

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **062326**

DATE 3/10/99 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Clayton Care Home

FOR: Assisted Living Facility

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/10/1999 3/10/1999 10:55:49

REG M903 CASHIER PWES PEW DRAMER 3
5 MISCELLANEOUS CASH RECEIPT

Receipt # 078293 OFLN
CR. NO. 062326

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

ATTN: MRS KITTY

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

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

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: William R & Edith Mangum Address: 10518 Marriottsville Rd Telephone Number: 410 922 8524
RANDALLSTOWN 21133

Lot Address: 10518 Marriottsville Rd. Election District: 2 Councilmanic District: 3 Square Feet: 849,856.2

Lot Location: NE S Wide corner of Marriottsville Rd. 400 feet from N @ S W corner of Heathwood Rd.
(street) (street)

Land Owner: EDITH A. MANGUM Tax Account Number: 17-00-007518

Address: 10518 Marriottsville Rd Randallstown 21133 Telephone Number: (410) 922 8524

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		Accepted for filing by <u>BR</u> Date: <u>3/12/99</u>
	YES	NO	
1. This Recommendation Form (3 copies)	✓	_____	
2. Permit Application (If available)	_____	✓	
3. Site Plan Property (3 copies), including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	_____	
Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly)	_____	_____	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	_____	✓	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	_____	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	_____	
6. Current Zoning Classification: <u>RC-5</u>			

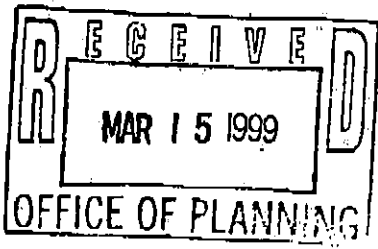
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

See attached **CONDITIONS**

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 3-25-99

**INTER-OFFICE CORRESPONDENCE
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Print Name of Applicant Address Telephone Number

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(street) (street)

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Date: _____

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PEACE IN THE VALLEY
Print Name of Applicant

Address: 10518 Marriottsville Rd. RANDALLSTOWN 21133
Telephone Number: 410 922 8524

Lot Address: 10518 Marriottsville Rd. Election District 2 Councilmanic District 3 Square Feet 849,856.2

Lot Location: NE SW corner of Marriottsville Rd. 400 feet from NE SW corner of Heathwood Rd.
(street) (street)

Land Owner: EDITH A. MANGUM & JAMES ASKINS Tax Account Number 17-00-007518

Address: 10518 Marriottsville Rd. RANDALLSTOWN 21133 Telephone Number: 410 922 8524

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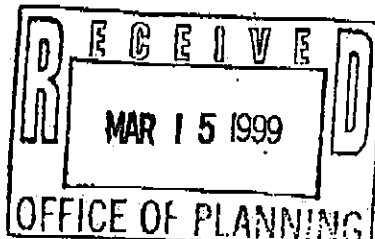
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Approve Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

See attached CONDITIONS

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



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RECOMMENDATION FORM

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MINIMUM APPLICANT SUPPLIED INFORMATION:

RANDALLSTOWN 21133

MIT ZION APOSTOLIC FCH CH 10518 MARIOTTSVILLE RD 4109228
Print Name of Applicant Address Telephone Number

Lot Address 10518 Marriottsville Rd. Election District 2 Councilmanic District 3 Square Feet 849,856

Lot Location: NE S W side/corner of Marriottsville Rd. 400 feet from NE S W corner of Heathwood Rd.
(street) (street)

Land Owner: EDITH A. MANGUM + JAMES ASKINS Tax Account Number 17-00-007518

Address: 10518 MARIOTTSVILLE RD RANDALLSTOWN 21133 Telephone Number (410) 922 8524

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4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: RC-5			

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RECOMMENDATIONS / COMMENTS:

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

See attached CONDITIONS

RECEIVED

3-25-99

Signed by: [Signature]

RECOMMENDATION FORM

Kline 1992 - 205

Property
* Mayor

TO: Director, Office of Planning & Community Conservation
 Attention: Jeffrey Long
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

PDM ALF # _____

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 Print Name of Applicant

10518 Marriottsville Rd.
 Lot Address

2
 Election District

3
 Councilmanic District

849,856 sq ft
 Square Feet

NE S W side corner of Marriottsville Rd. 400 feet from NE S W corner of Hearthwood Rd.
 (street) (street)

EDITH A. MANGUM & JAMES ASKINS
 Land Owner

17-00-007518
 Tax Account Number

10518 Marriottsville Rd Randallstown 21133
 Address

410 922 8524
 Telephone Number

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	PROVIDED?		Accepted for filing by <u>BJ</u> Date: <u>3/12/99</u>
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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RECEIVED
 MAR 15 1999

Date: 3-25-99

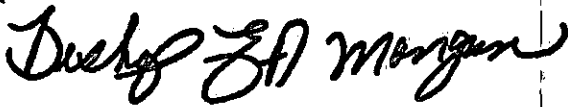
Tom 123

minian an an an an Sub division

REV EDITH A. MANGUM
10518 MARRIOTTSVILLE RD
RANDALLSTOWN, MARYLAND 21133
410-922-8524

May 10, 1999

1. The turnaround for the yard is in the process of being completed.
2. The dumpster containment is completed.
3. The Applicant Name on the application has been completed.
4. The letter of Right of way from Atty. Daniel J. Bartolini, our nearest neighbor is enclosed.
5. Mrs. Titania Antoinette Jones is the manager.



