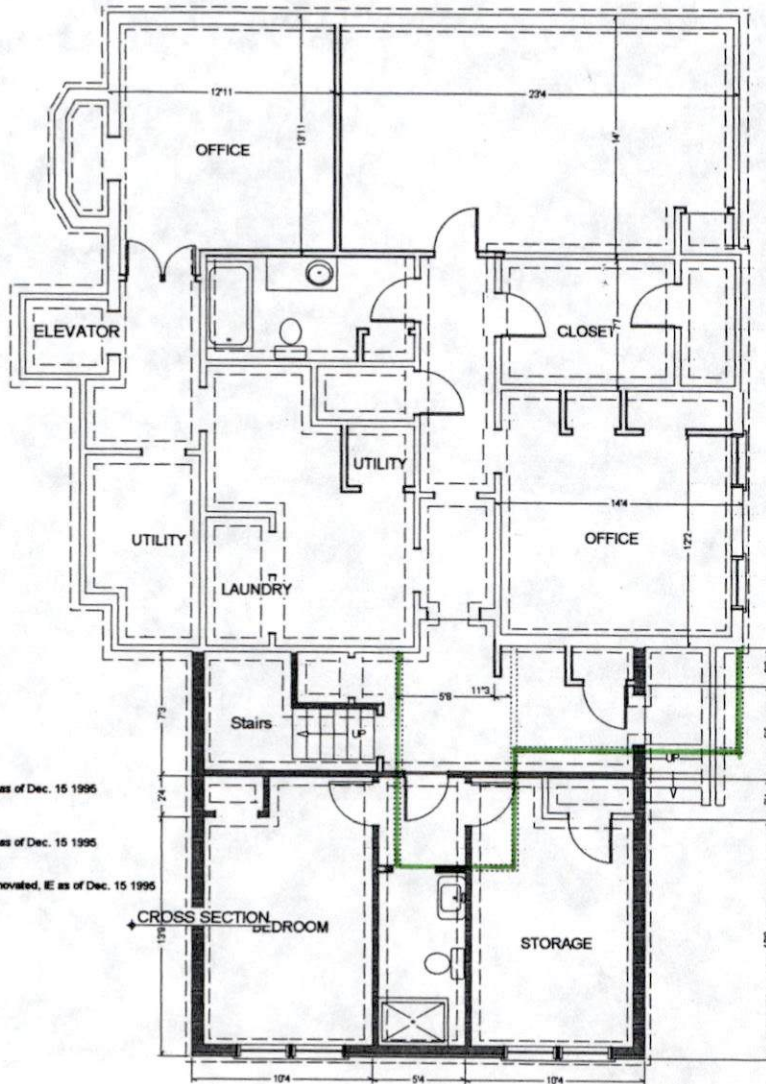


Rear View

Proposed Scematic

Baltimore County Approval

Date

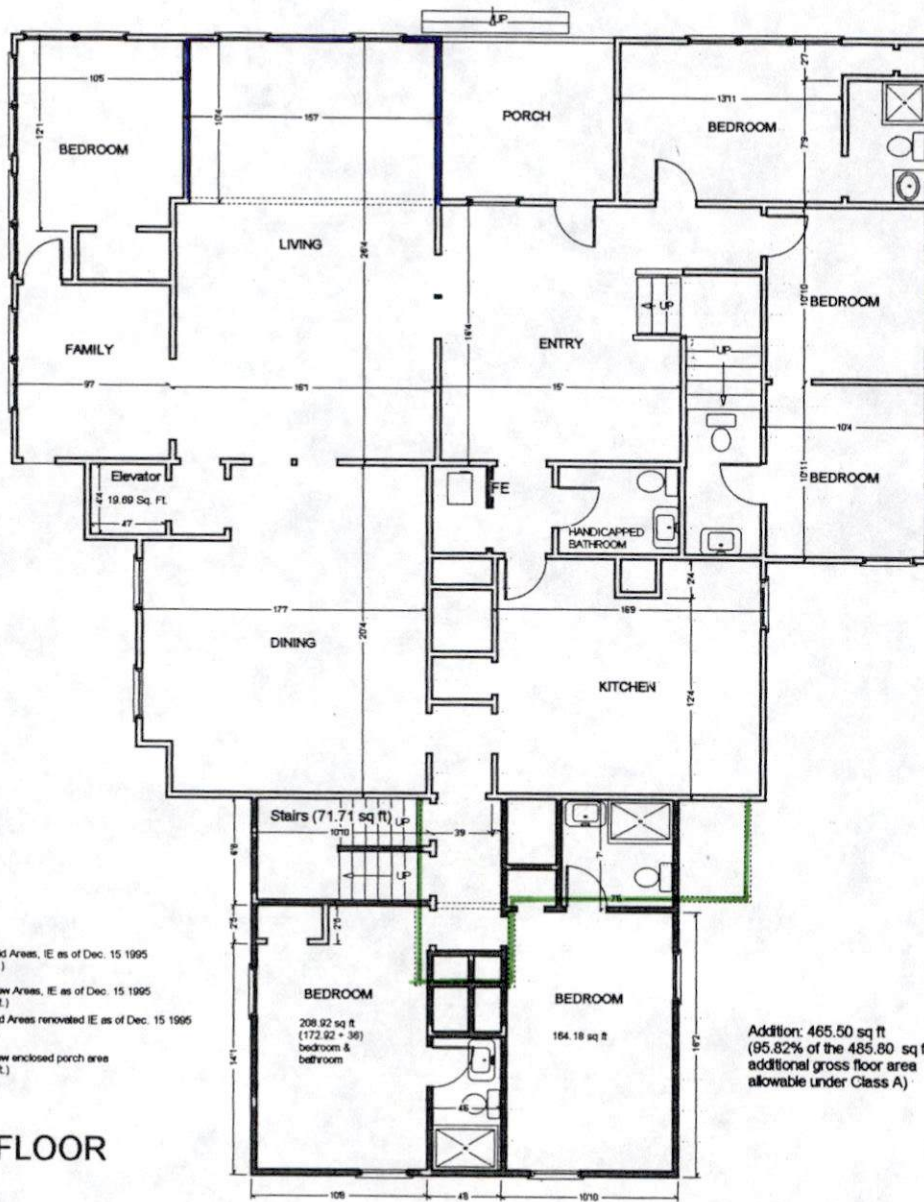


Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999



FIRST FLOOR

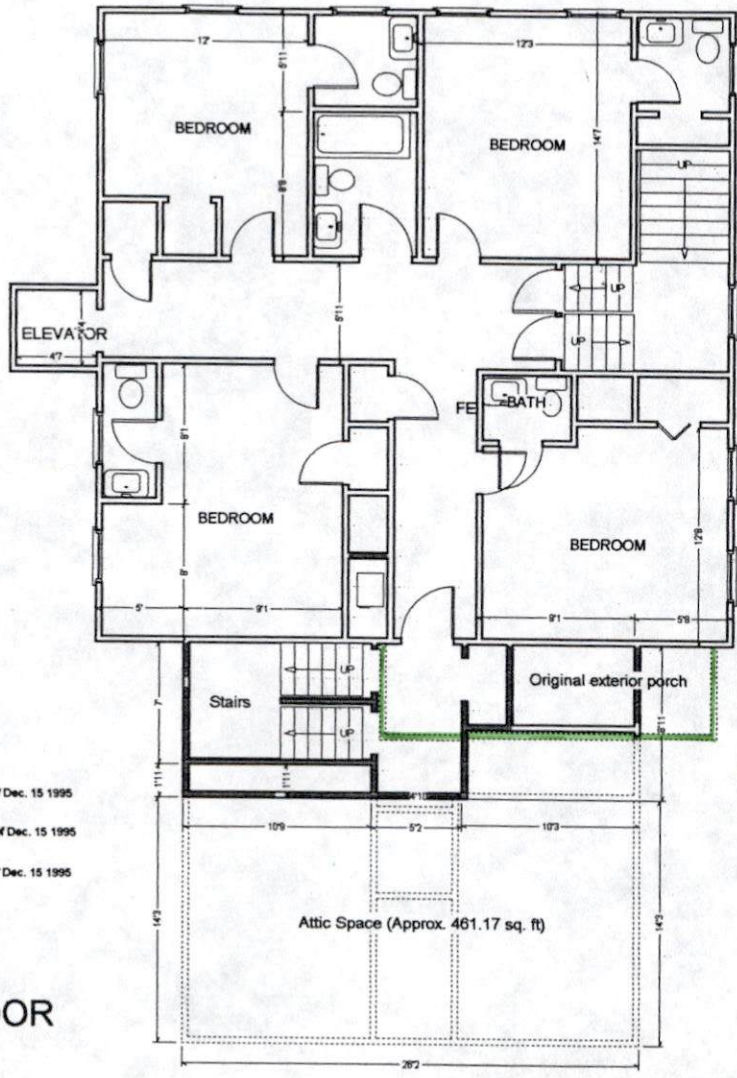
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

NOT TO SCALE
September 23, 1999

Addition: 465.50 sq ft
(95.82% of the 485.80 sq ft
additional gross floor area
allowable under Class A)



- Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
- Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

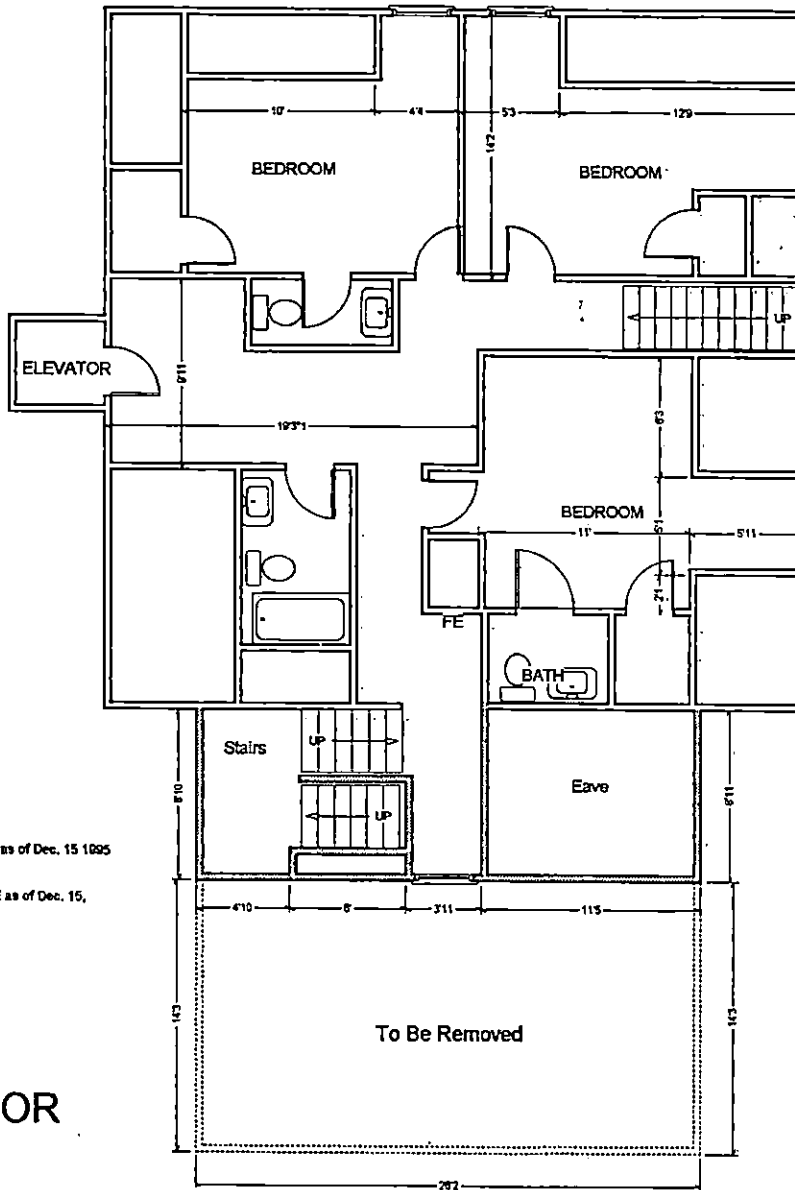
**CURRENT
SECOND FLOOR**

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

NOT TO SCALE
September 23, 1999



Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership ..

PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

NOT TO SCALE
 September 23, 1999

**CURRENT
 THIRD FLOOR**



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204
 pdmlandacq@co.ba.md.us

October 5, 1999

Matthew C. Decker
 305 N. Rolling Road
 Catonsville, MD 21228

Dear Mr. Decker:

RE: 303 N. Rolling Road, 3rd Election District

In response to your letter and plans of October 1, 1999, and as we already discussed on September 27, 1999. You may keep the area of the stairwell only to the 3rd floor and only the ground floor square footage of the stairwell is counted, however; the attic which you proposed to remain is 13 ft. in height, can be used to support the ALF, and therefore must count against the square footage limits as they apply to the maximum allowable 24.997 expansion. If you are able to make the attic area uninhabitable as could be determined by the Permits and Licensing Department of Permits and Development Management. Contact Mr. Swam at 410-887-3900. Staff can seriously consider this area as not counting against the maximum allowable expansion. The basement area addition if used to house ALF residents counts against the expansion area limits.

Please submit revised plans addressing these issues at your earliest possible convenience.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
 Planner II
 Zoning Review

JLL:rsj

c: 96-507-XA
 Zoning ALF file



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

Ms. Valerie R. Schwaab
118 Oakdale Avenue
Catonsville, MD 21228

RE: 303 North Rolling Road
Class "A" ALF
3rd Election District

Dear Ms. Schwaab:

The Class "A" Assisted Living Facility (ALF) use permit for 8 residents has been rescinded by this office. The special exception zoning public hearing must be granted and all appropriate Development Review Committee (DRC) revised development plan requirements must be met before any further ALF approvals are given by this office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj



and development regulations of the county, rendering these documents worthless.

Please send a message to developers who are turning to this lucrative form of development. Let them know, by denying this waiver, that any further ALF development must be undertaken in accordance with county regulations for the protection of ALF residents and the surrounding community. Require Mr. Ducker to hold his hearing for a Special Exception for the already constructed addition and for a Class B Assisted Living Facility prior to allowing occupancy of this building.

Thank you.

Sincerely,

Valerie R. Schwartz

118 Oakdale Ave.
Catonsville, MD 21228

744-9050

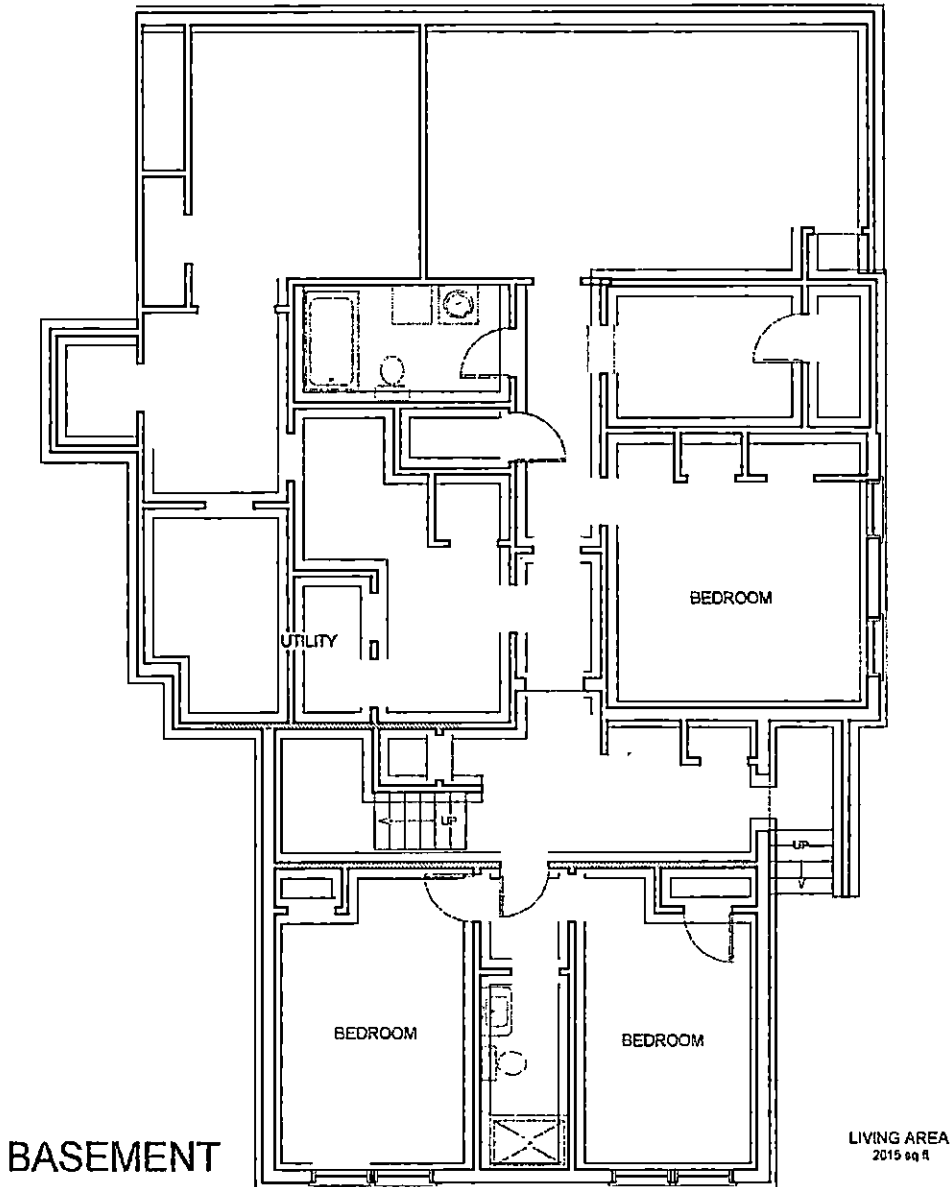
Plan C

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
Oct. 23, 1998



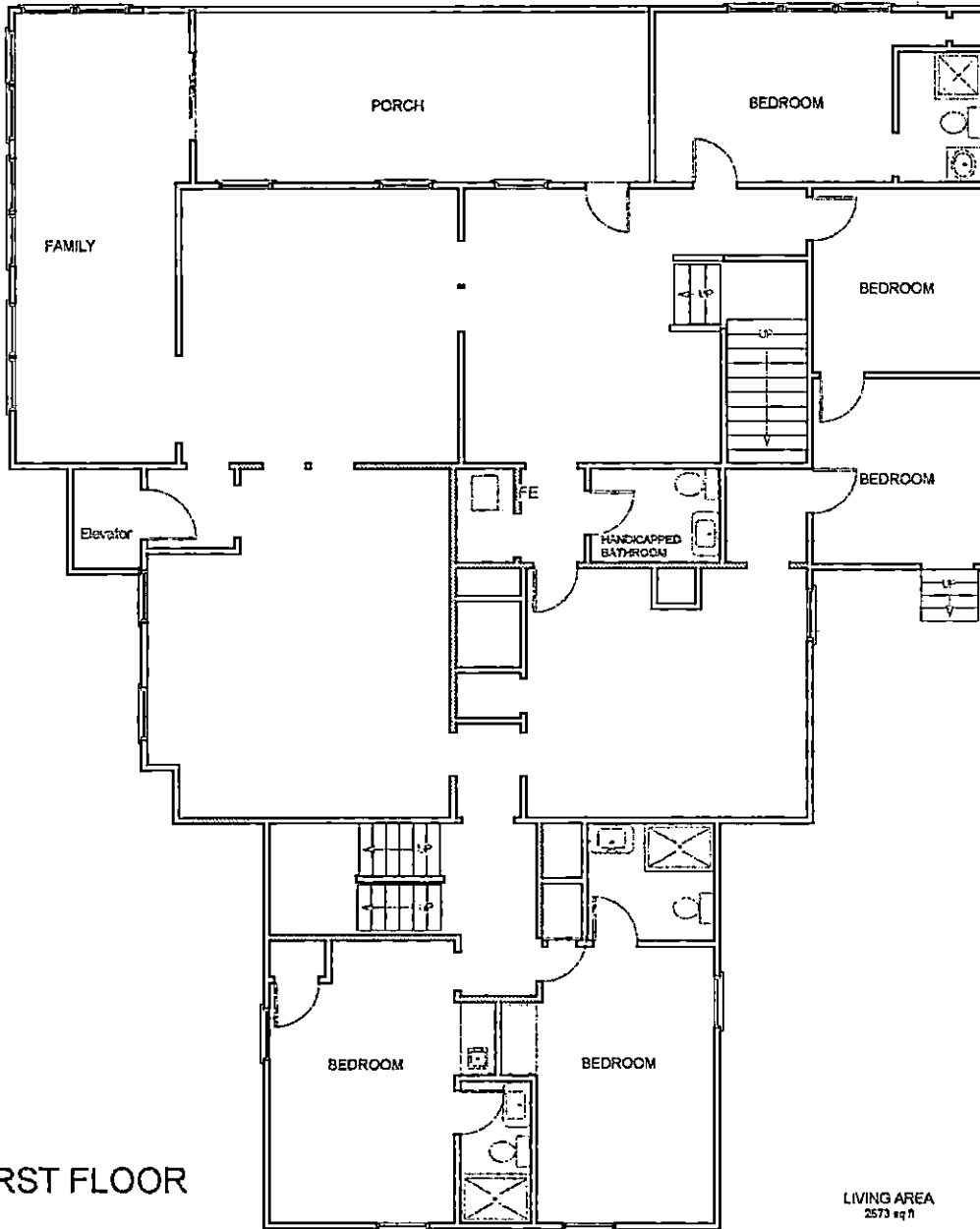
Plan C

Property Address: 303 N.
Rolling Road
Catonsville, Maryland
21228

Owners: 303 N. Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
October 23, 1998



FIRST FLOOR

LIVING AREA
2573 sq ft

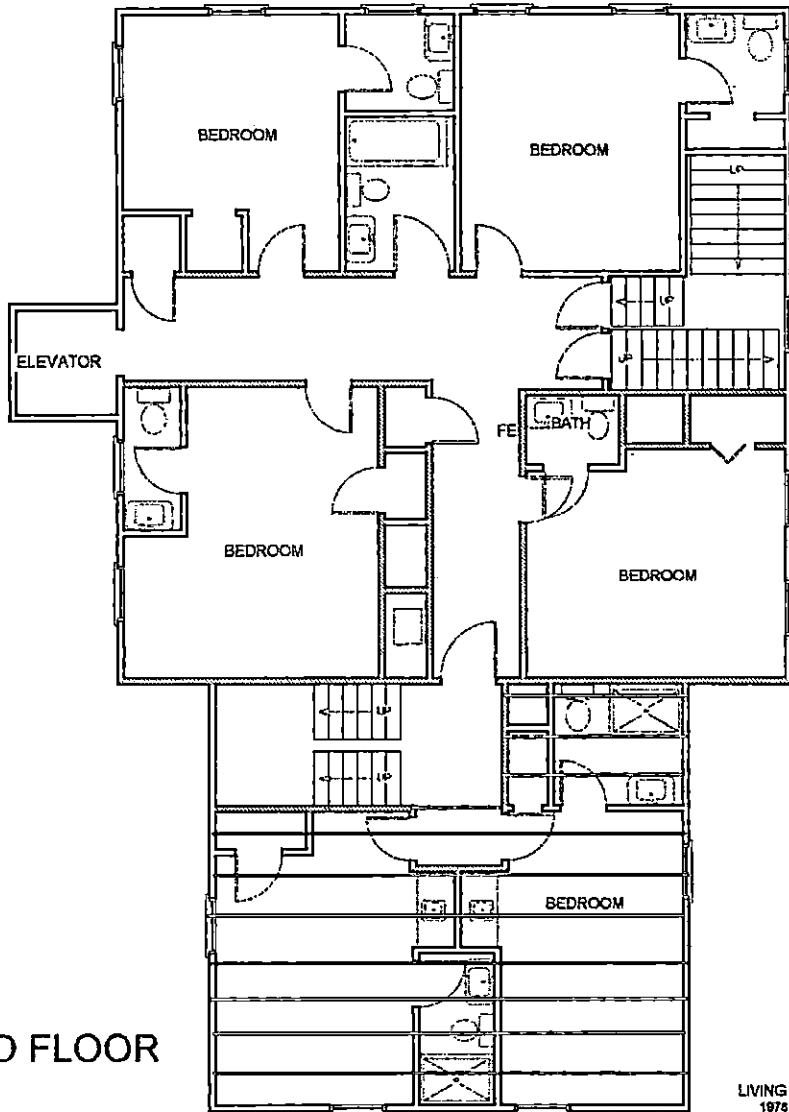
Plan C

Property Address: 303 N.
Rolling Road Catonsville,
Maryland 21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

NOT TO SCALE
Oct. 23, 1998



SECOND FLOOR

LIVING AREA
1976 sq ft

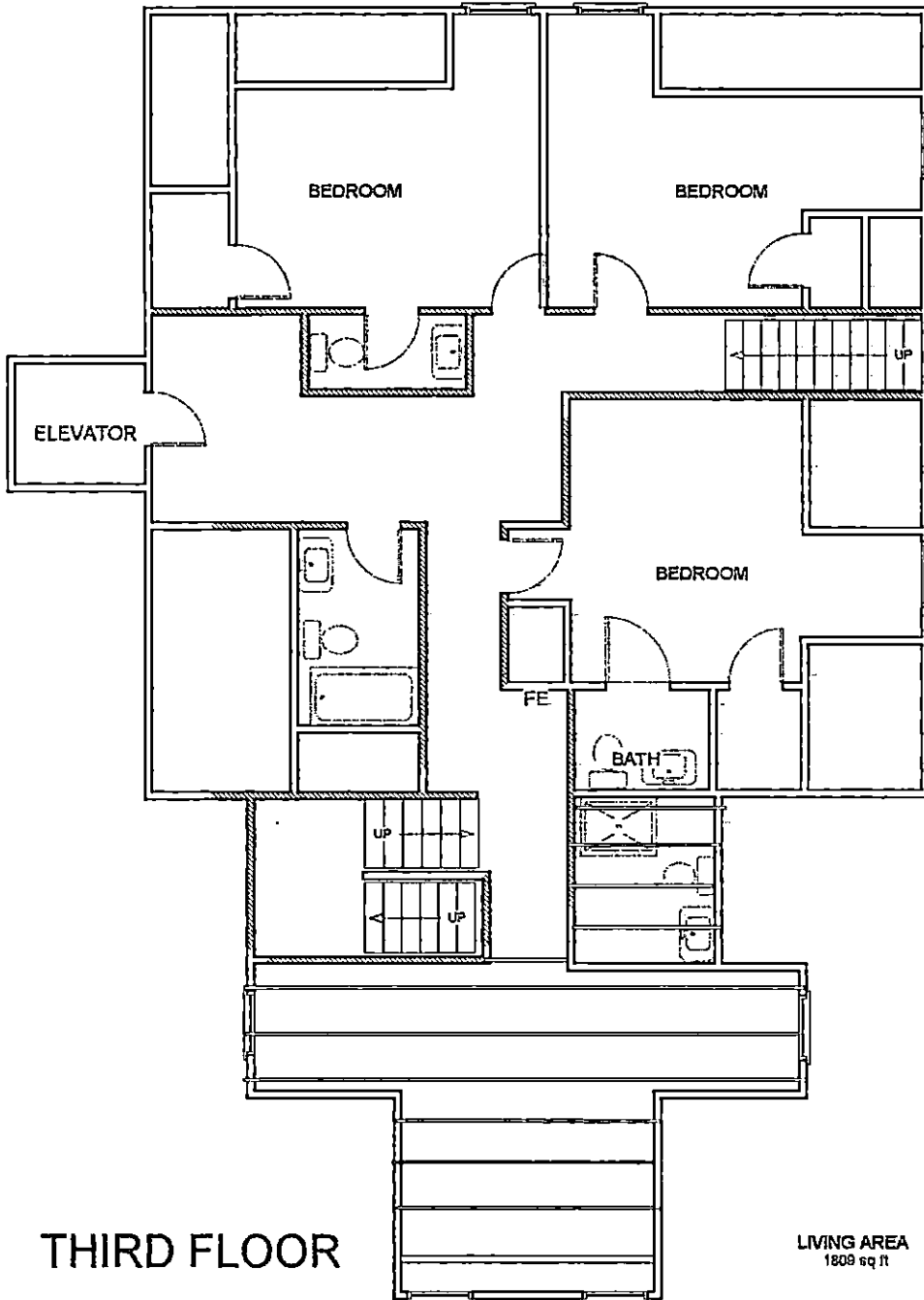
Plan C

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker,
P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO
SCALE
Oct. 23, 1998



THIRD FLOOR

LIVING AREA
1809 sq ft

Pauline ALF - 3030
Bobby AD

10/28/98

General Notes:

1. Zoning R-2
2. Proposed Lot size: 55,827.51 SQ. FT.
3. Lot Size Required for 15 Residents $25,000 + 30,400 = 55,400$
4. Proposed Residents: 15
5. Ground Floor Area (not including enclosed porches): 1,873 SQ. FT.
6. Allowable Expandable Area to Accommodate ALF Class A : 468.25
7. Area Removed by Addition (To be Credited) : 174 SQ. FT.
8. Total Net Expandable Area: 642.25 SQ. FT.
9. Exterior Stairs not included in calculations

Plan A:

1. 1st Floor Addition: 495 SQ. FT.
2. 2nd Floor Addition: 147 SQ. FT.
3. Total Addition: 642 SQ. FT.
4. Total Allowable: 642.25 SQ. FT.
5. Replace Old 2nd Floor Porch with New 2nd Floor porch
6. Eliminate Accommodation of Basement & Attic Rooms

Plan B:

1. Basement Addition: 435 SQ. FT.
2. 1st Floor Addition: 495 SQ. FT.
3. 2nd Floor Addition: 495 SQ. FT.
4. 3rd Floor Addition: 350 SQ. FT.
5. Total Addition: 1,775 SQ. FT.
6. Less Total Net Expandable Area: 642. SQ. FT.
7. Less Total 3rd Floor Reduction: 1,142 SQ. FT.
8. Total Allowable: 1,784 SQ. FT.
9. Reduces steps for seniors and emergency personal

Plan C:

1. 1st Floor Addition w/basement: 624 SQ. FT.
(Includes stairs)
2. Total Allowable: 642.25 SQ. FT.
3. Eliminate Accommodation of 2nd & 3rd Floor of Addition

Original Ground Floor Footprint

LIVING AREA
1873 sq ft



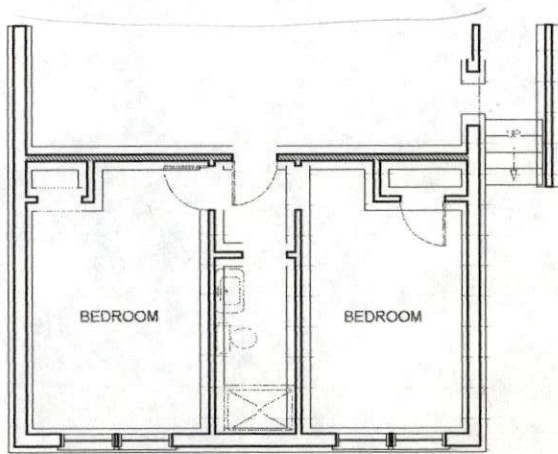
USE ENERGY SCALE

SEAL ALL.

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

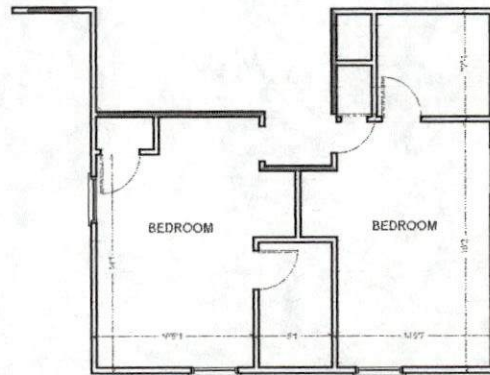
PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996



LIVING AREA
435 sq ft

BASEMENT

~~NOT~~ TO SCALE
October 23, 1998




LIVING AREA
495 sq ft

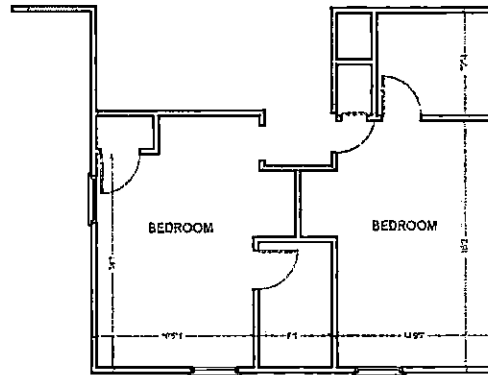
FIRST FLOOR

Property Address: 303 N.
Rolling Road
Catonsville, Maryland
21228

Owners: 303 N. Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-1996

NOT TO SCALE 
October 23, 1998



LIVING AREA
495 sq ft

SECOND FLOOR

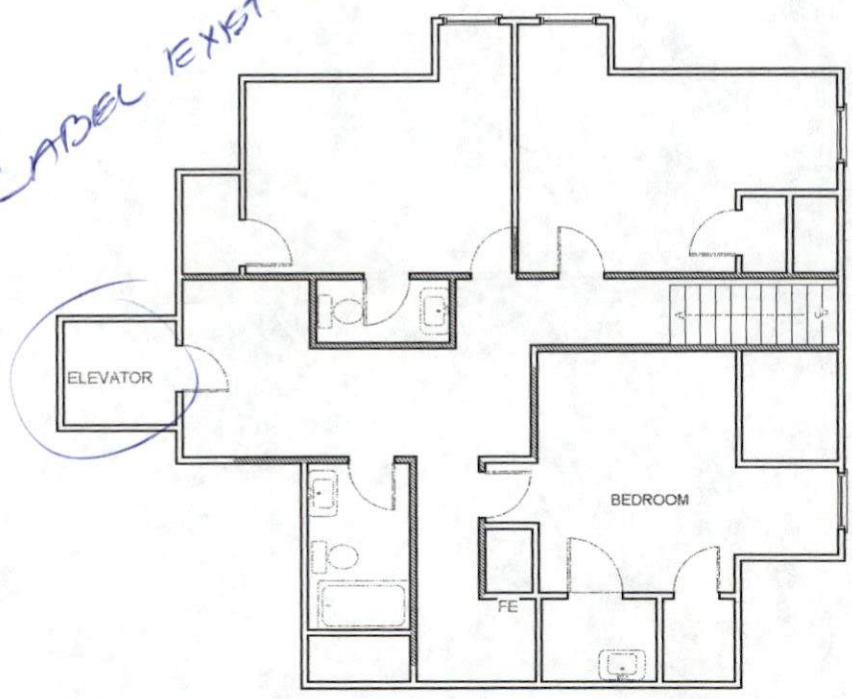
Property Address: 303 N.
Rolling Road
Catonsville, Maryland
21228

Owners: 303 N. Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-1996

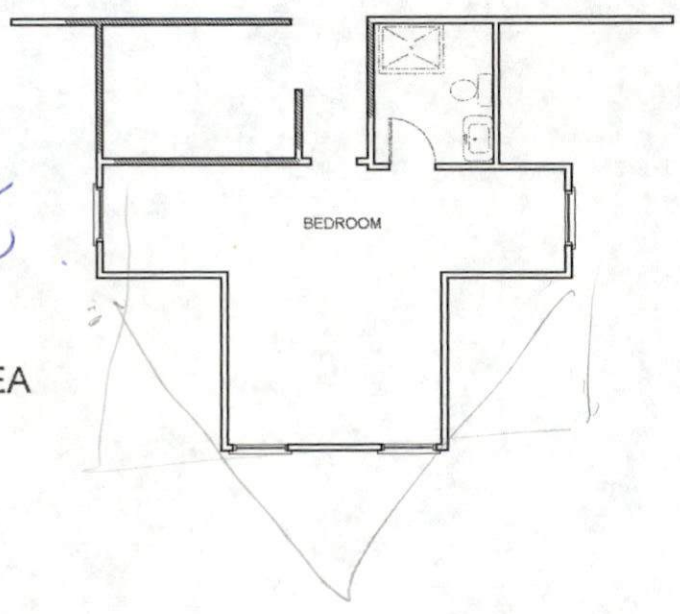
NOT TO SCALE _____
October 23, 1998

LABEL EXIST 5 YRS PRIOR TO APPLICATION.



LIVING AREA
1142 sq ft

*LABEL
NEW*



LIVING AREA
350 sq ft

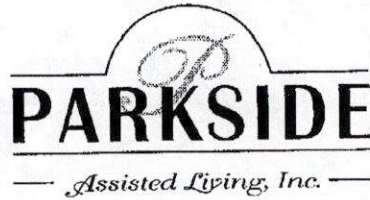
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker,
P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

~~NOT~~ TO SCALE
October 23, 1998

THIRD FLOOR



4/19/99
JO JL
ell ml

April 19, 1999

Baltimore County Dept. Of Zoning and Development Review
Mr. Arnold Jablon, Zoning Director
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 303 N. Rolling Road, Catonsville, Maryland 21228

Dear Mr. Jablon,

Parkside Assisted Living will comply with Class "A" ALF regulations until a decision is determined by a special hearing as follows:

1. Density Calculations: Lot Size = 43,695 square feet (See DRC 071061)
 Proposed Number of Residents: 11
 25,000 (7) residents + 15,200 (3,800*4 residents) = 40,200 SQ FT
 Allowed Number of Residents: 11.92

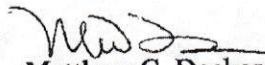
2. As of May 15, 1999 there will be no residents in the two (2) bedrooms on the 2nd floor of addition.

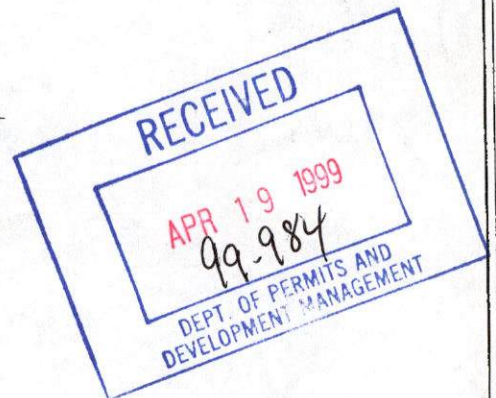
3. Parkside will not change any current residents or will not allow any new residents to move into the vacated bedrooms in addition area.

4. The vacated bedrooms on the second floor and basement will be used for storage only.

If you have any questions please do not hesitate to contact Michael Gisriel or myself.

Respectfully,


Matthew C. Decker



MCD/mr

cc: John Lewis
Michael Gisriel, Esq.

RECEIVED
APR 1 1958
DEPT. OF REVENUE AND
DEVELOPMENT

PARKSIDE ALF 303 N. ROLLING RD.
4/23/99 PER MIKE COOK (#4632)

PRIOR EXIST DWLG BEFORE ADDITION WOULD HAVE
SUPPORTED (BY DOUBLING IN SOME LARGER ROOMS
WHICH IS PERMITTED) 12 RESIDENTS, BEST ESTIMATE ON
THE PLAN MIKE HAS IN FILE,

comply with BOA order and Dept of ag my requirements
tear down addition or hold pending appeal.

432.5
DR. 2 25,000 (1ST 7) + 3800 EA. ADD
43,695.00 SPX SITE PLAN 96-507-XA

PRIOR TO HEARING W MIKE G.

Block off ADDITIONS.

More persons 2 days prior to filing
per by 7th or 15th

MK ^{10 AM} heavy or letter so you they have that WEND
11 with double up the original block and FORBIDDEN
Block everything else off can have 12 person. MON

will send information right to file
per. 30 days from 4/27. Per for SPX (after that AV.)

303 NORTH ROLLING RD
PARKSIDE SENIOR ALF. FILES,
PER WRITTEN REQUEST NOTIFY (NEIGHBOR)
FRED CASCIO OF ANY UPCOMING
MEETINGS OR HEARINGS.

DAY 410 3639663
EVE 410 7448670

PLANS MUST SHOW ORIGINAL FLOOR AREAS WITH ~~A~~ AS OF 5 YEARS
PRIOR TO ALF CLASS "A" FILING. ALONG WITH ALL ADDITIONS AND THEIR
~~A~~ ON EACH FLOOR. CALCS MUST CLEARLY SHOW LESS THAN 25%
OF GROUND FLOOR AREA INCREASE FROM GROUND FLOOR 5 YEARS
BEFORE ALF FILING. ONCE PLANS ~~ARE~~ PROVE THIS ^{TO US} THEY
MUST BE SUBMITTED WITH REGULAR CLASS "A" ALF APPLICATION
PLAN AND INFO. ALL PLANS INC. FLOOR PLANS MUST
BE SEALED. BEFORE ANY ALF APPROVAL CAN BE
GIVEN THE DEVELOPMENT PLAN MUST BE REVISED
AND APPROVED FOR THE NECESSARY LOT SIZE CHANGES
AND THE LOT MUST BE RECORDED.

LET MR CASCIO KNOW AS PROCESS BEGINS
+ WHAT IS TO BE DONE BY MR DECKER.

PER EARLIER MTC DECKER + ATTY WILL MEET
WITH NEIGHBORS PRIOR TO FILING APPLICATION
FOR CLASS A. + GET THEIR ~~AGREEMENT~~ AGREEMENT.

432.5, BCZR.

① DENSITY + DRC REFINEMENT.

DR 2 TREES @ 25,000 #
+ 8 RES X 3800 = 30,400 #
TOTAL = 55,400 # REQUIRED. 1.2718 AC.

② < 25% EXPANSION.

SEAL FLOOR PLAN W GROUND FLOOR AREA AS OF
5 YEARS, PRIOR TO ORIGINAL APPLICATION DATE.

USE PLAN A WITH AMENDMENTS.

B. eliminate 3RD Floor as Habitable Area.
uncharted area.

C. eliminates eliminates Po/ 2ND + 3RD.

5:30 PM, WED OR THURS,

Comm MTG. WITH Council + NEIGHBORS,

CALL MIKE GISSRAEL. ^(101. A) ENLARGED TO ACCOMMODATE FACILITY

MSG TO Rick Wisnom. TO CONTACT ME 10/28

ON NEW ADDITION PER WCR: WHAT YOU SEE IS WHAT YOU GET: CONSIDERS ENTIRE AREA AS ACCOMMODATING ALF.
2 WAYS TO GO: ^{UPPER LEVELS} EITHER REMOVAL OF FLOORS TO CREATE ATRIUM
OR REMOVAL OF ~~TOP~~ OF BLDG.

IF DISAGREE POSSIBLE SPA TO DETERMINE.

JLL.
Notified Mike Gissrael By Phone 11/4/98
HE WILL TALK TO CLIENTS + GET BACK TO ME.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 26, 1996

The Decker Group
815 Hilltop Road
Baltimore, MD 21228

RE: Violations

Dear Mr. Matt Decker:

Due to outstanding code violations Baltimore County is placing a hold on all existing permit applications and will not accept future applications pending resolution of uncorrected code violations.

Building Inspection will advise as to when The Decker Group can be reinstated to obtain permits.

You may contact me at 887-3373.

Sincerely,

A handwritten signature in cursive script, appearing to read "Raymond S. Wisnom, Jr.", is written over the typed name.

Raymond S. Wisnom, Jr., Chief
Division of Code Inspections
and Enforcement

RSW/nmn

c: John Altmeyer
Doug Swam
Zoning Counter

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

April 29, 1996

TO: Permits and Development Management
Permit Processing Personnel

FR: Raymond S. Wisnom, Jr. *RSW*

RE: Permit holds

Effective May 1, 1996, do not issue permits to the following:

The Decker Group
Mr. Matt Decker

W. S. North Contracting Co., Inc.
Mr. Scott North

For questions, contact Rick Wisnom, x3373.

RSW/nmn

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE BUILDING ENGINEER

JOB LOCATION 303 W Rolling Rd

DISTRICT: 01 PCT: 10

PERMIT NO. None

BLDG. INSP. 887-3953
 PLUMB. INSP. 887-3620
 ELEC. INSP. 887-3960
 SED. CON. INSP. 887-3226
 BLDGS. ENG. 887-3373

STOP WORK NOTICE

I HAVE THIS DAY INSPECTED THIS STRUCTURE AND THESE PREMISES AND HAVE FOUND THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE.

CODE County Council Bill SEC. 107

Building addition for elevator
and deck at side of
existing structure

Obtain necessary permit(s)

* Must Pay \$100 - Stop Work Fee *
To be paid at County Office Building

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN DATE: 5/3/96
FAILURE TO COMPLY CONSTITUTES A VIOLATION OF COUNTY LAW

DATE 4/23/96 SIGNED INSPECTOR J. Profitt

ALL CORRECTIONS COMPLETE AND APPROVED

DATE _____ SIGNED INSPECTOR _____

DO NOT REMOVE THIS TAG

DROP OFF 4/24/96
10:10 AM.
COPIES OF EACH TO
JOHN ALTMAYER FOR
VERIFY OF COMPLIANCE.
4/24/96 11 AM.

PARKSIDE
303 N. Rolling Road
Catonsville, MD 21228

SQUARE FOOTAGE CALCULATIONS:

Existing first floor foot print:

57 ft. X 27 ft = 1,539 sq.ft. - Area "A"

17.9 ft. X 37 ft. = 662.3 sq.ft. - Area "B"

6ft. X 11 ft. = 66 sq. ft. - Area "C"

4 ft X 37 ft. = 148 sq. ft. - Area "D"

5 ft x 6 ft = 30 sq. ft. - Area "E"

6 ft x 24 ft = 144 sq. ft. - Area "F"

2,589.3 SQ. FT. - TOTAL EXISTING FIRST FLOOR FOOT PRINT

25% OF 2589.3 SQ. FT. = 647.3 SQ. FT.

Additional usable space to entire house:

624 sf (Foot print of addition)
- 318 sf (Existing area now enclosed in addition)
First Floor 174 + Second Floor Porch 144,
Includes stair on First Floor
174 First floor + 144 Second Floor Porch = 318

306 SF = NET INCREASE IN AREA TO FIRST FLOOR

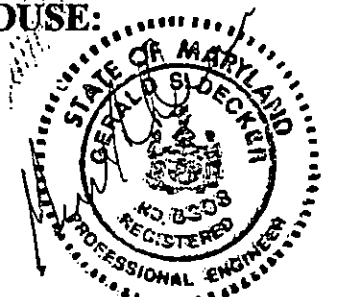
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306 SF + 100 SF + 234 SF = 640 SF

640 SF = 24.7% OF EXISTING FIRST FLOOR FOOT PRINT





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Catonsville, MD 21228

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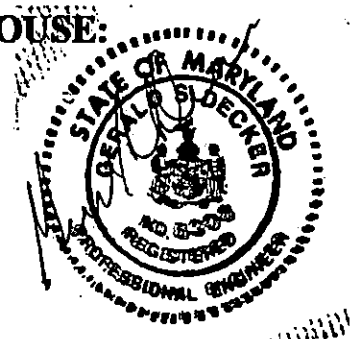
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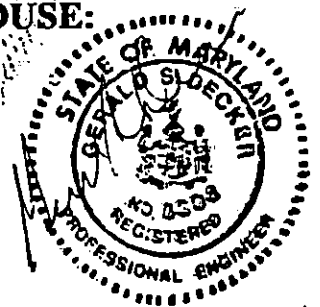
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2,589.3 SQ. FT. - TOTAL EXISTING FIRST FLOOR FOOT PRINT

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Actual addition to first floor beyond existing foot print:

$$\begin{array}{r} 624 \text{ sf (Foot print of addition)} \\ - 314 \text{ sf (Existing area now enclosed in addition)} \\ \hline \end{array}$$

310 SF = NET INCREASE IN AREA TO FIRST FLOOR

NET INCREASE IN AREA OF ELEVATOR SHAFT = 100 SF (25 SF x 4 levels)

NET INCREASE OF STAIRS ON 3 LEVELS = 234 SF (78 SF X 3 levels)

TOTAL ADDITIONAL NET USABLE SPACE TO ENTIRE HOUSE:

$$310 \text{ SF} + 100 \text{ SF} + 234 \text{ SF} = 644 \text{ SF}$$

644 SF = 24.8 % OF EXISTING FIRST FLOOR FOOT PRINT

NEEDS SEALS + CORRELATION WITH FLOOR PLAN

~~FLOOR PLAN~~ THIS MUST REF. FLOOR LEVELS.

WHAT'S UNUSABLE + HOW.

ADD
DETAIL
CONSTRUCTION.

ITEM # 501
FILED 6/18/96
XA.



FAX COVER SHEET

6/14/96
MET WITH
THERESA ADAMS
(PER MATT DECKER)
ON 6/14/96.
ISSUES RESOLVED
SO FAR. NO OTHER
RESPONSE FORTHCOMING

JL

DATE June 13, 1996

PLEASE DELIVER THE FOLLOWING DOCUMENT TO:

NAME: MR. JOHN LEWIS

FAX NUMBER: 887-5708

FROM: MATT DECKER

NUMBER OF PAGES: 2 (INCLUDING COVER SHEET)

COMMENTS: _____

ORIGINAL WILL FOLLOW IN MAIL

ORIGINAL WILL NOT FOLLOW IN MAIL

PLEASE CALL US IF THIS TRANSMISSION IS INCOMPLETE OR ILLEGIBLE

* PLEASE NOTE: OUR FAX NO. IS (410)646-5069

815 HILLTOP Road • Baltimore, MD 21228 • (410)719-0011

June 13, 1996

Mr. John Lewis
Department of Planning and Zoning
Baltimore County, MD

RE: 303 N. Rolling Road

Dear Mr. Lewis:

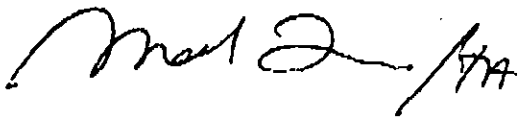
I would like to reiterate my apologies regarding the missed appointment last week. As I said, I honestly had no idea that any appointment had been scheduled and am very sorry about the misunderstanding. My partner, Rick Ainsworth, had only mentioned that you would be at the front desk at 1:00 that day and if I had questions that would be a good time to catch you. I am constantly pressured from future home owners, future elderly residents, subcontractors and suppliers because of the blanket hold which has been placed on all of my projects in the County. I assure you that I would never take any actions that would delay the resolution of this project.

Yesterday Mike Gisriel, my attorney, spoke with Mr. Jablon regarding the status of this project. Mr. Jablon indicated that the hold would be released on the project and inspections could be made. John Altmeyer is waiting for your call to release permits and inspections. Please call him to give him permission to proceed with these releases.

We have made the revisions you recommended for the drawings for the Special Exception and Variance submittals. However, we have some questions regarding the specific reference numbers to quote from the BCZR manual. We can submit these revised drawings to you today or we will wait for the filing meeting on Thurs., June 27th. In any case, we cannot afford to delay the provisional license or delay any inspections/permits. Please speak with Theresa Adams at our office (719-9570) as soon as possible to advise us of your preference.

Thank you for your prompt attention in this matter.

Very truly yours,



Matthew C. Decker

303 N ROLLING RD, REQUIRED REVISIONS
FOR PETITION FILING.

6/11/96

Checked revised (red line) plan changes
on plan provided 6/10/96

REVISIONS REQUIRED. PER YELLOW HIGHLIGHTED
MARK UP.

FOR EXAMPLE:

(20 FT IN LIEU OF THE REQUIRED 50
FOR RTA BUFFERS)

BE CERTAIN TO REFERENCE ALL REQUIRED
VARIANCE RELIEF, SECTION # 5 (BCZR) ETC.,
ON THE PLAN AND PETITION FORMS.

(THE GENERAL ^{BCZR} ~~VARIANCE~~ SECTION # BY ITSELF IS NOT
SUFFICIENT FOR REFERENCE.)

RETURN THE MARK UP PLAN DATED 6/11/96
WITH ALL REVISIONS FOR PETITION FILING.

~~THE PETITION SHOULD REFER TO THE RTA~~

CALL 887-3391 FOR A FILING APPOINTMENT
2 HRS NEEDED. STATE THIS WHEN SPEAKING
TO THE SECRETARY TO ENSURE ADEQUATE
APPOINTMENT TIME.

The Landscape and Petition Plans must match.
Contact Avery Harden for landscape issues 887 3751

THE REST OF THE PACKAGE INCLUDING THE
CHECK IS BEING RETURNED WITH THESE
COMMENTS,

Contacted Matt Decker for Pick Up
6/11/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

Michael U. Gisriel, Esquire
Gisriel and Brush, P.A.
210 East Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: 303 North Rolling Road
Rescission of Use Permit
Approval for a Class "A"
Assisted Living Facility (ALF)
1st Election District

Dear Mr. Gisriel:

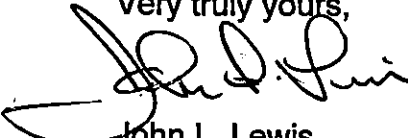
This letter serves to notify you that (as stated in my last letter of May 31, 1996), due to the large building expansion in violation of the definition of a Class "A" Assisted Living Facility, a special exception for a Class "B" Assisted Living Facility is required.

The fact that two zoning hearing filing appointments made by Mr. Ainsworth on June 6 and June 7, 1996 were not kept and no attempt was made to contact me concerning an inability to keep said appointments, I have no choice but to rescind the current Class "A" Assisted Living Facility use permit.

No further approval actions on this site will be taken by this office until the zoning special exception is granted and appropriate Development Review Committee (DRC) actions are taken concerning development plan revisions.

If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,


John L. Lewis
Planner II
Zoning Review

JLL:scj

c: Michael Cook, Department of Aging
Decker Group
John Altmeyer, PDM

RESULT,
(STP) REQUESTED + FILED)



303 N Rolling Rd, REQUIRED REVISIONS
FOR PETITION FILING.

6/11/96

Checked revised (red line) plan changes
on plan provided 6/10/96

REVISIONS REQUIRED. PER YELLOW HIGHLIGHTED
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COMMENTS.

Contacted Matt Decker for Pick Up
6/11/96

303 N Rains.

called RA 6/5/96

RETURNED TO RICK AINSWORTH:

ALONG WITH ALL REVIEW INFO PROVIDED + A COPY OF THESE COMMENTS.
1 MARKUP PLAN, WITH ZONING COMMENTS + REQUIREMENT
TO RETURN FOR FINAL ZONING REVIEW FOR PET
FILING. SEAL PLANS

STATEMENT OF REVISED FEES. 620.00

3 ZONING VARIANCE FORMS TO BE COMPLETED +
FILED WITH SPX.

+ REQUEST FOR REVISED SEALED DESCRIPTIONS
~~(~~REVISIONS~~)~~

ADD + POSTING FORM, TO BE COMPLETED + RTND.

RETURN COMPLETE ZONING FILING PKG. + FEES
CALL JOHN LEWIS FOR APPT. TO FILE 887-3391

ONCE FILED I'LL CONFIRM WITH DIRECTOR
ON CONDITIONAL/PROVISIONAL APPL FOR THE
CLASS "A" ALF.

PER FLOOR PLANS
RESTRICTING USE OF
NEW CONST AREA?
PROV APPL
SUBJ. TO RMNT THAT
~~WITH THE~~ COUNTY APPL AGENCY
INSPECTIONS OPEN TO ALL
AS NECESSARY TO
CONFIRM PROV USE
LIMITS,
35' 4" ?
IN R/A

303N Formwork,

called RA 6/5/96

RETURNED TO RICK AINSWORTH:

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FILED WITH SPX.

+ REQUEST FOR REVISED SEALED DESCRIPTIONS
~~(SEE STATE BOARD)~~

ADD + POSTING FORM, TO BE COMPLETED + RTND.

RETURN COMPLETE ZONING FILING PKG. + FEES
CALL JOHN LEWIS FOR APPT. TO FILE 887-3391

ONCE FILED I'LL CONFIRM WITH DIRECTOR
ON CONDITIONAL/PROVISIONAL APPL FOR THE
CLASS "A" ALF.

John L

11:54

5/9/96

Arnold: I advised Mike that the special exception for the Class B ALF for 303 N. Rolling Rd Must be filed before we can consider any release of the Class "A" ALF approval.
Mike Gisriel
He is very insistent that they will

440-0973
meet all our requirements and

RETURNED YOUR CALL
must open very soon. I told him due to the various poor reports we've been getting we're standing firm. He wants you to call him badly. JLL

Arnold spoke with Mr. Gussner 5/9/96 +
I met with Arnold + we will let the class "A" approval stand after the filing for SPX for class "B" and DRC review is requested for refinement or other ~~and~~ action.

We also need a revised class "A" plan with this subject action + evidence that the area now part of what will be the class "B" ALF will not and cannot be occupied until resolution of the SPX + Dev issues.

I mailed response to attorney stating that they ~~must file~~ should file SPX + take appropriate DRC actions. The SPX should be filed within 10 working days of the date of the letter.

5/7/96 CALL AT 3:35 PM MIKE GISPABEL.

S/L 5/8/96.

5/9/96 CALL RTND. TO M.G. 539-0513

MSG TO SEC.

WHEN WE CONNECT I WILL ADVISE ^{AGAIN} WE WANT FILING
FOR SPX + DRC ACTION ASAP. PREFERABLY WITHIN
10 WORKING-DAYS OF OUR RECENT LTR RESPONDING
TO HIS CONDITIONAL APPL RQST. THIS IS BEING STATED
IN OUR LETTER.

John L.
MIKE Gispabel called 5/7/96
please call back 3:35
539-0513 PM

RE: Class A
303-N. Holly Rd

m. h

303 N. Young Rd.

Stop work order was received by P&L on early April 96
Met with Matt Becker that week (within 7 days) gave list of possible
"again on 4/10/96 + requested for
to send me ~~list of possible~~ ^{list of possible} ~~work~~ ^{work}
with Alting Mike Gunnar they decided to reduce ~~list~~ ^{list}
including area + map by for received use permit.

MA 4/23/96 + reviewed aerial photo which didn't make
sense. Royal calculations of wife + clarification
during this entire process made clear that OPC, P&L
copying and using same the estimates.

4/23/PM John Alting gave me a copy of a map
stop work order for clarification + check construction
4/24/96 spoke to Matt Becker Risk Agreement?
MRE ~~4/23/96~~ ~~Mr. Becker~~ ~~calculating end 2nd~~ ~~calculating end 2nd~~
For Mike C. + John Alting. There is a 2nd + 3rd floor
new calculation which are not in the calculations of #
as requested

4/26/96 Mtg on suggested by near the 24th with
Matt D. + John Alting
Must go to DR canal
Do SPX taking them rearranged letter of intent to
A.I. (to edit down would but this is the only possible
negotiation I can see.

John Alting wants Eas. Days + will not raise
other permits until other site permit calculations are
needed.

I can will let him finish the clear draft +
check but one more note will mean going through
negotiation + DR final action of park plan
to my permit final.

5/6/96 SPAU MIDGE DEK
ASKED HOW TO SPEAK
TO M.D. ON HOW SON
SPX FINING

no representation
no representation

method to make



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 26, 1996

The Decker Group
815 Hilltop Road
Baltimore, MD 21228

RE: Violations

Dear Mr. Matt Decker:

Due to outstanding code violations Baltimore County is placing a hold on all existing permit applications and will not accept future applications pending resolution of uncorrected code violations.

Building Inspection will advise as to when The Decker Group can be reinstated to obtain permits.

You may contact me at 887-3373.

Sincerely,

A handwritten signature in cursive script, appearing to read "Raymond S. Wisnom, Jr.".

Raymond S. Wisnom, Jr., Chief
Division of Code Inspections
and Enforcement

RSW/nmn

c: John Altmeyer
Doug Swam
Zoning Counter

John Fry I
John Altman
BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

April 29, 1996

TO: Permits and Development Management
Permit Processing Personnel

FR: Raymond S. Wisnom, Jr. *RSW*

RE: Permit holds

Effective May 1, 1996, do not issue permits to the following:

The Decker Group
Mr. Matt Decker

W. S. North Contracting Co., Inc.
Mr. Scott North

For questions, contact Rick Wisnom, x3373.

RSW/nmn

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE BUILDING ENGINEER

JOB LOCATION 303 W Rolling Rd

DISTRICT: 01 PCT: 10

PERMIT NO. None

BLDG. INSP. 887-3953
PLUMB. INSP. 887-3620
ELEC. INSP. 887-3960
SED. CON. INSP. 887-3226
BLDGS. ENG. 887-3373

STOP WORK NOTICE

I HAVE THIS DAY INSPECTED THIS STRUCTURE AND THESE PREMISES AND HAVE FOUND THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE.

CODE County Council Bill SEC. 107

Building addition for elevator
and deck at side of
existing structure

Obtain necessary permit(s)

* Must pay \$100 - Stop Work fee *
To be paid at County Office Building

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN DATE: 5/3/96
FAILURE TO COMPLY CONSTITUTES A VIOLATION OF COUNTY LAW.

DATE 4/23/96 SIGNED INSPECTOR CJ Profile

ALL CORRECTIONS COMPLETE AND APPROVED
DATE _____ SIGNED INSPECTOR _____

DO NOT REMOVE THIS TAG

303 N. ROLLING RD
DO NOT USE

THESE PLANS FOR ANY
APPROVAL. HOLD PENDING.
DEED RECORDATION FOR

51,600 # ALF LOT.

BEING HELD UP FOR SEWER ISSUE BY KVRTK.

ONLY THEN CAN WE GIVE
REVISED 14 RESIDENT ALF
APPVL.

JJJ
12/15/95

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

FILED BY JLL
8/30/95

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management
RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval for a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

303 GOLLING RD PARTNERSHIP 410/719-0011
 Print name of Applicant Address Telephone Number

Lot Address 303 N. ROLLING Election District 1 Councilmanic District 10 Square Feet
7317

Lot Location: N E S W/side/corner of E / Rolling Rd, 500 feet from N E S W corner of ALLEYUE

Land Owner THE DECKER GROUP, INC. Tax Account Number 01-13-200650

Address 815 Hilltop Road BAH MD 21218 Telephone Number 719-0011

CHECK LIST OF MATERIALS: (to be submitted by applicant for required compatibility and/or appearance review by the Office Of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	___
2. Permit Application	<input checked="" type="checkbox"/>	___
3. Site Plan	<input checked="" type="checkbox"/>	___
<small>Property (3 copies): including lot size and square feet of buildings, parking and open space min. 550 sq. ft. Topo Map (2 copies): available in Room 204, County Office Building - (please label site clearly) Statement as to whether or not building has been enlarged by 25% in the last five years</small>	<input checked="" type="checkbox"/>	___
4. Building Evaluation Drawings <u>WAIVED</u> <small>not required if noted on site drawings that: NO EXTERIOR changes to the building have occurred in the past 5 years.</small>	<input checked="" type="checkbox"/>	<u>WAIVED EL. DWGS.</u>
5. Photographs (please label all photos clearly) <small>Adjoining Buildings Surrounding Neighborhood</small>	<input checked="" type="checkbox"/>	___
6. Current Zoning Classification: <u>D.R. - 2</u>	<input checked="" type="checkbox"/>	___

TO BE FILLED IN BY THE OFFICE OF PLANING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations.

The zoning office should confirm there are no density issues involved. The petitioner recently received development plan approval for 5-6 lots on the balance of the parcel.

Signed by: Bill Nughey (DRC APPVD FENMNT)

Date: 9/11/95

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

FILED BY
8/30/95

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____
Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management
RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval for a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

303 Rolling Rd PARTNERSHIP

410 / 719-0011

Print name of Applicant 303 Rolling Rd PARTNERSHIP Address Telephone Number

Lot Address 303 N. ROLLING Election District 1 Councilmanic District 10 Square Feet .7317

Lot Location: N E S W/side/corner of E / Rolling Rd, 300 feet from N E S W corner of ALTAVUE
01-13-200650

Land Owner THE DECKER GROUP, INC. Tax Account Number 01-13-20065

Address 815 Hilltop Road BAH MD 21228 Telephone Number 719-0011

CHECK LIST OF MATERIALS: (to be submitted by applicant for required compatibility and/or appearance review by the Office Of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan <small>Property (3 copies): including lot size and square feet of buildings, parking and open space min. 550 sq. ft. Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) Statement as to whether or not building has been enlarged by 25% in the last five years</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Evaluation Drawings <u>WAIVED PER TO</u> <small>not required if noted on site drawings that: NO EXTERIOR changes to the building have occurred in the past 5 years.</small>	<u>WAIVED</u>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) <small>Adjoining Buildings 1 Surrounding Neighborhood</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>D.R. - Z</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TO BE FILLED IN BY THE OFFICE OF PLANING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations.

The zoning office should confirm that there are no density issues involved with this request. The petitioner recently received development plan approval for 5-6 lots on the balance of the parcel.

Signed by: Paul Harghey (DRC APPROV'D RECOMMNT)

Date: 9/11/95

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 28 Aug 95

OEA: JPK/BJP

HISTORIC DISTRICT/BLDG.

B256485
ERMIT #: B 256485
RECEIPT #: A 285761
CONTROL #: CAC-
REF #:

PROPERTY ADDRESS: 303 N. Rolling Rd YES NO
SUBDIV: L400 N. Ewing St. Ave. DO NOT KNOW
TAX ACCOUNT #: 07-13-200550 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) I 10
NAME: THE DECKER GROUP, INC
ADDR: 815 Hilltop Rd 21228

FE: 355 + 352 + 12 =
AID: 399
AID BY: ADP
INSPECTOR:

DOES THIS BLDG. HAVE SPRINKLERS
YES NO

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: MATT DECKER
COMPANY: ~~THE DECKER GROUP, INC~~
STREET: 815 HILLTOP RD
CITY, ST, ZIP: CATONSVILLE, MD 21228
PHONE #: 719-6071 MIC LICENSE #:
APPLICANT SIGNATURE: *[Signature]* TRACT: BLOCK:
PLANS: CONST PLOT PLAT DATA EL PL
TENANT
CONTR: OWNER
ENGR:
SELLR:

BUILDING 1 or 2 FAM.
CODE CODE
13 BOCA CODE
TYPE OF IMPROVEMENT
NEW BLDG CONST
ADDITION
ALTERATION
REPAIR
WRECKING
MOVING
OTHER C.O.C.

DESCRIBE PROPOSED WORK:

Interior Alteration to convert a SFD to an Assisted living Home. - 14 RESIDENTS
Separate permit requires for any additional work.
4,400 sq ft
NON-RESIDENTIAL CLASS "A" ASSISTED LIVING FACILITY

TYPE OF USE

RESIDENTIAL
1. ONE FAMILY
2. TWO FAMILY
3. THREE AND FOUR FAMILY
4. FIVE OR MORE FAMILY (ENTER NO UNITS)
5. SWIMMING POOL
6. GARAGE
7. OTHER

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY FOR 14 RESIDENTS
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) APP MUST PROVIDE EVIDENCE OF DEED
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE RECORDATION FOR 51,890 SQ FT.
14. HOSPITAL, INSTITUTIONAL, NURSING HOME ON LOT TO ZONING FOR APPVL RELEASE
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

SLAB
BLOCK
CONCRETE

BASEMENT
1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

MASONRY
WOOD FRAME
STRUCTURE STEEL
REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

ENTRAN AIR: 1. 2.
ESTIMATED COST: \$80,000

PROPOSED USE: Assisted living Home
EXISTING USE: SFD

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALES 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

FAMILY BEDROOMS
BATHROOMS
KITCHENS
CLASS: 04
LIBER: FOLIO: Imp.

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 4400 SIZE 2200
WIDTH FRONT STREET 2317 sq ft
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK
1. Y 2. N ZONING DR2

APPROVAL SIGNATURES DATE
BLD INSP :
BLD PLAN : R.F. Jern FINAL : 12-11-95
FIRE : R.F. Jern FINAL : 12-11-95
SEDI CTL :
ZONING : R. Jern OK TO FILE : 10/31/95
PUB SERV : RM 111 Jern FINAL : 10/31/95
ENVRMNT : R. 416 C. Kelly FINAL : 8/30/95
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

PLANS WAIVED R.F. (DRC REAMINT. APPD SUBJ. TO REVISION)

Rolling Road
ALF

FILE NOTE

12/13/93

→ KEEP IN
ALF
FILE

The 51,600 # lot size (for 14 ALF residents) can't be recorded until a phase 2 approval regarding sewer issues is approved. Per Kurt K.

WCR + I discussed + we'll approve for the existing ^{0.7317ac} ~~lot~~ lot area on the permit for 8 residents as shown on the earlier (white) site plans in the ALF FILE.

Matt Decker (owner) is checking with his bank, if OK we'll approve for 8 res. + dump the rest of the file pending later revisions after the 51,600 #

lot recordations following the final

Phase II 4 LOT TOTAL APPROVAL.

AS PRESENTED ~~TO~~ TO
THE DRC.



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

FILED BY JLL
8/30/95

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management
RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval for a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

303 Rolling Rd PARTNERSHIP 410/719-0011
 Print name of Applicant Address Telephone Number

Lot Address 303 N. ROLLING Election District 1 Councilmanic District 10 Square Feet
.7317

Lot Location: N E S W/side/corner of E / Rolling Rd, 330 feet from N E S W corner of ALFAVUE
 Land Owner THE DECKER GROUP, INC. Tax Account Number 01-13-200650
815 Hilltop Road BAH MD 21218 Telephone Number 719-0011

CHECK LIST OF MATERIALS: (to be submitted by applicant for required compatibility and/or appearance review by the Office Of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	✓	—
2. Permit Application	✓	—
3. Site Plan <small>Property (3 copies): including lot size and square feet of buildings, parking and open space min. 550 sq. ft. Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) Statement as to whether or not building has been enlarge by 25% in the last five years</small>	✓ ✓ ✓	— — —
4. Building Evaluation Drawings <u>WAIVED</u> <i>DUETO</i> <small>not required if noted on site drawings that: NO EXTERIOR changes to the building have occurred in the past 5 years.</small>	✓	✓ <u>WAIVED.</u>
5. Photographs (please label all photos clearly) <small>Adjoining Buildings 1 Surrounding Neighborhood</small>	✓ ✓ ✓	— — —
6. Current Zoning Classification: <u>D.R. - 2</u>	✓	—

TO BE FILLED IN BY THE OFFICE OF PLANING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations.

Signed by: _____

Date: _____

3/22/98

JOAN ALTMAYER.
3953.

B263918. Copies on was.
plans + permit.

over 25%?

1ST FLR ON ALF PLAN 2800 # ±
ADDITIONAL BLDG PERMIT 2100 # ±

3/26/96

303 N Rolling Rd. ILLEGAL ADDITION TO ALF:

CHANGES THAT I CAN SEE FOR ZONING APPROVAL:

1

REMOVE ALL ADDITIONS BUILT SINCE THE USE PERMIT ISSUANCE ~~BE~~ ON THE APPROVD PLAN + PROVIDE ARCHITECTURAL SEALED FLOOR PLANS EVIDENCING COMPLIANCE.

OR

2

REMOVE ALL PARTS OF BLDG ~~EXIST~~ RECENTLY CONSTRUCTED WHICH EXCEED 24.9% OF THE ~~THE~~ ORIGINAL 2800 ± SQ FT ~~THE~~ FIRST FLOOR AREA SHOWN ON THE CLASS A USE PERMIT PLANS AND PROVIDE ARCHITECT SEALED FLOOR PLANS DEMONSTRATING ~~THE~~ COMPLIANCE AND RESUBMIT A REVISED COMPATABILITY REVIEW FOR OPCC APPROVAL AS A CLASS "A" + PAY FEES.

OR

LOT LESS THAN 1 ACRE ~~CANNOT DO BUT~~ IF 1 ACRE AVAILABLE

3

HAVE SPX + VAR ANY REQUIRED SITE STANDARDS MUST COMPLY WITH SEALED PLAN ~~REQUIREMENTS~~ AS WELL AS ALL NOW RESIDENTIAL PROP CHKLIST STANDARDS, FOR ZONING-PETITION APPLICATION.
(2 or 3)

IN EITHER CASE MUST GO BACK TO DRC FOR DEV STATUS REVIEW + PLAN REVISIONS APPROVAL FOR ANY AND ALL CHANGES.

ALL AND ANY PLANS MUST BE SEALED + A STATEMENT THAT THE ARCHITECT CONFIRMS THE ACCURACY OF ALL INFORMATION ON THIS PLAN, NO CONSTRUCTION ^{OR INCREASE IN RESIDENTS} OTHER THAN AS SHOWN MAY TAKE PLACE EXTERIOR WITHOUT AN ASSISTED LIVING-FACILITY USE PERMIT REVISION OR A SPECIAL EXCEPTION AS DETERMINED TO BE REQUIRED BY THE ZONING-REVIEW OFFICE OF P.D.M.
500.4 UPON ANY FORM AS PRESCRIBED
500.6

THIS IS ONLY A GENERAL STATEMENT OF FACTS REVISIONS ARE GOING TO HAPPEN IN THESE COMMENTS,

AS OF THIS DATE BUILDING WITHOUT PERMIT UNDER ~~CODE~~ STOP WORK FROM BLDG MSP. JOHN ALTMAYER.

PER V.T. WE ARE WORKING STATUS FOR ZONING VIOLATION ACTION AND I HAVE CONSIDERED RESCINDING USE PERMIT MUST HAVE TIMELY ACTION BY PECKER GROUP TO CORRECT THIS SITUATION.

3/26

1ST FLOOR ALF PLAN 2800 # ±
ADDITIONAL BLDG PERMIT 2100 # ±

3/26/96

303 N ROLLING RD. ILLEGAL ADDITION TO ALF.

CHANGES THAT I CAN SEE FOR ZONING APPROVAL:

- 1 REMOVE ALL ADDITIONS BUILT SINCE THE USE PERMIT ISSUANCE ~~BE~~ ON THE APPROVD PLAN + PROVIDE ARCHITECTURAL SEALED FLOOR PLANS EVIDENCING COMPLIANCE.
- OR
- 2 REMOVE ALL PARTS OF BLDG ~~BUILT~~ RECENTLY CONSTRUCTED WHICH EXCEED 24.9% OF THE ~~PER~~ ORIGINAL 2800 ± SQ FT ~~PER~~ FIRST FLOOR AREA SHOWN ON THE CLASS A USE PERMIT PLANS AND PROVIDE ARCHITECT SEALED FLOOR PLANS DEMONSTRATING ~~THE~~ COMPLIANCE AND RESUBMIT A REVISED COMPATABILITY REVIEW FOR OPCC APPROVAL AS A CLASS "A" + PAY FEES.

OR

- 3 ~~NOT LESS THAN 1 AC~~ ~~CAN DO BUT~~ ~~IF 1 ACRE AVAILABLE~~ HAVE SPX + VAR ANY REQUIRED SITE STANDARDS MUST COMPLY WITH SEALED PLAN ~~REQUIREMENTS~~ AS WELL AS ALL NOW RESIDENTIAL PROP CHKLIST STANDARDS, FOR ZONING PETITION APPLICATION. (2 or 3)

IN EITHER CASE MUST GO BACK TO DRC FOR DEV STATUS REVIEW + PLAN REVISIONS APPROVAL FOR ANY AND ALL CHANGES.

ALL AND ANY PLANS MUST BE SEALED + A STATEMENT THAT THE ARCHITECT CONFIRMS THE ACCURACY OF ALL INFORMATION ON THIS PLAN, NO CONSTRUCTION ^{OR INCREASE IN RESIDENTS} OTHER THAN AS SHOWN MAY TAKE PLACE EXTERIOR WITHOUT AN ASSISTED LIVING-FACILITY USE PERMIT REVISION OR A SPECIAL EXCEPTION AS DETERMINED TO BE REQUIRED BY THE ZONING REVIEW OFFICE OF P.D.M.

500.4 UPON ANY FORM AS PRESCRIBED

500.6

THIS IS ONLY A GENERAL STATEMENT OF FACTS REVISIONS ARE GOING TO HAPPEN IN THESE COMMENTS. AS OF THIS DATE BUILDING WITHOUT PERMIT UNDER ~~CODE~~ STOP WORK FROM BLDG MSP. JOHN ALTMAYER. PER V.T. WE ARE WATCHING STATUS FOR ZONING VIOLATION ACTION AND I HAVE CONSIDERED RESCINDING USE PERMIT MUST HAVE TIMELY ACTION BY DECKER GROUP TO CORRECT THIS SITUATION.

3/26



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Michael U. Gisriel, Esquire
Gisriel & Brush, P.A.
210 E. Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: Zoning Verification
303 N. Rolling Road
Class "A" ALF Approval
1st Election District

Dear Mr. Gisriel:

Your letter of May 2, 1996 to Mr. Jablon concerning final use permit approval for the above use and address has been referred to me for a reply.

Regretfully, due to your clients' circumstances, this office will only be able to further consider this site for a Class "A" ALF approval after the following: (1) filing of the special exception for the Class "B" ALF, and (2) appropriate development status determination actions taken before the Development Review Committee.

Pursuant to Section 26-180 of the County Code, this office is unable to approve permits due to the fact that the building expansion (without requisite building permits) is well in excess of the 24.99% allowed for a Class "A" ALF. Due to this difficulty the staff asks that you file for the special exception within 10 working days of the date of this letter.

I hope this clarifies the position of this office. The staff strongly suggests that the filing for the zoning special exception and DRC action requests take place as soon as possible so that this situation may be resolved in a timely manner.



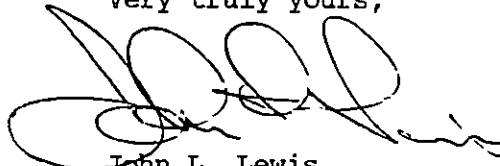
Michael U. Gisriel, Esquire

May 7, 1996

Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis". The signature is fluid and cursive, with a large initial "J" and "L".

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: Mike Cook, Dept. of Aging
John Altmeyer

5/3/96
TO WLF
To: JCU
see me 5/6/96
ua

LAW OFFICES

GISRIEL & BRUSH, P.A.

210 E. LEXINGTON STREET, SUITE 400
BALTIMORE, MARYLAND 21202-3514
(410) 539-0513
FAX: (410) 625-3859

FAX TRANSMISSION

To: Arnold Jablon, Esq. - Director **Date:** May 2, 1996

Fax #: (410) 887-5708 **Pages:** 3, including this cover sheet.

From: Michael U. Gisriel

Subject: DRC Letter - 303 N. Rolling Road

COMMENTS:

CONFIDENTIALITY NOTICE

The documents accompanying this facsimile transmission contain confidential information belonging to the sender which may be legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance of the contents of this transmission is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone arrange for return of the original documents to us.

LAW OFFICES

GISRIEL & BRUSH, P. A.

SUITE 400

6310 STEVENS FOREST ROAD
SUITE 100
COLUMBIA, MARYLAND 2104610840 LITTLE PATUXENT PARKWAY
SUITE 102
COLUMBIA, MARYLAND 21044300 FREDERICK ROAD
SUITE 100
CATONSVILLE, MARYLAND 21228210 EAST LEXINGTON STREET
BALTIMORE, MARYLAND 21202-3514TEL: (410) 539-0513
(301) 585-1249 (WASH., D. C. AREA)
FAX: (410) 625-38596001 MONTROSE ROAD
SUITE 301
ROCKVILLE, MARYLAND 20852120 SECOND STREET
LAUREL, MARYLAND 20707702 RUSSELL AVENUE
SUITE 207
GAITHERSBURG, MARYLAND 20877

May 2, 1996

**VIA FACSIMILE
AND REGULAR MAIL**Arnold Jablon, Esq. - Director
Director of Planning and Zoning
111 W. Chesapeake Avenue, 1st Floor
Towson, Maryland 21204Re: DRC Letter -
303 N. Rolling Road
Catonsville, Maryland -
Assisted Living Facility

Dear Mr. Jablon:

I am writing on behalf of my client, Matt Decker and The Decker Group, Inc. regarding the above captioned matter.

Matt Decker renovated the existing home located at 303 N. Rolling Road and put an addition on the rear of the building on based on the regulation that allows additional 24.99% expansion to the home. Mr. Decker incorrectly interpreted the regulation that allows for extension up to 24.99%. Based on our original interpretation we were not aware that the basement, the roof floor or that the square footage of the egress stair would be part of the 24.99% calculation. The plans for the renovation and addition were reviewed and approved by Gary Milano of Baltimore County Fire & Safety review. As a result of this review, it was stated that an egress stair would be required for the purpose of fire & safety egress. By definition, as stated in Section 432 of BCZR, exterior open stairways are not to be included as part of the allowable 25% addition to the structure. We enclosed the staircase to the interior of the building for two reasons: 1. Safety for the residents in case of fire and 2. To improve the building aesthetically.

Arnold Jablon, Esq. - Director

May 2, 1996

Page Two

We are requesting a Use Permit for our newly renovated existing building as Class A (8 beds) as we have outlined per Revised Plans and Specifications submitted to John Lewis. We will be able to open by May 12, 1996 assuming the Class A Use Permit is issued. We are also filing for a special exception under Class B as requested by John Lewis to permit use of the new addition when it is completed. The Engineers are starting to work on Phase II on the subdivision and this should be completed soon. This would allow us to record the lot for a lot line adjustment which would make this lot over an acre and allow 15 Seniors under Class B. Our Seniors which have given notice to their existing places of residence would like to move-in as soon as possible for our 8 beds. There is a current waiting list for available rooms.

We sincerely apologize for any mis communication and other violations, and certainly want to work this out with Baltimore County. Our intent and purpose is not to increase the density but to give our residents more room and comfort.

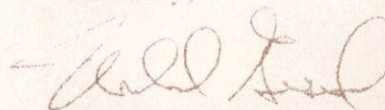
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The new addition is strategically placed at the center rear of the existing building and is virtually unnoticeable to all traffic or neighbors. The only real visible neighbor next door is pleased with our remodeling, addition, landscaping and use of our home. Please see the attached letter.

Again, due to the commitments and needs of the 8 future Seniors who have placed advanced deposits with us and have already given notices to their respective landlords, along with our employees who are eagerly waiting to start work, we respectfully ask for your prompt approval in this matter.

Please don't hesitate to contact me if you have any additional questions regarding this matter. We have already sent and submitted new plans to John Lewis of your office. Continued best regards, I remain

Sincerely,



Michael Gisriel

MG

cc: John Lewis, Planning & Zoning
Matt Decker, The Decker Group

96-2175

LAW OFFICES

GISRIEL & BRUSH, P.A.

SUITE 400

210 EAST LEXINGTON STREET
BALTIMORE, MARYLAND 21202-3514

TEL: (410) 539-0513

(301) 585-1249 (WASH., D.C. AREA)

FAX: (410) 625-3859

6310 STEVENS FOREST ROAD
SUITE 100
COLUMBIA, MARYLAND 21046

10840 LITTLE PATUXENT PARKWAY
SUITE 102
COLUMBIA, MARYLAND 21044

300 FREDERICK ROAD
SUITE 100
CATONSVILLE, MARYLAND 21228

6001 MONTROSE ROAD
SUITE 301
ROCKVILLE, MARYLAND 20852

120 SECOND STREET
LAUREL, MARYLAND 20707

702 RUSSELL AVENUE
SUITE 207
GAITHERSBURG, MARYLAND 20877

May 2, 1996

**VIA FACSIMILE
AND REGULAR MAIL**

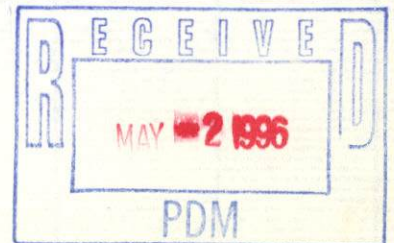
Arnold Jablon, Esq. - Director
Director of Planning and Zoning
111 W. Chesapeake Avenue, 1st Floor
Towson, Maryland 21204

Re: DRC Letter -
303 N. Rolling Road
Catonsville, Maryland -
Assisted Living Facility

Dear Mr. Jablon:

I am writing on behalf of my client, Matt Decker and The Decker Group, Inc. regarding the above captioned matter.

Matt Decker renovated the existing home located at 303 N. Rolling Road and put an addition on the rear of the building on based on the regulation that allows additional 24.99% expansion to the home. Mr. Decker incorrectly interpreted the regulation that allows for extension up to 24.99%. Based on our original interpretation we were not aware that the basement, the roof floor or that the square footage of the egress stair would be part of the 24.99% calculation. The plans for the renovation and addition were reviewed and approved by Gary Milano of Baltimore County Fire & Safety review. As a result of this review, it was stated that an egress stair would be required for the purpose of fire & safety egress. By definition, as stated in Section 432 of BCZR, exterior open stairways are not to be included as part of the allowable 25% addition to the structure. We enclosed the staircase to the interior of the building for two reasons: 1. Safety for the residents in case of fire and 2. To improve the building aesthetically.



Arnold Jablon, Esq. - Director
May 2, 1996
Page Two

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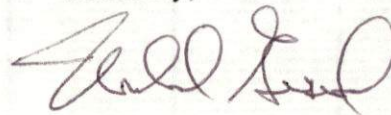
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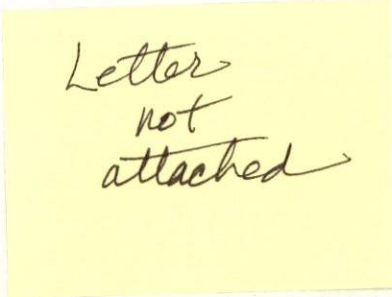
Sincerely,



Michael Gisriel

MG

cc: John Lewis, Planning & Zoning
Matt Decker, The Decker Group



Letter
not
attached

LAW OFFICES

GISRIEL & BRUSH, P.A.

SUITE 400

6310 STEVENS FOREST ROAD
SUITE 100
COLUMBIA, MARYLAND 21046

10840 LITTLE PATUXENT PARKWAY
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SUITE 207
GAITHERSBURG, MARYLAND 20877

May 2, 1996

**VIA FACSIMILE
AND REGULAR MAIL**

Arnold Jablon, Esq. - Director
Director of Planning and Zoning
111 W. Chesapeake Avenue, 1st Floor
Towson, Maryland 21204

Re: DRC Letter -
303 N. Rolling Road
Catonsville, Maryland -
Assisted Living Facility

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Arnold Jablon, Esq. - Director
May 2, 1996
Page Two

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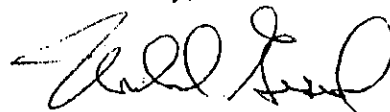
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Sincerely,



Michael Gisriel

MG

cc: ✓ John Lewis, Planning & Zoning
Matt Decker, The Decker Group



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Michael U. Gisriel, Esquire
Gisriel & Brush, P.A.
210 E. Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: Zoning Verification
303 N. Rolling Road
Class "A" ALF Approval
1st Election District

Dear Mr. Gisriel:

Your letter of May 2, 1996 to Mr. Jablon concerning final use permit approval for the above use and address has been referred to me for a reply.

Regretfully, due to your clients' circumstances, this office will only be able to further consider this site for a Class "A" ALF approval after the following: (1) filing of the special exception for the Class "B" ALF, and (2) appropriate development status determination actions taken before the Development Review Committee.

Pursuant to Section 26-180 of the County Code, this office is unable to approve permits due to the fact that the building expansion (without requisite building permits) is well in excess of the 24.99% allowed for a Class "A" ALF. Due to this difficulty the staff asks that you file for the special exception within 10 working days of the date of this letter.

I hope this clarifies the position of this office. The staff strongly suggests that the filing for the zoning special exception and DRC action requests take place as soon as possible so that this situation may be resolved in a timely manner.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

Michael U. Gisriel, Esquire
Gisriel and Brush, P.A.
210 East Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: 303 North Rolling Road
Rescision of Use Permit
Approval for a Class "A"
Assisted Living Facility (ALF)
1st Election District

Dear Mr. Gisriel:

This letter serves to notify you that (as stated in my last letter of May 31, 1996), due to the large building expansion in violation of the definition of a Class "A" Assisted Living Facility, a special exception for a Class "B" Assisted Living Facility is required.

The fact that two zoning hearing filing appointments made by Mr. Ainsworth on June 6 and June 7, 1996 were not kept and no attempt was made to contact me concerning an inability to keep said appointments, I have no choice but to rescind the current Class "A" Assisted Living Facility use permit.

No further approval actions on this site will be taken by this office until the zoning special exception is granted and appropriate Development Review Committee (DRC) actions are taken concerning development plan revisions.

If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

c: Michael Cook, Department of Aging
Decker Group
John Altmeyer, PDM





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 31, 1996

Michael U. Gisriel, Esquire
Gisriel and Brush, P.A.
210 East Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: Class "A" ALF
303 North Rolling Road
1st Election District

Dear Mr. Gisriel:

This letter serves as a follow-up to our letter dated May 7, 1996 (copy attached) concerning the above referenced site.

The May 7, 1996 letter requested that you file for the required zoning action by May 17, 1996 and apparently you have been unable to comply. Without a show of good faith being demonstrated, this office will be unable to extend the time frame for the special exception filing for this use beyond 15 days of the date of the current letter (May 31, 1996). Once this time has expired, without appropriate action on your part, the use permit for a Class "A" ALF (approved prior to the new construction) will be rescinded.

I hope that you are able to take prompt action in this matter to successfully resolve this issue. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

c: The Decker Group, Inc., 815 Hilltop Road, Baltimore, MD 21228
Mr. Michael Cook, Baltimore County Department of Aging
Mr. John Altmeyer, Code Enforcement, Permits & Development Management





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

Mr. Frederick B. Cascio
217 North Rolling Road
Catonsville, MD 21228

RE: 303 North Rolling Road
Class "A" ALF
3rd Election District

Dear Mr. Cascio:

The Class "A" Assisted Living Facility (ALF) use permit for 8 residents has been rescinded by this office. The special exception zoning public hearing must be granted and all appropriate Development Review Committee (DRC) revised development plan requirements must be met before any further ALF approvals are given by this office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj

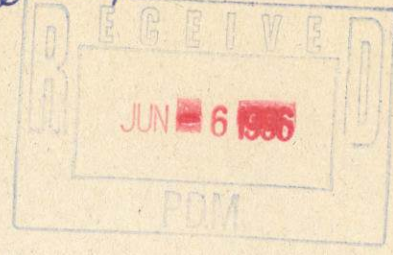


96-3269

6/6/96

John Lewis
these respond by letter
DSK 6/7

217 N. ROLLING RD.
CATONSVILLE, MD 21228-4253



Mr. Arnold Jablon
Director of ZADM
111 W. Chesapeake Ave.
Towson Md. 21204

June 6, 1996

Dear Mr. Jablon,
This letter is in regard to a development plan for an Assisted Living Facility located at 303 N. Rolling Rd., Catonsville, 21228. This property is being developed by "The Decker Group".

I would like to preface this letter by saying that I have no problem with the general idea of ALF's. The growing elderly population in this county requires such facilities, if properly deigned and executed. Therein lies the problem at 303 N. Rolling Rd. The design of this ALF is very well done and architecturally fits in the neighborhood. It has brought the existing building up to the standard we would expect in this area.

My concern and complaint is the path the Decker Group has taken to get as far as they have in renovating this building.

Many violations have occurred in the process of renovation. There has been much disregard on the part of the developer to the zoning regulations. I will not detail them here as you can look in the file on this property to see for yourself. The major problem is the designation of this facility from CLASS A to CLASS B ALF. This has been a serious enough violation that all existing permits and pending permits for The Decker Group have been pulled and or denied, until this project has been brought into compliance with the law.

It has been brought to my attention by Mr. John Lewis of your department, that The Decker Group has requested a waiver to allow use of this facility by 7 residents, pending the public hearing required for special exception approval. The property has not even been posted for hearing as of this week.

I would strongly request that a waiver for the use of this facility prior to public hearing and proper approvals be DENIED, on the grounds that if you allow use prior to zoning approvals you have effectively given approval without the public notification required by law. The hearing would be a mere technicality, required for blanket approval of this facility. Given the prior disregard of The Decker Group for the development process, it would not be fair to allow any use prior to completing this process as intended. If use is allowed prior to approval and all variances and waivers are approved, given the developers record, we should just burn the zoning regulation books.

I again ask you to DENY any use prior to required public hearing.

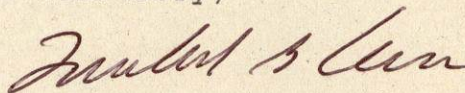
My other concern is that allowing use prior to proper approvals would tend to prejudice a hearing in favor of developer. The developer would use the occupancy of the building as a reason for hardship if denied a CLASS B use permit. If denied a CLASS B permit the addition would have to be brought into compliance, i.e., square footage reduced. This could not easily be done if occupied by 7 elderly residence.

In summary, the whole process of approvals from ZADM, The Department of Aging, and Development Review etc., has been disregarded and now is about to be done after the fact. I find this very unacceptable and subversive to the intended process. And then to allow use of the facility before due process is absurd.

I will again urge you to DENY any occupancy of this facility prior to the required public hearing.

Thank you for your consideration in this matter.

Sincerely,



Frederick B. Cascio
217 N. Rolling Rd.
Catonsville Md. 21228

cc: John Lewis, ZADM
cc: Sam Moxley, Councilman

6400
 24000
 30400
 25000
 55400

303 N. Rocklind.

MTG WITH
 MIKE GISHAEL +
 RICK AINSWORTH
 9/23/97

ALF RVW FOR CLASS A

SW 2G

PER 432.5 DR2 FOR 15 = 55,400 ~~sq~~ or 1.272 AC,

NEED TO GO TO DRC TO REFINE DEV PLAN FOR 1.272 AC,
 LOT FOR CLASS A ALF FOR 15 RES. (WITH 5. P.S.) 1 FOR 3.

ONCE LINE MOVED. MUST MEET REGS BOTH SIDES OF DEVELOPMENT.
 + CLASS A CHKLST FOLLOWED,

NEED ^{GROUND} AND ALL FLOOR PLANS WITH USE AREAS, ~~A~~ FOREENTIRE BLDG.
~~ST~~ FLR. AS EXISTED 5 YRS PRIOR TO ORIGINAL FILING.

FOR SECT 101 BCZR COMPLIANCE, FOR BASELINE,

EX PORCH. ~~IS~~ IS NEUTRAL. CAN BE ENCLOSED BUT CANT COUNT
 FOR 24.9% EXPANSION

1 STAIRWAY OK IF ^{NEW} ENCLOSED FOR FIRE CODE,

SEAL PLANS,

ALL PLANS MUST AGREE,

USE DEF GROSS FLR AREA 6' HT (CEILING HT.) FOR ~~A~~ COUNT
 (WITH CAVEAT THIS IS USED BY ZONING SINCE ~~RE~~ 432.5
 DOESNT ADDRESS) COULD BE CHALLENGED.

6' HT WITHIN REASON.

303 N. ROLLING RD,
9/23/97
FROM MIKE ISRAEL, FOR FILE,

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

M.G. HAD DISCUSSED WITH OFF OF LAW (MAHEW) + A.N. TO GO THRU CLASS "A" APPL. COURT IS AWARE.

PETITION OF
303 N. ROLLING ROAD PARTNERSHIP
"PARKSIDE ASSISTED LIVING FACILITY" (A MARYLAND GENERAL PARTNERSHIP)
303 N. ROLLING ROAD
CATONSVILLE, MARYLAND 21228
ATTN: MR. RICK AINSWORTH,
GENERAL PARTNER

PETITIONER

Civil Action No.:

03-c-97-6654

FOR JUDICIAL REVIEW OF THE
DECISION OF THE COUNTY
BOARD OF APPEALS OF
BALTIMORE COUNTY
CASE NO. CBA-96-507-XA ✓
DATED JUNE 4, 1997 OVERTURNING
THE JULY 31, 1996 DECISION OF THE
BALTIMORE COUNTY ZONING
COMMISSIONER BY DENYING THE
PETITION FOR SPECIAL EXCEPTIONS
FOR A CLASS B ASSISTED LIVING
FACILITY (ALF) AT THE SUBJECT
PROPERTY AND ALSO DENYING THE
PETITION FOR CERTAIN VARIANCES
PERTAINING THERETO

~~Handwritten signatures and scribbles, including a circled signature and a large scribble with the number 1800-901-7774.~~

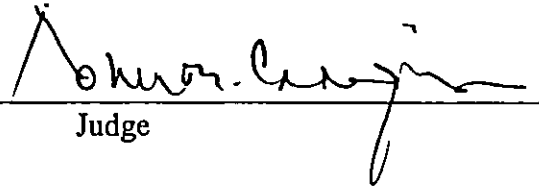
ORDER

Upon consideration of the Petitioner's foregoing Motion for Stay, it is this 24 day of July, 1997, by the Circuit Court for Baltimore County

ORDERED, that the Order of the County Board of Appeals dated June 4, 1997 in the instant case is hereby ordered STAYED while the Judicial Review and all appeals of the County Board of

FILED JUL 25 1997

Appeals of the County Board of Appeals decision is ongoing and under judicial review and that the Fifteen (15) residents of the subject Assisted Living Facility, i.e., "Parkside" 303 N. Rolling Road be allowed to remain residents of said subject Property during the aforesaid Judicial Review period and all Appeals thereof.



