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to app.

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 30TH of DEC, 2003, that 5332 Downwood Rd. should be and the same is hereby granted
(street address)

permission to operate a CLASS "A" ALF (ASSISTED LIVING FACILITY) ELDERLY
FOR A MAXIMUM OF 5 ELDERLY ALF RESIDENTS

N/A
Permit No.

J. P. Jones
Director Kotroco

Planner's Initials JLL

Original Sent to
[Signature]

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[Signature]
Director Kotroco

Planner's Initials JLL

12.7.03

Zany File

To Whom It May Concern:

I give permission to Tracey Turnage
to rent and use property at
5332 Dogwood Road Belts, Md 21207
for assistant living for the elderly.

Mr. Mrs. A. Bentley
OWNER.

12.7.03

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to rent and use property at
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for assistant living for the elderly.

Mr. Mrs. A. Bentley
OWNER.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

(ADDRESS)
PDM ALF # NA

Permit No. (if required) B NA

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: Tracey Turnage Address: 5947 Central Ave Telephone Number: 410 869 0752
Lot Address: 5332 Dogwood Rd Election District: 1st Councilmanic District: 1st Square Feet: 2500
Lot Location: NE 1/4 side/corner of Dogwood Rd & Valley Rd feet from NE SW corner of _____ (street)
Land Owner: Bentley Louis Tax Account Number: 1708007329
Address: 4136 Millers Station Rd. Telephone Number: (410) 239-2297

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!

- | | | |
|--|---|--|
| 1. This Recommendation Form (3 copies) | PROVIDED? | |
| | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> Accepted for filing by <u>JL</u> |
| 2. Permit Application (If available) | | Date: <u>12/12/03</u> |
| 1. Site Plan | | |
| Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square | | <input checked="" type="checkbox"/> |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) | <input checked="" type="checkbox"/> | |
| Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years | | <input checked="" type="checkbox"/> WAIVED |
| Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | <input checked="" type="checkbox"/> | |
| Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood | | <input checked="" type="checkbox"/> |

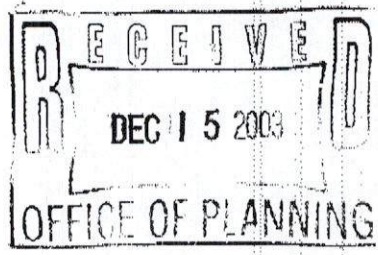
Current Zoning Classification: DR-55 (NW-2E)

Post-It® Fax Note 7671		Date	# of pages
To	<u>John Lewis</u>	<u>12/23/03</u>	<u>1</u>
Co./Dept.	<u>Zoning</u>	From	<u>L. Lanham</u>
Phone #	<u>2824</u>	Co.	<u>Planning</u>
Fax #		Phone #	
		Fax #	

TO BE FILLED IN BY THE OFFICE

RECOMMENDATIONS / COMMENTS:
 Approval Disapproval Approval conditioned on required mod...

ed by: [Signature]
for the Director, Office of Planning and Community Conservation



Date: 12/23/03

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Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood

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PROVIDED?		Accepted for filing by <u>JL</u> Date: <u>12/12/03</u>
YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>WAIVED</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

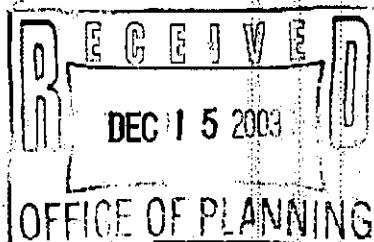
TO BE FILLED IN BY THE OFFICE

COMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications

Post-It® Fax Note 7871		Date: <u>12/23/03</u>	# of pages: <u>1</u>
To: <u>John Lewis</u>	From: <u>L. Lanham</u>		
Co./Dept: <u>Zoning</u>	Co: <u>Planning</u>		
Phone #: <u>2824</u>	Phone #: <u></u>		
Fax #: <u></u>	Fax #: <u></u>		

Sent by: [Signature]
for the Director, Office of Planning and Community Conservation



Date: 12/23/03

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Tracey Turnage Print Name of Applicant 5947 Central Ave Address 410 869 0756 Telephone Number

Lot Address 3332 Dogwood Rd Election District # Councilmanic District 1st Square Feet 2500 +/-

Lot Location: NE SE W side/corner of Dogwood Rd & Valley Rd feet from NE SW corner of _____ (street) _____ (street)

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- 5. Photographs (please label all photos clearly) PROVIDED? YES NO
 - Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood

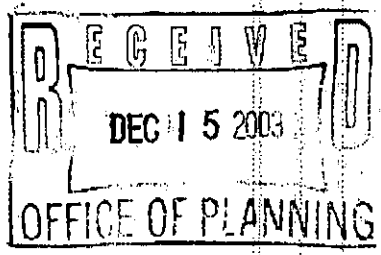
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Phone #	<u>2824</u>	Co.	<u>Planning</u>		
Fax #		Phone #			
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*Zoning
Caption
File to OP
12/12/03*

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Lot Address Lot Address Election District Councilmanic District Square Feet
Lot Location: NE SE side/corner of Dogwood Rd & Valley Rd feet from N E S W corner of _____
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6. Current Zoning Classification: <u>DR-55 (NW-2E)</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: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29913

DATE 12/12/03 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Tracy Turnage

FOR: Class A A/F

5332 Dogwood RD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE DELETED
FIELD RECEIPT
BUSINESS ACTUAL TIME 0211
2/15/2005 12/12/2003 09:40:56 2
RECEIVED BY: WALKER, DEAN, DWG
RECEIVED BY: 12/12/2003 05:11
DR. NO. 5 526 ZONING VERIFICATION
CR. NO. 029913
Receipt Tot. \$50.00
\$50.00 CR.
Baltimore County, Maryland

