

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 408  
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:**

*Almost Just Like Home, Inc.* 3207 Hammond's Forey Rd Balto, Md 21227 410-653-5489  
Print Name of Applicant Balto, Md. Address Telephone Number

Lot Address 102 Bloomsbury Ave. 21228 Election District 1 Councilmanic District 1 Square Feet 19,800

Lot Location: N E S W side/corner of Meadow Brook Ave 40 feet from N E S W corner of Bloomsbury Ave  
Timothy C. Kraus Dorothy E. Kraus Trust, (street) (street)

Land Owner Agent for owner OWNER Tax Account Number 04010119075070

Address: Balto, Md. 21228 Salisbury Md. 21804 Telephone Number Please Call Agent \*

410-744-2233 410-860-0722

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>AK</u> Date: <u>8/28/03</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 <del>Topo Map (2 copies) available in Room 295, County Office Building (please label accordingly)</del>	✓	—	
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>RO (SW 3-F)</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: \_\_\_\_\_

copy sent to applicant  
9/12/03

9/12/03

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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

POM ALF # \_\_\_\_\_

Permit No. (if required) B \_\_\_\_\_

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

RE: Assisted Living Facility (Class "A")

Pursuant to Section 32.5B (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:

Almost East Lake Home, Inc. 3207 Hammonds Ferry Rd, Balto, Md 21227 410-653-5489  
Print Name: Applicant Address: Baltimore Telephone Number  
Lot Address: 102 Bloomshury Ave. 21228 Election District 1 Councilmanic District 1 Square Feet: 19,800  
Lot Location: NE 1/4 of Meadow Brook Ave. 40 feet from NE SW corner of Bloomshury Ave  
Timothy C. Knorr (owner)  
Land Owner: Dorothy E. Krasus Trust, OWNER Tax Account Number 04010119075070  
Address: 26 Old Ravary CRT, Salisbury Md. 21804 Telephone Number: Please Call Agent \*  
410-744-2233 400-860-0722

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>AK</u> Date: <u>9/12/03</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 Property (3 copies); including lot size and square feet of buildings, parking and open space - minimum 500 square feet Topo Map (2 copies); available in Room 208, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
4. Building Elevation Drawings (these may be waived if note 3.A. from the Zoning Use Permit Checklist can be stated on the plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjacent Building, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>RO</u>			

TO BE FILLED IN BY THE

RECOMMENDATION / COMMENTS:

Approval  Disapproval  Approval conditioned on:

See Attached

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

Post-it® Fax Note 7671 Date 9/12/03 # of pages 3

To <u>Bronis Ludaitis</u>	From <u>Wynn Latham</u>
Co./Dept. <u>Zoning</u>	Co. <u>Planning</u>
Phone # <u>0</u>	Phone # <u>3480</u>
Fax # <u>2824</u>	Fax #

RECEIVED  
AUG 30 2003  
OFFICE OF PLANNING

Date: 9/12/03  
Revised 1/25/99

**BALTIMORE COUNTY, MARYLAND****INTER-OFFICE CORRESPONDENCE**

**To:** Bruno Rudaitis  
Department of Permits and  
Development Management  
**Zoning**

**DATE:** September 12, 2003

**FROM:** Lynn Lanham  
Development Review Section  
Office of Planning

**SUBJECT:** Assisted Living, Class A  
102 Bloomsbury Avenue

The Office of Planning has reviewed the above referenced project and offers the following comment:

1. The Department of Permits and Development Management should inspect the property for code violations.
2. The sidewalks and curbs are in fair to poor condition. The Department of Public Works should inspect the abutting sidewalks and curbs along Bloomsbury Avenue and Magruder Avenue and determine what repairs should be made by the applicant prior to the issuance of any use permit.
3. Most of the chain link fence surrounding the property is in fair to poor condition. The wood fence located along the south property line is in poor condition. All of the existing fencing should be removed. If any new chain link fencing is installed, the color of the fabric, posts and rails should be black.
4. Remove the dead and dying trees located between the sidewalk and fence along Magruder Avenue.
5. Restore the exterior of the garage to good condition.
6. Remove all litter from the premises.
7. The 4300 square foot open space area shown on the site plan is in poor condition. Most of this area is covered with broken macadam, stones or crusher run, weeds, and litter. All of the open area on the rear part of the site should be converted to lawn with landscaping. An outdoor sitting area should be provided for the future residents of this facility.