Judge

True Copy Test
SUZANNE MENSCH, Clerk
Per *Patricia P. Hall*
Assistant Clerk

MAY 29, 1996

RET
Pet. #4

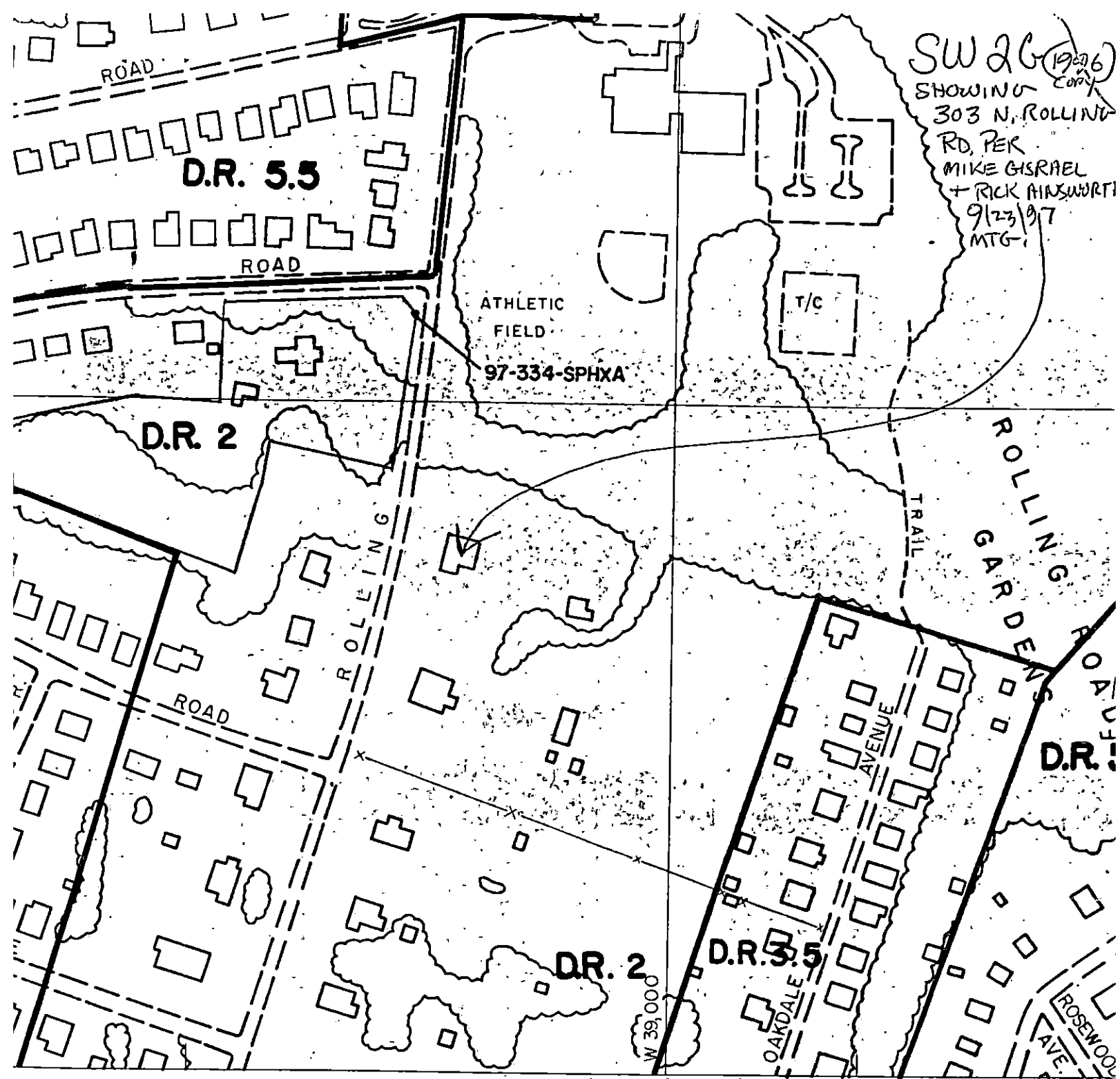
DEED DESCRIPTION FOR 303 ROLLING ROAD

Beginning for the same at a point on the Southeast side of Rolling Road said point also being in the 4th or North 64 degrees 28 minutes 00 seconds West 607.96 foot line of the entire tract as described in a deed dated May 4, 1994 and conveyed by Chester E. and Dolores E. Grimes to The Decker Group, Inc. and recorded among the land records of Baltimore County Maryland in liber 10579 folio 366, said point being 20.25 feet from the end of said 4th line, thence leaving said 4th line and running with the Southeast side of Rolling Road and running for 5 new lines of division North 10 degrees 38 minutes 50 seconds East for a distance of 183.26 feet, thence leaving the Southeast side of Rolling Road South 70 degrees 39 minutes 38 seconds East for a distance of 264.86 feet, thence South 10 degrees 38 minutes 57 seconds West for a distance of 35.00 feet, thence North 70 degrees 39 minutes 38 seconds West for a distance of 30.00 feet, thence South 10 degrees 38 minutes 57 seconds West for a distance of 149.24 feet to intersect the 1st mentioned 4th or North 64 degrees 28 minutes 00 seconds West 607.96 foot line, thence running with part of said 4th line North 70 degrees 25 minutes 29 seconds West for a distance of 235.00 feet to the place of beginning containing 1.0031 acres of land more or less.

Being part of the land as described in a deed dated May 4, 1994 and conveyed by Chester E. Grimes and Dolores E. Grimes his wife to The Decker Group, Inc. and part of the land described in a deed dated October 8, 1992 and conveyed by Chester E. Grimes and Dolores E. Grimes, his wife to Matthew C. Decker and Margaret H. Decker, husband and wife and recorded among the land records of Baltimore County, Maryland in liber 9465 folio 48.

PER MTG.

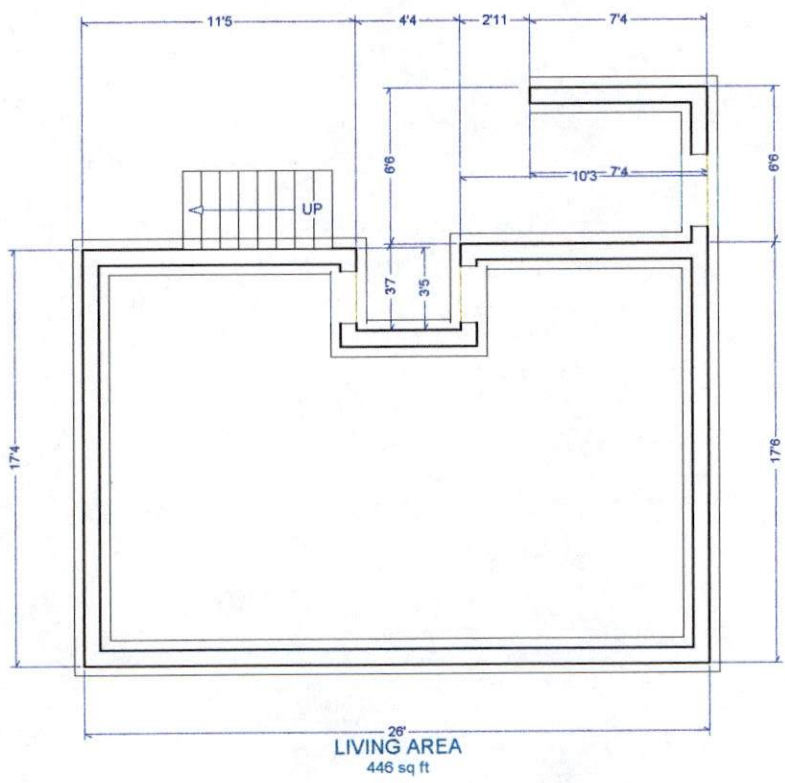
[Handwritten signature]
Matthew C. Decker



(SHEET SW.-3-G)

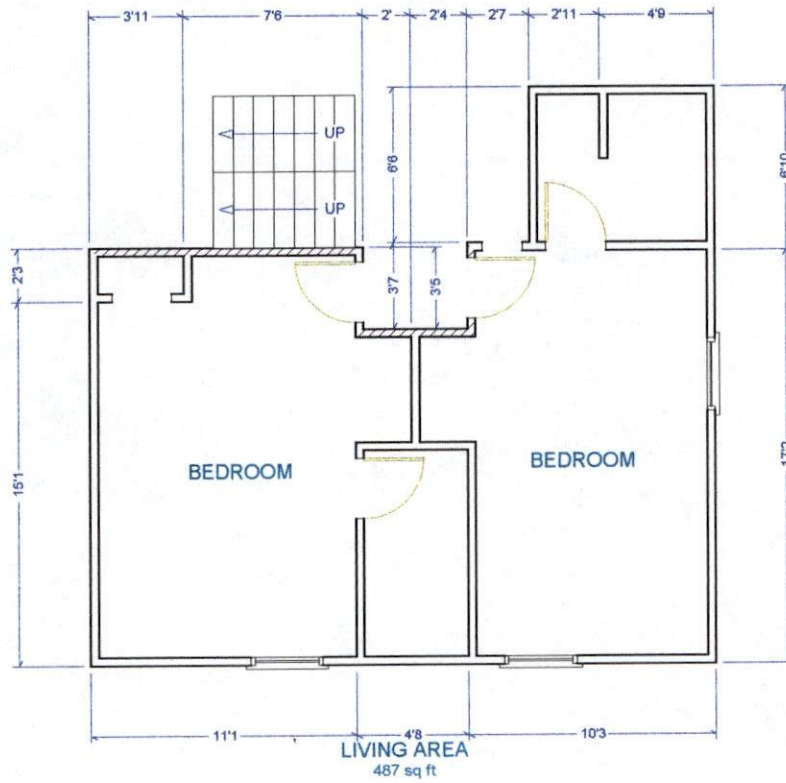
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

12/9/97



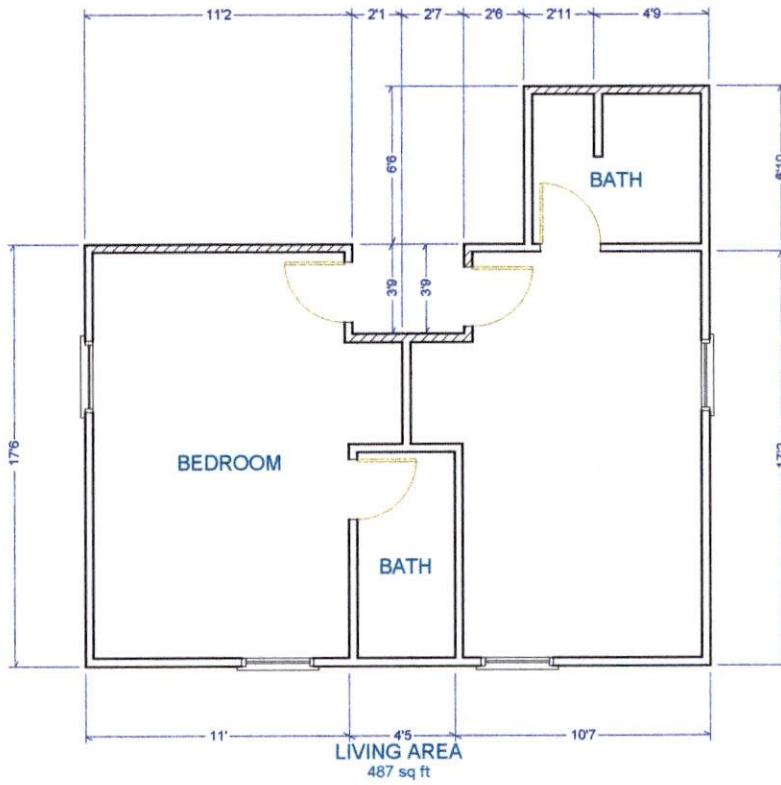
BASEMENT





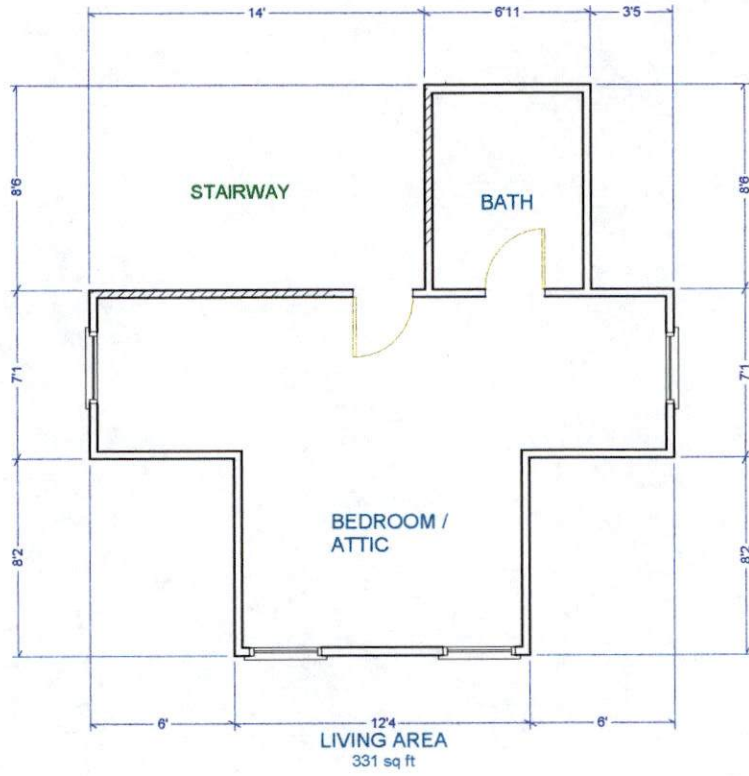
FIRST FLOOR ADDITION





SECOND FLOOR
SCALE 1' = 1/8"

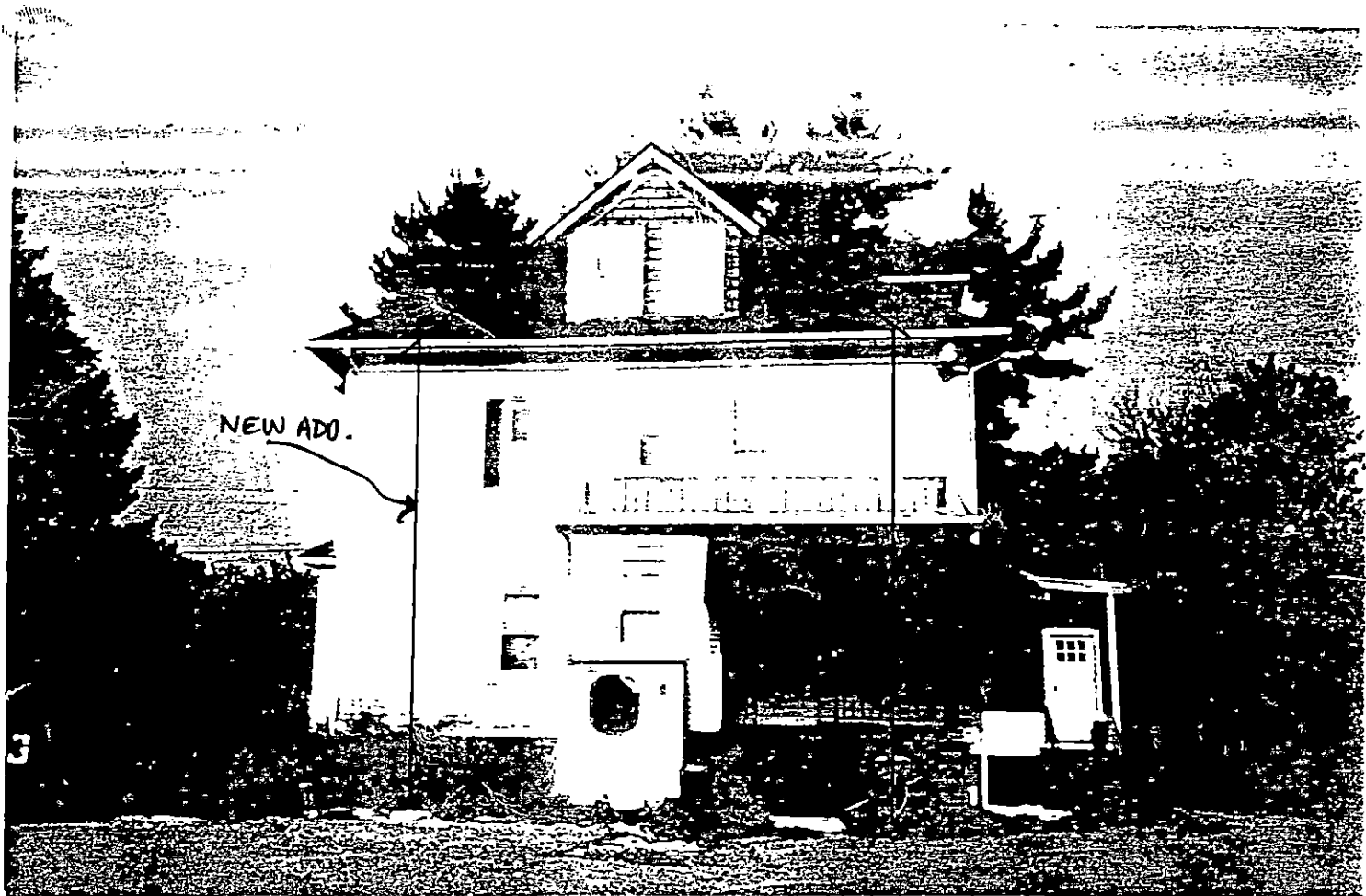


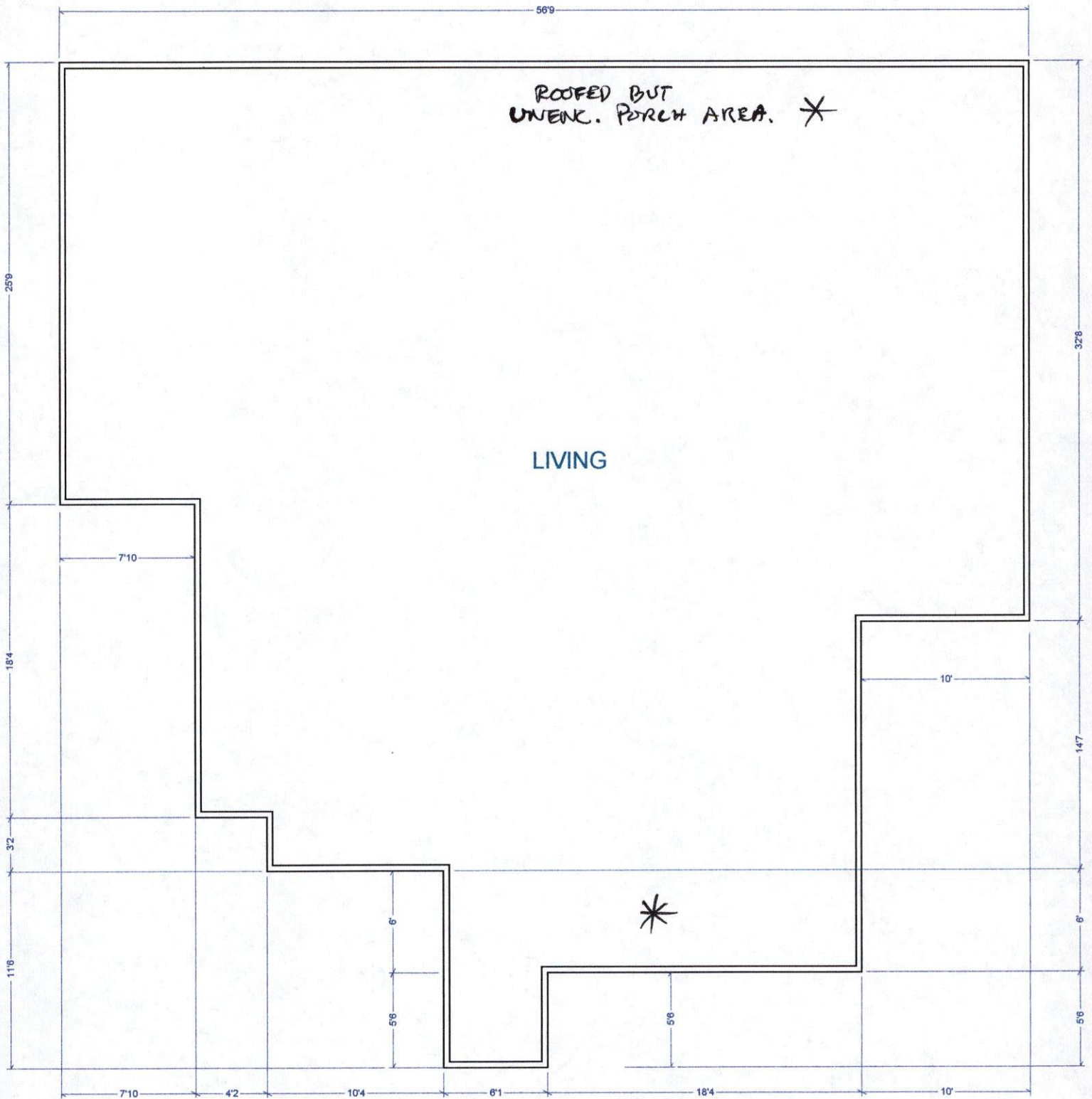


ATTIC
SCALE 1/8" = 1'



ORIGINAL PHOTO WITH OUTLINE
OF NEW ADDITION.





LIVING AREA
2528 sq ft

ORIGINAL GROUND FLOOR
NOTE: NOT TO SCALE

JL NOTE
THIS INCLUDES ROOFED, BUT
OTHERWISE UNREMOVED DECK * - GREY AREA
PER M.D., 12/9/97.



Gerald S. Decker
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-1996
(410) 747-4830 fax

December 8, 1997

Baltimore County Dept. of Planning and Zoning
Mr. John Lewis
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Parkside Assisted Living, Inc.
303 Rolling Road

Dear Mr. Lewis,

I have field measured the above referenced building to determine the original ground floor area. I have concluded that the original ground floor area contains 2,528 square feet. According to Class A, Assisted Living Facility regulations, the building can be expanded up to ~~25%~~ 35% of the total ground floor area. Thus, the building can be expanded 630 square feet. The elevator shaft has 24.43 square feet and the first floor addition, without the stairwell contains 487 square feet. The total of the first floor addition and the elevator contains 511.43 square feet.

NEW REAR
732.6 B.I.C. (3)
DL Part of the original ground floor area has also been razed to build the addition. The total ground area replaced by the addition is 174 feet. ~~Although this may be subjective~~
~~this total should be credited. In my opinion the remaining balance of expandable area is~~
~~298.57 square feet, not including the stairwells for the remaining levels.~~

If you have any additional questions please do not hesitate to call.

Respectfully,


Gerald S. Decker, P.E.

GSD/mr



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 1997

Mr. Frederick B. Cascio
217 N. Rolling Road
Catonsville, MD 21228

RE: Zoning Verification
303 N. Rolling Road
3rd Election District

Dear Mr. Cascio:

Thank you for your information regarding 303 North Rolling Road. Your question concerning recent activity of the applicants with the zoning office can be answered as follows.

The staff met with Mr. Gisriel (attorney) and Mr. Ainsworth on September 23, 1997 concerning the possibility of reapplication for a Class "A" Assisted Living Facility. A copy of the requested zoning information as noted during this meeting is accompanying this letter. Since this meeting, staff has twice spoken with Mr. Gisriel who indicated that the application information was being assembled. On approximately November 18, 1997, Mr. Gisriel sought an appointment to have the application reviewed. The appointment date was set for December 9, 1997 at 10:15 a.m. in this office.

As you can see, this letter had to be written and mailed prior to the December 11 date referenced in your letter and could not wait until the zoning review on December 9 due to time constraints.

I see no reason why any plan revisions the zoning office requires could not be made within 30 days of the December 9th meeting. Please be aware that a review does not guarantee approval by the zoning office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: Class A ALF file (303 N. Rolling Rd.)

Enclosure



Printed with Soybean Ink
on Recycled Paper

MTG 303. N. Rowman.

MIKE GOSRAEL
MATT DECKER
RICK AINSWORTH
JOHN LEWIS.

12/9/97.

LOT SIZE PER M.G. DR 2. 25,000 # SEVEN RES. WITH 3,800 FOR EA ADD.
FOR 15 ALF RES. OR 30,400 # TOT 55,400 # OR 1,272 AC. NET.

DEV. PLAN TO ADJUST LOT ON DEV. PLAN MUST GO TO DRC + GET REFINMINT
ALSO ADJUST ALL DENSITY CALCS FOR DEV. ACCORDINGLY +
MEET ADJ. SITE STANDARDS FOR THE LOTS IN THE DEVELOPMENT.

ON ^{SEALED SALED} FLR PLANS NEED TO SEE THE INFORMATION ON ~~FLR~~ ^{GRND} FLR
AS STIPULATED IN MR GIS.'S LTR.

630 # MAX EXP.

511.43 ADDED

174 RAISED AND REPLACED WITHIN THE 511.43 FOOTPRINT

$174 - 511.43 = 337$

~~337~~ $630 - 337 = 292.57$ REMAINING EXPANSION

< 6' HDRM ~~SUBJECT TO~~ (NOT ^{HABITABLE} ~~LIVABLE~~) PER DEF GROSS
FLR AREA + NOT EASILY CONVERTED TO \approx 6' OR MORE
FOR ALF USE. POSSIBLY SUBJ. TO INSPECTION.

MAY BE ABLE TO OPEN UP ROOM TO OPEN BUT ROOFED
PORCH OPEN TO ELEMENTS + NOT COUNT.

OPEN PORCH TO COUNT ON GROUND VS. OPEN PORCH NOT TO
COUNT APPEARS TO BE CONFLICT.

I'LL CHECK WITH O.P. ON INTERPRETATION ON USE OF OPEN PORCHES,
FOR # CALLS.

BY JAN 15 FOR ~~WITHIN 30 DAYS~~ ~~FOR~~ NEXT REV. IN MEANTIME DO DRC.

THEN I MAY DO ONSIGHT. LTR FROM MIKE G.

DUE IN WK FROM 12/19/97 FOR CONFIRMATION OF MTG
ISSUES ONLY.

303 N Rolling Rd, REQUIRED REVISIONS
FOR PETITION FILING.

6/11/96

Checked revised (red line) plan changes
on plan provided 6/10/96

REVISIONS REQUIRED. PER YELLOW HIGHLIGHTED
MARK UP.

FOR EXAMPLE:

(20 FT IN LIEU OF THE REQUIRED 50
FOR RTA BUFFERS

BE CERTAIN TO REFERENCE ALL REQUIRED
VARIANCE RELIEF, SECTION # 5 (BCZR) ETC.,
ON THE PLAN AND PETITION FORMS.

(THE GENERAL ^{BCZR} ~~VARIANCE~~ SECTION # BY ITSELF IS NOT
SUFFICIENT FOR REFERENCE.)

RETURN THE MARK UP PLAN DATED 6/11/96
WITH ALL REVISIONS FOR PETITION FILING.

~~THE PETITION SHOULD REFER TO THE RTA~~

CALL 887-3391 FOR A FILING APPOINTMENT
2 HRS NEEDED. STATE THIS WHEN SPEAKING
TO THE SECRETARY TO ENSURE ADEQUATE
APPOINTMENT TIME.

The Landscape and Petition Plans must match
Contact Avery (Harden) for landscape issues 887 3751

THE REST OF THE PACKAGE INCLUDING THE
CHECK IS BEING RETURNED WITH THESE

COMMENTS

Contacted Matt Decker for Pick Up

6/11/96

INFORM
351 H/2

PROV APPROV SUBJ TO REVIEW THAT
COUNTRY INSPECTIONS
AS NECESSARY TO
LIMITS
CONVERTING PROV USE
OPERATE ALL
APPLICABILITY

THE REGISTRATION USE OF
NEW CONST AREA ?
FORMS

To 3 N Review

RETURNED TO PICK ANSWERT !
FROM - WITH ALL REVIEW INFO PROVIDED + A COPY OF THESE COMMENTS.
I MARK UP PLAN, WITH ZONING - COMMENTS + REQUIREMENT
TO RETURN FOR FINAL CONSTRUCTION REVIEW FOR PER
PLANS. SEAL PLANS
STATEMENT OF REVISED FEES. 620.00
3 ZONING - VARIANCE FORMS TO BE COMPLETED +
FILED WITH SPX.
REQUEST FOR REVISED ZONED DESCRIPTIONS
~~REMOVED~~
ADD + POSTIVE - FORM, TO BE COMPLETED + RTUD.
RETURNED COMPLETE ZONING - FILING - PRC, + FEES
CALL JOHN LEWIS FOR APPT. TO FILE 887-5391
ONCE FILED I'LL CONTACT WITH DIRECTOR
ON CONDITIONAL / PRELIMINARY APPL FOR THE
CLASS "A" ALF.

303N Formw.

called RA 6/5/96

RETURNED TO RICK AINSWORTH:

ALONG WITH ALL REVIEW INFO PROVIDED + A COPY OF THESE COMMENTS.
1 MARKUP PLAN, WITH ZONING COMMENTS + REQUIREMENT
TO RETURN FOR FINAL ZONING REVIEW FOR PET
FILING. SEAL PLANS.

STATEMENT OF REVISED FEES. 620.00

3 ZONING VARIABLE FORMS TO BE COMPLETED +
FILED WITH SPX.

+ REQUEST FOR REVISED SEALED DESCRIPTIONS

~~(SEE STATEMENT)~~

ADD + POSTING FORM, TO BE COMPLETED + RTND.

RETURN COMPLETE ZONING FILING PKG. + FEES
CALL JOHN LEWIS FOR APPT. TO FILE 887-3391

ONCE FILED I'LL CONFIRM WITH DIRECTOR
ON CONDITIONAL/PROVISIONAL APPL FOR THE
CLASS "A" ALF.

5/9/76

11:54

John L

Wanted: Admiral Mike

that the operation for
the Class B ALF for 303 N.

Rolling Red must be filed before
we can consider any release of the

Class B ALF operation.
He is very insistent that they will

440-0973

meet all our requirements and

RETURNED YOUR CALL

must show very soon. I will
turn due to the nervousness

reports we're been getting we're
standing firm. He wants you to

contact spoke with Mr. [unclear] 5/9/76 +
of [unclear] [unclear] [unclear] [unclear]

of [unclear] [unclear] + we will let the class A approval stand
after the filing for SPX for class B and DPC remains

is requested for [unclear] or other [unclear] action.

(we also need a revised class A plan with

the subject action + evidence that the area was

part of what will be the class B ALF will not stand

cannot be [unclear] until resolution of the SPX + DPC remains

implied response to [unclear] stating that they [unclear] should

file SPX + take appropriate DPC actions. The SPX should

be filed within 10 working days of the date of the letter.

3/6/96 SAW MIKE GO
ASKED HIM TO SPEAK
TO M.D. ON HOW SEVERE
SPX FILLS

303 N Young Rd.

Cl. says work order was issued by P-L in early April 96
Met with Matt Decker that week (within 7 days) gave list of issues
to file for SPX. "again on 4/10/96 + requested plan
with Alamy Mike Grumet they decided to reduce level
building area + multiply for record use forms.
2256

MAT 4/23/96 removed acetal plates which didn't create
wells. Reg'd resolution of info + clarification
during this entire process made clear that OCC, P-L
copying and doing small the satisfactory.

4/23/PM John (Alamy) gave me a copy of a memo
stop work order: for elevation + check construction
4/24/96 spoke to Matt Decker (Risk Agreement #?)
MTE ~~also for~~ ~~Mr. Decker~~ ~~in~~ ~~the~~ ~~calculations~~ ~~of~~ ~~the~~
For Mike C. + John Alt. There is a 2nd + 3rd floor
re-evaluation which are not in the calculations of the
as requested

4/26/96 MTD as requested by memo the 24th with
Matt D. + John Alt
Mike Grumet (atg)
Do SPX filling them reorganized letter of intent to
A.I. (I don't know would but this is the only possible
re-evaluation from see.

John Alt wants Elv. Dage + high in review
other permits with other site permit materials are
needed.
no separate
no separate

1. We will let him finish the elev sheet +
check but one more note will mean going through
re-evaluation + DR. In faction of park plan
to my parent friends.

attached to memo:

5/7/96 CALL AT 3:35 PM MIKE GISPAREL.

S/L 5/8/96.

5/9/96 CALL RTWD. TO M.G. 539-0513

MSG TO SEC.

WHEN WE CONNECT I WILL ADVISE ^{AGAIN} WE WANT FILING
FOR SPX + DRC ACTION ASAP. PREFERABLY WITHIN
10 WORKING DAYS OF OUR RECEIPT LTR RESPONDING
TO HIS CONDITIONAL APPL RQST. THIS IS BEING STATED
IN OUR LETTER.

John L.

MIKE Gisparel called 5/7/96

please call back 3:35

539-0513

pm

RE: Class A
303-N. Bolly Rd

m.tl

11:40 5/31/96

✓ 5/31/96
CELL PHONE OUT AREA.

Mike Gisriel
440-0973

1/2 HRS
8 - now

John L.

5/31/96

3109

Mike Gisriel
539-0513

Called 2x in AM
cell phone out

John L.

PERMIT NO. _____ DIST. _____ PREC. _____

RESIDENTIAL () COMMERCIAL () _____ ()
C# _____ Date Rec'd. & Time

ADDRESS (Street & Number)

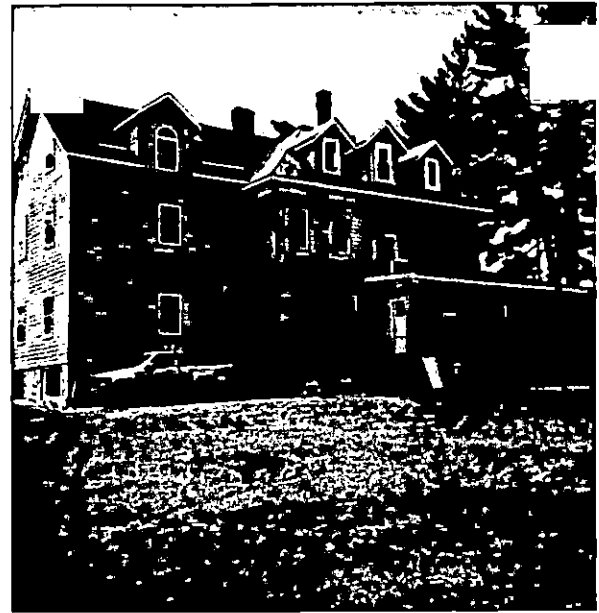
INSPECTION REQUESTED:

- | | |
|-------------------|----------------------------------|
| 1. Footing () | Insulation () |
| 2. Foundation () | F.P. Throat () |
| 3. Framing () | Plumbing & Electric checked? () |
| 4. Final () | Well Water () |

TYPE OF BUILDING _____

INSPECTION REQUESTED: DATE _____ A.M. () P.M. ()

REMARKS _____





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

Michael U. Gisriel, Esquire
Gisriel and Brush, P.A.
210 East Lexington Street
Suite 400
Baltimore, MD 21202-3514

RE: 303 North Rolling Road
Rescission of Use Permit
Approval for a Class "A"
Assisted Living Facility (ALF)
1st Election District

Dear Mr. Gisriel:

This letter serves to notify you that (as stated in my last letter of May 31, 1996), due to the large building expansion in violation of the definition of a Class "A" Assisted Living Facility, a special exception for a Class "B" Assisted Living Facility is required.

The fact that two zoning hearing filing appointments made by Mr. Ainsworth on June 6 and June 7, 1996 were not kept and no attempt was made to contact me concerning an inability to keep said appointments, I have no choice but to rescind the current Class "A" Assisted Living Facility use permit.

No further approval actions on this site will be taken by this office until the zoning special exception is granted and appropriate Development Review Committee (DRC) actions are taken concerning development plan revisions.

If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

c: Michael Cook, Department of Aging
Decker Group
John Altmeyer, PDM

RESULT,
(SPY REQUESTED + FILED)

ITEM # 501
FILED 6/18/96
XA.



6/14/96
D

MET WITH
TERESA ADAMS
(PER MATT DECKER)
ON 6/14/96.
ISSUES RESOLVED
SO FAR. NO OTHER
RESPONSE FORTHCOMING

FAX COVER SHEET

DATE June 13, 1996

JL

PLEASE DELIVER THE FOLLOWING DOCUMENT TO:

NAME: MR. JOHN LEWIS

FAX NUMBER: 887-5708

FROM: MATT DECKER

NUMBER OF PAGES: 2 (INCLUDING COVER SHEET)

COMMENTS: _____

ORIGINAL WILL FOLLOW IN MAIL

ORIGINAL WILL NOT FOLLOW IN MAIL

PLEASE CALL US IF THIS TRANSMISSION IS INCOMPLETE OR ILLEGIBLE

* PLEASE NOTE: OUR FAX NO. IS (410)646-5069

BIS HILLTOP Road • Baltimore, MD 21228 • (410)719-0011

June 13, 1996

Mr. John Lewis
Department of Planning and Zoning
Baltimore County, MD

RE: 303 N. Rolling Road

Dear Mr. Lewis:

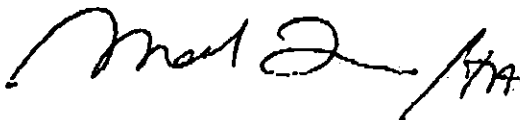
I would like to reiterate my apologies regarding the missed appointment last week. As I said, I honestly had no idea that any appointment had been scheduled and am very sorry about the misunderstanding. My partner, Rick Ainsworth, had only mentioned that you would be at the front desk at 1:00 that day and if I had questions that would be a good time to catch you.. I am constantly pressured from future home owners, future elderly residents, subcontractors and suppliers because of the blanket hold which has been placed on all of my projects in the County. I assure you that I would never take any actions that would delay the resolution of this project.

Yesterday Mike Gisriel, my attorney, spoke with Mr. Jablon regarding the status of this project. Mr. Jablon indicated that the hold would be released on the project and inspections could be made. John Altmeyer is waiting for your call to release permits and inspections. Please call him to give him permission to proceed with these releases.

We have made the revisions you recommended for the drawings for the Special Exception and Variance submittals. However, we have some questions regarding the specific reference numbers to quote from the BCZR manual. We can submit these revised drawings to you today or we will wait for the filing meeting on Thurs., June 27th. In any case, we cannot afford to delay the provisional license or delay any inspections/permits. Please speak with Theresa Adams at our office (719-9570) as soon as possible to advise us of your preference.

Thank you for your prompt attention in this matter.

Very truly yours,



Matthew C. Decker

303 N Rolling Rd, REQUIRED REVISIONS
FOR PETITION FILING.

6/11/96

Checked revised (red line) plan changes
on plan provided 6/10/96

REVISIONS REQUIRED. PER YELLOW HIGHLIGHTED
MARK UP.

FOR EXAMPLE:

(20 FT IN LIEU OF THE REQUIRED 50
FOR RTA BUFFERS)

BE CERTAIN TO REFERENCE ALL REQUIRED
VARIANCE RELIEF, SECTION # 5 (BCZR) ETC.
ON THE PLAN AND PETITION FORMS.

(THE GENERAL ~~VARIANCE~~ ^{BCZR} SECTION # BY ITSELF IS NOT
SUFFICIENT FOR REFERENCE.)

RETURN THE MARK UP PLAN DATED 6/11/96
WITH ALL REVISIONS FOR PETITION FILING.

~~THE PETITION SHOULD REFER TO THE RTA~~

CALL 887-3391 FOR A FILING APPOINTMENT
2 HRS NEEDED. STATE THIS WHEN SPEAKING
TO THE SECRETARY TO ENSURE ADEQUATE
APPOINTMENT TIME.

The Landscape and Petition Plans must match.
Contact Avery Harden for landscape issues 887 3751

THE REST OF THE PACKAGE INCLUDING THE
CHECK IS BEING RETURNED WITH THESE
COMMENTS,

Contacted Matt Decker for Pick Up
6/11/96

Parkside
303 N. Rolling Road
Catonsville, MD 21228

SQUARE FOOTAGE CALCULATIONS:

Existing first floor foot print:

57 ft. X 27 ft = 1,539 sq.ft.

17.9 ft. X 37 ft. = 662.3 sq.ft.

6ft. X 11 ft. = 66 sq. ft.

4 ft X 37 ft. = 148 sq. ft.

5 ft x 6 ft = 30 sq. ft.

6 ft x 24 ft = 144 sq. ft.

2,589.3 SQ. FT. - TOTAL EXISTING FIRST FLOOR FOOT PRINT

25% OF 2589.3 SQ. FT. = 647.3 SQ. FT.

Actual addition to first floor beyond existing foot print:

624 sf (Foot print of addition)
- 314 sf (Existing area now enclosed in addition)

310 SF = NET INCREASE IN AREA TO FIRST FLOOR

NET INCREASE IN AREA OF ELEVATOR SHAFT = 100 SF (25 SF x 4 levels)

NET INCREASE OF STAIRS ON 3 LEVELS = 234 SF (78 SF X 3 levels)

TOTAL ADDITIONAL NET USABLE SPACE TO ENTIRE HOUSE:

310 SF + 100 SF + 234 SF = 644 SF

644 SF = 24.8 % OF EXISTING FIRST FLOOR FOOT PRINT

NEEDS SEALS + CORRELATION WITH FLOOR PLAN

FLOOR PLAN THIS MUST REF. FLOOR LEVELS.

WHAT'S UNUSABLE + HOW

ADD DETAIL OF CONSTRUCTION

PARKSIDE
303 N. Rolling Road
Catonsville, MD 21228

SQUARE FOOTAGE CALCULATIONS:

Existing first floor foot print:

57 ft. X 27 ft = 1,539 sq.ft. - Area "A"

17.9 ft. X 37 ft. = 662.3 sq.ft. - Area "B"

6ft. X 11 ft. = 66 sq. ft. - Area "C"

4 ft X 37 ft. = 148 sq. ft. - Area "D"

5 ft x 6 ft = 30 sq. ft. - Area "E"

6 ft x 24 ft = 144 sq. ft. - Area "F"

2,589.3 SQ. FT. - TOTAL EXISTING FIRST FLOOR FOOT PRINT

25% OF 2589.3 SQ. FT. = 647.3 SQ. FT.

Additional usable space to entire house:

624 sf (Foot print of addition)
- 318 sf (Existing area now enclosed in addition)
First Floor 174 + Second Floor Porch 144,
Includes stair on First Floor
174 First floor + 144 Second Floor Porch = 318

306 SF = NET INCREASE IN AREA TO FIRST FLOOR

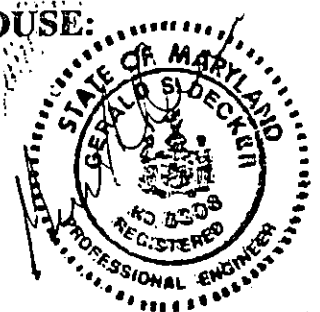
NET INCREASE IN AREA OF ELEVATOR SHAFT = 100 SF (25 SF x 4 levels)

NET INCREASE OF STAIRS ON 3 LEVELS = 234 SF (78 SF X 3 levels)

TOTAL ADDITIONAL NET USABLE SPACE TO ENTIRE HOUSE:

306 SF + 100 SF + 234 SF = 640 SF

640 SF = 24.7% OF EXISTING FIRST FLOOR FOOT PRINT





07546042038

POLAROID® 5 W

303 W Rolling Rd
C/P 4/25/96



07546042038

POLAROID® 5 W

303 W Rolling Rd
CP 4/25/96



0754804-2038

POLAROID® 5 W

303 W Rolling Rd
CJP 4/25/96



07546042038

POLAROID® 5 W

303 N. Rolling Rd
CJP 4/25/96



<No. 13>MP 62+01 NANNNN-03AU 003

PHOTO FROM
4/25/96 MTC.



Southern Neighbor

<No. 4>MP 62-01 NNNNN+05AU 003



CANTONVILLE
SEMINARY
AND COLLEGE OF THE
SOUTH

10

Northern

Neighbor

<No. 21>MP 62-01 NANNN+06AU 003



North eastern Neighbor
(Across street)

<No. 6>MP 62+01 NANN-027U 083



South easter Neighbor
(Across street)

<No. 7>MP

62+00

NAMNN-01A 003



Subject

Property

<No. 8>MP 62-02 NNNNN-01AU 000



Subject Property

<No. 5> MP 62-01 NANN-06AU 033



Northern Neighbor

<No. 22>MP 62-01 NANNN-16PT 003



<No. 10> 017 11+00 NNNNN-03AU 047

REAR.



<No. 12> 021 11+00 NNNNN+05AU 047

SIDE VIEW



<No. 5>007 11+00 NNNNNH+00AU 047

FRONT,

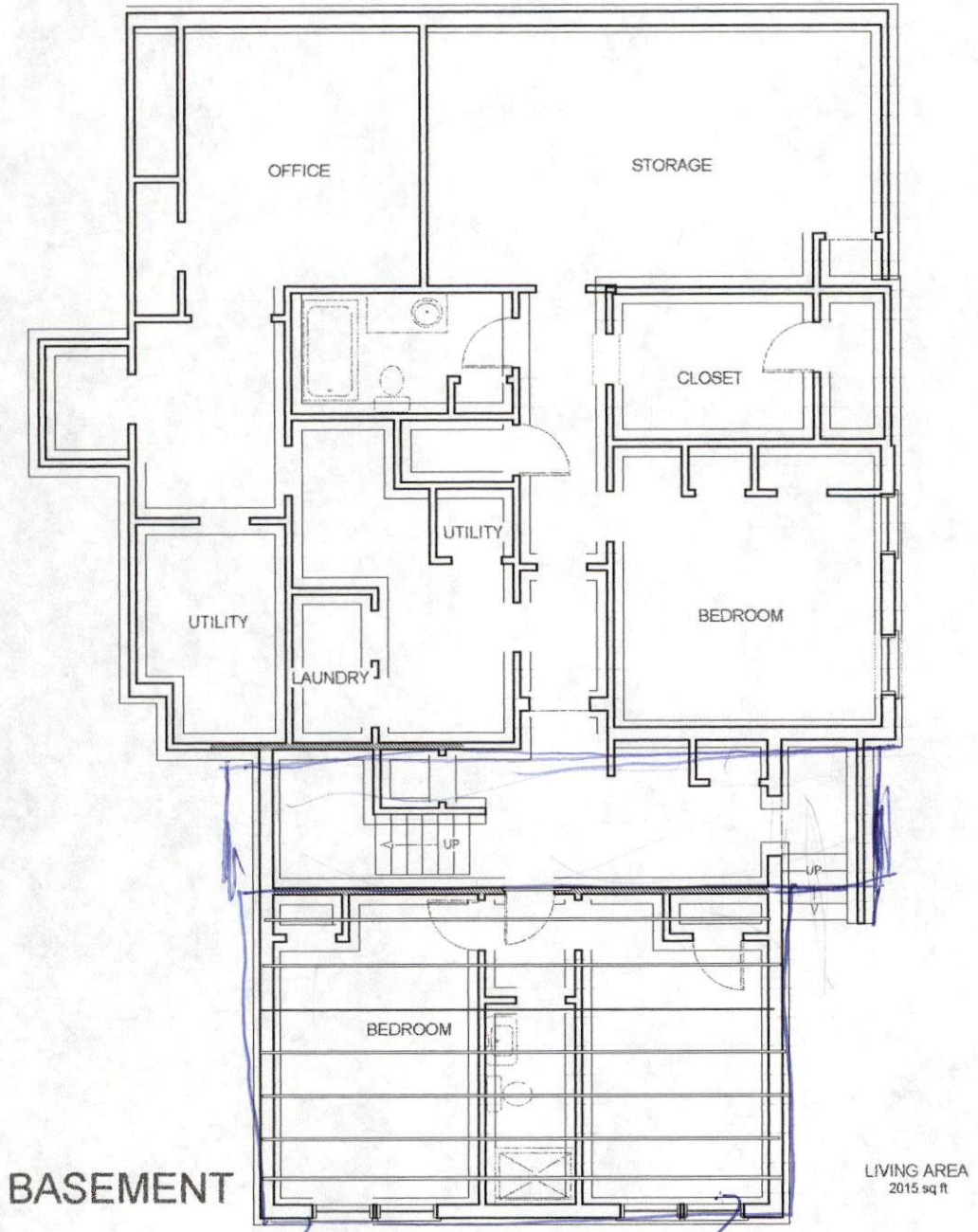
Plan A

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

~~NOT~~ TO
SCALE
Oct. 23, 1998



BASEMENT

LIVING AREA
2015 sq ft

HIGHLIGHT
& SHOW A

TO LOWER SEALING AT 2' STUD
INTERVALS, SHOW CROSS SECTION.
STORAGE ONLY, NOT A HABITABLE AREA.

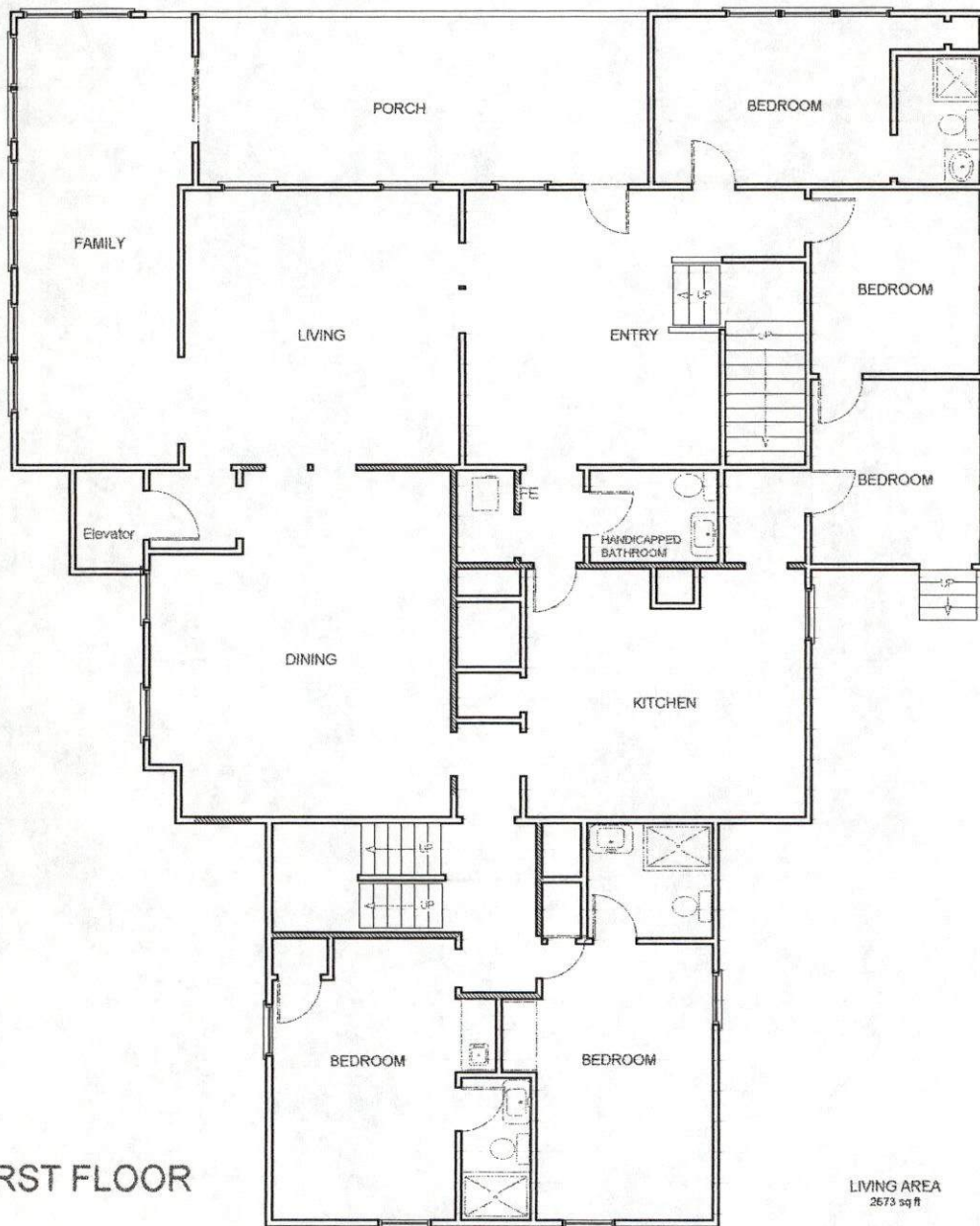
Plan A

Property Address: 303 N.
Rolling Road
Catonsville, Maryland
21228

Owners: 303 N. Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
October 23, 1998



FIRST FLOOR

LIVING AREA
2673 sq ft

As Is,

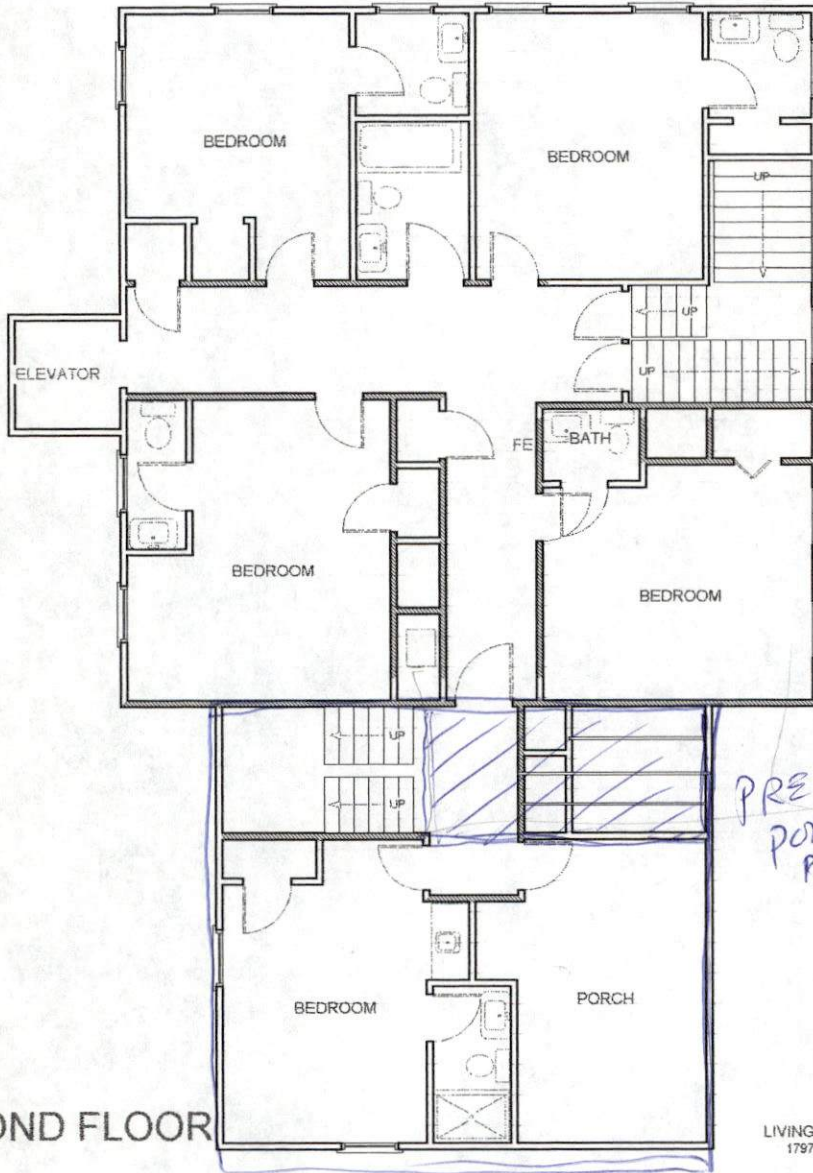
Plan A

Property Address: 303 N.
Rolling Road Catonsville,
Maryland 21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

NOT TO SCALE
Oct. 23, 1998



SECOND FLOOR

LIVING AREA
1797 sq ft

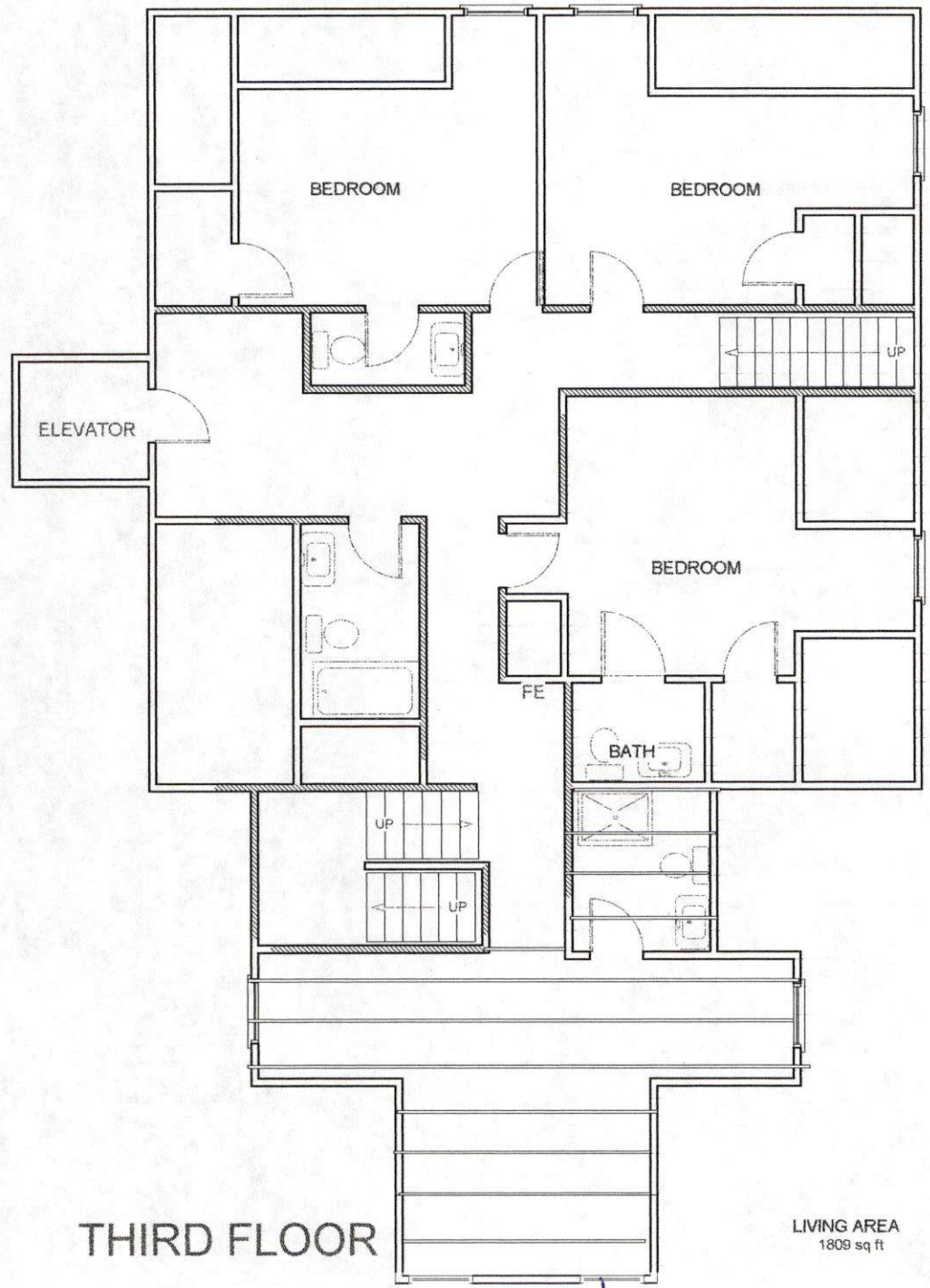
Plan A

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker,
P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
Oct. 23, 1998



THIRD FLOOR

LIVING AREA
1809 sq ft

NEED Roof Pitch Data, # INT. ELEVATIONS,

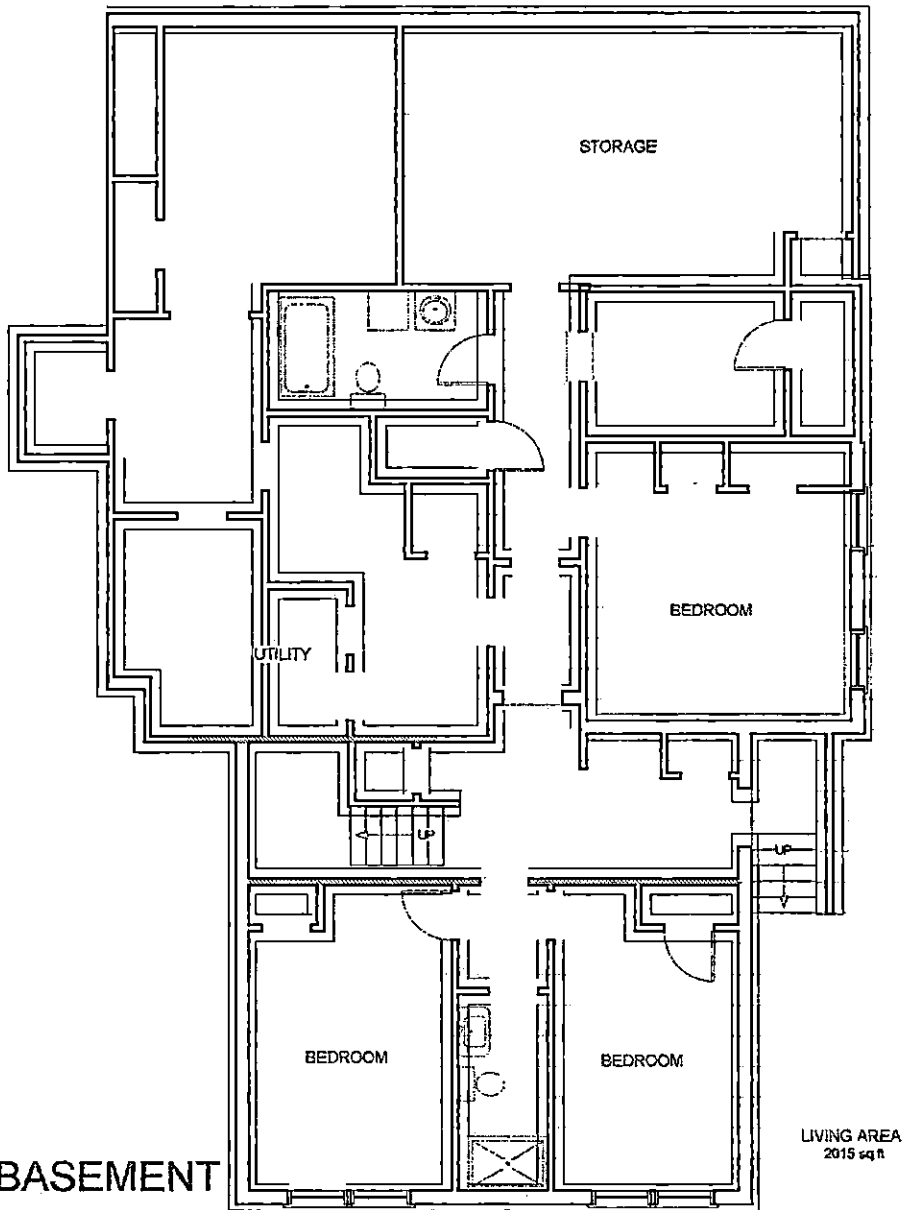
Plan B

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
Oct. 23, 1998



BASEMENT

LIVING AREA
2015 sq ft

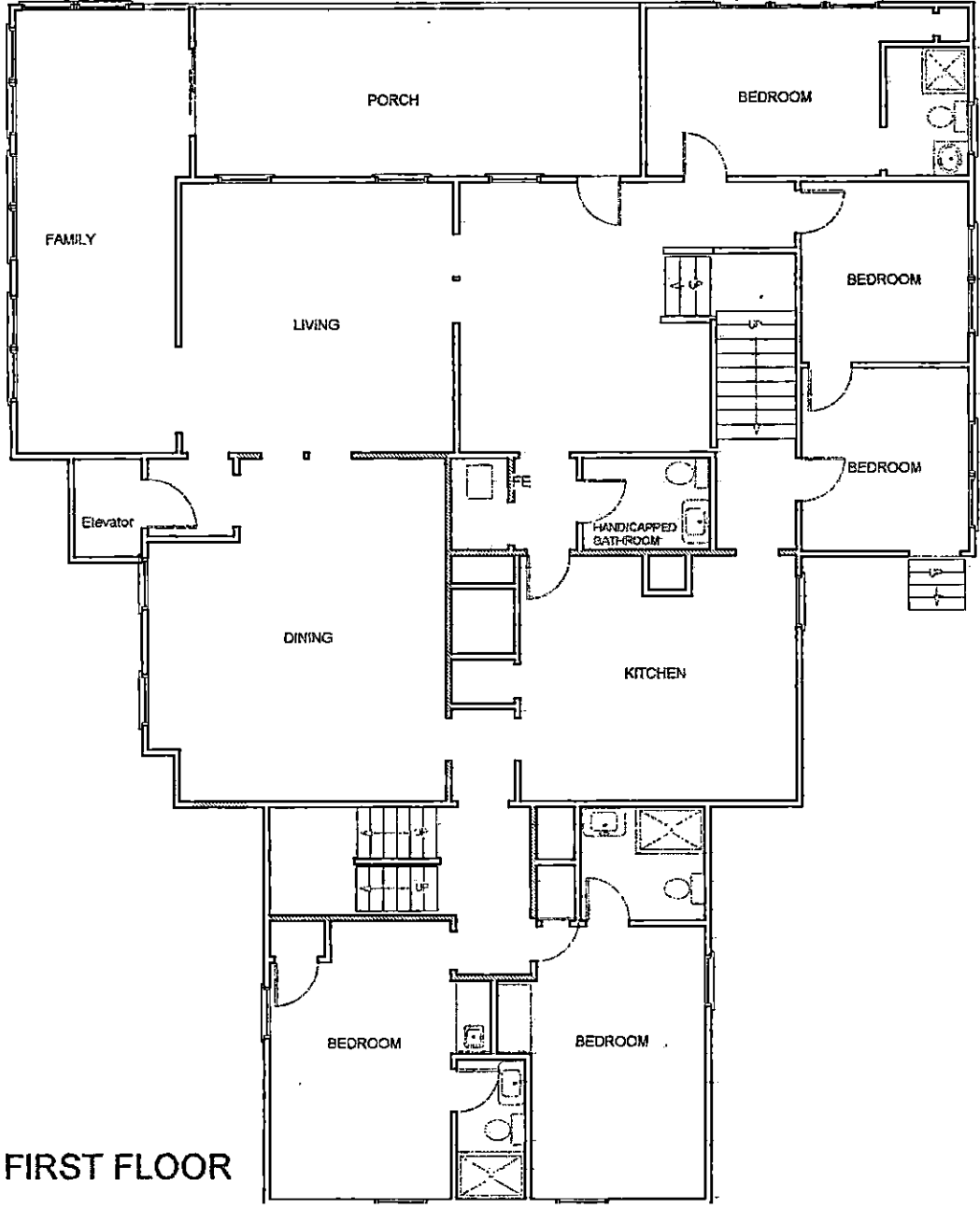
Plan B

Property Address: 303 N.
Rolling Road
Catonsville, Maryland
21228

Owners: 303 N. Rolling Road
General Partnership

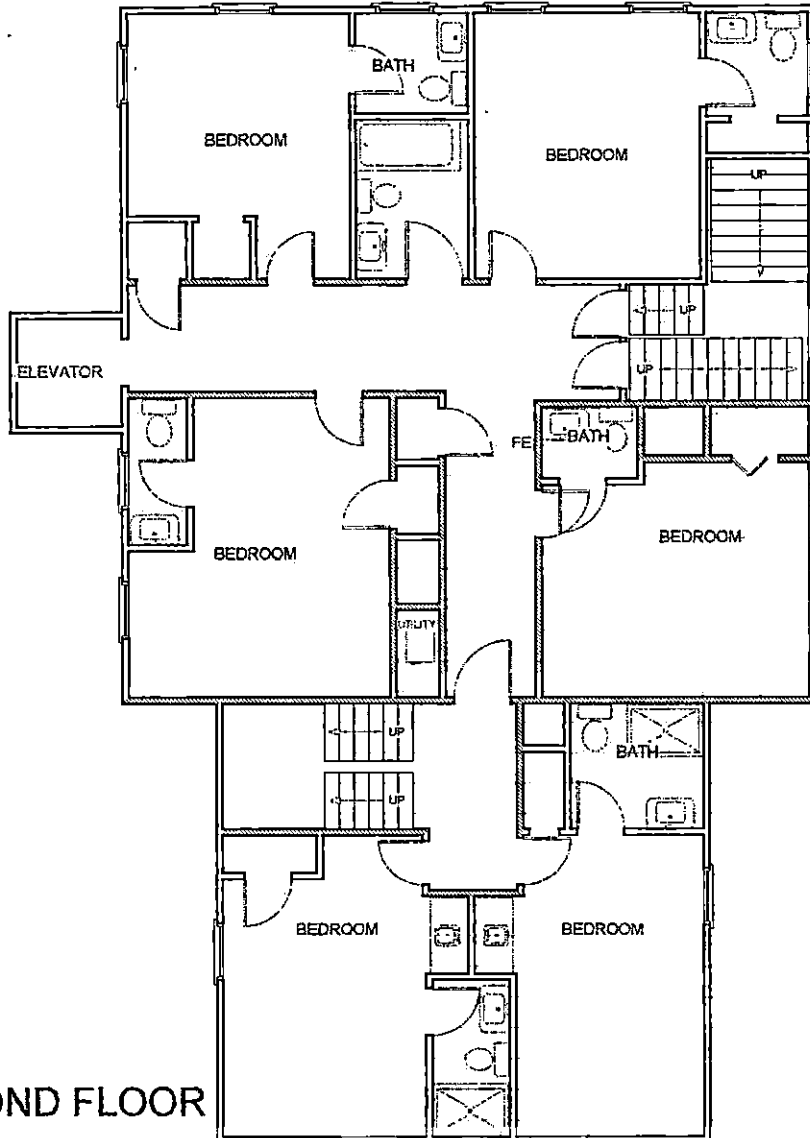
PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
October 23, 1998



FIRST FLOOR

Plan B



Property Address: 303 N.
Rolling Road Catonsville,
Maryland 21228

Owners: 303 N.
Rolling Road
General Partnership

PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

NOT TO SCALE
Oct. 23, 1998

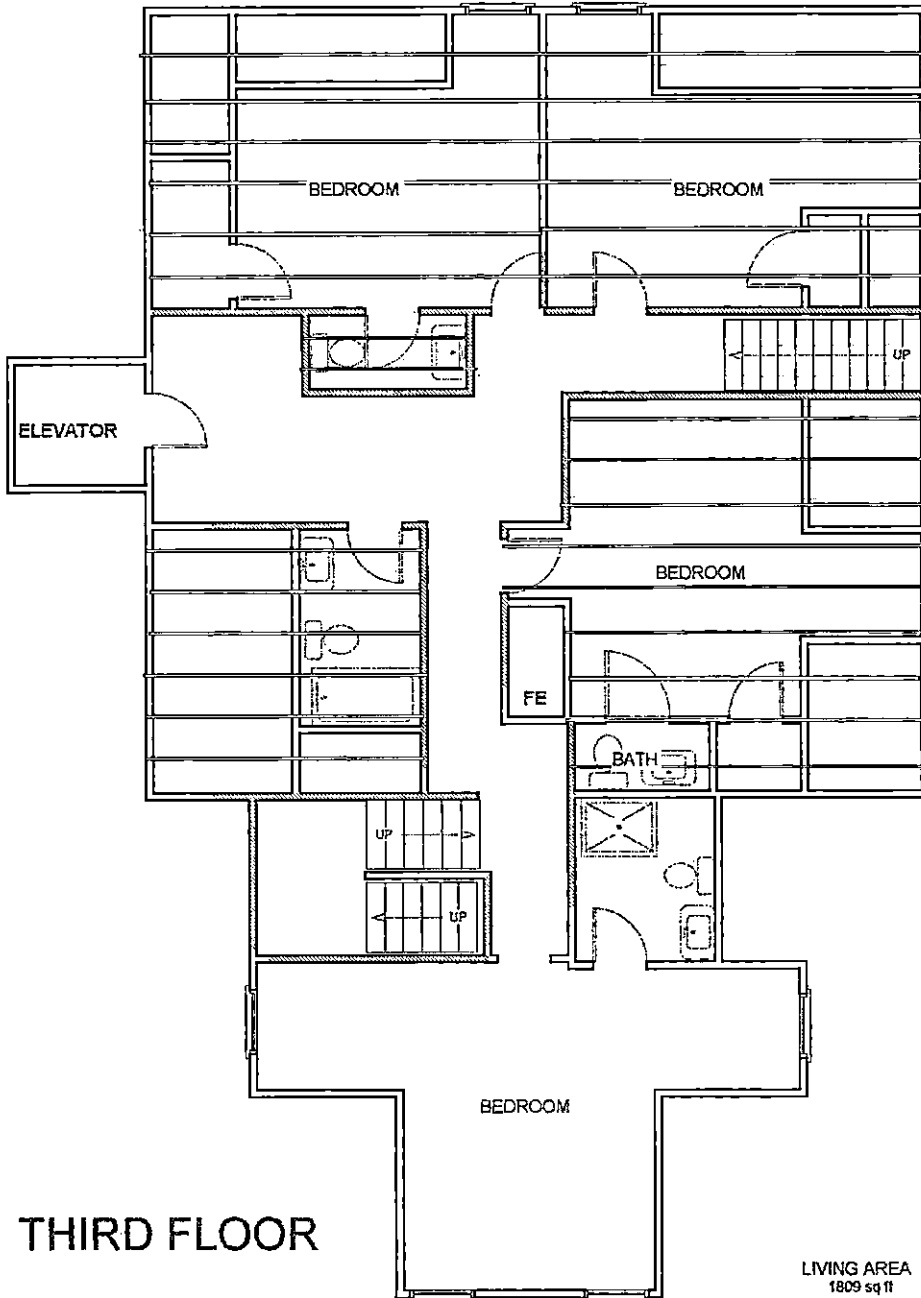
Plan B

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

PREPARED BY:
Gerald S. Decker,
P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

NOT TO SCALE
Oct. 23, 1998



THIRD FLOOR

LIVING AREA
1809 sq ft

APPLICATION FOR BUILDING PERMIT

For Town Lewis
GWEN: TO USE PERMIT FILE
303 N ROLLING RD
A. L. F.

PERMIT #: B256485 CONTROL #: COC- DIST: 01 PREC: 10

LOCATION: 303 N ROLLING RD
SUBDIVISION: 1400 FT N EDMONDSON AV
TAX ASSESSMENT #: 0113200650

OWNERS INFORMATION
NAME: THE DECKER GROUP INC
ADDR: 815 HILLTOP RD 21228

APPLICANT INFORMATION
NAME: MATT DECKER
COMPANY:
ADDR1: 815 HILLTOP RD
ADDR2: CATONSVILLE, MD 21228
PHONE #: 719-0011 LICENSE #:

NOTES
JP/COP
WORDING CHANGE, \$35.00, JP, A285950, 15 DEC 95

TRACT: BLOCK:
PLANS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK: INT ALT TO CONVERT SFD TO ASSISTED LIVING QUARTERS. (8) RESIDENTS. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. PLANS WAIVED PER R.S. 12/11/95. WORDING CHANGE 12/15/95 FROM 14 TO 8 RESIDENTS.

John, SIGN OFF ON CONSTRUCTION.

PROPOSED USE: ASSISTED LIVING QUARTERS + ALT
EXISTING USE: SFD

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 80,000.00

TYPE OF IMPRV: ALTERATION
USE: OTHER - NON-RESIDENTIAL
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: FUEL:
CENTRAL AIR:

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B256485

DIMENSIONS - INSTALL FIXTURES
BUILDING SIZE
GARBAGE DISP: FLOOR: 4,400
POWDER ROOMS: WIDTH:
BATHROOMS: DEPTH:
KITCHENS: HEIGHT:
STORIES:
LOT NOS:
CORNER LOT:
LOT SIZE AND SETBACKS
SIZE: 0.7317 AC
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

ZONING INFORMATION
DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER: 000
MAP: FOLIO: 000
CLASS: 04
ASSESSMENTS
LAND: 0055460.00
IMPROVEMENTS: 0155390.00
TOTAL ASS.:

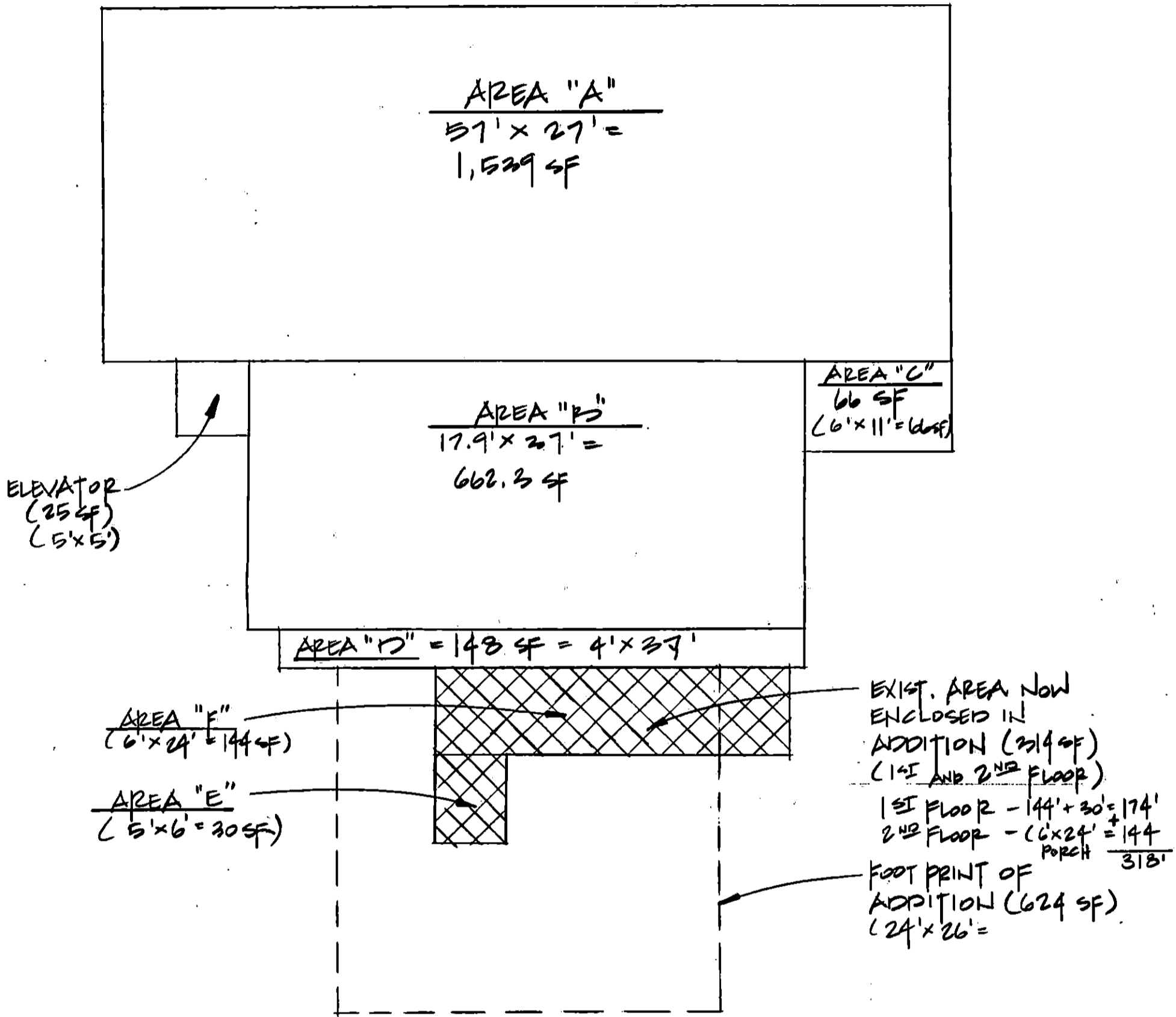
PLANNING INFORMATION
MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 12/11/95 INSPECTOR INITIALS: 01C
FEE: \$399.00 PAID: \$399.00 RECEIPT #: A285761
PAID BY: APP

(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)

COMPANY OR OWNER

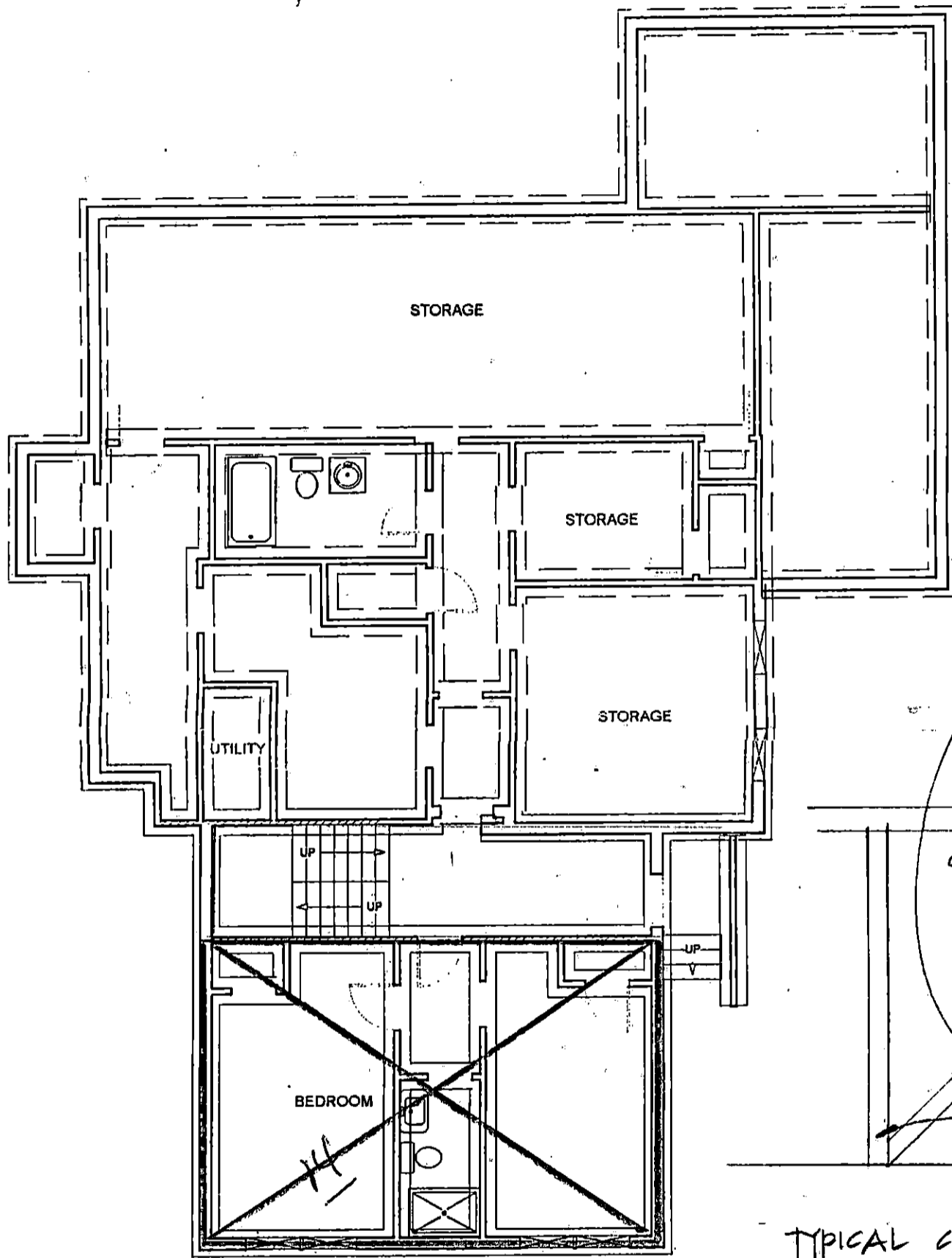
DATE



SQUARE FOOTAGE SUMMARY

303 N. ROWLING RD.
 GATONSVILLE, MD 20828
 PERMIT NO. B263918

SCALE: $\frac{1}{8}'' = 1'-0''$



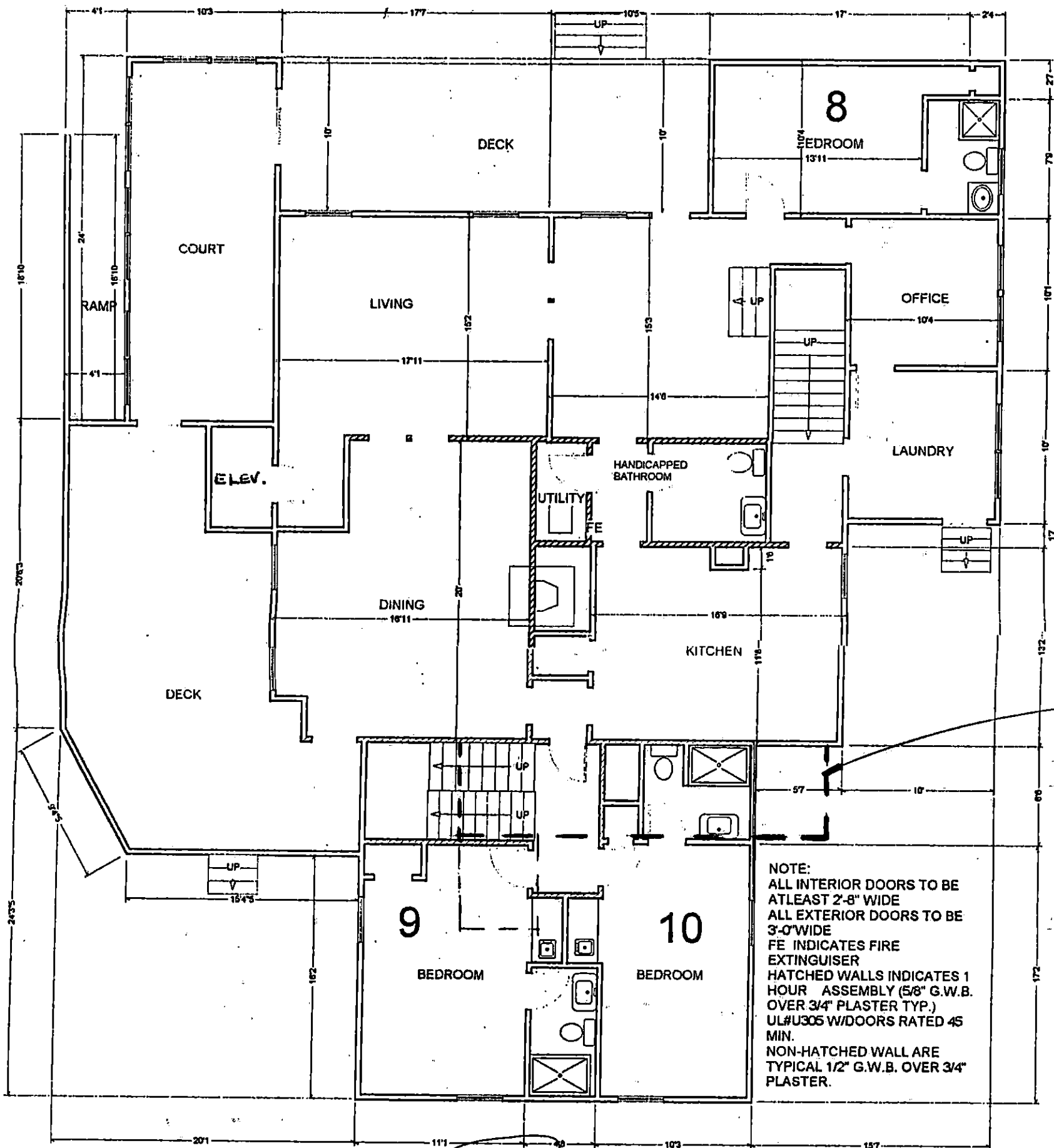
LIVING AREA
2022 sq ft

BASEMENT

SCALE 1/8" = 1'-0"
FEB. 12, 1996

- = NET USABLE SPACE ADDED TO EXIST. HOUSE
- X
 = UNUSABLE SPACE ADDED TO EXIST. HOUSE

303 N. ROLLING ROAD - CATONSVILLE, MD 21228
 PERMIT No. B263918 4.23.96



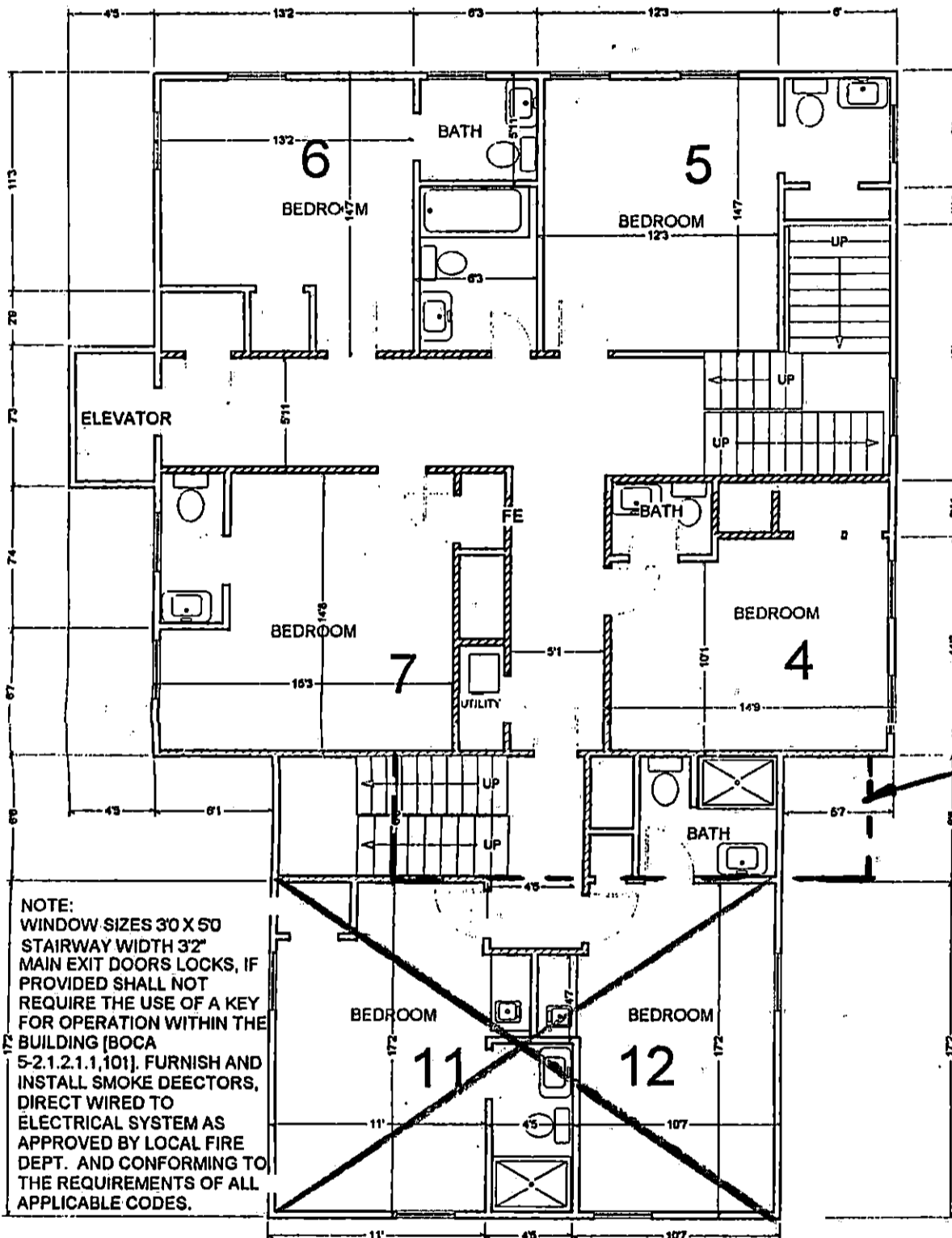
LINE OF EXIST. FOOTPRINT

NOTE:
 ALL INTERIOR DOORS TO BE AT LEAST 2'-8" WIDE
 ALL EXTERIOR DOORS TO BE 3'-0" WIDE
 FE INDICATES FIRE EXTINGUISHER
 HATCHED WALLS INDICATES 1 HOUR ASSEMBLY (5/8" G.W.B. OVER 3/4" PLASTER TYP.)
 UL#U305 W/DOORS RATED 45 MIN.
 NON-HATCHED WALL ARE TYPICAL 1/2" G.W.B. OVER 3/4" PLASTER.

LIVING AREA
 2370 sq ft

FIRST FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996

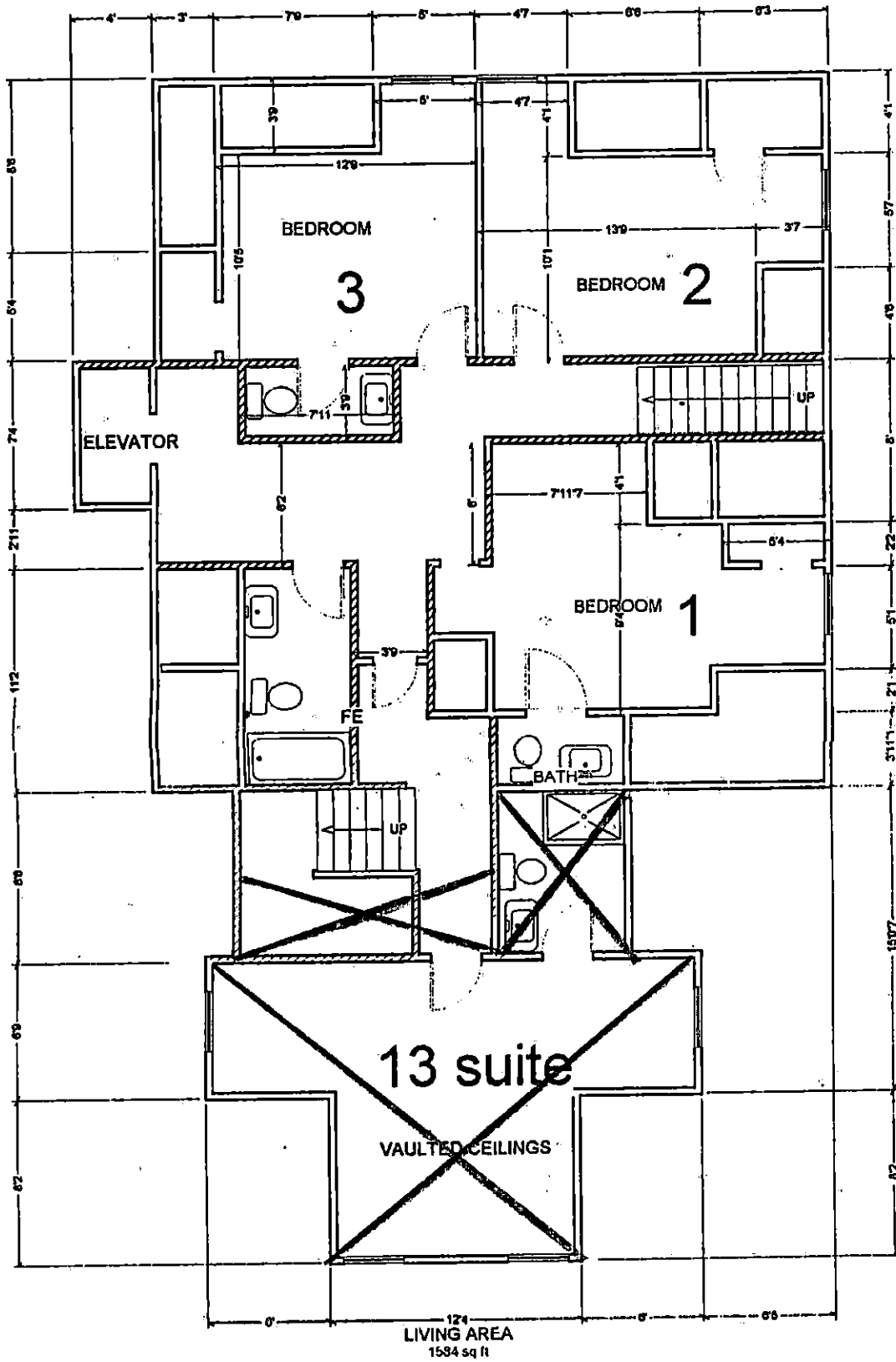


NOTE:
 WINDOW SIZES 30 X 50
 STAIRWAY WIDTH 3'2"
 MAIN EXIT DOORS LOCKS, IF
 PROVIDED SHALL NOT
 REQUIRE THE USE OF A KEY
 FOR OPERATION WITHIN THE
 BUILDING (BOCA
 5-2.1.2.1.1,101). FURNISH AND
 INSTALL SMOKE DEECTORS,
 DIRECT WIRED TO
 ELECTRICAL SYSTEM AS
 APPROVED BY LOCAL FIRE
 DEPT. AND CONFORMING TO
 THE REQUIREMENTS OF ALL
 APPLICABLE CODES.