CASHIER'S VALIDATION

Copy File

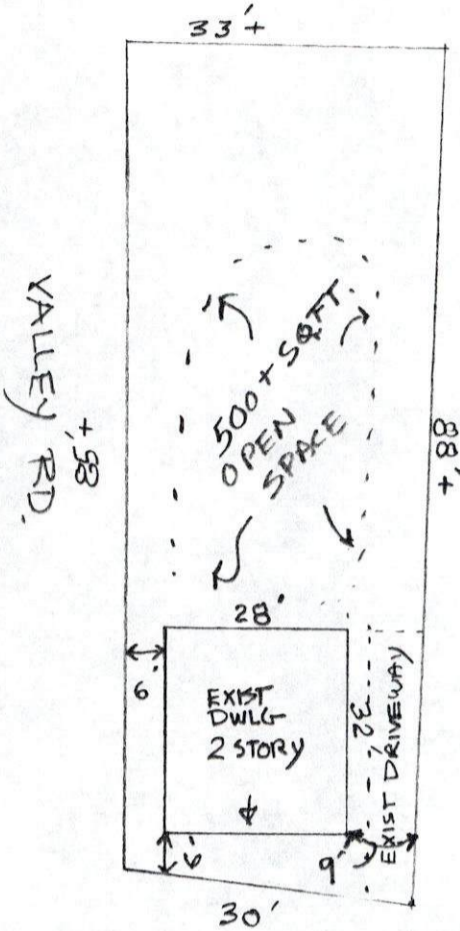
5332 Dogwood Rd.
The Turnage House II
5332 DOGWOOD RD.

zoning use permit
plan for class A
assisted living facility (ALF)
FOR ELDERLY.

located at : 5332 Dogwood Rd
Baltimore County, Md. 21207
Elec. Dist. 1st
Property Owner: *Louis Bentley*
Renter of property: *Tracy Turnage*
5947 Central ave. Baltimore,
Md. 21207

plan date 12/ /2003
phone no# 410-869-0756
Lot size: 2,500 \pm
Zoning Map: NW 2E
Zone DR5.5
Area required for beds
5-6,000 sq ft. 5 ALF BEDS PROPOSED
parking: 1 space for 3 = 2
spaces required
All parking uses shown
existed prior to the date of 2/25/94
~~the plan~~. All Praking will
permanently marked.
Existing floor areas sq.ft
1st floor room = 720
2nd floor room = 720
total = 1440
Basement for storage &
mechanical equipment
Existing Garage = None

INDICATE PERMISSION OF OWNER
TO ALLOW THIS USE.



DOGWOOD RD.
1" = 20'

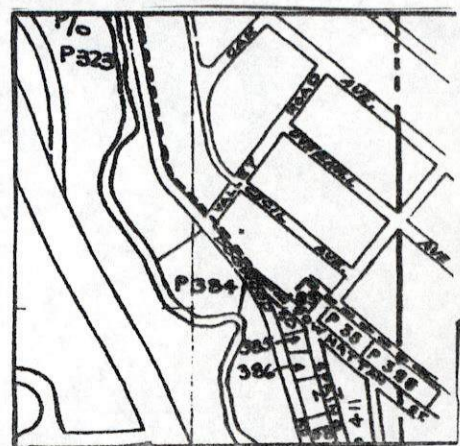
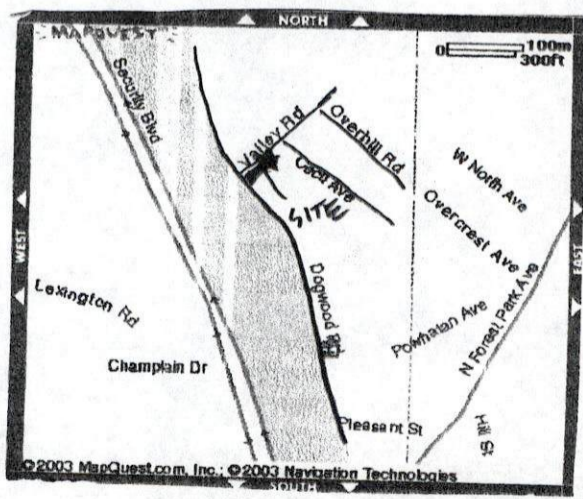
DENSITY CALCULATIONS
FOR 5 BEDS DR. 5.5
NOTE AND CHECK ONE
THERE HAVE BEEN () THERE HAVE NOT BEEN (✓)
EXTERIOR ENLARGEMENTS TO THIS BUILDING IN THE PAST 5 YEARS.
IF THERE HAVE BEEN EXPLAIN WHAT THEY WERE:
None

EXPLANATION OF GROUND FLOOR ENLARGEMENTS HERE:
None

IF MORE THAN AN EXISTING PORCH ENCLOSURE OR ADDITION OF EXTERIOR
STAIR SHOW CALCULATIONS FOR THE % OF INCREASE HERE:
None

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

Tracy Turnage
PRINT OR TYPE NAME
Tracy Turnage
SIGNATURE
DATE
12/8/03



"This building has not been originally constructed to
accommodate elderly housing or an assisted living facility. No
construction, relocation, (exterior) changes or additions (of 25% or more
of the 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"

1 SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL
COMPLY WITH SECT 450 BLCR AND ZONING SIGN POLICIES OR BE VARIANCES