8. Restore the front yard area to a residential setting by eliminating the paving between the house and fence. Replant with grass, trees and shrubs.
9. The structure identified on the site plan as Outside Storage #2 is large and very unattractive. This structure should be removed.
10. If the pipe shed is non-usable as stated on the site plan, it should be removed.
11. Repair and paint the block wall located along the south and west property lines.
12. Repair the brick wall located along the south property line.
13. Remove the large tree located in the southwest corner of the property.
14. Resubmit a plan to the Office of Planning that responds to the above comments.



Lynn Lanham

LL:

9/12/03

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 408  
401 Boole Avenue  
Towson, MD 21204

POM ALF # \_\_\_\_\_

Permit No. (if required) B \_\_\_\_\_

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

RE: Assisted Living Facility (Class "A")

Pursuant to Section 32.5.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:

Almost Just Like Home, Inc. 3207 Hammond's Forey Rd, Balto, Md 21227 410-653-5489  
Print Name / Applicant Address Telephone Number

Lot Address: 102 Bloomersbury Ave. 21228 Election District / Councilmanic District / Square Feet: 19,800

Lot Location: NE 3/4 West side corner of Meadow Brook Ave. & Bloomersbury Ave. 40 feet from NE SW corner of Bloomersbury Ave.

Land Owner: Trust of C. Kraus, Dorothy E. Kraus Trust, OWNER Tax Account Number 04010119075070

Address: 1105 S. Schumaker Dr, Apt 310, Salisbury Md. 21804 Telephone Number (Please Call Agent)

410-744-2233 400-860-0722

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>ML</u> Date: <u>8/21/03</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"/>	
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6. Current Zoning Classification: <u>RO</u>			

TO BE FILLED IN BY THE

RECOMMENDATION / COMMENTS:

Approval  Disapproval  Approval conditioned on:

See Attached

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

Post-it* Fax Note	7671	Date	9/12/03	# of pages	3
To	Brown Rudatis	From	Lynn Lankhan		
Co./Dept.	Zoning	Co.	Planning		
Phone #		Phone #	3480		
Fax #	2824	Fax #			

RECEIVED  
AUG 30 2003  
OFFICE OF PLANNING

Date: 9/12/03

Revised 1/25/99

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**To:** Bruno Rudaitis  
Department of Permits and  
Development Management  
**Zoning**

**DATE:** September 12, 2003

**FROM:** Lynn Lanham  
Development Review Section  
Office of Planning

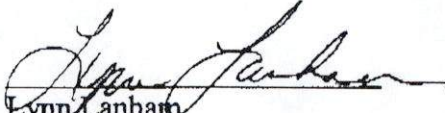
**SUBJECT:** Assisted Living, Class A  
102 Bloomsbury Avenue

Post-it® Fax Note	7671	Date	9/23/03	# of pages	2
To	Tim Kraus	From	B. Rudaitis		
Co./Dept.		Co.			
Phone #		Phone #	887-3391		
Fax #		Fax #	2:48 pm		

The Office of Planning has reviewed the above referenced project and offers the following comment:

1. The Department of Permits and Development Management should inspect the property for code violations.
2. The sidewalks and curbs are in fair to poor condition. The Department of Public Works should inspect the abutting sidewalks and curbs along Bloomsbury Avenue and Magruder Avenue and determine what repairs should be made by the applicant prior to the issuance of any use permit.
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12. Repair the brick wall located along the south property line.
13. Remove the large tree located in the southwest corner of the property.
14. Resubmit a plan to the Office of Planning that responds to the above comments.