LIVING AREA
 1972 sq ft

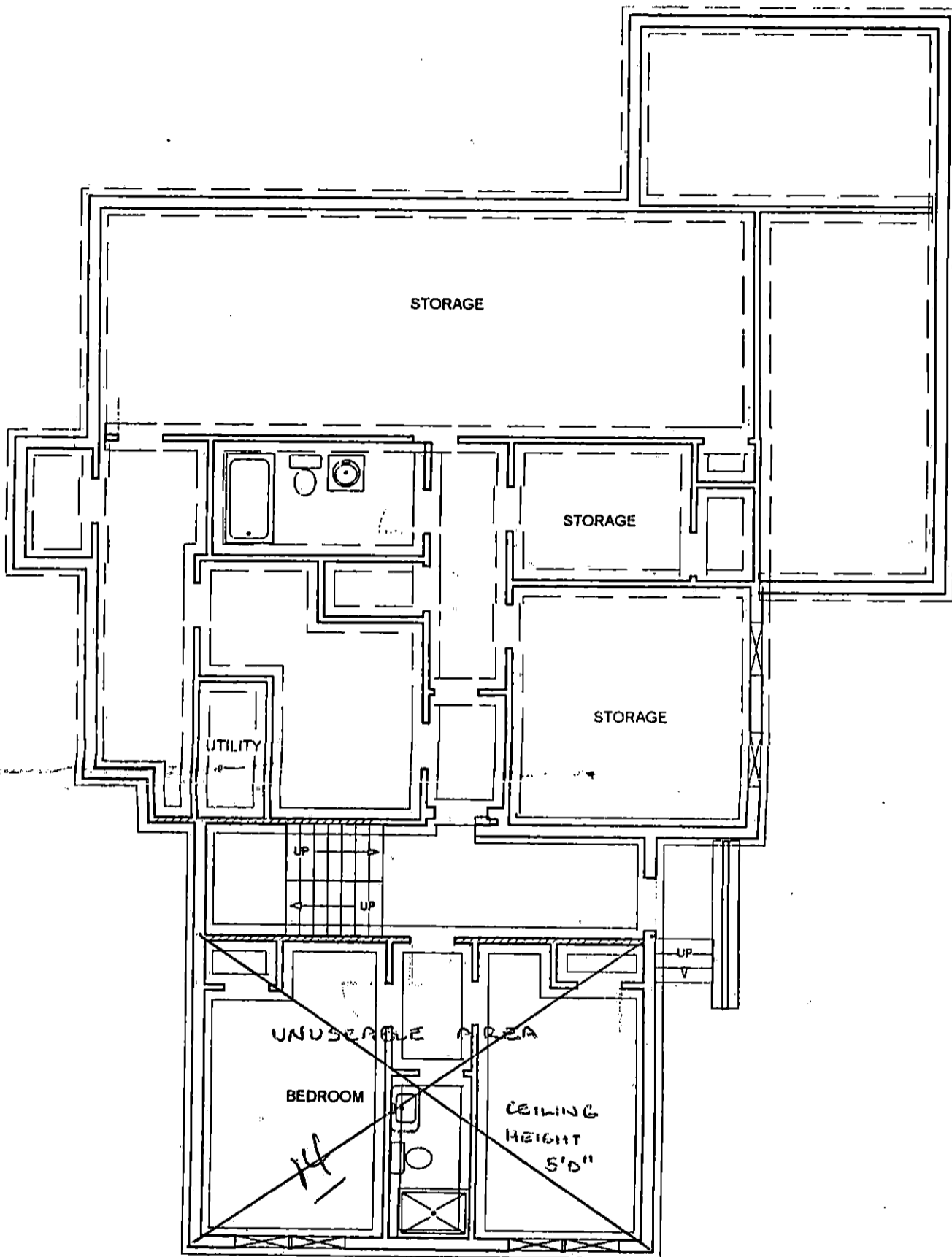
SECOND FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996



THIRD FLOOR

SCALE 1/8" = 1'-0"
FEB. 12, 1996

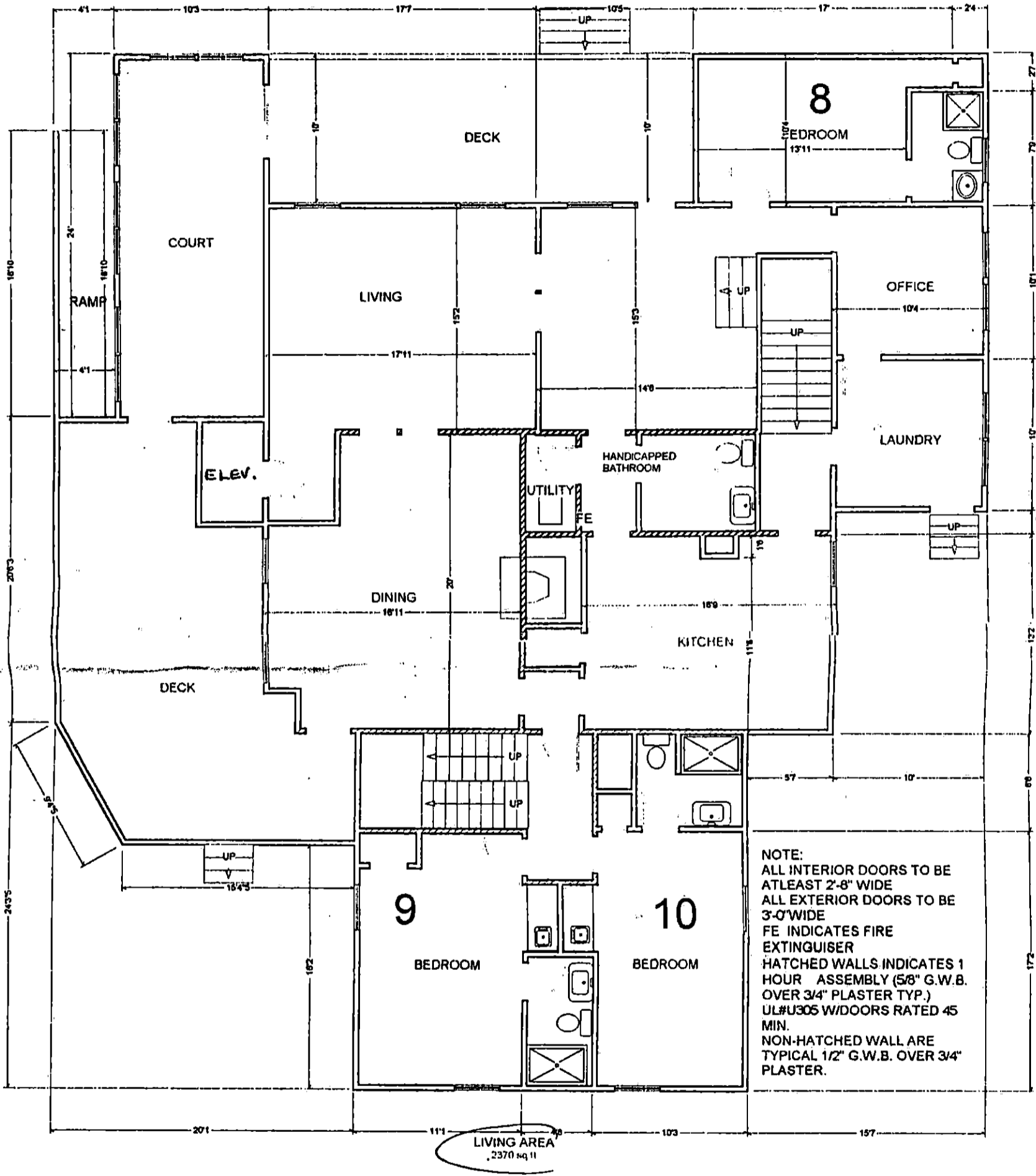


LIVING AREA
2022 sq ft

BASEMENT

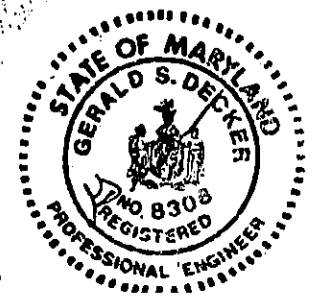
SCALE 1/8" = 1'-0"
FEB. 12, 1996

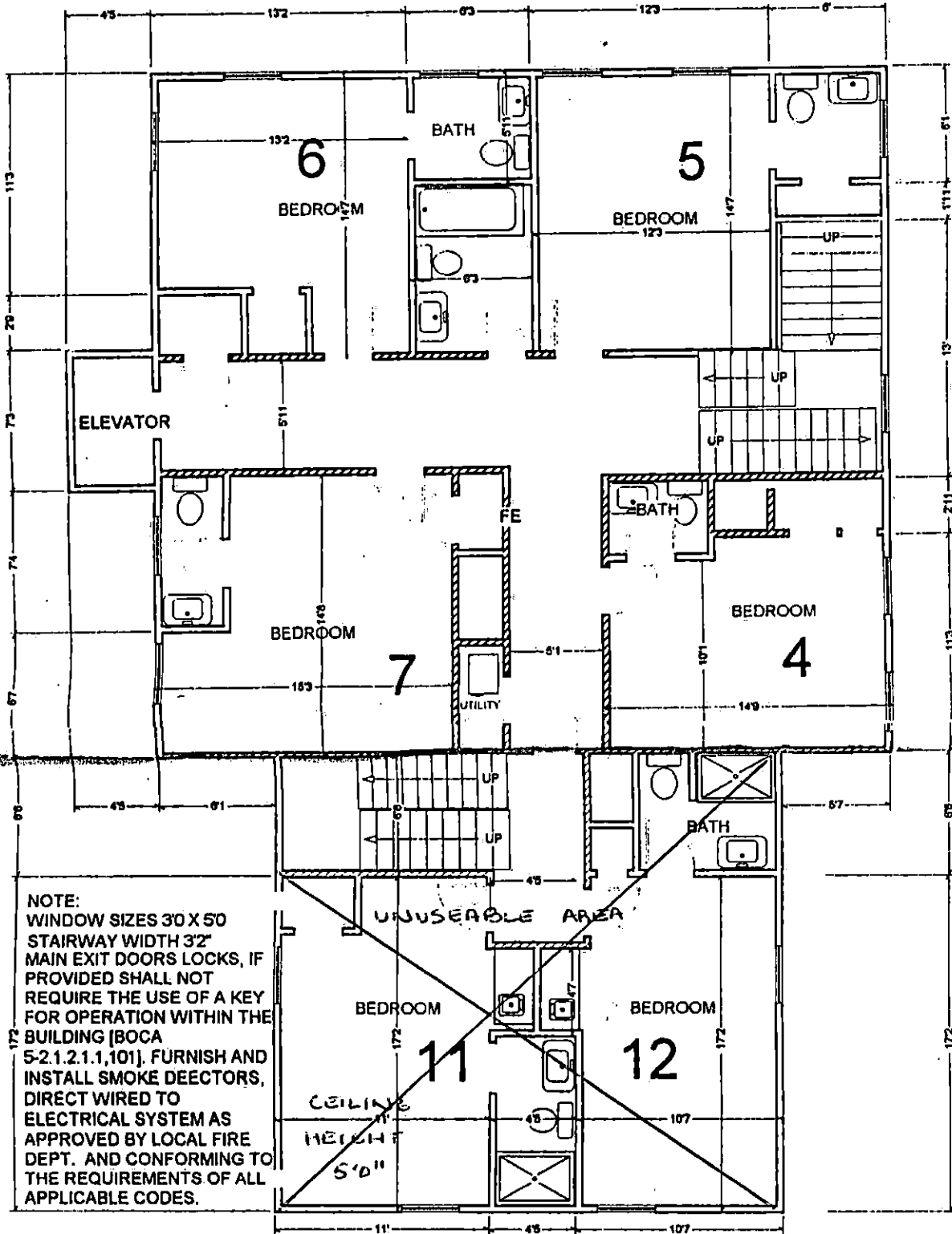




FIRST FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996

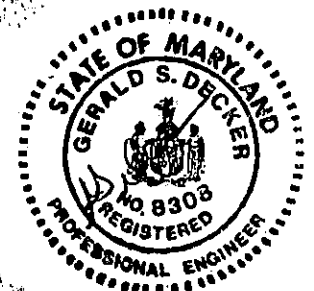


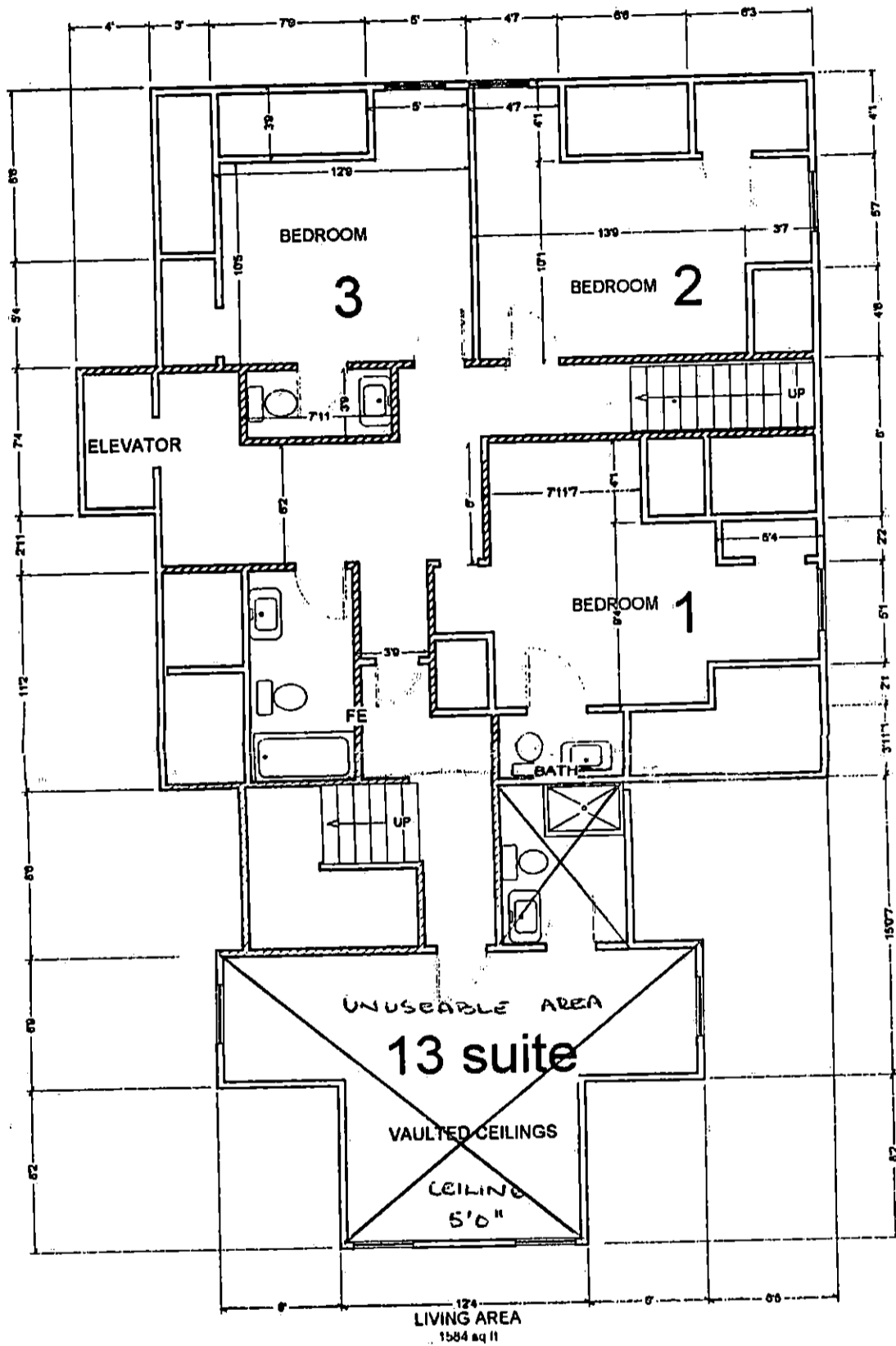


LIVING AREA
 1972 sq ft

SECOND FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996

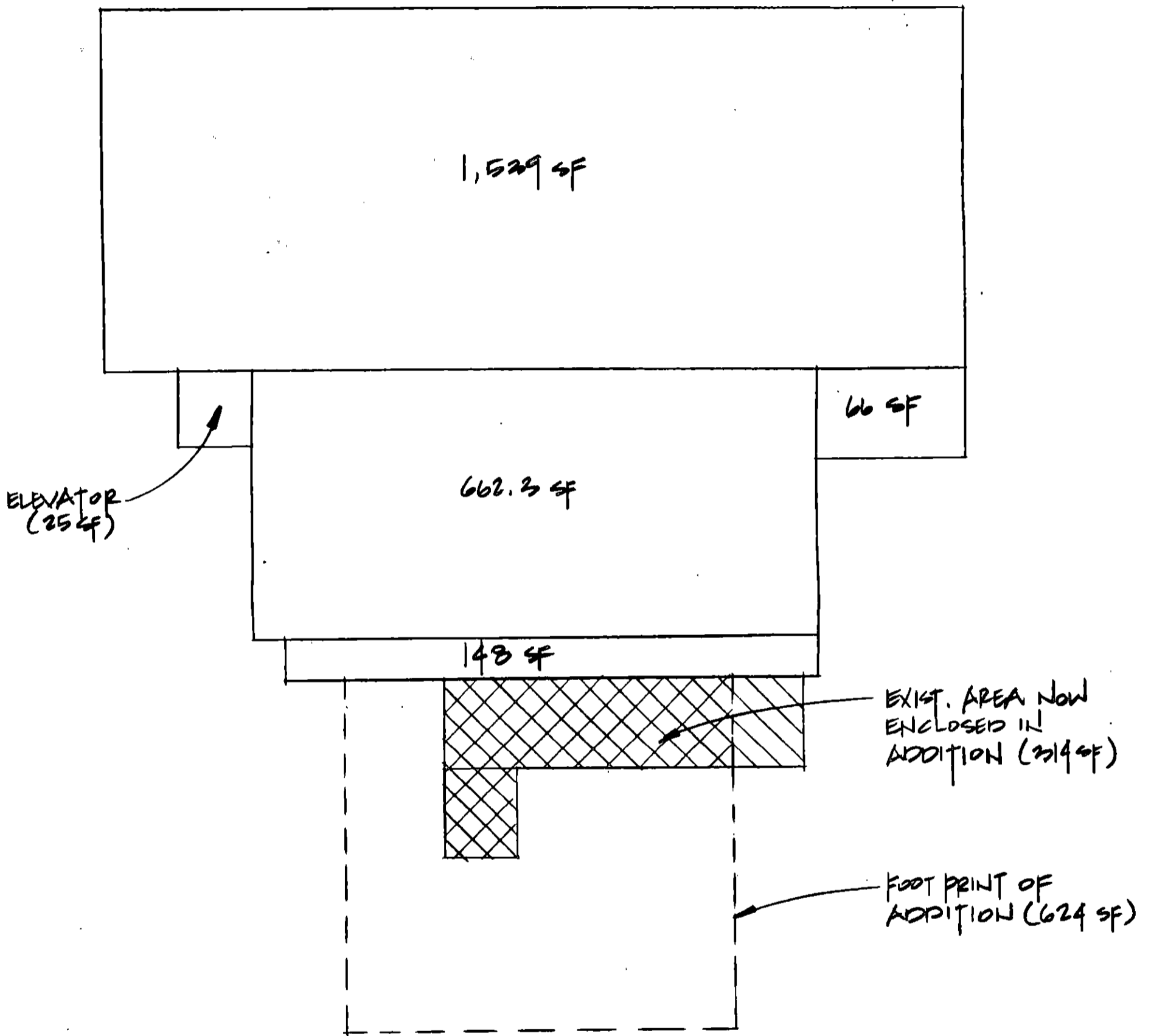




THIRD FLOOR

SCALE 1/8" = 1'-0"
FEB. 12, 1996

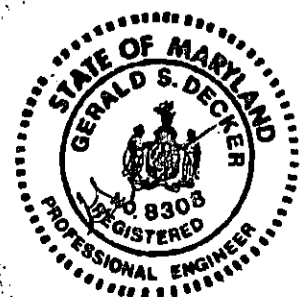


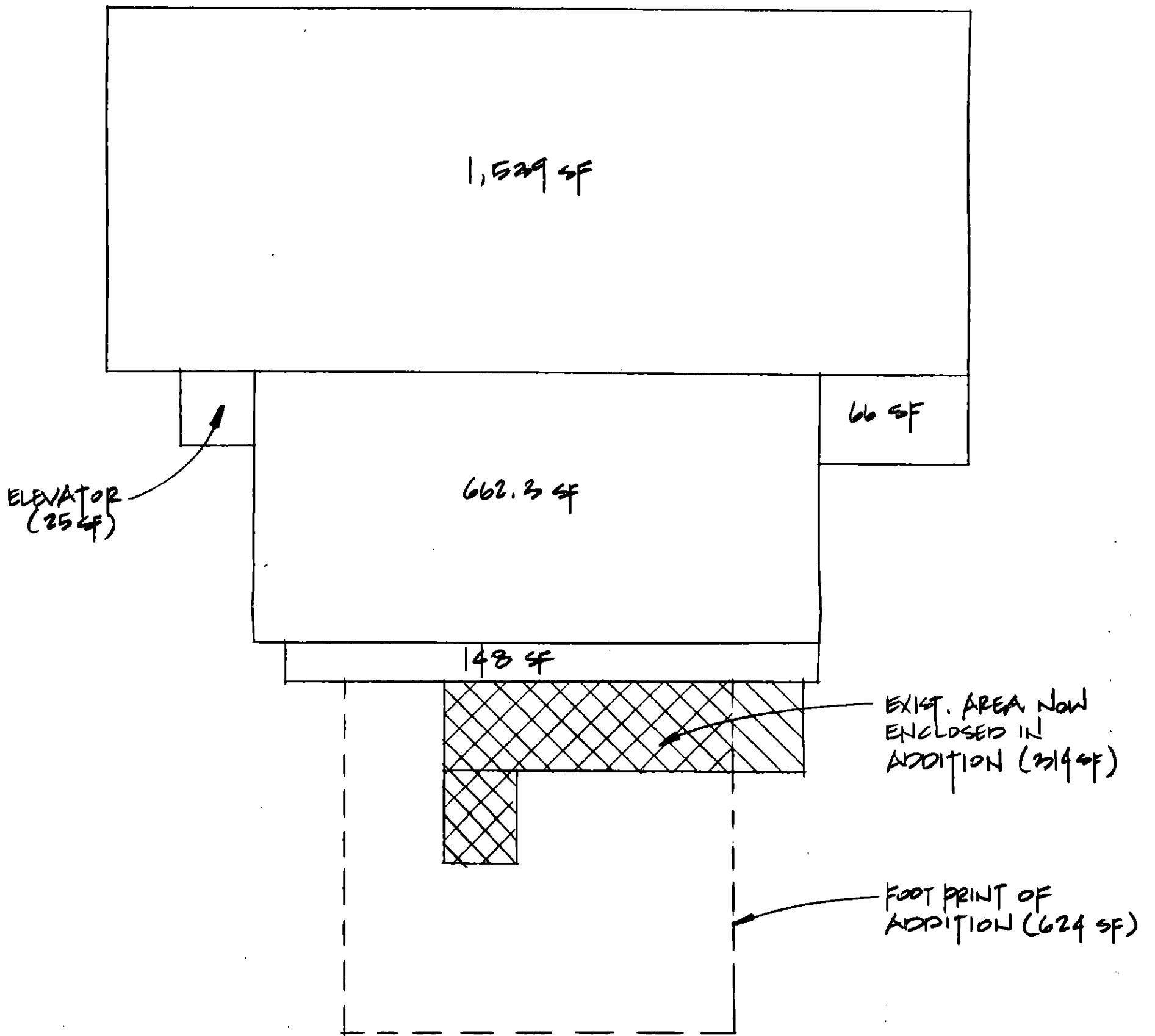


SQUARE FOOTAGE SUMMARY

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 CATONSVILLE, MD 21228
 PERMIT NO. B263918

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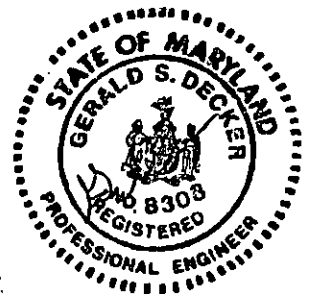


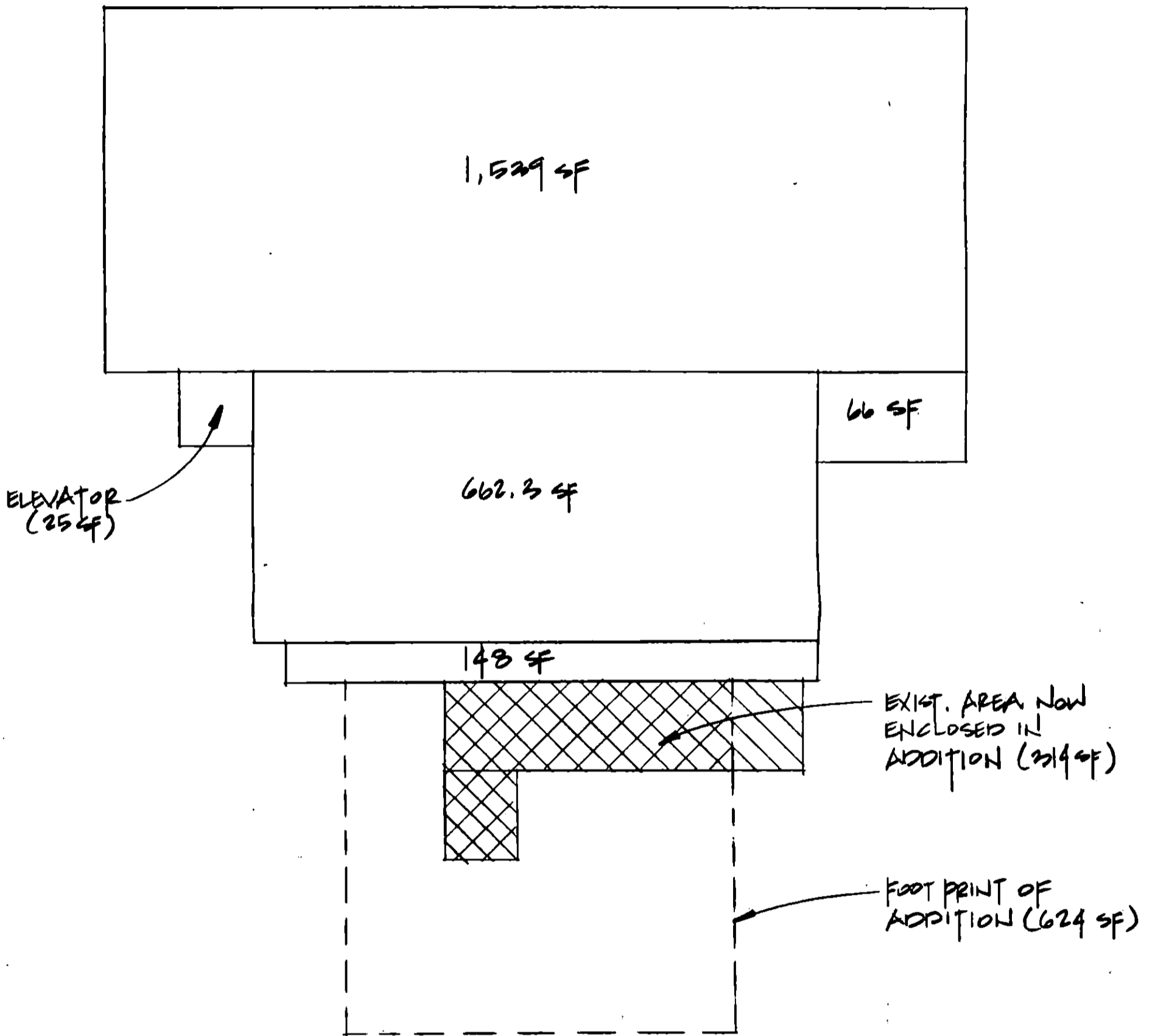


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303 N. ROLLING RD
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 PERMIT NO. B263918

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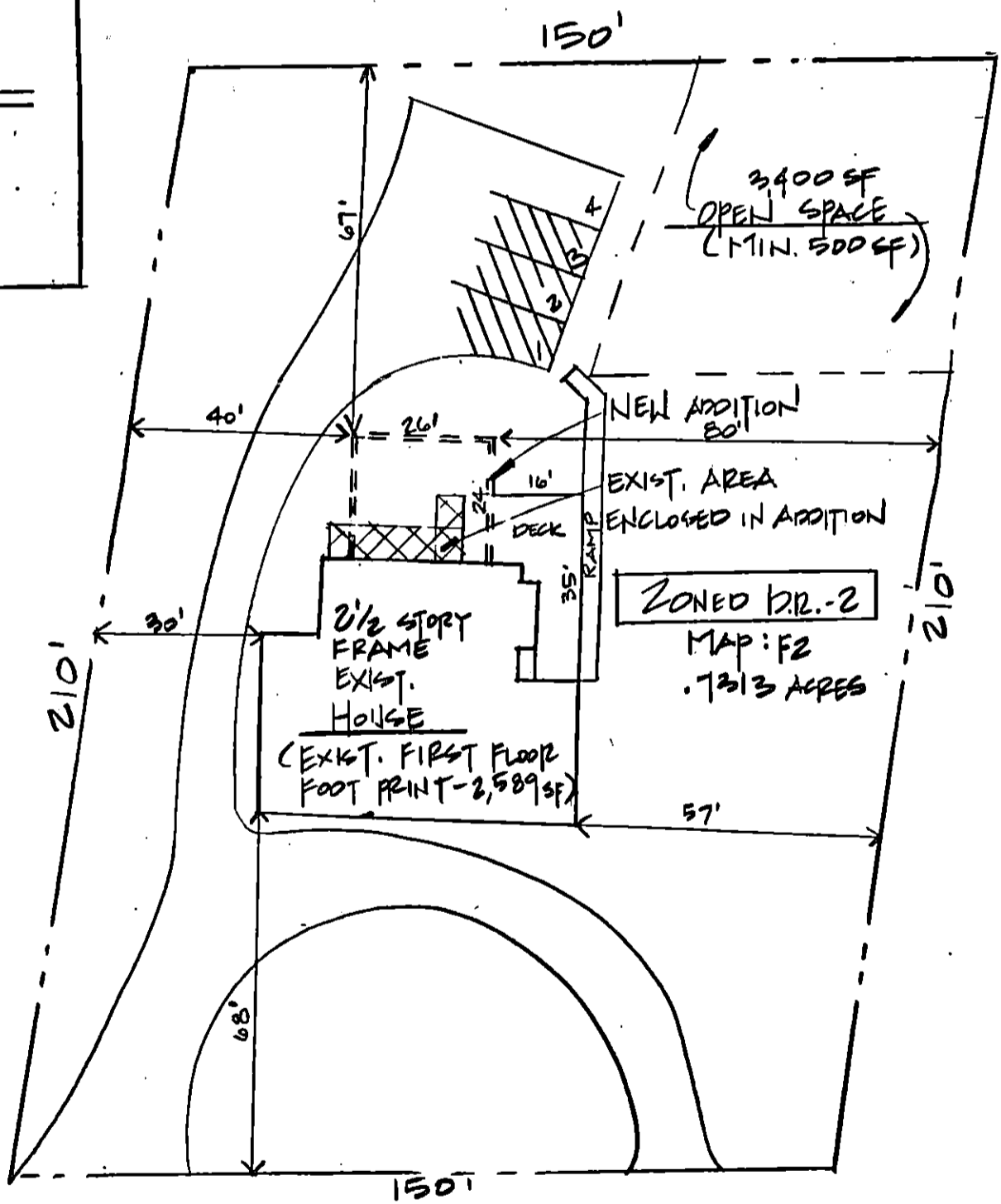
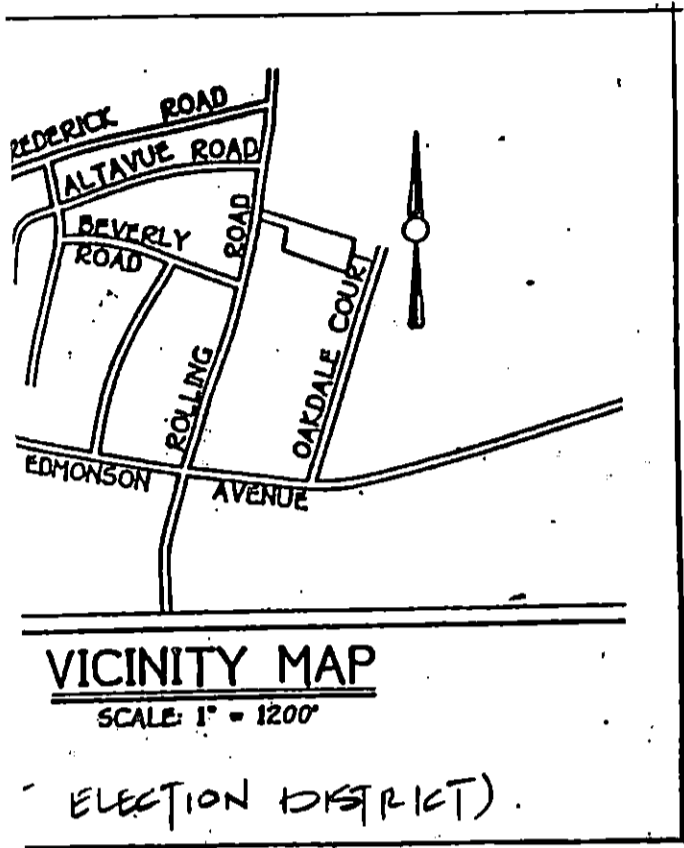


SQUARE FOOTAGE SUMMARY

303 N. ROWLING RD
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: 1/8" = 1'-0"



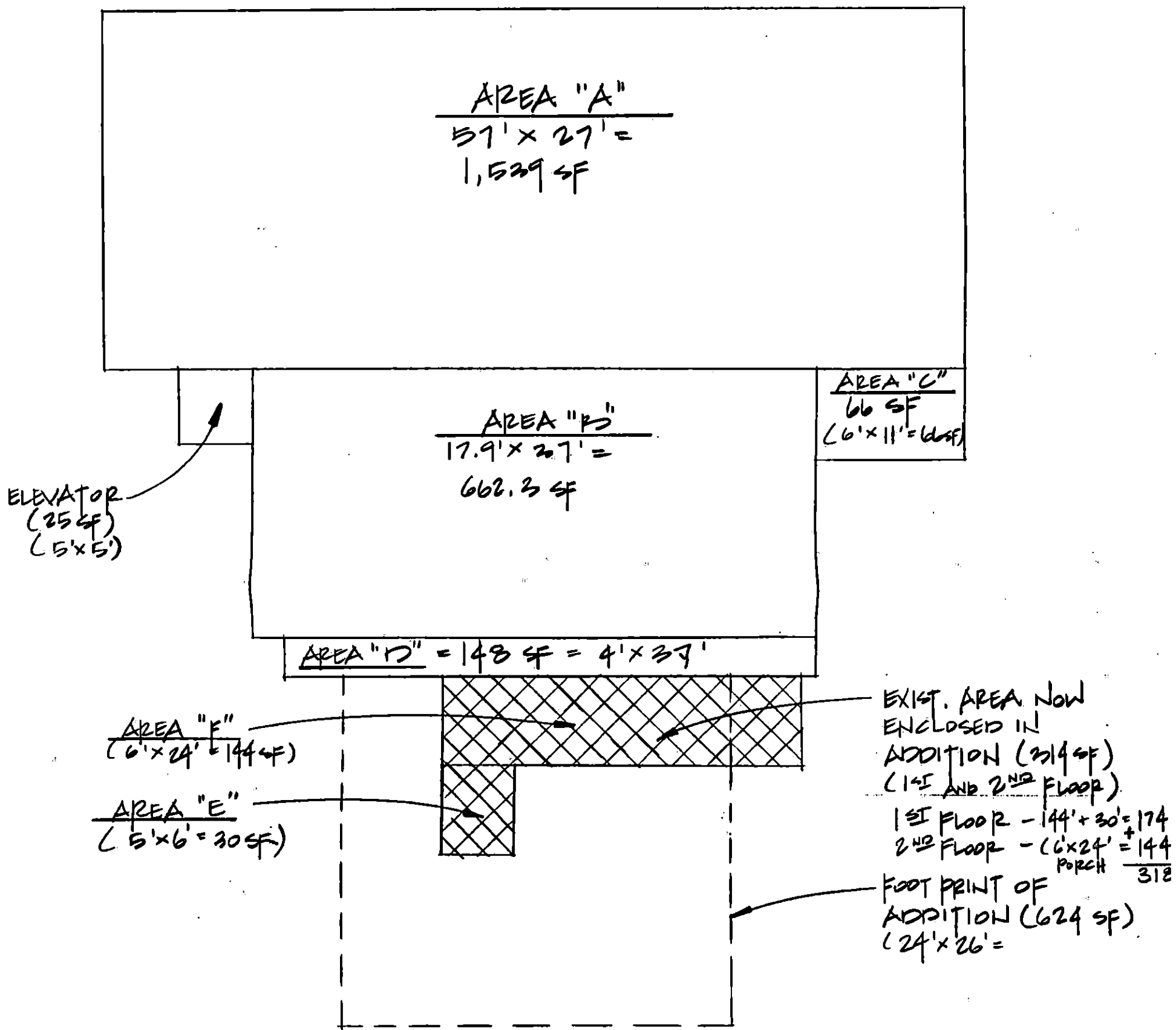


N. ROLLING ROAD

SITE PLAN - 303 N. ROLLING ROAD

SCALE: 1" = 30'-0"

CATONSVILLE, MD 21228



SQUARE FOOTAGE SUMMARY

303 N. ROWLING RD.
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: 1/8" = 1'-0"

PROPOSED DENSITY = 8 ASSISTED LIVING FACILITY (ALF) RESIDENTS

BUILDING SQUARE

FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents

3,800 sq. ft. of land required for each additional resident

$25,000 + (1) 3,800 = 28,800$ sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 31,872 SF

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

8 residents total

3 = 3 SPACES NEEDED
4 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 3 spaces required will be permanently striped.

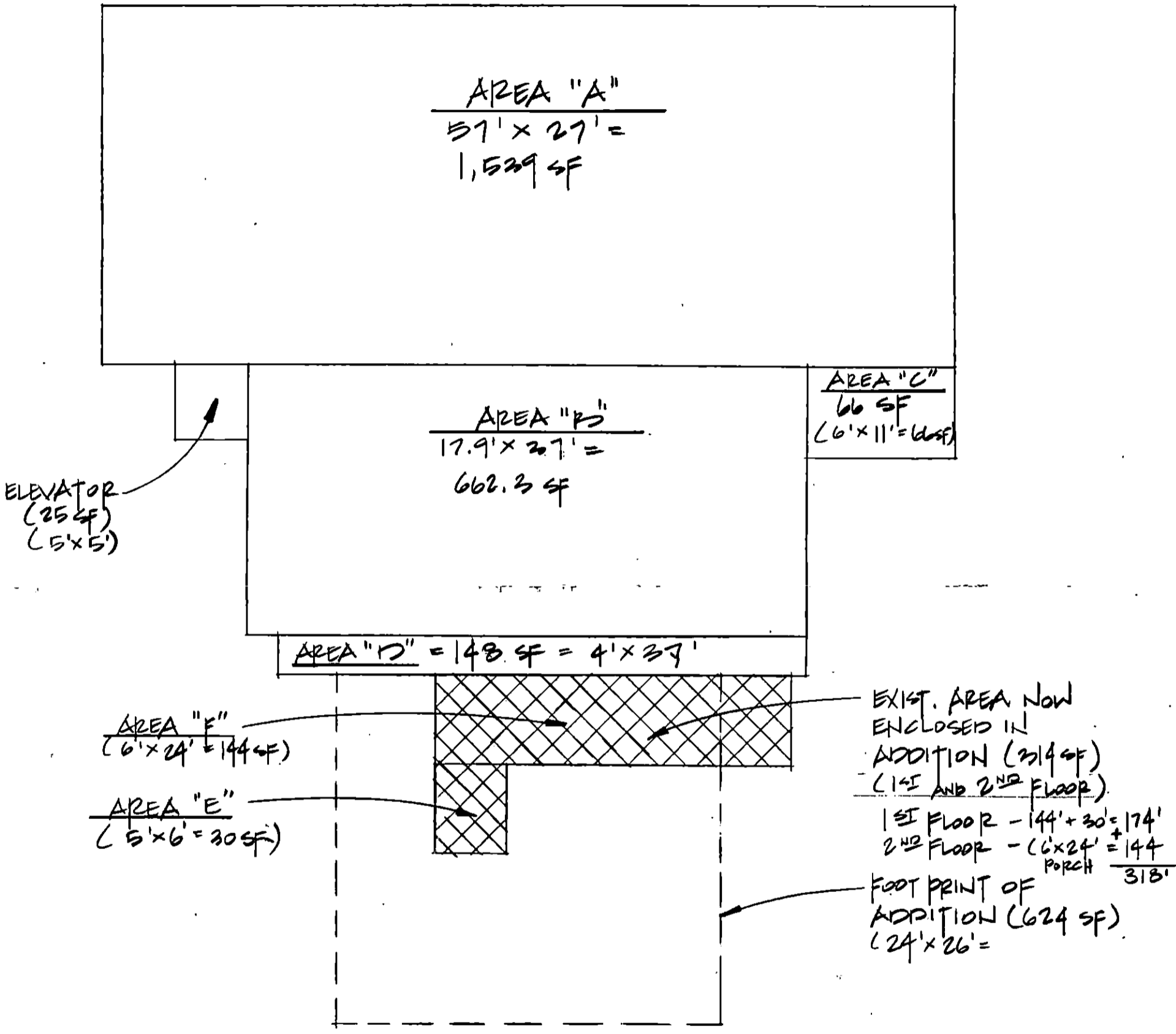
This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BCZR and zoning sign policies.

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNERS)

Matthew C. Becker 23 April 96
THE DECKER GROUP, INC.
MATTHEW C. BECKER - PRESIDENT

The
DECKER
Group, Inc.
CONTRACTORS/DEVELOPERS
305 N. ROLLING ROAD
BALTIMORE, MARYLAND 21228
410-719-0011



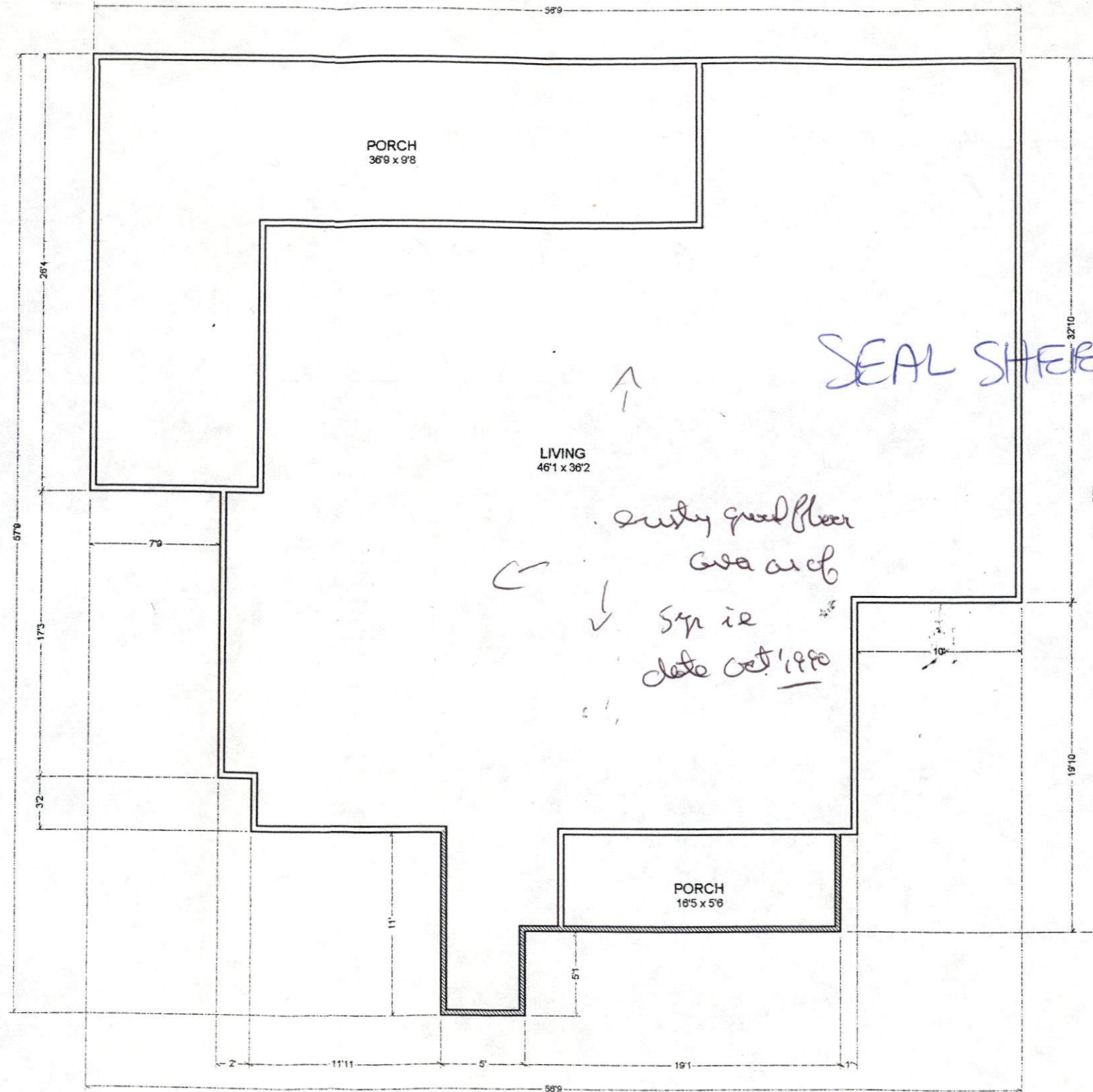
SQUARE FOOTAGE SUMMARY

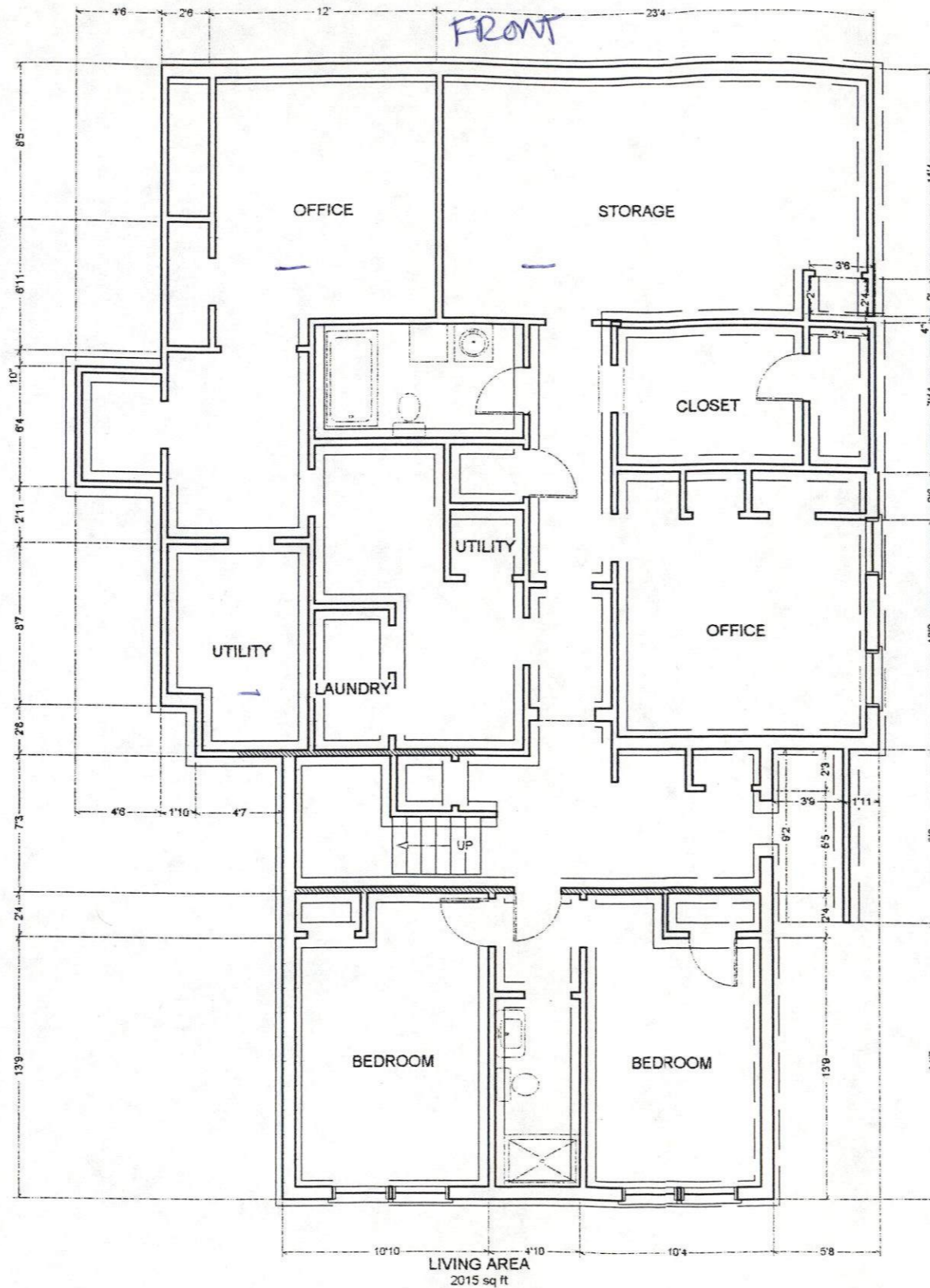
303 N. ROLLING RD.
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: $\frac{1}{8}'' = 1'-0''$

Original Ground Floor Footprint

LIVING AREA
1873 sq ft





Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



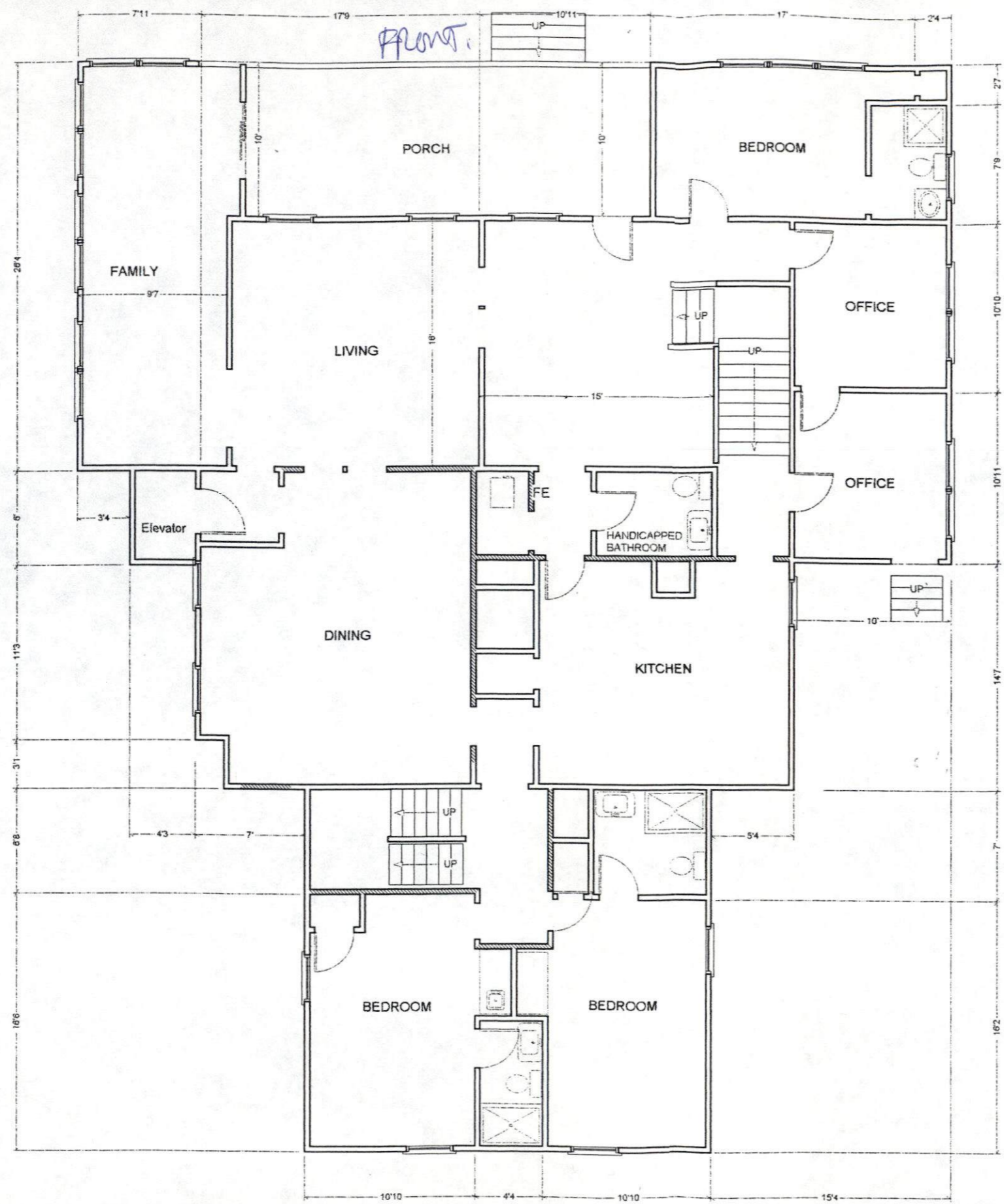
PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

SCALE 1/8" = 1'-0"
Oct. 23, 1998

HIGHLIGHT+LABEL
ADDITION AREAS.

PLAN
AS OF
TODAY
10/28/98

BASEMENT



FIRST FLOOR

Property Address: 303 N. Rolling Road
 Catonsville, Maryland 21228

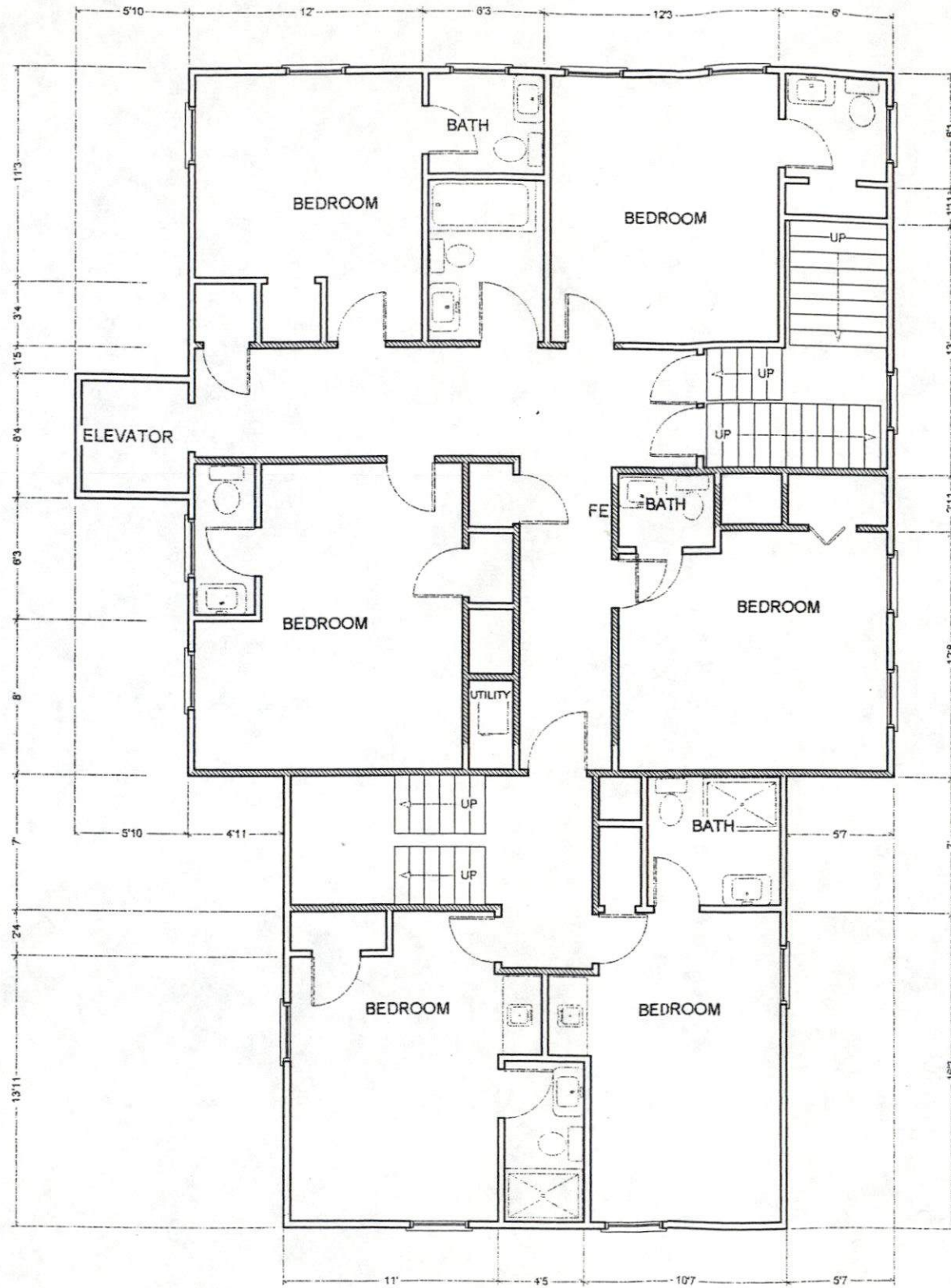
Owners: 303 N. Rolling Road
 General Partnership



PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland 21228
 (410) 747-1996

SCALE 1/8" = 1'-0"
 October 23, 1998

HIGHLIGHT +
 LABEL ADDITION
 AREAS



SECOND FLOOR

Property Address: 303 N.
Rolling Road Catonsville,
Maryland 21228

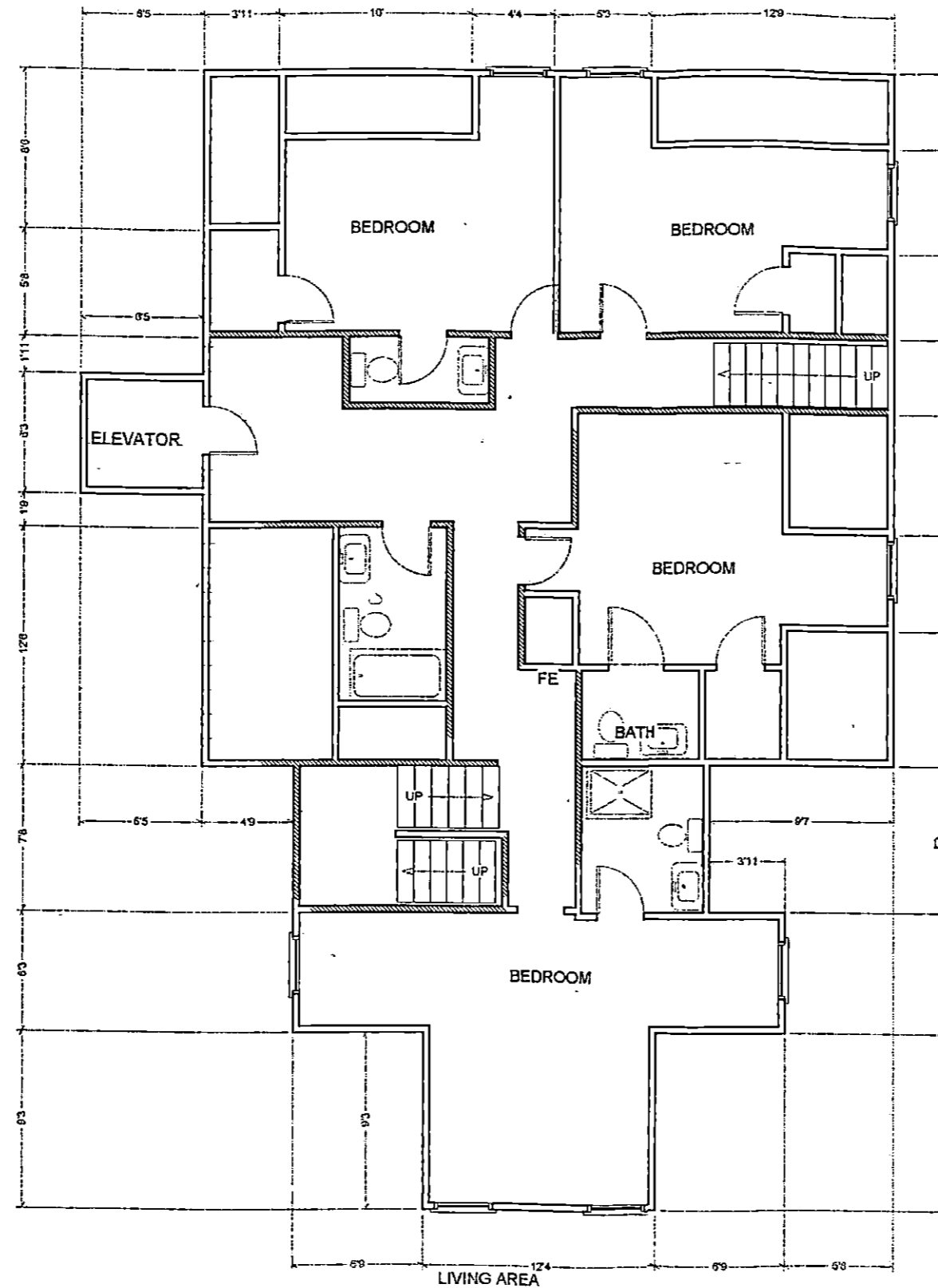
Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" = 1'-0"
Oct. 23, 1998

HIGHLIGHT + LABEL
ADDITIONAL AREAS,



THIRD FLOOR

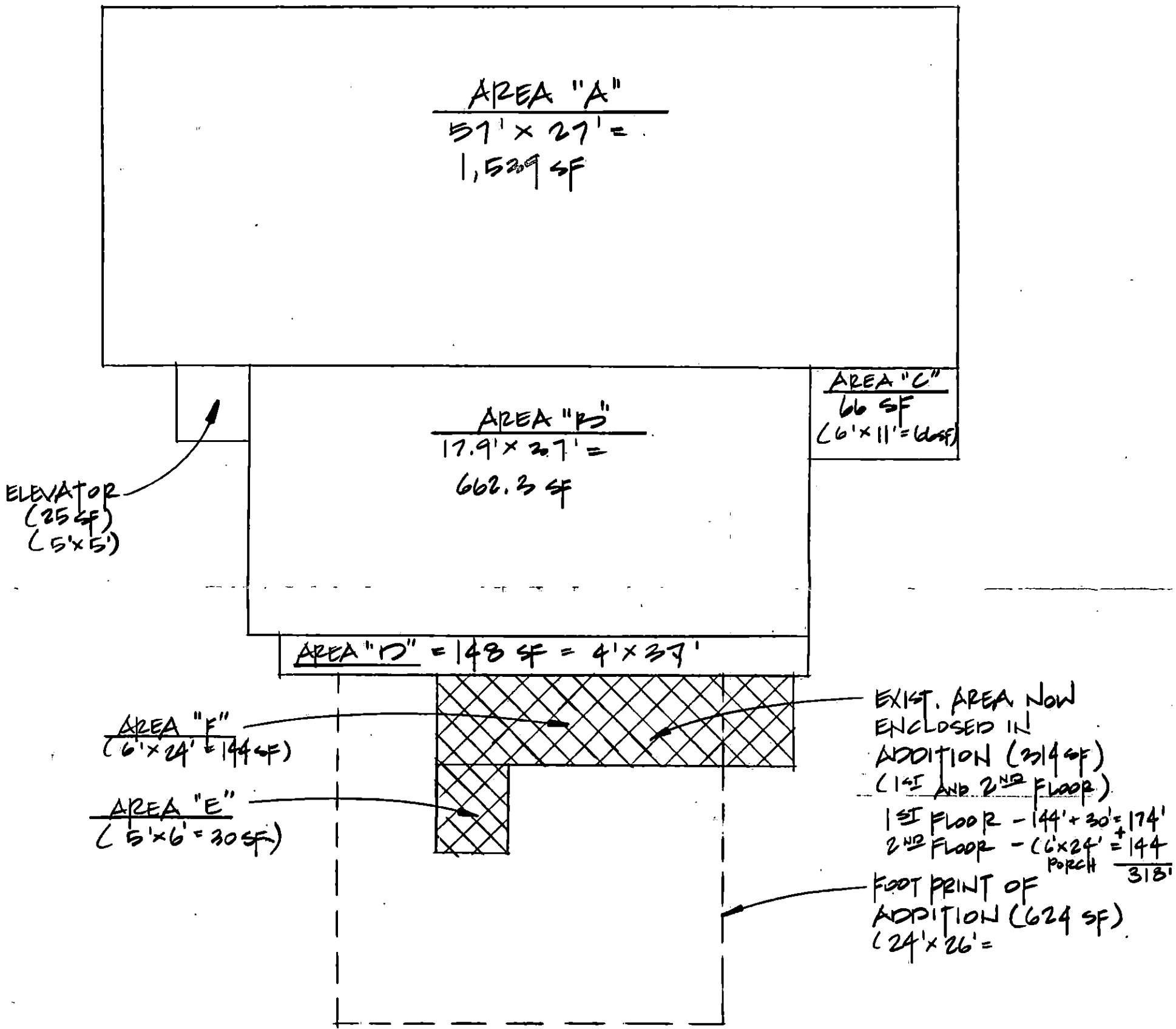
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker,
P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) 747-1996

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Oct. 23, 1998



SQUARE FOOTAGE SUMMARY

303 N. ROLLING RD.
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: $\frac{1}{8}'' = 1'-0''$

New Plans
Road 12/16/98

Mr. John Lewis

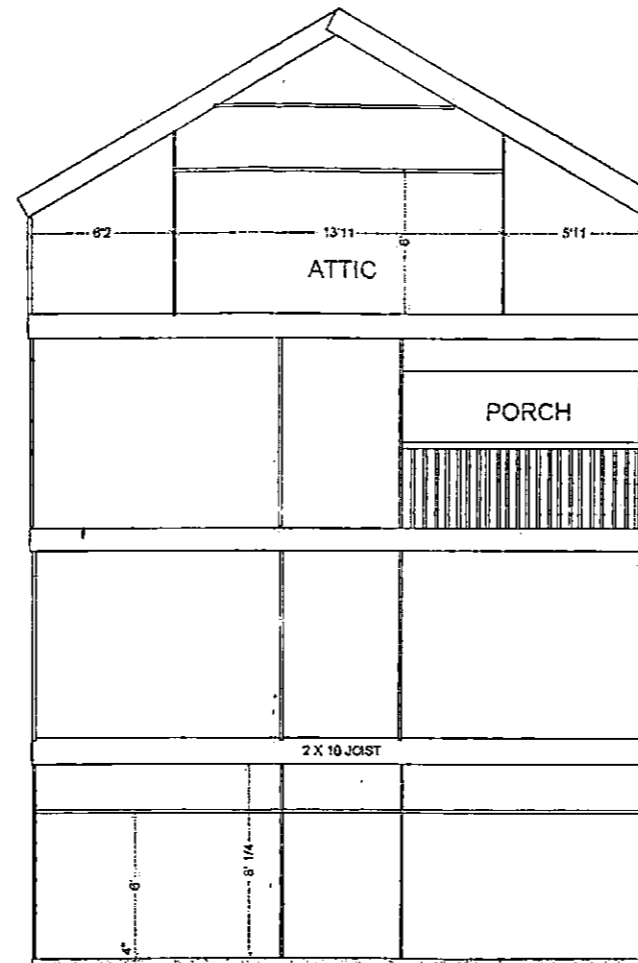
CROSS-SECTION

General Notes:

1. Zoning DR-2
2. Proposed Lot Size: 55,827.51 SQ FT
3. Proposed Residents: 15
4. Lot Size Required for 15 : 55,400 SQ FT
5. Max. Expansion for Class A: 24.99% of ground floor foot print

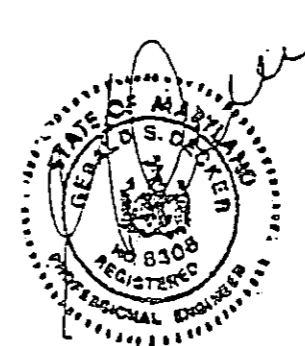
Additional Notes

1. Original Ground Floor Foot print: 1,944 sq ft (Ex. 5 years prior to application 12/15/85)
2. $1,944 \times 24.99\% = 485.80$
3. Building replaced by addition: 282.00 sq ft (02/13/96)
4. Total expandable Area: 767.80 sq ft
5. 1st Floor Addition: 438.55 SQ FT (02/13/96 (159.09 + 41.08 + 166.77 + 51.94 + 19.67 + 32.58))
6. 2nd Floor Addition: 328.57 sq ft (195.26 + 32.58 + 100.73 sq ft)
7. Total Addition in living space: 767.12 sq ft (438.55 + 328.57)
8. Basement and Attic to be used as storage
9. Exterior stairs not included in floor area



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303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership

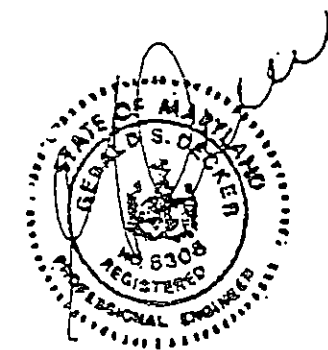
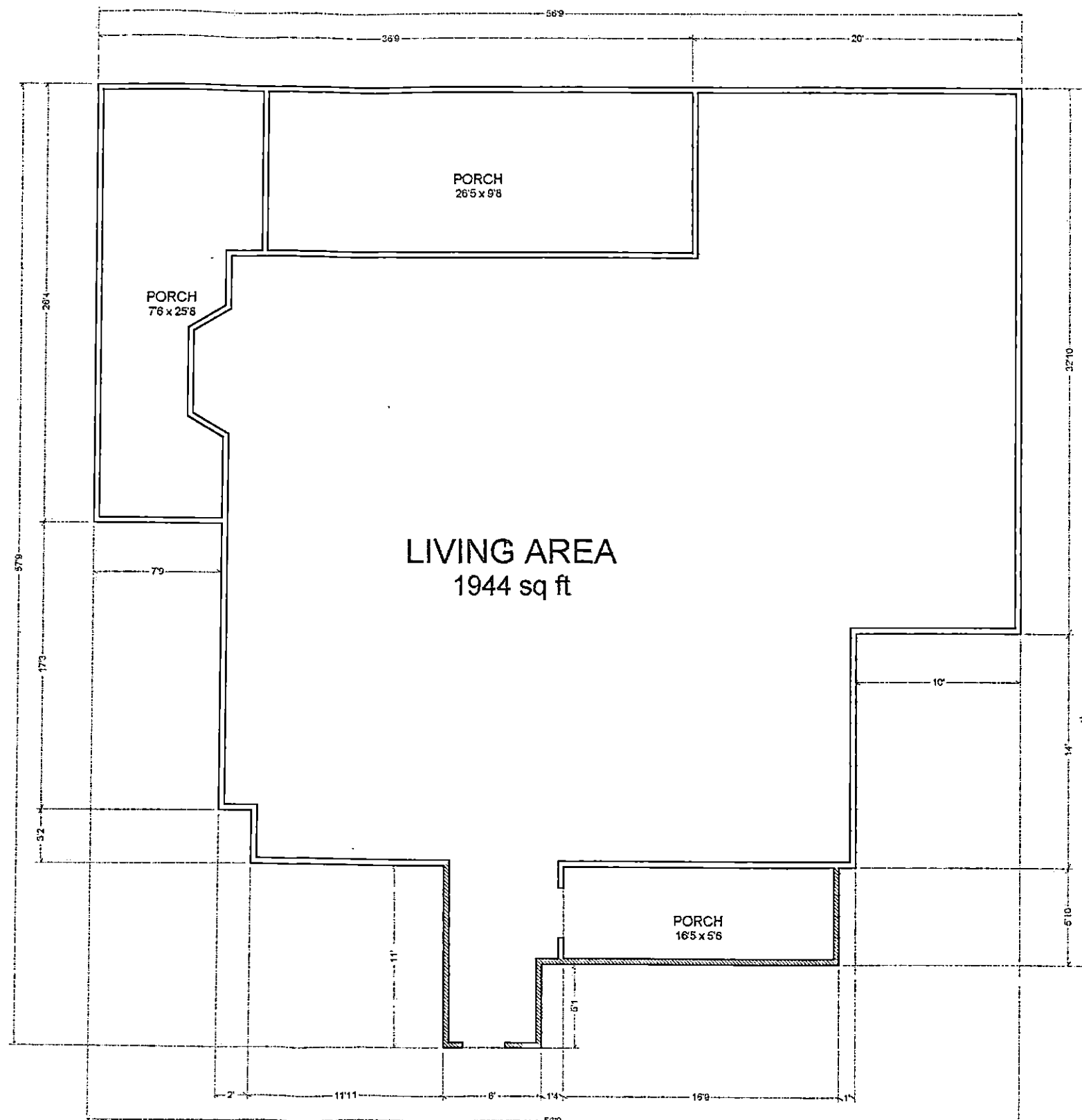


PREPARED BY:
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21228
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NOTE: BASEMENT AND ATTIC S WILL
ONLY BE USED FOR STORAGE
AND/OR WILL HAVE HEAD ROOM OF
6'-0" OR LESS AS DESIGNED ABOVE .

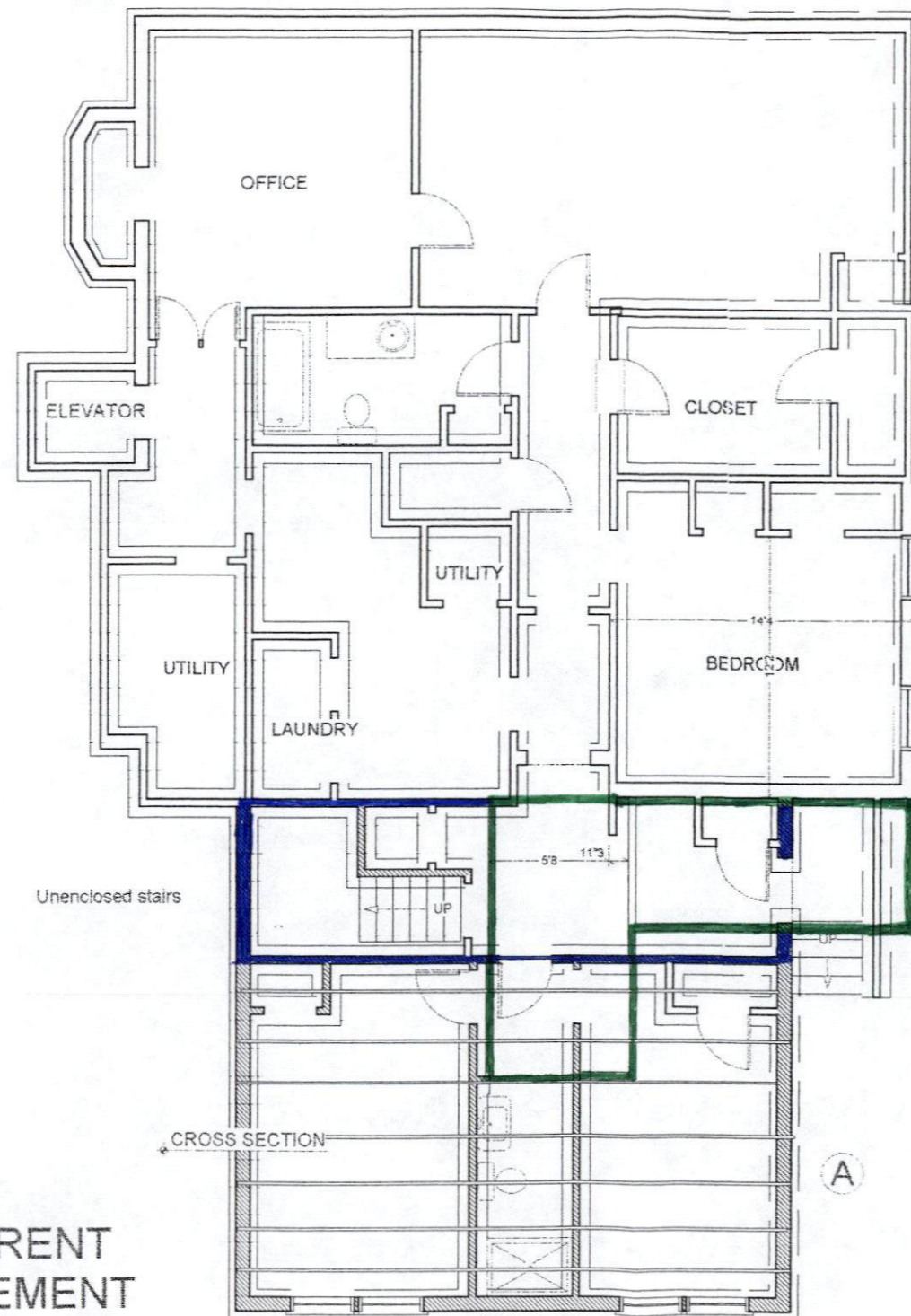
SCALE 1/8" = 1'-0"
December 11, 1998

Original Ground
Floor Footprint As
Existing on
December 15, 1995.
(5 Years prior to
original Class "A"
A.L.F. application)



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SCALE 1/8" = 1'-0"
December 11, 1998



CURRENT
BASEMENT

LIVING AREA
2010 sq ft

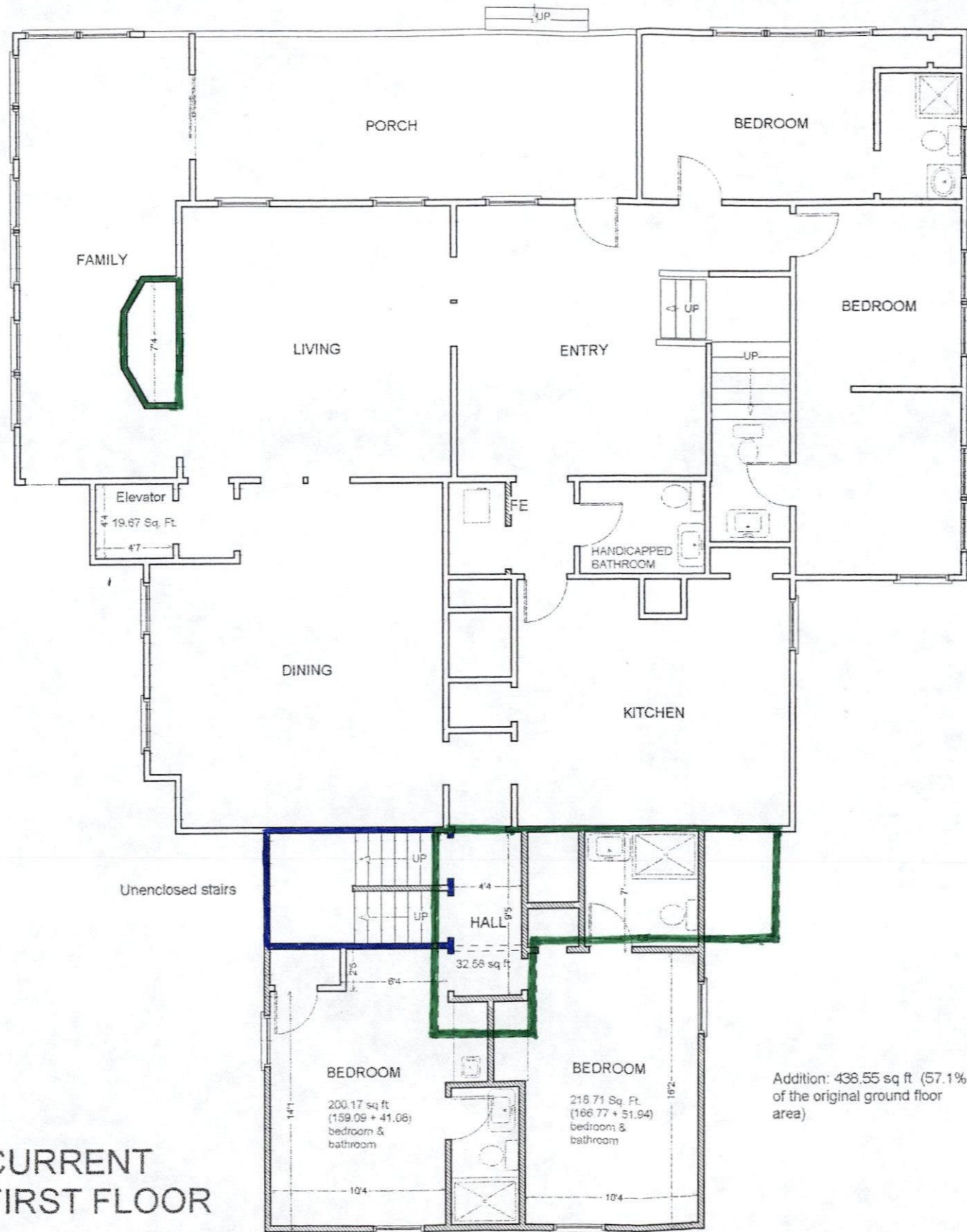
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21228
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SCALE 1/8" = 1'-0"
December 11,
1998



**CURRENT
FIRST FLOOR**

Addition: 438.55 sq ft (57.1%
of the original ground floor
area)

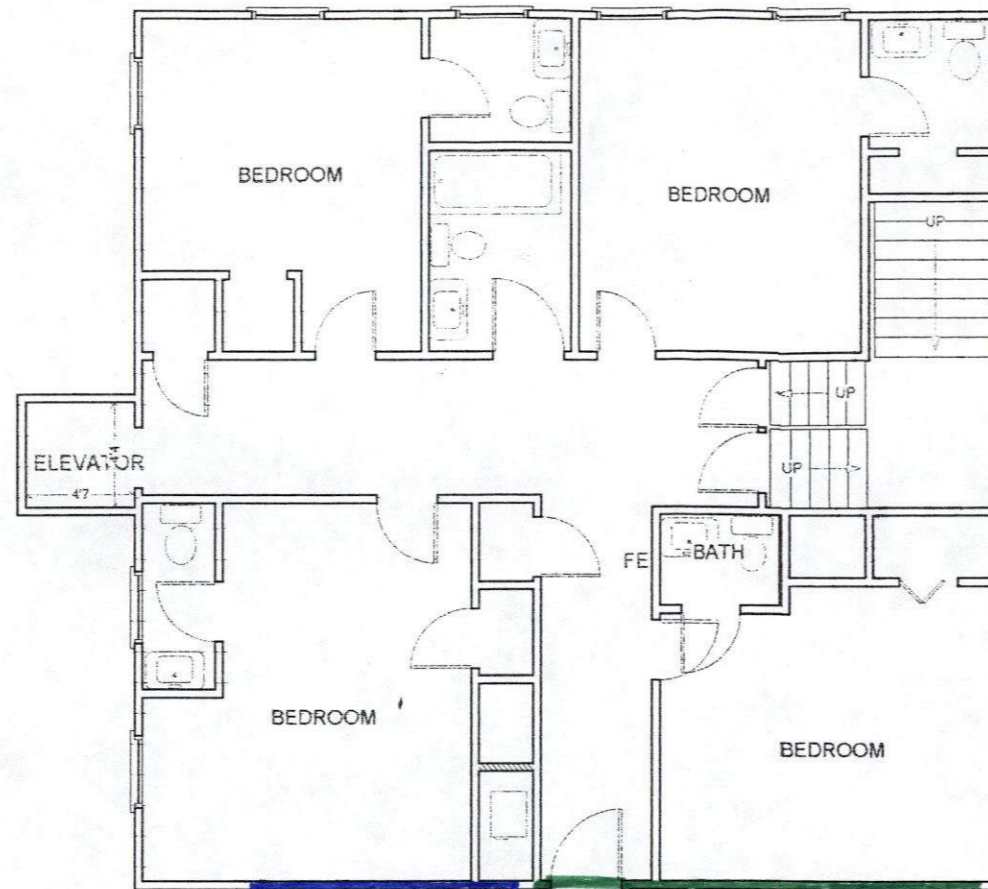
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General Partnership



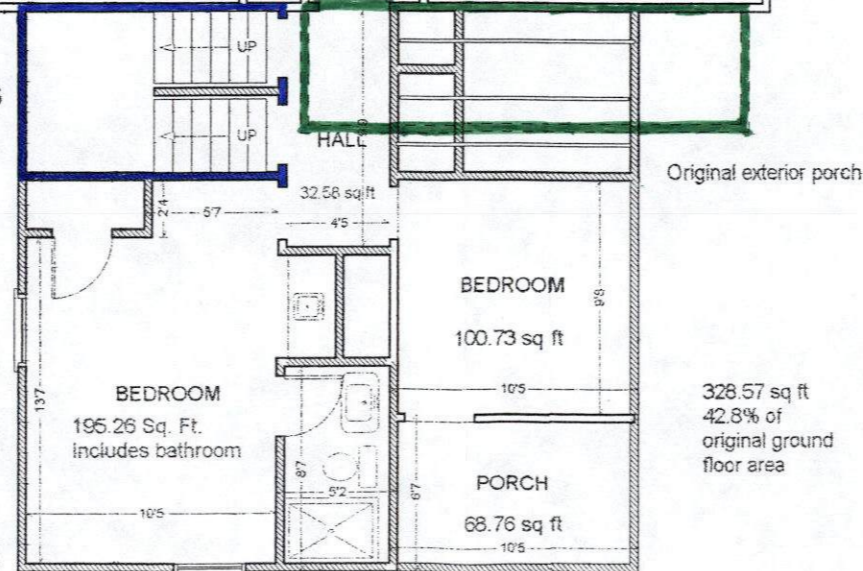
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21228
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SCALE 1/8" = 1'-0"
December 11, 1998



Unenclosed Stairs

**CURRENT
SECOND FLOOR**



(B)

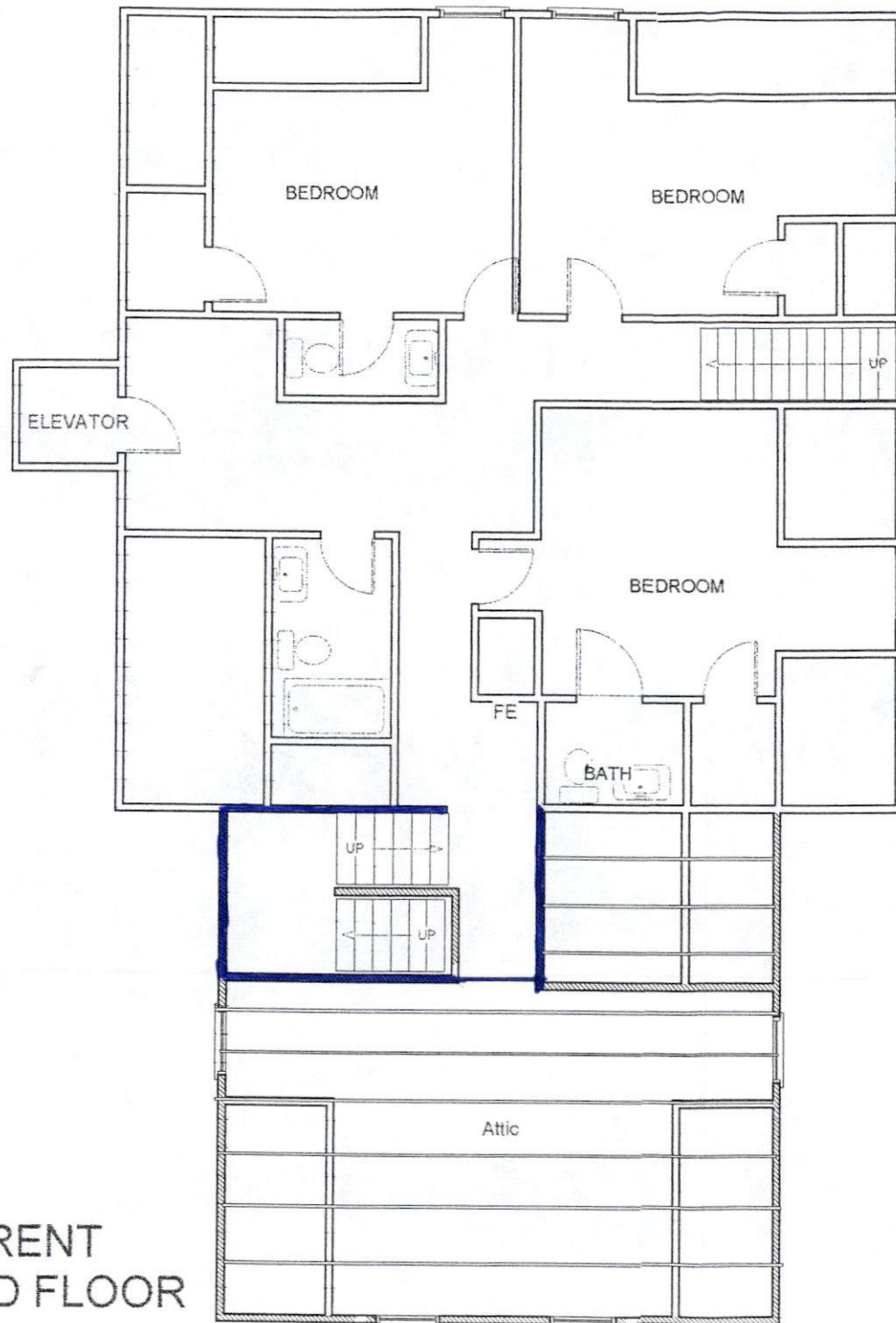
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Catonsville, Maryland
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PREPARED BY:
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305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" 1'-0"
December 11, 1998



CURRENT
THIRD FLOOR

©

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Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



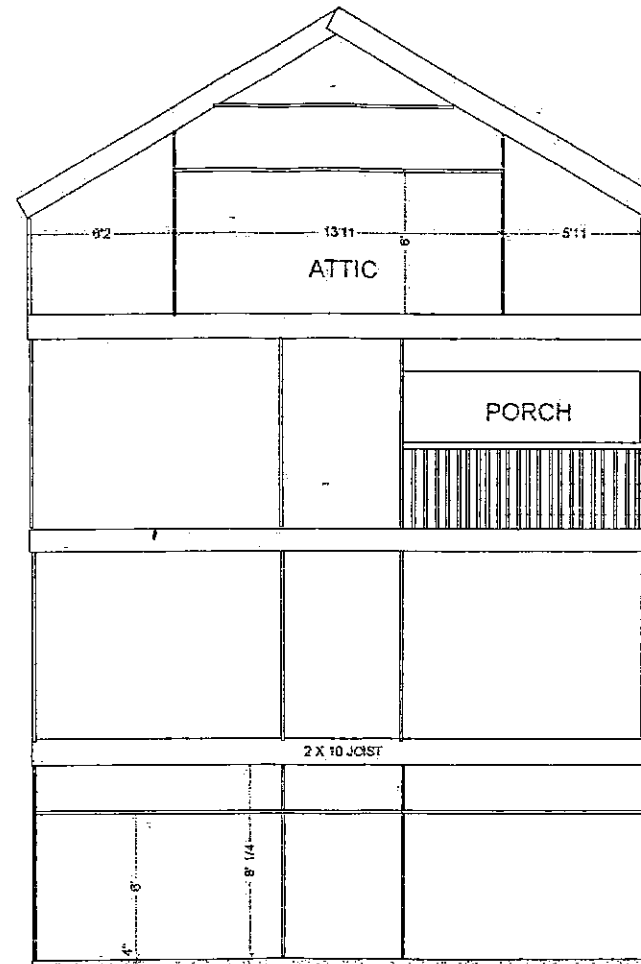
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SCALE 1/8" = 1'-0"
December 11, 1998