REV EDITH A. MANGUM "KEEP THE PEACE"

LAW OFFICES
BARTOLINI, CAPRIOLO & KULESA, P.A.
ATTORNEYS AT LAW
1643 LIBERTY ROAD, SUITE 105
ELDERSBURG, MARYLAND 21784

DANIEL J. BARTOLINI
PAUL A. CAPRIOLO
KEVIN KULESA

OF COUNSEL

JOSEPH A. SOFI

OFFICE
(410) 549-5000

FAX
(410) 781-4263

May 6, 1999

Baltimore County Office of
Planning and Zoning
401 Bosley Avenue
Suite 406
Towson, MD 21204

To Whom It May Concern:

The undersigned, and his spouse, are adjacent property owners to Reverend Edith Mangum, 10518 Marriottsville Road, Randallstown, MD 21133. Our address is 10512 Marriottsville Road, Randallstown, MD 21133.

We do not object to Reverend Mangum operating her home as a care facility. Indeed, I am the attorney who obtained the special exception for her to do so sometime ago.

The house across the way from me, 10514 Marriottsville Road, Randallstown, MD 21133, consists of a large house and a large barn (storage). I understand there are new resident owners of the property and no one resides in the barn.

If you require any further information, kindly call me.

Very truly yours,


Daniel J. Bartolini

DJB/jlh

LAW OFFICES
BARTOLINI, CAPRIOLO & KULESA, P.A.
 ATTORNEYS AT LAW
 1643 LIBERTY ROAD, SUITE 100
 ELDERSBURG, MARYLAND 21784

DANIEL J. BARTOLINI
 PAUL A. CAPRIOLO
 KEVIN KULESA
 ———
 OF COUNSEL
 JOSEPH A. SOFI

OFFICE
 (410) 549-6000
 FAX
 (410) 781-4263

May 6, 1999

Baltimore County Office of
 Planning and Zoning
 401 Bosley Avenue
 Suite 406
 Towson, MD 21204

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If you require any further information, kindly call me.

Very truly yours,


 Daniel J. Bartolini

DJB/jlh

**Conditions for approval Class A Assisted Living
10518 Marriottsville Road**

The following revisions are needed on the site plan in order to receive approval of the Office of Planning.

1. Remove note from the plan indicating this is a Domiciliary Care Home/Convalescent Home. Replace with a note indicating this is a Class A Assisted Living Facility.
2. Provide an adequate turnaround for the panhandle to allow fire and emergency vehicles to turnaround in a manner that does not conflict with vehicle parking.
3. Provide screening for the existing dumpster in the form of a board on board fence that encloses the dumpster on three sides.
4. Upgrade the panhandle to fill in a major pothole which was observed at the time of a recent field visit.
5. Clarify who the operator of the Assisted Living Facility is – the plan states Mt Zion Faith Apostolic Church while the application states William R. and Edith Mangum.

Additionally, the panhandle, which the property uses for access, was set up as a use in common driveway to be used by the single family residences in the Klein subdivision. Since this assisted living facility involves a change in use from single family residential, the owners should obtain a letter from the other property owners who use the panhandle which states that they authorize the Mangum's more intensive use. If necessary, a revised use and maintenance agreement may need to be negotiated between the property owners who use the panhandle.

ZONING USE PERMIT CHECKLIST
CLASS "A" ASSISTED LIVING FACILITY
Pursuant to Bill 188-93, Effective 2/25/94

Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for general information concerning this use.

Three (3) use permit plans, per this checklist; one planning office compatibility and/or appearance review, per Sections 432.5.B.2.a and 432.5.B.1.c(1), Baltimore County Zoning Regulations (BCZR); and \$40.00 are required for filing the application. Due to the necessity of a full review of the materials, the staff strongly recommends that you contact 410-887-3391 for a filing appointment for this use permit.

Provide the following information on an (engineer) scaled drawing at a 1"=50' or larger scale.