  
Lynn Lanham

LL:

Bruno - 09-25-02

To Tim Kraus

Fax 410-744-5321



Baltimore County  
 Department of Permits and  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Return Service Requested

PRESORTED  
 FIRST CLASS



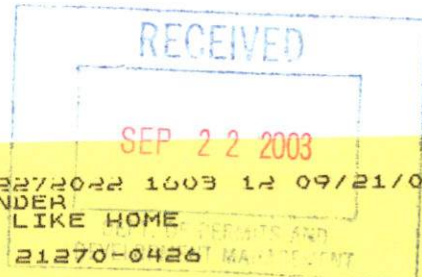
U.S. POSTAGE

00,292

H METER 705205

##09-15-03 BALTD MD 212

ALMOST LIKE HOME INC  
 3207 HAMMONDS FERRY ROAD  
 BALTIMORE MD 21227



ALMO207\* 212272022 1603 12 09/21/03  
 RETURN TO SENDER  
 :ALMOST-JUST LIKE HOME  
 PO BOX 30426  
 BALTIMORE MD 21270-0426  
 DEPARTMENT OF PERMITS AND  
 DEVELOPMENT MANAGEMENT  
 RETURN TO SENDER

GARHSM3 21227

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **28120**

DATE 8/28/03 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Timothy Kraus

FOR: Use permit ALF -13 beds

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRW  
8/28/2003 8/28/2003 10:29:27 2

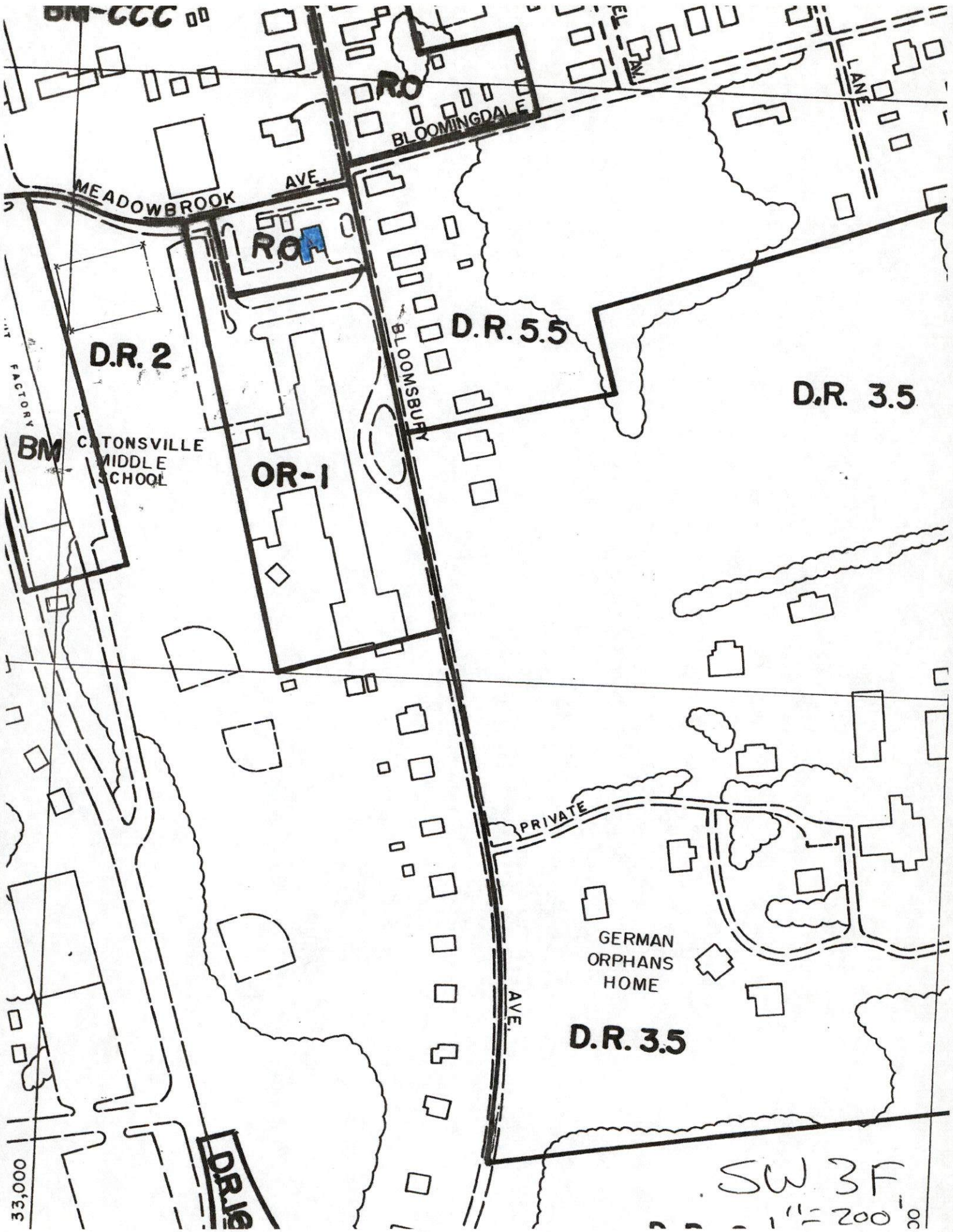
REG WS02 MAIL JEVA JEE  
>>RECEIPT # 292675 8/28/2003 OFLN