CROSS-SECTION

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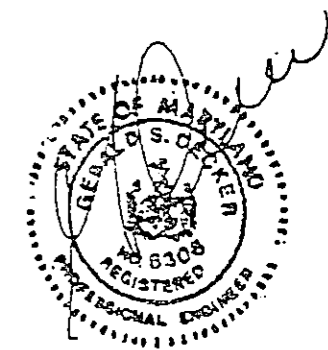
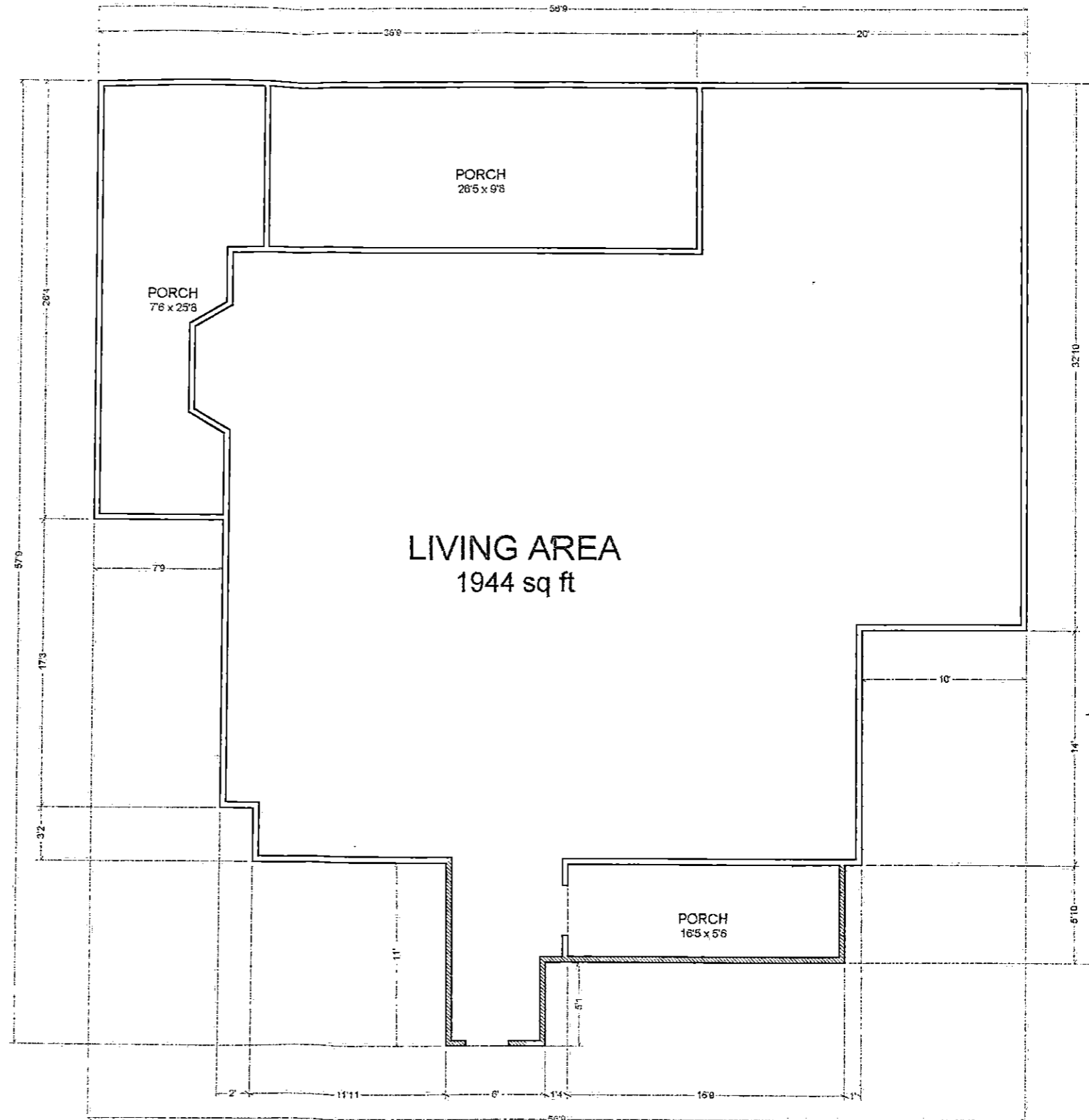
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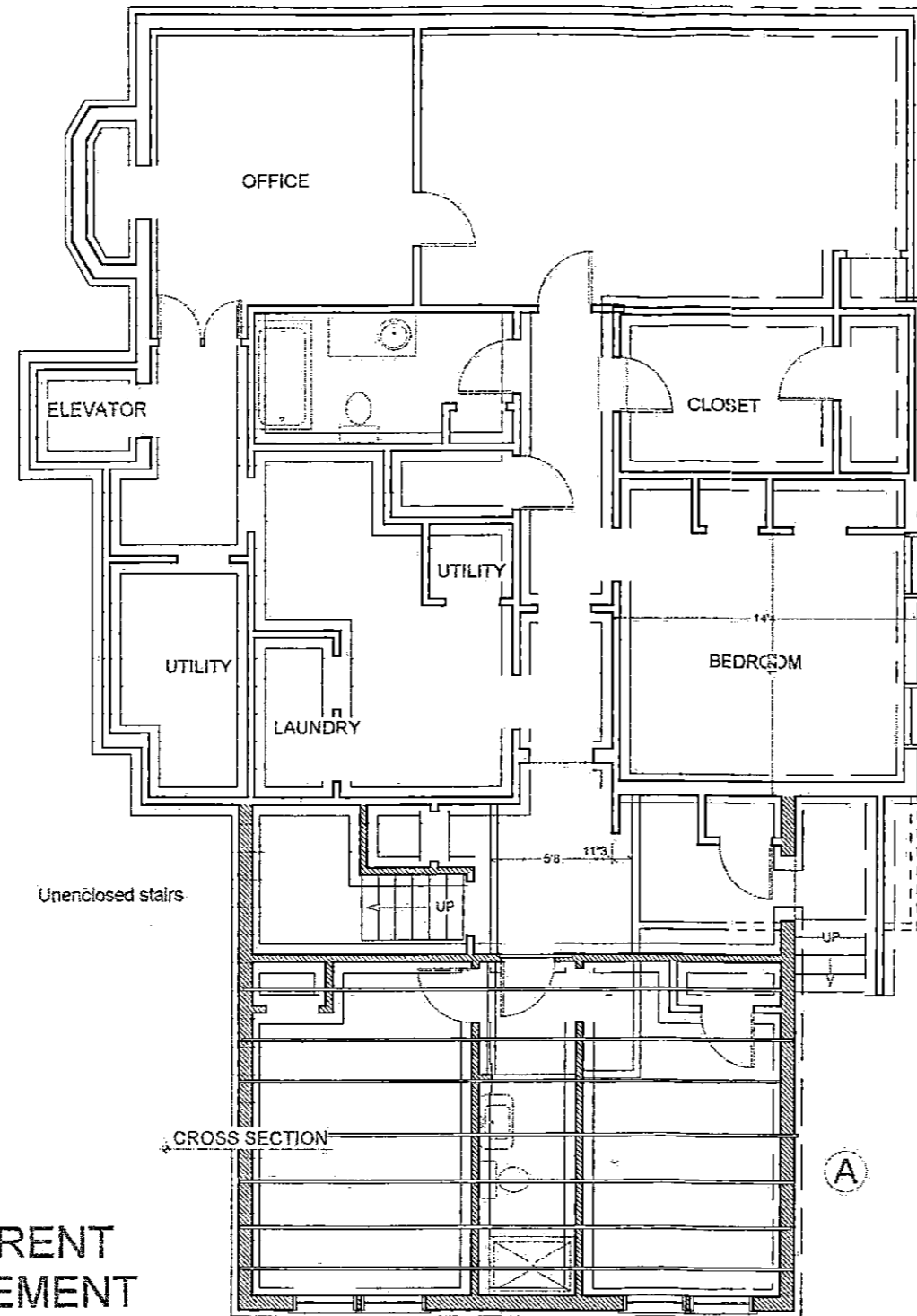
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December 11, 1998

Original Ground
Floor Footprint As
Existing on
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(5 Years prior to
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Catonsville, Maryland
21228
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SCALE 1/8" = 1'-0"
December 11, 1998



CURRENT
BASEMENT

LIVING AREA
2010 sq ft

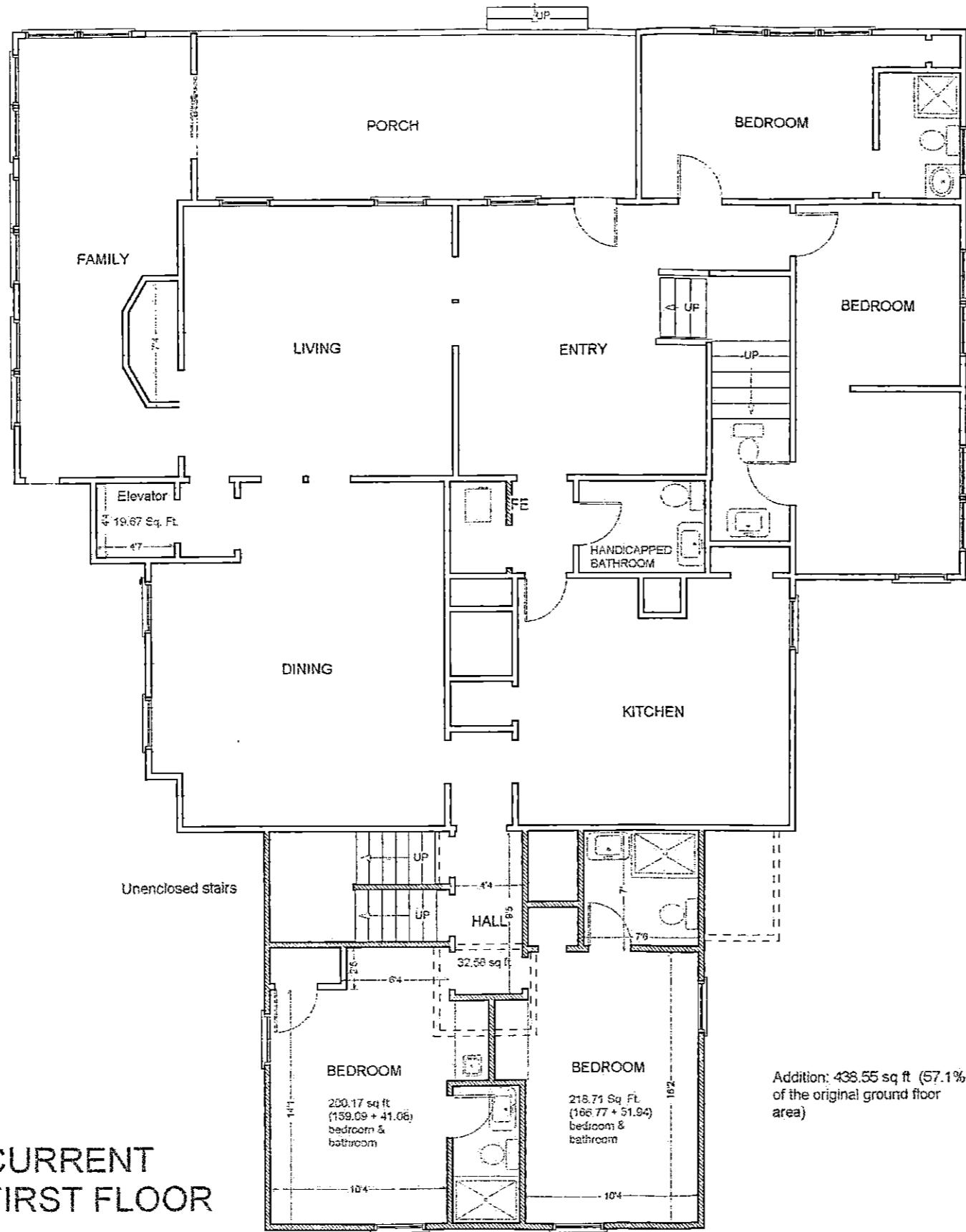
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
December 11,
1998



**CURRENT
FIRST FLOOR**

Addition: 438.55 sq ft (57.1%
of the original ground floor
area)

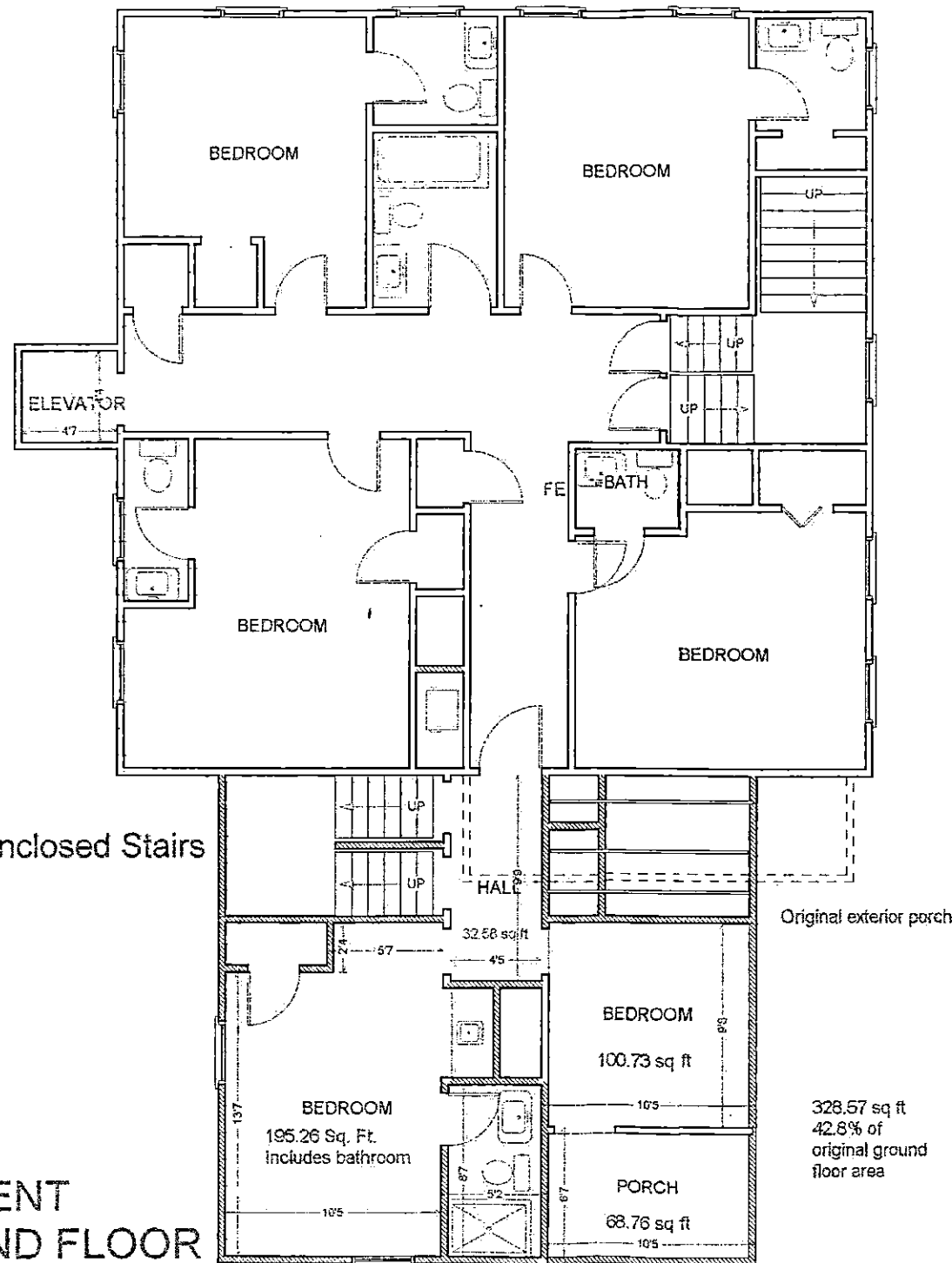
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
December 11, 1998



**CURRENT
SECOND FLOOR**

(B)

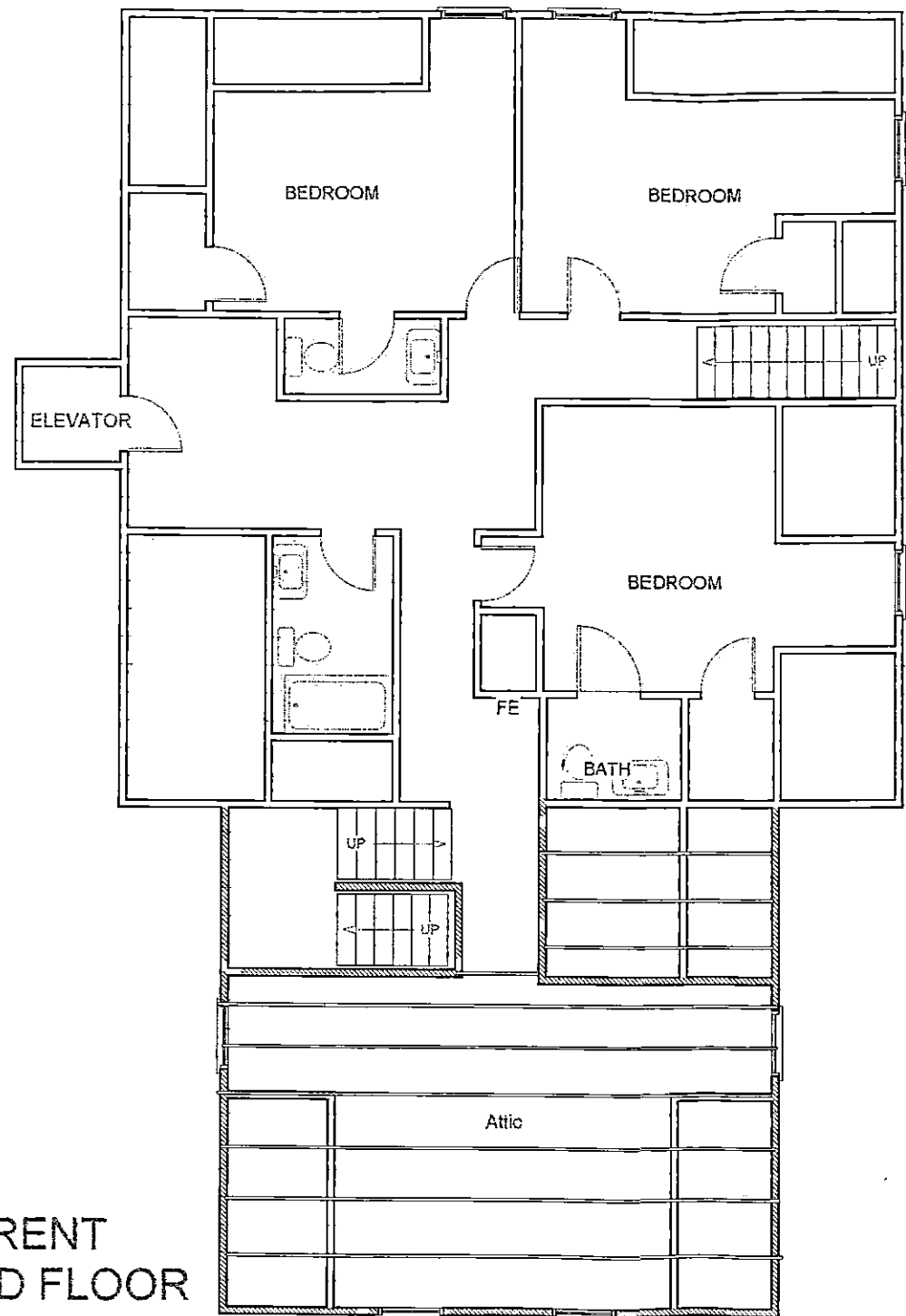
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" 1'-0"
December 11, 1998

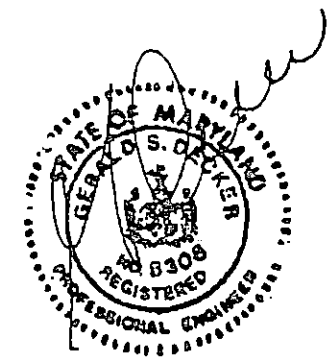


CURRENT
THIRD FLOOR

©

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
December 11, 1998

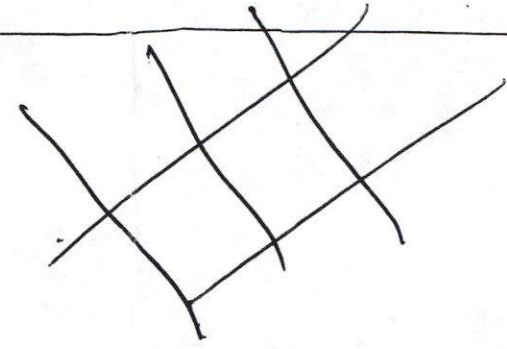
2nd #
POND #18
12/1/88

9/27/99
 MITG WITH MATT D.
 JOHN LEWIS / WCR.
 (LIVING)

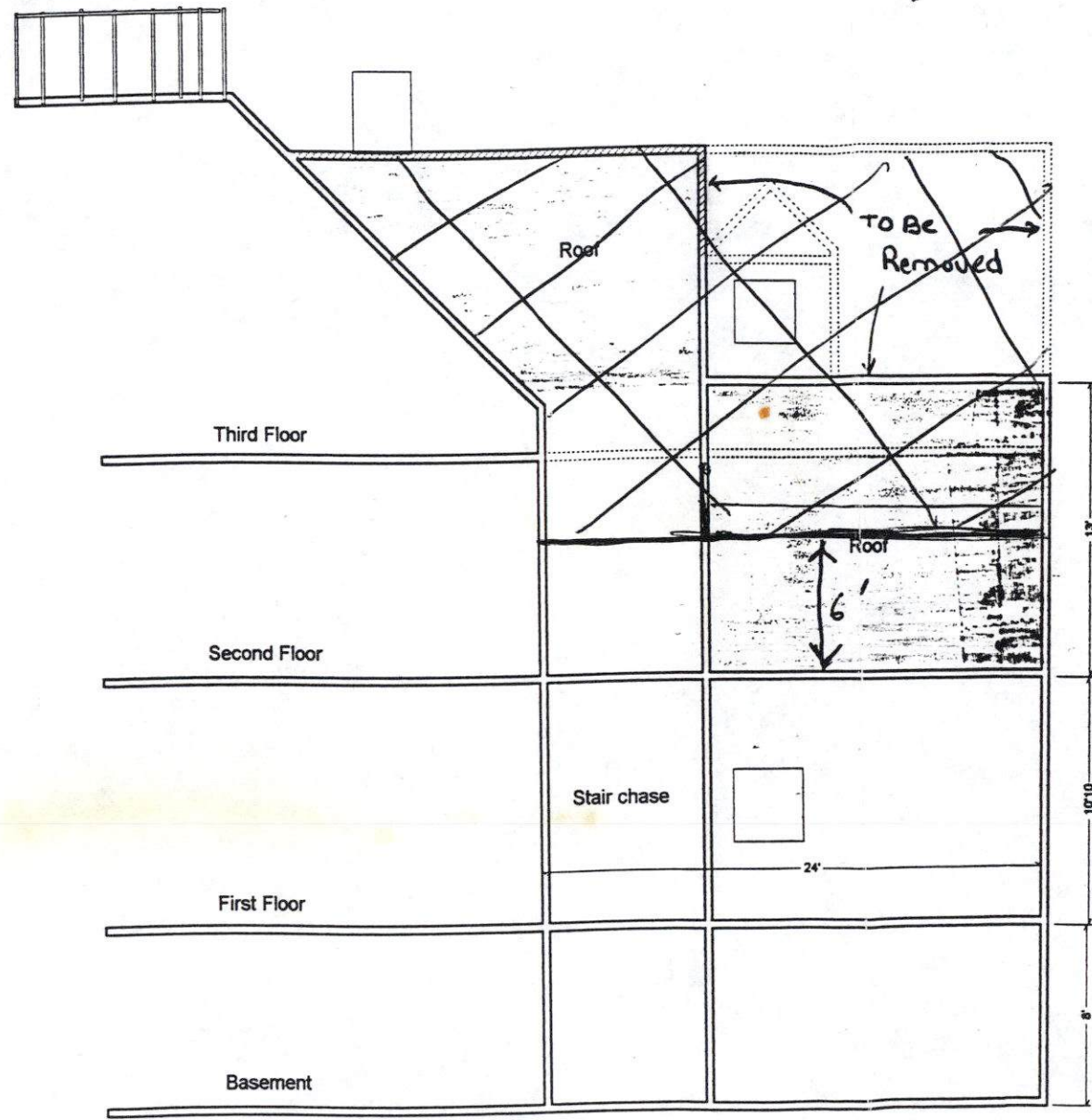
TO BE REMOVED -
 FOR ZONING -

BASEMENT CANT BE USED FOR QUARTERS (LIVING)

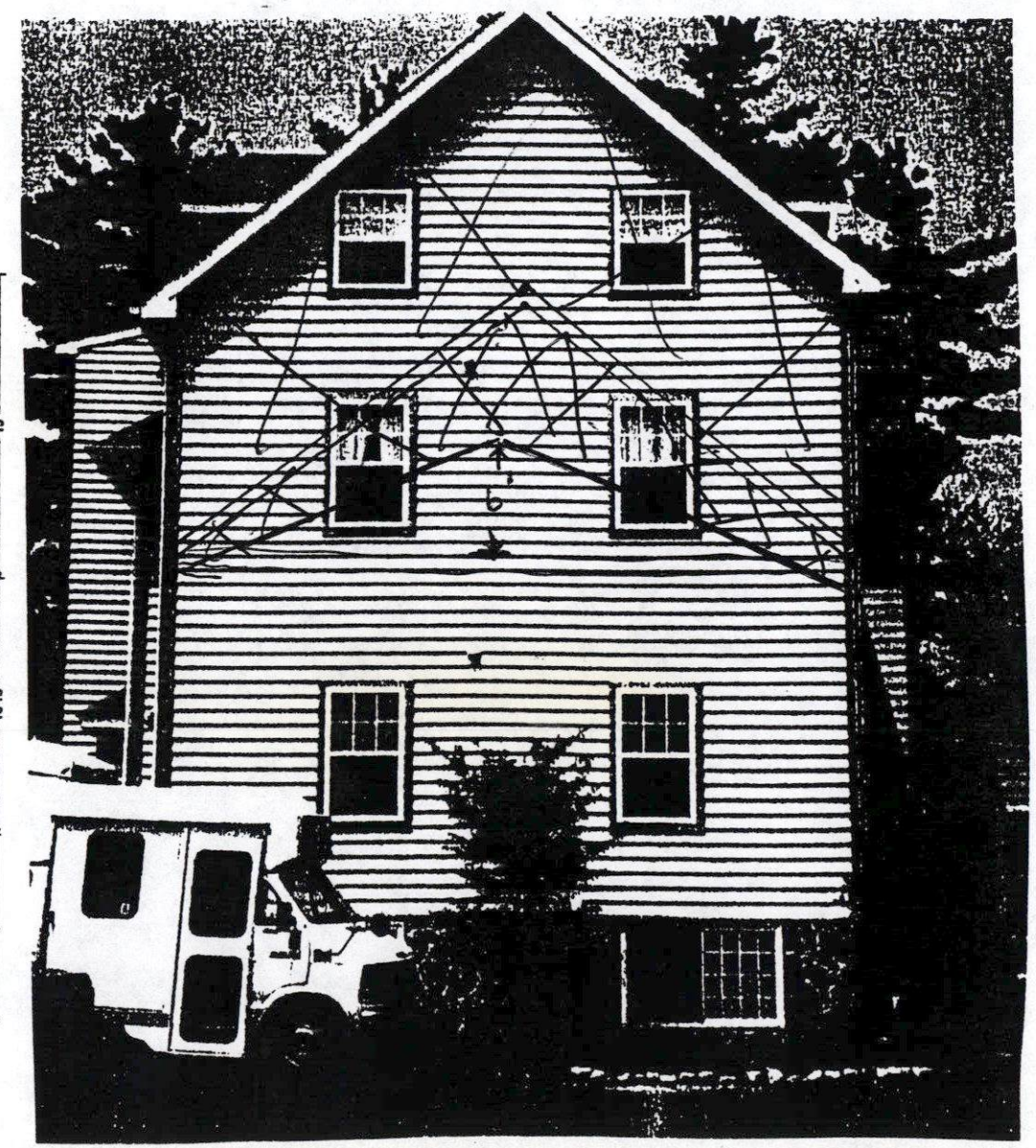
- General Notes:
1. Zoning DR-2
 2. Proposed Lot Size: 55,827.51 SQ FT
 3. Proposed Residents: 15
 4. Lot Size Required for 15 : 55,400 SQ FT
 5. Max. Expansion for Class A: 24.99% of ground floor foot print



Side View



Proposed Scematic



REAR VIEW

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility

12/14/99 Per phone call with
 Matt Peckey
 Told me

Jim still
 checking
 footage areas.
 but



NON HAB? DOCUMENT
 FROM P/L.

MAT WILL GET SIGNED
 OK ON PLAN FROM TOM
 BUCKLEMAN. NON HAB
 WITH DETAILS.

USE ALF "A"
 checklist add
 info to plan.

HOW DID WE GO FROM
 A 6 LOT DEV. PLAN
 APPROVAL TO A
 MINOR SUB?
 WHAT CO. APPL OR DRC.

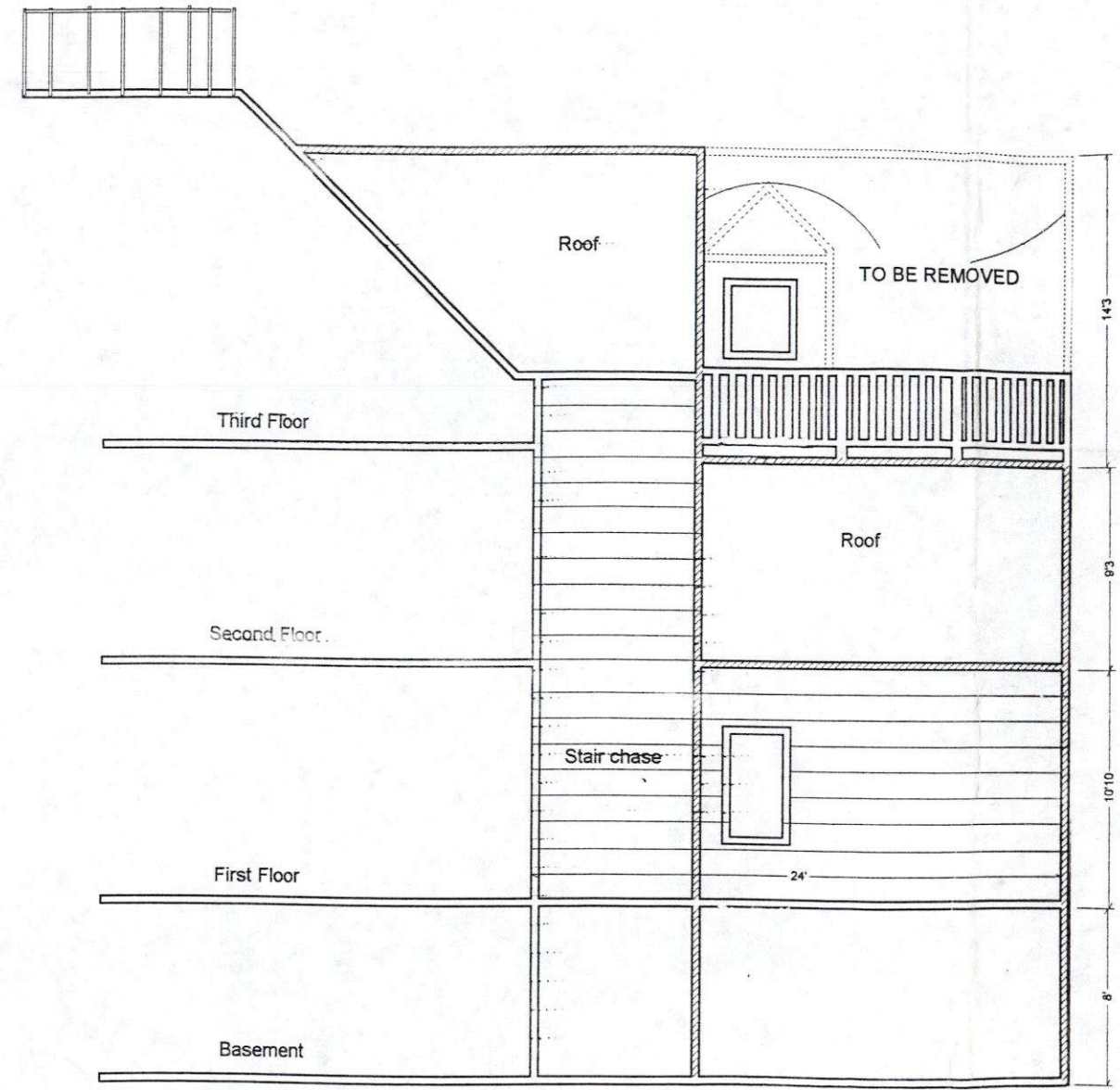
93 YEAR OLD IN
 BSMNT. DOCUMENT
 OBSERVATION OF USE FOR
 STORAGE + WHEN.

WHAT ABOUT NEW HAB?
 FRED CASIO.
 HAS HE SEEN.

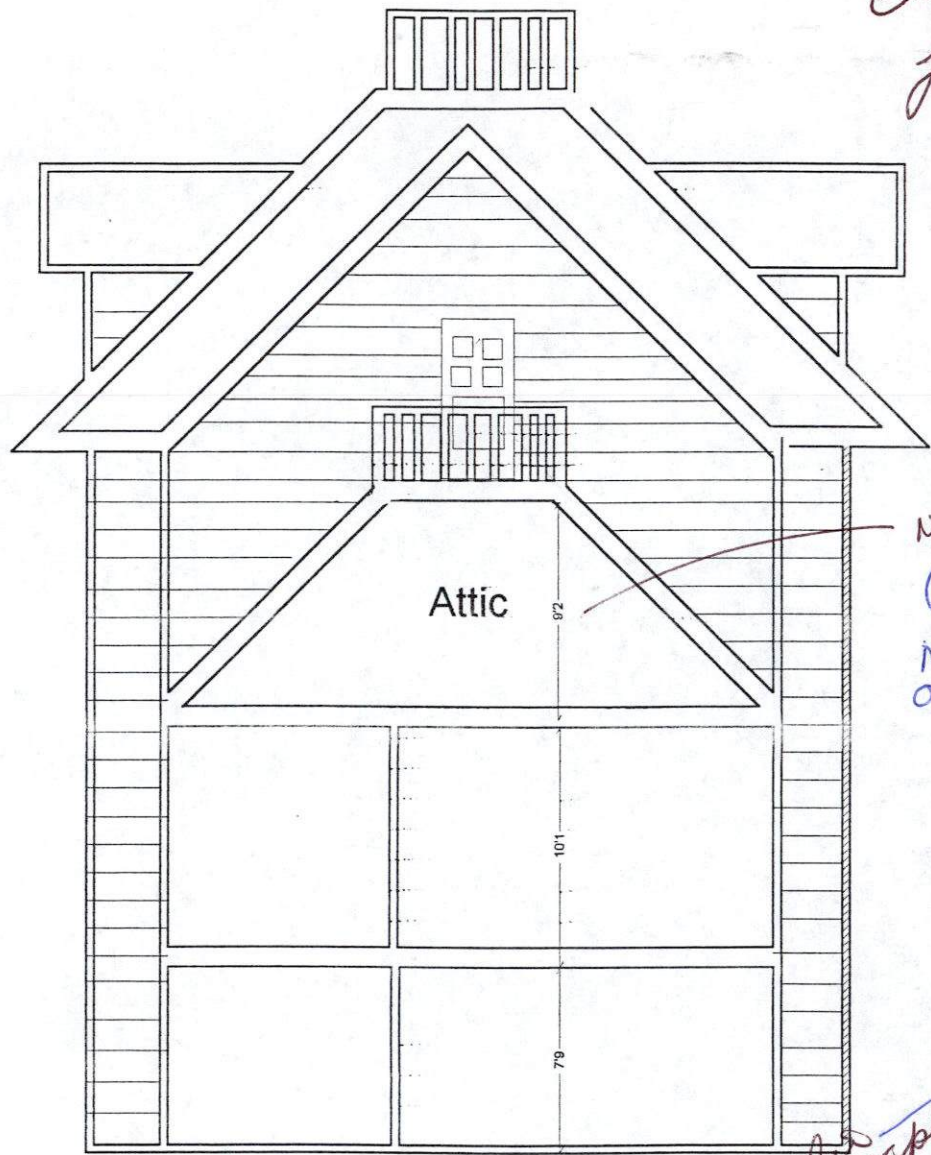
need
 confirmation.

WILL WANT
 SEALS.

See red line note on
 plan to be
 revised



Side View



Rear View

Proposed Scematic

need red line
 on plan

Baltimore County Approval

Date

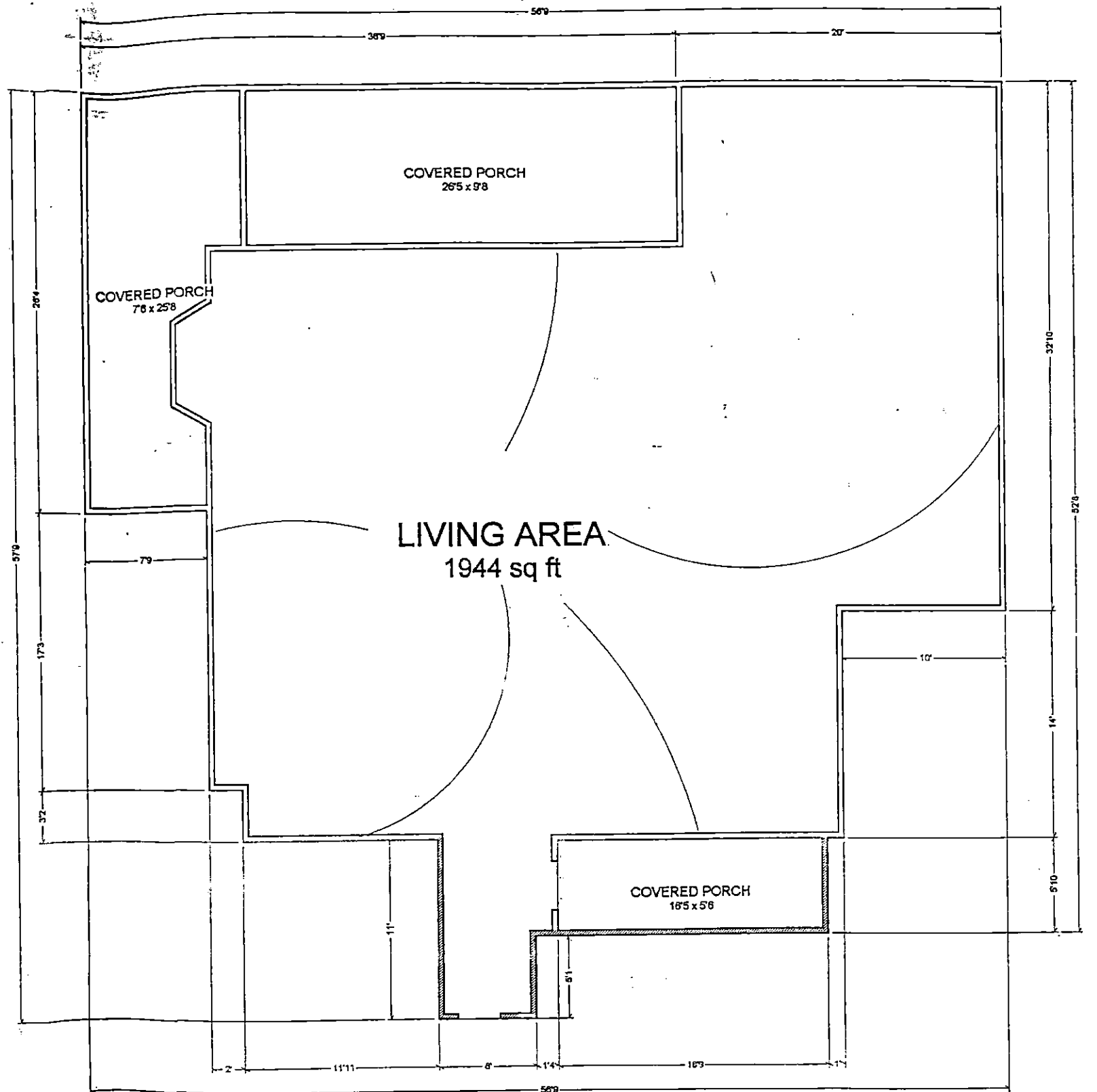


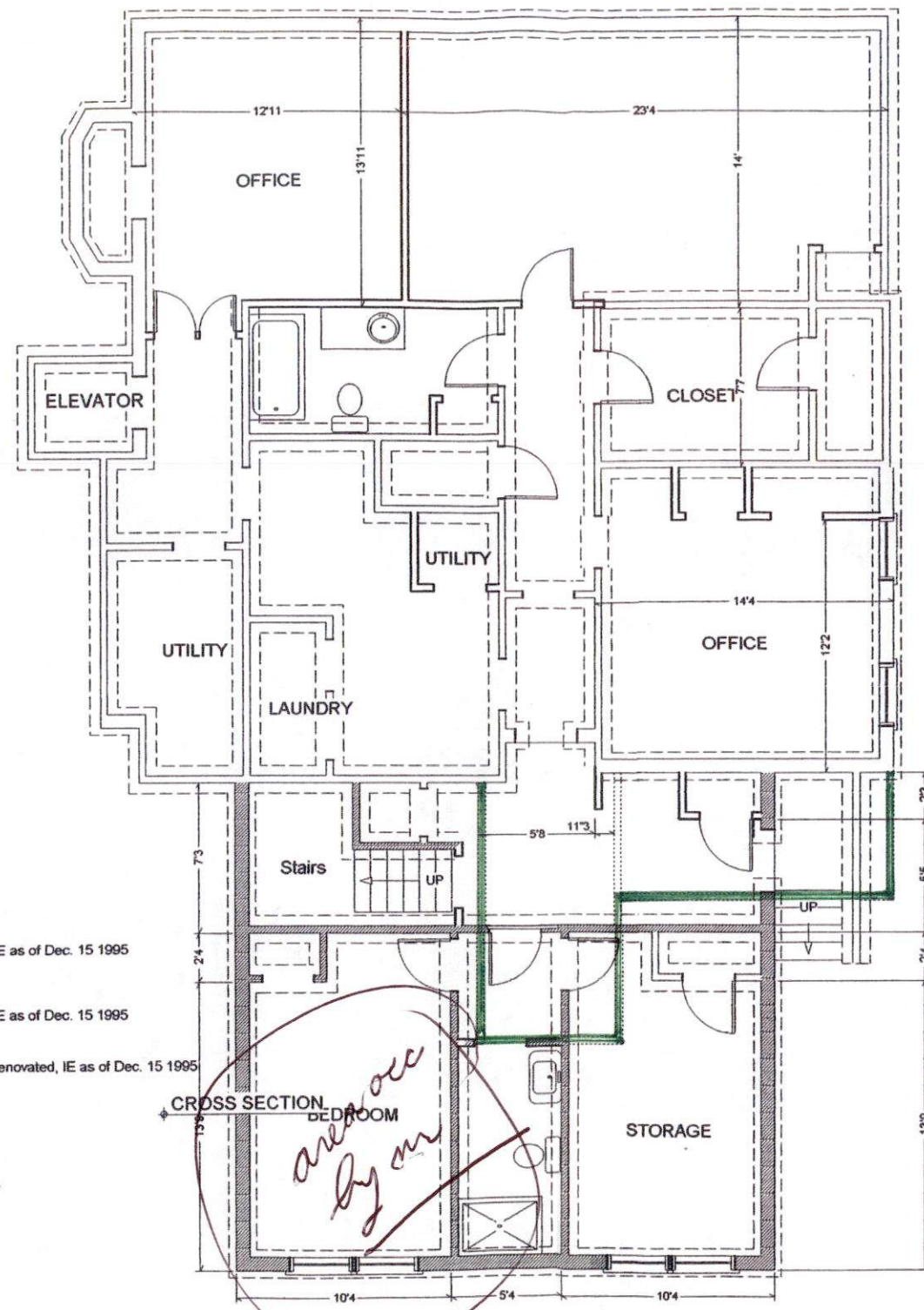
MATTHEW DECKER

(410) 747-4830
 Fax (410) 788-4505

303 North Rolling Road
 Catonsville, Maryland 21228

Original Ground Floor Footprint
As Existing on December 15,
1995. (5 Years prior to original
Class "A" A.L.F. application)





- = Indicates Old Areas, IE as of Dec. 15 1995 (1,944 Sq. Ft.)
- = Indicates New areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated, IE as of Dec. 15 1995 (145 Sq. Ft.)

BASEMENT

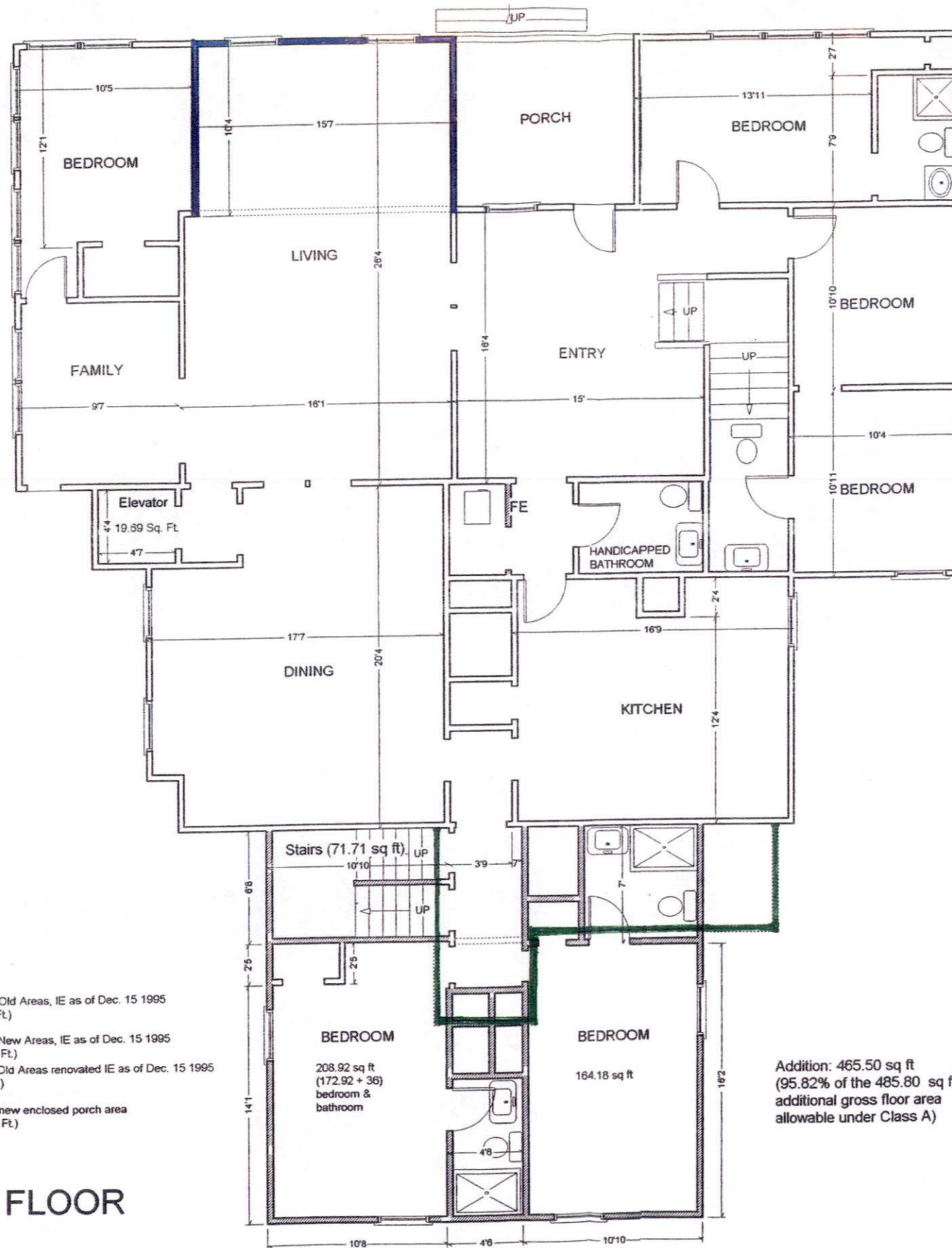
Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership



PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

SCALE 1/8" = 1'-0"
 September 23, 1999



FIRST FLOOR

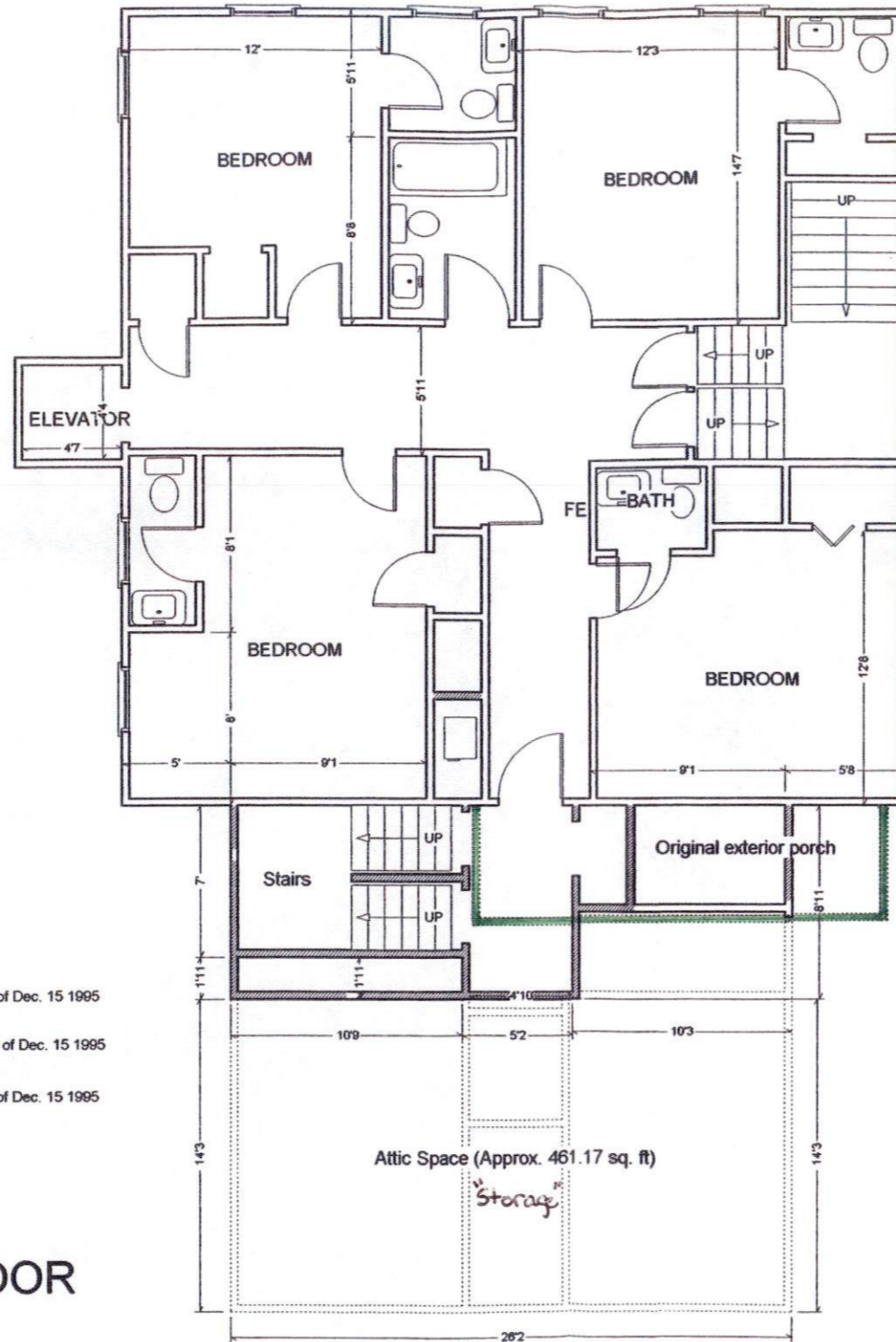
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
September 23, 1999



- = Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

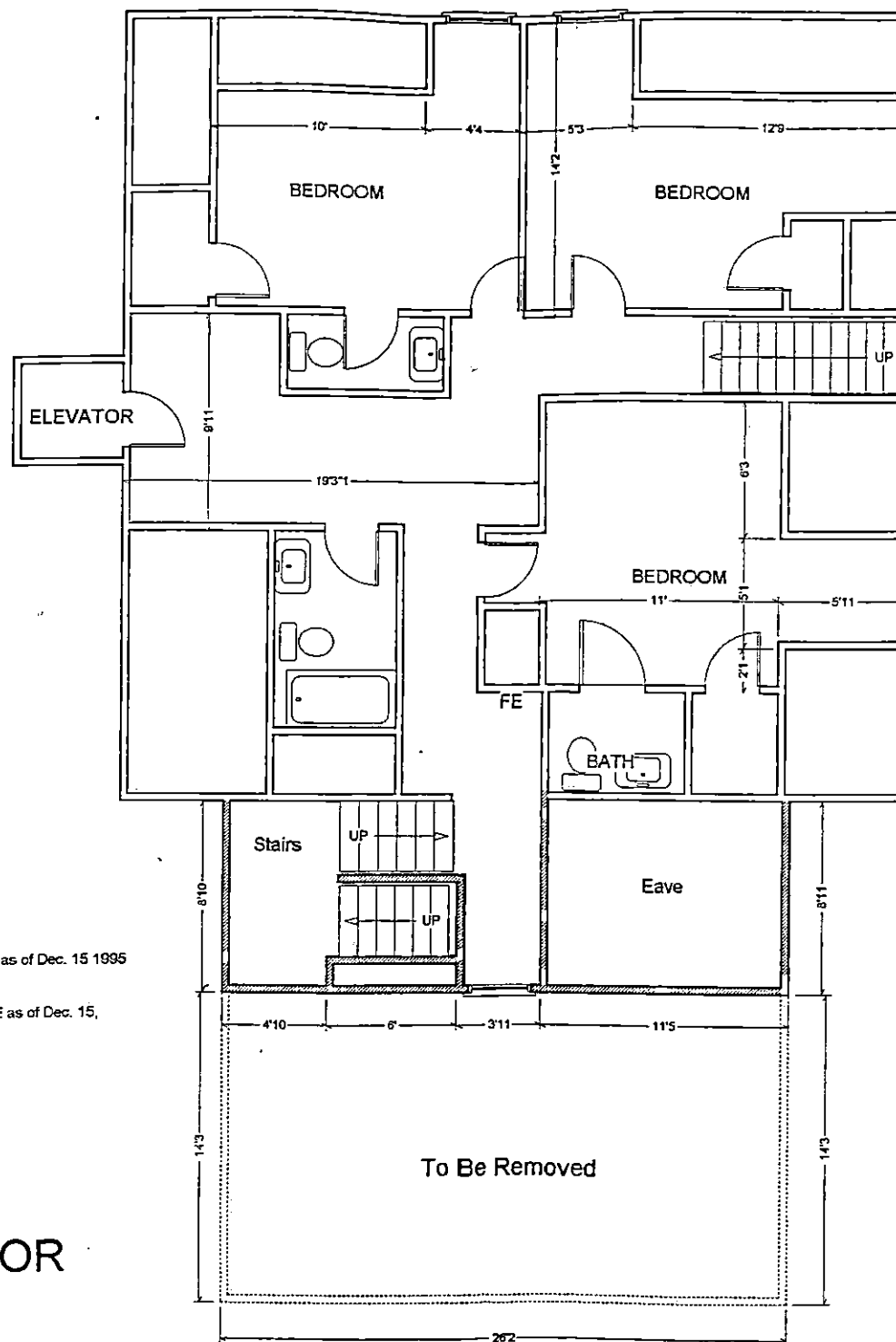
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" 1'-0"
September 23, 1999



**CURRENT
THIRD FLOOR**

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

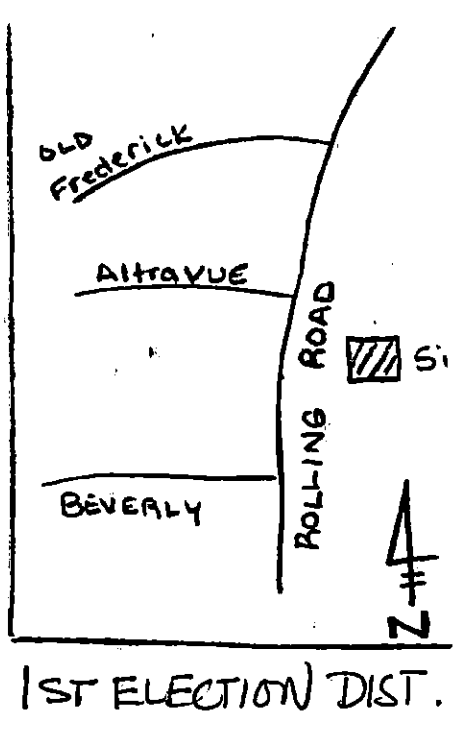
Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

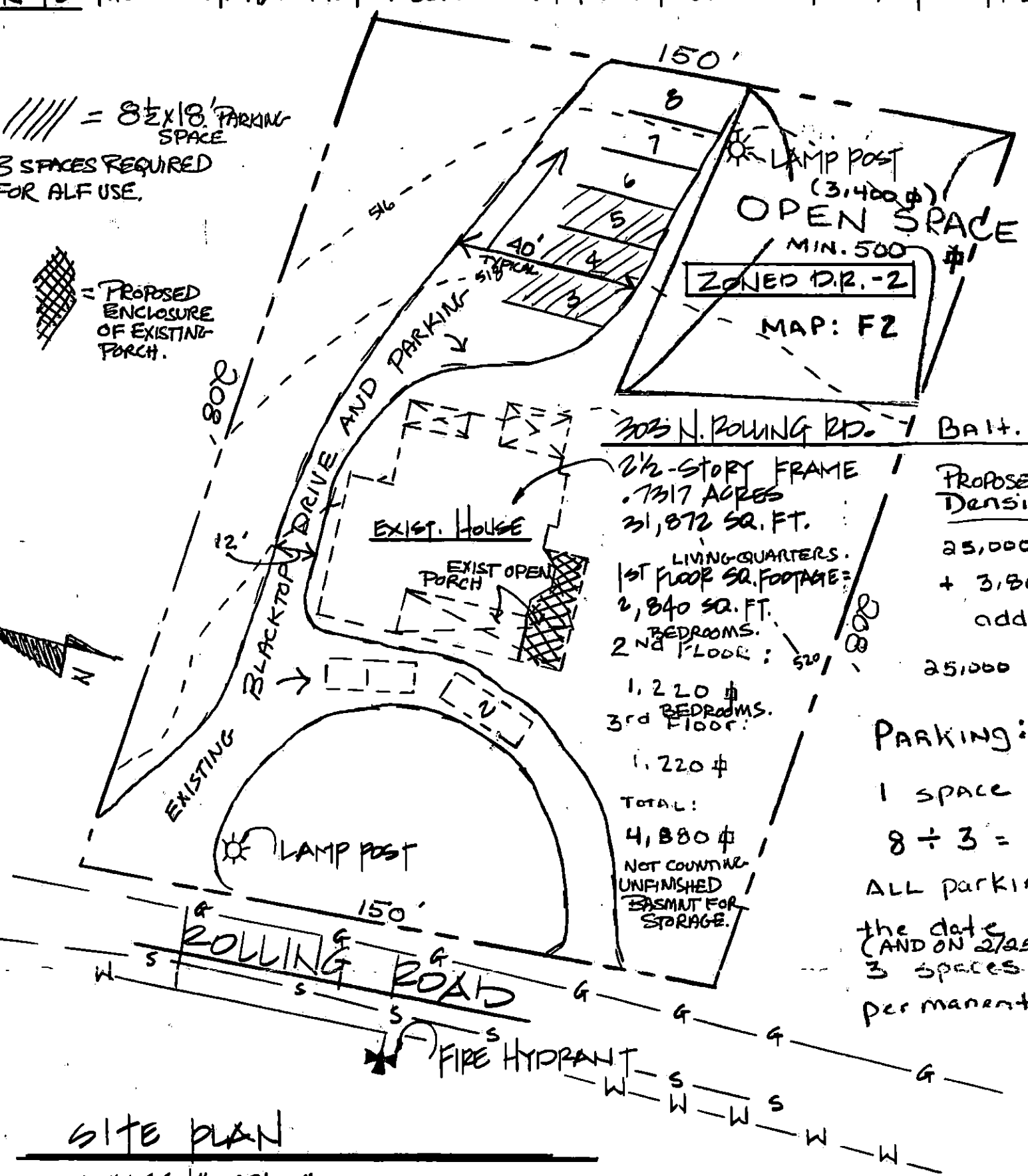
SCALE 1/8" = 1'-0"
September 23, 1999

NOTE: THE BLDG. HAS NOT BEEN ENLARGED BY 25% IN THE LAST 5 YRS.



//// = 8 1/2 x 18' PARKING SPACE
 3 SPACES REQUIRED FOR ALF USE.

▨ = PROPOSED ENCLOSURE OF EXISTING PORCH.



303 N. ROLLING RD. - 7 BALTO. MD 21228

2 1/2-STORY FRAME
 .7317 ACRES
 31,872 SQ. FT.
 LIVING-QUARTERS:
 1st FLOOR SQ. FOOTAGE =
 2,840 SQ. FT.
 2nd FLOOR: 520'
 1,220 # BEDROOMS.
 3rd FLOOR:
 1,220 #
 TOTAL:
 4,880 #
 NOT COUNTING UNFINISHED BASEMENT FOR STORAGE.

PROPOSED DENSITY: 8 ALF. RESIDENTS.
 25,000 # For 7 beds
 + 3,800 # for each additional bed
 25,000 + 3,800 = 28,800 #

PARKING: 8 (3 required)
 (RESIDENTS)
 1 space per 3 beds
 $8 \div 3 = 2.67 \approx 3$ spaces
 ALL parking existed prior to the date of this plan. THE (AND ON 2/25/94) 3 spaces required will be permanently striped.

SITE PLAN

SCALE: 1" = 30'-0"

" This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (Exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stair way) have occurred within five years of the date of this permit application "

303 N. ROLLING RD.

USE PERMIT PLAN
 FOR
 CLASS "A" (ELDERLY HOUSING) ASSISTED LIVING FACILITY
 ZONED DR-2

APPROVAL: OK PER BILL HUEY
 AS DISCUSSED ON 12/15/95
 SEE 12/13/95 FILE NOTE.

No signs are proposed that do not comply with Sect. 413.1 BCZR and zoning sign policies.

The undersign are responsible for the accuracy of the information on this plan (OWNERS)

Matthew C. Decker
 MATTHEW C. DECKER
 THE DECKER GROUP, INC. PRESIDENT

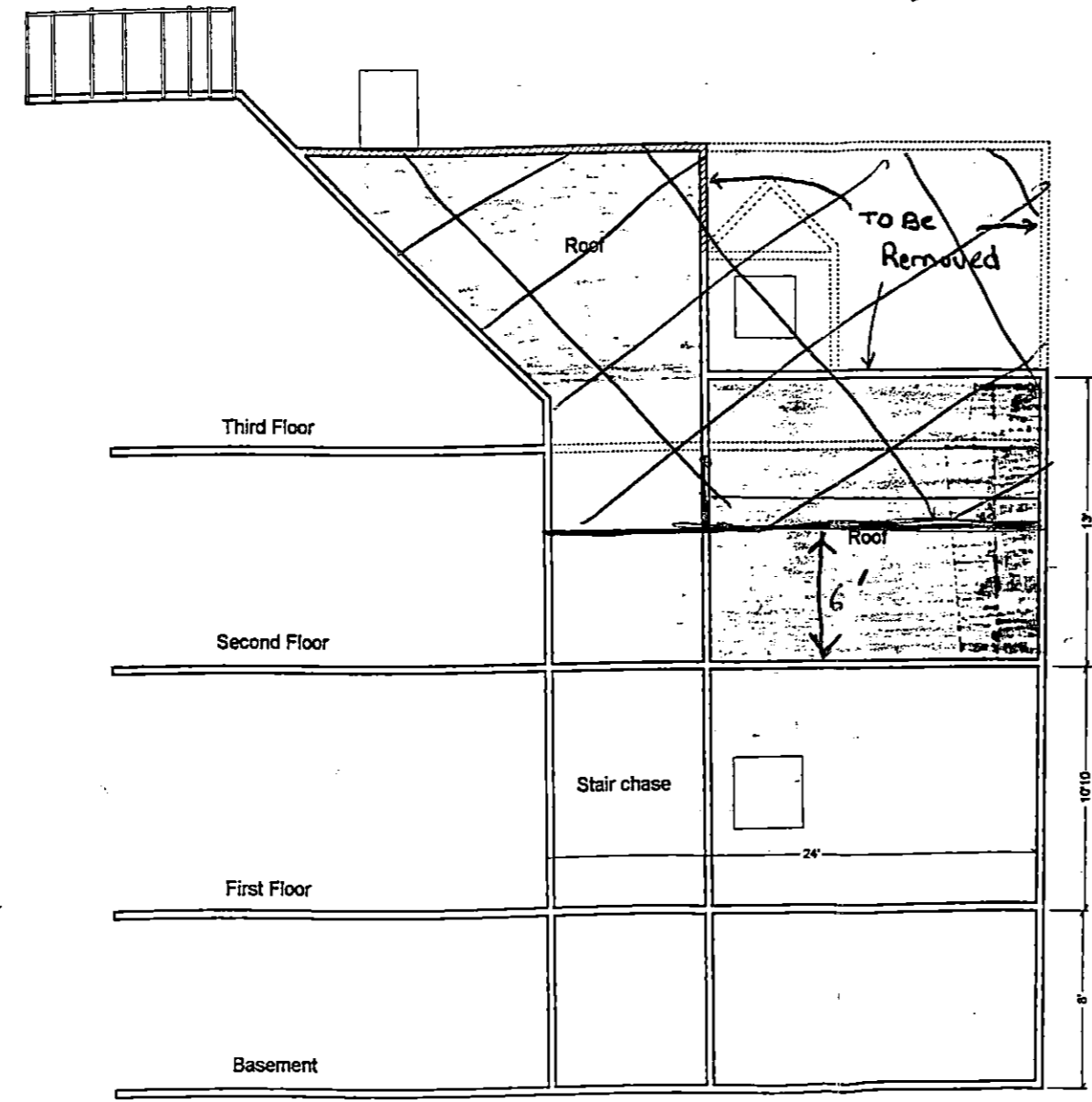
9/27/99
 MITG WITH MATT D.
 JOHN LEWIS / WCR.
 (LIVING)

TO BE REMOVED -
 FOR ZONING - +

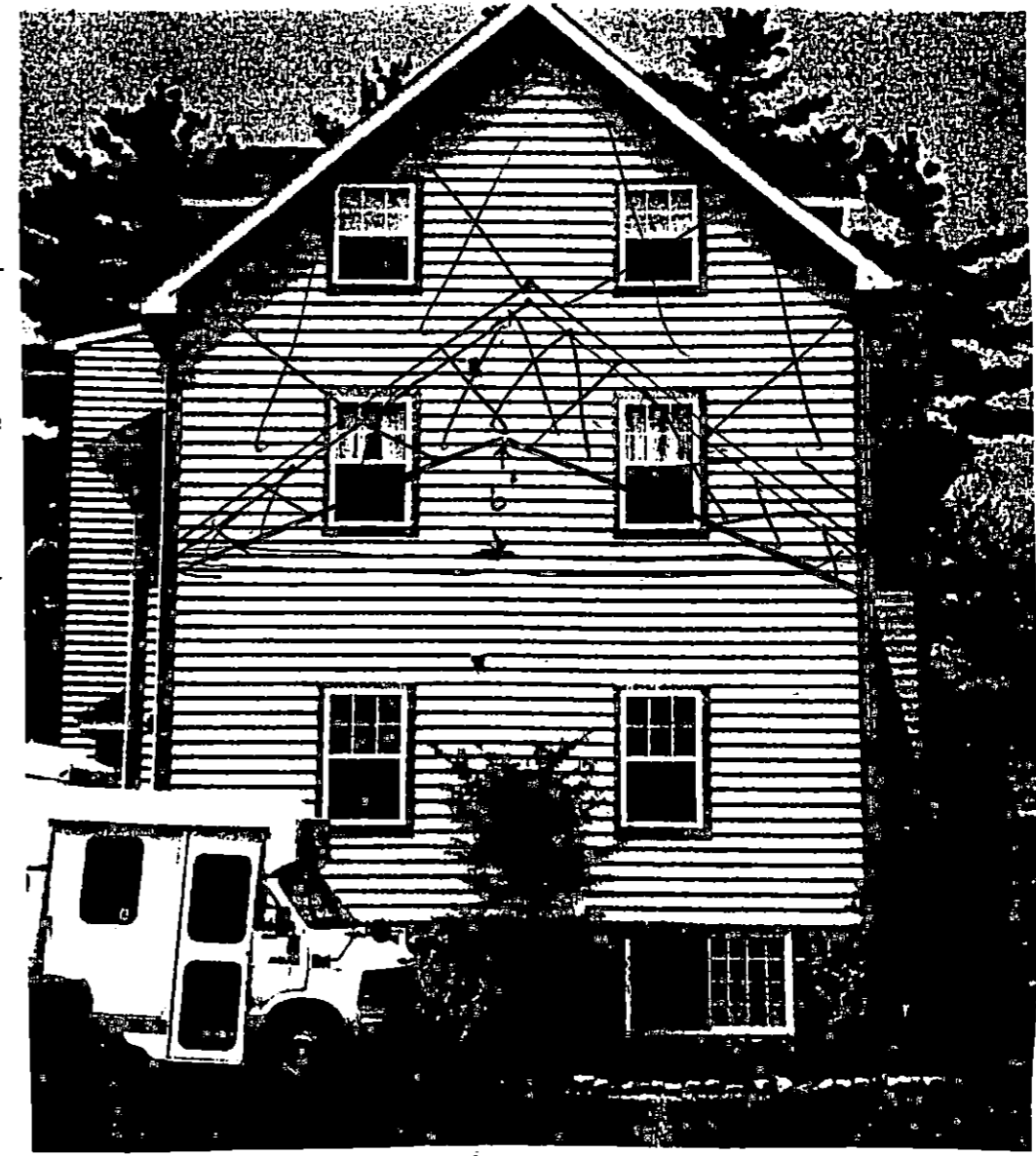
BASIMENT CANT BE USED FOR QUARTERS (LIVING)

- General Notes:
1. Zoning DR-2
 2. Proposed Lot Size: 55,827.51 SQ FT
 3. Proposed Residents: 15
 4. Lot Size Required for 15 : 55,400 SQ FT
 5. Max. Expansion for Class A: 24.99% of ground floor foot print

Side View

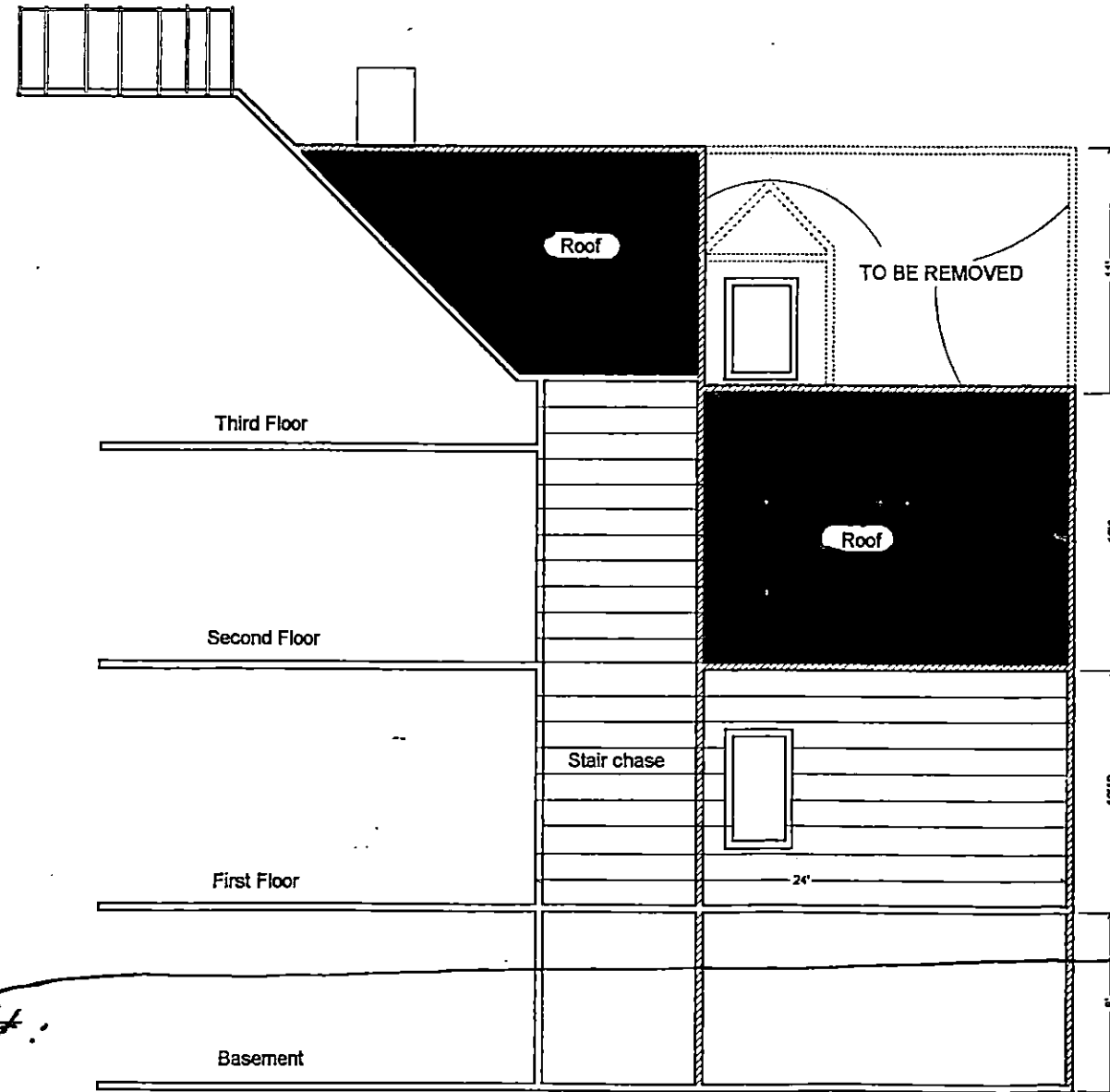


Proposed Scematic

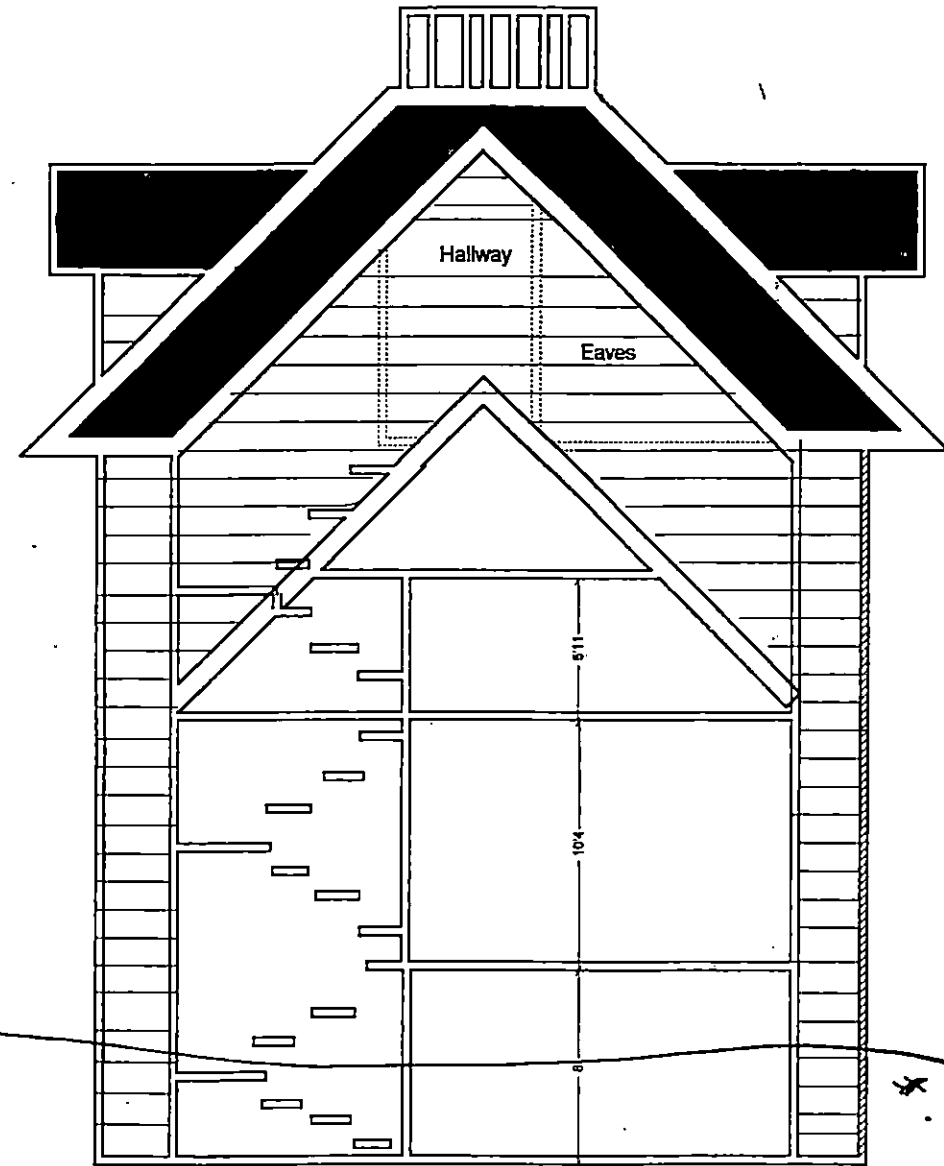


REAR VIEW

303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility



Side View



Proposed Scematic

Rear View

303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility



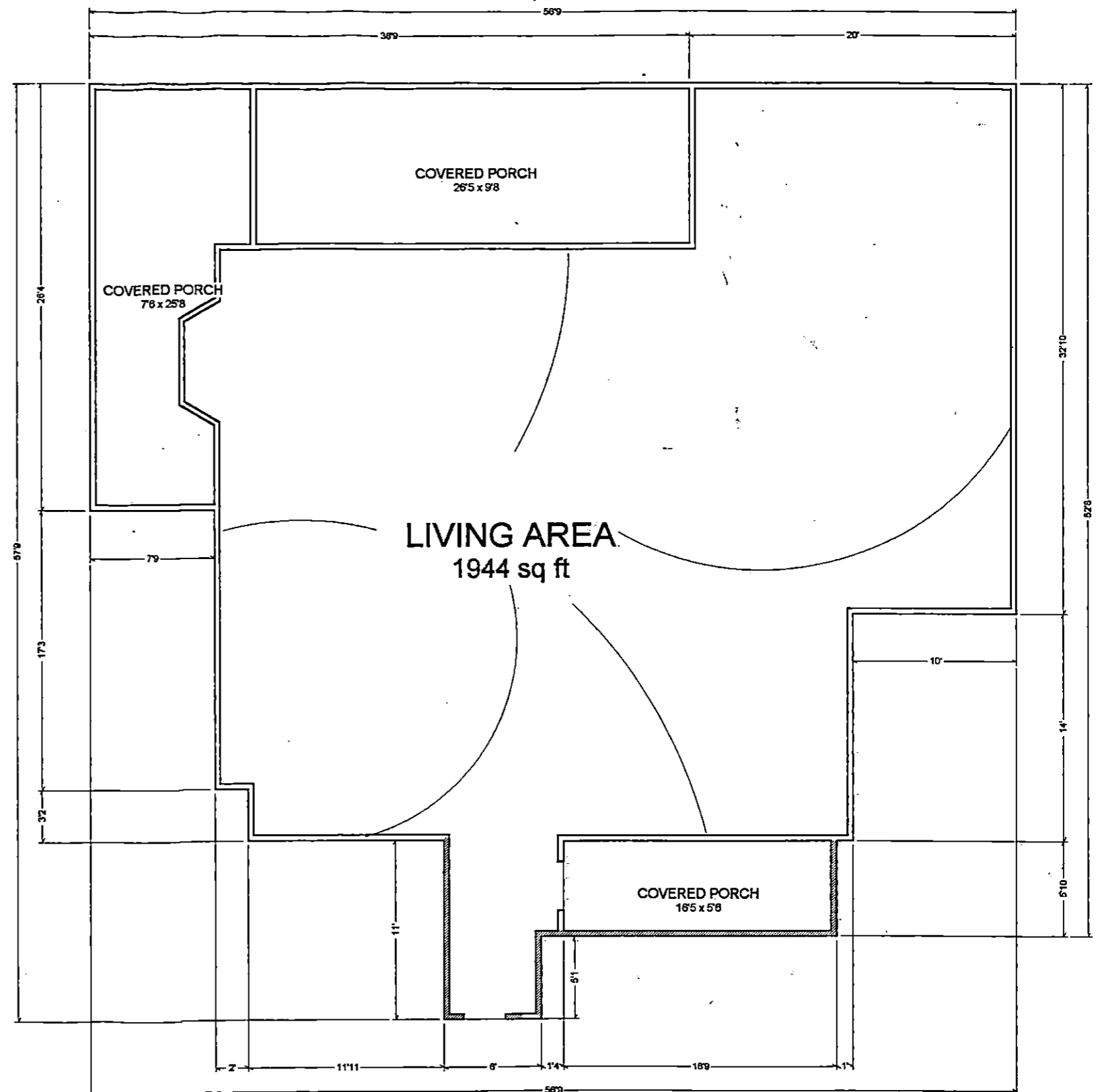
Side View

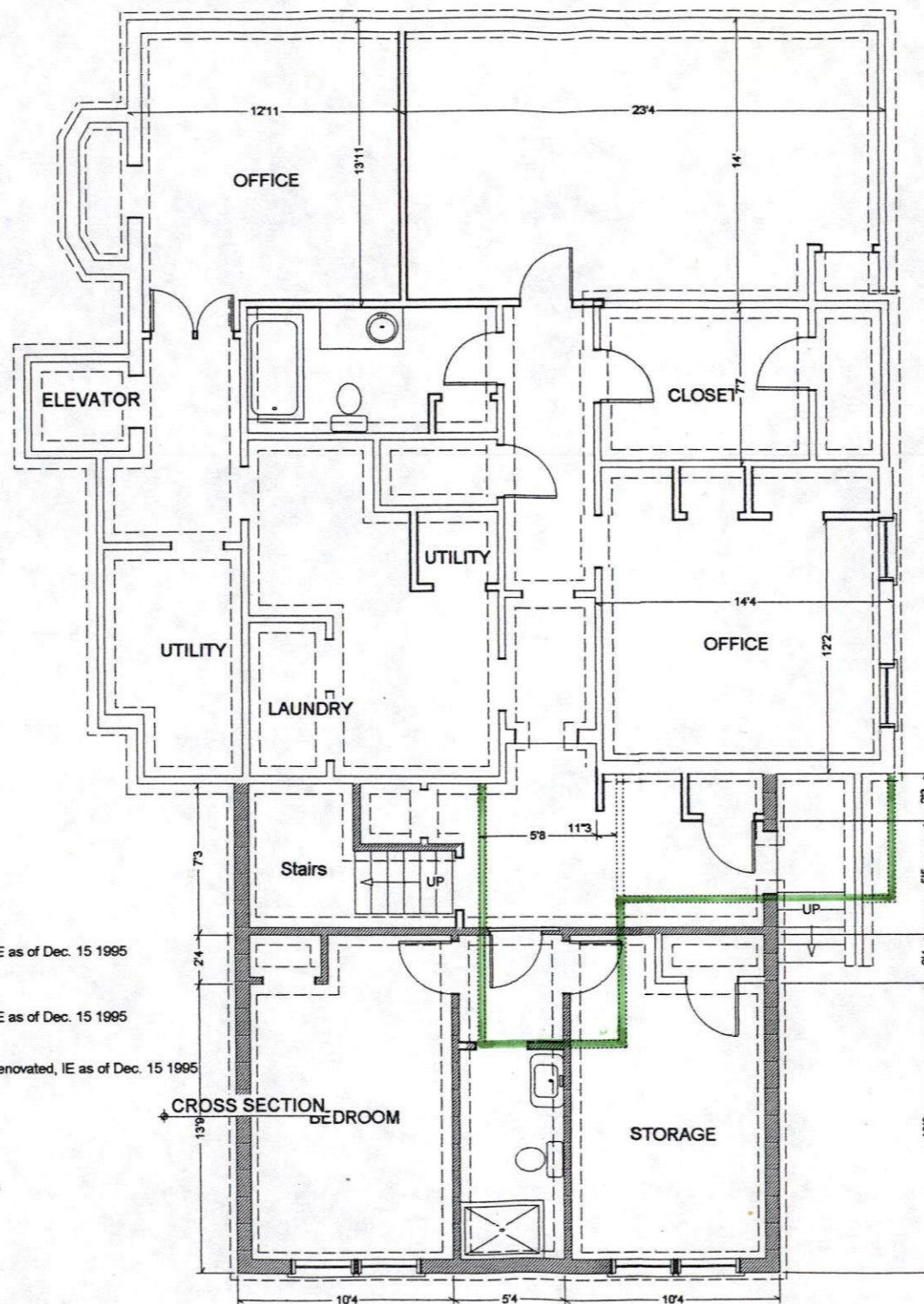


Proposed Scematic




Rear View

Original Ground Floor Footprint
As Existing on December 15,
1995. (5 Years prior to original
Class "A" A.L.F. application)





BASEMENT

-  = Indicates Old Areas, IE as of Dec. 15 1995 (1,944 Sq. Ft.)
-  = Indicates New areas, IE as of Dec. 15 1995 (485.50 Sq. Ft.)
-  = Indicates Old Areas renovated, IE as of Dec. 15 1995 (145 Sq. Ft.)

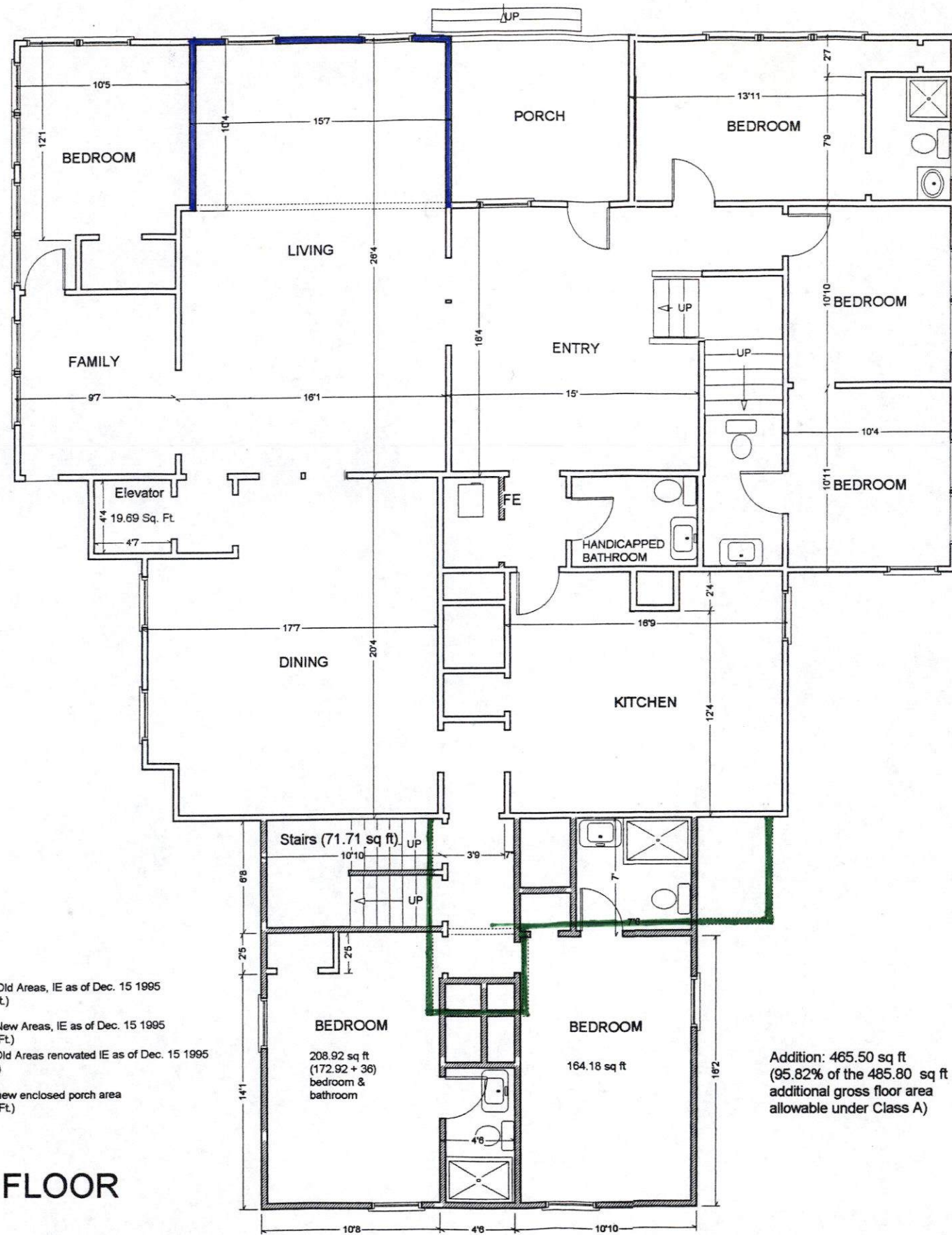
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
September 23, 1999



- = Indicates Old Areas, IE as of Dec. 15 1995 (2,078 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
- = Indicates new enclosed porch area (160.57 Sq. Ft.)

FIRST FLOOR

Addition: 465.50 sq ft
 (95.82% of the 485.80 sq ft
 additional gross floor area
 allowable under Class A)

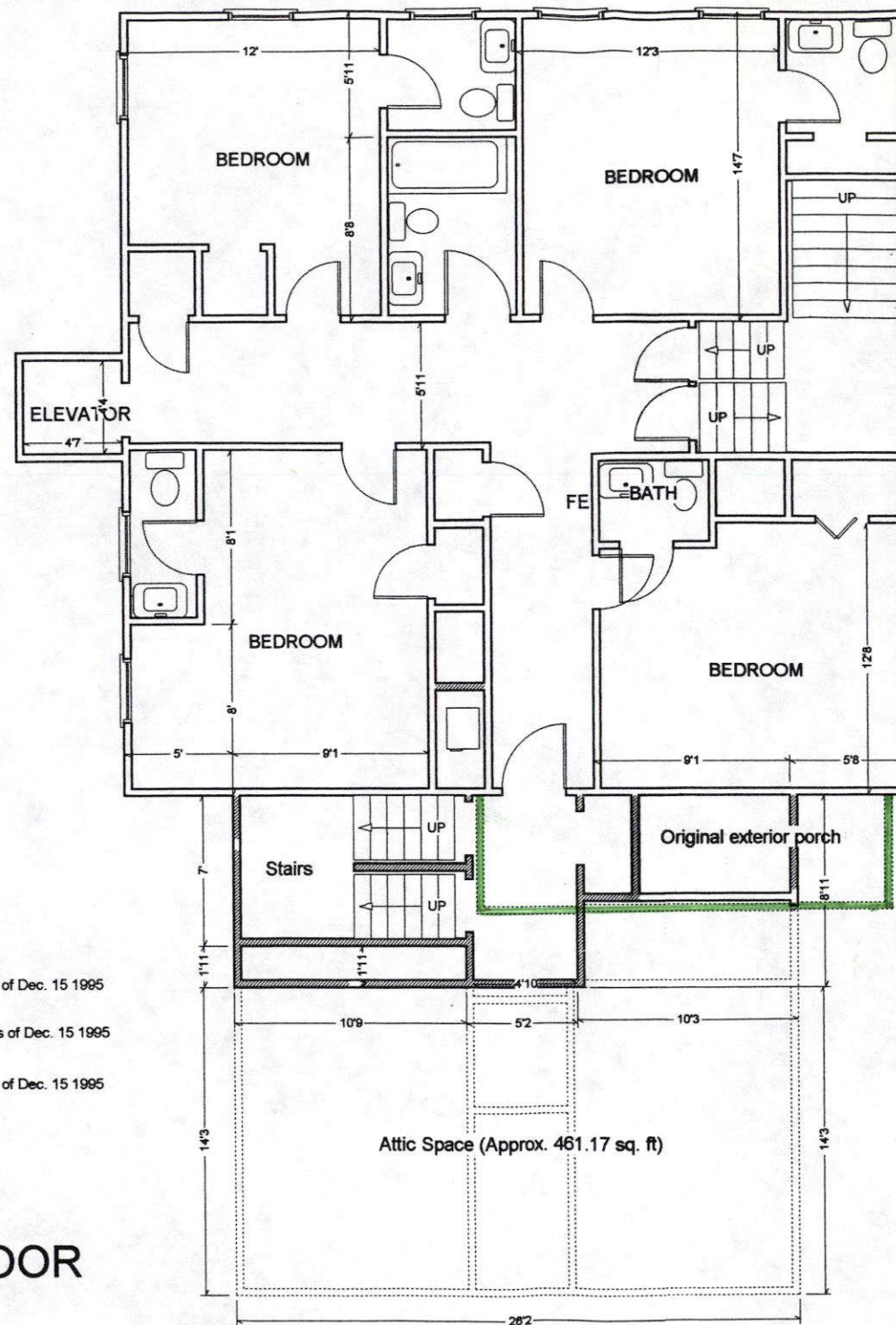
Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228




Owners: 303 N.
 Rolling Road
 General Partnership



PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

SCALE 1/8" = 1'-0"
 September 23, 1999

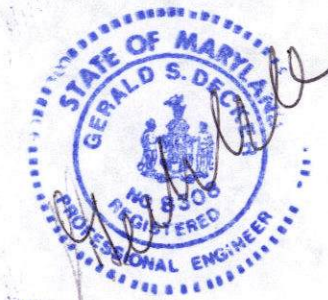


-  = Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
-  = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
-  = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

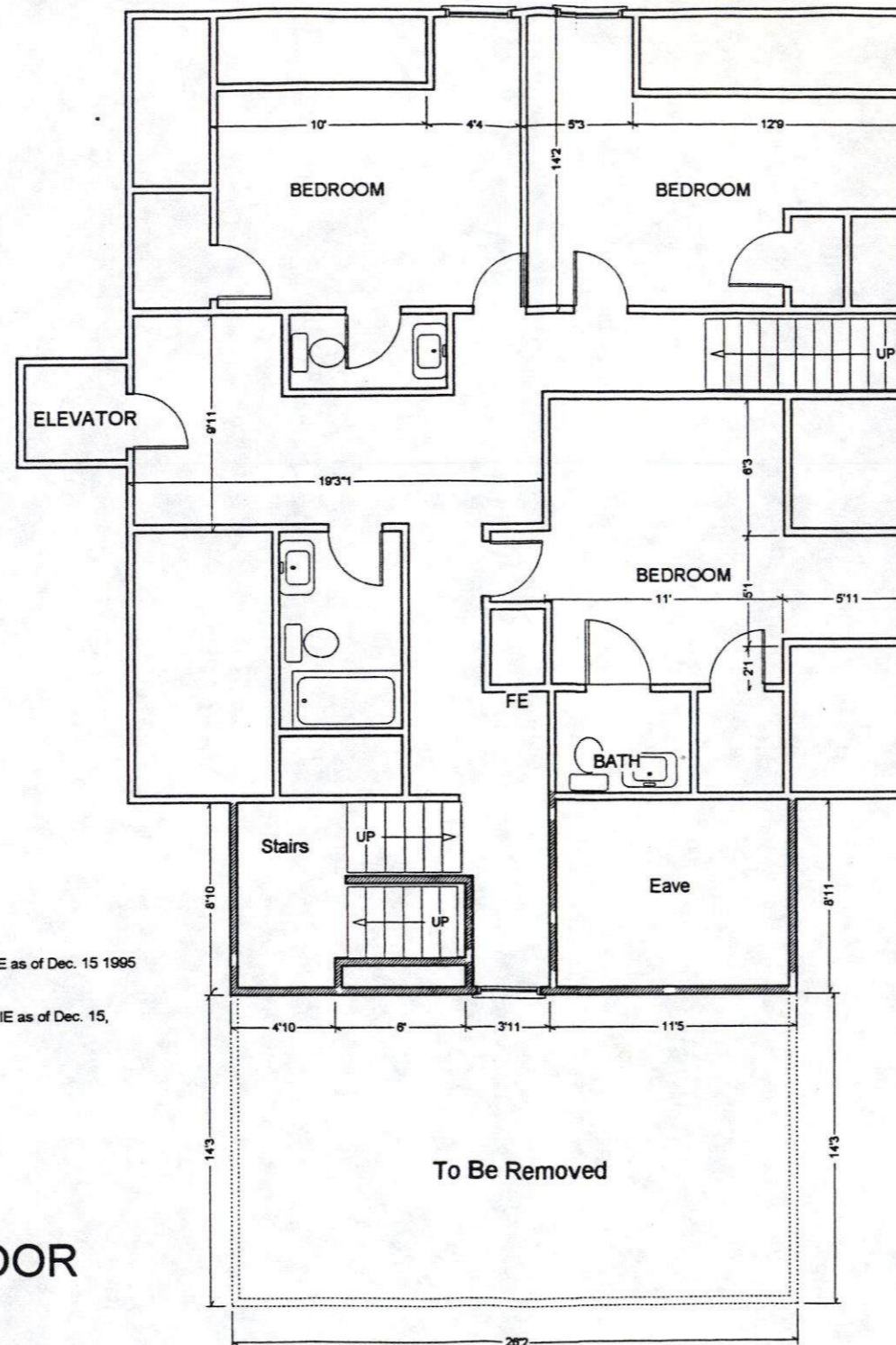
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" 1'-0"
September 23, 1999



**CURRENT
THIRD FLOOR**

- = Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15, 1995 (624 Sq. Ft.)