1. Owner's name, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Class "A" Assisted Living Facility (ALF). Street vicinity map with site indicated, north arrow, scale of drawing (must be at an engineer's scale and legible), election district, property outline, and dimensions in feet, the square footage of the lot, and the current zoning of the property per the 1"=200' scale official zoning map (per Section 432.5.A.1, BCZR). Provide a detailed density chart on the plan giving the maximum and requested number of elderly assisted living Class "A" residents under this use permit proposal. See Section 424.5 (BCZR) for the density chart information.
3. Location on the property, use and the dimensioned footprint of the ground floor area and gross floor area (all floors) of each structure on the lot in square feet (per Sections 432.2.B.2.A and 432.5.B, BCZR). Show and label a minimum of 500 square feet of yard area as "open space".
4.
 - A. Number of beds to be approved with parking calculations indicating 1 parking space for each 3 beds (round-up all numbers). Note that all parking and maneuvering will be paved with a durable, dustless surface (such as asphalt or concrete) and will be permanently striped. Indicate the location and dimension of all parking and maneuvering areas and note which are existing (with date of original installation) or proposed. Minimum parking space is 8-1/2 feet x 18 feet, which must be shown as a typical dimension (per Sections 409 and 432.5.B.1.b, BCZR).
 - B. Parking spaces not existing prior to 2/25/94 must be shown to comply with the following: 10 feet from all lot lines other than an alley which must be indicated not to abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only (per Section 432.5.B.1.b(1) and (2), BCZR).
5.
 - A. Note on the plan: "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" (per Sections 101 - definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR).
 - B. Where compliance with note 5.A. cannot be stated, a public hearing may be required. The zoning office (PDM) should be contacted for further information (phone: 410-887-3391) (per Sections 101 - definition of Assisted Living Facility, Class B, 432.5.B.1.c, and 432.5.B.2.b, BCZR).
6. Note on the plan that any proposed signs will comply with Section ⁴⁵⁰~~413~~.1 (BCZR) and all zoning sign policies or a zoning variance is required (per Section 432.5.B.1.a, BCZR).
7. Leave space on the plan for the approval stamp.

PLEASE READ AND PROVIDE ALL INFORMATION ON THESE CHECKLISTS: BE AWARE THAT INCOMPLETE OR INADEQUATE INFORMATION PRESENTED AT YOUR APPOINTMENT WILL USUALLY REQUIRE THAT ANOTHER APPOINTMENT FOR REVISION REVIEW BE SET.

Revised 1/25/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
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Towson, MD 21204

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FROM: Arnold Jablon, Director
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Lot Location: NE S W (side) corner of Marriottsville Rd. 400 feet from NE S W corner of Heathwood Rd.
(street) (street)

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Address: 10518 Marriottsville Rd Randallstown 21133 Telephone Number (410) 922 8524

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	YES	NO	
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2. Permit Application (If available)	—	✓	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	—	
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Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	✗	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	✓	
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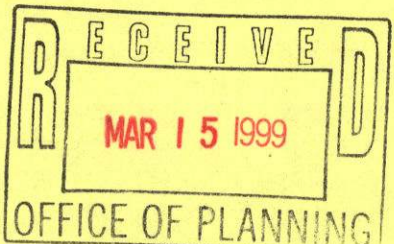
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RECOMMENDATIONS / COMMENTS:

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

* See attached CONDITIONS

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 3-25-99

5/14/99

BRUNO

Attention Mr. ~~XXXXXXXXXXXX~~

To whome it may concern. We the KLEIN's is in agreement that the driveway we shared with Mt Zion Church and the Assitant Living Home. We have shared the driveway for the past twenty years with know problems. If I can be any more assitant to you please call, Kathy Klein at (410) 544-6065.

Kathy Klein

Sincerly,
Kathy Klein
10520 Marriottsville Rd.



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

May 13, 1999

Reverend Edith Mangum
10518 Marriottsville Road
Randallstown, MD 21133

Dear Rev. Mangum:

RE: Assisted Living Facility, 10518 Marriottsville Rd, 2nd E.D.

As you are aware, your approval for an Assisted Living Facility (ALF) was contingent upon your compliance with a set of five conditions (copy enclosed) imposed by the Office of Planning. This letter is being sent to you to inform you which conditions have been met and what is required to meet the remaining conditions.

Pursuant to the Office of Planning conditions list:

- ✓ 1. Your site plans are enclosed so that the "Domiciliary Care Home/Convalesant Home wording can be replaced with "Class A Living Facility" wording.
- ✓ 2. Show on both site plans the required panhandle turnaround (can use a highlighter for this).
- ✓ 3. Show type of dumpster screening on the site plan.
- ✓ 4. Attest that panhandle potholes have been filled in.
- ✓ 5. The Bartolini letter failed to include signatures from the Kleins. In addition, the letter should state that the property owners do not object to a more intense use of the panhandle.

Once all the information has been put together, you can either mail it back to me or bring it into the office.

If you have any questions or require additional information or clarification, I can be contacted at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:ggs
Enclosure

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



**Conditions for approval Class A Assisted Living
10518 Marriottsville Road**

The following revisions are needed on the site plan in order to receive approval of the Office of Planning.