Dept 5 528 ZONING VERIFICATION  
CR NO. 028120

Recpt Tot \$50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

BM-CCC



33,000

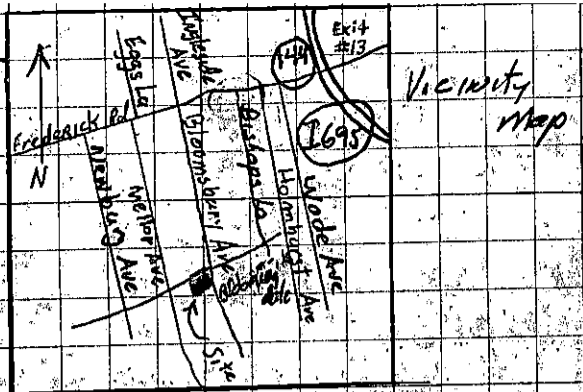
D.R. 1

D.R. 3.5

SW 3F  
1" = 200' 0"



# ZONING USE PERMIT PLAN FOR CLASS 'A' Assisted Living Facility



Agent For: Timothy C. Kraus  
 26 Old Granary CRT.  
 Balto., Md. 21229  
 410-744-2233  
 Cell-443-799-2822

Party Owner: Dorothy E. Kraus Trust  
 1105 S. Schumaker Dr, Apt 310  
 Salisbury, Md. 21804  
 410-860-0722  
 410-524-7652

102 BLOOMSBURY AVE.  
 BALTIMORE COUNTY, MD. 21228  
 1st Elect. Dist.

Lot Size 19,800 sq. Ft. or 45 AC±  
 ZONING Map: SW 3F  
 PLAN DATE: 8/14/03

\* Density Calculations  
 For 13 Beds DR 5.5 =  
 10,000 sq. Ft. To 7 Beds +  
 1500 sq. Ft. For Each Added Bed  
 7 Beds 10,000  
 + 6 Beds 9,000  
 13 Beds 19,000 sq. Ft. Total  
 Required For 13 Beds

ZONE R-O = DR 5.5  
 Area Required For 13 Beds = 19,000 sq. Ft. See \*

Parking: 1 Space For each 3 Beds = 5 Parking Spaces Required  
 All Parking Uses Shown Existed Prior To The date of this Plan  
 All Parking Will Be Permanently Striped.

Existing Floor Areas Sq. Ft. (#)