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
September 23, 1999

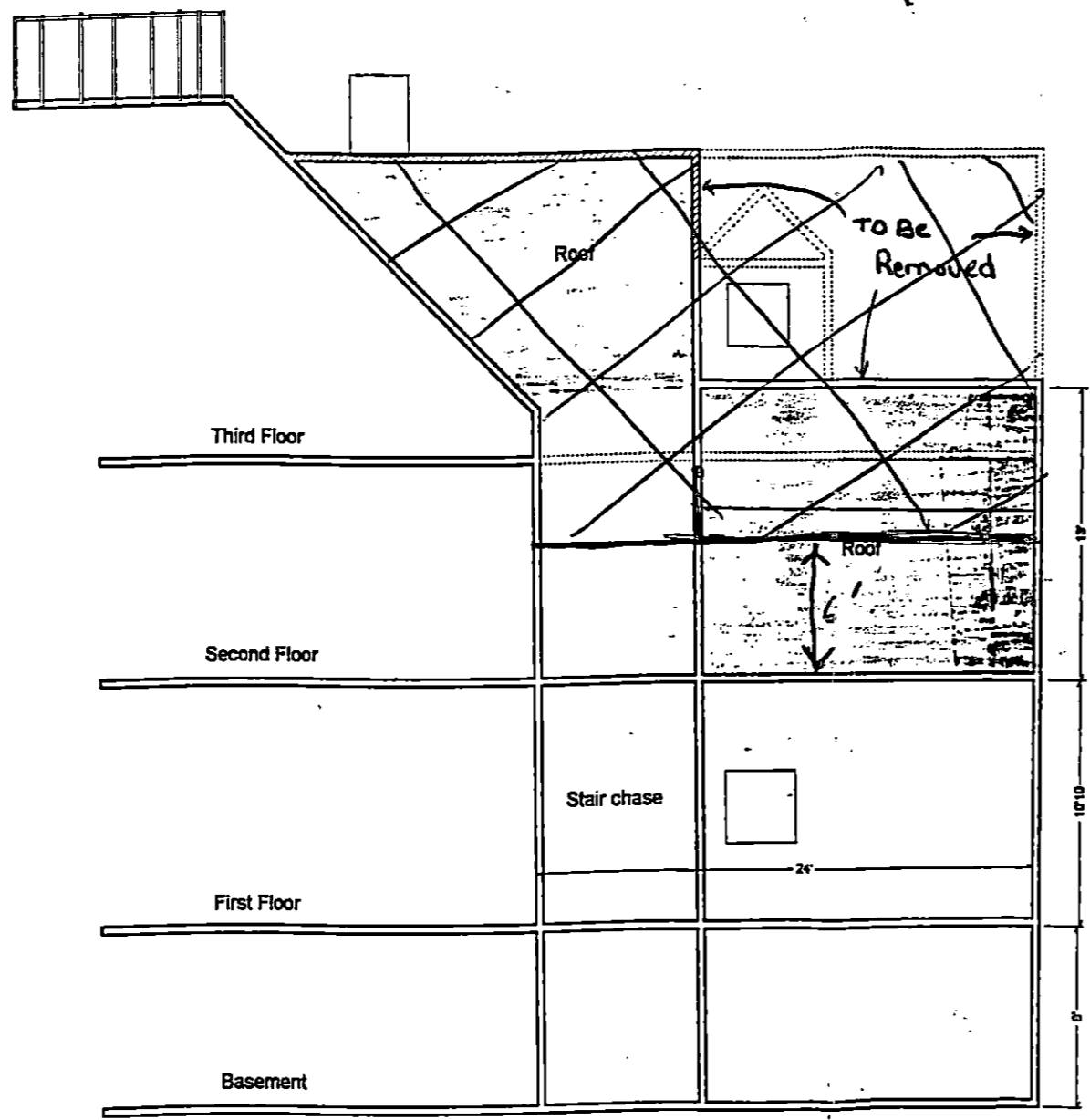
9/27/99
 MTG WITH MATT D.
 JOHN LEWIS / WCR.
 (LIVING)

TO BE REMOVED -
 FOR ZONING

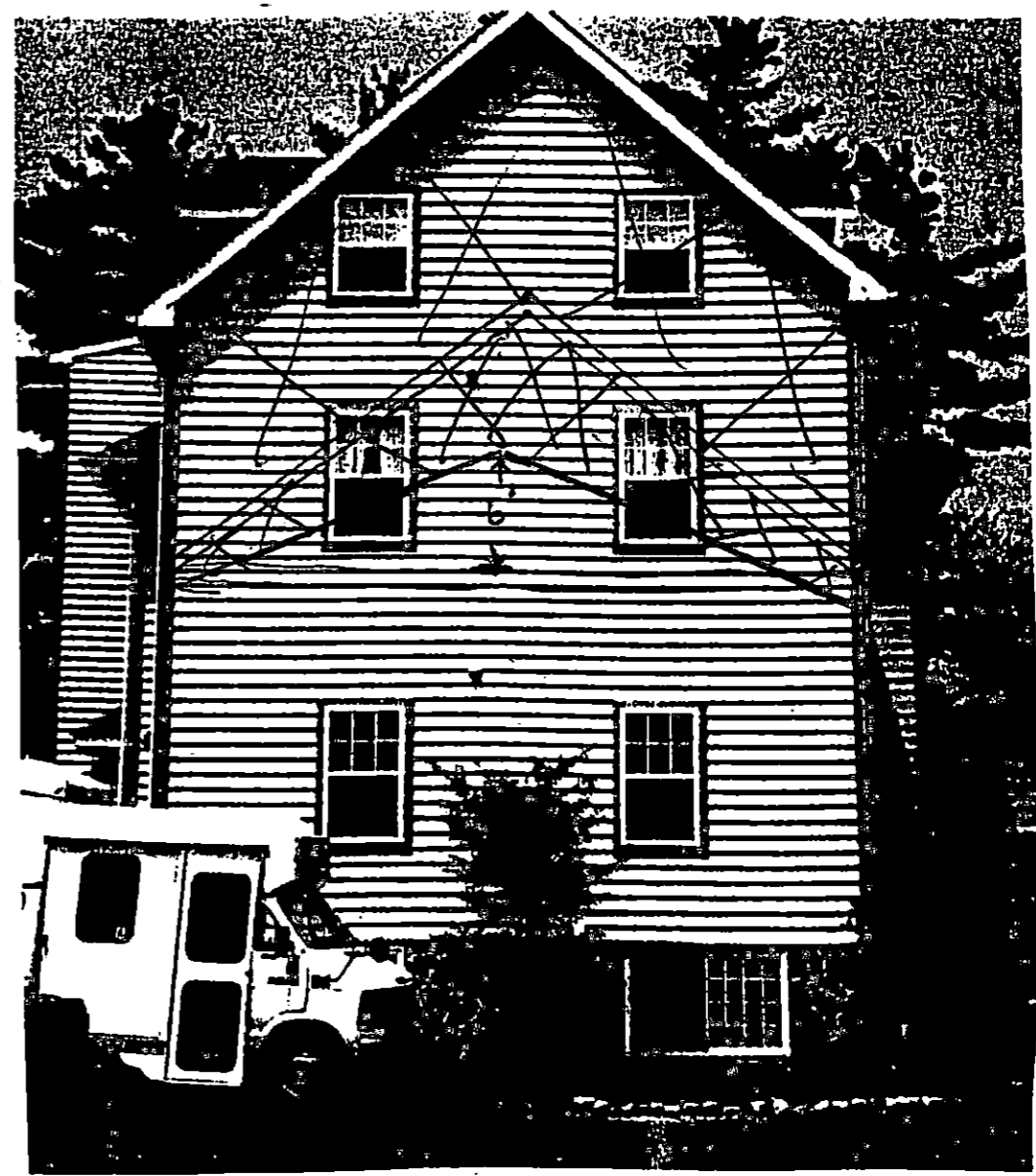
BASMENT CANT BE USED FOR QUARTERS

- General Notes:
1. Zoning DR-2
 2. Proposed Lot Size: 55,827.51 SQ FT
 3. Proposed Residents: 15
 4. Lot Size Required for 15 : 55,400 SQ FT
 5. Max. Expansion for Class A: 24.99% of ground floor foot print

Side View



Proposed Scematic

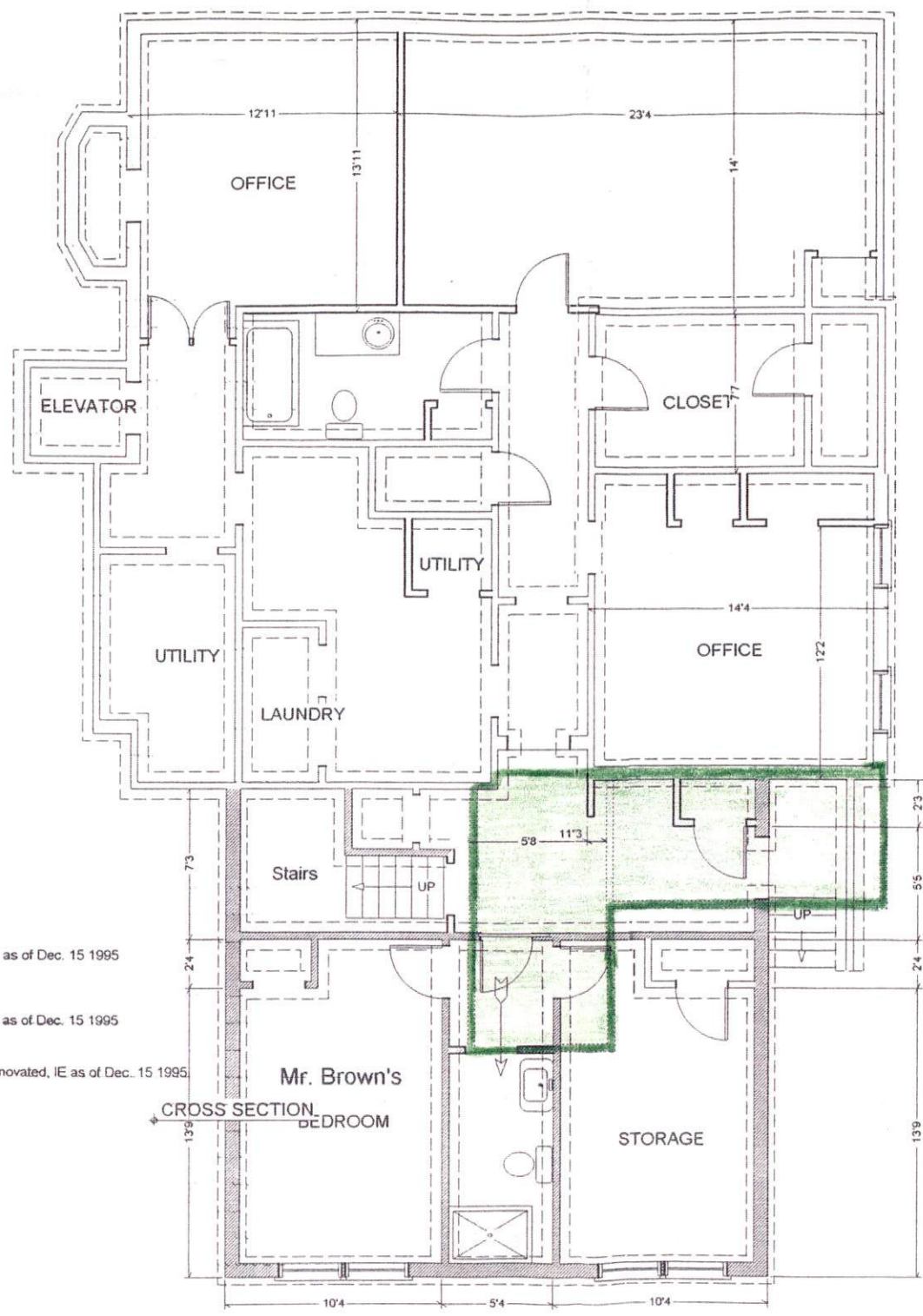


REAR VIEW

J.S. 1

Note: The Director of PDM will allow temporarily and conditional use of part of the basement addition to continue to house Mr. Brown, now age 93. Once Mr. Brown no longer resides in this basement area, the area must be immediately converted back to storage only. The owner's of the property are required to notify the Zoning office in writing of this action immediately after Mr. Brown is no longer in residence and must allow and request and on site inspection by the zoning staff to confirm compliance with this requirement. Failure to do so will result in appropriate penalties as determined by the Director of PDM.

THE TOILET AND SHOWER WILL BE REMOVED AT THIS TIME.



- = Indicates Old Areas, IE as of Dec. 15 1995 (1,944 Sq. Ft.)
- = Indicates New areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated, IE as of Dec. 15 1995 (145 Sq. Ft.)

BASEMENT

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

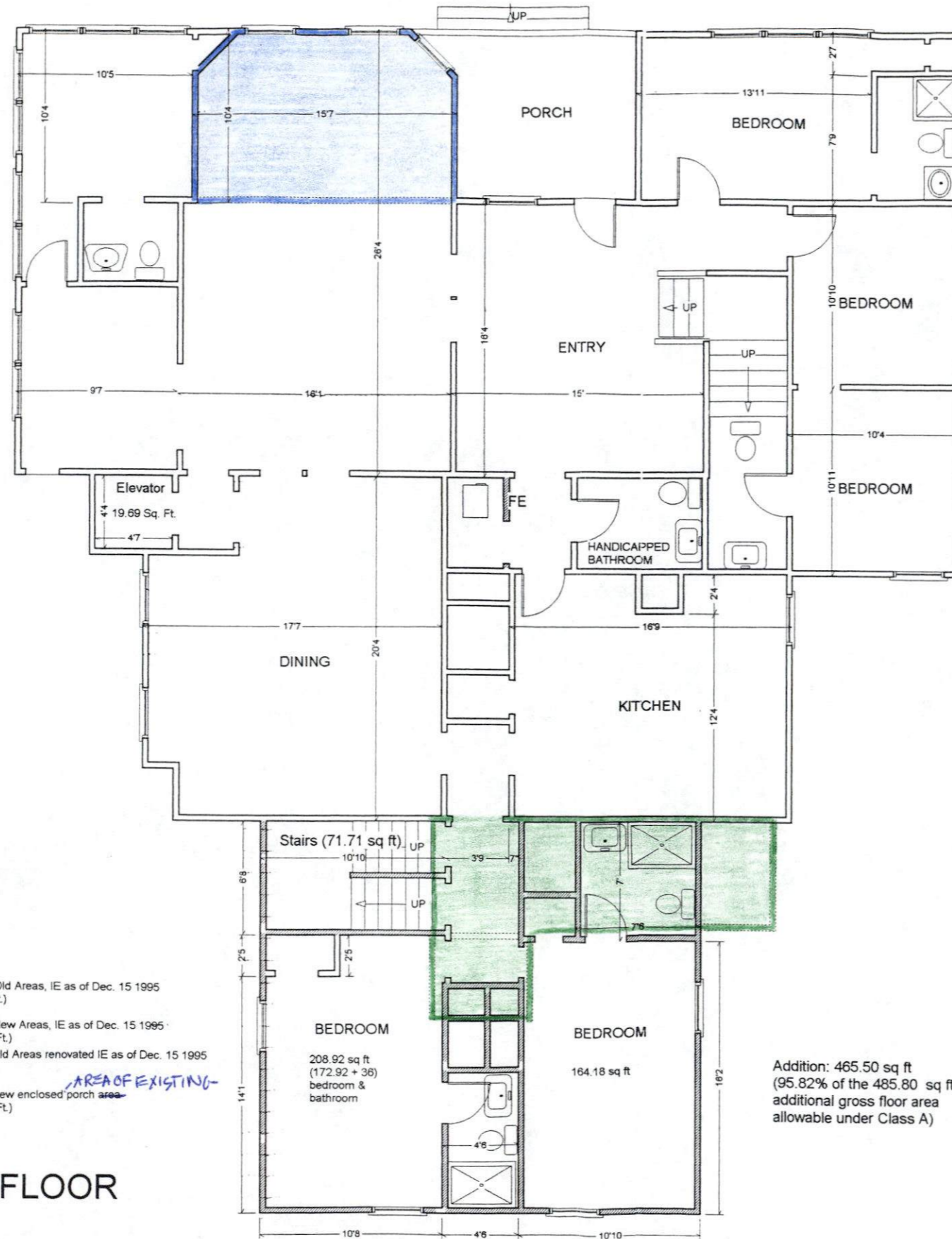
Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N: Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
December 13, 1999

2/1-2



-  = Indicates Old Areas, IE as of Dec. 15 1995 (2,078 Sq. Ft.)
-  = Indicates New Areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
-  = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
-  = Indicates new enclosed porch area (160.57 Sq. Ft.)

AREA OF EXISTING

FIRST FLOOR

LIVING AREA
2839 sq ft

Addition: 465.50 sq ft
(95.82% of the 485.80 sq ft
additional gross floor area
allowable under Class A)

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

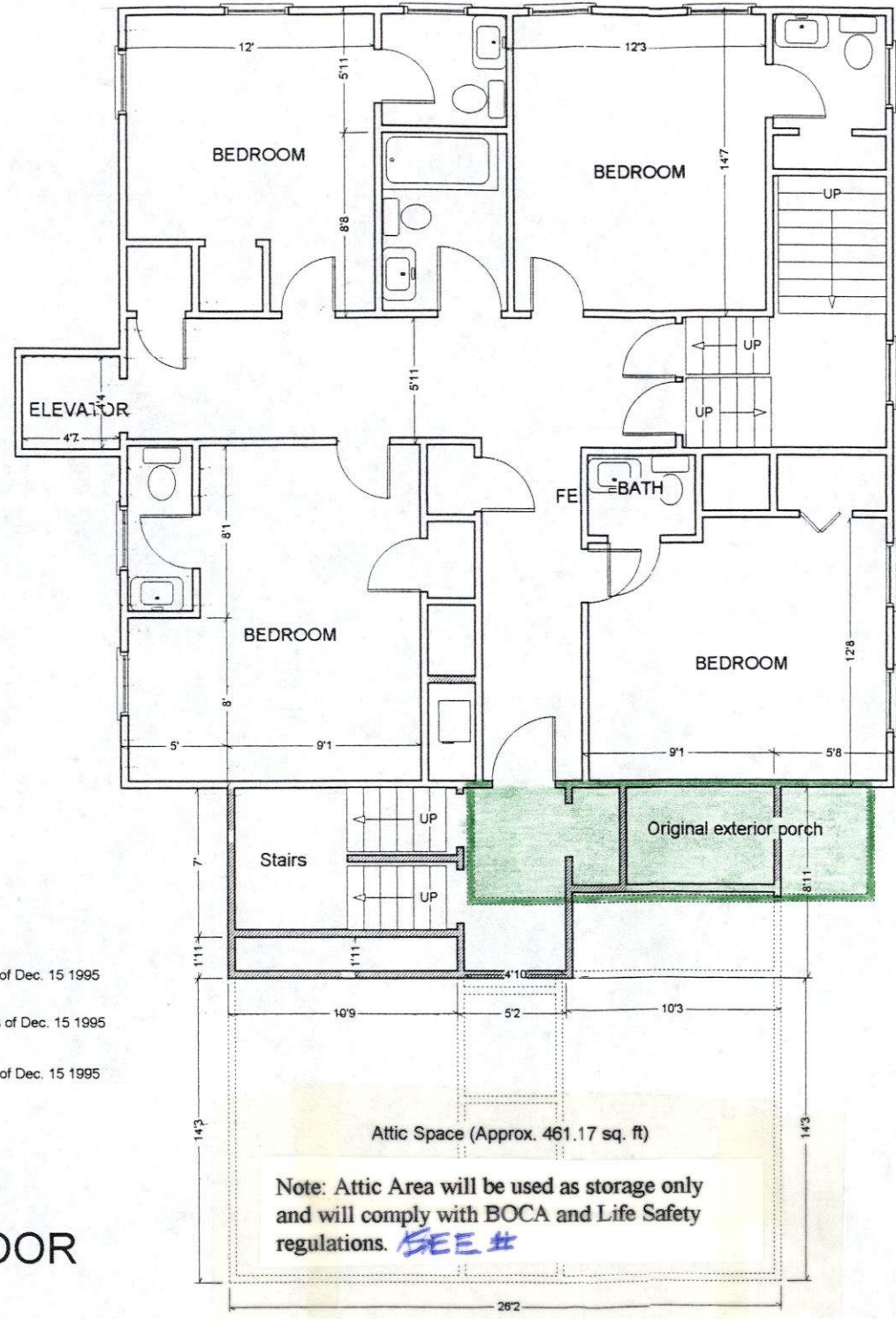
Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE: 1/8" = 1'-0"
December 23, 1999

JD 3




- = Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

Attic Space (Approx. 461.17 sq. ft)
 Note: Attic Area will be used as storage only and will comply with BOCA and Life Safety regulations. SEE #

Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road
 General Partnership

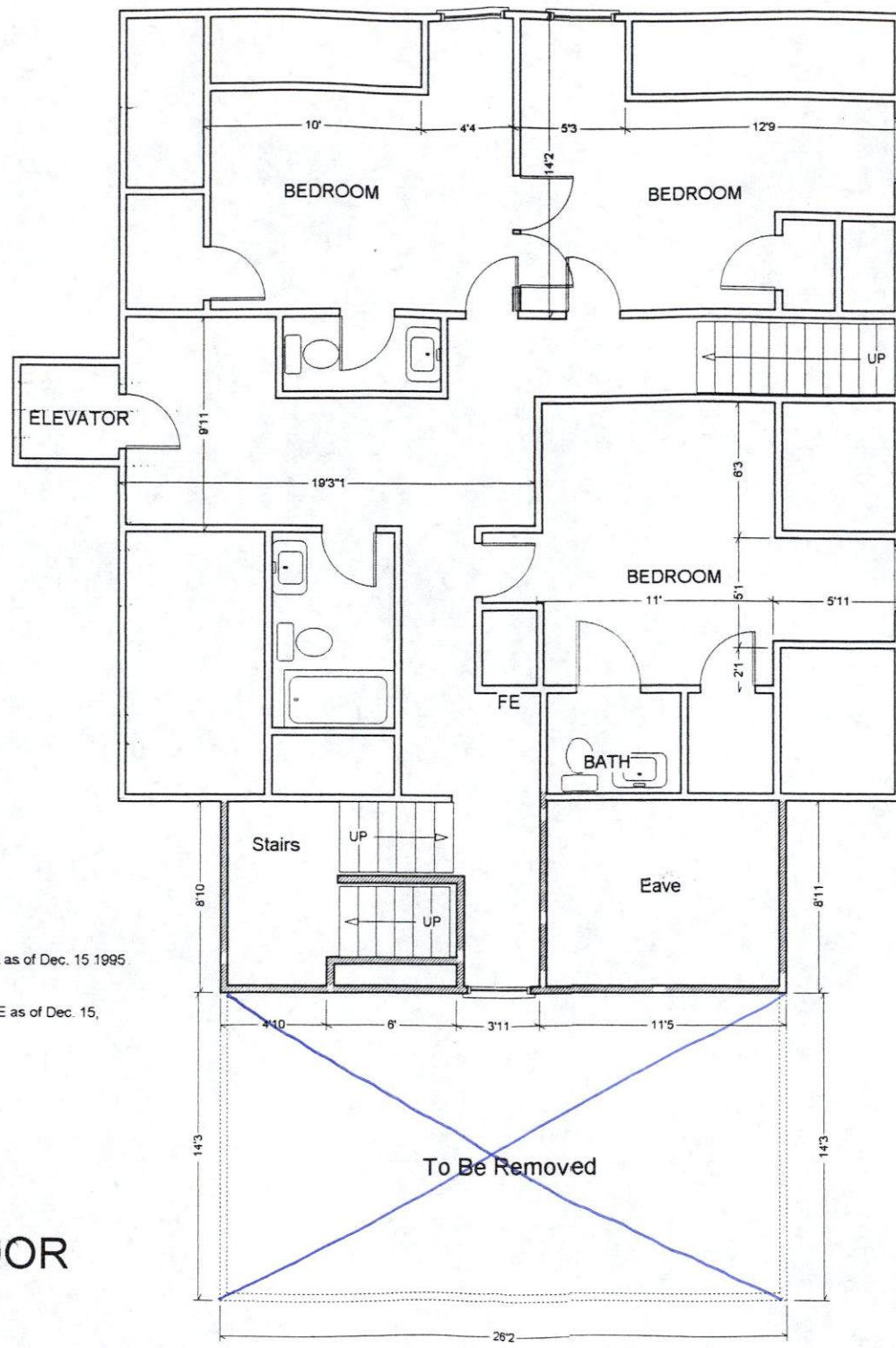




PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland 21228
 (410) 747-4830

SCALE 1/8" = 1'-0"
 December 23, 1999

THIS WILL BE NON-HABITABLE SPACE AND REMAIN AS SUCH AS PER THESE CODES. TO BE BUILT AS FOLLOWS: THERE WILL NO ACCESS INTO ATTIC SPACE. 1-7-00

jd 4



 = Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
 = Indicates New Areas, IE as of Dec. 15, 1995 (624 Sq. Ft.)

**CURRENT
THIRD FLOOR**

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

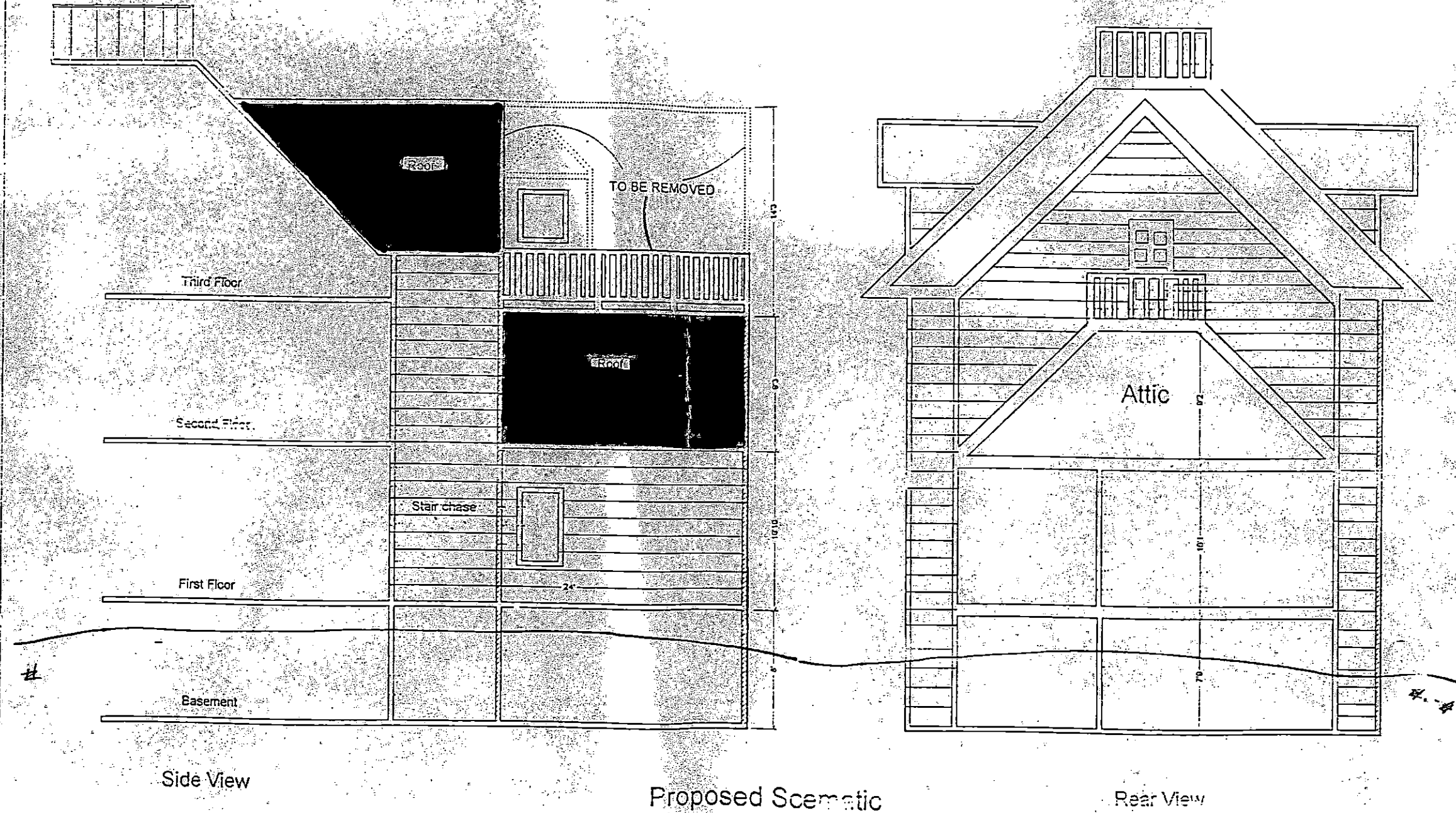


PREPARED BY:
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21228
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SCALE 1/8" = 1'-0"
December 23, 1999

303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility



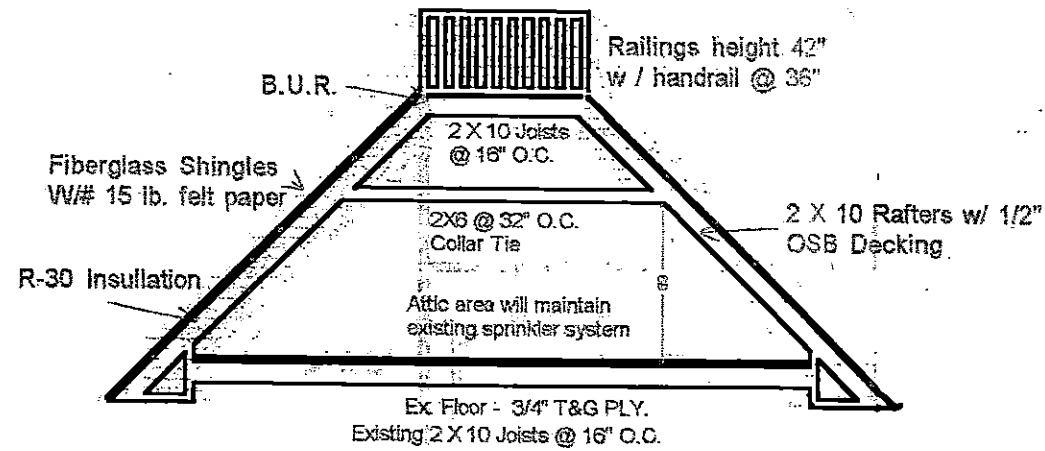
RECEIVED
 FEB 1 2000
 DEPT. OF PERMITS AND
 PLANNING

Baltimore County Approval _____ Date _____

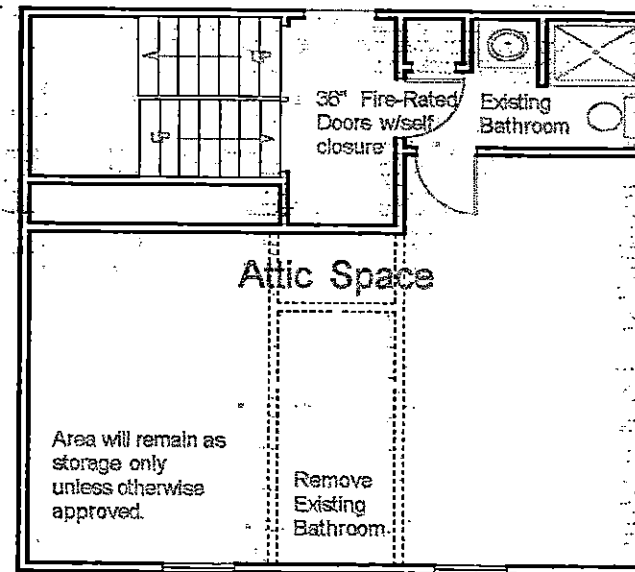
303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility

CROSS SECTION



FLOOR PLAN



CONSTRUCTION WILL START WITHIN 30 DAYS FROM DATE OF USE-PERMIT AND WILL BE COMPLETED WITHIN 60 DAYS

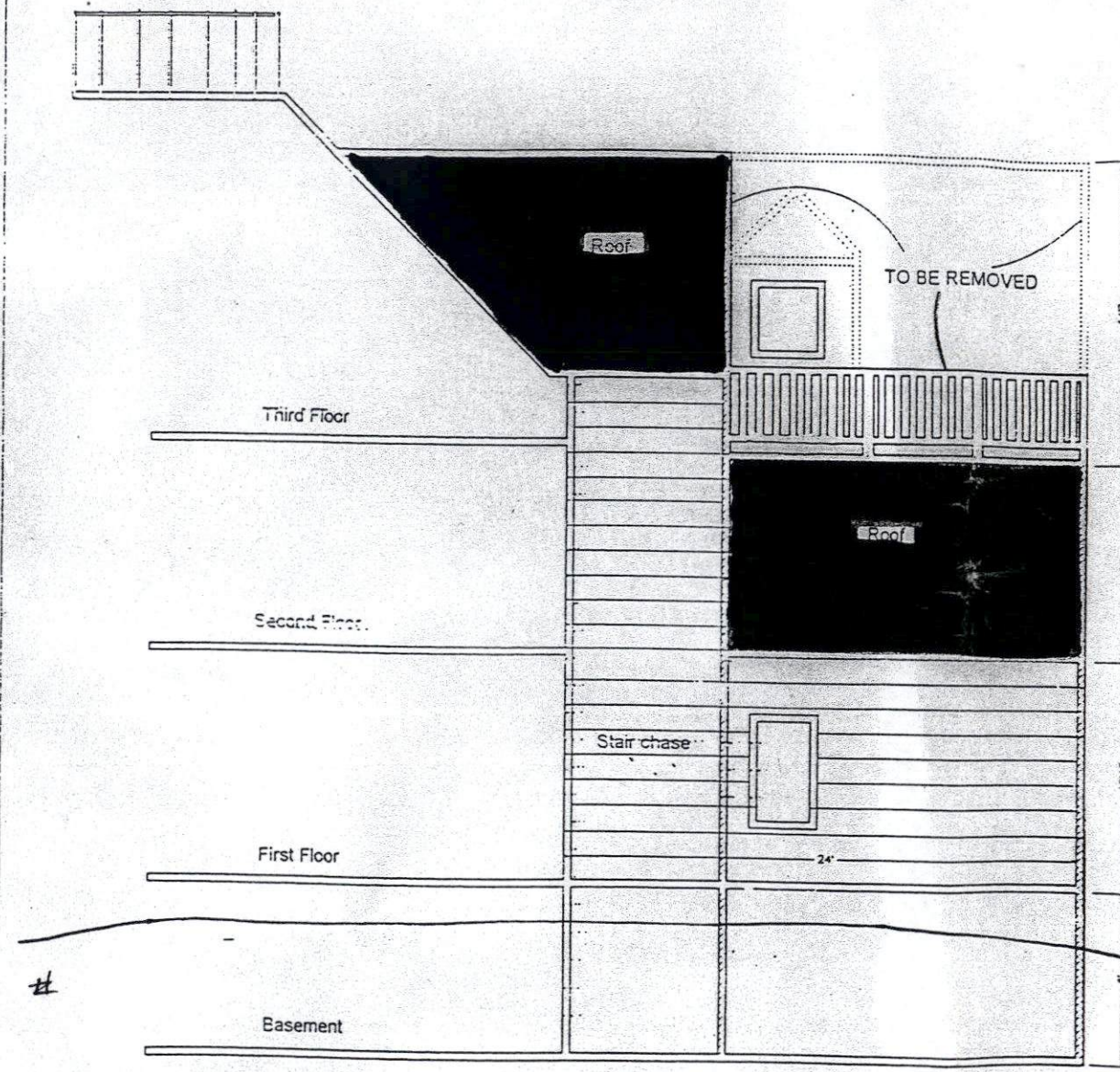
Scale = 1/8" = 1'-0"

RECEIVED

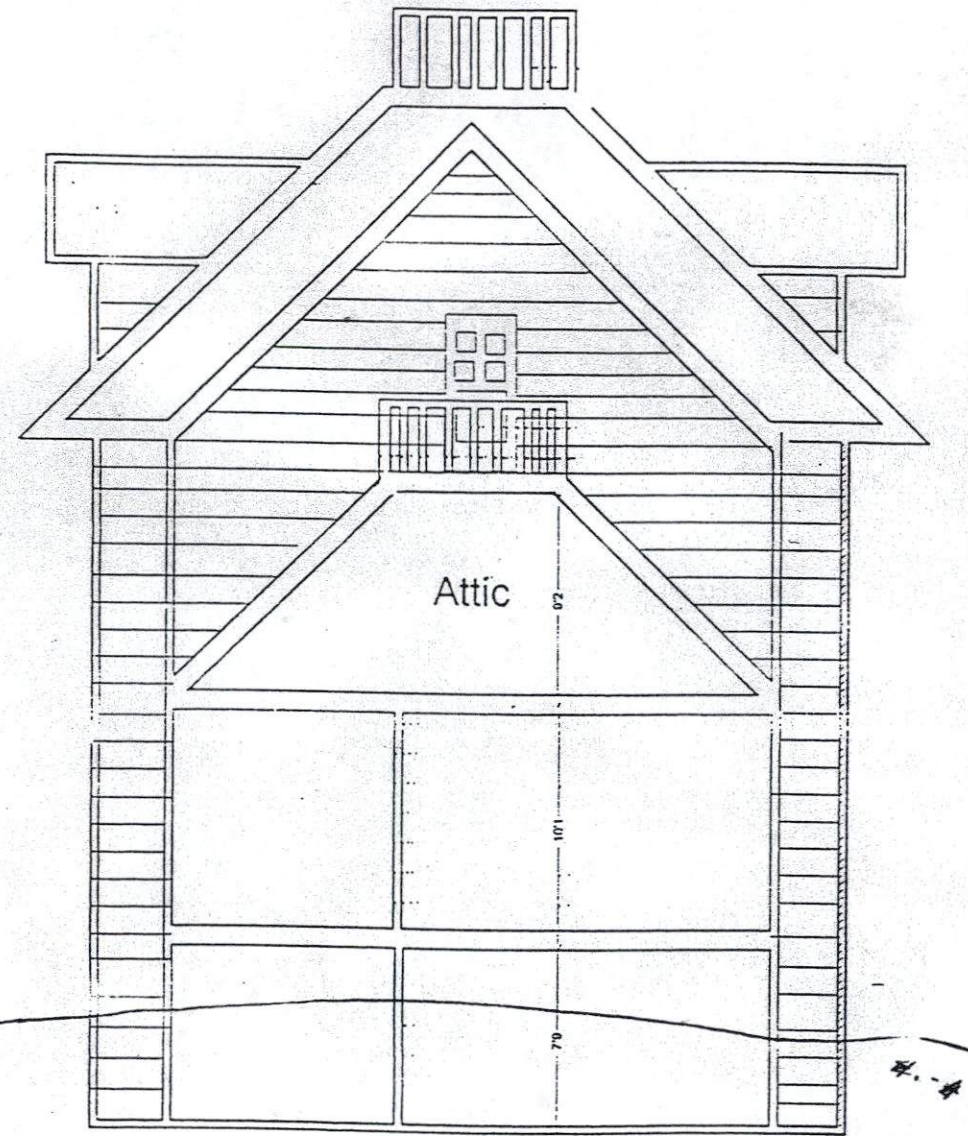
RECEIVED
FEB 1 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility

*Rev Plans
 For RW
 2/01/00
 CHECK WITH JOHN
 BRYAN
 See down
 Bryans Mark up
 of 2/2/00*



Side View



Rear View

Proposed Scematic

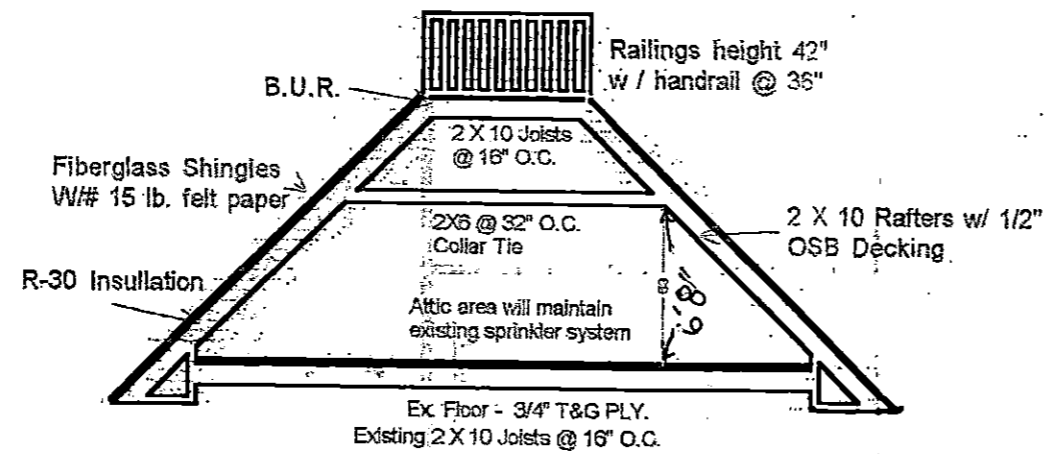
Baltimore County Approval

Date

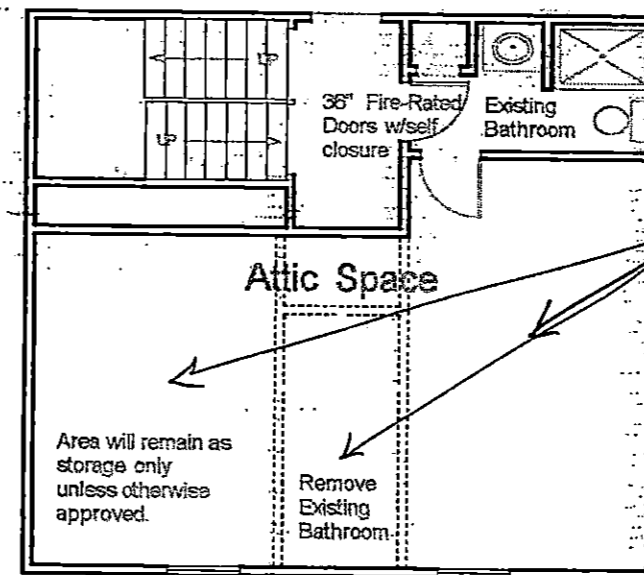
303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility

CROSS SECTION



FLOOR PLAN

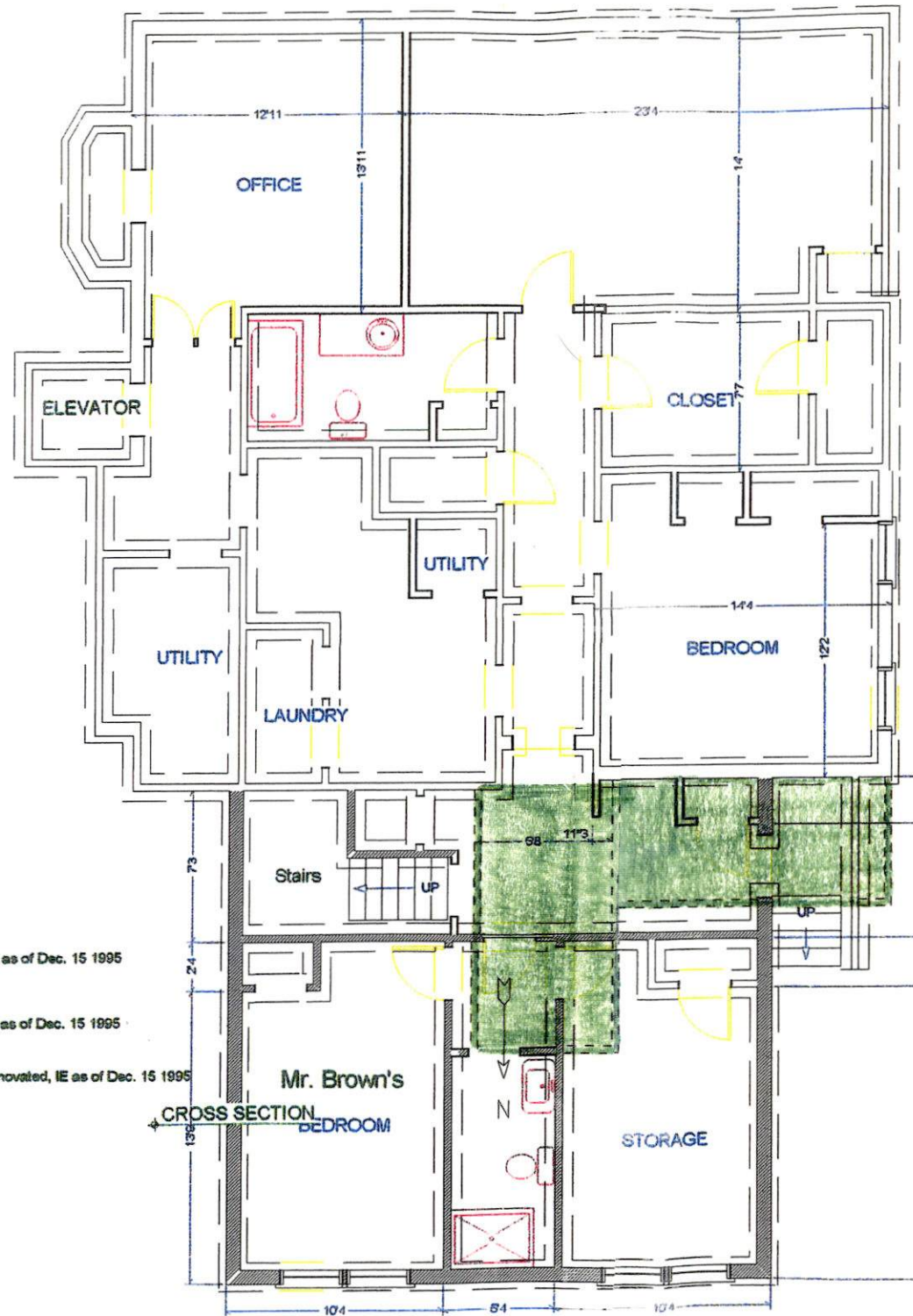


THIS WILL BE AND REMAIN A NON HABITABLE AREA, MCD 2/1/00

CONSTRUCTION WILL START WITHIN 30 DAYS FROM DATE OF USE-PERMIT AND WILL BE COMPLETED WITHIN 60 DAYS

Scale = 1/8" = 1'-0"

Note: The Director of PDM will allow temporarily and conditional use of part of the basement addition to continue to house Mr. Brown, now age 93. Once Mr. Brown no longer resides in this basement area, the area must be immediately converted back to storage only. The owner's of the property are required to notify the Zoning office in writing of this action immediately after Mr. Brown is no longer in residence and must allow and request and on site inspection by the zoning staff to confirm compliance with this requirement. Failure to do so will result in appropriate penalties as determined by the Director of PDM. The toilet and shower stall will be removed at this time.



BASEMENT

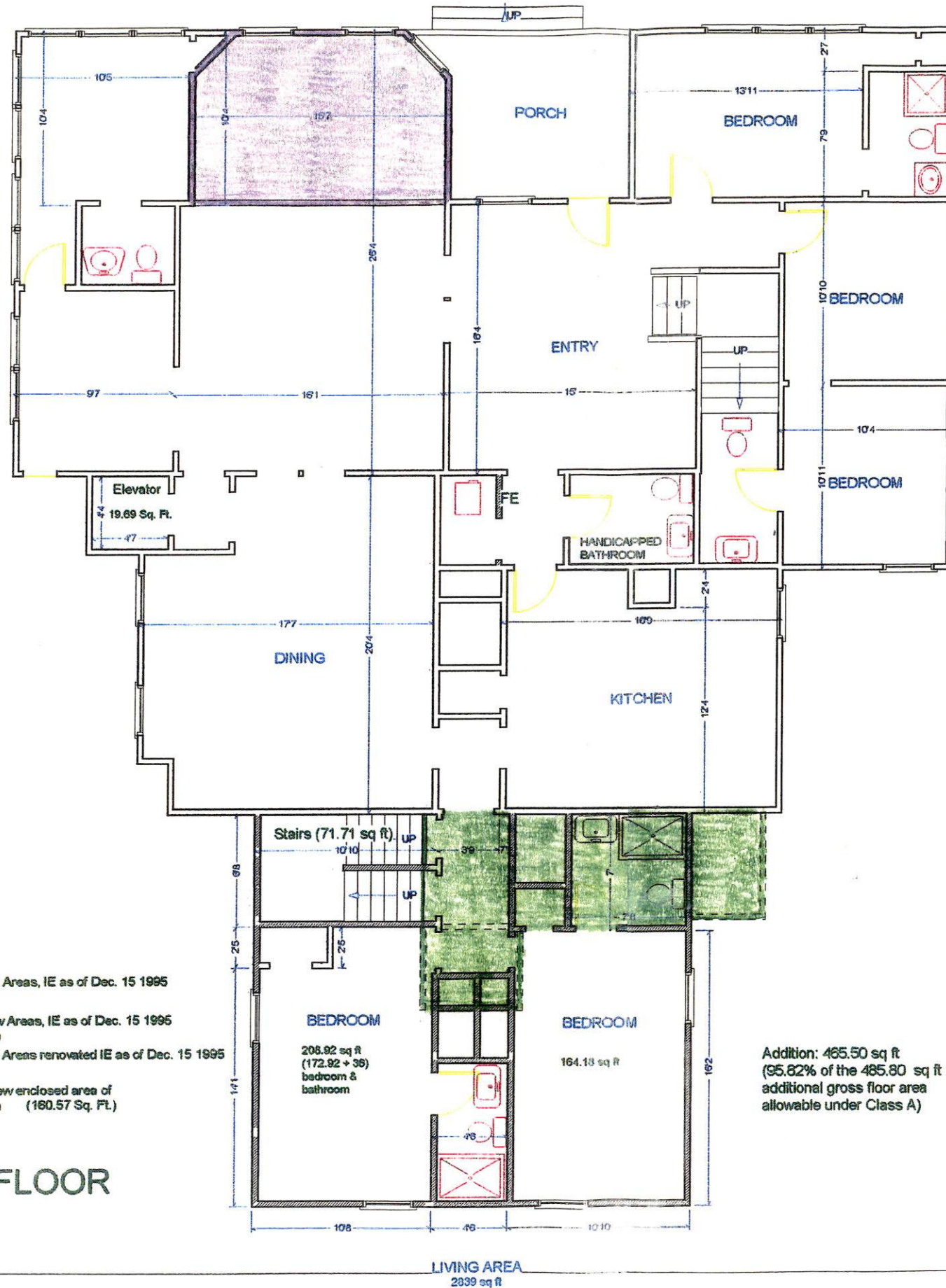
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
Jan. 19, 2000



- = Indicates Old Areas, IE as of Dec. 15 1995 (2,078 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
- = Indicates new enclosed area of existing porch (160.57 Sq. Ft.)

FIRST FLOOR

LIVING AREA
2339 sq ft

Addition: 465.50 sq ft
(95.62% of the 485.80 sq ft
additional gross floor area
allowable under Class A)

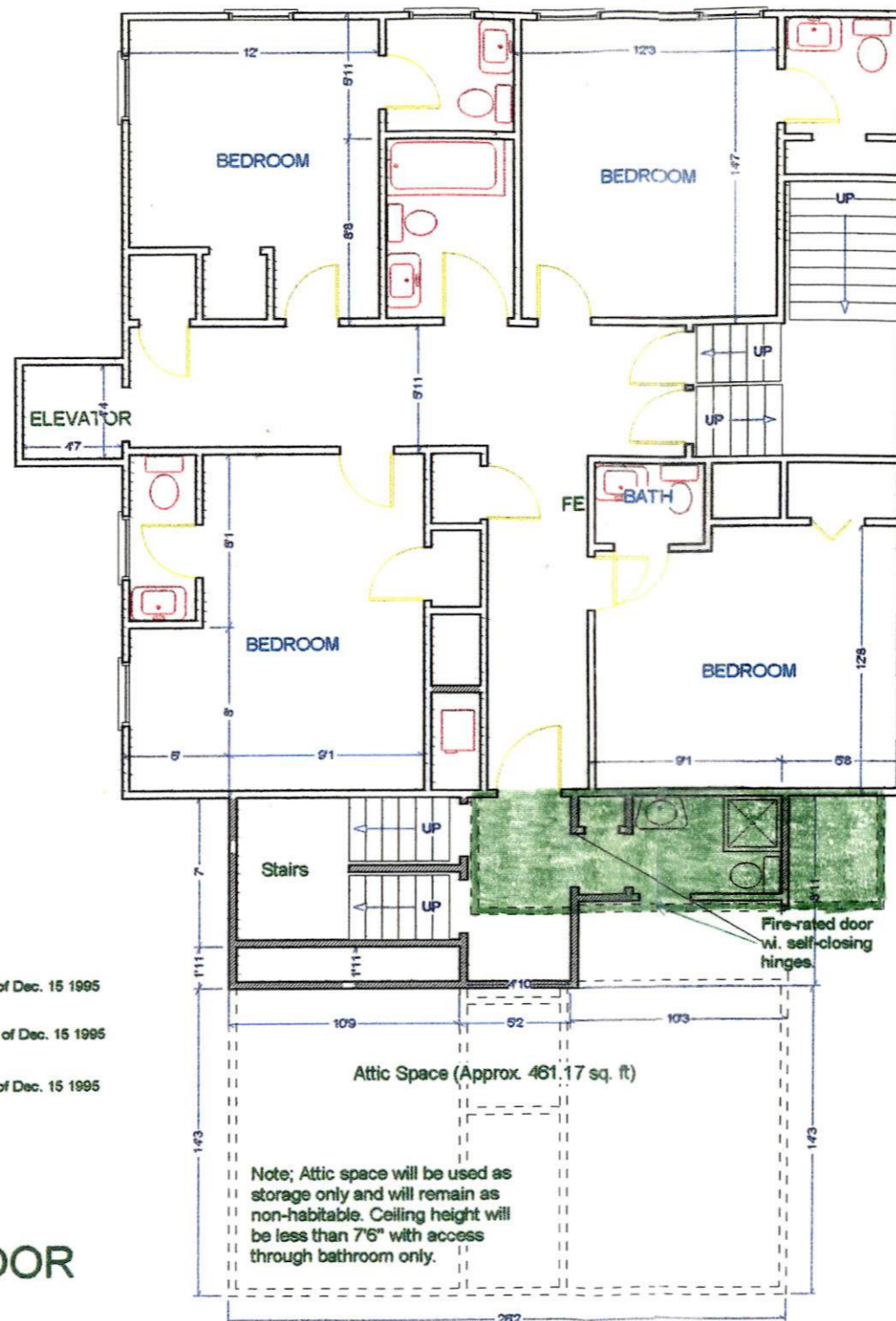
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21228

Owners: 303 N.
Rolling Road
General Partnership



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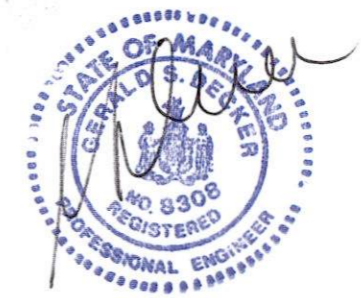
- = Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

Note: Attic space will be used as storage only and will remain as non-habitable. Ceiling height will be less than 7'6" with access through bathroom only.

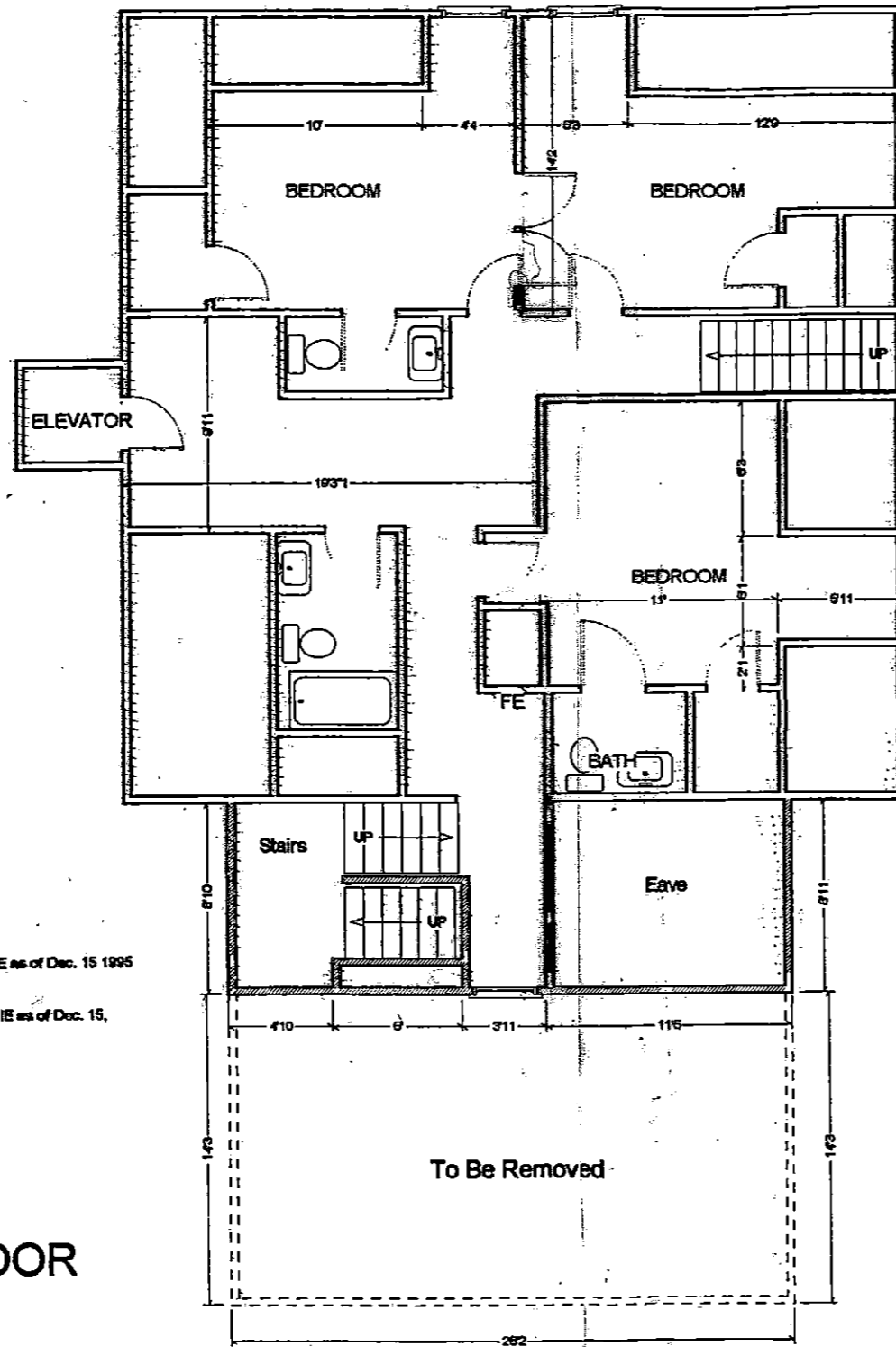
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21228**



**Owners: 303 N.
Rolling Road
General Partnership**



**PREPARED BY:
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305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830**

**SCALE 1/8" = 1'-0"
Jan. 19, 2000**



 = Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
 = Indicates New Areas, IE as of Dec. 15, 1995 (824 Sq. Ft.)

**CURRENT
THIRD FLOOR**

Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership

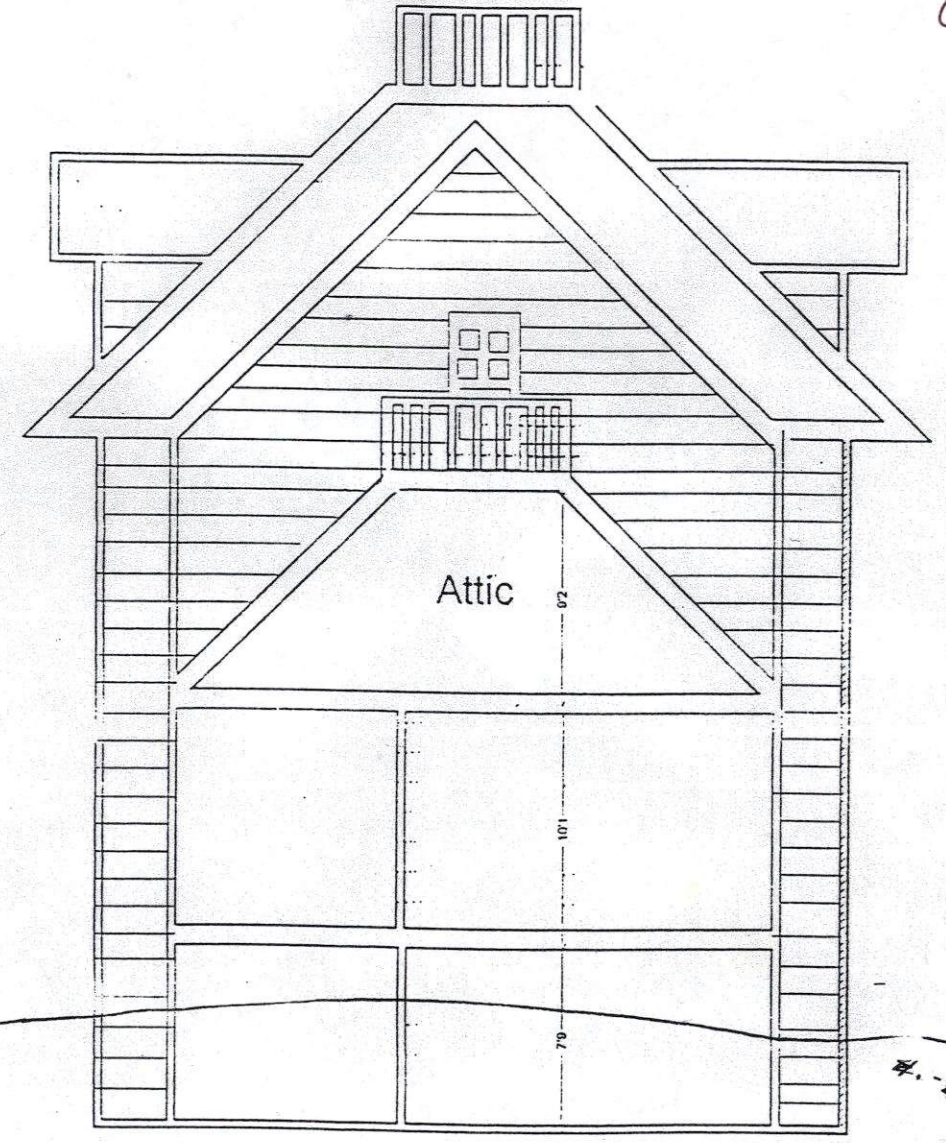
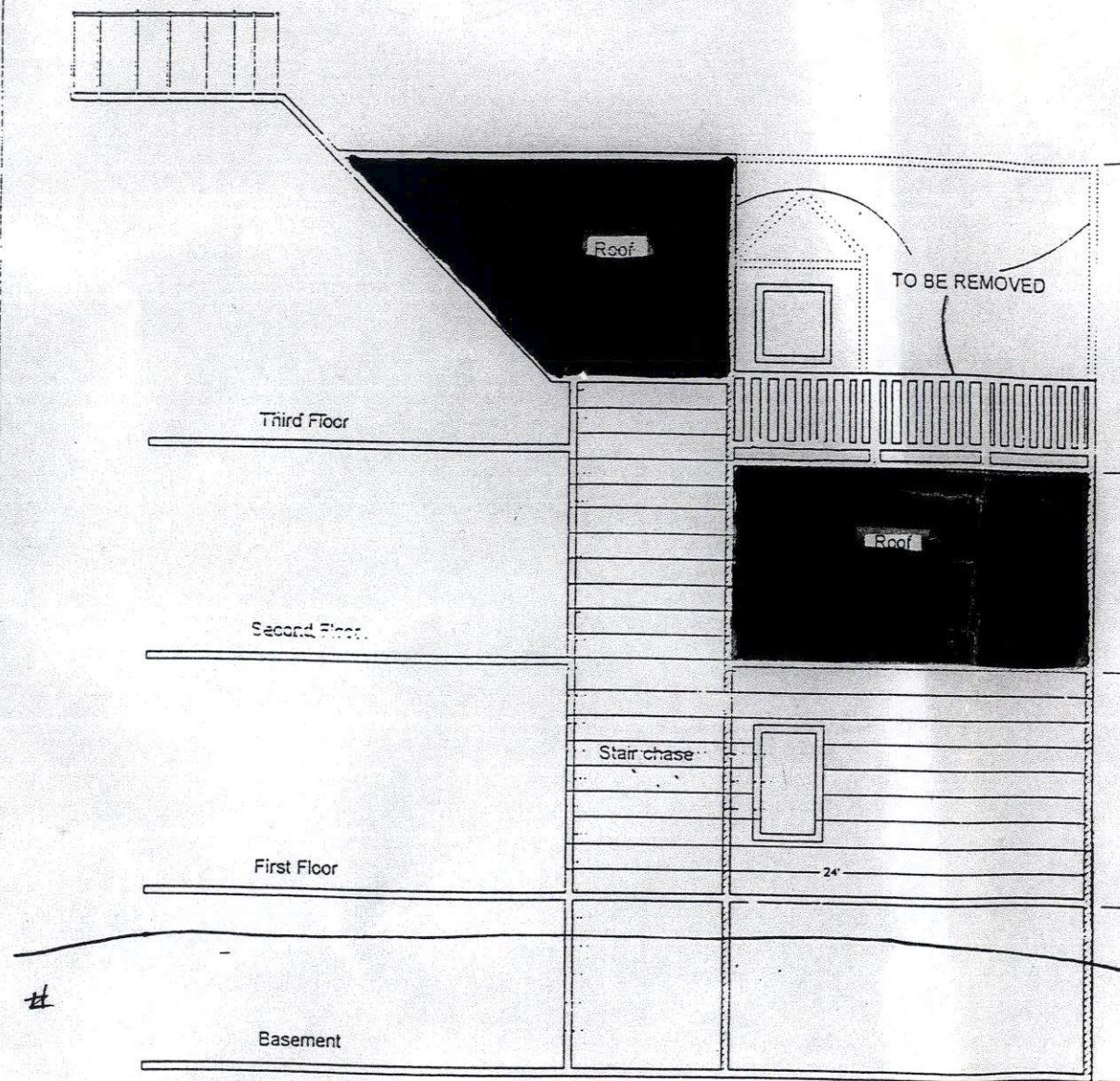


PREPARED BY:
 Gerald S. Decker, P.E.
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 Catonsville, Maryland
 21228
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SCALE 1/8" = 1'-0"
 Jan. 19, 2000

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility

REV RANK FOR RW 2/01/00 CHECK WITH JOHN BRYAN



Side View

Proposed Scematic

Rear View

*JOHN BRYAN
 P. 2 COMMENTS
 FOR NON
 HABITABILITY
 2/2/00*

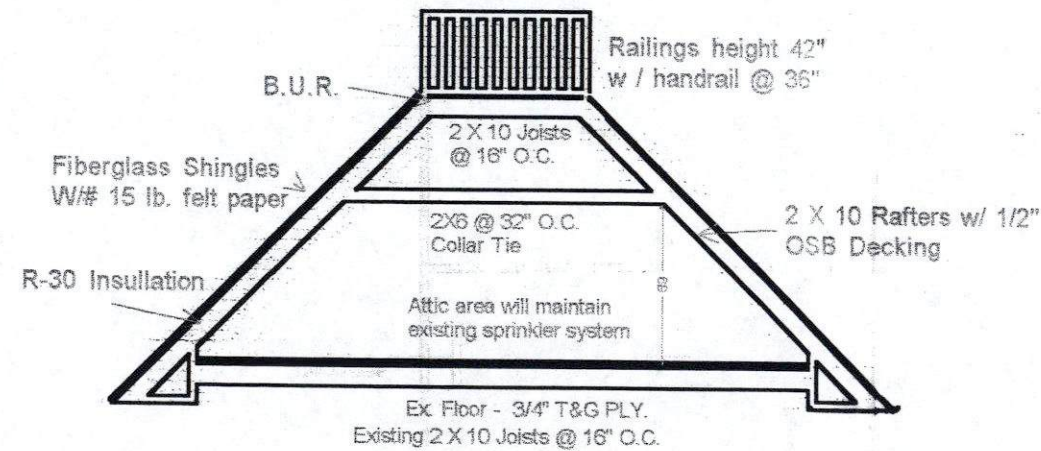
*2/2/00
 called Matt Decker
 " Mike Gurniel
 left messages, the
 is unacceptable
 have till 11 am
 2/2/00 to come in
 and correct plans
 or we go for
 with citation*

Baltimore County Approval _____ Date _____

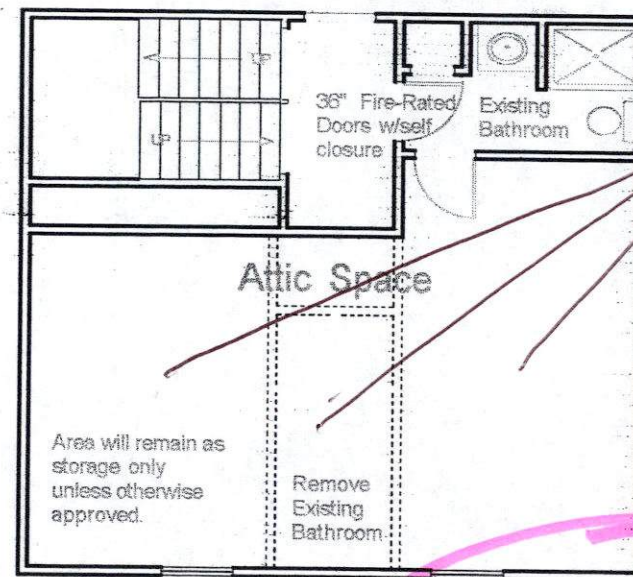
*11:05 AM 2/2/00
 AS DISCUSSED WITH
 GOMR FEUD WITH
 CITATION(S) we
 of fine into compliance by the
 hearing before 5:00 PM
 we'll consider elimination
 reduction of fine
 -lean show*

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility

CROSS SECTION



FLOOR PLAN



*This will be and remain non-habitable area.
 MCD
 2/1/00*

CONSTRUCTION WILL START WITHIN 30 DAYS FROM DATE OF USE-PERMIT AND WILL BE COMPLETED WITHIN 60 DAYS

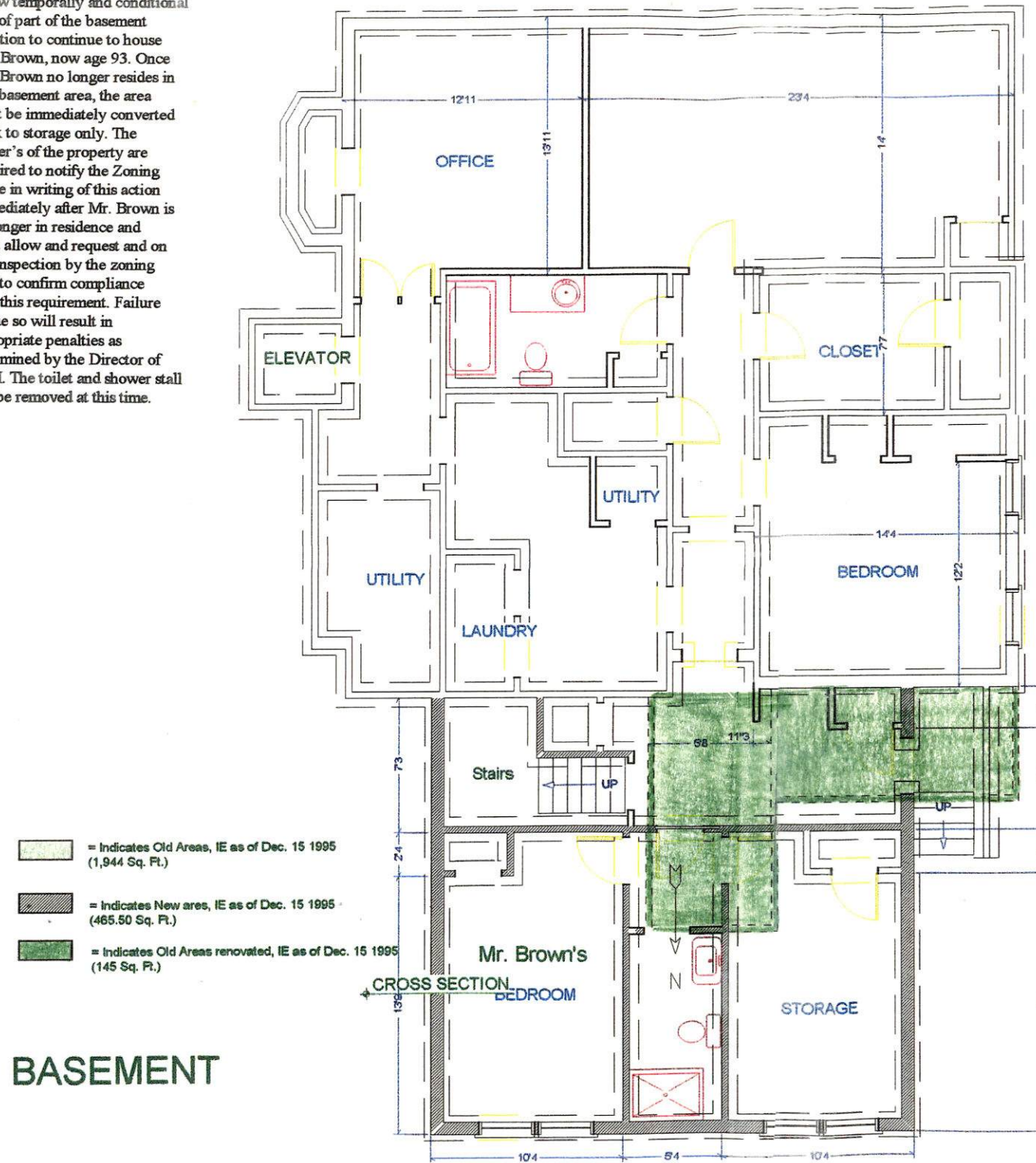
Scale = 1/8" = 1'-0"

*ACCESS PANEL OR 24" X 24"
 OR LOWER CEILING
 TO 6' PER ZONING
 OR REMOVE FLOORING*

*PER BAW
 BRY AW
 2/2/00*

P.2

Note: The Director of PDM will allow temporarily and conditional use of part of the basement addition to continue to house Mr. Brown, now age 93. Once Mr. Brown no longer resides in this basement area, the area must be immediately converted back to storage only. The owner's of the property are required to notify the Zoning office in writing of this action immediately after Mr. Brown is no longer in residence and must allow and request on site inspection by the zoning staff to confirm compliance with this requirement. Failure to do so will result in appropriate penalties as determined by the Director of PDM. The toilet and shower stall will be removed at this time.



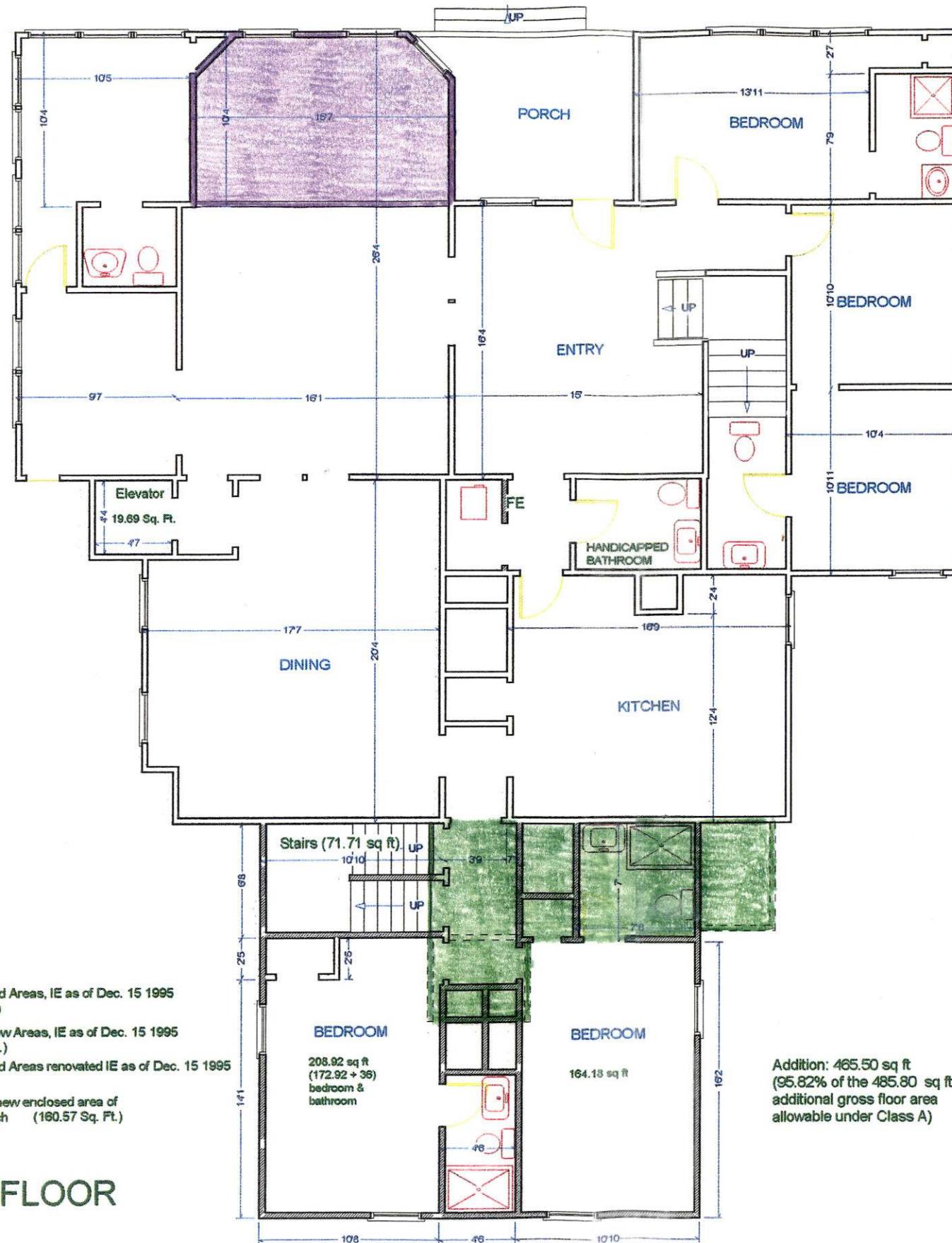
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Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



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SCALE 1/8" = 1'-0"
Jan. 19, 2000



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- = Indicates New Areas, IE as of Dec. 15 1995 (485.50 Sq. Ft.)
- = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
- = Indicates new enclosed area of existing porch (180.57 Sq. Ft.)

FIRST FLOOR

LIVING AREA
2839 sq ft

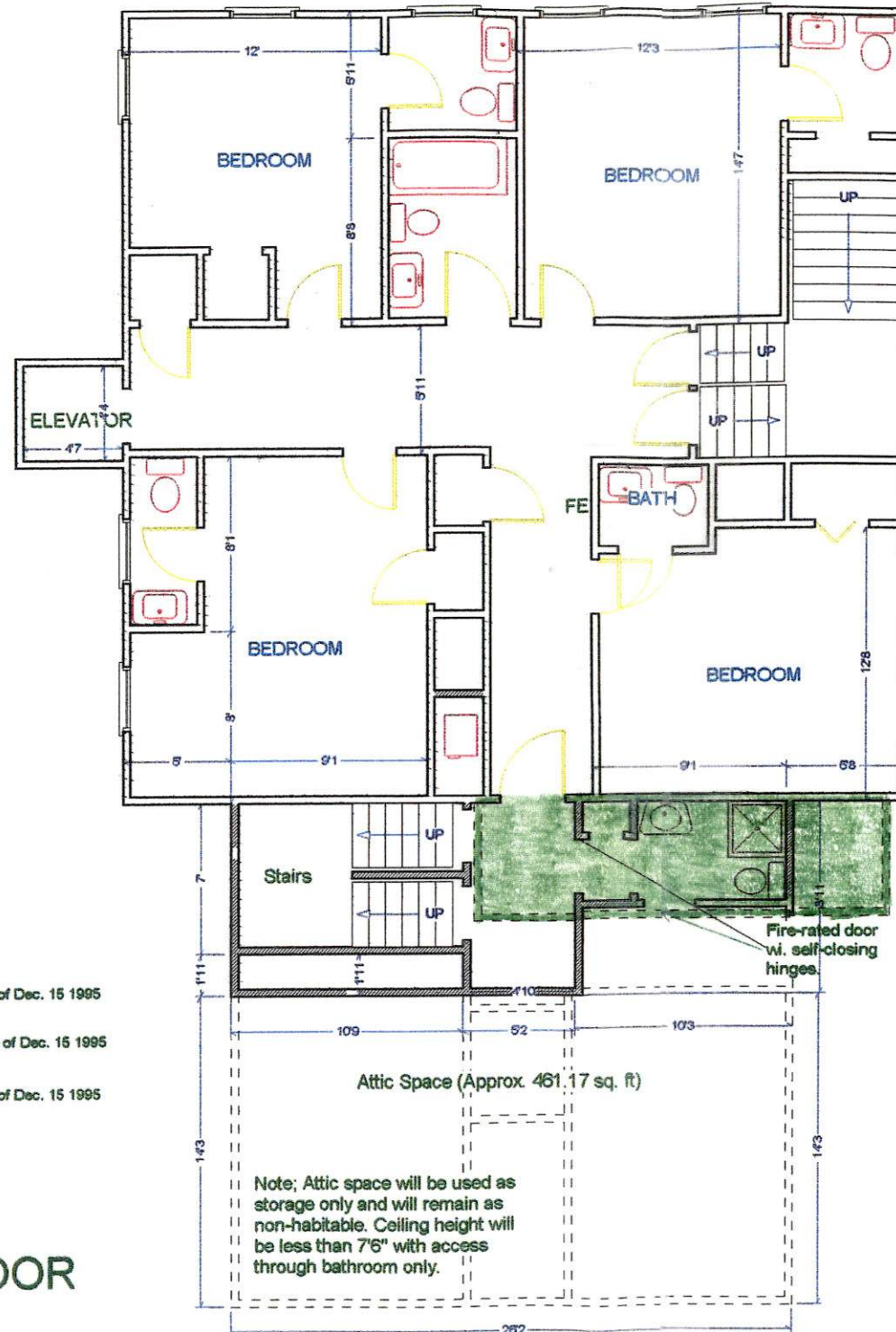
Property Address:
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21228

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Rolling Road
General Partnership



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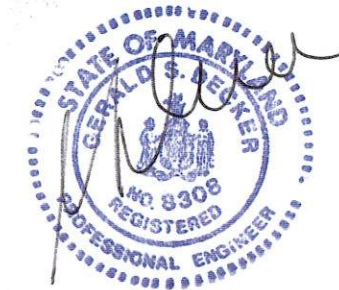
SCALE: 1/8" = 1'-0"
Jan. 19, 2000



**CURRENT
SECOND FLOOR**

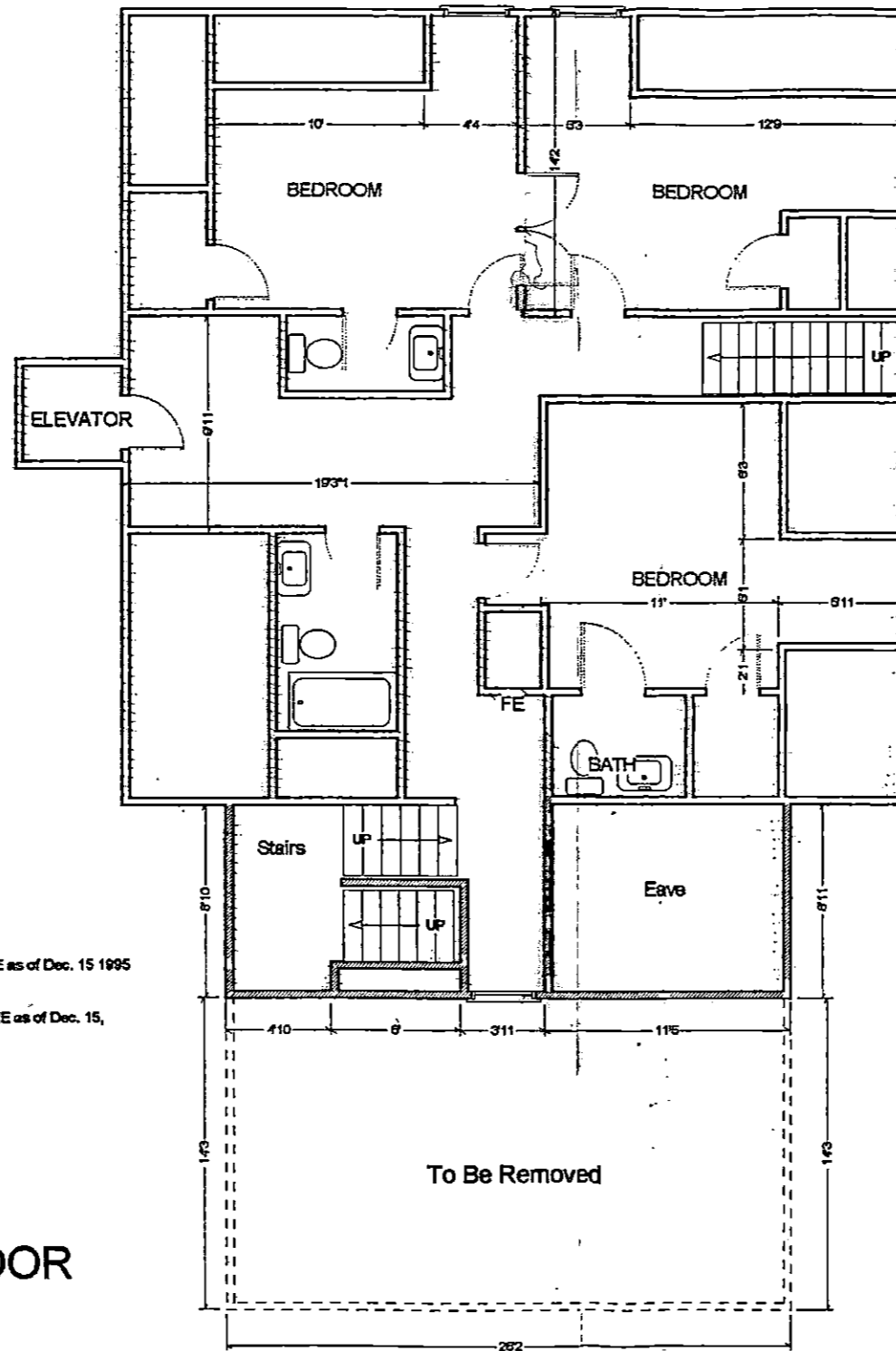
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**Owners: 303 N.
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General Partnership**



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Catonsville, Maryland 21228
(410) 747-4830**

**SCALE 1/8" = 1'-0"
Jan. 19, 2000**

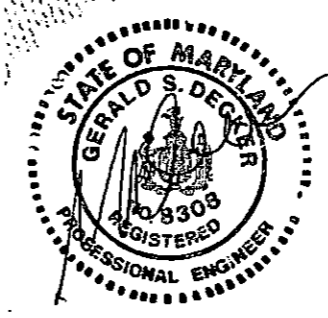


 = Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
 = Indicates New Areas, IE as of Dec. 15, 1995 (624 Sq. Ft.)

**CURRENT
THIRD FLOOR**

Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership

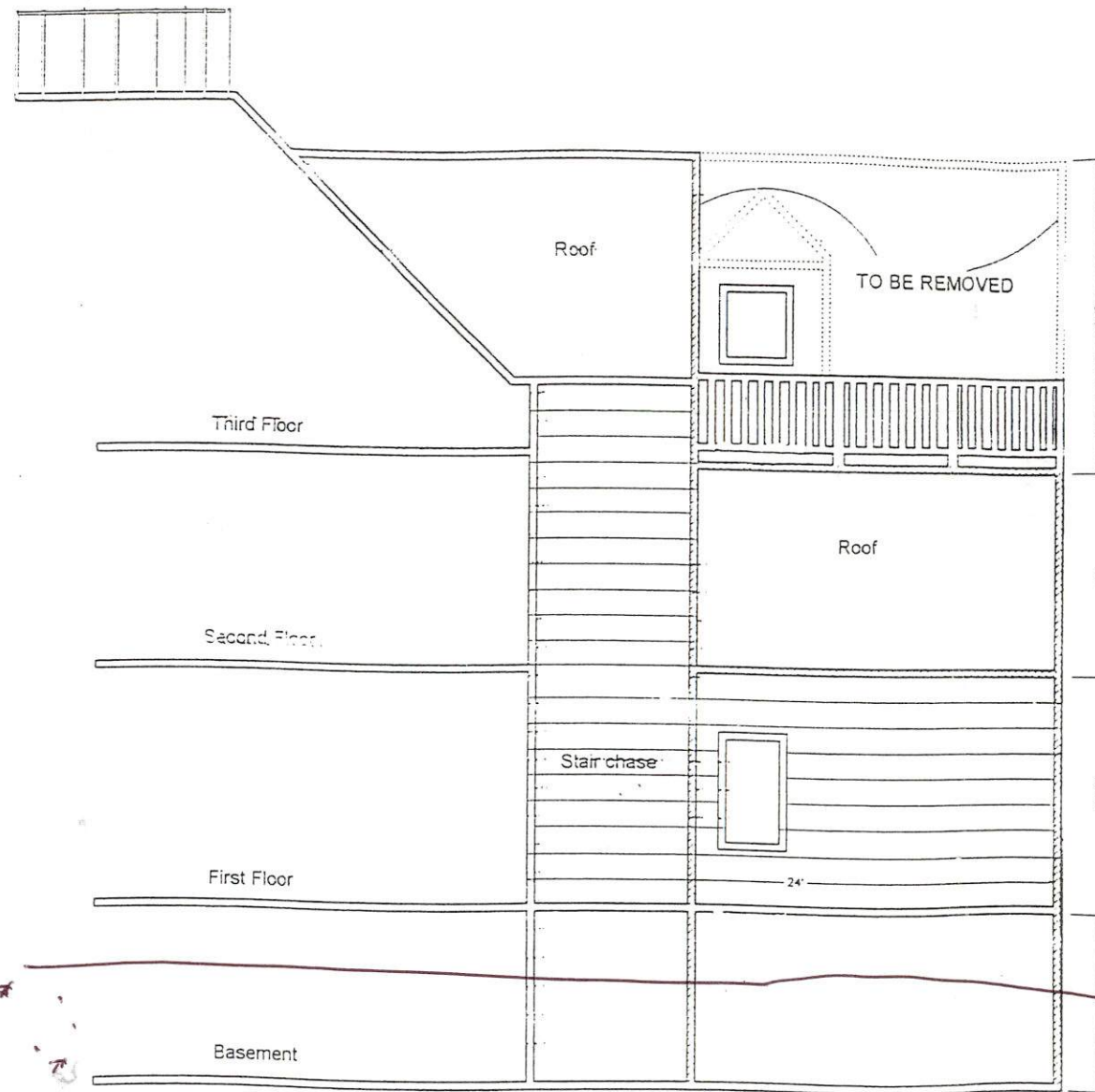


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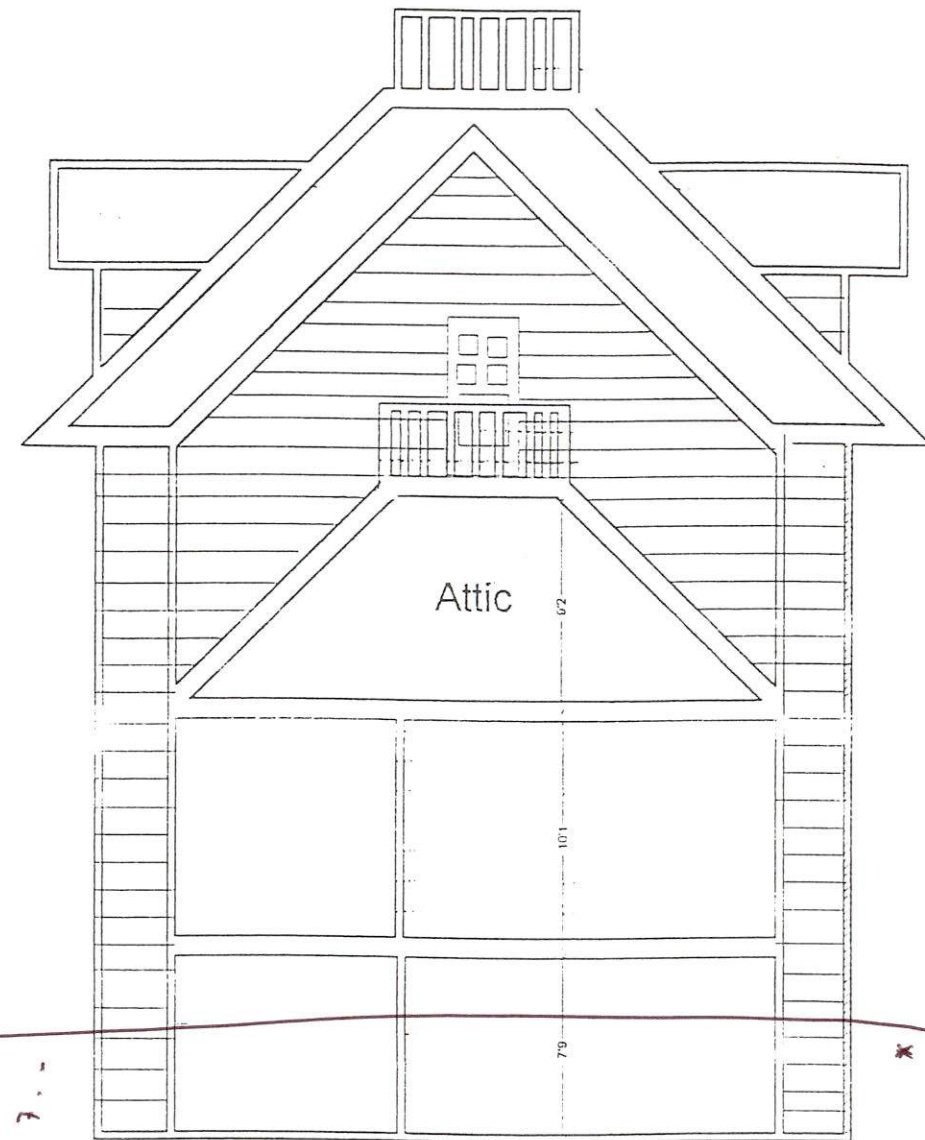
SCALE 1/8" = 1'-0"
Jan. 19, 2000

303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility

PLAN RCVD
3/3/00



Side View



Proposed Schematic

Rear View

Approved
3/24/00
[Signature]

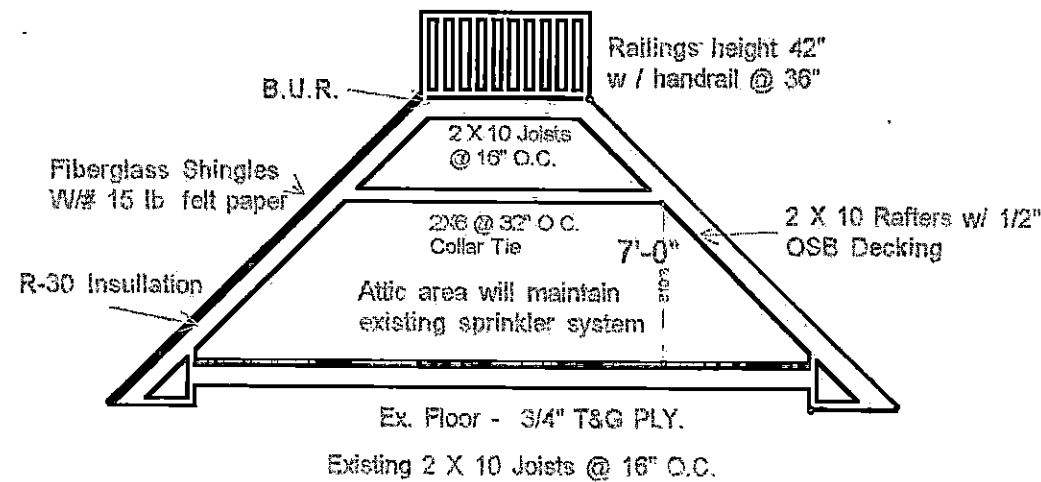
Baltimore County Approvat

Date

303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility

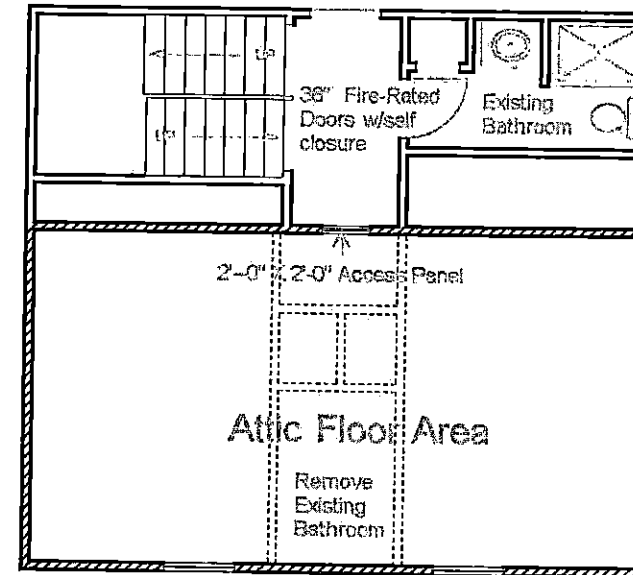
ATTIC



CROSS SECTION

Scale = 1/8" = 1'-0"
Date: February 25, 2000

Note: Attic Floor Area will be used as storage only and will remain as "Non-Habitable".