1. Remove note from the plan indicating this is a Domiciliary Care Home/Convalescent Home. Replace with a note indicating this is a Class A Assisted Living Facility.
2. Provide an adequate turnaround for the panhandle to allow fire and emergency vehicles to turnaround in a manner that does not conflict with vehicle parking.
3. Provide screening for the existing dumpster in the form of a board on board fence that encloses the dumpster on three sides.
4. Upgrade the panhandle to fill in a major pothole which was observed at the time of a recent field visit.
5. Clarify who the operator of the Assisted Living Facility is – the plan states Mt Zion Faith Apostolic Church while the application states William R. and Edith Mangum.

Additionally, the panhandle, which the property uses for access, was set up as a use in common driveway to be used by the single family residences in the Klein subdivision. Since this assisted living facility involves a change in use from single family residential, the owners should obtain a letter from the other property owners who use the panhandle which states that they authorize the Mangum's more intensive use. If necessary, a revised use and maintenance agreement may need to be negotiated between the property owners who use the panhandle.

**Conditions for approval Class A Assisted Living
10518 Marriottsville Road**

The following revisions are needed on the site plan in order to receive approval of the Office of Planning.

1. Remove note from the plan indicating this is a Domiciliary Care Home/Convalescent Home. Replace with a note indicating this is a Class A Assisted Living Facility.
2. Provide an adequate turnaround for the panhandle to allow fire and emergency vehicles to turnaround in a manner that does not conflict with vehicle parking.
3. Provide screening for the existing dumpster in the form of a board on board fence that encloses the dumpster on three sides.
4. Upgrade the panhandle to fill in a major pothole which was observed at the time of a recent field visit.
5. Clarify who the operator of the Assisted Living Facility is – the plan states Mt Zion Faith Apostolic Church while the application states William R. and Edith Mangum.

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**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

William R + Edith Mangum 10518 Marriottsville Rd RANDALLSTOWN 21133
Print Name of Applicant Address Telephone Number
10518 Marriottsville Rd. Election District 2 Councilmanic District 3 Square Feet 849,856 ±
 Lot Location: NE S W side corner of Marriottsville Rd. 460 feet from NE S W corner of Hearthwood Rd.
(street) (street)
 Land Owner: EDITH A. MANGUM Tax Account Number 17-00-007518
 Address: 10518 Marriottsville Rd Randallstown 21133 Telephone Number (410) 922 8524

CHECKLIST OF MATERIALS- (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!			
	PROVIDED?		
	YES	NO	Accepted for filing by <u>BJ</u> Date: <u>3/12/99</u>
1. This Recommendation Form (3 copies)	✓	_____	
2. Permit Application (if available)	_____	✓	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	_____	
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% or more in the last five (5) years	_____	✓	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	_____	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	✓	_____	
6. Current Zoning Classification: <u>RC-5</u>			