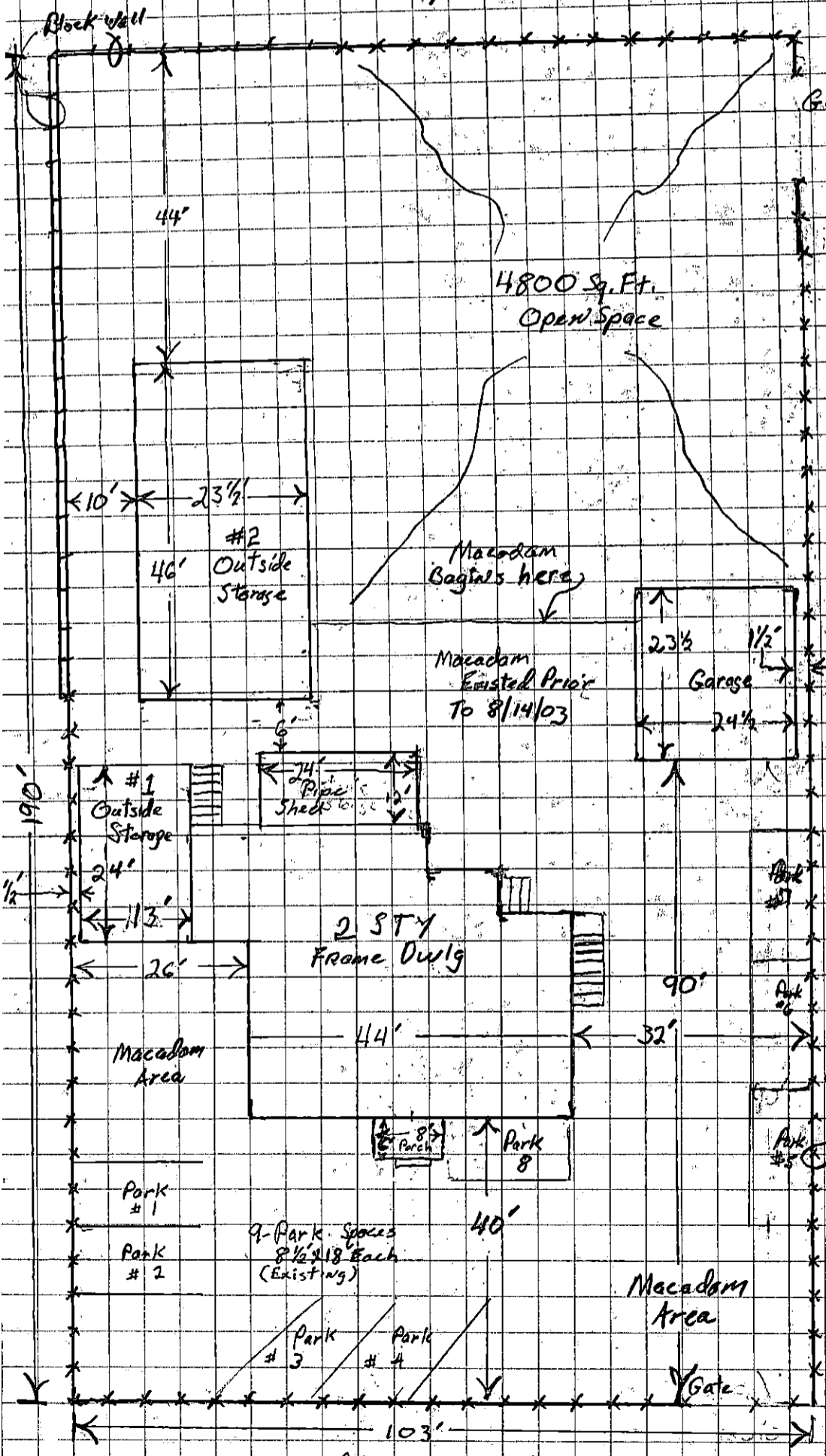
1st Floor	1500 #	Garage	552 #
2nd Floor	1125 #	#1 Outside Storage	312 #
Basmt Mech. Rm	180 #	#2 Outside Storage	960 #
Basmt Office	561 #	Pipe Shed - Now Usable	-

Note and check one:  
 There have been  Exterior Enlargements To This building in the past 5 years  
 If there have been Explain what they were:  
 Explanation of ground floor enlargements here: →

If more than one existing porch or addition of exterior stairs show calculations for the % of increase here: →

"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 posted. Any Future Signs Will comply with Sect 413.1 BCZR and Zoning Sign Policies or be Varianced (per Section 432.5-B.2.a, BCZR)



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

Timothy C. Kraus, Owner's Agent	8/15/03
Print Name	Date
<i>[Signature]</i>	
Signature	
Dorothy E. Kraus, Trust, Owner	8/15/03
Print Name	Date
<i>[Signature]</i>	
Signature	
Applicant	Date
Signature of Applicant	

Magruder, A. (was Macadam)

102 Bloomsbury Ave  
 Scale - 1" = 20'