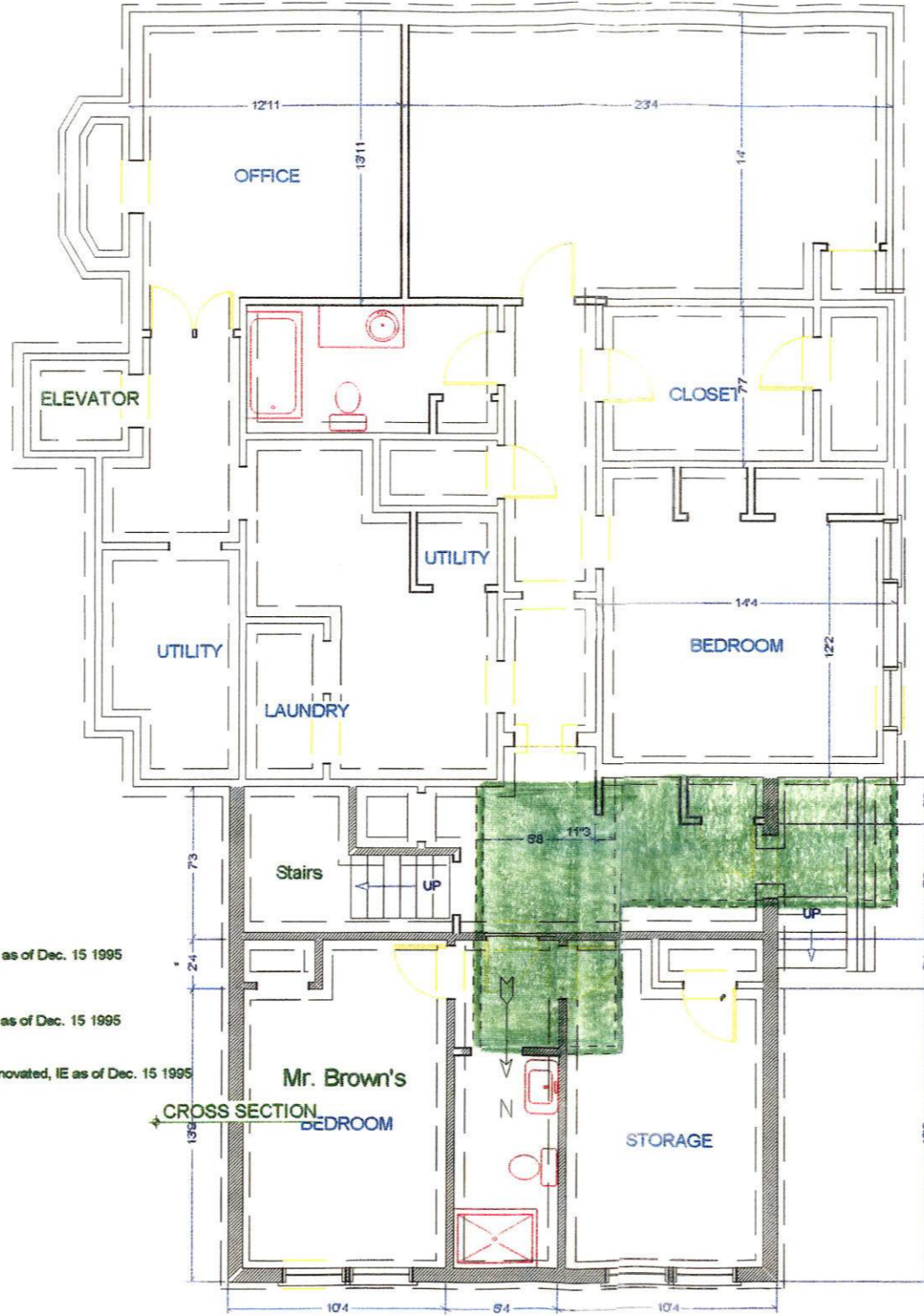


FLOOR PLAN

Baltimore County Approval

Date

Note: The Director of PDM will allow temporally and conditional use of part of the basement addition to continue to house Mr. Brown, now age 93. Once Mr. Brown no longer resides in this basement area, the area must be immediately converted back to storage only. The owner's of the property are required to notify the Zoning office in writing of this action immediately after Mr. Brown is no longer in residence and must allow and request and on site inspection by the zoning staff to confirm compliance with this requirement. Failure to do so will result in appropriate penalties as determined by the Director of PDM. The toilet and shower stall will be removed at this time.



- = Indicates Old Areas, IE as of Dec. 15 1995 (1,944 Sq. Ft.)
- = Indicates New areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated, IE as of Dec. 15 1995 (145 Sq. Ft.)

BASEMENT

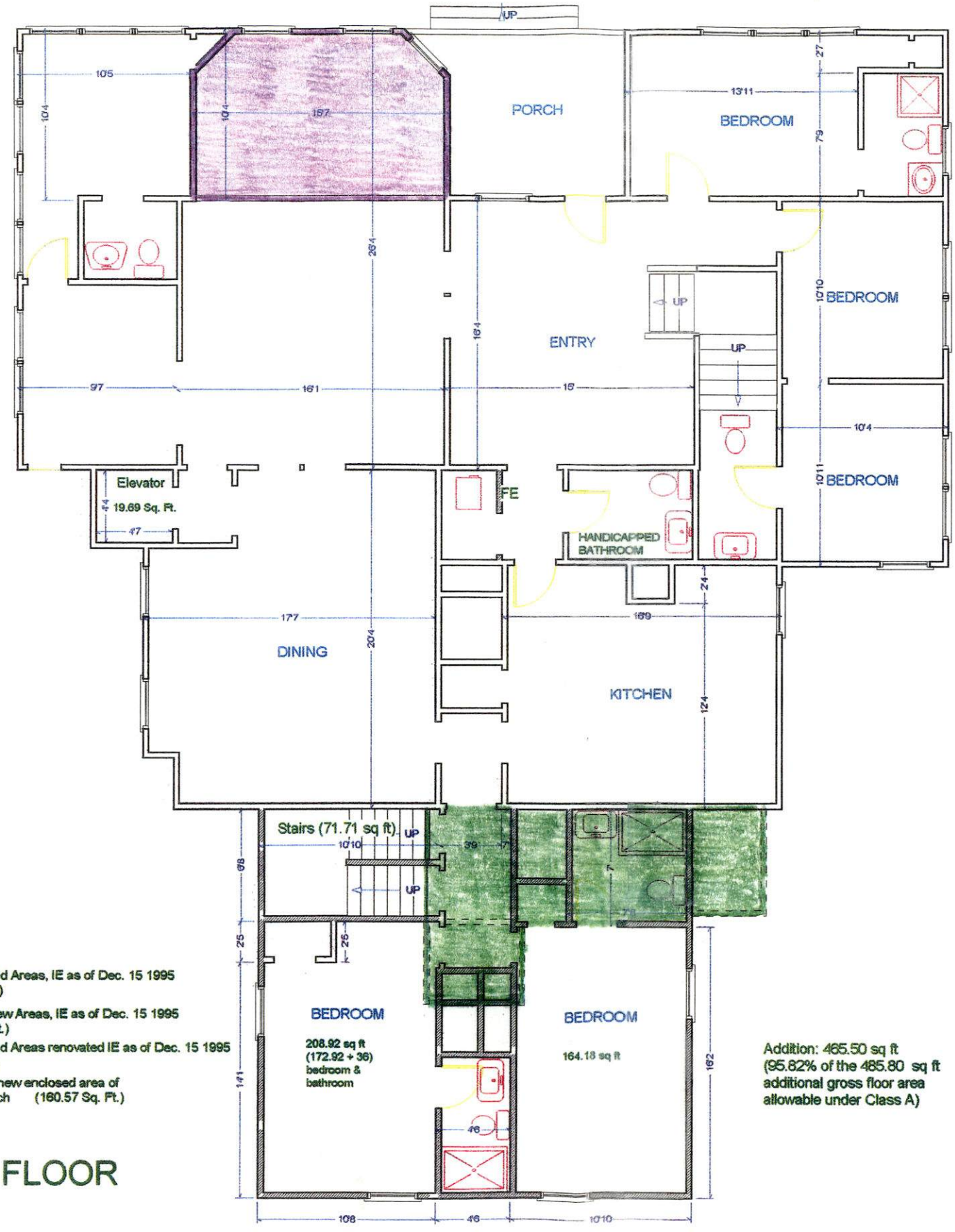
Property Address:
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Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
Jan. 19, 2000



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FIRST FLOOR

LIVING AREA
2839 sq ft

Addition: 465.50 sq ft
(95.62% of the 485.80 sq ft
allowable under Class A)

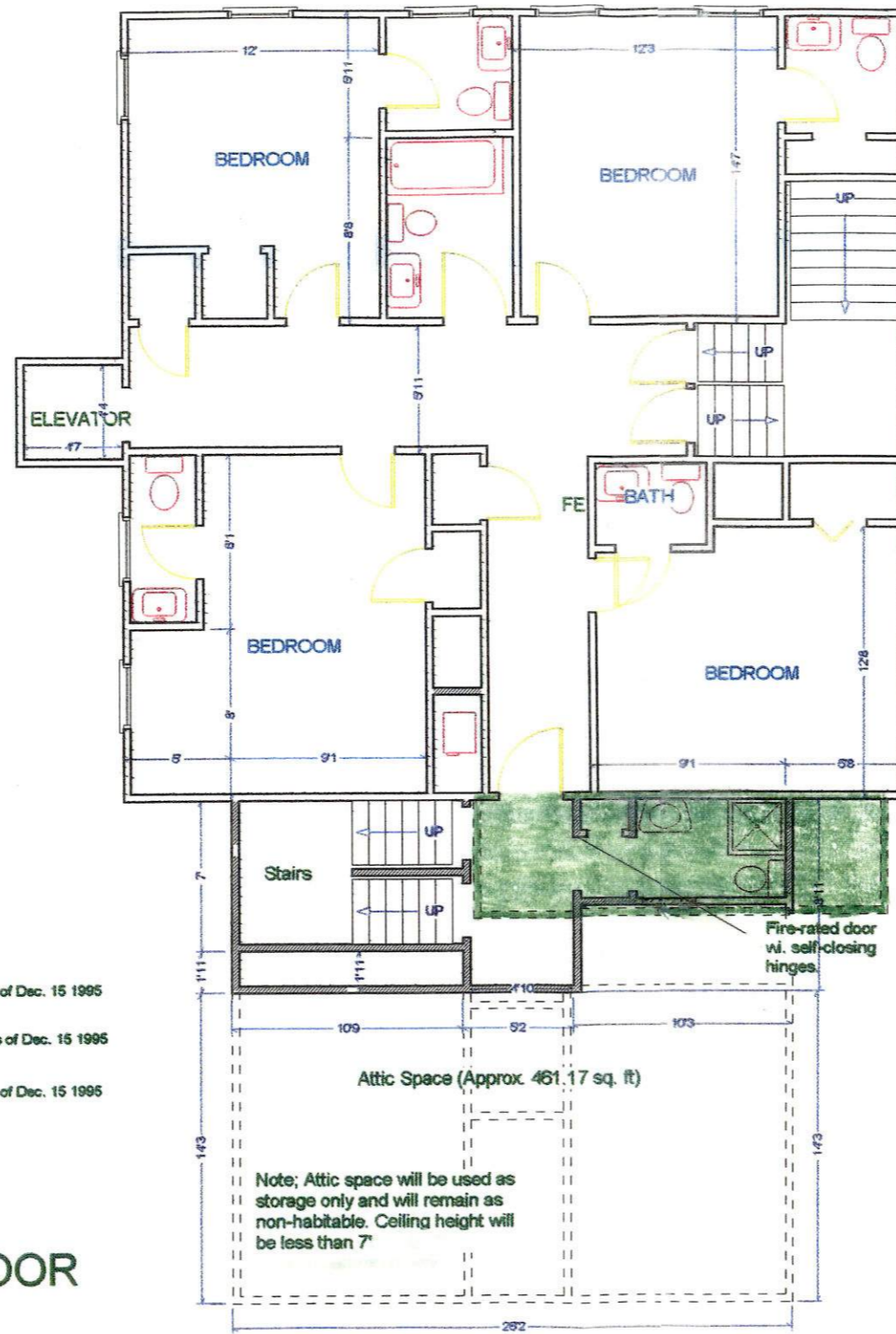
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE: 1/8" = 1'-0"
Jan. 19, 2000



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- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

Note; Attic space will be used as storage only and will remain as non-habitable. Ceiling height will be less than 7'

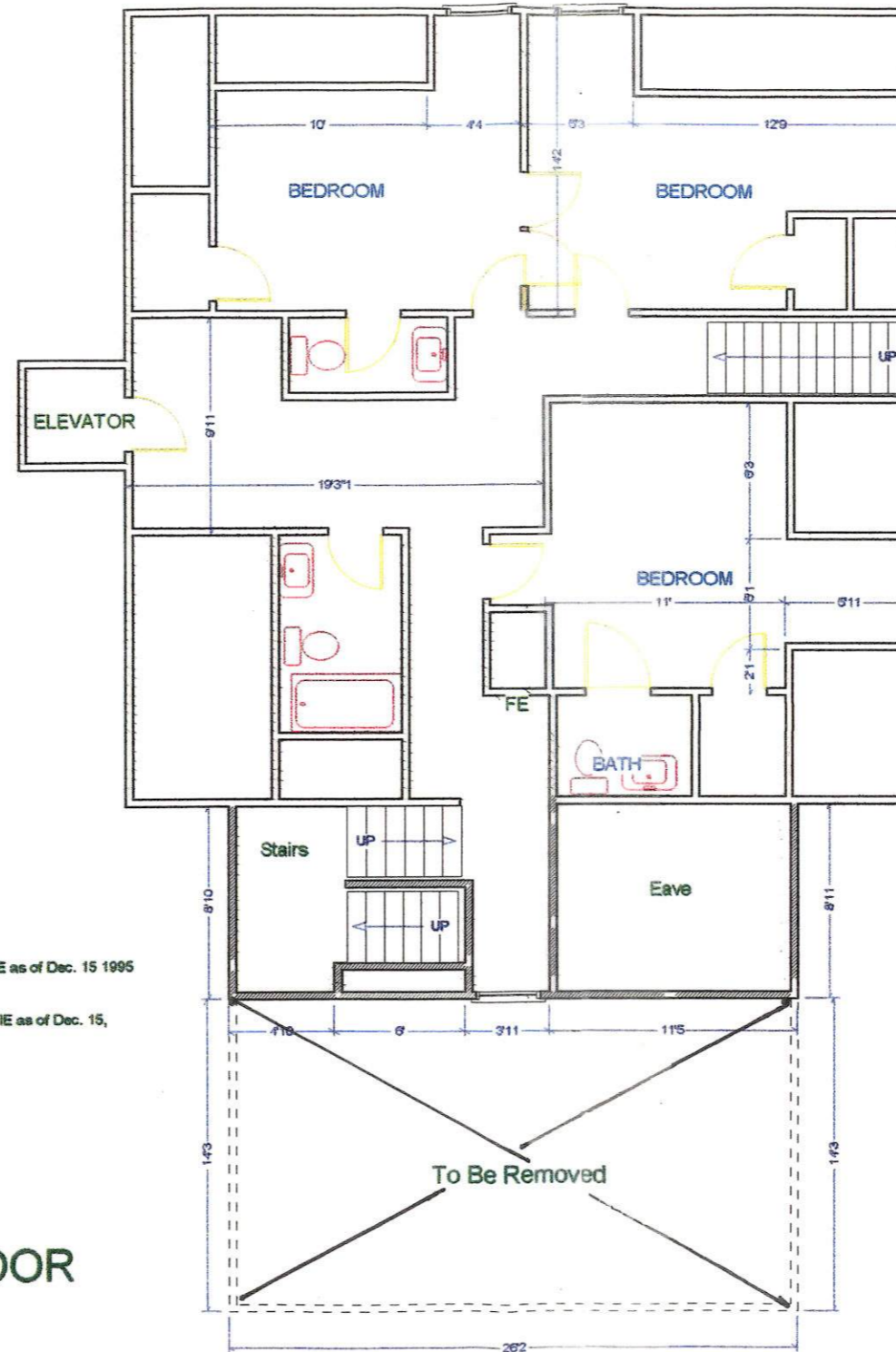
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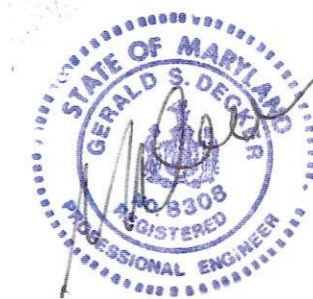
SCALE 1/8" = 1'-0"
Jan. 19, 2000



**CURRENT
THIRD FLOOR**

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21228

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Rolling Road General
Partnership



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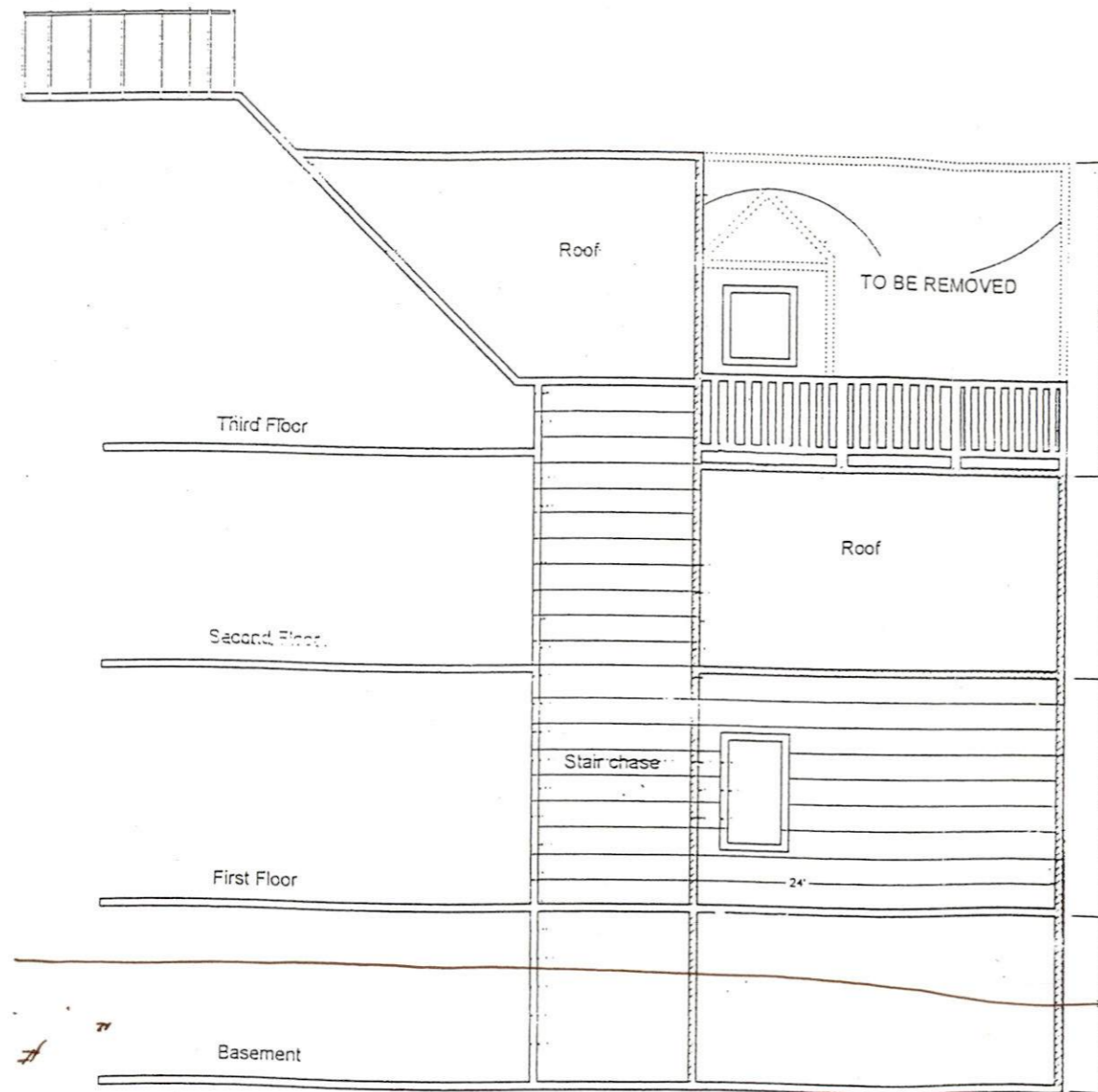
SCALE 1/8" = 1'-0"
Jan. 19, 2000

303 N. Rolling Road, Catonsville, Maryland
 Class "A" Assisted Living Facility

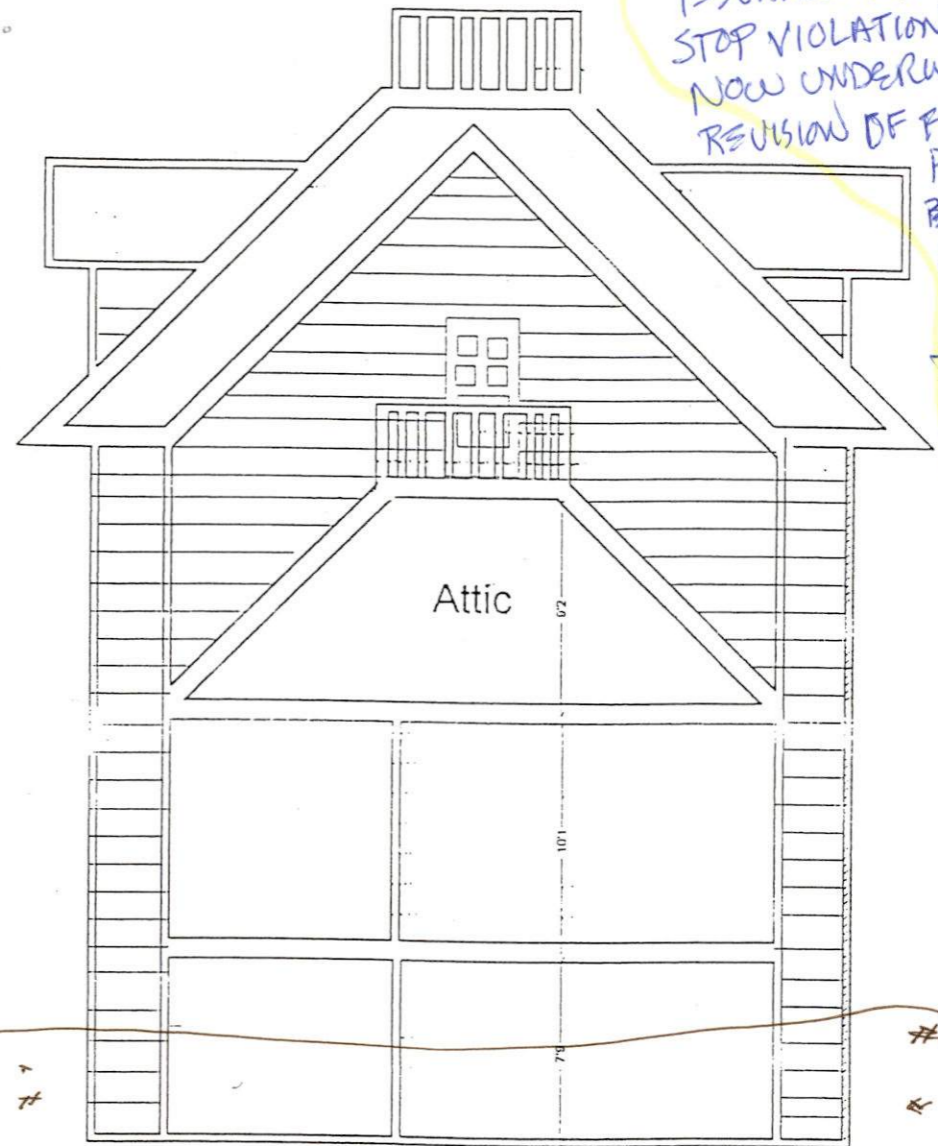
REV PLAN
 RVD JLL
 2/22/00

REVISION NOTE 2/24/00
 USE PERMIT
 ISSUANCE WILL NOT
 STOP VIOLATION ACTION
 NOW UNDERWAY THOUGH
 REVISION OF FINES AND OTHER
 PENALTIES COULD
 OCCUR IF ACTION
 IS COMPLETED BY
 THE MORE VIOLATION
 HEARING BEFORE
 MR SHAPIRO.

2/24
 Markup



Side View



Rear View

Proposed Scematic

Baltimore County Approval

Date

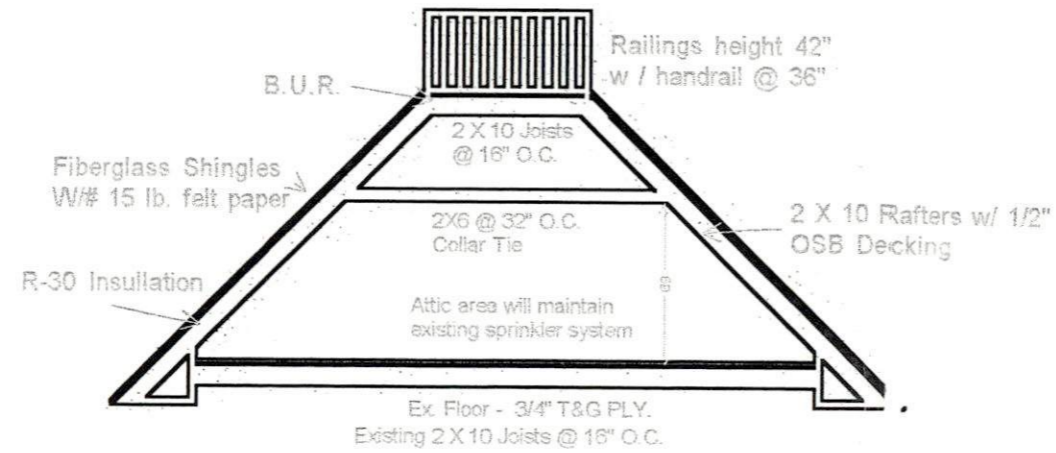
ON
 ALP UP
 PLAN.

Called
 M.D.
 2/24. 4PM
 advised
 of new
 revisions.

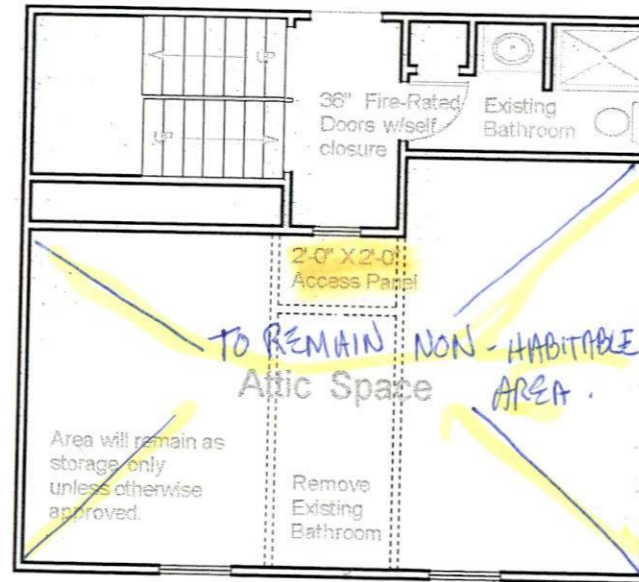
303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility

Label attic

CROSS SECTION



FLOOR PLAN

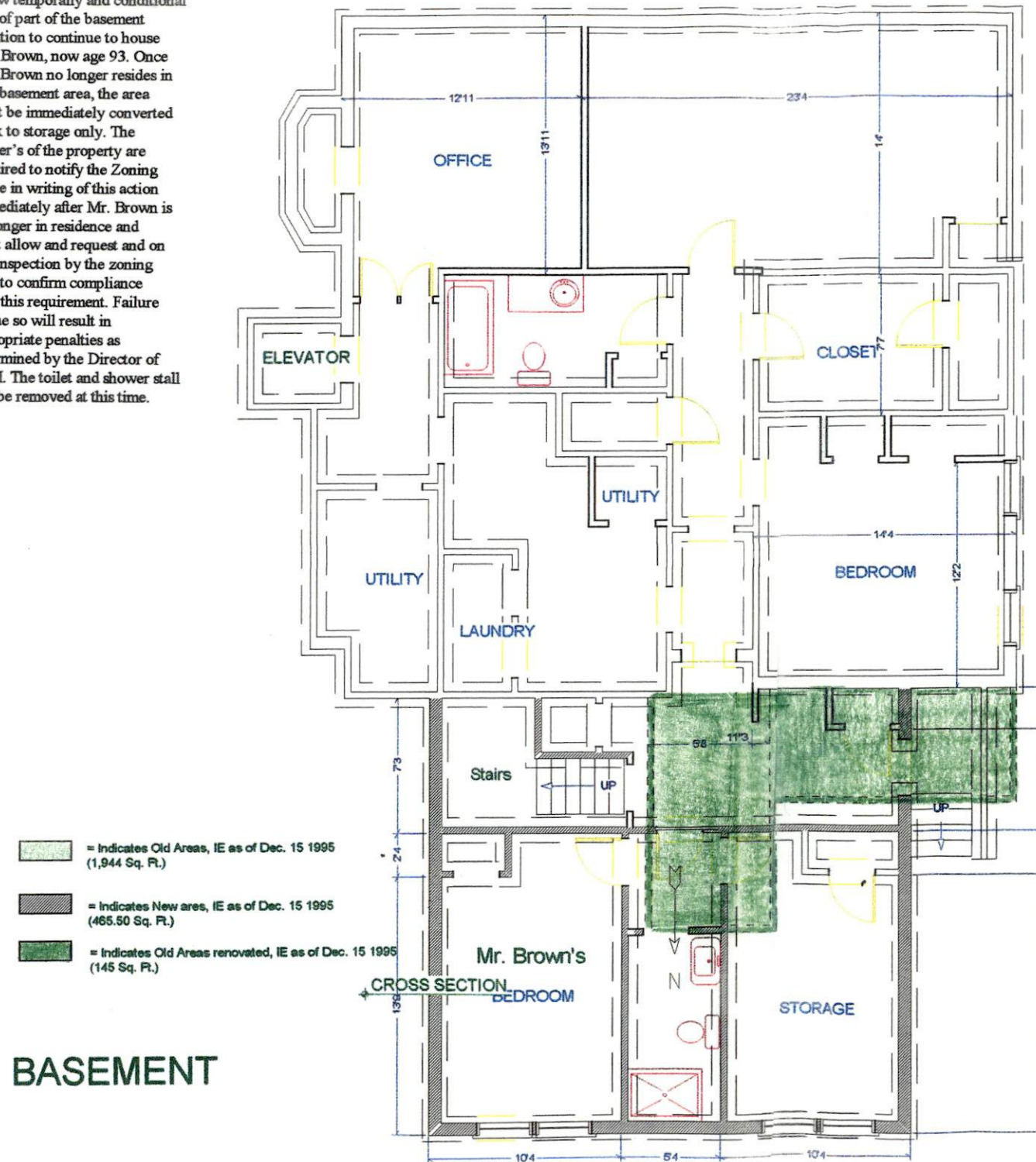


~~CONSTRUCTION WILL START WITHIN 7 DAYS FROM DATE OF
USE PERMIT AND WILL BE COMPLETED WITHIN 60 DAYS~~

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Remove.

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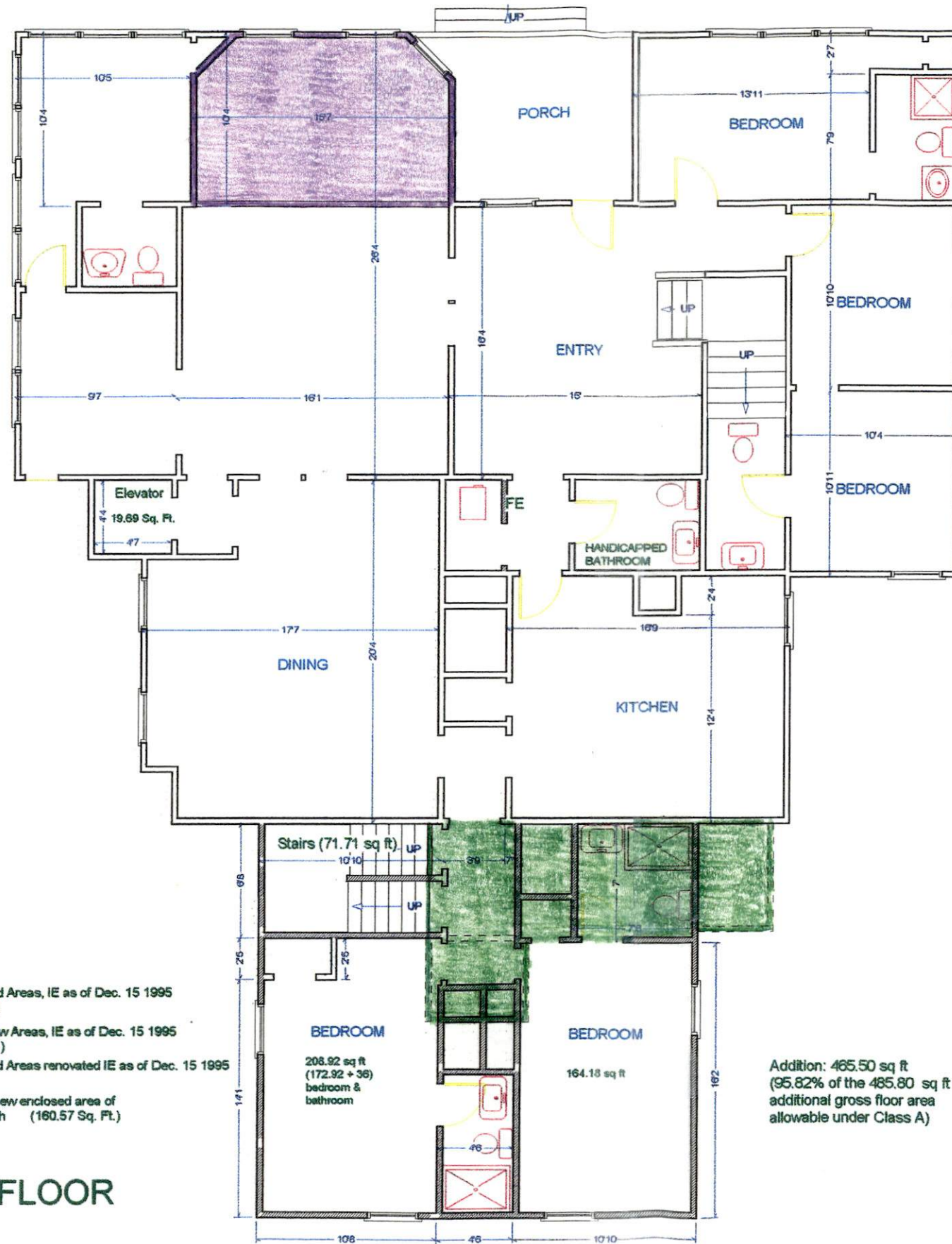
Property Address:
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Catonsville, Maryland
21228



Owners: 303 N.
Rolling Road General
Partnership



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21228
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SCALE 1/8" = 1'-0"
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FIRST FLOOR

Addition: 465.50 sq ft
 (95.82% of the 485.80 sq ft
 additional gross floor area
 allowable under Class A)

LIVING AREA
 2839 sq ft

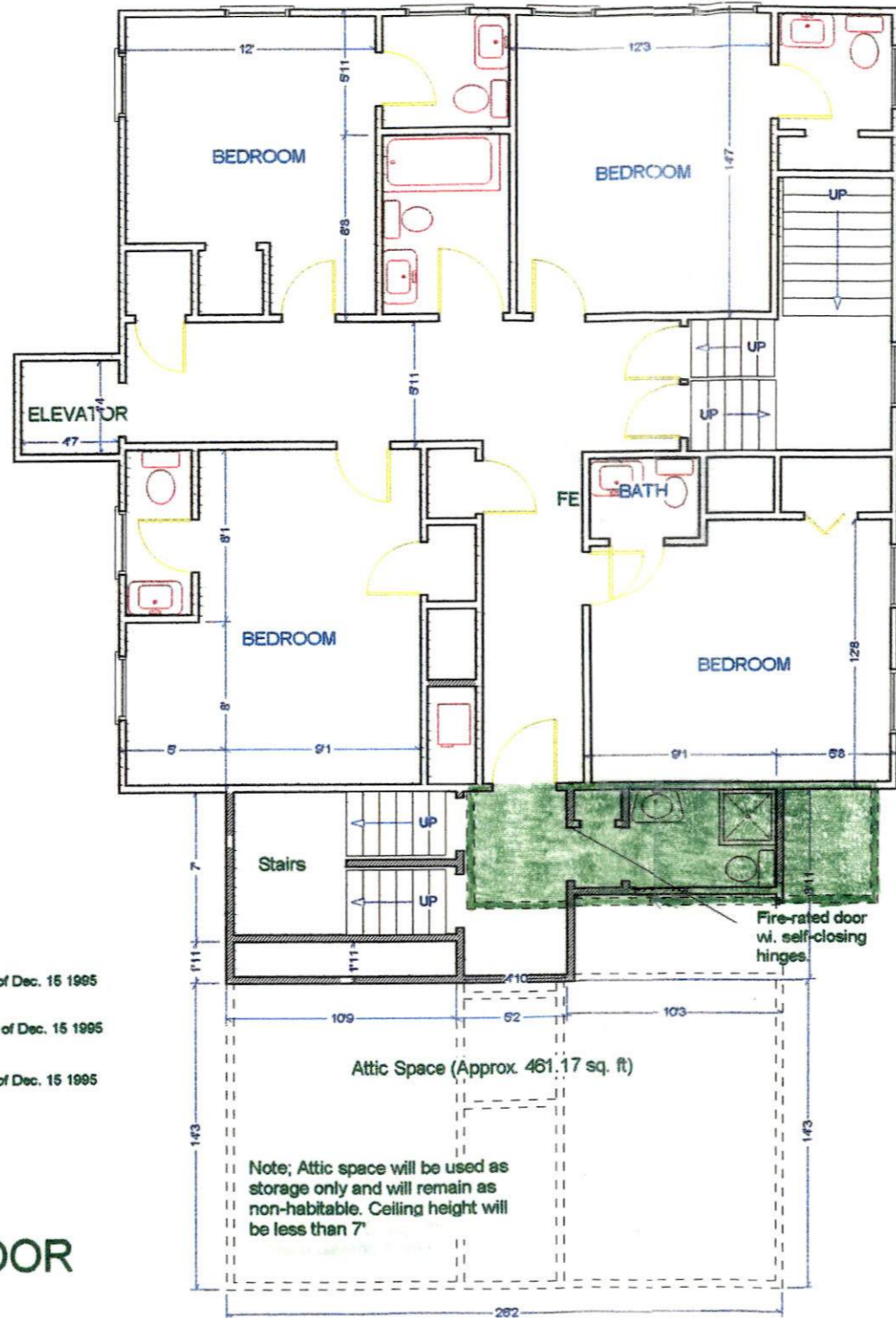
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- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

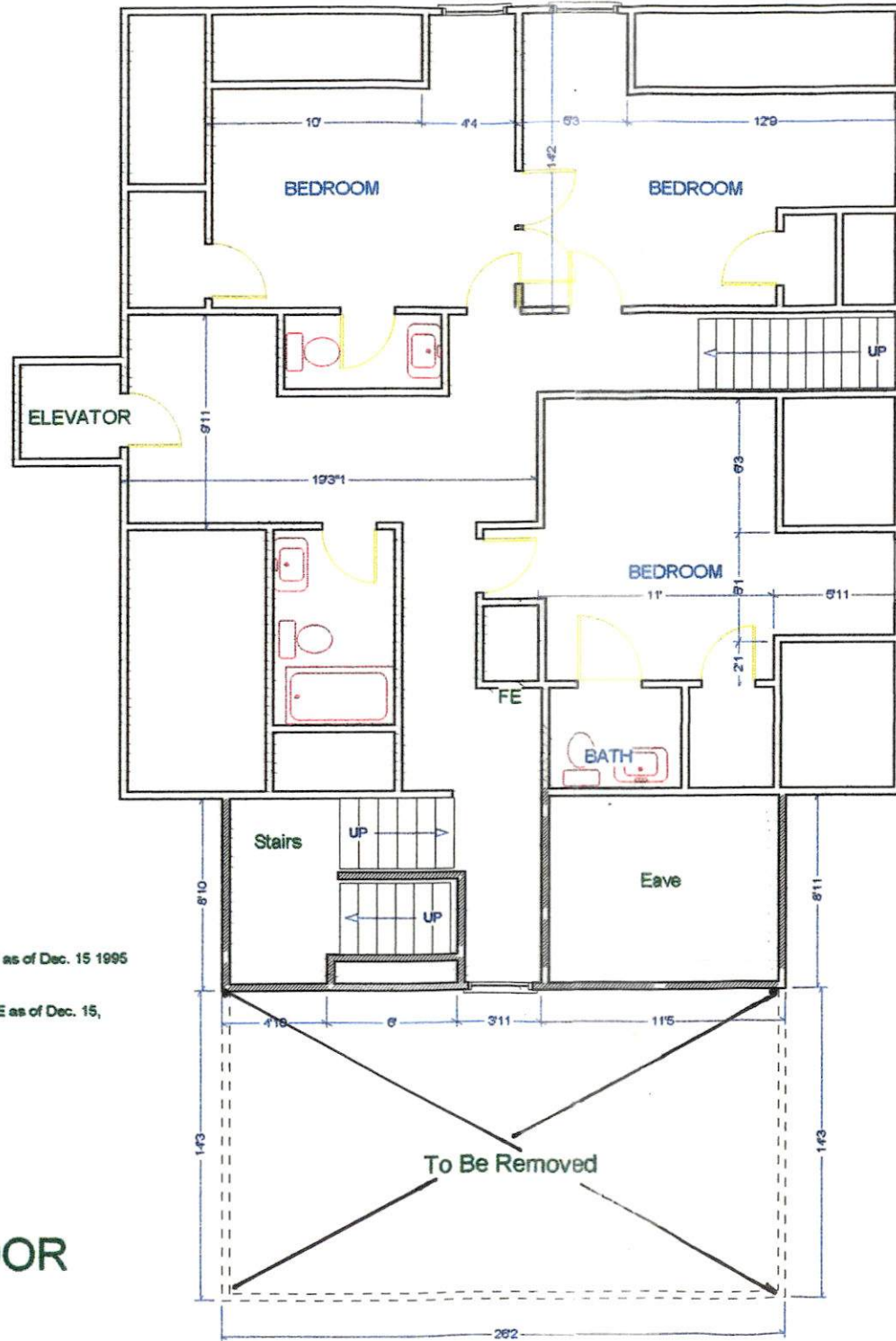
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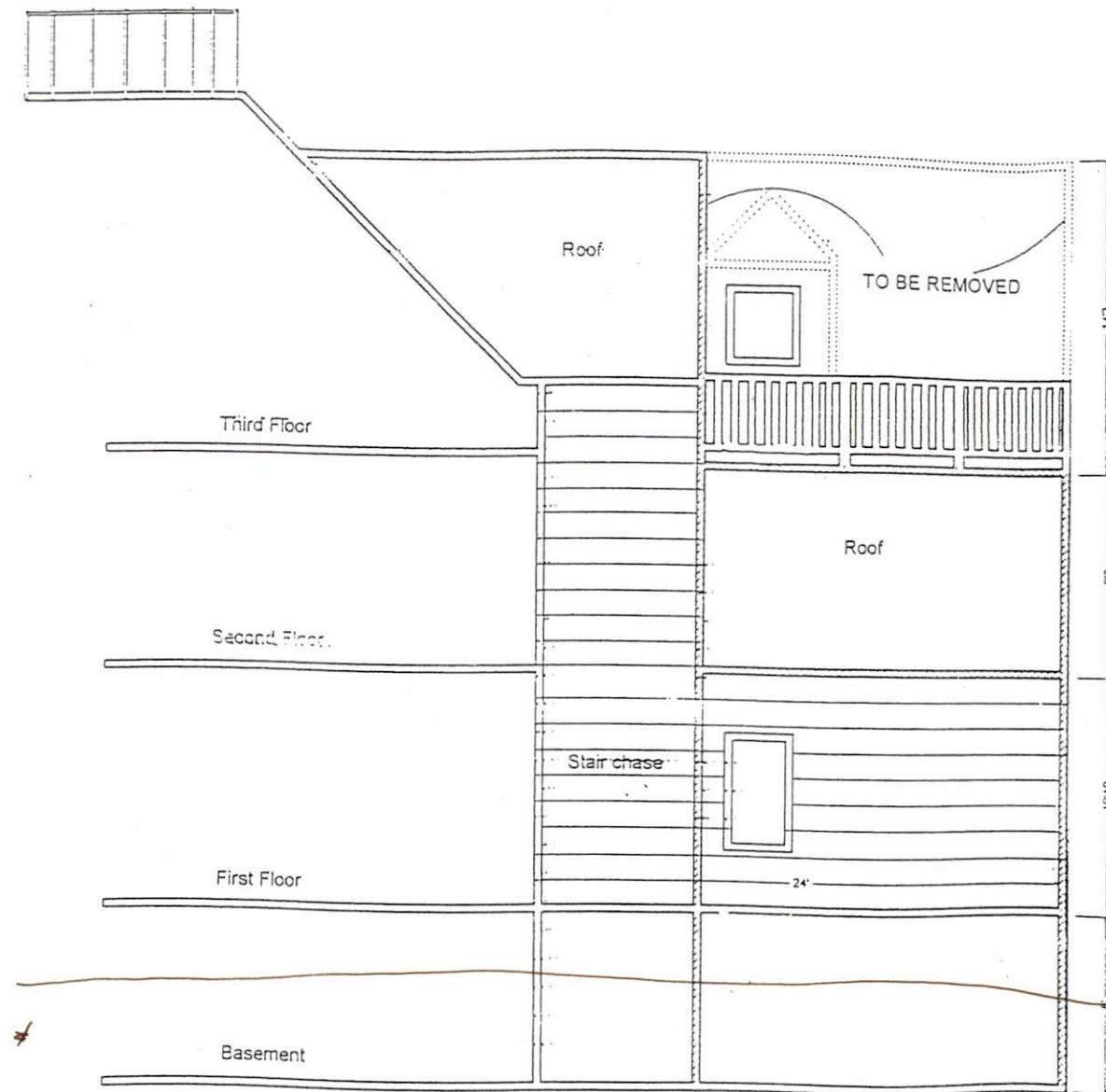
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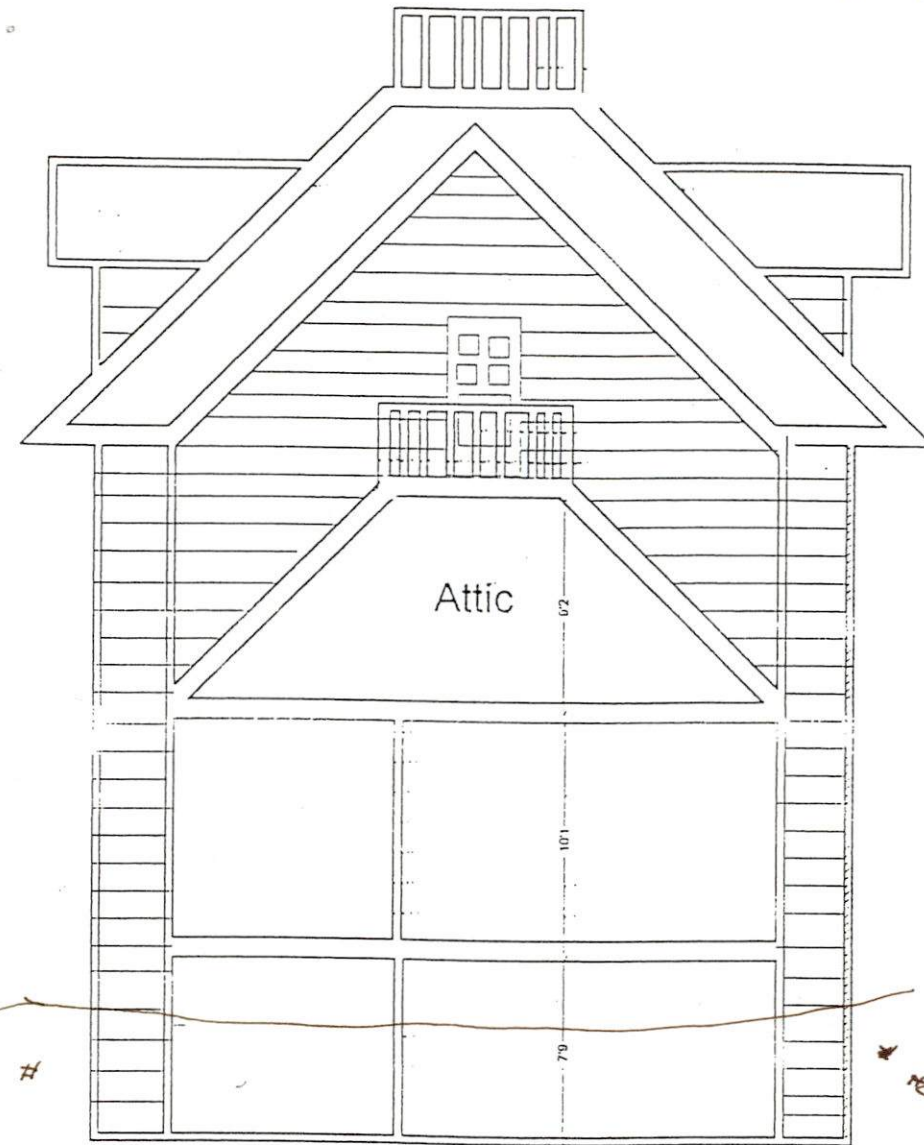
303 N. Rolling Road, Catonsville, Maryland
Class "A" Assisted Living Facility

REV PLAN
RVD JLL
2/22/00

See markup
2/24



Side View



Rear View

Proposed Schematic

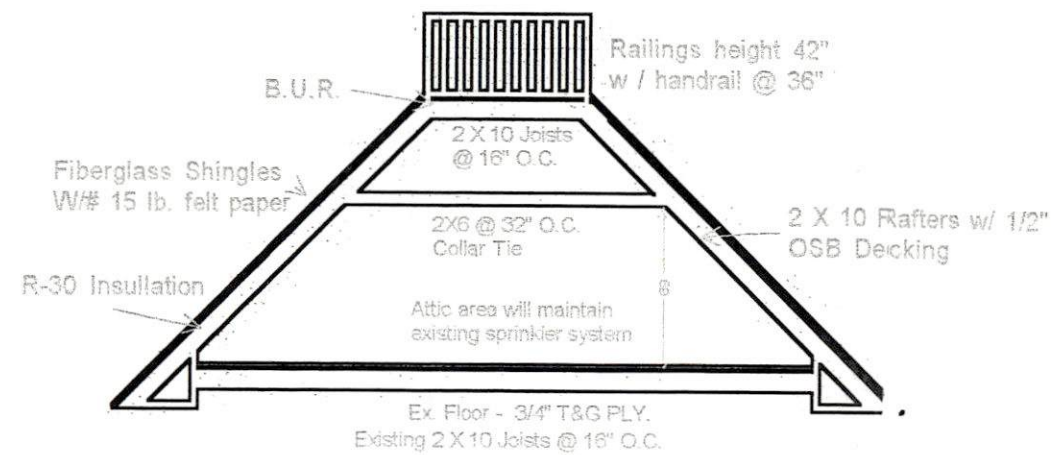
Baltimore County Approval

Date

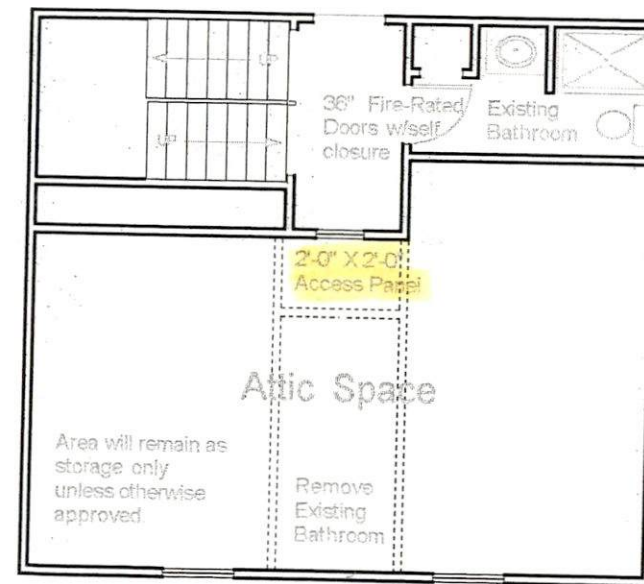
303 N. Rolling Road, Catonsville, Maryland

Class "A" Assisted Living Facility

CROSS SECTION



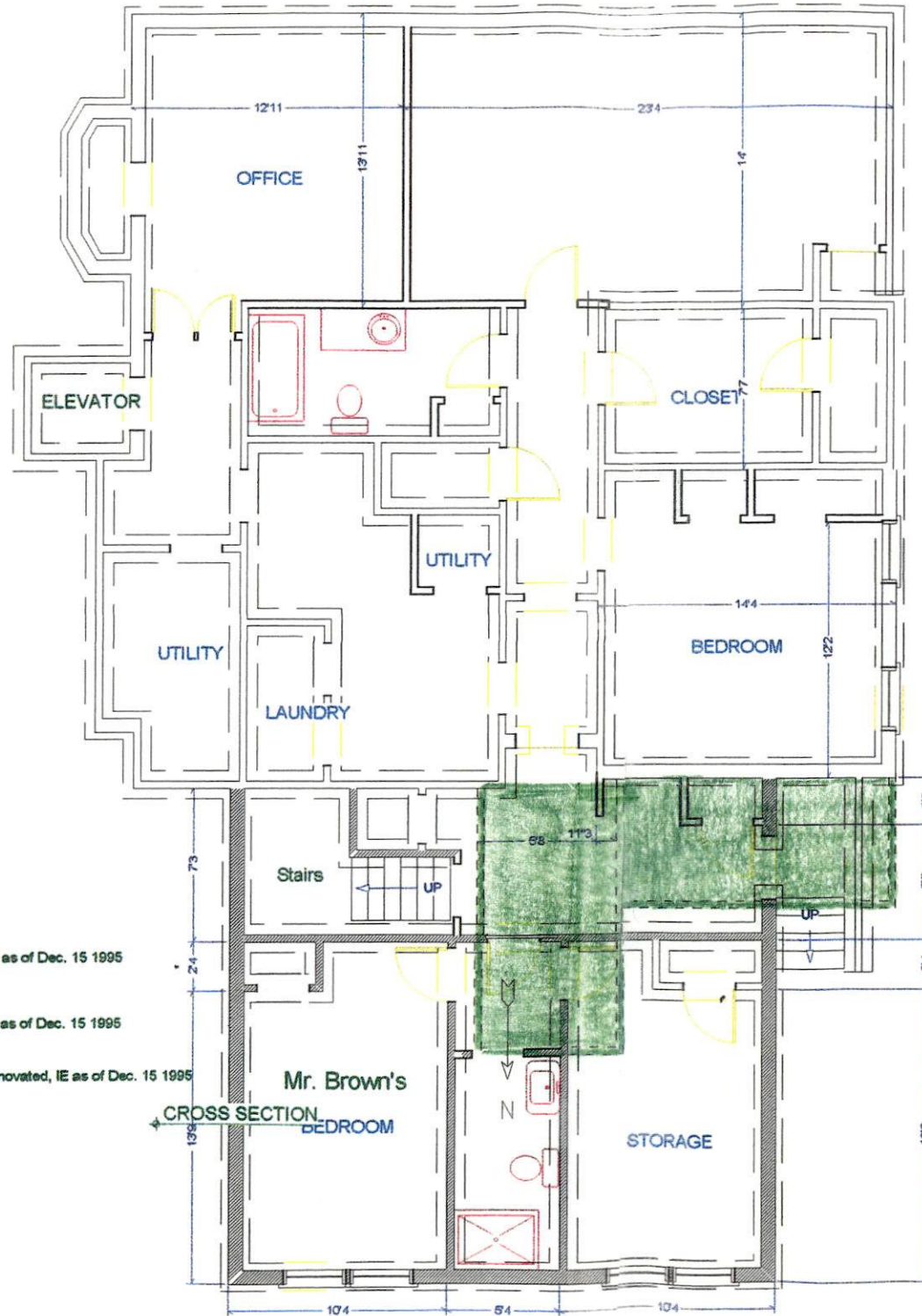
FLOOR PLAN



CONSTRUCTION WILL START WITHIN 30 DAYS FROM DATE OF USE-PERMIT AND WILL BE COMPLETED WITHIN 60 DAYS

Scale = 1/8" = 1'-0"

Note: The Director of PDM will allow temporarily and conditional use of part of the basement addition to continue to house Mr. Brown, now age 93. Once Mr. Brown no longer resides in this basement area, the area must be immediately converted back to storage only. The owner's of the property are required to notify the Zoning office in writing of this action immediately after Mr. Brown is no longer in residence and must allow and request and on site inspection by the zoning staff to confirm compliance with this requirement. Failure to do so will result in appropriate penalties as determined by the Director of PDM. The toilet and shower stall will be removed at this time.



BASEMENT

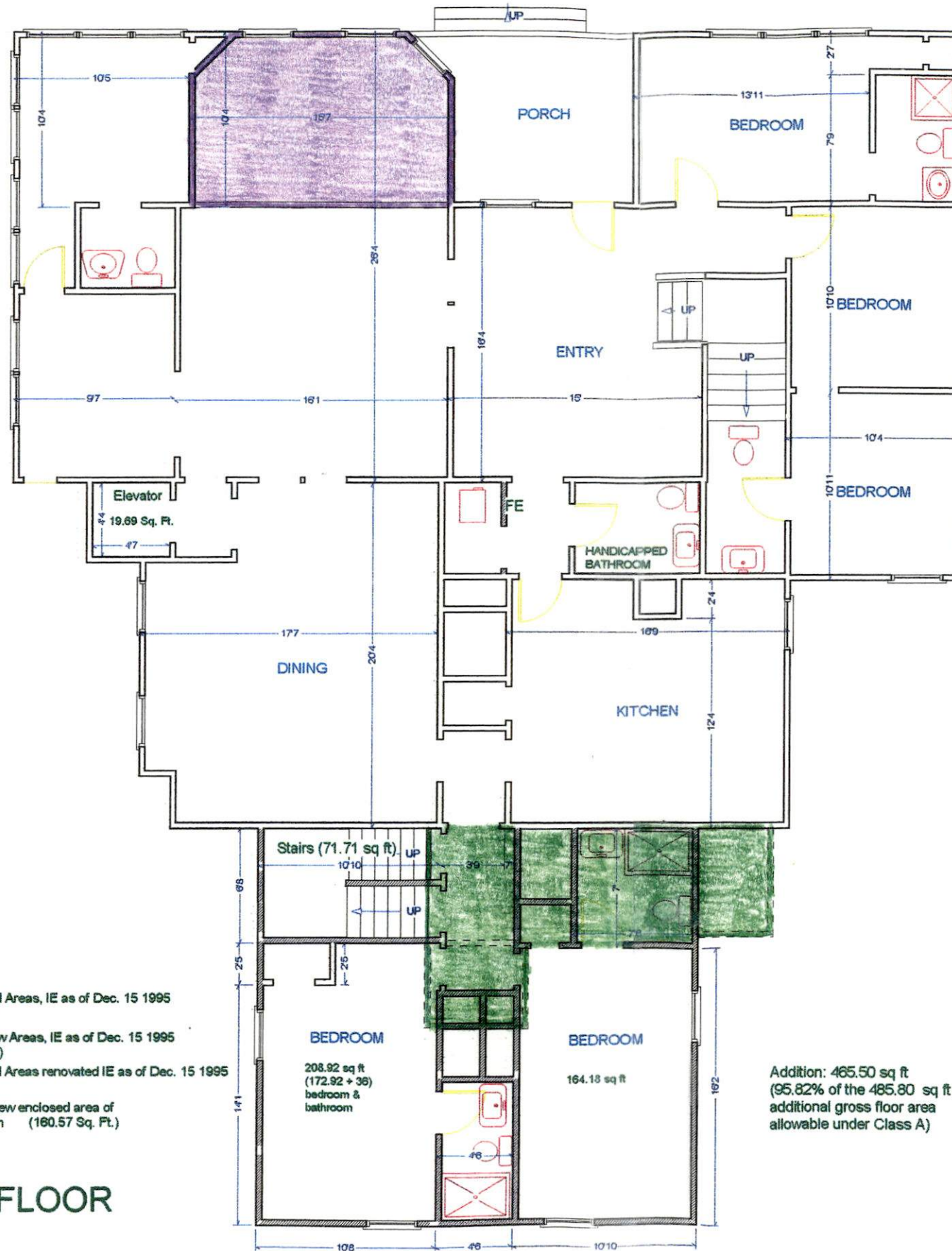
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road General
Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE 1/8" = 1'-0"
Jan. 19, 2000



- = Indicates Old Areas, IE as of Dec. 15 1995 (2,078 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (465.50 Sq. Ft.)
- = Indicates Old Areas renovated IE as of Dec. 15 1995 (145 Sq. Ft.)
- = Indicates new enclosed area of existing porch (160.57 Sq. Ft.)

FIRST FLOOR

LIVING AREA
2839 sq ft

Addition: 465.50 sq ft
(95.82% of the 485.80 sq ft
additional gross floor area
allowable under Class A)

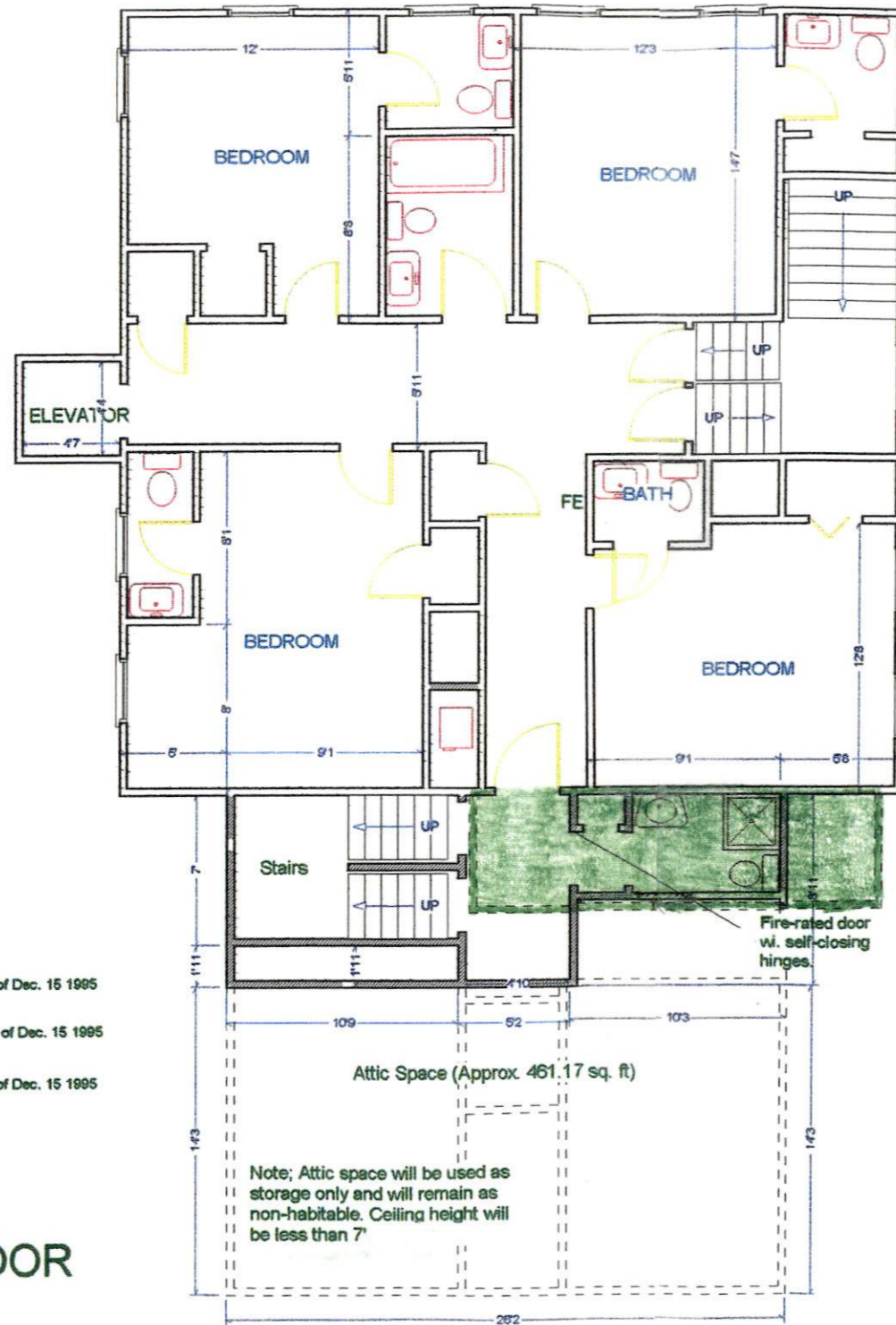
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland
21228
(410) (410)747-4830

SCALE: 1/8" = 1'-0"
Jan. 19, 2000



- = Indicates Old Areas, IE as of Dec. 15 1995 (1,416 Sq. Ft.)
- = Indicates New Areas, IE as of Dec. 15 1995 (491.87 Sq. Ft.)
- = Indicates Old Areas, IE as of Dec. 15 1995 (120 Sq. Ft.)

**CURRENT
SECOND FLOOR**

Note: Attic space will be used as storage only and will remain as non-habitable. Ceiling height will be less than 7'

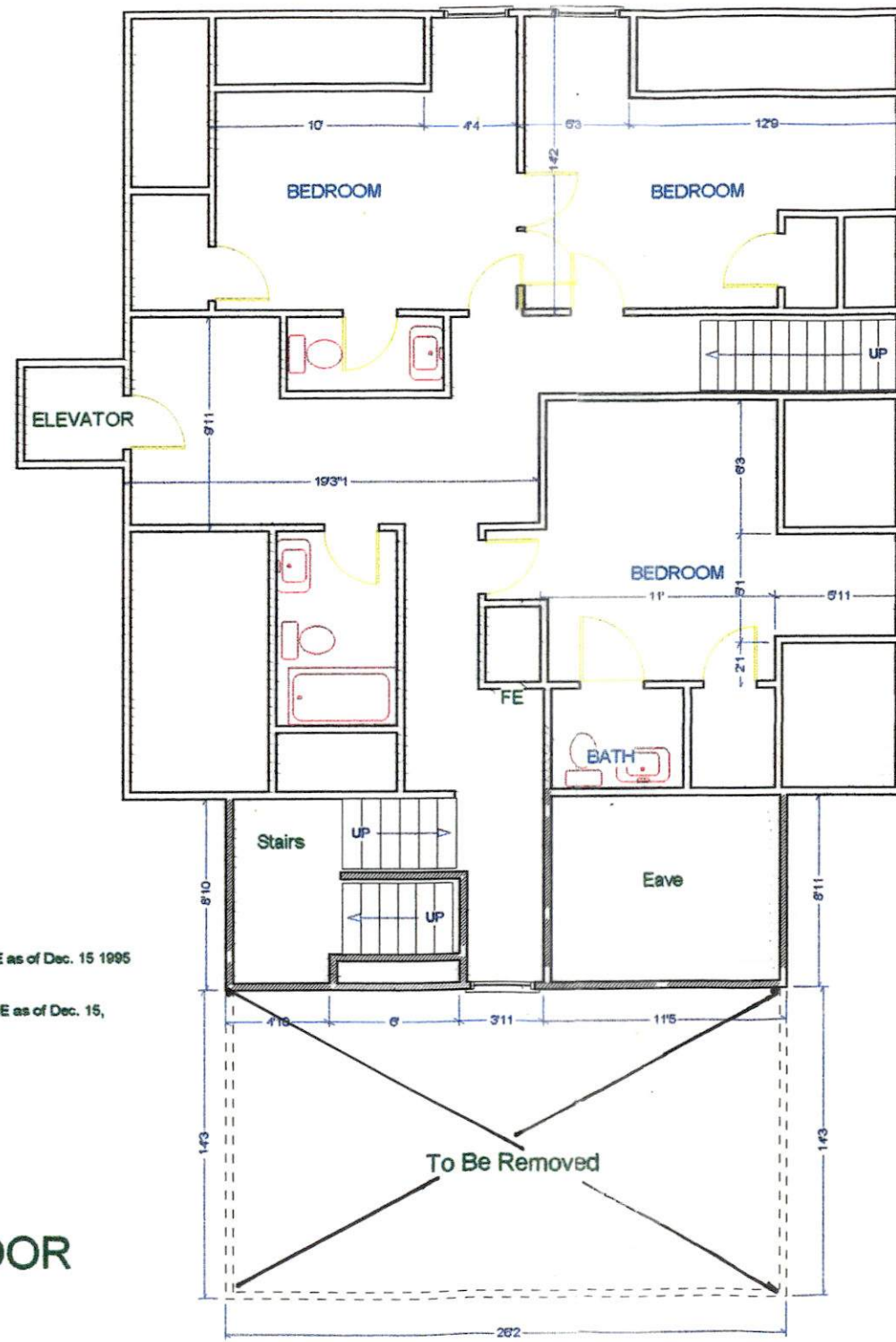
Property Address:
303 N. Rolling Road
Catonsville, Maryland
21228

Owners: 303 N.
Rolling Road
General Partnership



PREPARED BY:
Gerald S. Decker, P.E.
305 N. Rolling Road
Catonsville, Maryland 21228
(410) 747-4830

SCALE 1/8" = 1'-0"
Jan. 19, 2000

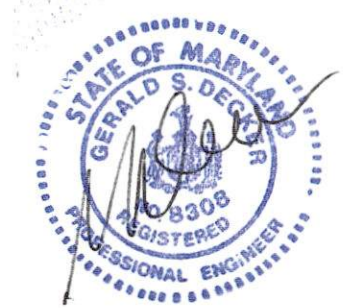


= Indicates Old Areas, IE as of Dec. 15 1995 (1,296 Sq. Ft.)
 = Indicates New Areas, IE as of Dec. 15, 1995 (824 Sq. Ft.)

**CURRENT
THIRD FLOOR**

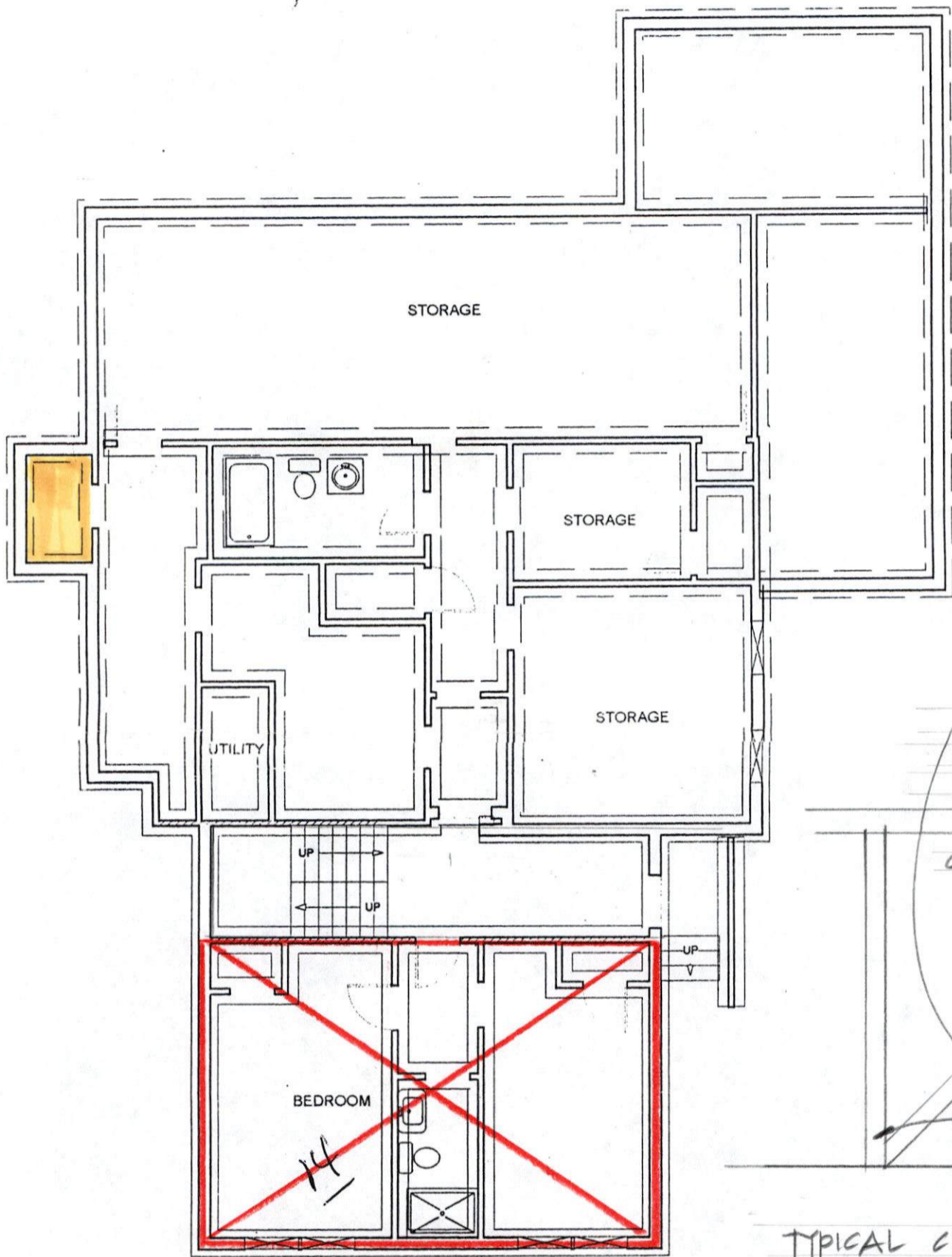
Property Address:
 303 N. Rolling Road
 Catonsville, Maryland
 21228

Owners: 303 N.
 Rolling Road General
 Partnership



PREPARED BY:
 Gerald S. Decker, P.E.
 305 N. Rolling Road
 Catonsville, Maryland
 21228
 (410) (410)747-4830

SCALE 1/8" = 1'-0"
 Jan. 19, 2000



STORAGE

STORAGE

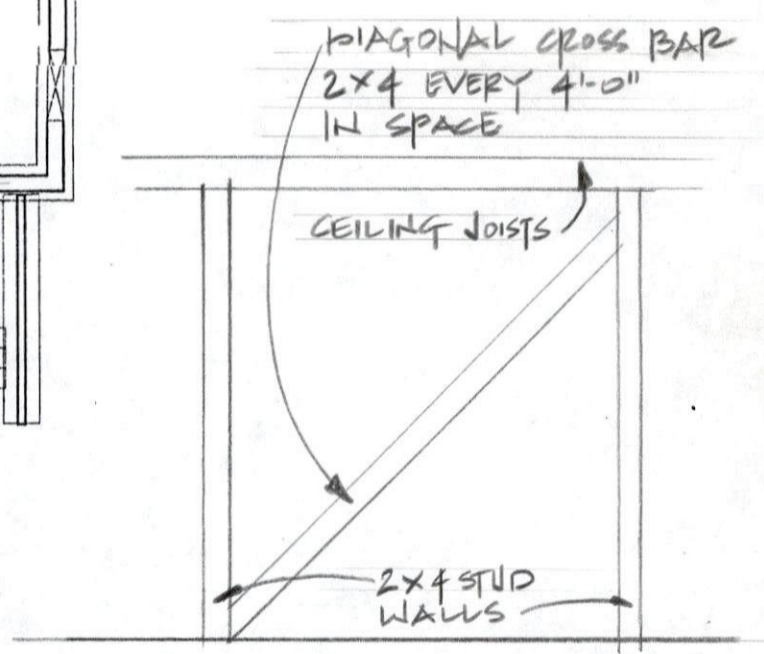
STORAGE

UTILITY

UP
UP

BEDROOM


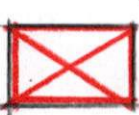
LIVING AREA
2022 sq ft



TYPICAL CROSS SECTION THRU
UNUSABLE SPACE
NOT TO SCALE

BASEMENT

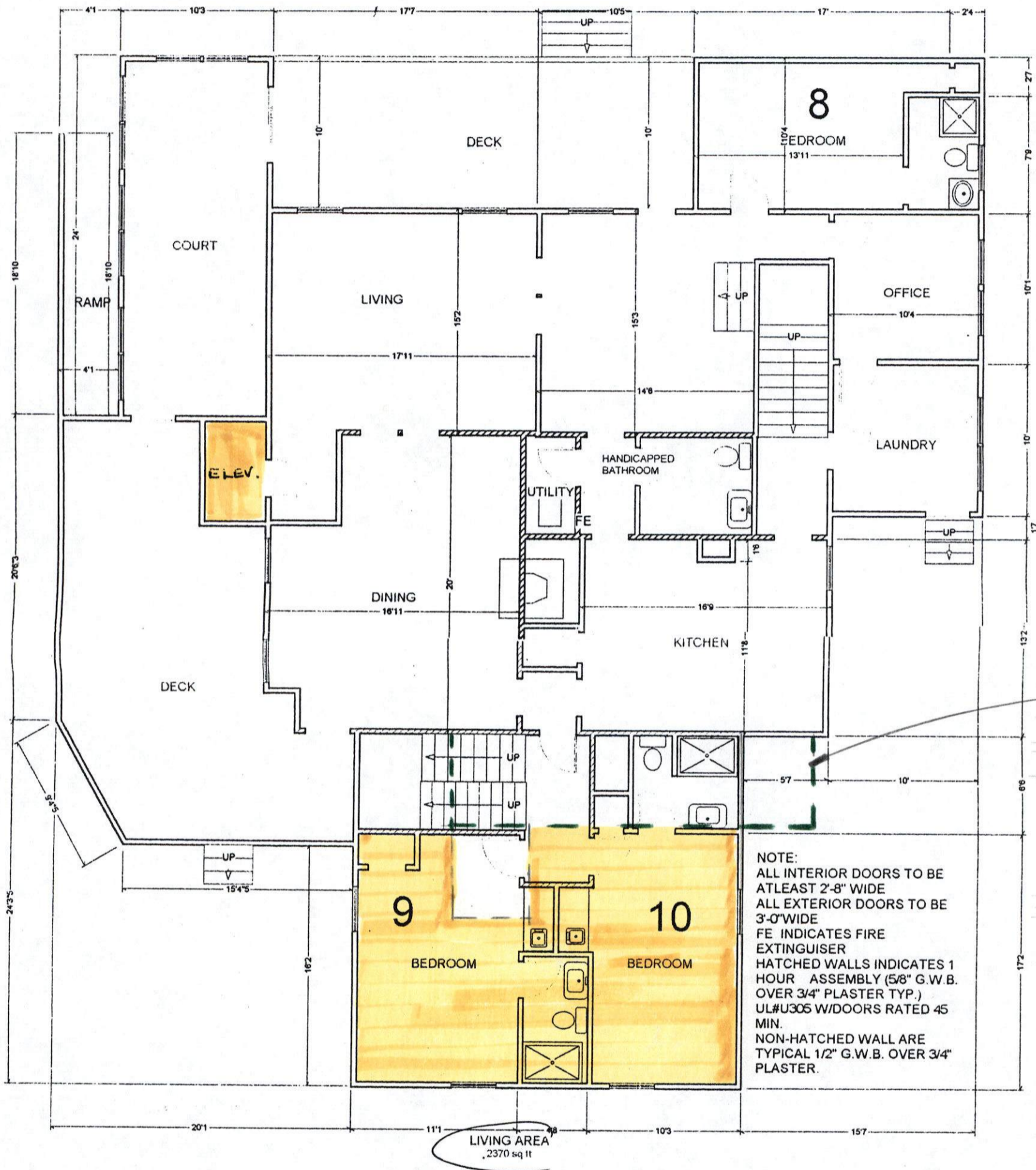
SCALE 1/8" = 1'-0"
FEB. 12, 1996

-  = NET USABLE SPACE ADDED TO EXIST. HOUSE
-  = UNUSABLE SPACE ADDED TO EXIST. HOUSE

303 N. ROLLING ROAD - CATONSVILLE, MD 21228

PERMIT NO. B263918

4.23.96



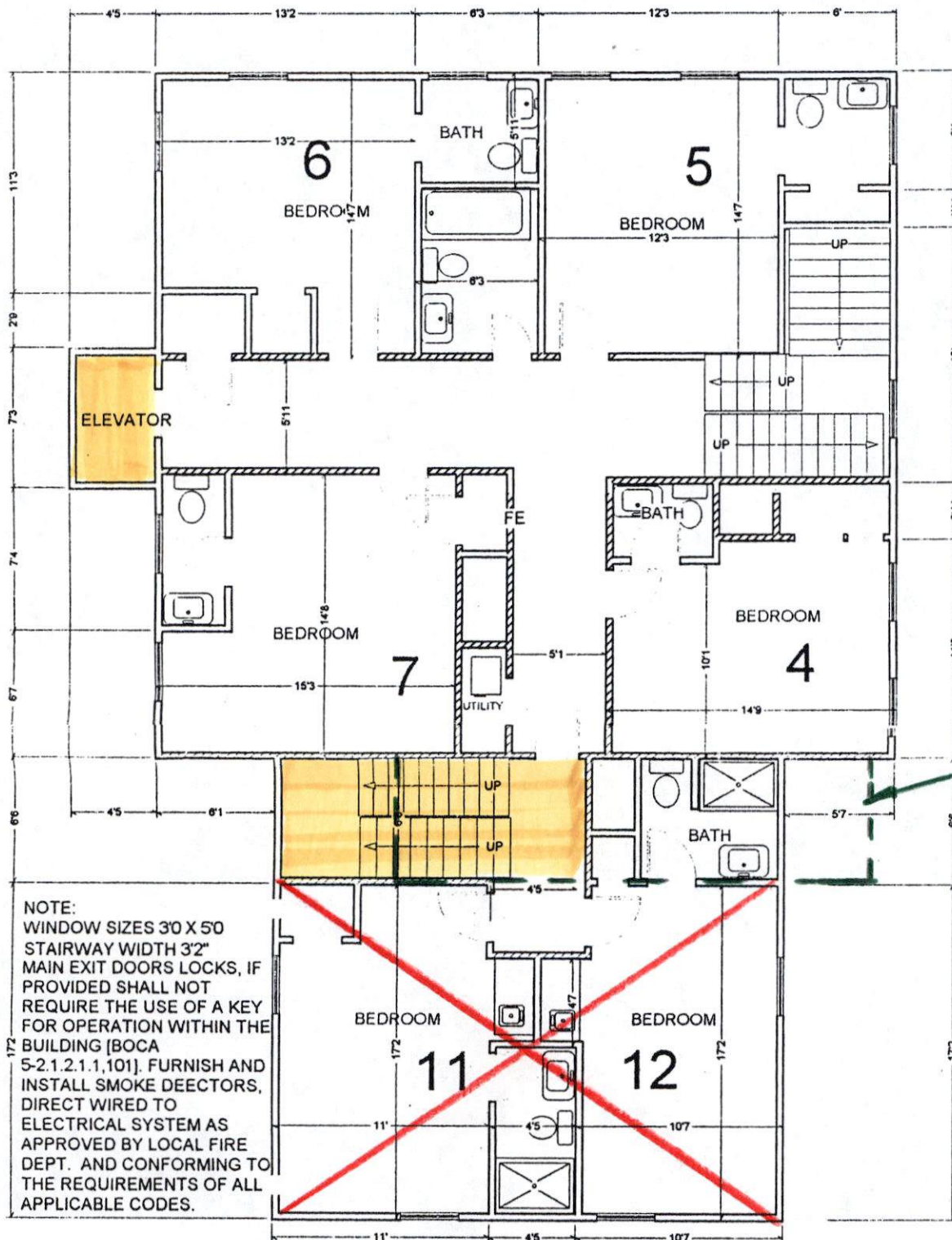
LINE OF EXIST. FOOTPRINT

NOTE:
 ALL INTERIOR DOORS TO BE AT LEAST 2'-8" WIDE
 ALL EXTERIOR DOORS TO BE 3'-0" WIDE
 FE INDICATES FIRE EXTINGUISHER
 HATCHED WALLS INDICATES 1 HOUR ASSEMBLY (5/8" G.W.B. OVER 3/4" PLASTER TYP.)
 UL#U305 W/DOORS RATED 45 MIN.
 NON-HATCHED WALL ARE TYPICAL 1/2" G.W.B. OVER 3/4" PLASTER.

LIVING AREA
 2,370 sq ft

FIRST FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996

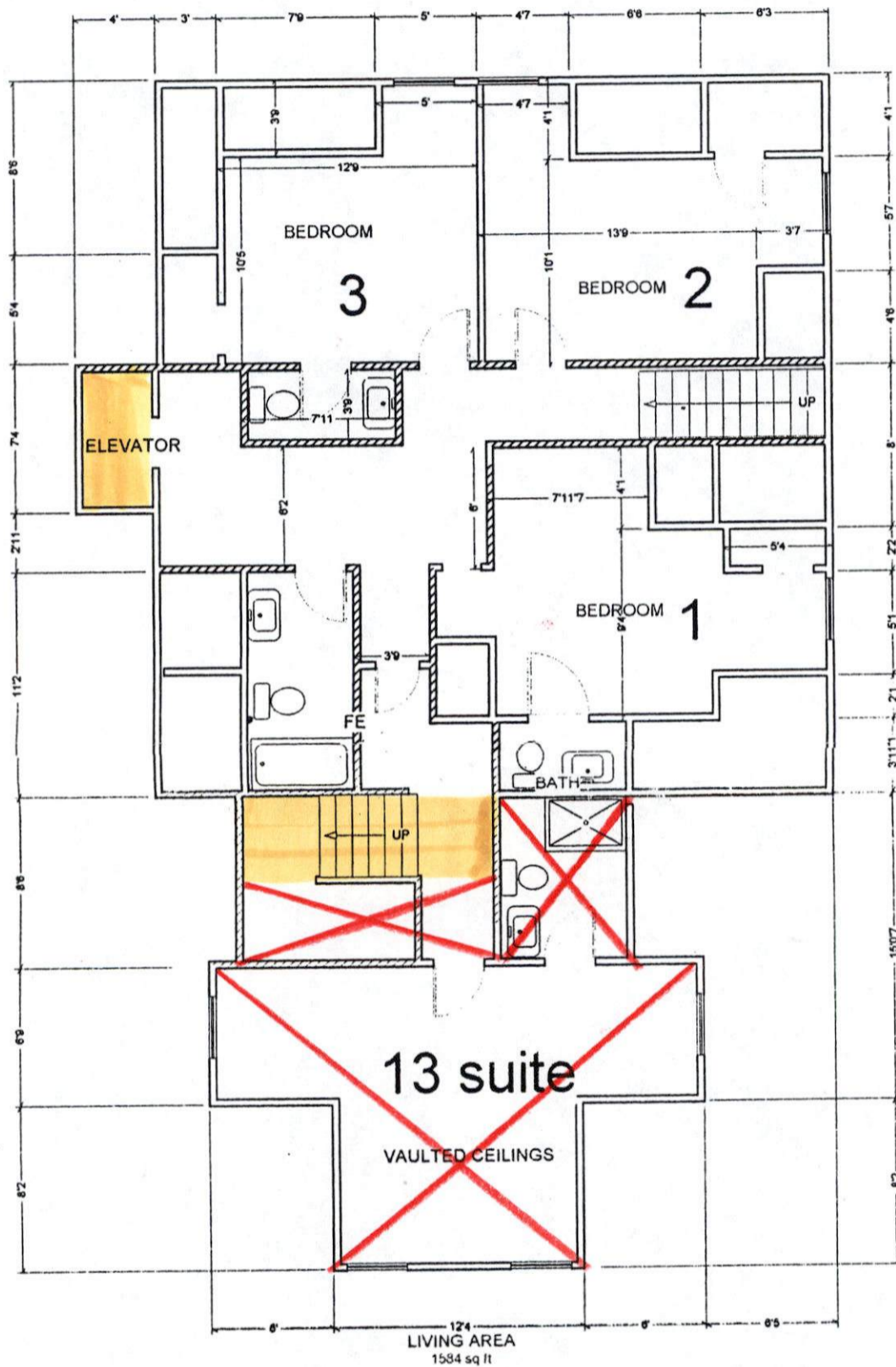


NOTE:
 WINDOW SIZES 30 X 50
 STAIRWAY WIDTH 3'2"
 MAIN EXIT DOORS LOCKS, IF
 PROVIDED SHALL NOT
 REQUIRE THE USE OF A KEY
 FOR OPERATION WITHIN THE
 BUILDING [BOCA
 5-2.1.2.1.1,101]. FURNISH AND
 INSTALL SMOKE DEECTORS,
 DIRECT WIRED TO
 ELECTRICAL SYSTEM AS
 APPROVED BY LOCAL FIRE
 DEPT. AND CONFORMING TO
 THE REQUIREMENTS OF ALL
 APPLICABLE CODES.

LIVING AREA
 1972 sq ft

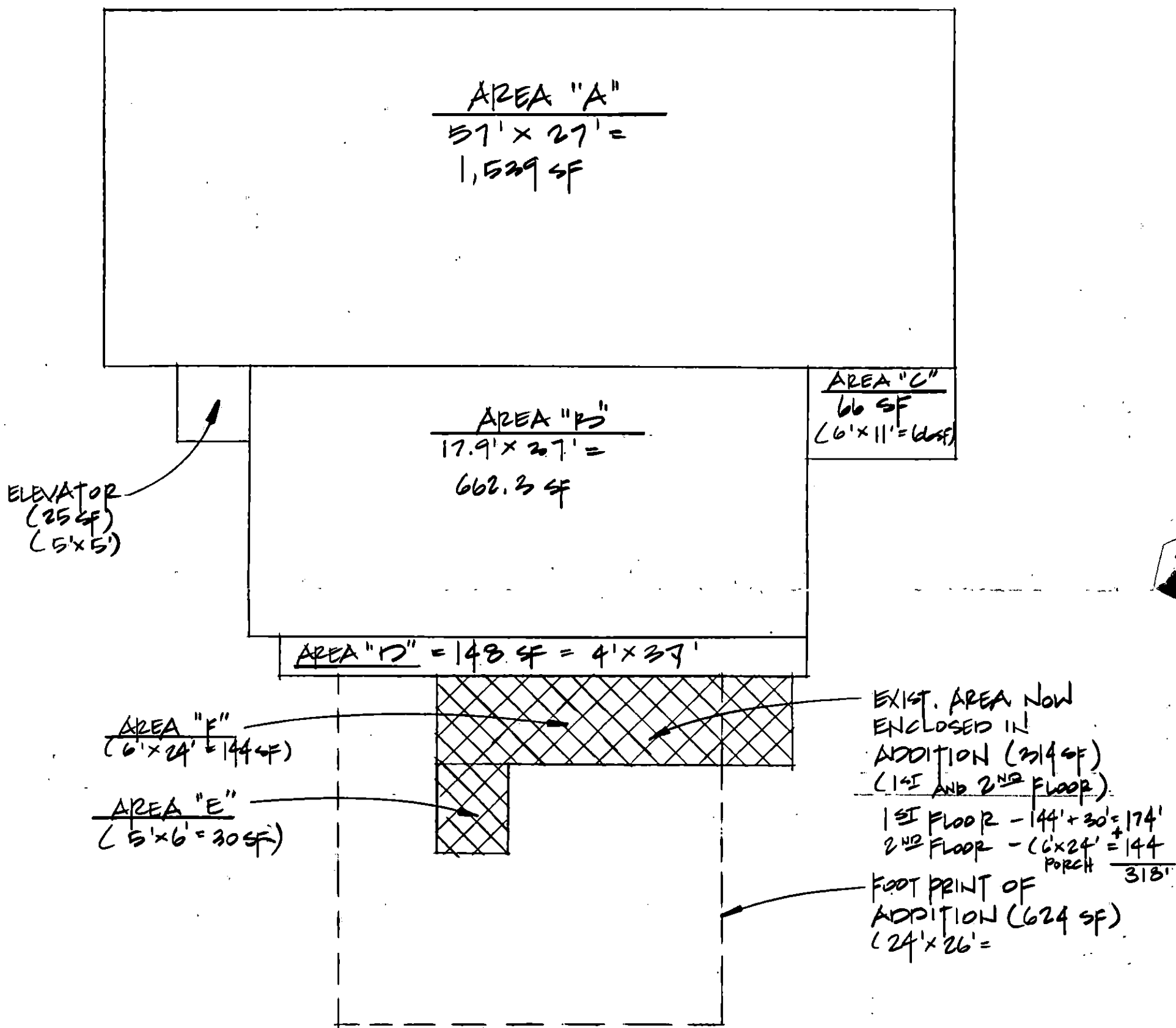
SECOND FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996



THIRD FLOOR

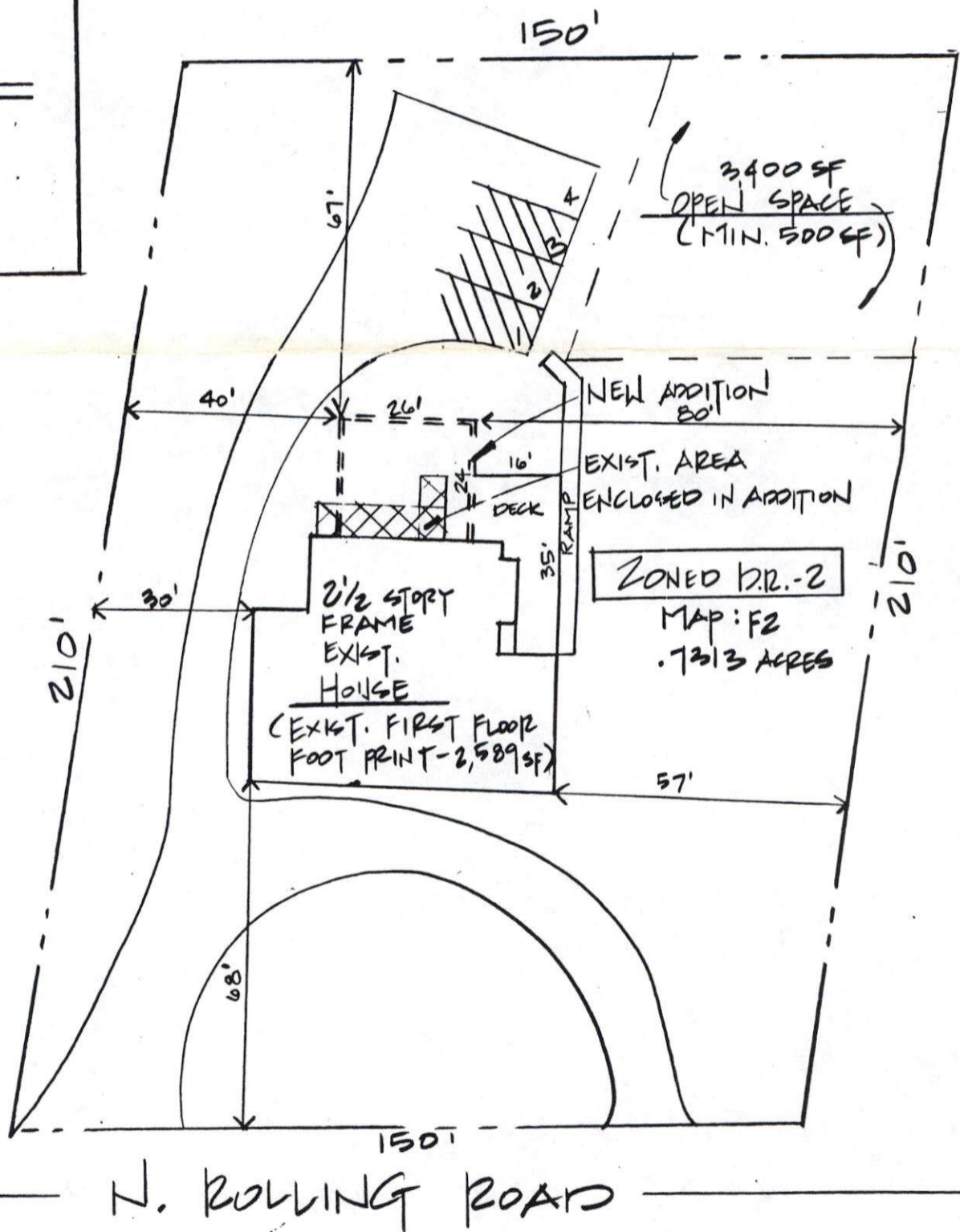
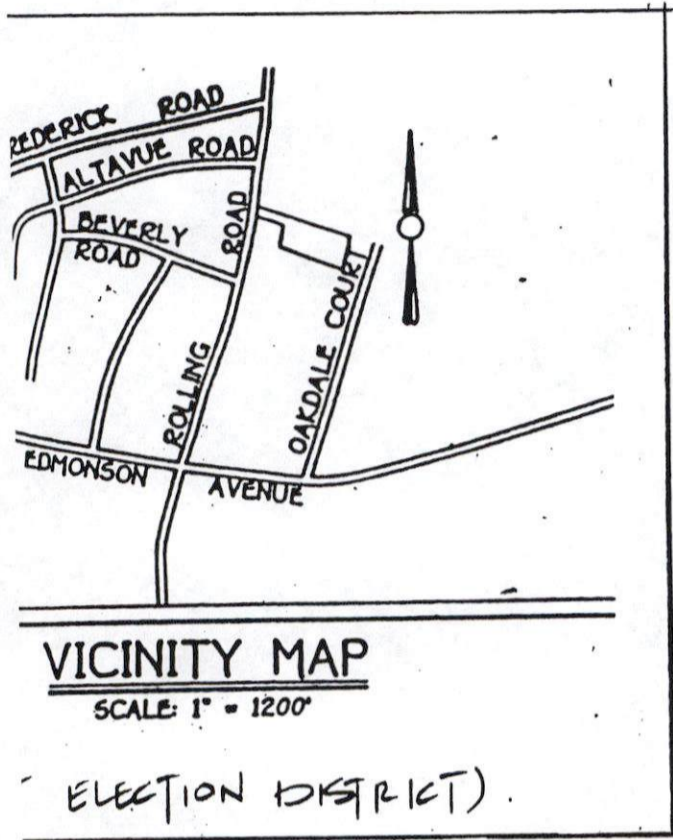
SCALE 1/8" = 1'-0"
 FEB. 12, 1996



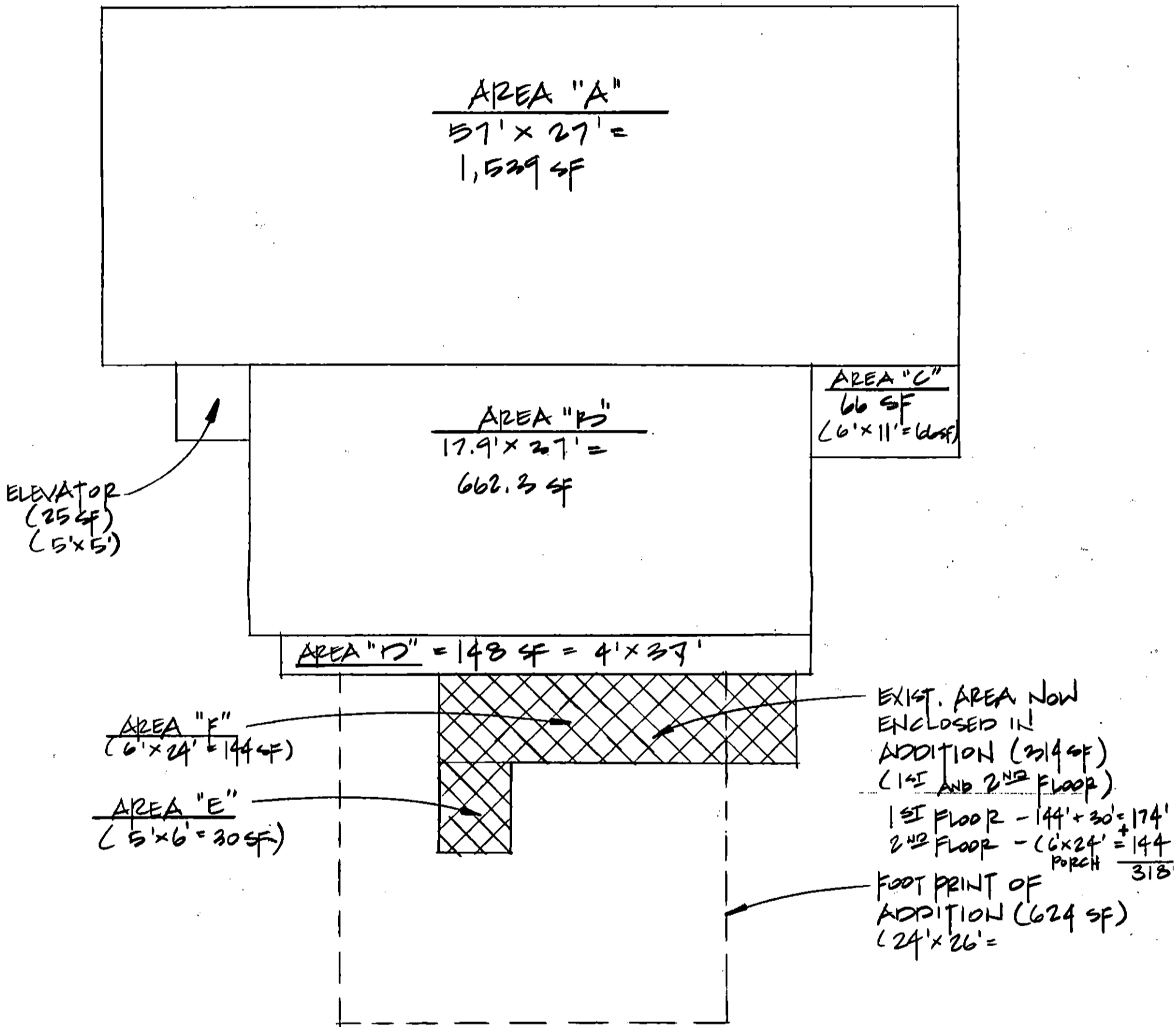
SQUARE FOOTAGE SUMMARY

303 N. ROLLING RD.
 CATONSVILLE, MD 21228
 PERMIT NO. B263918

SCALE: $\frac{1}{8}'' = 1'-0''$



SITE PLAN - 303 N. ROLLING ROAD
SCALE: 1" = 30'-0"
CATONSVILLE, MD 21228



SQUARE FOOTAGE SUMMARY

303 N. ROLLING RD.
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: $\frac{1}{8}'' = 1'-0''$

PROPOSED DENSITY = 8 ASSISTED LIVING FACILITY (ALF) RESIDENTS

BUILDING SQUARE

FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents

3,800 sq. ft. of land required for each additional resident

25,000 + (1) 3,800 = 28,800 sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 31,872 SF

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

8 residents total

3 = 3 SPACES NEEDED

4 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 3 spaces required will be permanently striped.