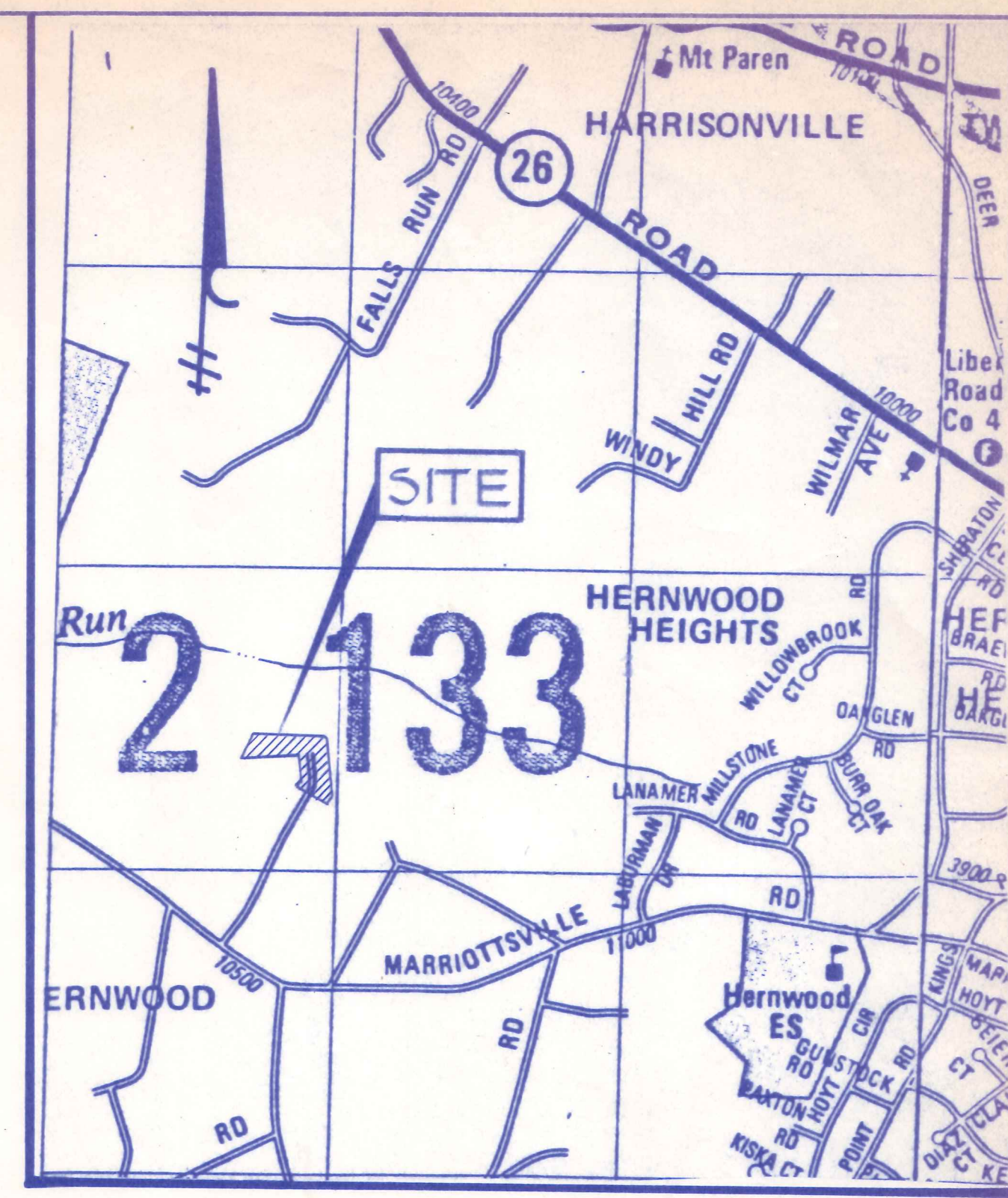
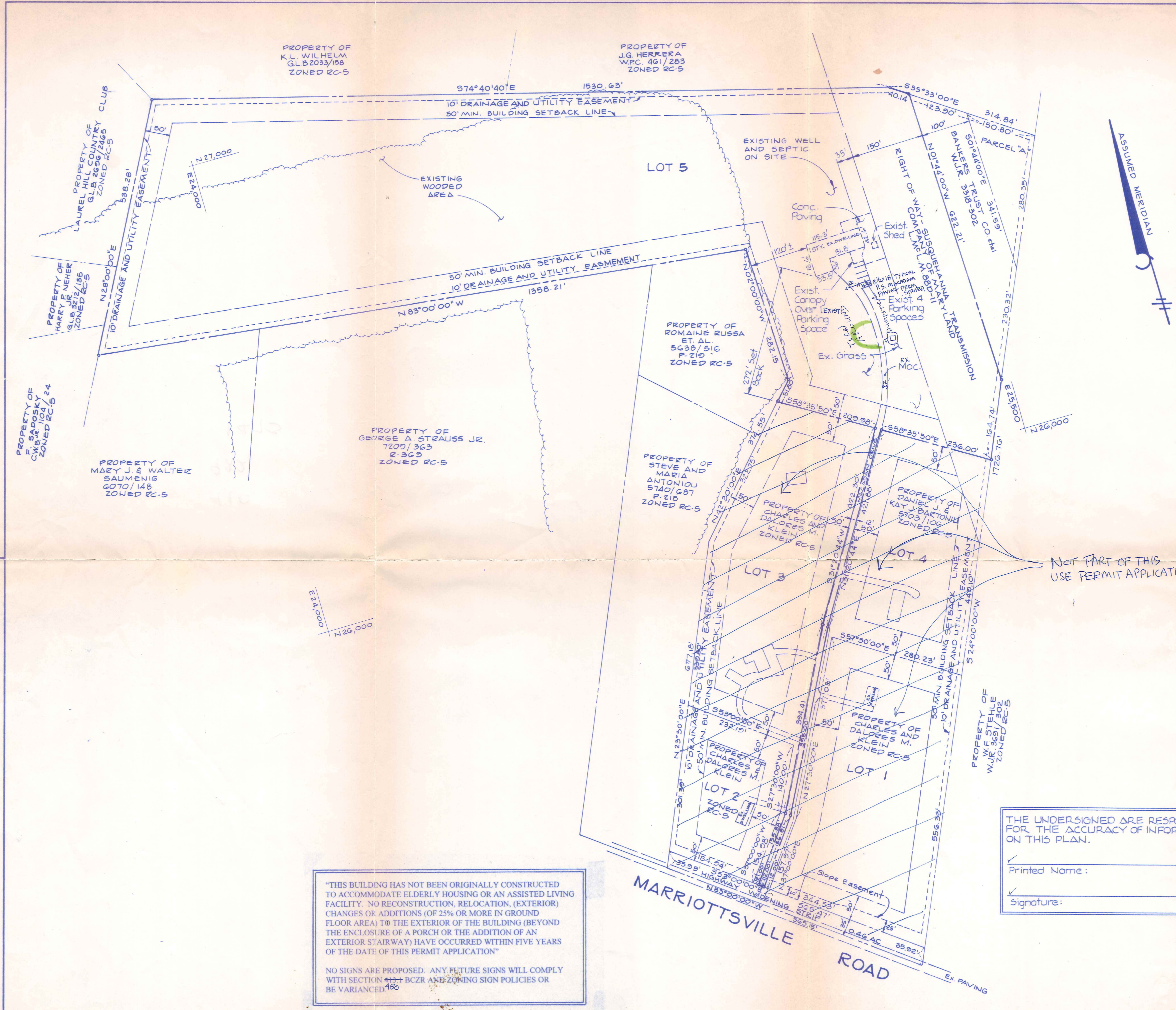
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____



~ VICINITY MAP ~
SCALE 1" = 1000'

~ GENERAL NOTES ~

- PROPERTY ZONED RC-5 MIN LOT SIZE REQ FOR CLASS 'A' ALF FOR ELDERLY 1st TRS=50,000 sq ft 5200 sq ft FOR EACH ADDITIONAL TRS = 40,000 sq ft TOTAL 90,000 sq ft
- NET AREA 19.51 ACRES OR 849,856 ± SQ. FT. (LOT 5)
- EXISTING HOME BUILDING TO BE RENOVATED TO HOUSE 12 PEOPLE - ZONING EXCEPTION ALLOW A MAXIMUM OF 15 PEOPLE FOR DOMICILIARY CARE FACILITY. CLASS 'A' ELDERLY ALF.
- PARKING REQUIRED: (ALL PARKING IS EXISTING - PRIOR TO 2/24/94)
1.0 SPACES PER 3 BEDS = 5 PARKING SPACES
- PARKING PROVIDED: ALL 5 SPACES ENCL. SINCE PRIOR TO 2/25/94
A. 1 HANDICAP PARKING SPACE (12' x 20')
B. 4 PARKING SPACES (9' x 20')
- ELECTION DISTRICT: 2
- COUNCILMANIC DISTRICT: 3
- CENSUS TRACT: 311
- WATER SHED: 30
- SUB-SEWER SHED: 80
- EXISTING USE - WOODED AREA AND OPEN VEGETATION SURROUNDING HOUSE
- PROPOSED USE - WOODED AREA AND OPEN VEGETATED AREA SURROUNDING PROPOSED USE WITH 5 PARKING SPACES PROVIDED.
- THE COORDINATES SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
- EXISTING FIRST FLOOR AREA = 6,105 sq ft
EXISTING BASEMENT AREA (FOR STORAGE AND MECHANICAL EQUIPMENT) = 3,889 sq ft
- THERE HAS BEEN NO EXTERIOR ENLARGEMENTS TO THIS BUILDING IN THE PAST 5 YEARS.
- OWNER: MOUNT ZION FAITH APOSTOLIC CHURCH
c/o REV. CLAYTON MAGNUM
PHONE: (410) 922-8524
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 413.1 (BCZR) AND ALL ZONING SIGN POLICIES OR A ZONING VARIANCE IS REQUIRED (PER SECTION 422.2.5. B.1. a BCZR).

NOT PART OF THIS USE PERMIT APPLICATION

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

Printed Name: _____ Date: _____
Signature: _____ Date: _____

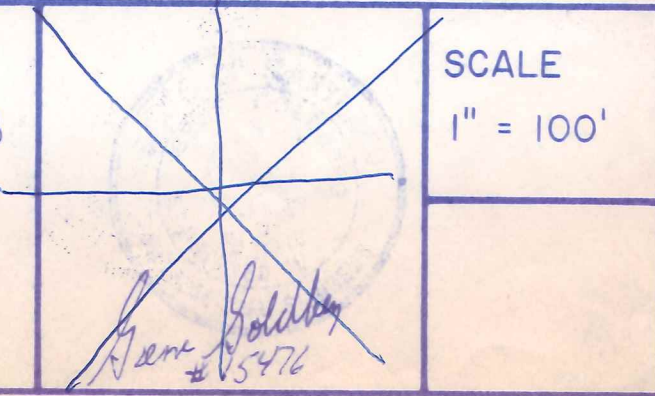
"THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECTION 413.1 (BCZR) AND ZONING SIGN POLICIES OR BE VARIANCED. 450

drawn by	date	revisions
S.W.P.	2/03/99	Added Notes 16, 17, And setbacks
designed by	G.G.	
checked by	J.P.B.	