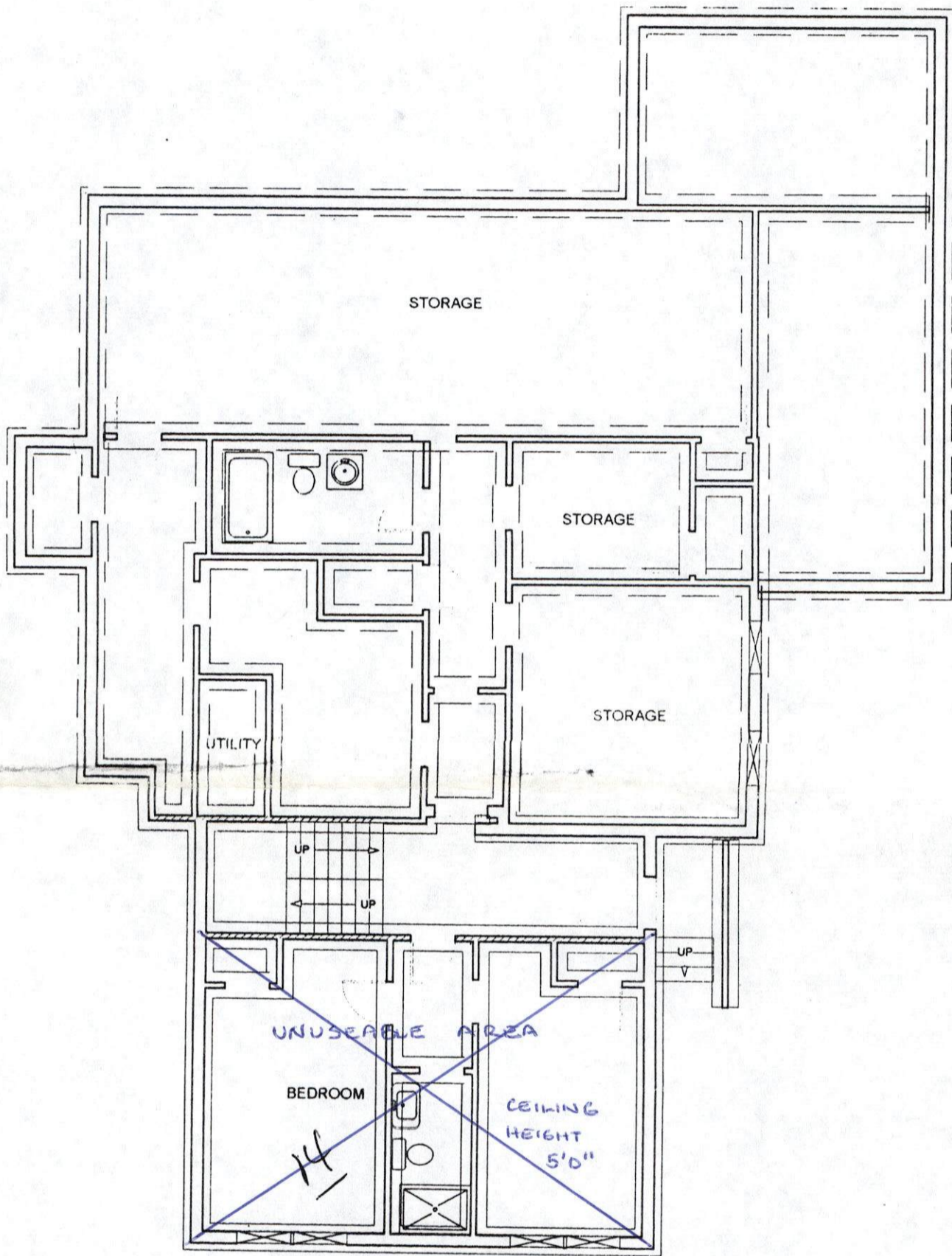
This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BCZR and zoning sign policies.

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNERS)


23 April 96
THE DECKER GROUP, INC.
MATTHEW C. BECKER - PRESIDENT

The
DECKER
Group, Inc.
CONTRACTORS/DEVELOPERS
305 N. ROLLING ROAD
BALTIMORE, MARYLAND 21228
410-719-0011

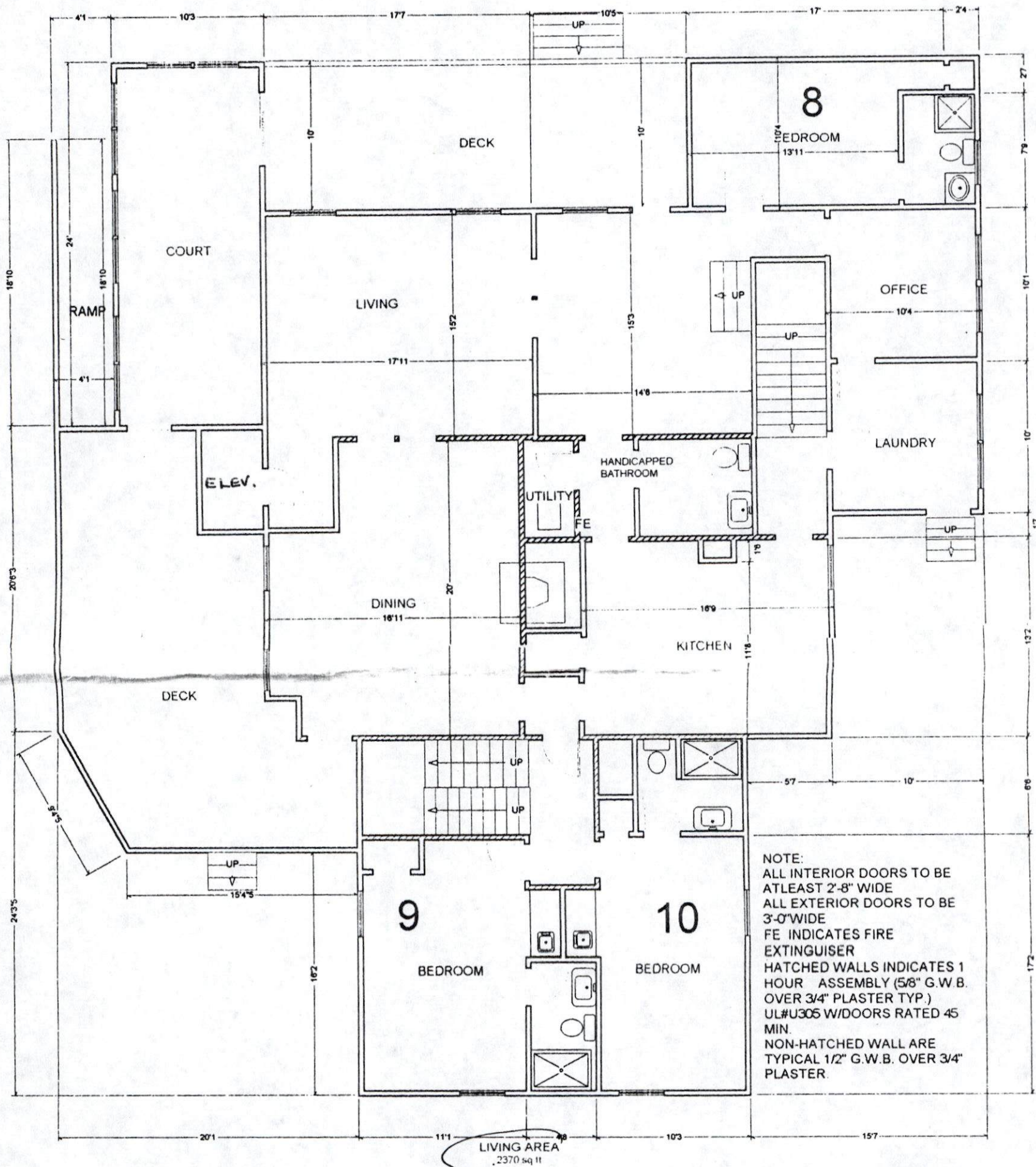


LIVING AREA
2022 sq ft

BASEMENT

SCALE 1/8" = 1'-0"
FEB. 12, 1996

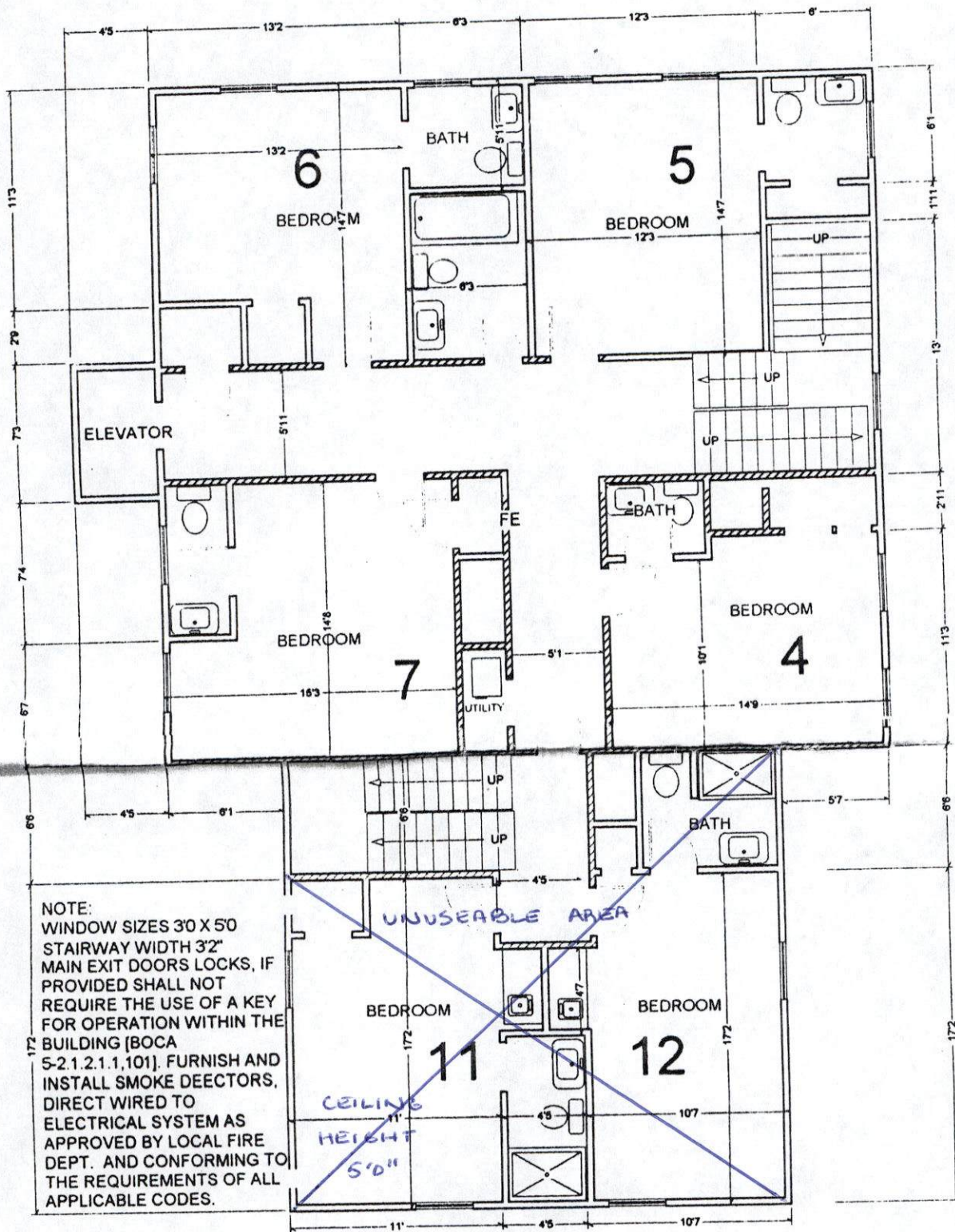




FIRST FLOOR

SCALE 1/8" = 1'-0"
FEB. 12, 1996





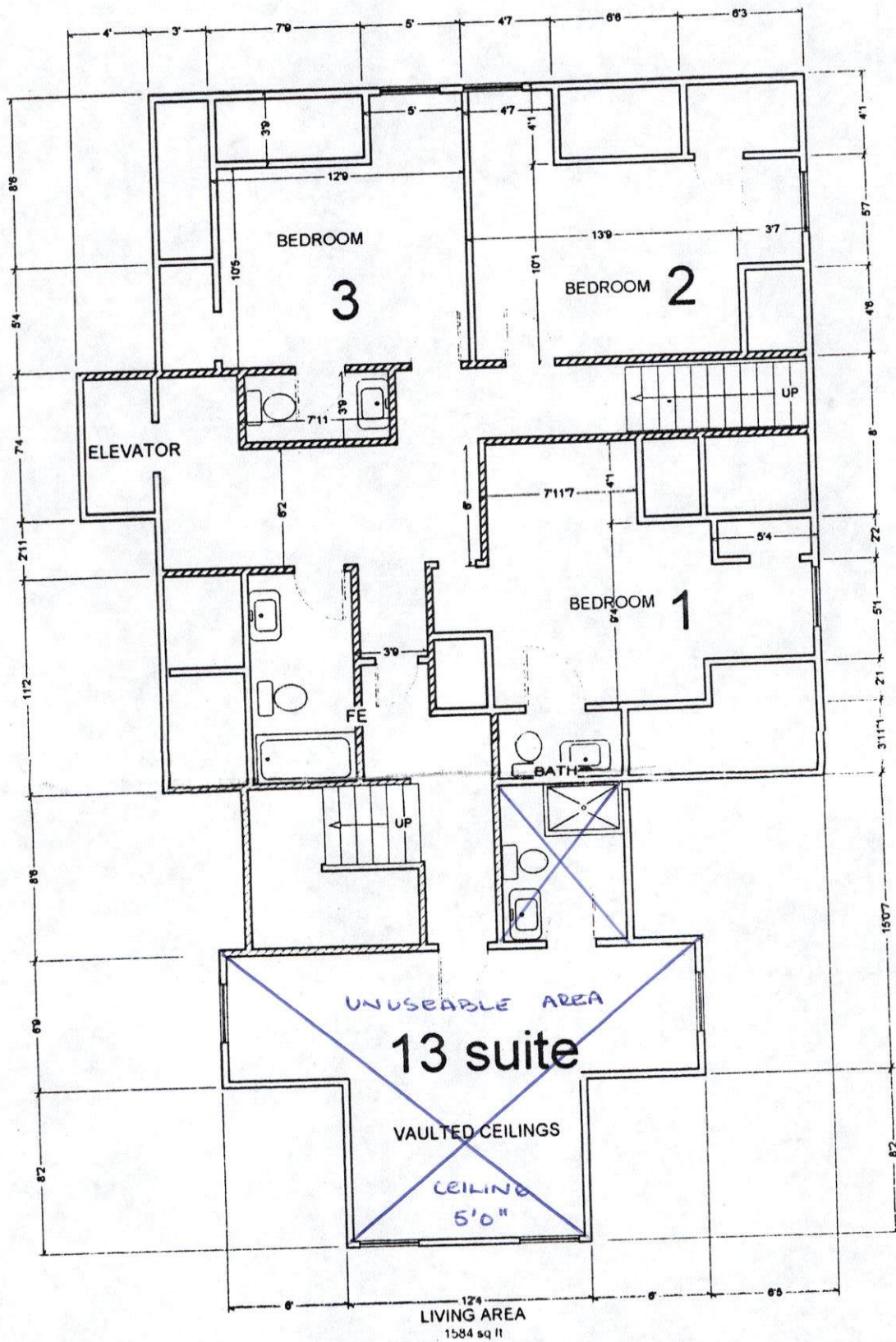
NOTE:
 WINDOW SIZES 30 X 50
 STAIRWAY WIDTH 3'2"
 MAIN EXIT DOORS LOCKS, IF
 PROVIDED SHALL NOT
 REQUIRE THE USE OF A KEY
 FOR OPERATION WITHIN THE
 BUILDING (BOCA
 5-2.1.2.1.1,101). FURNISH AND
 INSTALL SMOKE DEECTORS,
 DIRECT WIRED TO
 ELECTRICAL SYSTEM AS
 APPROVED BY LOCAL FIRE
 DEPT. AND CONFORMING TO
 THE REQUIREMENTS OF ALL
 APPLICABLE CODES.

LIVING AREA
 1972 sq ft

SECOND FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996

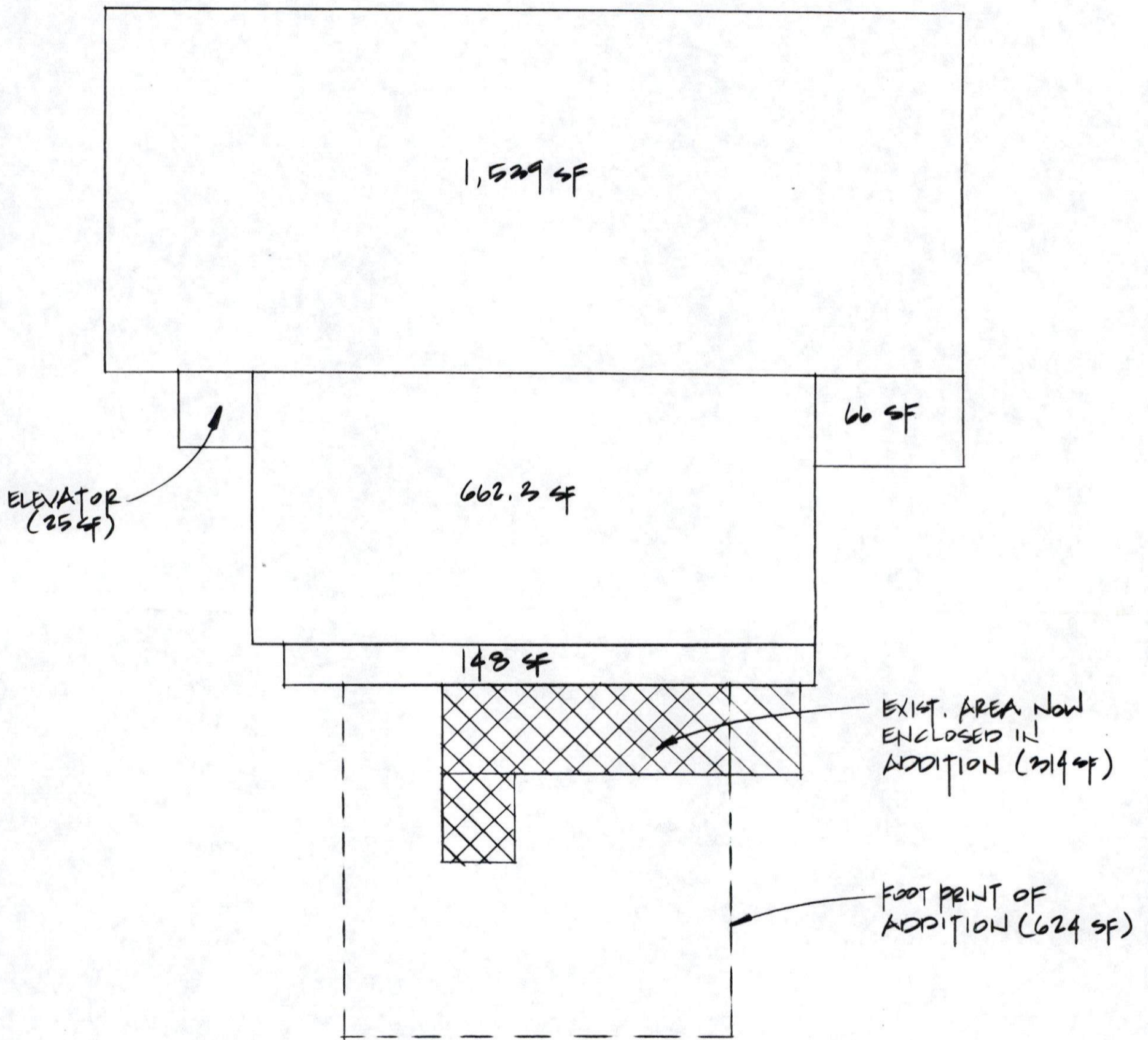




THIRD FLOOR

SCALE 1/8" = 1'-0"
 FEB. 12, 1996



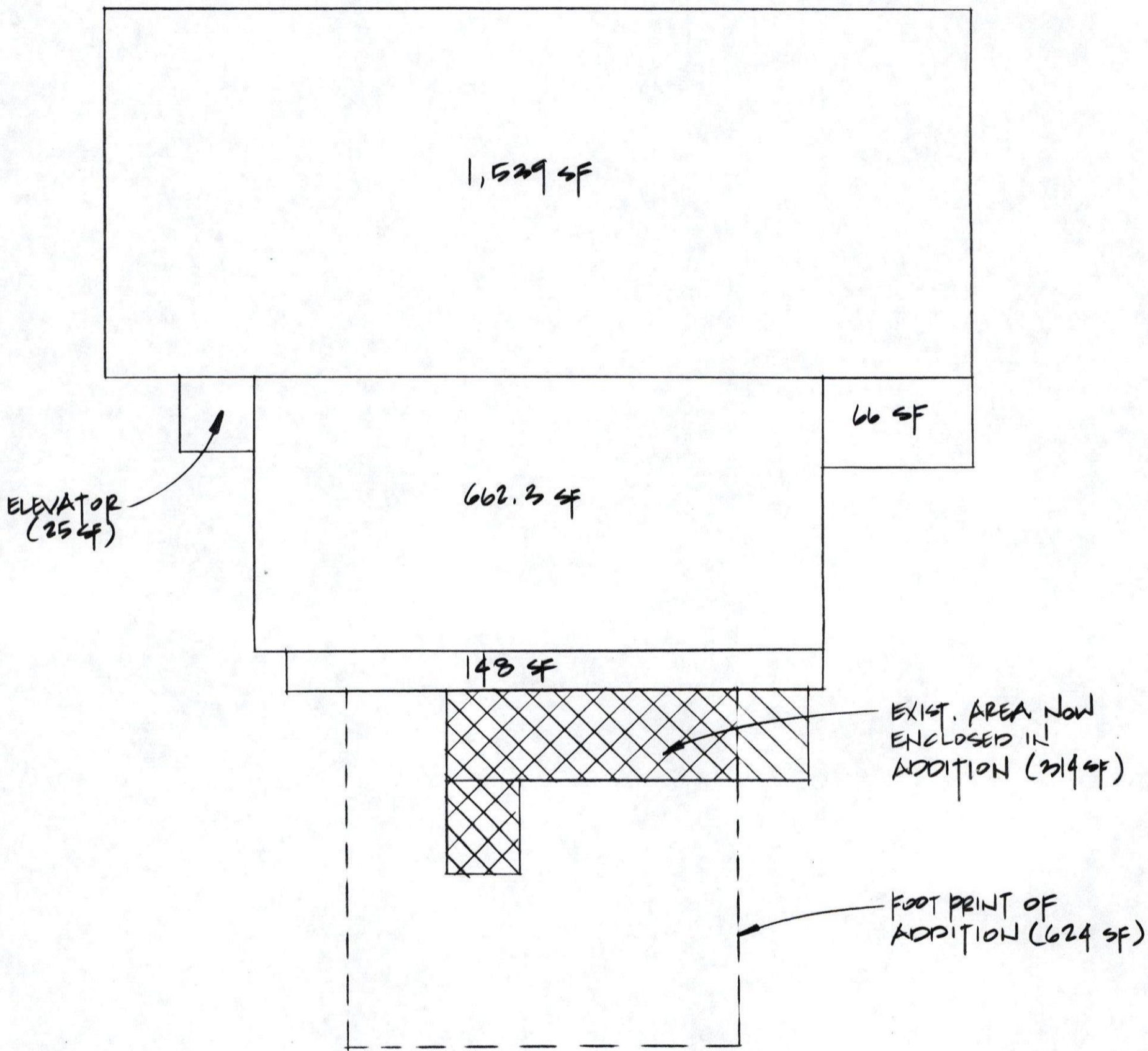


SQUARE FOOTAGE SUMMARY

303 N. POWLING RD
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: 1/8" = 1'-0"



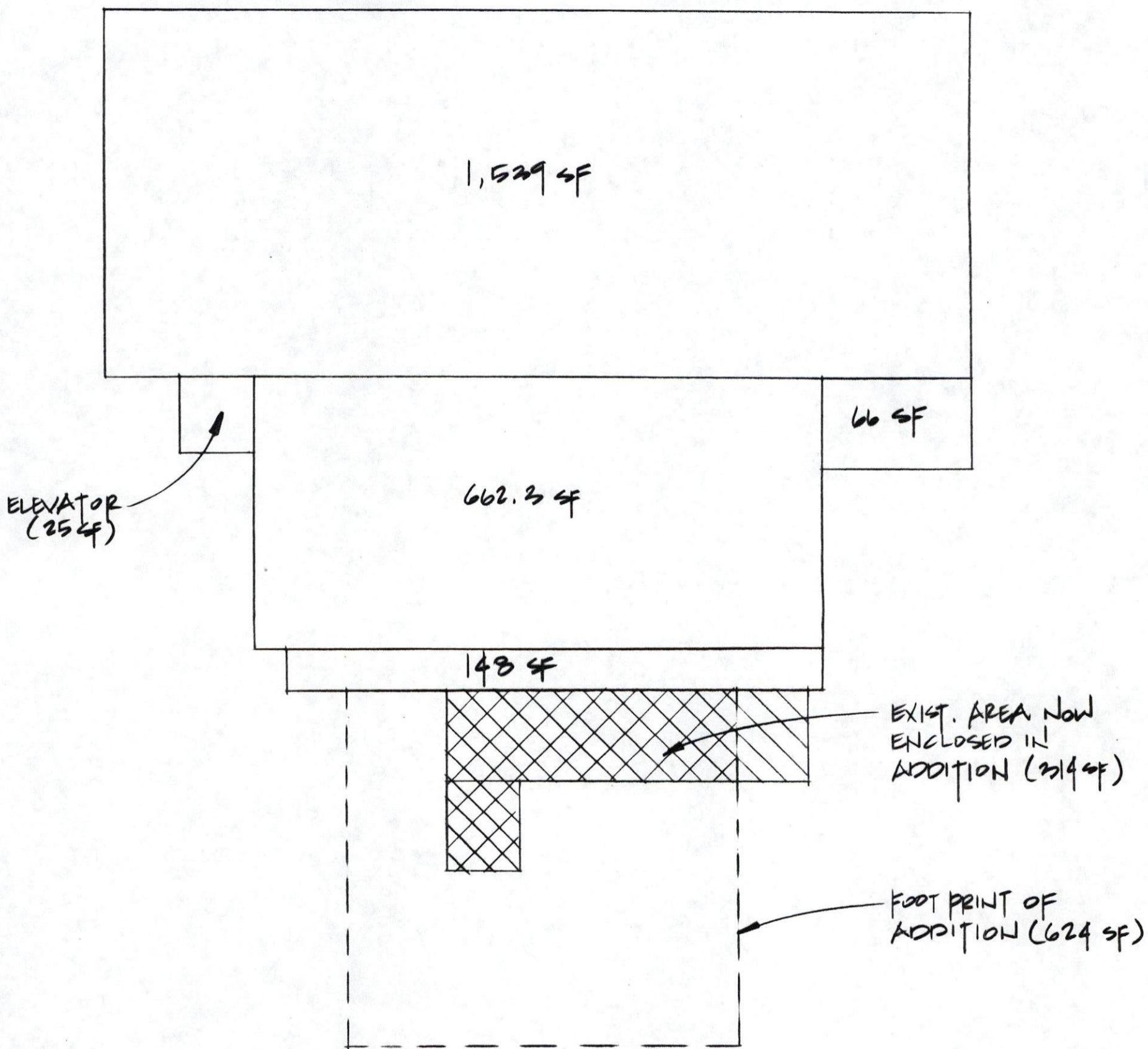


SQUARE FOOTAGE SUMMARY

303 N. ROWLING RD
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: 1/8" = 1'-0"





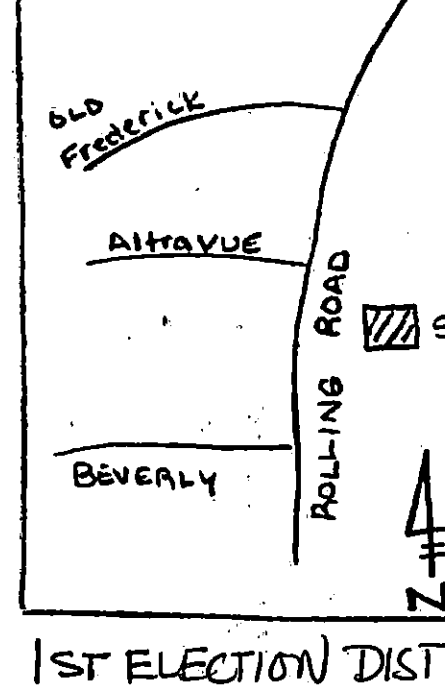
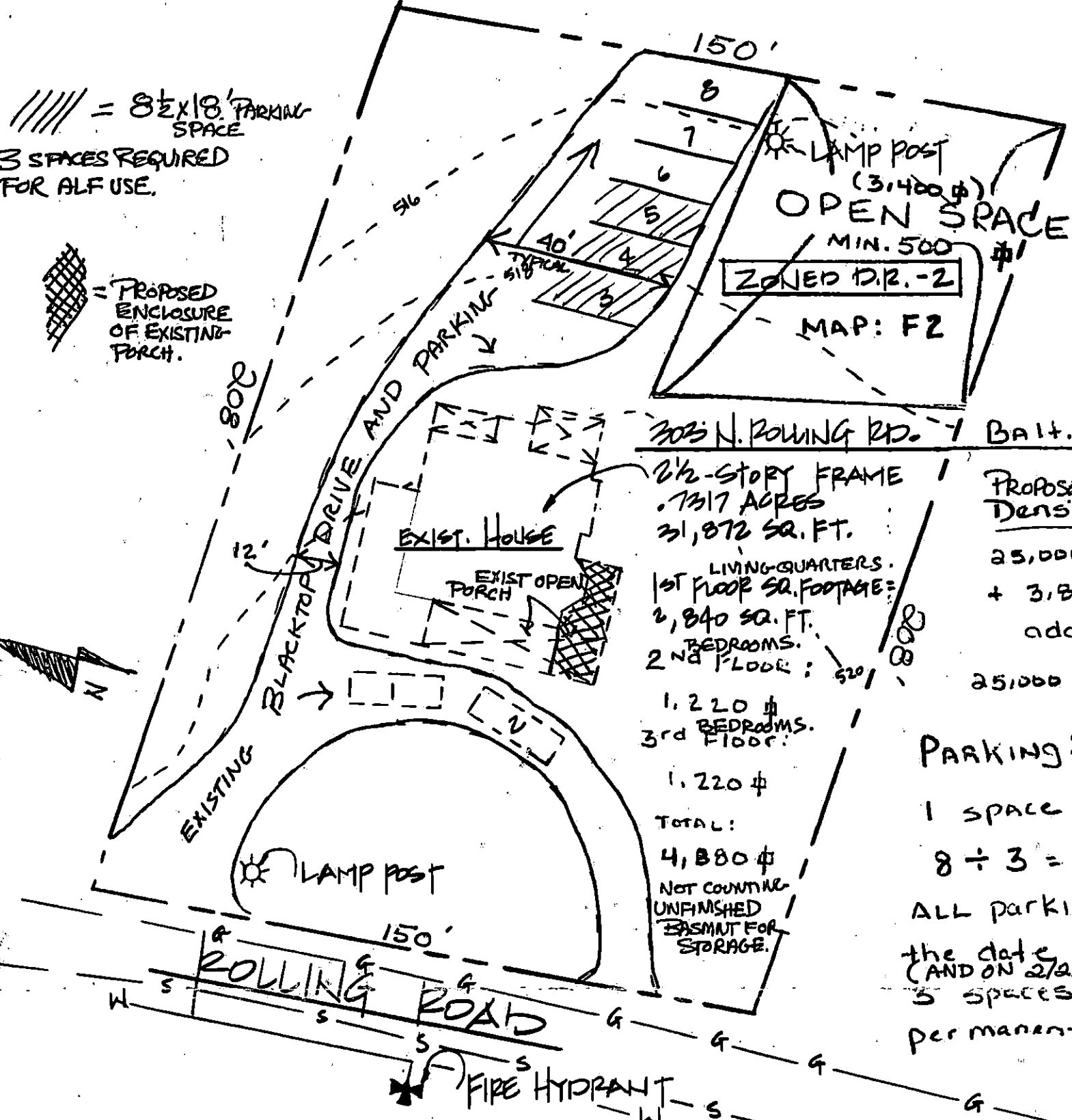
SQUARE FOOTAGE SUMMARY

303 N. ROWLING RD
 CATONSVILLE, MD 21220
 PERMIT NO. B263918

SCALE: 1/8" = 1'-0"



NOTE: THE BLDG. HAS NOT BEEN ENLARGED BY 25% IN THE LAST 5 YRS.



303 N. ROLLING RD. BALTO. MD 21228

2 1/2-STORY FRAME
.7317 ACRES
31,872 SQ. FT.
LIVING-QUARTERS
1st FLOOR SQ. FOOTAGE:
2,840 SQ. FT.
BEDROOMS:
2nd FLOOR: 520
1,220 #
3rd FLOOR:
1,220 #
TOTAL:
4,880 #
NOT COUNTING UNFINISHED BASEMENT FOR STORAGE.

PROPOSED DENSITY: 8 ALF. RESIDENTS.
25,000 # For 7 beds
+ 3,800 # for each additional bed
25,000 + 3,800 = 28,800 #

PARKING: 8 (3 required)
1 space per 3 beds
 $8 \div 3 = 2.67 \approx 3$ spaces
ALL parking existed prior to the date of this plan. THE 5 spaces required will be permanently striped.

SITE PLAN

SCALE: 1" = 30'-0"

" This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (Exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stair way) have occurred within five years of the date of this permit application "

303 N. ROLLING RD.

USE PERMIT PLAN
FOR
CLASS "A" (ELDERLY HOUSING) ASSISTED LIVING FACILITY
ZONED DR-2

APPROVAL: OK PER BILL HUEY
AS DISCUSSED ON 12/15/95

SEE 12/13/95
FILE NOTE.

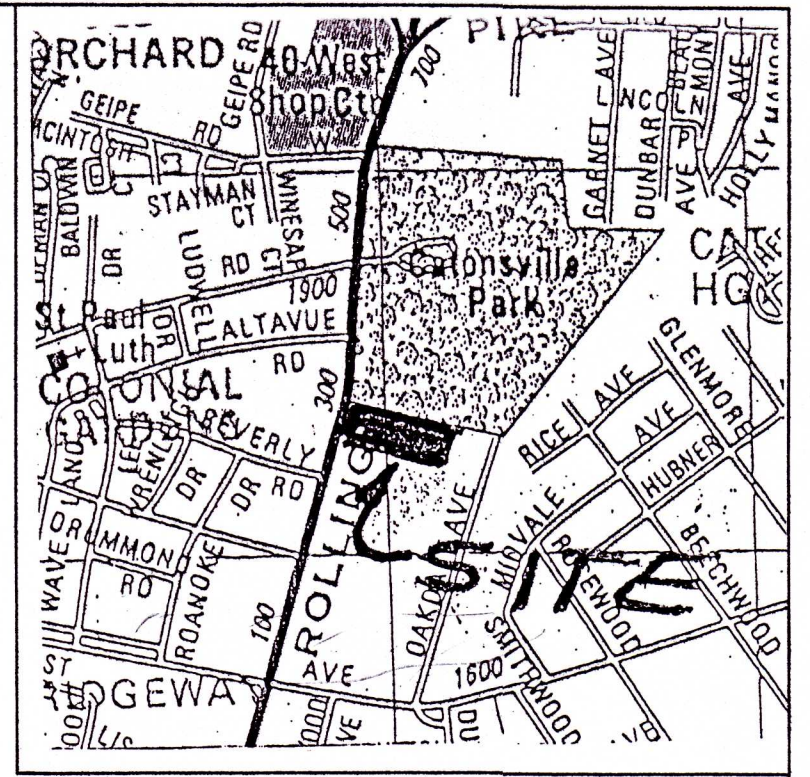
NO signs are proposed that do not comply with Sect. 413.1 BCZR and Zoning sign policies.

The undersign are responsible for the accuracy of the information on this plan (OWNERS)

MATTHEW C. DECKER
THE DECKER GROUP, INC. PRESIDENT

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS A SPECIAL HEARING
AND FUTURE
USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY (ALF)



VICINITY MAP
SCALE 1"=1000'

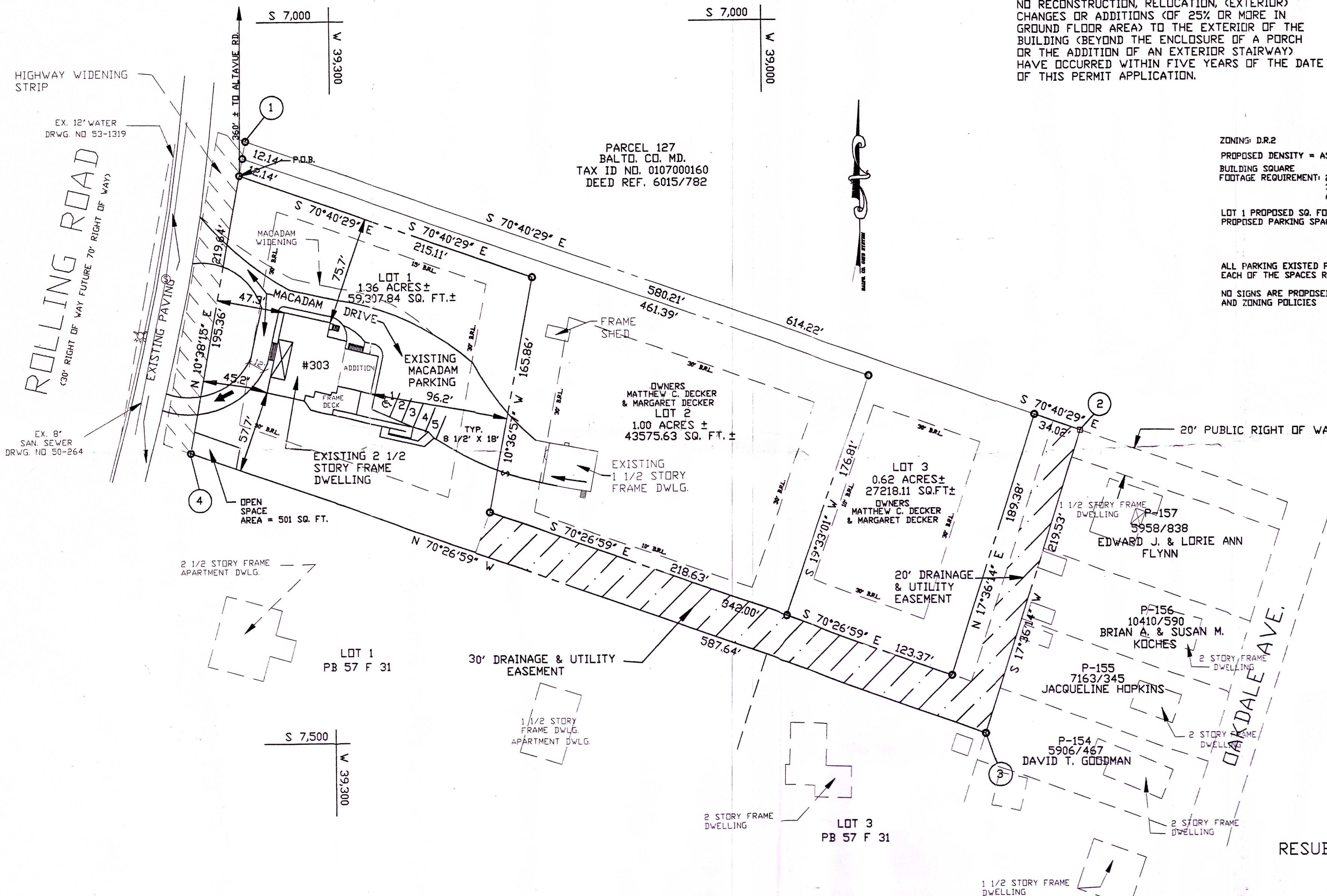
NOTE:
THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY
HOUSING OR AN ASSISTED LIVING FACILITY.
NO RECONSTRUCTION, RELOCATION, (EXTERIOR)
CHANGES OR ADDITIONS (OF 25% OR MORE IN
GROUND FLOOR AREA) TO THE EXTERIOR OF THE
BUILDING (BEYOND THE ENCLOSURE OF A PORCH
OR THE ADDITION OF AN EXTERIOR STAIRWAY)
HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE
OF THIS PERMIT APPLICATION.

ZONING: D.R.2
PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
BUILDING SQUARE
FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
3,800 SQ. FT. OF LAND REQUIRED FOR EACH
ADDITIONAL RESIDENT
LOT 1 PROPOSED SQ. FOOTAGE = 59,308
PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
15 RESIDENTS TOTAL = 5 SPACES NEEDED
3 = 5 SPACES PROPOSED
ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99
EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED
NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R.
AND ZONING POLICIES

DEVELOPMENT HISTORY

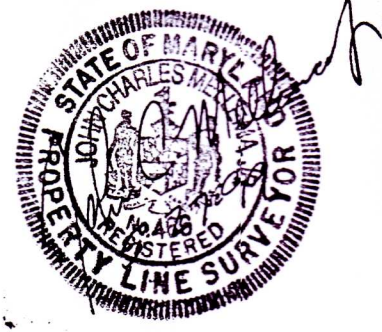
1. THE DEVELOPMENT PLAN WAS APPROVED BY THE DEPUTY ZONING COMMISSIONER FOR SIX LOTS ON APRIL 6, 1995
2. D.R.C REFINEMENT PLAN WAS GRANTED ON SEPTEMBER 27, 1996
3. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE GRANTED ON JULY 31, 1996 BY THE ZONING COMMISSIONER, CASE NO. 96-507-XA
4. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE DENIED ON JUNE 4, 1997 BY THE COUNTY BOARD OF APPEALS, CASE NO. 96-507-XA
5. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE DENIED ON OCTOBER 1, 1998 BY THE CIRCUIT COURT, CASE NO. 3-6-97.6654

NOTE: ZONING MAP NO. S.W. 2-G



PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782

OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830



NOTE:
COORDINATES AND BEARINGS SHOWN ON
THIS PLAT ARE REFERRED TO THE
SYSTEM OF COORDINATES ESTABLISHED
IN THE BALTIMORE COUNTY METROPOLITAN
DISTRICT AND ARE BASED ON THE
FOLLOWING TRAVERSE STATIONS:
X-2743 S 7290.08 W 39423.78
X-5490 S 6812.96 W 39358.50

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN
ON THIS PLAT HEREBY CERTIFY THAT, TO THE
BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF
SUBSECTION (C) OF SECTION 3-108 OF THE
REAL PROPERTY ARTICLE OF THE ANNOTATED
CODE OF MARYLAND, HAS BEEN COMPLIED WITH
INSO FAR AS SAME CONCERNS THE MAKING OF
THIS PLAT AND THE SETTING OF MARKERS

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND,
DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT,
AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT
THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF
SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF
MARYLAND INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING
OF MARKERS
JOHN C. MELLEMA SR. DATE

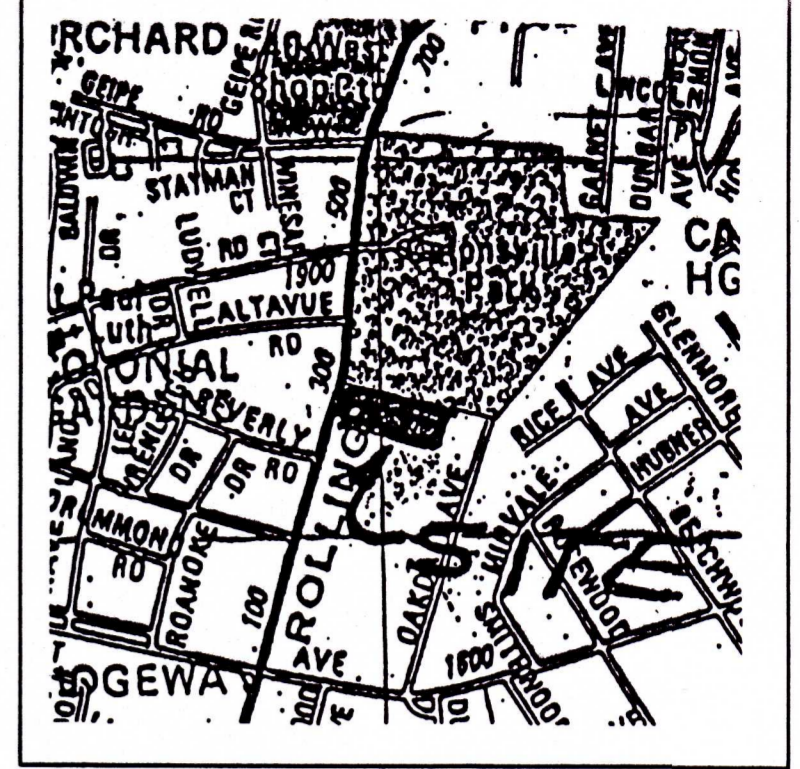
MINOR SUBDIVISION
RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK S.M. 1 FOLIO 030
#303 N. ROLLING RD. BALTO. CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1999
FIRST ELECTION DISTRICT 1ST C.D.

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS "A" ELDERLY A.L.F. USE PERMIT

ALSO SEE DEVELOPMENT PLAN TITLED REFINEMENT OF GRIMES PROPERTY
(BOTH PLANS MUST BE IN AGREEMENT)



NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

NOTE: REVISIONS TO THIS PLAN REFLECT REMOVAL OF A BUILDING ADDITION AREA TO COMPLY WITH CLASS "A" ASSISTED LIVING FACILITY REQUIREMENTS AND PROPOSED DEVELOPMENT PLAN REFINEMENT (SEE ACCOMPANYING FLOOR AREA/USE PLANS AND REFER TO DEVELOPMENT PLAN REFINEMENT FROM 4 TO 3 LOTS ONCE APPROVED)

ZONING: D.R.2
PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
3,800 SQ. FT. OF LAND REQUIRED FOR EACH ADDITIONAL RESIDENT TOTAL REQUIRED 55,400 SQ. FT.

LOT 1 PROPOSED SQ. FOOTAGE = 59,308
PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
15 RESIDENTS TOTAL = 5 SPACES NEEDED
3 SPACES PROPOSED

ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99 EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED

NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R. AND ZONING POLICIES

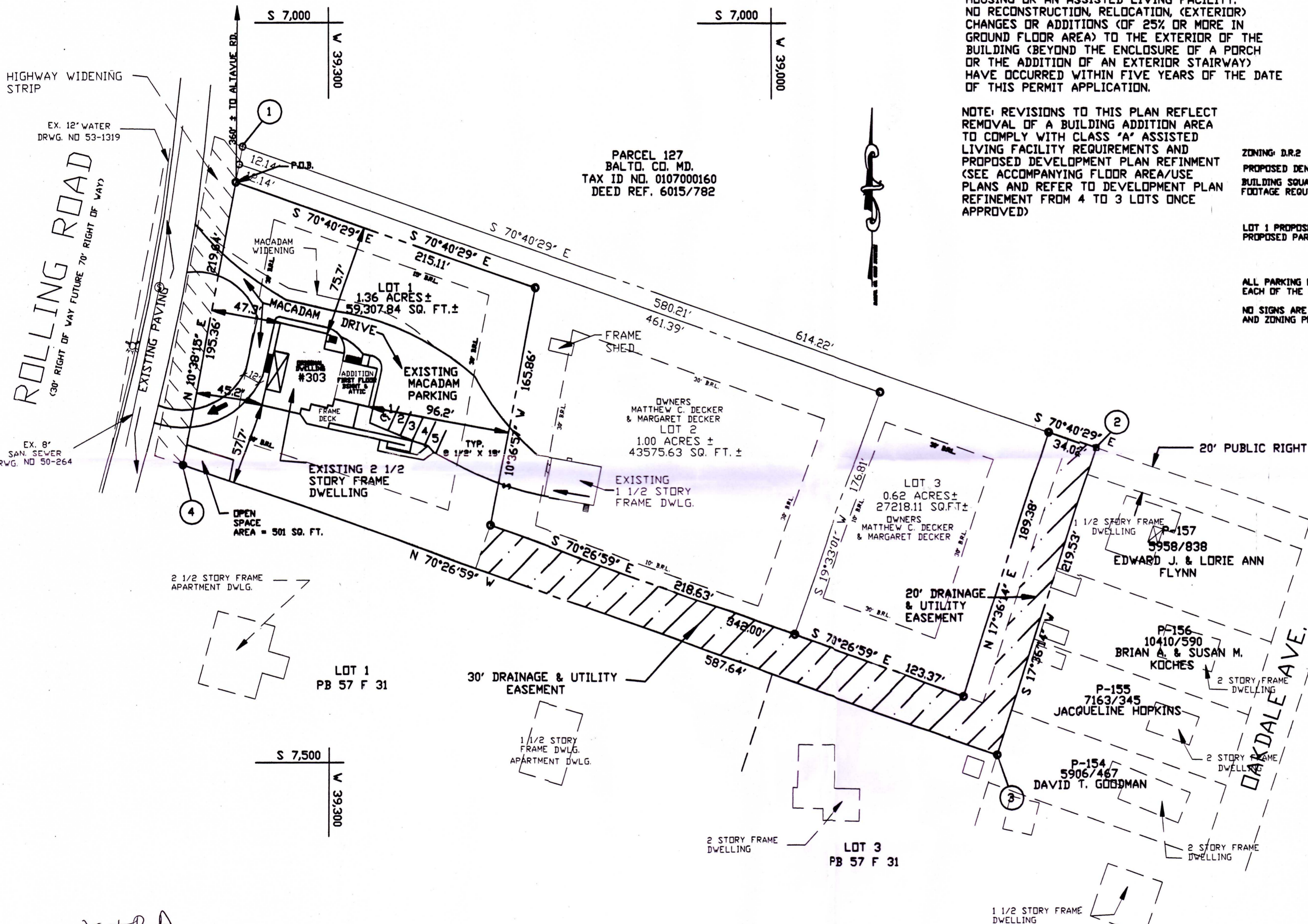
NOTE: THE REMOVAL/CONVERSION ETC. AS STATED HERE AND SHOWN ON THE PLANS MUST OCCUR WITHIN 30 DAYS OF THIS PLAN APPROVAL, and finished within 60 days of approval. THE AREAS TO BE REMOVED OR TO BE CONVERTED TO NON HABITABLE OR STORAGE ONLY AREAS AS SHOWN ON THESE PLANS (REFER ALSO TO FLOOR PLANS) CANNOT BE REBUILT OR REUSED FOR ASSISTED LIVING (UNLESS A SPECIAL EXCEPTION FOR A CLASS B A.L.F. IS GRANTED) FOR A PERIOD OF 5 YEARS AFTER THIS BUILDING IS CONVERTED BACK TO A SINGLE FAMILY DWELLING (ie.) WITH NO CLASS A A.L.F. USE THERE WILL BE NO CHANGES TO THE BUILDING OR PARKING AND THE AREA OF THE LOT AS SHOWN ON THESE PLANS WITHOUT A REVISION TO THIS CLASS "A" A.L.F. PLAN THE AUTHORIZED REPRESENTATIVES OF BALTIMORE COUNTY WILL BE ALLOWED TO INSPECT THE PROPERTY AND BUILDING FOR COMPLIANCE WITH THIS AND ACCOMPANYING PLANS WITH A 24 HOUR NOTICE TO THE OWNER OR OWNERS REPRESENTATIVE.

PLANS INITIALED/REVISED BY MATT DECKER, FOR ZONING COMPLIANCE ON 2/10/00 MCD



NOTE: ZONING MAP NO. S.W. 2-G

RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK S.M. 1 FOLIO 030
#303 N. ROLLING RD. BALTO. CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1999
FIRST ELECTION DISTRICT 1ST C.D.



HIGHWAY WIDENING STRIP

EX. 12" WATER DRWG. NO 53-1319

ROLLING ROAD
(30' RIGHT OF WAY FUTURE 70' RIGHT OF WAY)

EX. 8" SAN. SEWER DRWG. NO 50-264

PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782

OWNERS
MATTHEW C. DECKER
& MARGARET DECKER
LOT 2
1.00 ACRES ±
43575.63 SQ. FT. ±

OWNERS
MATTHEW C. DECKER
& MARGARET DECKER
LOT 3
0.62 ACRES ±
27218.11 SQ. FT. ±

P-157
5958/838
EDWARD J. & LORIE ANN FLYNN

P-156
10410/590
BRIAN A. & SUSAN M. KOCHES

P-155
7163/345
JACQUELINE HOPKINS

P-154
5906/467
DAVID T. GOODMAN

LOT 1
PB 57 F 31

LOT 3
PB 57 F 31

XTRA

OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY, METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-2743 S 7298.0 V 39423.78
X-5490 S 6812.96 V 39308.50

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF MARKERS
John C. Mellema Sr. 1-18-2000
JOHN C. MELLEMA SR. DATE

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS "A" ELDERLY A.L.F. USE PERMIT

ALSO SEE DEVELOPMENT PLAN TITLED REFINEMENT OF GRIMES PROPERTY
(BOTH PLANS MUST BE IN AGREEMENT)



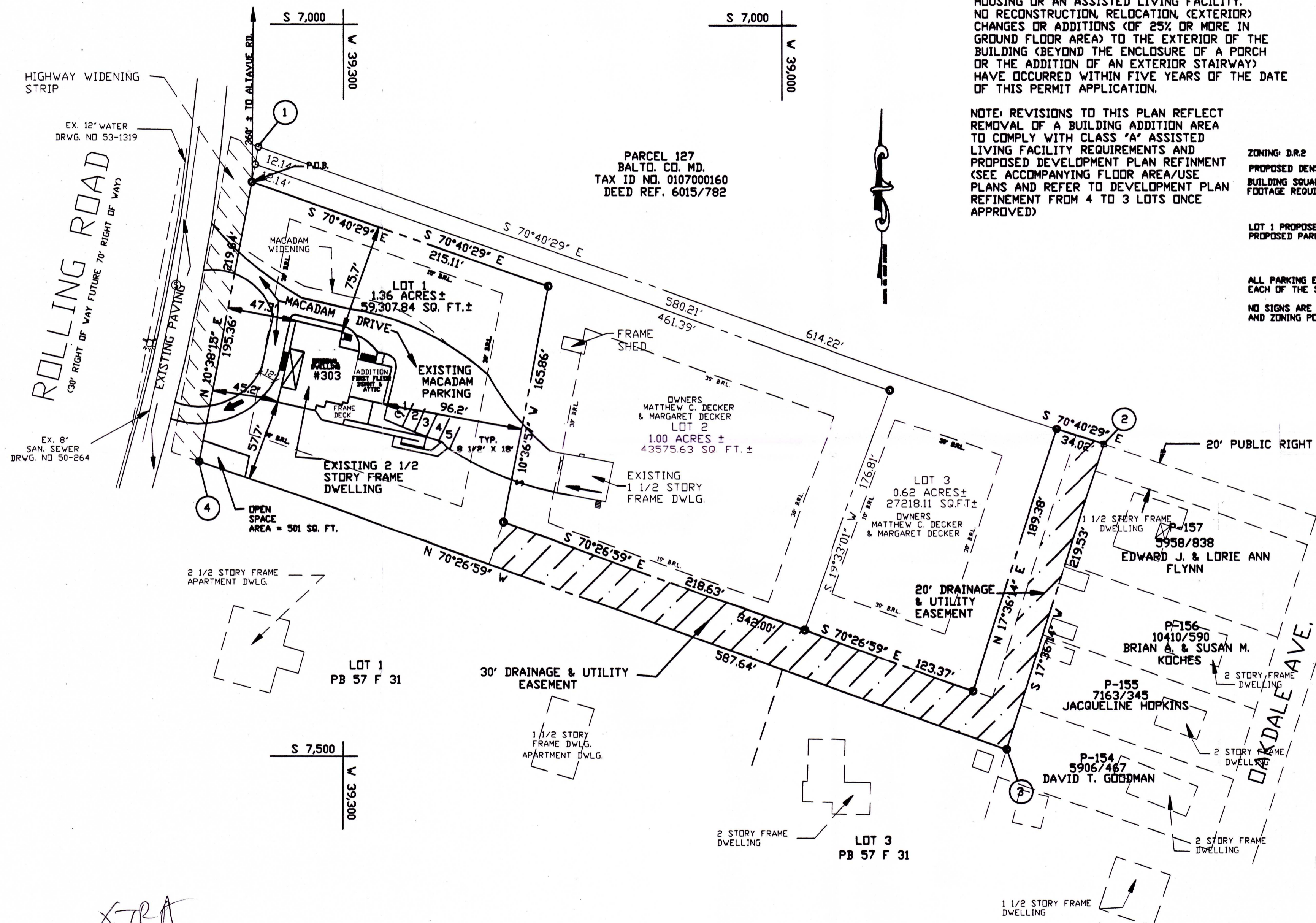
VICINITY MAP
SCALE 1"=1000'

NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

NOTE: REVISIONS TO THIS PLAN REFLECT REMOVAL OF A BUILDING ADDITION AREA TO COMPLY WITH CLASS "A" ASSISTED LIVING FACILITY REQUIREMENTS AND PROPOSED DEVELOPMENT PLAN REFINEMENT (SEE ACCOMPANYING FLOOR AREA/USE PLANS AND REFER TO DEVELOPMENT PLAN REFINEMENT FROM 4 TO 3 LOTS ONCE APPROVED)

ZONING: D.R.2
 PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
 BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
 3,800 SQ. FT. OF LAND REQUIRED FOR EACH ADDITIONAL RESIDENT TOTAL REQUIRED 55,400 SQ. FT.
 LOT 1 PROPOSED SQ. FOOTAGE = 59,308
 PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
 15 RESIDENTS TOTAL = 5 SPACES NEEDED
 3 = 5 SPACES PROPOSED
 ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99 EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED
 NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R. AND ZONING POLICIES

PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782



NOTE: THE REMOVAL/CONVERSION ETC. AS STATED HERE AND SHOWN ON THE PLANS MUST OCCUR WITHIN 30 DAYS OF THIS PLAN APPROVAL. AND FINISHED WITHIN 60 DAYS. THE AREAS TO BE REMOVED OR TO BE CONVERTED TO NON HABITABLE OR STORAGE ONLY AREAS AS SHOWN ON THESE PLANS (REFER ALSO TO FLOOR PLANS) CANNOT BE REBUILT OR REUSED FOR ASSISTED LIVING (UNLESS A SPECIAL EXCEPTION FOR A CLASS B A.L.F. IS GRANTED) FOR A PERIOD OF 5 YEARS AFTER THIS BUILDING IS CONVERTED BACK TO A SINGLE FAMILY DWELLING i.e. WITH NO CLASS "A" A.L.F. USE THERE WILL BE NO CHANGES TO THE BUILDING OR PARKING AND THE AREA OF THE LOT AS SHOWN ON THESE PLANS WITHOUT A REVISION TO THIS CLASS "A" A.L.F. PLAN THE AUTHORIZED REPRESENTATIVES OF BALTIMORE COUNTY WILL BE ALLOWED TO INSPECT THE PROPERTY AND BUILDING FOR COMPLIANCE WITH THIS AND ACCOMPANYING PLANS WITH A 24 HOUR NOTICE TO THE OWNER OR OWNERS REPRESENTATIVE.

PLANS INITIALED/REVISED
BY MATT DECKER FOR
ZONING COMPLIANCE
ON 2/10/00
MCD



NOTE: ZONING MAP NO. S.W. 2-G

RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK S.M. 1 FOLIO 030
#303 N. ROLLING RD. BALTO. CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1999
FIRST ELECTION DISTRICT 1ST C.D.

OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830

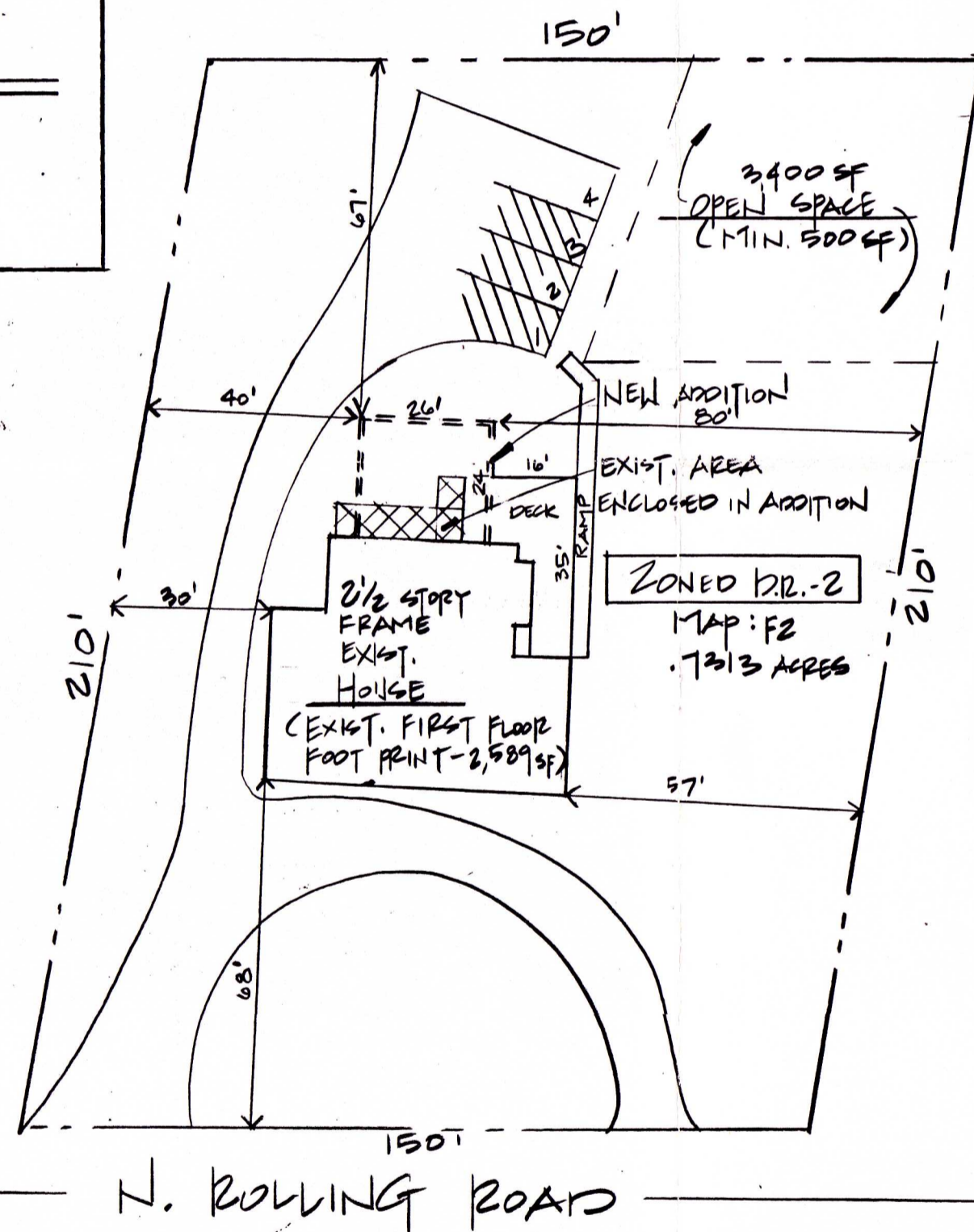
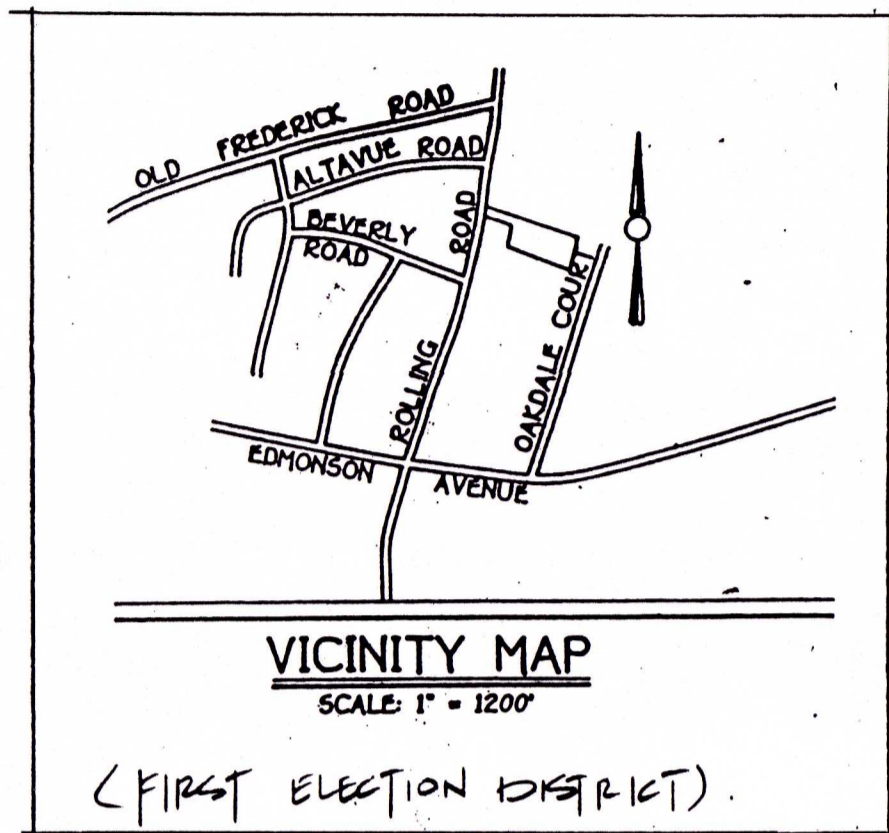
NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-2743 S 7298.00 W 39483.70
X-2496 S 6812.96 W 39398.50

OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF MARKERS
John C. Mellema Sr. 1-18-2000
JOHN C. MELLEMA SR. DATE

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

XTRA



SITE PLAN - 303 N. ROLLING ROAD
 SCALE: 1" = 30'-0"
 CATONSVILLE, MD 21228

PROPOSED DENSITY = 8 ASSISTED LIVING FACILITY (ALF) RESIDENTS

BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents

3,800 sq. ft. of land required for each additional resident

25,000 + (1) 3,800 = 28,800 sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 31,872 SF

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

8 residents total

 3 = 3 SPACES NEEDED
 4 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 3 spaces required will be permanently striped.

This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BCZR and zoning sign policies.

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNERS)

Matthew C. Becker 23 April 96
 THE DECKER GROUP, INC.
 MATTHEW C. BECKER - PRESIDENT

The DECKER
 Group, Inc.
 CONTRACTORS/DEVELOPERS
 305 N. ROLLING ROAD
 BALTIMORE, MARYLAND 21228
 410-719-0011

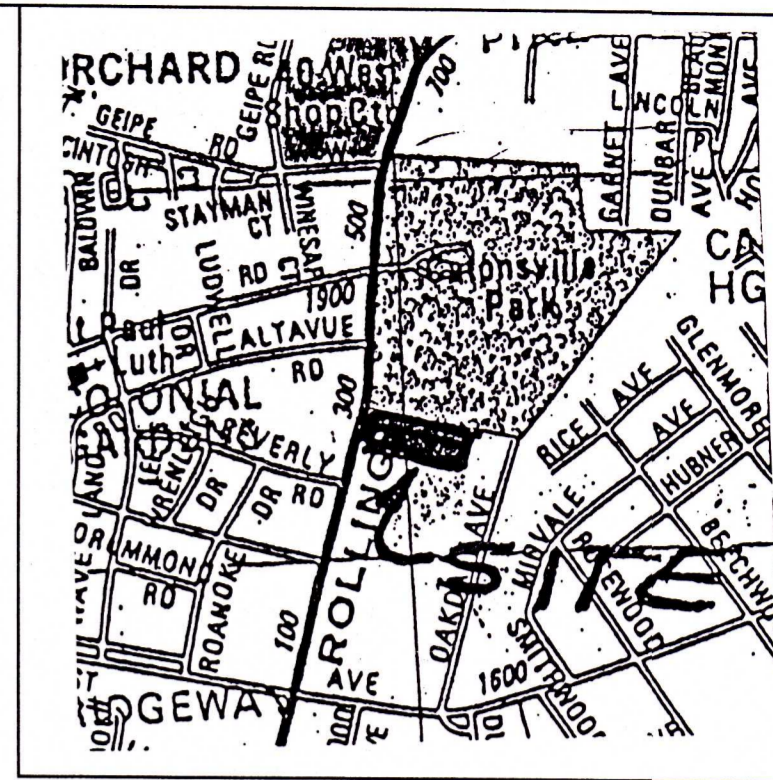
COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS "A" USE PERMIT

ALSO SEE DEVELOPMENT PLAN TITLED
REFINEMENT OF GRIMES PROPERTY.
(BOTH PLANS MUST BE IN AGREEMENT)

NOTE:
THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY
HOUSING OR AN ASSISTED LIVING FACILITY.
NO RECONSTRUCTION, RELOCATION, (EXTERIOR)
CHANGES OR ADDITIONS (OF 25% OR MORE IN
GROUND FLOOR AREA) TO THE EXTERIOR OF THE
BUILDING (BEYOND THE ENCLOSURE OF A PORCH
OR THE ADDITION OF AN EXTERIOR STAIRWAY)
HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE
OF THIS PERMIT APPLICATION.

SEE NOTE 1



VICINITY MAP
SCALE 1"=1000'

PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782

THE AUTHORIZED REPRESENTATIVES
OF BALTIMORE COUNTY WILL BE
ALLOWED TO INSPECT THE
PROPERTY AND BUILDING FOR
COMPLIANCE WITH THIS AND
ACCOMPANYING PLANS WITH
A 24 HOUR NOTICE TO
THE OWNER OR OWNERS
REPRESENTATIVE.

ZONING: D.R.2
PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
BUILDING SQUARE
FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
3,800 SQ. FT. OF LAND REQUIRED FOR EACH
ADDITIONAL RESIDENT TOTAL REQUIRED 55 ACRES

LOT 1 PROPOSED SQ. FOOTAGE = 59,308
PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
15 RESIDENTS TOTAL = 5 SPACES NEEDED
3 = 5 SPACES PROPOSED

ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99
EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED

NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R.
AND ZONING POLICIES

NOTE THE REMOVAL/
CONVERSION ETC. AS
STATED HERE AND SHOWN
ON THE PLANS MUST OCCUR
WITHIN 30 DAYS OF THIS
PLAN APPROVAL.

THE AREAS TO BE REMOVED OR TO BE CONVERTED
TO NON HABITABLE OR STORAGE ONLY AREAS
AS SHOWN ON THESE PLANS (REFER ALSO TO FLOOR PLANS)
CANNOT BE REBUILT OR REUSED FOR ASSISTED LIVING
(UNLESS A SPECIAL EXCEPTION FOR A CLASS B ALF
IS GRANTED) FOR A PERIOD OF 5 YEARS AFTER THIS
BUILDING IS CONVERTED BACK TO A SINGLE FAMILY
20' PUBLIC RIGHT OF WAY DWELLING WITH NO CLASS A ALF USE.

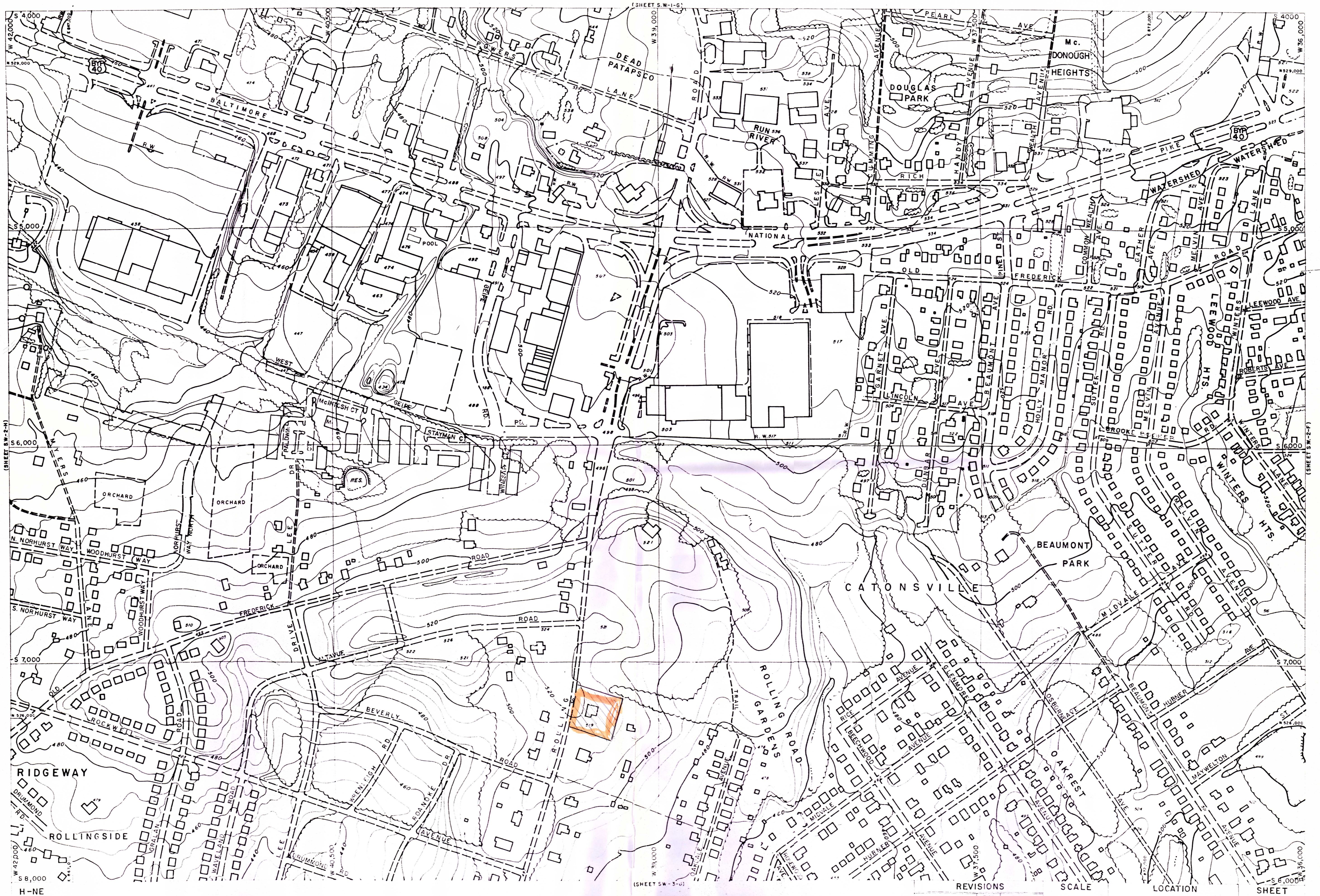
THERE WILL BE NO CHANGES
TO THE BUILDING OR PARKING AND
THE AREA OF THE LOT AS
SHOWN ON THESE PLANS WITHOUT
A REVISION TO THIS CLASS "A"
ALF PLAN.

#1
NOTE: REVISIONS TO THIS PLAN REFLECT
REMOVAL OF A BUILDING ADDITION AREA
TO COMPLY WITH CLASS "A" ASSISTED
LIVING FACILITY REQUIREMENTS AND
PROPOSED DEVELOPMENT PLAN REFINEMENT
(SEE ACCOMPANYING FLOOR AREA/USE
PLANS AND REFER TO DEVELOPMENT PLAN
REFINEMENT FROM 4 TO 3 LOTS ONCE
APPROVED)

NOTE TO JL, THIS WILL BE
TENTATIVELY APPLICABLE SUBJECT TO REVISION TO DEV PLAN APPROVAL,
RECORDATION OF THE NEW LOT + EVIDENCE PROVIDED OF SAME.
AND NON-HABITABILITY ISSUES RESOLVED.

OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830

<p>NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-2743 S 7290.08 W 39423.78 X-5490 S 6812.96 W 39358.50</p>	<p>OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSO FAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS</p>	<p>SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND INSO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS John C. Mellema Sr. 12-27-99 JOHN C. MELLEMA SR. DATE</p>	<p>RESUBDIVISION OF GRIMES PROPERTY PLAT BOOK S.M. 1 FOLIO 030 #303 N. ROLLING RD. BALTO. CO. MD. SCALE: 1"=50' DATE: FEBRUARY, 1999 FIRST ELECTION DISTRICT 1ST C.D. PREPARED BY: JOHN C. MELLEMA SR., INC. LAND SURVEYORS 5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227 PHONE: 410-247-7488 FAX: 410-247-2507</p>
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PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	CATONSVILLE	S.W.
Topographic Maps, Inc. 982	4-11-70			
Topography Compiled By Photogrammetric Method; AERO SERVICE CORPORATION, PHILADELPHIA, PA.			Re: 303 N. Rolling Rd.	

RTA VARIANCE REQUESTS:

- A) 68 FT SETBACK FOR STRUCTURE IN LIEU OF THE REQUIRED 75 FT SETBACK REQUIREMENT. (SECT. e.5)
- B) 58 FT SETBACK FOR STRUCTURE IN LIEU OF THE REQUIRED 75 FT SETBACK REQUIREMENT. (SECT. e.5)
- C) PARKING/MANEUVERING AREA IN 50 FT BUFFER AND 75 FT SETBACK AS INDICATED ON SITE PLAN. (SECT. e.5)

NOTE:

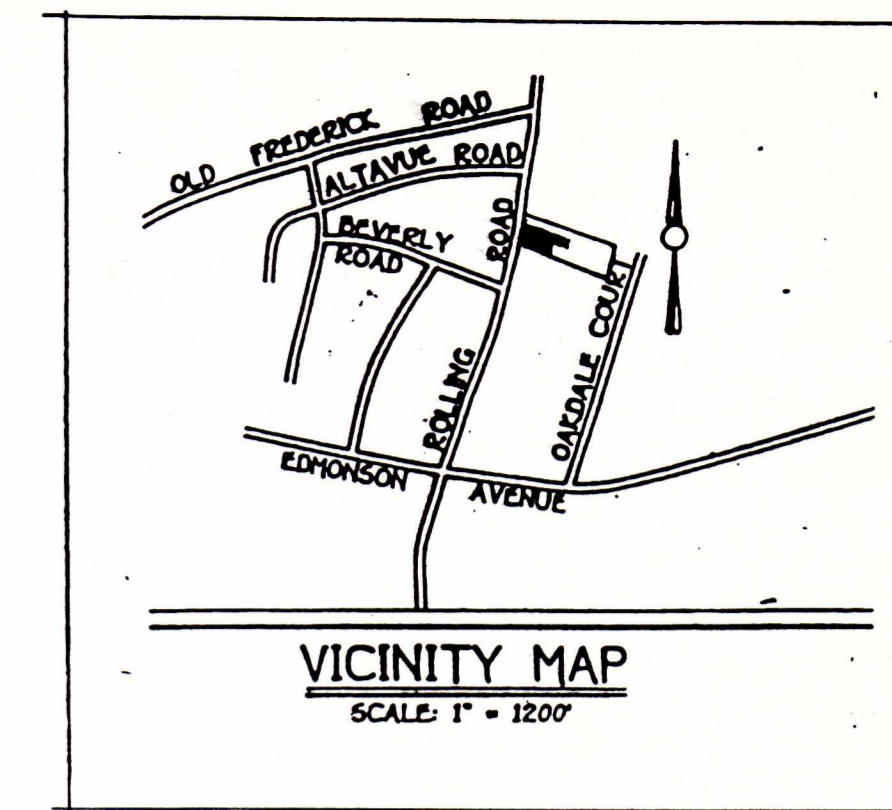
THE DEVELOPER INTENDS TO COMPLY WITH DEVELOPMENT REGULATIONS BASED ON A RETURN TO THE DRC FOR A STATUS REVIEW FOR THE PROPOSED DEVELOPMENT PLAN CHANGES.

THE DEVELOPER INTENDS TO COMPLY WITH SECT. 235.5 B.L.F.

ALL OFFSITE DWELLINGS AND VACANT LOTS OF RECORD WHICH CREATE RTA ON SITE ARE SHOWN WITH THE 150 FT. DIMENSION TO THE BOUNDARY OF THIS SITE.

PARKING HAS BEEN IN EXISTENCE ON LOT 1 FOR A KNOWN 10 YEARS, HOWEVER, THE ACTUAL TIME OF EXISTENCE IS UNCERTAIN.

THE DEVELOPER INTENDS TO COMPLY WITH SECT. 235.5 B.3.b WHICH REQUIRES THAT THIS LOT HAVE FRONTAGE ON A PRINCIPAL ARTERIAL ROAD OR AN HISTORIC DISTRICT. LOT 1 DOES HAVE FRONTAGE ON N. ROLLING ROAD WHICH IS A PRINCIPAL ARTERIAL ROAD AS STATED IN THE FHWA FUNCTIONAL CLASSIFICATION MAP FOR THE BALTIMORE URBANIZED AREA (MAP - A). PREPARED BY THE D.O.T. - LAST REVISED 12/92.



GENERAL SITE INFORMATION:

PETITION FOR SPECIAL EXCEPTION AND VARIANCE TO USE THE HEREIN DESCRIBED PROPERTY (LOT 1) FOR:

AN ASSISTED LIVING FACILITY (ALF) - CLASS "B" TO HAVE UP TO A MAXIMUM OF 15 SENIORS.

PROPERTY ADDRESS: 303 N. ROLLING ROAD
CATONSVILLE, MD 21228

PROPERTY OWNER: 303 ROLLING ROAD PARTNERSHIP
CONTACT PERSON: MATTHEW DECKER
815 HILLTOP ROAD
CATONSVILLE, MD 21228
(410) 719-0011

PROPERTY ZONING: DR-2

PROPERTY SIZE: 1.0031 ACRES, 43,696.78 SF

ELECTION / COUNTY COUNCIL DISTRICT: 1

FLOOR AREA RATIO CALCULATION: $\frac{3064 \text{ SF (First floor foot print)}}{43,696.78 \text{ SF (Area of property)}} = 0.070$

DENSITY/PARKING REQUIREMENTS: CLASS "B" GROUP SENIOR ASSISTED HOUSING

As stated in the Proposed Amendments to the Baltimore County Zoning Regulations regarding Assisted Living Facilities and Group Senior Assisted Housing (May 19, 1993)

p.7 - new Subsection 432.5 - The minimum lot area shall be ONE ACRE or 2,000 square feet / resident, whichever is more.

p.4 - Parking: Required parking: 1 space for every 3 beds
Proposed resident beds = 15
Required/Proposed parking = 15 beds / 3 = 5 spaces

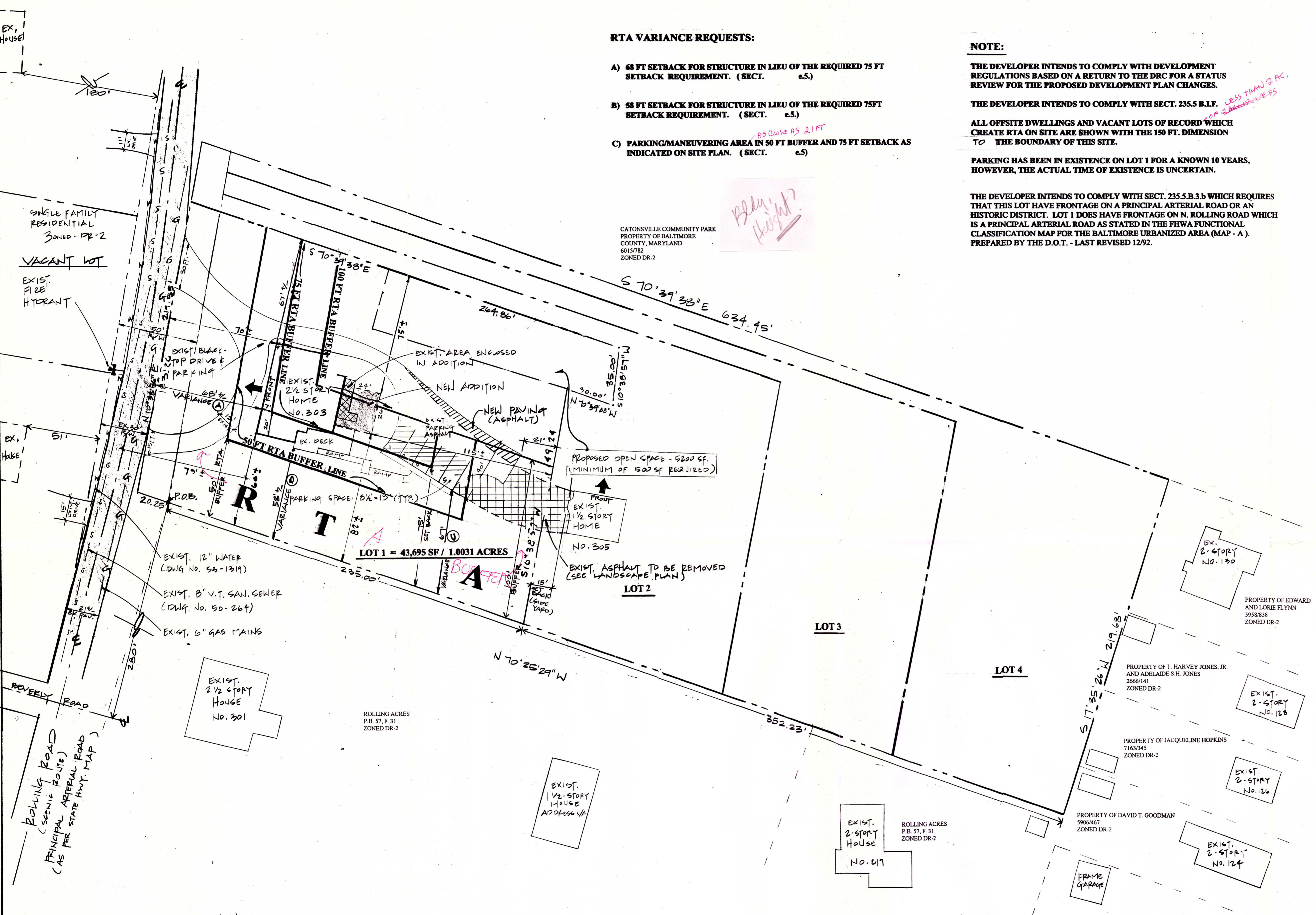
LOT 1 PROPOSED SQUARE FOOTAGE = 43,695 SF / 1.0031 ACRES

TOTAL ACREAGE OF LOTS 1,2,3, AND 4 = 3.1 ACRES

3.1 ACRES - 1.0031 ACRES (LOT 1) = 2.097 ACRES

DENSITY D.R. 2 X 2.097 ACRES = 4.19 DENSITY UNITS FOR 3 ADDITIONAL PROPOSED LOTS (LOTS 2,3, AND 4)

**PROPOSED DENSITY FOR LOT 2 = 1 UNIT
LOT 3 = 1 UNIT
LOT 4 = 1 UNIT
TOTAL = 3 UNITS**

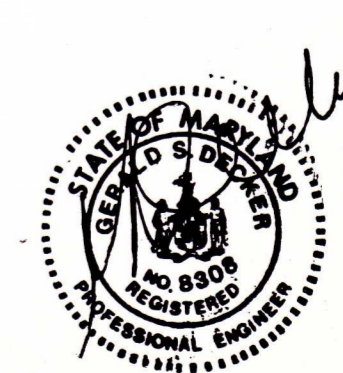


PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING

PROPERTY ADDRESS: 303 N. ROLLING ROAD • CATONSVILLE, MD 21228
OWNER: 303 ROLLING ROAD PARTNERSHIP • 815 HILLTOP • CATONSVILLE, MD 21228

PROPOSED USE PERMIT PLAN FOR CLASS "B" (ELDERLY HOUSING) ASSISTED LIVING FACILITY - 15 SENIORS
SCALE: 1" = 30'-0"

DATE: MAY 23, 1996
REVISED: JUNE 10, 1996
REVISED: JUNE 14, 1996

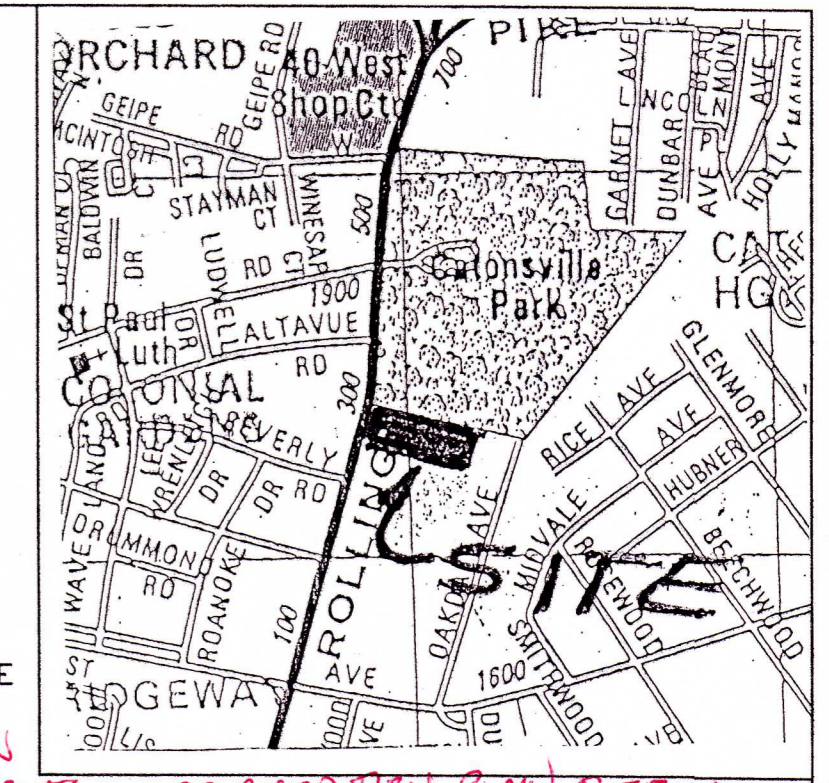


PLAN OK WITH MINOR CHANGES. JLL.

add below, not to exceed 75'

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS A SPECIAL HEARING
AND FUTURE
USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY (ALF)



NOTE:
THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY
HOUSING OR AN ASSISTED LIVING FACILITY.
~~NO RECONSTRUCTION, RELOCATION, (EXTERIOR)~~
~~CHANGES OR ADDITIONS (OF 25% OR MORE IN~~
GROUND FLOOR AREA) TO THE EXTERIOR OF THE
BUILDING (BEYOND THE ENCLOSURE OF A PORCH
OR THE ADDITION OF AN EXTERIOR STAIRWAY)
HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE
OF THIS PERMIT APPLICATION. REVISIONS TO THE
PLAN REFLECT REMOVAL OF BUILDING ADDITION
AREA TO COMPLY WITH CLASS A ALF REQUIREMENTS
AND PROPOSED DEV. PLAN REFINEMENT,
SEE ACCOMPANYING
FLOOR AREA/USE PLANS,

VICINITY MAP
SCALE 1"=1000'

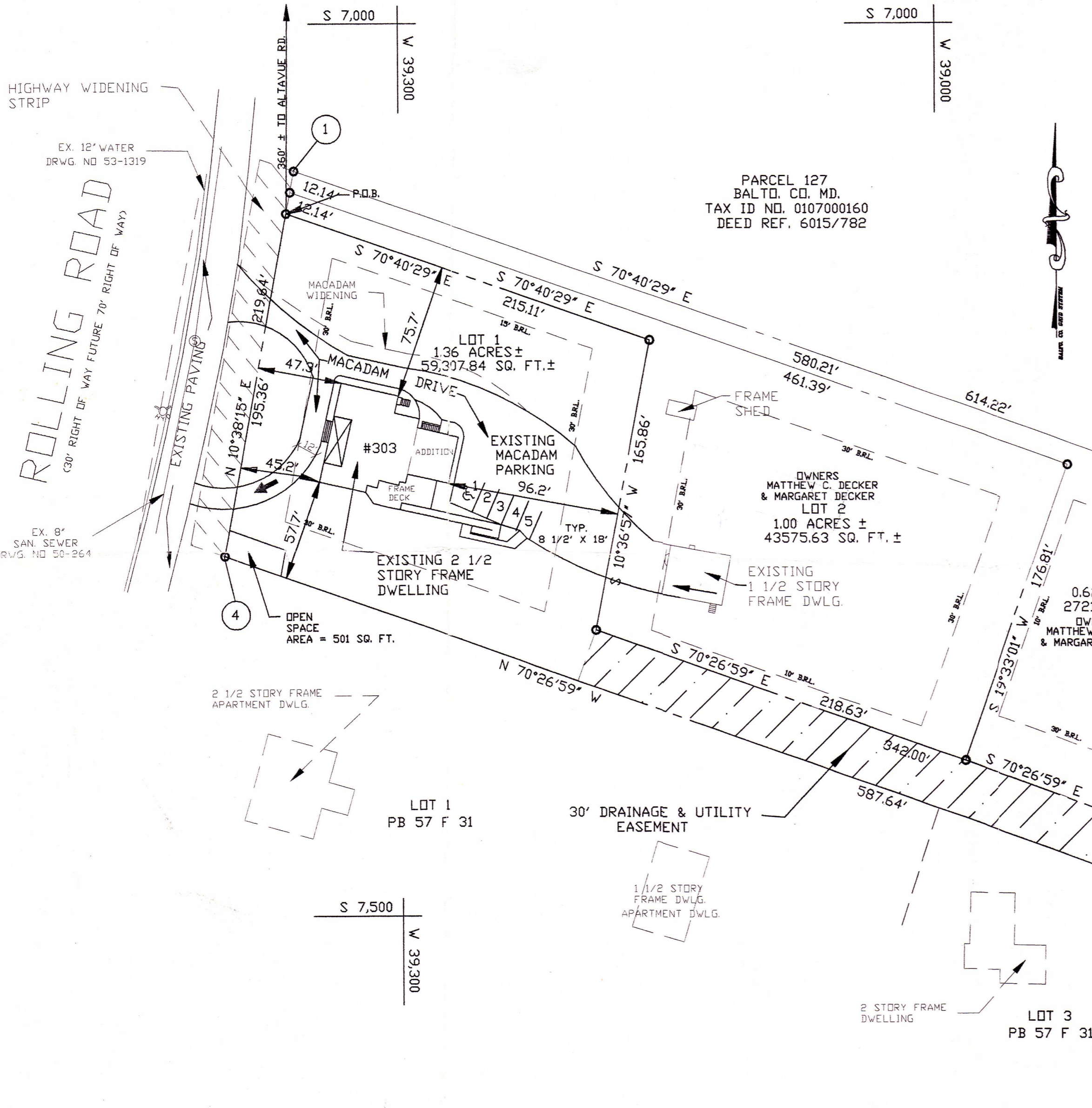
ZONING: D.R.2
PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
BUILDING SQUARE
FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
3,800 SQ. FT. OF LAND REQUIRED FOR EACH
ADDITIONAL RESIDENT
LOT 1 PROPOSED SQ. FOOTAGE = 59,308
PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
15 RESIDENTS TOTAL
3 = 5 SPACES NEEDED
5 SPACES PROPOSED
ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99
EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED
NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R.
AND ZONING POLICIES

THE DIRECTOR OF P.D.M. WILL
ALLOW TEMPORARY AND CONDITIONAL
USE OF PART OF THE BASEMENT
ADDITION TO CONTINUE TO
HOUSE MR.
NOW AGE 93. ONCE MR.
NO LONGER
RESIDES IN THIS BASEMENT
AREA, THE USE MUST BE
IMMEDIATELY CONVERTED
BACK TO STORAGE ONLY.
THE OWNER/S OF THE PROPERTY
ARE REQUIRED TO NOTIFY THE ZONING
OFFICE (IN WRITING) OF
THIS LIMITATION ONCE MR.
IS NO LONGER IN RESIDENCE AND MUST
ALLOW AND REQUEST AN ON SITE INSPECTION
20' PUBLIC RIGHT OF WAY
BY THE ZONING STAFF TO
CONFIRM CONVERSION
TO STORAGE AND COMPLY
COMPLIANCE WITH THESE
ALF PLANS. FAILURE
TO DO SO WILL
RESULT IN PENALTIES - AS DETERMINED BY THE DIR OF P.D.M.
TO INCLUDE BUT NOT
LIMITED TO WITHDRAWAL
OF ZONING APPEAL AND VIOLATION PROCEEDINGS
AS DETERMINED TO BE APPROPRIATE.