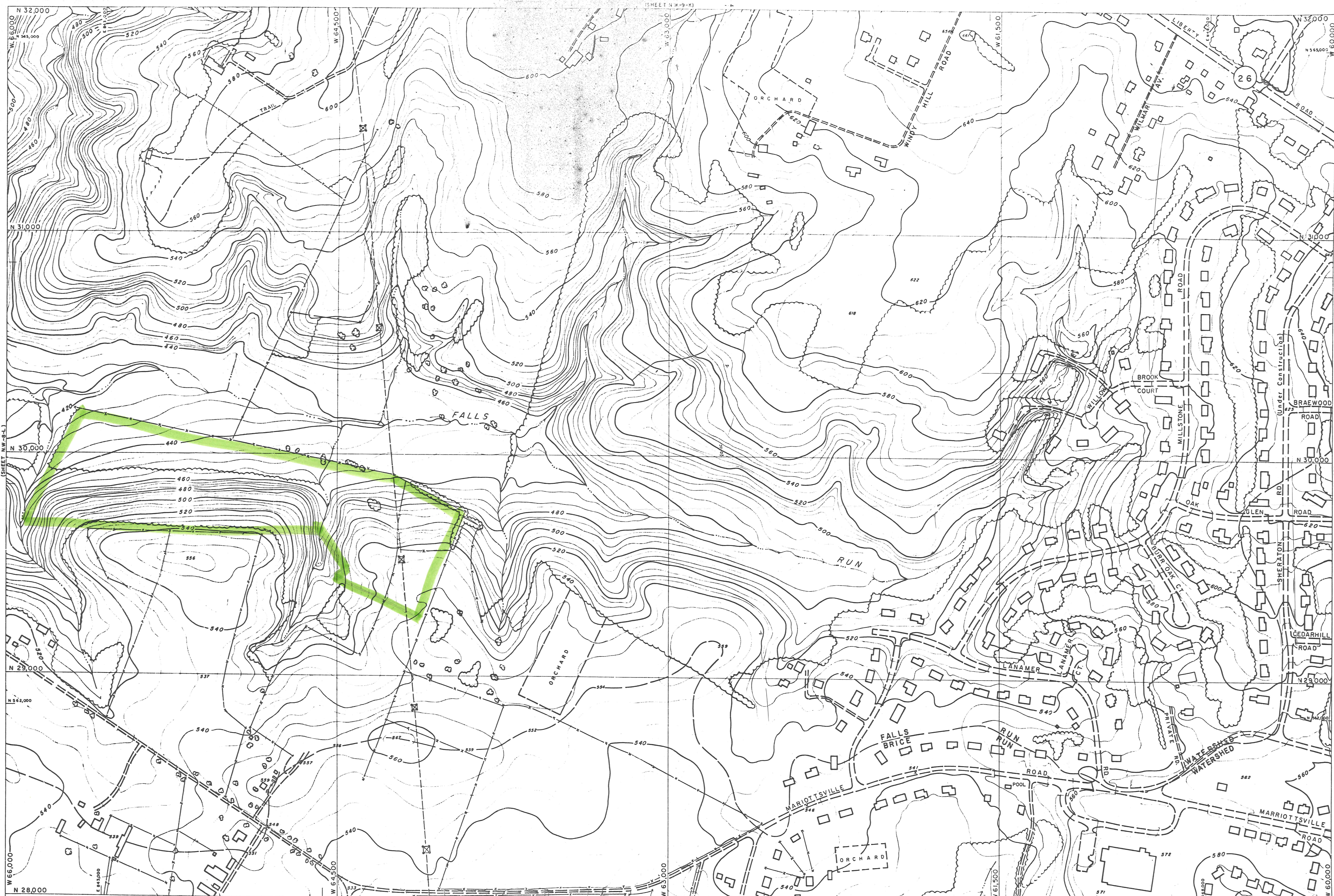
SITE PLAN

K.P.A. JOB NO. 87-182
Kennedy, porter & associates
consulting engineers
HAMPSTEAD, MD. 21074
(410) 239-4482



SCALE 1" = 100'
ZONING USE PERMIT PLAN FOR CLASS 'A' ASSISTED LIVING
Peace in The Valley
10518 MARIOTTVILLE ROAD
RANDALLSTOWN, MARYLAND 21133
TA). ACCOUNT NO. 17-00-007518-02

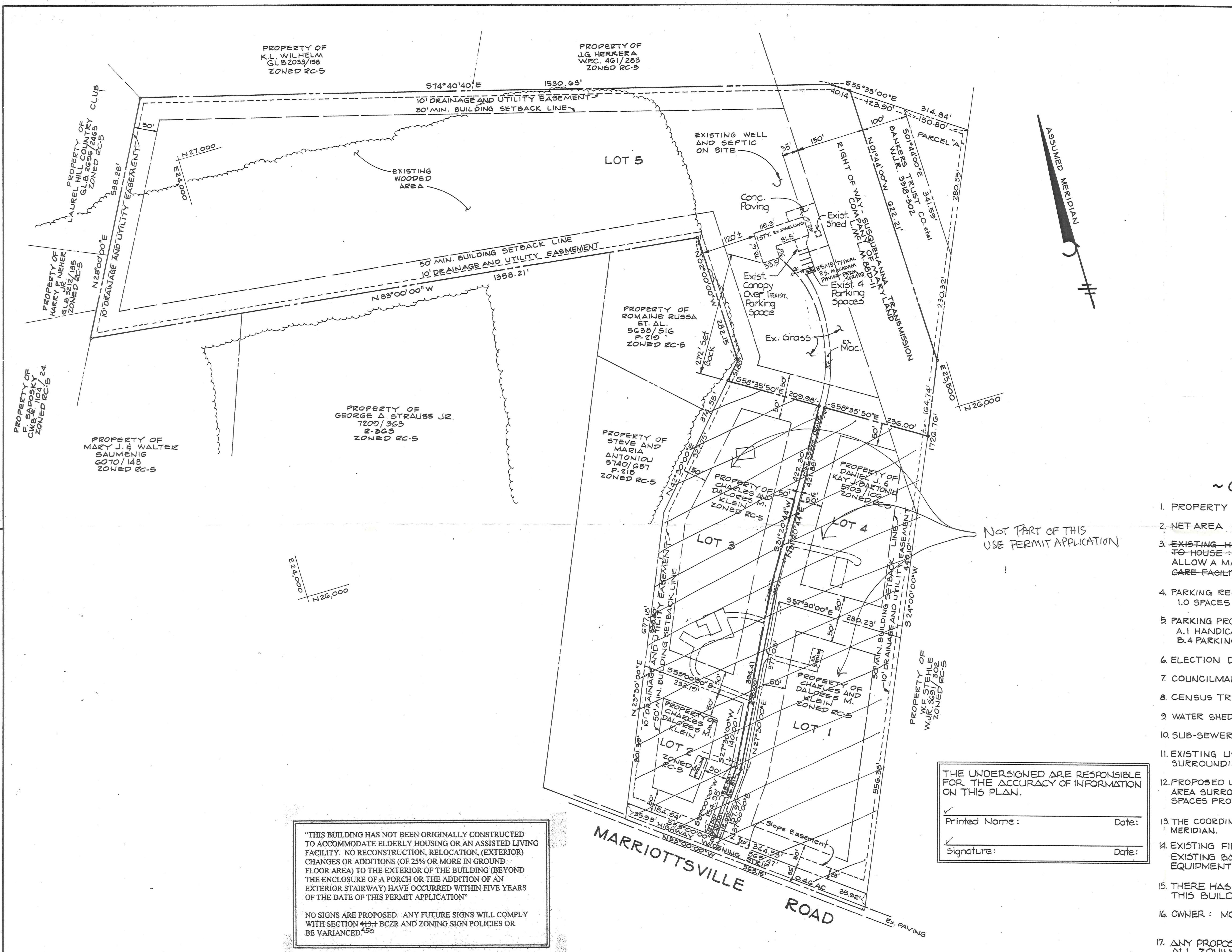
date	sheet
Jan. 4, 1999	1 of 1



PP-SE
PP-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC	1" = 200'	HARRISONVILLE HERNWOOD	N.W. 8-K
Topographic	DATE 4-20-67 4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		
AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



~ GENERAL NOTES ~

1. PROPERTY ZONED RC-5 MIN LOT SIZE REQ FOR CLASS 'A' ALF FOR ELDERLY 1st TRS=59,000 sq ft 5,000 sq ft FOR EACH ADDITIONAL TRS = 40,000 sq ft TOTAL 99,000 sq ft
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16. OWNER: MOUNT ZION FAITH APOSTOLIC CHURCH
c/o REV. CLAYTON MAGNUM
PHONE: (410) 972-8524
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NOT PART OF THIS USE PERMIT APPLICATION

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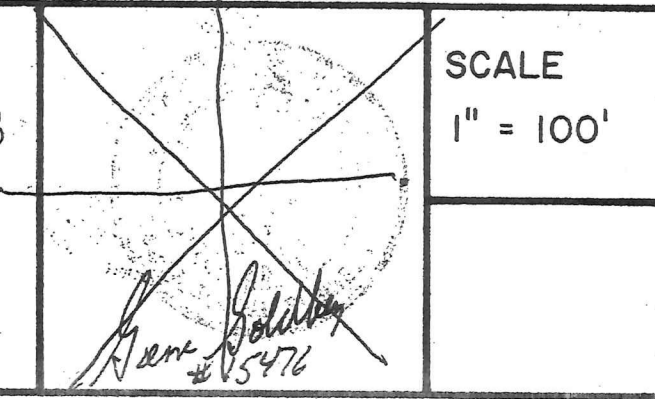
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RANDALLSTOWN, MARYLAND 21133
DOMICILIARY CARE HOME / CONVALESCENT HOME

date: Jan. 4, 1999

sheet: 1 of 1

TAX. ACCOUNT NO. 17-00-007518-02 LOT 5