DEVELOPMENT HISTORY

1. THE DEVELOPMENT PLAN WAS APPROVED BY THE DEPUTY ZONING COMMISSIONER FOR SIX LOTS ON APRIL 6, 1995
2. D.R.C REFINEMENT PLAN WAS GRANTED ON SEPTEMBER 27, 1996
3. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE GRANTED ON JULY 31, 1996 BY THE ZONING COMMISSIONER, CASE NO. 96-507-XA
4. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE DENIED ON JUNE 4, 1997 BY THE COUNTY BOARD OF APPEALS, CASE NO. 96-507-XA
5. SPECIAL EXCEPTION FOR A CLASS B ALF, AND 4 VARIANCES WERE DENIED ON OCTOBER 1, 1998 BY THE CIRCUIT COURT, CASE NO. 3-6-97-6654

UNLESS PER A1 NO ENLARGEMENT
OR "B" SPACES
Plan to be
revised
Jan 12/14/99
Conversations with
Matt D.



PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782

OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830

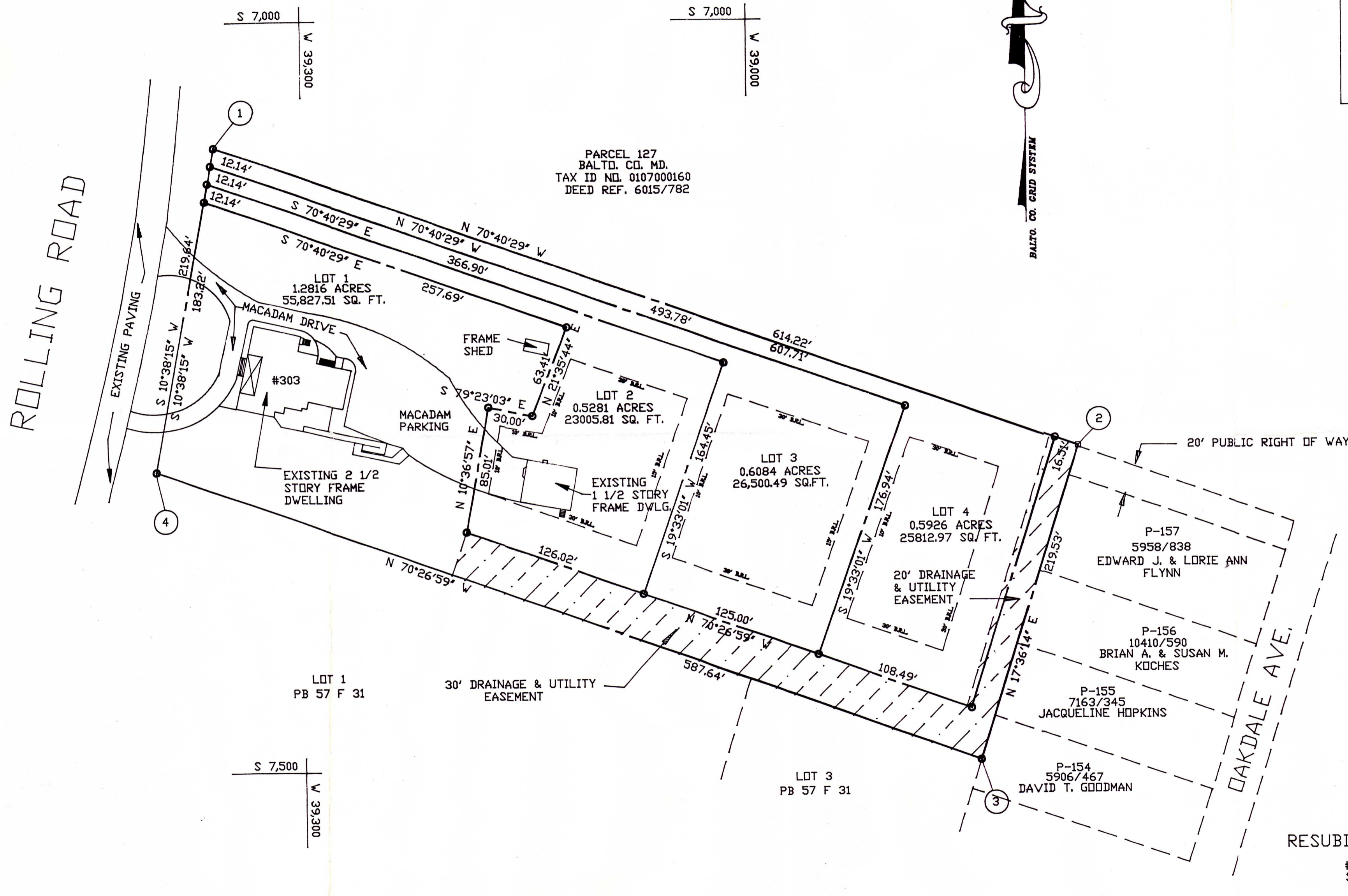


<p>NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY, METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-2743 S 7290.08 W 39423.78 X-5490 S 6812.96 W 39358.50</p>	<p>OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS</p>	<p>SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS</p> <p>JOHN C. MELLEMA SR. DATE</p>
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MINOR SUBDIVISION
RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK SM 1 FOLIO 030
#303 N. ROLLING RD. BALTO. CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1999
FIRST ELECTION DISTRICT 1ST C.D.

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922



PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782

VICINITY MAP
SCALE 1"=200'

GENERAL NOTES:

- 1) HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREIN ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTILL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS. THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROAD, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
- 2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216
- 3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 4) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM BALTIMORE COUNTY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND DEPT. OF PUBLIC WORKS.
- 6) THE RECORDING OF THIS PLAT DOES NOT IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- 7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 9) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREIN HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- 10) ANY FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREIN IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK S.M. 1 FOLIO 030
#303 N. ROLLING RD, BALTO, CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1998
FIRST ELECTION DISTRICT

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE

APPROVED

DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT DATE

P.W.A. COMPLETED _____
REC. & PARKS _____
FINAL PLAT CHECKED _____
PLANNING _____
ENGINEERING _____
HOUSE NOS. _____
STREET NAMES _____

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRANSVERSE STATIONS:
X-2743 S 7290.08 V 39423.78
X-5490 S 6812.96 V 39358.50

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS

JOHN C. MELLEMA SR. DATE

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

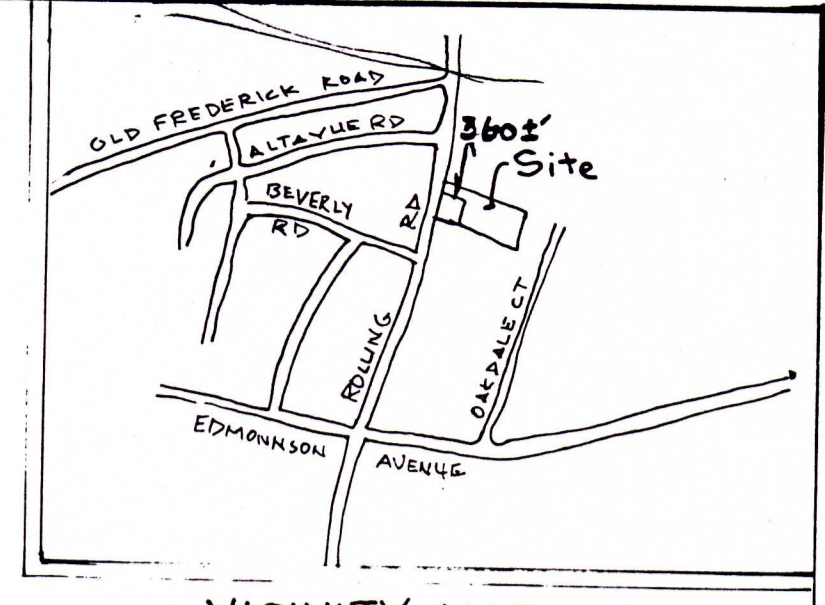
FOREST CONSERVATION EASEMENT NOTES

NON-DISTURBANCE NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

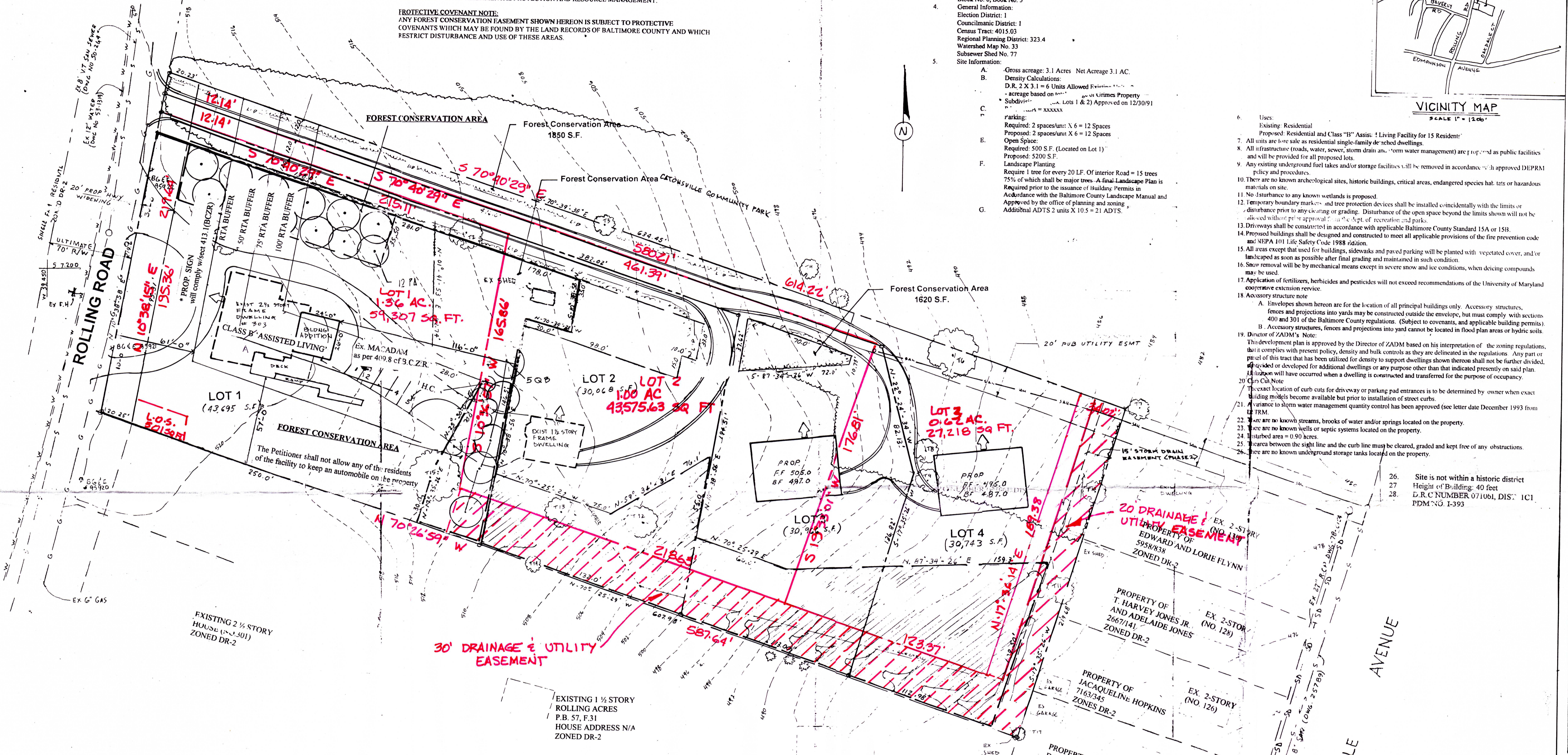
PROTECTIVE COVENANT NOTE:
ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND BY THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

GENERAL NOTES

- Existing Zoning D.R. - 2
- Deed Referenced Formerly Liber No. 6397, Folio 693 Current Deed N/A
- Tax Account No. 0713200650, Tax Map No. 100, Parcel 128, Block No. 6, Book No. 3
- General Information:
Election District: 1
Councilmanic District: 1
Census Tract: 4015.03
Regional Planning District: 323.4
Watershed Map No. 33
Subsewer Shed No. 77
Site Information:
A. Gross acreage: 3.1 Acres Net Acreage 3.1 AC.
B. Density Calculations:
D.R. 2 X 3.1 = 6 Units Allowed
- acreage based on total of Grimes Property
Subdivided into Lots 1 & 2 Approved on 12/30/91
C. Parking:
Required: 2 spaces/unit X 6 = 12 Spaces
Proposed: 2 spaces/unit X 6 = 12 Spaces
D. Open Space:
Required: 500 S.F. (Located on Lot 1)
Proposed: 5200 S.F.
E. Landscape Planting:
Require 1 tree for every 20 LF. Of interior Road = 15 trees
75% of which shall be major trees. A final Landscape Plan is Required prior to the issuance of Building Permits in accordance with the Baltimore County Landscape Manual and Approved by the office of planning and zoning.
F. Additional ADTS 2 units X 10.5 = 21 ADTS.



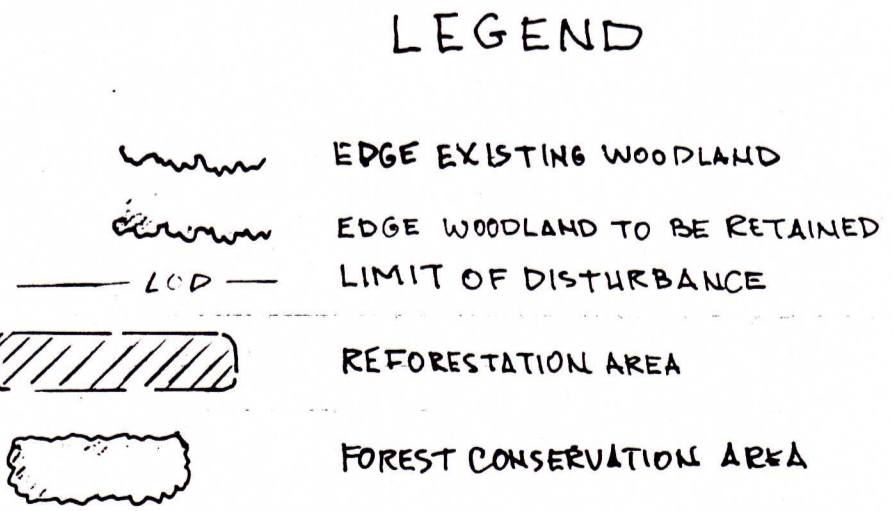
VICINITY MAP
SCALE 1" = 1200'



- Uses:
Existing: Residential
Proposed: Residential and Class "B" Assisted Living Facility for 15 Residents
- All units are to be residential single-family detached dwellings.
- All infrastructure (roads, water, sewer, storm drain and storm water management) are proposed as public facilities and will be provided for all proposed lots.
- Any existing underground fuel tanks and/or storage facilities shall be removed in accordance with approved DEPRM policy and procedures.
- There are no known archeological sites, historic buildings, critical areas, endangered species habitats or hazardous materials on site.
- No disturbance to any known wetlands is proposed.
- Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits or disturbance prior to any clearing or grading. Disturbance of the open space beyond the limits shown will not be allowed without prior approval of the Dept. of Recreation and Parks.
- Driveways shall be constructed in accordance with applicable Baltimore County Standard 15A or 15H.
- Proposed buildings shall be designed and constructed to meet all applicable provisions of the fire prevention code and NEPA 101 Life Safety Code 1988 edition.
- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover, and/or landscaped as soon as possible after final grading and maintained in such condition.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland cooperative extension service.
- Accessory structure note
A. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the Baltimore County regulations. (Subject to covenants, and applicable building permits)
B. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
- Director of ZADM's Note:
This development plan is approved by the Director of ZADM based on his interpretation of the zoning regulations, that complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
- Curb Note:
The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact grading models become available but prior to installation of street curbs.
- Provision to storm water management quantity control has been approved (see letter date December 1993 from DEPRM).
- There are no known streams, brooks of water and/or springs located on the property.
- There are no known wells or septic systems located on the property.
- Disturbed area = 0.90 acres.
- Clearance between the sight line and the curb line must be cleared, graded and kept free of any obstructions.
- There are no known underground storage tanks located on the property.

- Site is not within a historic district
- Height of Building: 40 feet
- D.R.C NUMBER 071061, DIST. 1C1
- PDM NO. I-393

IT IS FURTHER ORDERED that a variance from Section 1B01.1.B.1e(2),(3) and (5) of the BCZR to permit a 68 ft setback for structure in lieu of the required 75 ft.; A 58 ft setback for structure in lieu of the required 75 ft. setback; a parking/maneuvering area as close as indicated on the site plan; and a building height of 40 ft. in lieu of 35 ft. within the 100 ft. transition area, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:



- The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall not allow any of the residents of the facility to keep an automobile on the property.
- The Petitioner must obtain, retroactively, and/or prospectively, all permits necessary for completed and/or proposed improvements/renovations to the property as outlined hereinabove.
- All development of the subject lot and tract shall be in accordance with the Order and plan approved by the Deputy Zoning Commissioner, Timothy M. Kotrocco, on April 6, 1995 as modified by the DRC.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County (this 6th day of April, 1995 that the development plan, for the Rehabilitation of Lots 1 and 2 of the Grimes Property, in accordance with Developer's Exhibit 1, Revised/Plan, is hereby APPROVED, subject to the following terms and conditions:

- The Developer shall submit a revised plan depicting a 100-foot setback/line along Rolling Road and the retention of the mature trees along the southern end of the subject property.
- Prior to final approval of the revised development plan for this property the Developer must prove to the Baltimore County Real Estate Division that he has the right to utilize the 20-foot setback shown on the plan for storm water management and sewer facilities.

Any appeal of this decision must be taken in accordance with Section 24-209 of the Baltimore County Code.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner for Baltimore County

Timothy M. Kotrocco
Timothy M. Kotrocco
Deputy Zoning Commissioner for Baltimore County

SCALE 1" = 30'

NOTE:
New addition to rear of house. Existing square footage of house = 6,481 SF
Proposed new sq. footage = 2,284 SF
Percentage of new square footage = 35%

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
DATE: 4-27-95
PROJECT MANAGER: *Donald T. Preece*

APPROVAL:
EXAMPLE OF RED LINE FOR PROPOSED REFINEMENT AS PROVIDED TO JOHN LEWIS BY MATT DECKER DEC. 1999
DATE

THE DECKER GROUP
CONTRACTORS & DESIGNERS
101 ROLLING ROAD
BALTIMORE, MARYLAND 21228



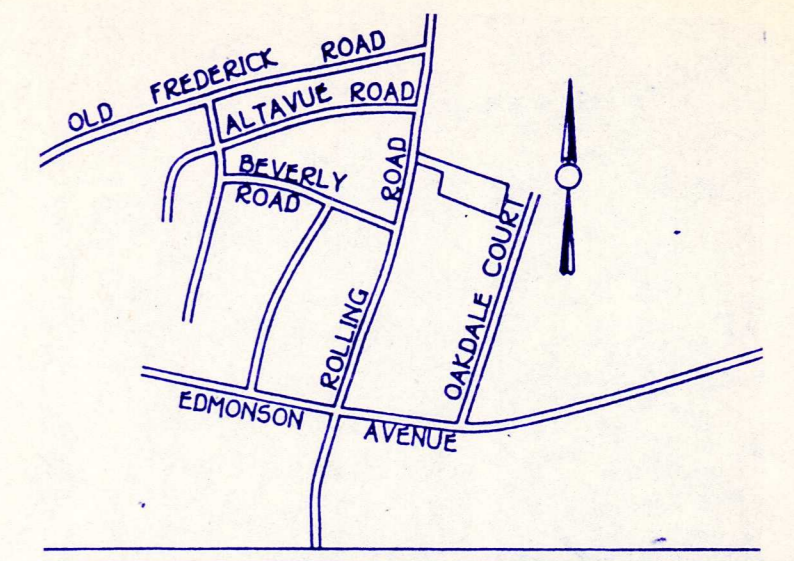
THE GRIMES PROPERTY
Baltimore County, MD.
1st Election District

Owner:
303 North Rolling Road Partnership
c/o The Decker Group, Inc.
815 Hilltop Road
Catonsville, MD. 21228 • (410) 719-0011

DATE: 9-25-96
SHEET NO. 1 of 1

FOREST CONSERVATION EASEMENT NOTES

NON-DISTURBANCE NOTE:
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PROTECTIVE COVENANT NOTE:
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VICINITY MAP
 SCALE: 1" = 1200'

(FIRST ELECTION DISTRICT)

303 N. ROLLING ROAD - EXIST. HOUSE
 LIVING QUARTERS:
 1ST FLOOR = 2,800 SQ. FT.
 2ND FLOOR = 1,220 SQ. FT.
 3RD FLOOR = 860 SQ. FT.
 TOTAL = 4,880 SQ. FT.
 (NOT COUNTING UNFINISHED BASEMENT FOR STORAGE)



PROPOSED DENSITY = 14 ASSISTED LIVING FACILITY (ALF) RESIDENTS

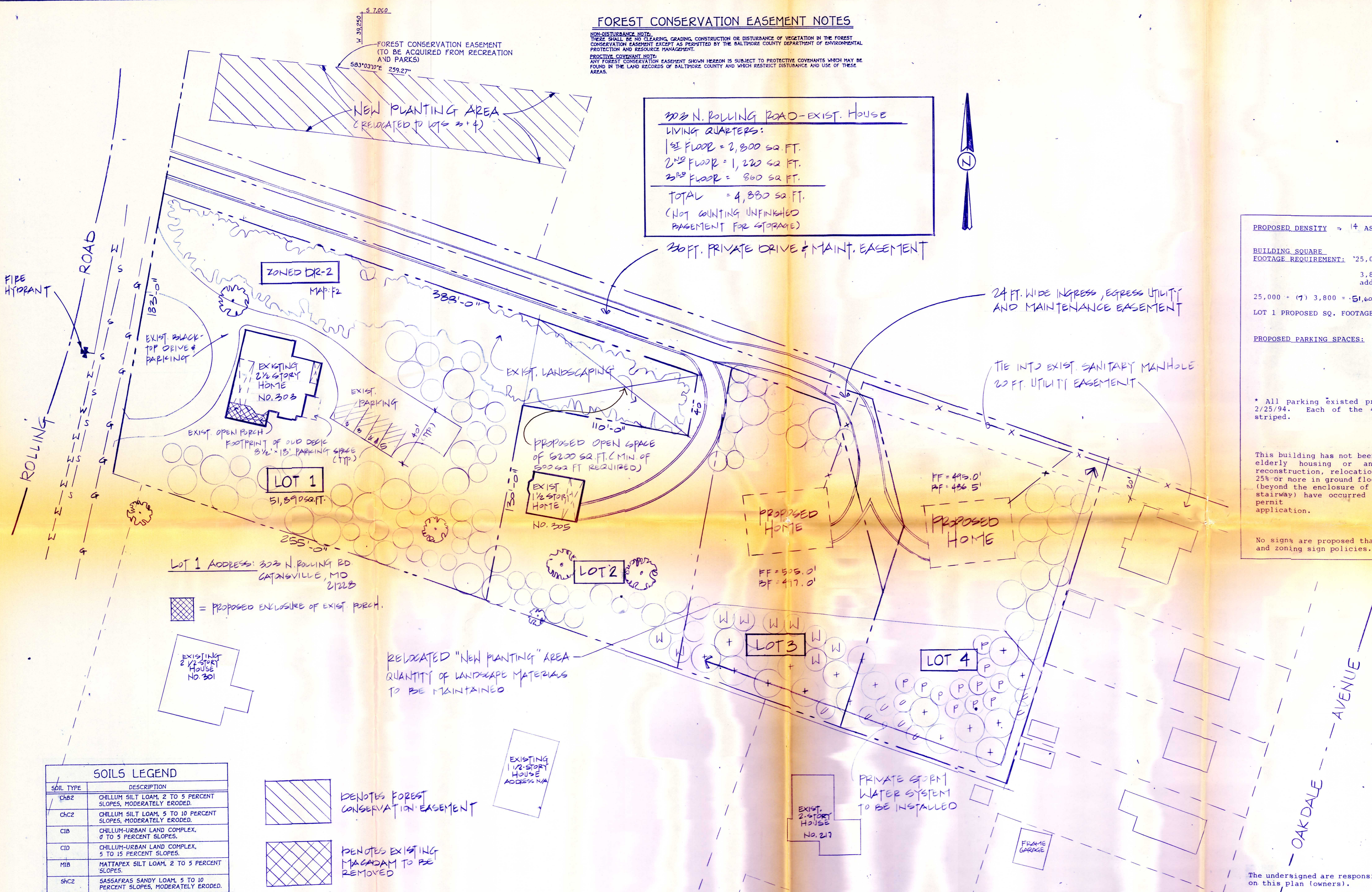
BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents
 3,800 sq. ft. of land required for each additional resident
 25,000 ÷ (7) 3,800 = 51,600 sq. ft. of land required
LOT 1 PROPOSED SQ. FOOTAGE = 51,890 sq. ft.

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents
 14 residents total = 5 SPACES NEEDED
 3 = 5 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 4 spaces required will be permanently striped.

This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BCZR and zoning sign policies.



LOT 1 ADDRESS: 303 N ROLLING RD
 CATONSVILLE, MD 21228

☒ = PROPOSED ENCLOSURE OF EXIST. PORCH.

RELOCATED "NEW PLANTING" AREA
 QUANTITY OF LANDSCAPE MATERIALS
 TO BE MAINTAINED

SOILS LEGEND

SOIL TYPE	DESCRIPTION
CHB2	CHILLUM SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED.
CHC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.
CIB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES.
CID	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES.
MIB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES.
SHC2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.

DENOTES FOREST CONSERVATION EASEMENT

DENOTES EXISTING MACADAM TO BE REMOVED

The DECKER Group, Inc.
 CONTRACTORS/DEVELOPERS
 515 Hilltop Road • Baltimore, MD 21228 • (410)719-0011

OWNER: 303 N. ROLLING ROAD PARTNERSHIP

PROPOSED USE PERMIT PLAN FOR CLASS "A" (ELDERLY HOUSING) ASSISTED LIVING FACILITY - ZONEB DR-2

SCALE: 1" = 30'-0"

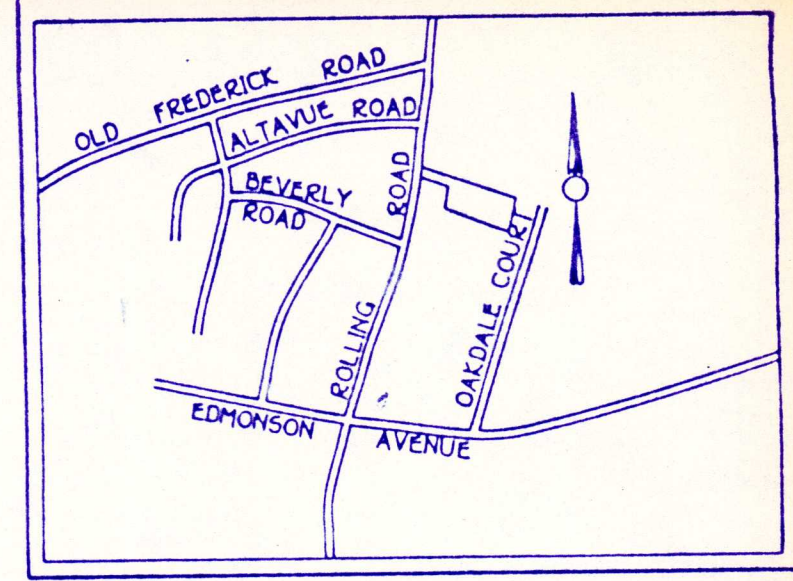
DATE: OCTOBER 31, 1995

The undersigned are responsible for the accuracy of the information on this plan (owners).

Matthew C. Decker, PREG.
 MATTHEW C. DECKER, PREG.
 THE DECKER GROUP, INC.
 10-31-95
 DATE

APPROVAL:
 Approval for zoning Review
 and O.P. For Bill Huey
 10/31/95
 J. J. Lewis 10/31/95

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE CONSTRAINTS MAP AND FOREST STAND DELINEATION
2	DEVELOPMENT PLAN



GENERAL NOTES

- EXISTING ZONING OR-2
- DEED REFERENCED FORMERLY LINDER NO. 6397, FOLIO 693 CURRENT DEED N/A
- TAX ACCOUNT NO. 01200850, TAX MAP NO. 100, PARCEL 122
- BLDG. NO. 8, BOOK NO. 3
- GENERAL INFORMATION
- ELECTION DISTRICT
- COUNCILMANIC DISTRICT
- CENSUS TRACT 403.03
- REGIONAL PLANNING DISTRICT 3234
- WATERSHED MAP NO. 30
- SUBSIDIARY SHEET NO. 77
- SITE INFORMATION
- GROSS ACREAGE 3.14 ACRES, NET ACREAGE 3.1 AC
- DENSITY CALCULATIONS: TOTAL UNITS 6, EXISTING UNITS 2
- PROPOSED UNITS 4
- ACREAGE BASED ON TOTAL ACREAGE OF GRIMES PROPERTY
- PARKING: 11 SPACES (EXCEPTS 1A2) APPROVED ON 12/30/94
- REQUIRED 2 SPACES PER 3 RESIDENTS
- PROPOSED 2 SPACES PER 3 RESIDENTS
- OPEN SPACE: 4262 S.F. (ADJACENT TO THE BALTO. CO. COMMUNITY PARK) OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY
- LANDSCAPE PLANTING: REQUIRED 1 TREE FOR EVERY 20 L.F. OF INTERIOR ROADS TREES 75% OF WHICH SHALL BE MAJOR TREES. A FINAL LANDSCAPE PLAN IS REQUIRED PRIOR TO THE SIGNATURE OF BUILDING PERMITS IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND APPROVED BY THE OFFICE OF PLANNING AND ZONING
- ADDITIONAL NOTES: 4 UNITS X 10.5' = 42 ADITS
- USES
- EXISTING RESIDENTIAL
- PROPOSED RESIDENTIAL
- ALL UNITS ARE FOR SALE
- ALL INFRASTRUCTURE (ROADS, WATER, SEWER, STORM DRAIN AND STORM WATER MANAGEMENT) ARE PROPOSED AS PUBLIC FACILITIES AND WILL BE PROVIDED FOR ALL PROPOSED LOTS AND MAINTAINED BY SUCH COMMUNITY
- ANY EXISTING UNDERGROUND FIELD TANKS AND/OR STORAGE FACILITIES WILL BE REMOVED IN ACCORDANCE WITH APPROVED DEPTH POLICY AND PROCEDURES
- THERE ARE NO KNOWN ARCHAEOLOGICAL SITES, HISTORIC BUILDINGS, CRITICAL AREAS, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON SITE
- NO DISTURBANCE TO ANY KNOWN WETLANDS IS PROPOSED
- TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED CONCURRENTLY WITH THE LIMITS OF DISTURBANCE PRIOR TO ANY CLEARING OR CONSTRUCTION OF THE OPEN SPACE BEYOND THE LIMITS SHOWN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPT. OF RECREATION AND PARKS IN ACCORDANCE WITH APPLICABLE BALTIMORE COUNTY STANDARD 15A OR 15B
- PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND NFPA 101 LIFE SAFETY CODE 1998 EDITION
- ALL AREAS EXCEPT THAT USED FOR BUILDINGS, SIDEWALKS AND PAVED PARKING WILL BE PLANTED WITH VEGETATED COVER AND/OR LANDSCAPED AS SOON AS POSSIBLE AFTER FINAL GRADING AND MAINTAINED IN SUCH CONDITION
- SNOW REMOVAL WILL BE BY MECHANICAL MEANS EXCEPT IN SEVERE SNOW AND ICE CONDITIONS, WHEN BEING COMPLETED MAY BE USED
- APPLICATIONS FOR UTILITIES, PERMITS AND PRELIMINARIES WILL NOT EXCEED RECORD CONDITIONS OF THE UNIVERSITY OF MARYLAND COOPERATIVE EXTENSION SERVICE
- ACCEPTED: SEE ATTACHED NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE. ALL UTILITIES SHALL BE PROTECTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 300 OF THE BALTIMORE COUNTY REGULATIONS
- ALL VARIANCES TO STORM WATER MANAGEMENT QUANTITY CONTROL, HAS BEEN APPROVED (SEE LETTER DATED DECEMBER 6/1993 FROM DEP. SJM)
- WATER QUALITY WILL BE PROVIDED VIA GARDEN AND SAND CHECK DAMS IN THE SWALE ADJACENT TO THE CATONSVILLE COMMUNITY PARK PROPERTY
- A WAIVER NOT TO PAVE ROLLING ROAD HAS BEEN APPLIED FOR
- A WAIVER TO RECLAIM STREAMS, BODIES OF WATER AND/OR SPRINGS LOCATED ON THE PROPERTY
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY
- DISTURBED AREA = 0.90 ACRES

**** 5B) DENSITY:**
 LOT 1 = 14 AUF RESIDENTS REQUIRES 51,600 SQ.F (1.19 ACRES)
 TOTAL ACREAGE = 3.1 - 1.19 (LOT 1) = 1.91
 DENSITY P.R. 2 X 1.91 = 3.8 UNITS FOR
 3 ADDITIONAL LOTS PROPOSED (LOTS 2, 3, + 4)
 PROPOSED DENSITY FOR LOT 2 = 1 UNIT
 LOT 3 = 1 UNIT } TOTAL = 3 UNITS.
 LOT 4 = 1 UNIT

***** 5C) PARKING**
 LOT 1 - 14 RESIDENTS REQUIRES 51 SPACES PER 3 RESIDENTS
 1 PKG. SPACE / 3 RESIDENTS
 5 SPACES NEEDED
 (6 SPACES PROVIDED)

LOT 2 = 2 SPACES PER 1 D.
 LOT 3 = 2 SPACES "
 LOT 4 = 2 SPACES "

TOTAL PARKING PER 1 D. = 11 SPACES



SOILS LEGEND	
SOIL TYPE	DESCRIPTION
Chb2	CHILLUM SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED.
Chc2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.
Cib	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES.
Cid	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES.
Mib	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES.
Shc2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.

I, MATTHEW DECKER, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

PLAN VIEW
 SCALE: 1" = 30'

- * AND CLASS "A" ASSISTED LIVING FACILITY FOR 14 RESIDENTS.**
- | REVISIONS: | DATE: |
|---|----------|
| 1) LOT LINE ADJUSTMENT | 10-31-95 |
| 2) ASSISTED LIVING FACILITY (AUF) PROPOSED FOR 14 RESIDENTS (LOT NO. 1) | 10-31-95 |
| 3) DENSITY + PARKING REVISED TO REFLECT AUF REQUIREMENTS | 10-31-95 |

OWNER AND DEVELOPER:
 THE DECKER GROUP, INC.
 c/o MR. MATT DECKER
 305 NORTH ROLLING ROAD
 BALTIMORE, MARYLAND 21228
 (410) 719-0011

LOCATION:
 1st ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

**DEVELOPMENT PLAN
 A RESUBDIVISION OF THE
 GRIMES PROPERTY
 LOTS 1 AND 2**

DRAWN BY: B.J.WMS. SCALE: 1" = 30'
 DESIGNED BY: A.WREMY DATE: 2/17/94
 CHECKED BY: SHEET 1 OF 1

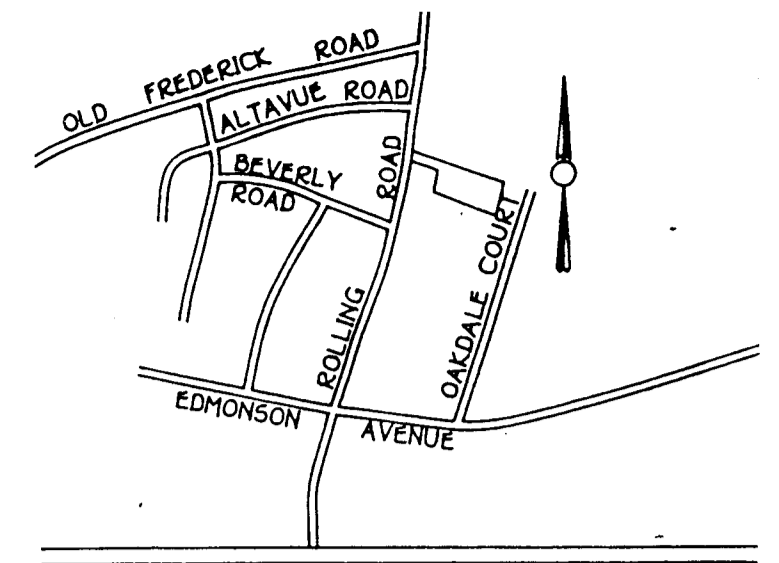
DATE	REVISION	NO.

SIGNATURE: [Signature]
 DATE: 4-17-94

FOREST CONSERVATION EASEMENT NOTES

NON-DISTURBANCE NOTE:
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PROTECTIVE COVENANT NOTE:
 ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.



VICINITY MAP
 SCALE: 1" = 1200'

(FIRST ELECTION DISTRICT)

303 N. ROLLING ROAD - EXIST. HOUSE
LIVING QUARTERS:
 1ST FLOOR = 2,300 SQ. FT.
 2ND FLOOR = 1,220 SQ. FT.
 3RD FLOOR = 800 SQ. FT.
 TOTAL = 4,320 SQ. FT.
 (NOT COUNTING UNFINISHED BASEMENT FOR STORAGE)



PROPOSED DENSITY = 14 ASSISTED LIVING FACILITY (ALF) RESIDENTS

BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents
 3,800 sq. ft. of land required for each additional resident

25,000 ÷ (7) 3,800 = 51,600 sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 51,890 sq. ft.

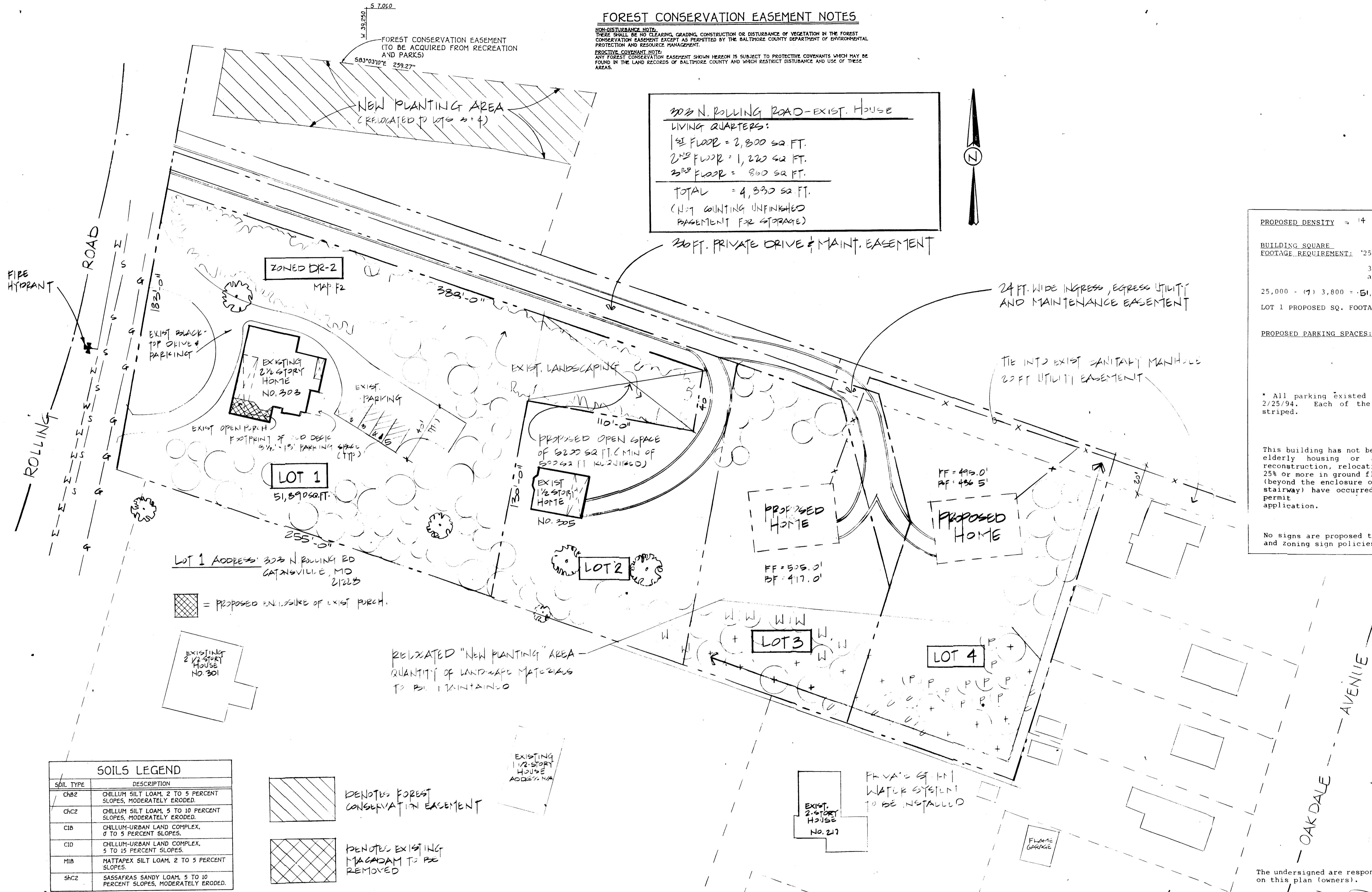
PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

14 residents total ÷ 3 = 5 SPACES NEEDED
 5 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 4 spaces required will be permanently striped.

This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BC2R and zoning sign policies.



SOIL TYPE	DESCRIPTION
CHB2	CHILLUM SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED.
CHC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.
CIB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES.
CID	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES.
MIB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES.
SHC2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.

DENOTES FOREST CONSERVATION EASEMENT

DENOTES EXISTING MACADAM TO BE REMOVED

The DECKER Group, Inc.
 CONTRACTORS/DEVELOPERS
 815 HILLTOP Road • Baltimore, MD 21228 • (410)719-0011

OWNER: 303 N. ROLLING ROAD PARTNERSHIP

PROPOSED USE PERMIT PLAN FOR CLASS "A" (ELDERLY HOUSING) ASSISTED LIVING FACILITY - ZONE DS DR-2

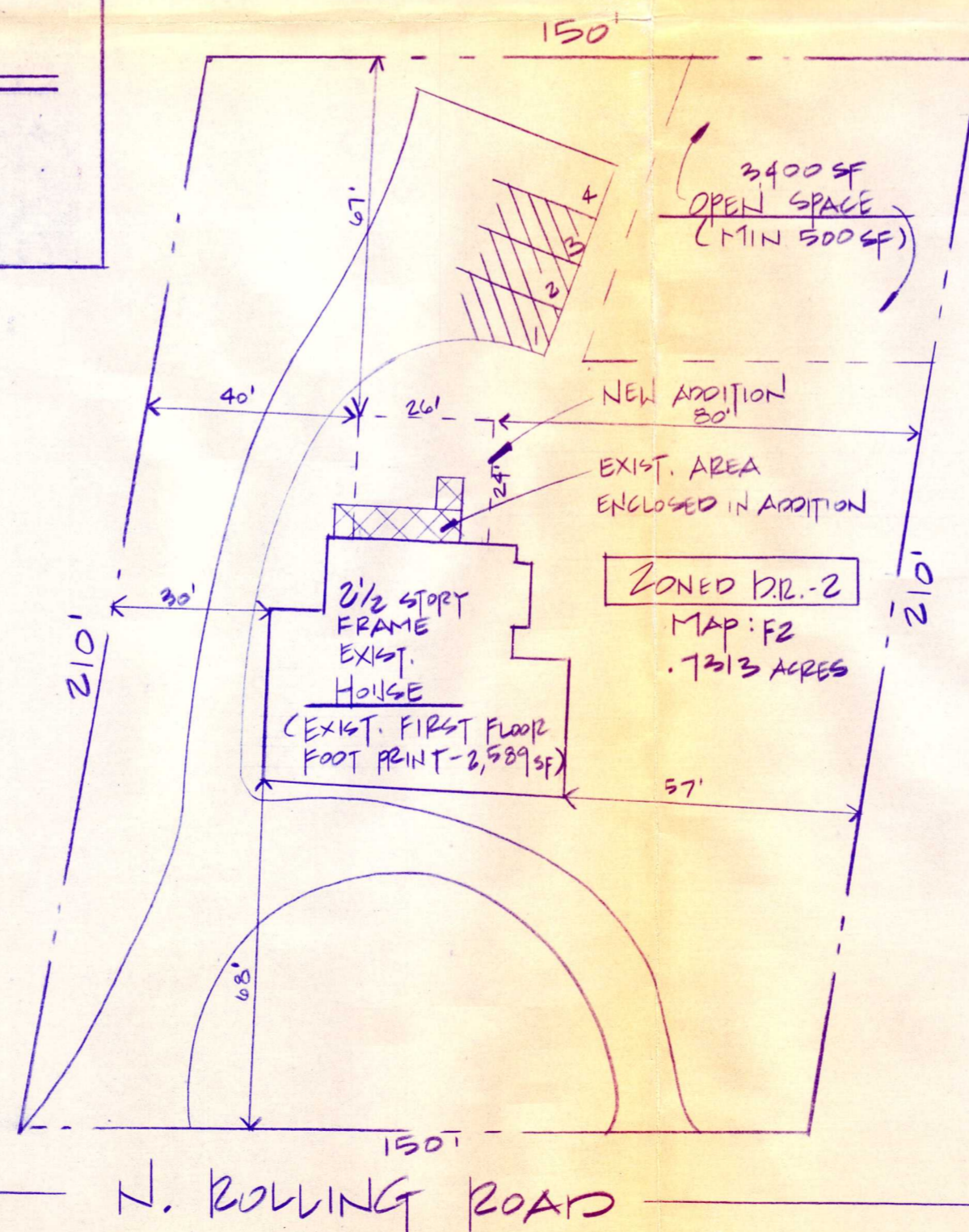
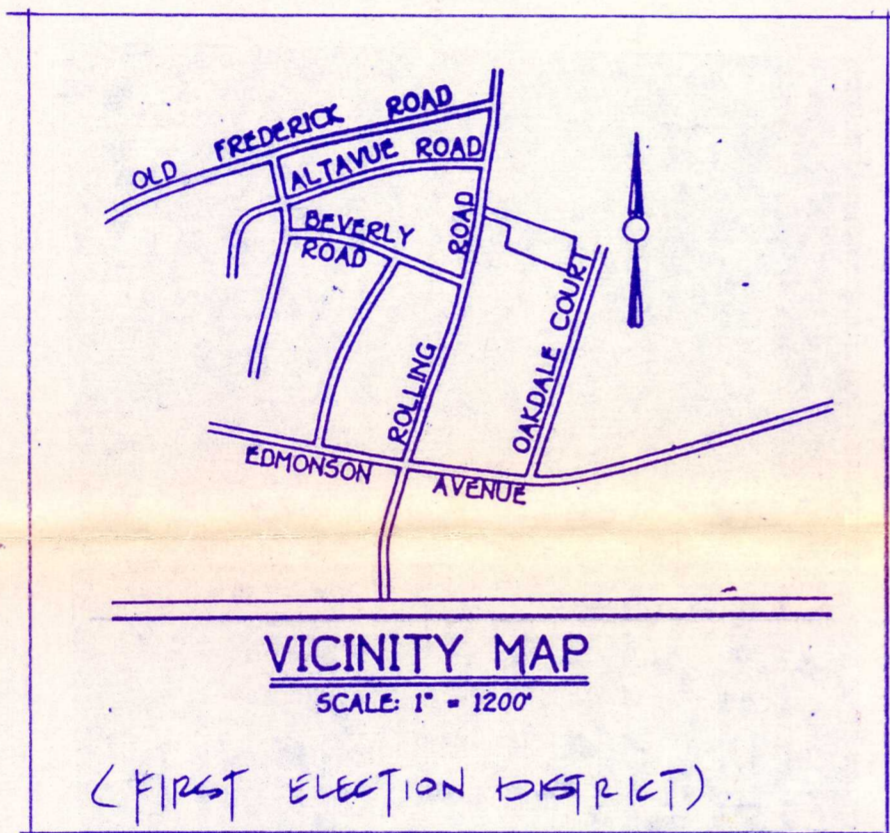
SCALE: 1" = 30'-0"

DATE: OCTOBER 31, 1995

The undersigned are responsible for the accuracy of the information on this plan (owners).

Matthew J. Decker, P.E. 10.31.95
 THE DECKER GROUP, INC. DATE

APPROVAL:
 Approved for Permit Review and OP by Bill Huey 10/31/95
 J. Decker 10/31/95



SITE PLAN - 303 N. ROLLING ROAD
 SCALE: 1" = 30'-0"
 CATONSVILLE, MD 21228

PROPOSED DENSITY = 8 ASSISTED LIVING FACILITY (ALF) RESIDENTS

BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 sq. ft. of land for 7 residents
 3,800 sq. ft. of land required for each additional resident

$25,000 + (1) 3,800 = 28,800$ sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 31,372 SF

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

8 residents total

 3 = 3 SPACES NEEDED
 4 SPACES PROPOSED

* All parking existed prior to the date of this plan and on 2/25/94. Each of the 3 spaces required will be permanently striped.

This building has not been originally constructed to accommodate elderly housing or an Assisted Living Facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application.

No signs are proposed that do not comply with section 413.1 BCZR and zoning sign policies.

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNERS)

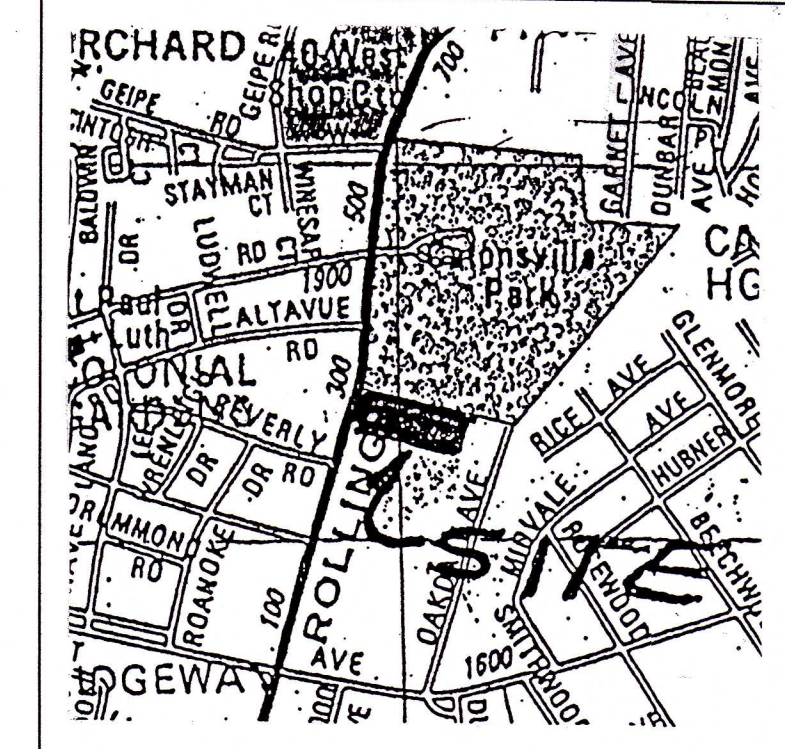
MWD
 THE DECKER GROUP, INC.
 MATTHEW C. BECKER - PRESIDENT

The
DECKER
 Group, Inc.
 CONTRACTORS/DEVELOPERS
 305 N. ROLLING ROAD
 BALTIMORE, MARYLAND 21228
 410-719-0011

COORDINATE TABLE		
POINT	SOUTH	WEST
1	7082.339	39358.377
2	7285.604	38778.763
3	7494.854	38845.156
4	7298.208	39398.922

PLAT TO ACCOMPANY CLASS "A" ELDERLY A.L.F. USE PERMIT

ALSO SEE DEVELOPMENT PLAN TITLED REFINEMENT OF GRIMES PROPERTY
(BOTH PLANS MUST BE IN AGREEMENT)



VICINITY MAP
SCALE 1"=1000'

ZONING: D.R.2
PROPOSED DENSITY = ASSISTED LIVING FACILITY (ALF) 15 RESIDENTS
BUILDING SQUARE FOOTAGE REQUIREMENT: 25,000 SQ. FT. OF LAND FOR 7 RESIDENTS
3,800 SQ. FT. OF LAND REQUIRED FOR EACH ADDITIONAL RESIDENT TOTAL REQUIRED 55,400 SQ. FT.

LOT 1 PROPOSED SQ. FOOTAGE = 59,308
PROPOSED PARKING SPACES: PROVIDE 1 PARKING SPACE PER 3 RESIDENTS
15 RESIDENTS TOTAL = 5 SPACES NEEDED
3 = 5 SPACES PROPOSED

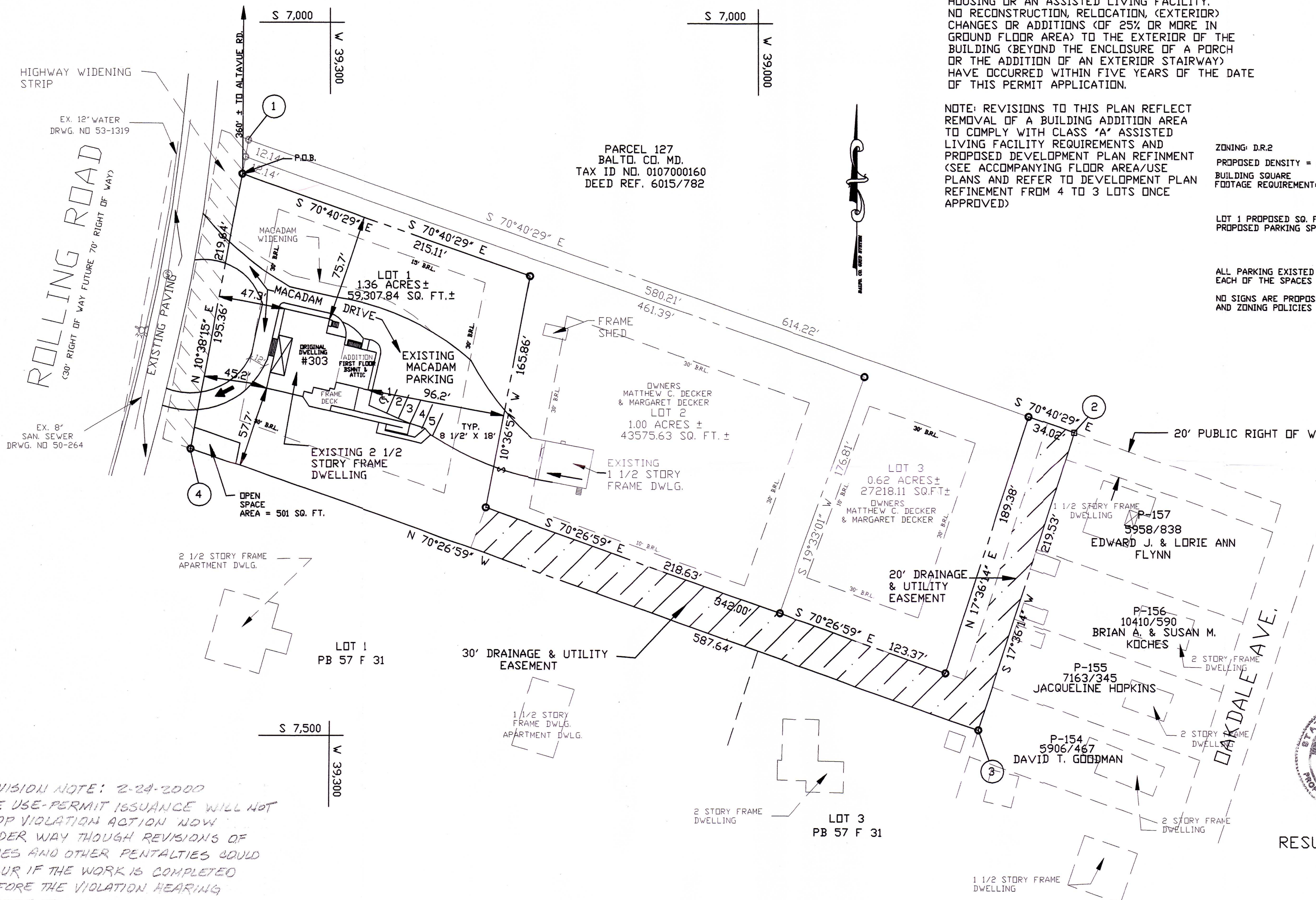
ALL PARKING EXISTED PRIOR TO THE DATE OF THIS PLAN AND ON 2/2/99 EACH OF THE SPACES REQUIRED WILL BE PERMANENTLY STRIPED

NO SIGNS ARE PROPOSED THAT DO NOT COMPLY WITH SECTION 450 B.C.Z.R. AND ZONING POLICIES

NOTE: THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

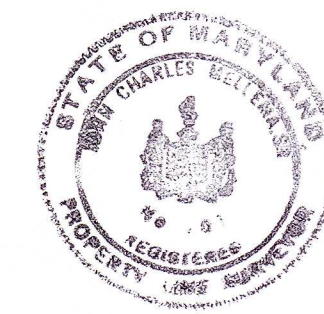
NOTE: REVISIONS TO THIS PLAN REFLECT REMOVAL OF A BUILDING ADDITION AREA TO COMPLY WITH CLASS "A" ASSISTED LIVING FACILITY REQUIREMENTS AND PROPOSED DEVELOPMENT PLAN REFINEMENT (SEE ACCOMPANYING FLOOR AREA/USE PLANS AND REFER TO DEVELOPMENT PLAN REFINEMENT FROM 4 TO 3 LOTS ONCE APPROVED)

PARCEL 127
BALTO. CO. MD.
TAX ID NO. 0107000160
DEED REF. 6015/782



NOTE: THE AREAS TO BE REMOVED OR TO BE CONVERTED TO NON HABITABLE OR STORAGE ONLY AREAS AS SHOWN ON THESE PLANS (REFER ALSO TO FLOOR PLANS) CANNOT BE REBUILT OR REUSED FOR ASSISTED LIVING (UNLESS A SPECIAL EXCEPTION FOR A CLASS B A.L.F. IS GRANTED) FOR A PERIOD OF 5 YEARS AFTER THIS BUILDING IS CONVERTED BACK TO A SINGLE FAMILY DWELLING (i.e. WITH NO CLASS A A.L.F. USE THERE WILL BE NO CHANGES TO THE BUILDING OR PARKING AND THE AREA OF THE LOT AS SHOWN ON THESE PLANS WITHOUT A REVISION TO THIS CLASS "A" A.L.F. PLAN THE AUTHORIZED REPRESENTATIVES OF BALTIMORE COUNTY WILL BE ALLOWED TO INSPECT THE PROPERTY AND BUILDING FOR COMPLIANCE WITH THIS AND ACCOMPANYING PLANS WITH A 24 HOUR NOTICE TO THE OWNER OR OWNERS REPRESENTATIVE.

PLAN RECD 3/3/00



Approved
3/24/00
JCM

NOTE: ZONING MAP NO. S.W. 2-G

RESUBDIVISION OF GRIMES PROPERTY
PLAT BOOK S.M. 1 FOLIO 030
#303 N. ROLLING RD. BALTO. CO. MD.
SCALE: 1"=50' DATE: FEBRUARY, 1999
FIRST ELECTION DISTRICT 1ST C.D.

REVISION NOTE: 2-24-2000
THE USE PERMIT ISSUANCE WILL NOT STOP VIOLATION ACTION NOW UNDER WAY THOUGH REVISIONS OF FINES AND OTHER PENALTIES COULD OCCUR IF THE WORK IS COMPLETED BEFORE THE VIOLATION HEARING (CURRENTLY SCHEDULED ON MARCH 23, 2000) BEFORE MR. STANLEY SHAPIRO.

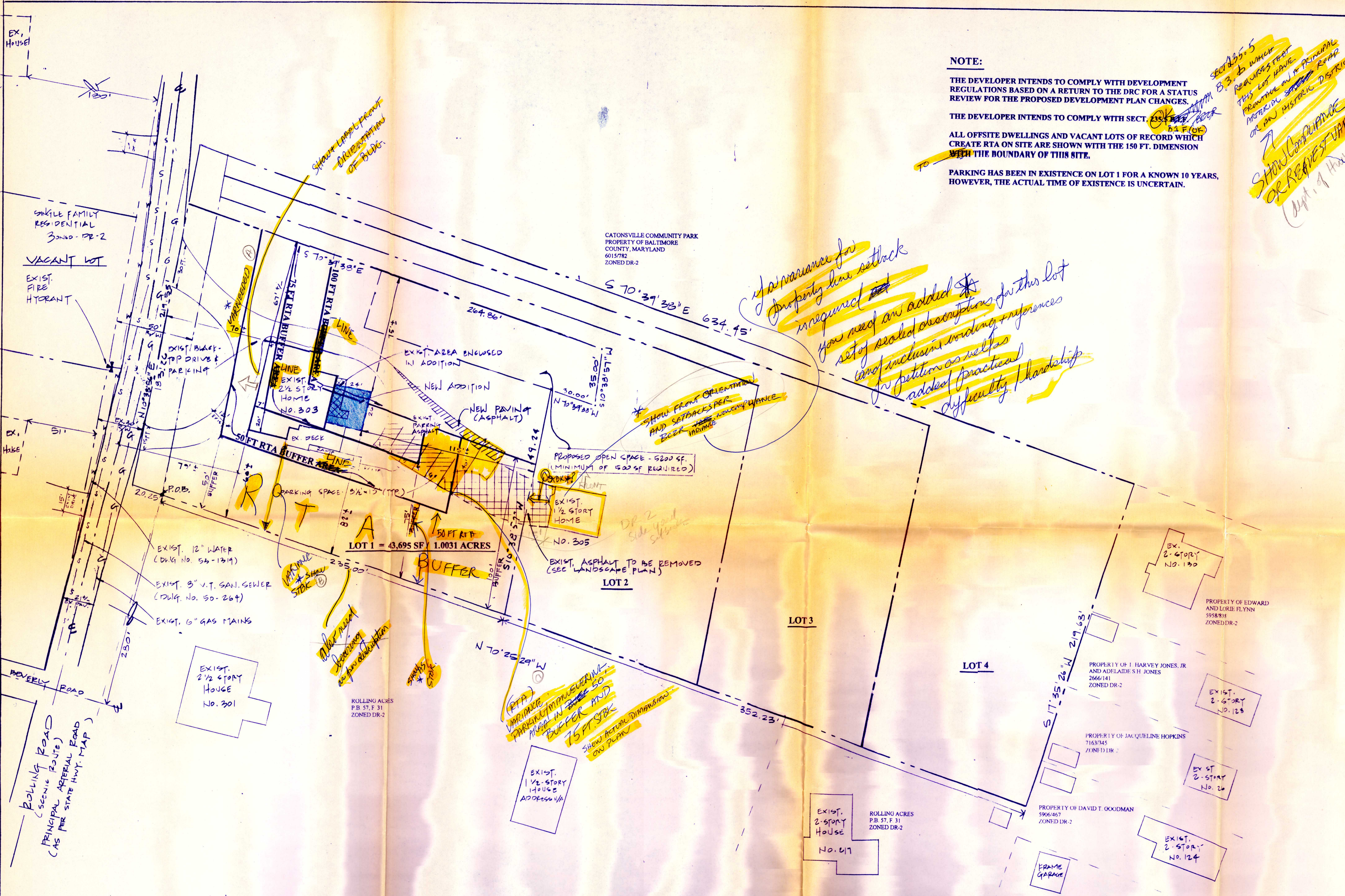
OWNER: 303 N. ROLLING ROAD PARTNERSHIP
303 N. ROLLING ROAD
BALTO. CO. MARYLAND 21228
MAY 20, 1999 (410) 747-4830

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-2743 S 7290.08 W 39423.78
X-5490 S 6812.96 W 39358.50

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS
John C. Mellema Sr. 1-18-2000
JOHN C. MELLEMA SR. DATE

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507



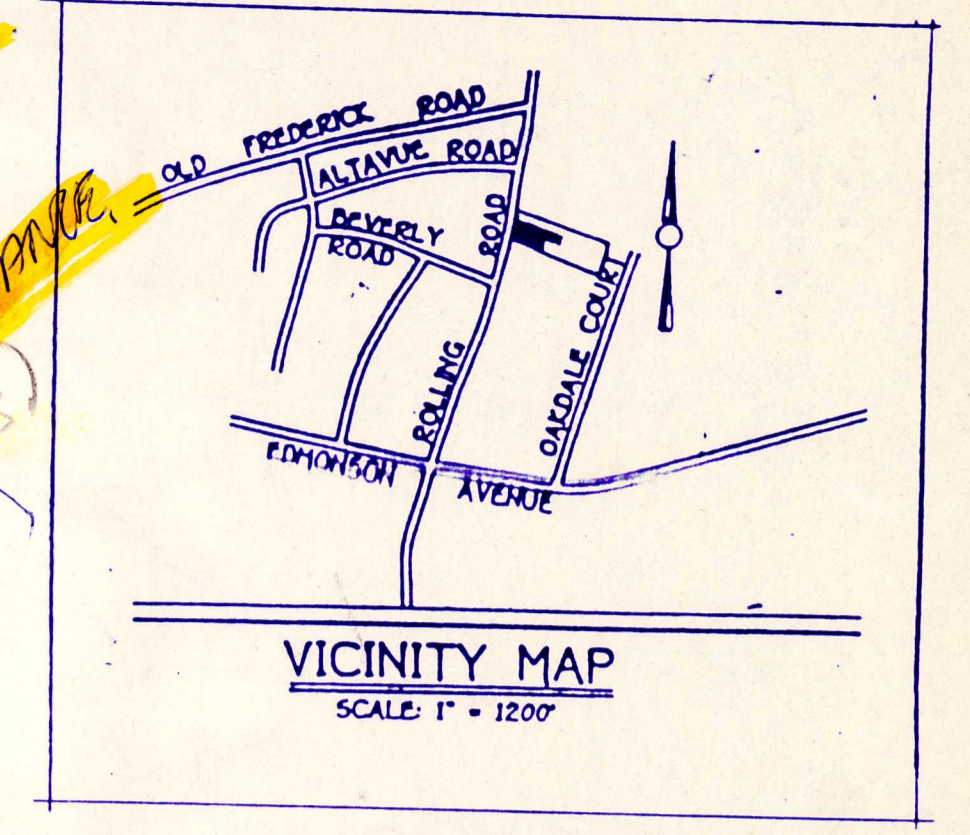
NOTE:

THE DEVELOPER INTENDS TO COMPLY WITH DEVELOPMENT REGULATIONS BASED ON A RETURN TO THE DRC FOR A STATUS REVIEW FOR THE PROPOSED DEVELOPMENT PLAN CHANGES.

THE DEVELOPER INTENDS TO COMPLY WITH SECT. 2155.04 F (05) ALL OFFSITE DWELLINGS AND VACANT LOTS OF RECORD WHICH CREATE RTA ON SITE ARE SHOWN WITH THE 150 FT. DIMENSION WITH THE BOUNDARY OF THIS SITE.

PARKING HAS BEEN IN EXISTENCE ON LOT 1 FOR A KNOWN 10 YEARS, HOWEVER, THE ACTUAL TIME OF EXISTENCE IS UNCERTAIN.

SEE 2350.5 B.3. AS WHICH THIS LOT CAN BE PROPOSED AS A RESIDENTIAL OR AN HISTORIC DISTRICT
SHOW COMPLIANCE OR REQUEST VARIANCE
(MAY 19 1996)



As variance for property line setback is required you need an added set of sealed observations for this lot for inclusion in the petition as well as added practical difficulty / hardship

SHOW FRONT ORIENTATION AND SETBACKS PER BEER

(RTA) VARIANCE PARALLEL TO BUFFER 75 FT SIDE SHOW ACTUAL DIMENSIONS ON PLAN

GENERAL SITE INFORMATION:

PETITION FOR SPECIAL EXCEPTION AND VARIANCE TO USE THE HEREIN DESCRIBED PROPERTY (LOT 1) FOR:

AN ASSISTED LIVING FACILITY (ALF) - CLASS "B" TO HAVE UP TO A MAXIMUM OF 15 SENIORS.

PROPERTY ADDRESS: 303 N. ROLLING ROAD CATONSVILLE, MD 21228

PROPERTY OWNER: 303 ROLLING ROAD PARTNERSHIP CONTACT PERSON: MATTHEW DECKER 815 HILLTOP ROAD CATONSVILLE, MD 21228 (410) 719-0011

PROPERTY ZONING: DR - 2

PROPERTY SIZE: 1.0031 ACRES, 43,696.78 SF

ELECTION / COUNTY COUNCIL DISTRICT: 1

FLOOR AREA RATIO CALCULATIONS: 3064 SF (First floor foot print) / 43,696.78 SF (Area of property) = 0.070

DENSITY/ PARKING REQUIREMENTS: CLASS "B" GROUP SENIOR ASSISTED HOUSING

As stated in the Proposed Amendments to the Baltimore County Zoning Regulations regarding Assisted Living Facilities and Group Senior Assisted Housing (May 19, 1993)

p 7 - new Subsection 432.5 - The minimum lot area shall be ONE ACRE or 2,000 square feet / resident, whichever is more.

p 4 - Parking: Required parking: 1 space for every 3 beds
 Proposed resident beds = 15
 Required/ Proposed parking = 15 beds / 3 = 5 spaces

LOT 1 PROPOSED SQUARE FOOTAGE = 43,695 SF / 1.0031 ACRES

TOTAL ACREAGE OF LOTS 1, 2, 3, AND 4 = 3.1 ACRES

3.1 ACRES - 1.0031 ACRES (LOT 1) = 2.097 ACRES

DENSITY D.R. 2 X 2.097 ACRES = 4.19 DENSITY UNITS FOR 3 ADDITIONAL PROPOSED LOTS (LOTS 2, 3, AND 4)

**PROPOSED DENSITY FOR LOT 2 = 1 UNIT
 LOT 3 = 1 UNIT
 LOT 4 = 1 UNIT
 TOTAL = 3 UNITS**

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING

PROPOSED USE PERMIT PLAN FOR CLASS "B" (ELDERLY HOUSING) ASSISTED LIVING FACILITY - 15 SENIORS
 SCALE: 1" = 30'-0"

PROPERTY ADDRESS: 303 N. ROLLING ROAD - CATONSVILLE, MD 21228
 OWNER: 303 ROLLING ROAD PARTNERSHIP - 815 HILLTOP - CATONSVILLE, MD 21228

DATE: MAY 23, 1996
 REVISED: JUNE 10, 1996

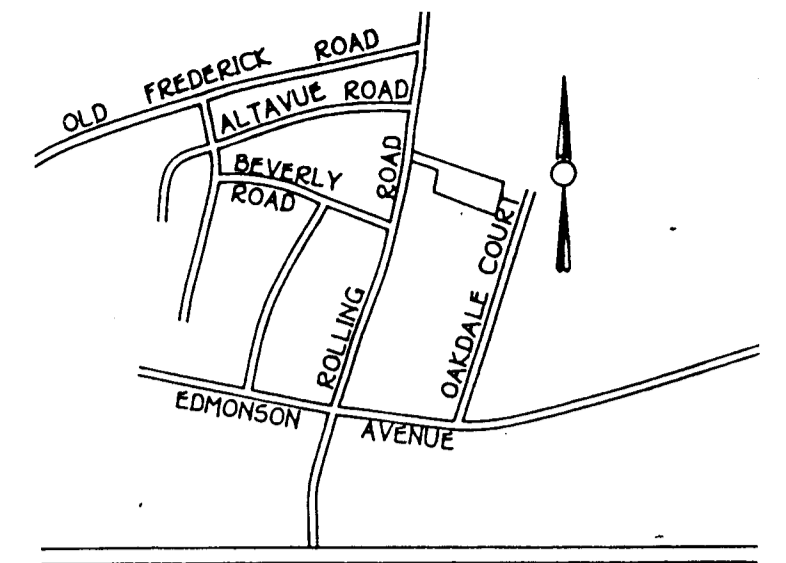
*Zoning MARK UP
 6/11/96
 RETURN WITH REVISED
 PLANS FOR FILING
 REVIEW APPOINTMENT*



FOREST CONSERVATION EASEMENT NOTES

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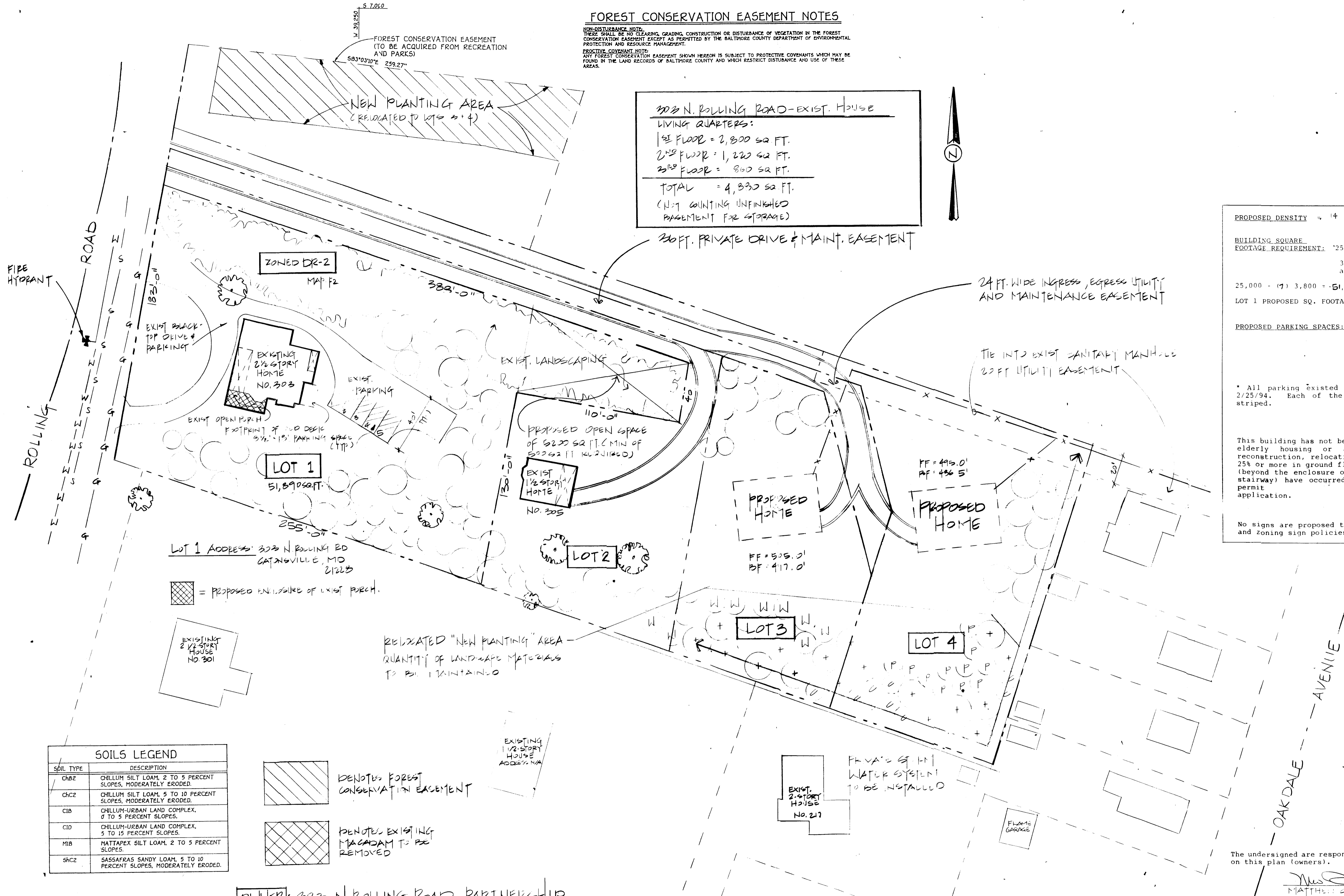
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VICINITY MAP
 SCALE: 1" = 1200'

(FIRST ELECTION DISTRICT)

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3,800 sq. ft. of land required for each additional resident

25,000 ÷ (7) 3,800 = 51,600 sq. ft. of land required

LOT 1 PROPOSED SQ. FOOTAGE = 51,890 sq. ft.

PROPOSED PARKING SPACES: Provide 1 parking space per 3 residents

14 residents total ÷ 3 = 5 SPACES NEEDED

5 SPACES PROPOSED

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SOIL TYPE	DESCRIPTION
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CHC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.
CIB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES.
CID	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES.
MIB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES.
SHC2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.

DENOTES FOREST CONSERVATION EASEMENT

DENOTES EXISTING MACADAM TO BE REMOVED

The DECKER Group, Inc.
 CONTRACTORS/DEVELOPERS
 815 HILLTOP Road • Baltimore, MD 21228 • (410)719-0011

OWNER: 303 N. ROLLING ROAD PARTNERSHIP

PROPOSED USE PERMIT PLAN FOR CLASS "A" (ELDERLY HOUSING) ASSISTED LIVING FACILITY - ZONE DS DR-2

SCALE: 1" = 30'-0"

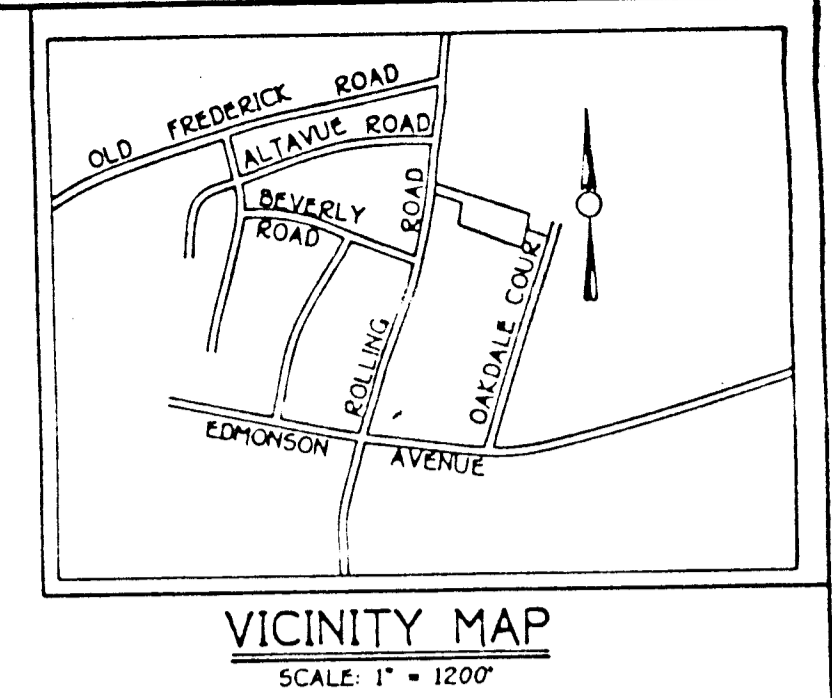
DATE: OCTOBER 31, 1995

The undersigned are responsible for the accuracy of the information on this plan (owners).

[Signature] 10.31.95
 MATTHEW S. DECKER, P.E.
 THE DECKER GROUP, INC.

APPROVAL:
 Approved for zoning review and OP by Bill Huey 10/31/95
 [Signature]

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	SITE CONSTRAINTS MAP AND FOREST STAND DELINEATION
2	DEVELOPMENT PLAN



**** 5B) DENSITY:**
 LOT 1 = 14 ALF RESIDENTS REQUIRES 61,600 SQ. FT. (1.19 ACRES)
 TOTAL ACREAGE = 3.1 - 1.19 (LOT 1) = 1.91
 DENSITY D.R. 2 X 1.91 = 3.8 UNITS FOR
 3 ADDITIONAL LOTS PROPOSED (LOTS 2, 3, + 4)
 PROPOSED DENSITY FOR LOT 2 = 1 UNIT
 LOT 3 = 1 UNIT
 LOT 4 = 1 UNIT
TOTAL = 3 UNITS.

***** 5C) PARKING**
 LOT 1 - 14 RESIDENTS REQUIRES 14 Pkg. SPACE / 3 RESIDENTS
 5 SPACES NEEDED (5 SPACES PROVIDED)
 LOT 2 = 2 SPACES REQ'D.
 LOT 3 = 2 SPACES "
 LOT 4 = 2 SPACES "
TOTAL PARKING REQ'D. = 11 SPACES

GENERAL NOTES

- EXISTING ZONING DE-2
- DEED REFERENCED FORMERLY LITER NO. 6397, FOLIO 893 CURRENT DEED NVA
- TAX ACCOUNT NO. 01220896, TAX MAP NO. 100, PARCEL 128
- PLC NO. 6, BOOK NO. 2
- GENERAL INFORMATION
- ELECTION DISTRICT 1
- COUNCILMANIC DISTRICT 1
- CENSUS TRACT 405101
- REGIONAL PLANNING DISTRICT 3234
- WATERSHED MAP NO. 30
- SUBSECTOR SHED NO. 77
- SITE INFORMATION
- GRASS ACREAGE 316 ACRES NET ACREAGE 31 AC
- DENSITY CALCULATIONS ***
- DE-2 X 31 AC = 9 UNITS ALLOWED EXISTING UNITS 2
- PROPOSED UNITS 5 TOTAL UNITS 6
- ACREAGE BASED ON TOTAL ACREAGE OF GRASSES PROPERTY
- SUBDIVISION PLAT RE-LOT 122 APPROVED ON 12/20/95
- PARKING ***
- REQUIRED 9 SPACES UNITS 4 - 10 SPACES
- PROVIDED 5 SPACES
- OPEN SPACE
- REQUIRED NONE
- PROPOSED 4282 SF (ADJACENT TO THE BALTO CO COMMUNITY PARK) OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY
- LANDSCAPE PLANTING
- REQUIRED 1 TREE FOR EVERY 20 LF OF INTERIOR ROADWAYS TREES
- 75% OF WHICH SHALL BE MAJOR TREES A FINAL LANDSCAPE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND APPROVED BY THE OFFICE OF PLANNING AND ZONING
- ADDITIONAL ADTS 4 UNITS X 10.5 = 42 ADTS
- USES
- EXISTING RESIDENTIAL
- PROPOSED RESIDENTIAL
- ALL UNITS ARE FOR SALE
- ALL INFRASTRUCTURE (ROADS, WATER, SEWER, STORM DRAIN AND STORM WATER MANAGEMENT) ARE PROPOSED AS PUBLIC FACILITIES AND WILL BE PROVIDED FOR ALL PROPOSED LOTS
- ANY EXISTING UNDERGROUND FIELD TANKS AND/OR STORAGE FACILITIES WILL BE REMOVED IN ACCORDANCE WITH APPROVED DEEDY PRODUCT AND PROCEDURES
- THERE ARE NO KNOWN ARCHAEOLOGICAL SITES, HISTORIC BUILDINGS, CRITICAL AREAS, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON SITE
- NO DISTURBANCE TO ANY KNOWN WETLANDS IS PROPOSED
- TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED CONCURRENTLY WITH THE LIMITS OF DISTURBANCE PRIOR TO ANY CLEARING OR GRADING. DISTURBANCE OF THE OPEN SPACE BEYOND THE LIMITS SHOWN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPT. OF CREATION AND PARKS
- DEVELOPMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BALTIMORE COUNTY STANDARDS 15A OR 15B
- PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND NFPA 101 LIFE SAFETY CODE, 1998 EDITION
- ALL AREAS EXCEPT THAT USED FOR BUILDINGS, SIDEWALKS AND PAVED PARKING WILL BE PLANTED WITH VEGETATION COVER AND/OR LANDSCAPE AS SOON AS POSSIBLE AFTER CONSTRUCTION AND MAINTAINED IN SUCH CONDITION
- SNOW REMOVAL WILL BE BY MECHANICAL MEANS EXCEPT IN SEVERE SNOW AND ICE CONDITIONS WHEN DECKING OR OTHER METHODS MAY BE USED
- APPLICATION OF FERTILIZERS, HERBICIDES AND PESTICIDES WILL NOT EXCEED RECOMMENDATIONS OF THE UNIVERSITY OF MARYLAND COOPERATIVE EXTENSION SERVICE
- ADDITIONAL NOTES
- PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARDS 15A OR 15B
- THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE, BUT PRIOR TO INSTALLATION OF STREET CURBS
- A VARIANCE TO STORM WATER MANAGEMENT QUANTITY CONTROL HAS BEEN APPROVED (SEE LETTER DATED DECEMBER 8, 1995 FROM DEPT. OF CREATION AND PARKS) IN THE SWALE ADJACENT TO THE CATONSVILLE COMMUNITY PARK PROPERTY. A WAIVER NOT TO PAVE ROLLING ROAD HAS BEEN APPLIED FOR
- A WAIVER TO REDUCE THE PAVING WIDTH OF RYANS COURT TO 10' HAS BEEN APPLIED FOR
- THERE ARE NO KNOWN STREAMS, BODIES OF WATER AND/OR SPRINGS LOCATED ON THE PROPERTY
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY
- DISTURBED AREA = 0.00 ACRES

*** AND CLASS "A" ASSISTED LIVING FACILITY FOR 14 RESIDENTS.**

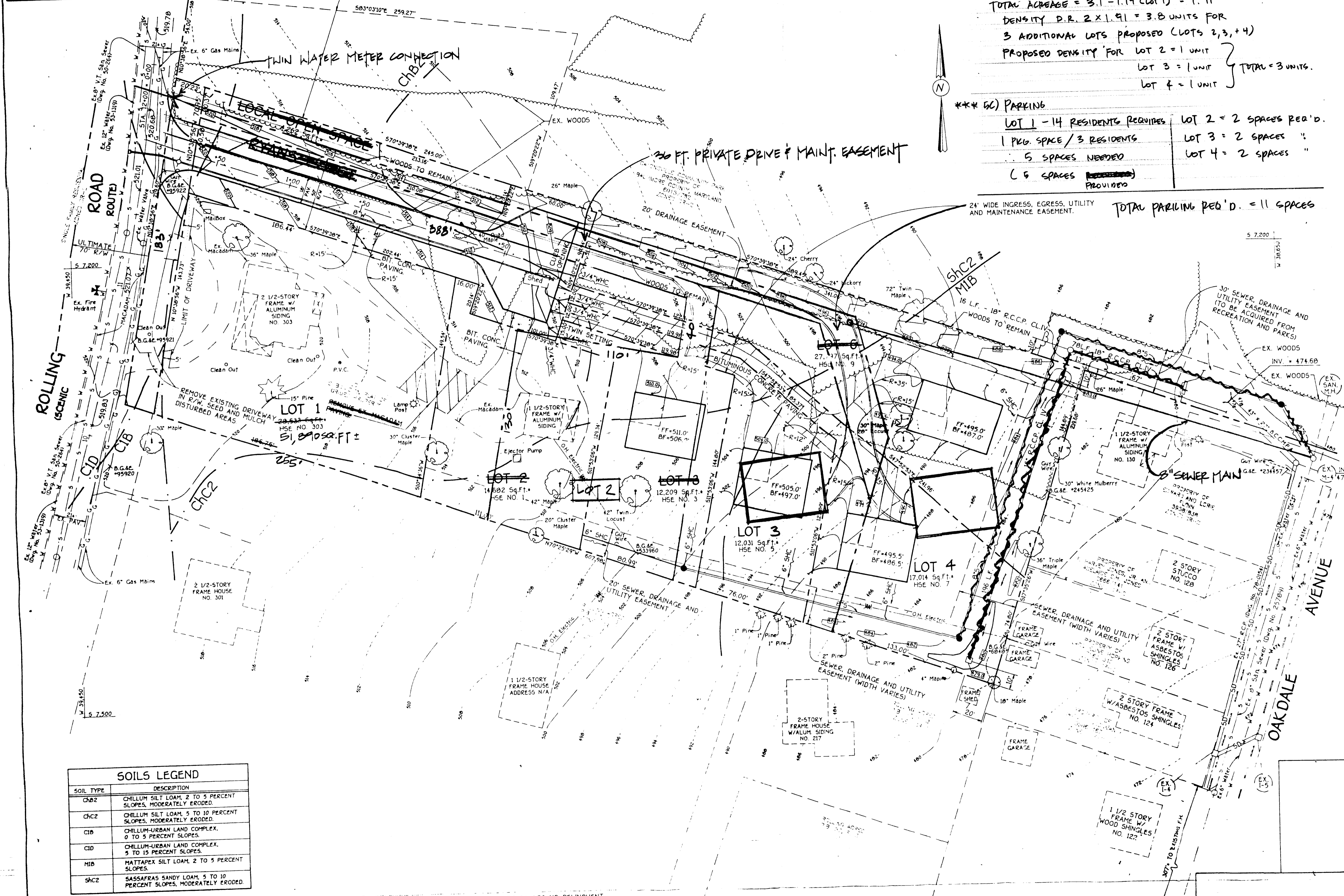
REVISIONS	DATE
1) LOT LINE ADJUSTMENT	10-31-95
2) ASSISTED LIVING FACILITY (ALF) PROPOSED FOR 14 RESIDENTS (LOT NO. 1)	10-31-95
3) DENSITY + PARKING REVISED TO REFLECT ALF REQUIREMENTS	10-31-95

OWNER AND DEVELOPER:
 THE DECKER GROUP, INC.
 c/o MR. MATT DECKER
 305 NORTH ROLLING ROAD
 BALTIMORE, MARYLAND 21228
 (410) 719-0011

LOCATION:
 1st ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

**DEVELOPMENT PLAN
 A RESUBDIVISION OF THE
 GRIMES PROPERTY
 LOTS 1 AND 2**

DRAWN BY: B.J.W.M.S. SCALE: 1" = 30'
 DESIGNED BY: A.W.REMY DATE: 2/17/94
 CHECKED BY: DATE: 4/17/94



SOILS LEGEND	
SOIL TYPE	DESCRIPTION
CHB2	CHILLUM SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
CHC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
CIB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
CID	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES
MIB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES
SHC2	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED

I, MATHEW DECKER, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

DATE: 4/17/94
 SIGNATURE: [Signature]
 DATE: 4/17/94

PLAN VIEW
 SCALE: 1" = 30'