

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

PDM ALF # _____

Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management

RE: Assisted Living Facility I or II

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:

Tamika Tyrell + Donolly Tyrell 3425 Chapman Rd 21133 (410) 496-6694
Print Name of Applicant Address Telephone Number
3425 Chapman Rd 2nd 2 122,404 sq ft
Lot Address Election District Councilmanic District Square Feet of Lot
 Lot Location: (NE) S W side/corner of Liberty 21133 feet from (NE) S W corner of off lot
(street) (street)
 Land Owner: Donolly and Tamika Tyrell Tax Account Number 35-2226096
 Address: 3425 Chapman Rd Randallstown 21133 Telephone Number 410,602-1770

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>CM</u> Date: <u>2.10.06</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 - 10% lot area	✓		
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 6.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>DR 3.5</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:

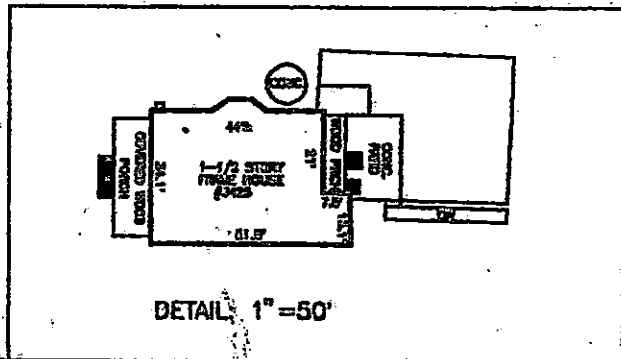
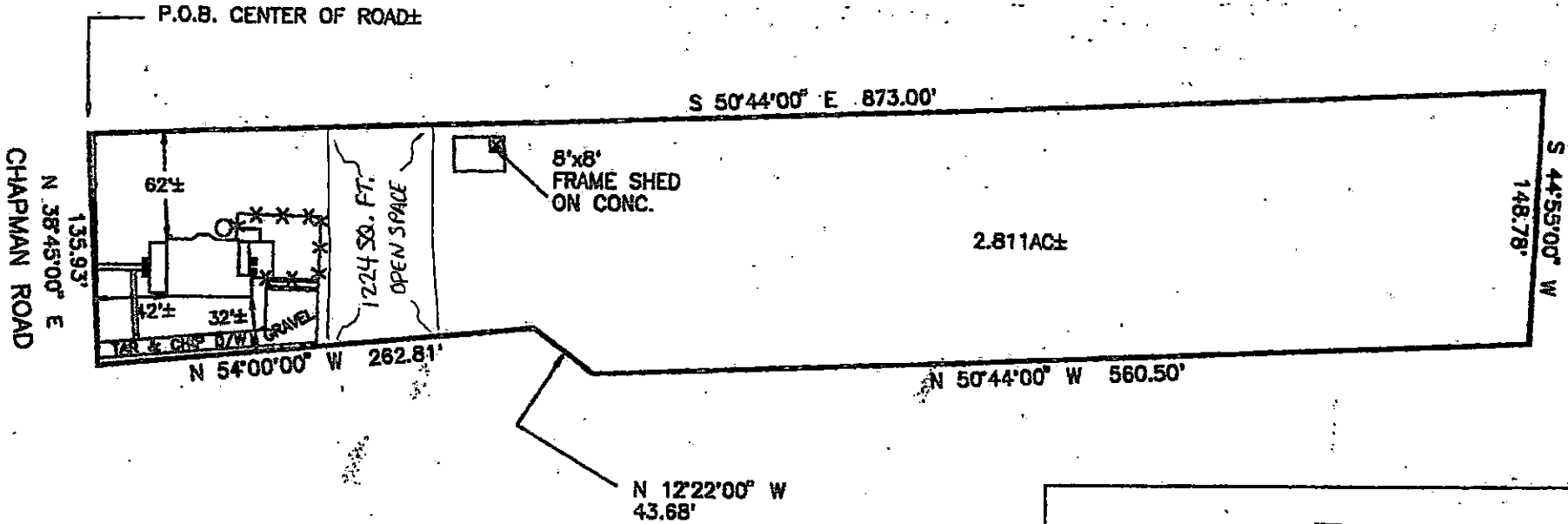
Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

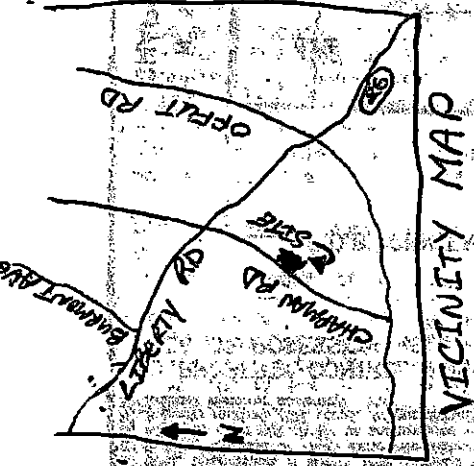
NOTES:

- 1) B.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Existing firm and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Distance accuracy: 1/2"

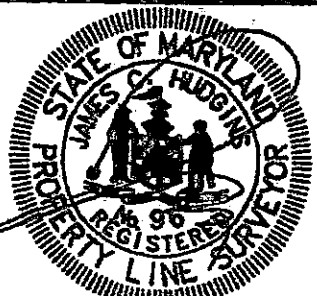
**NO PROPERTY CONTROL FOUND
LINES OF POSSESSION HELD.**



DETAIL: 1" = 50'



VICINITY MAP



J. Carl Hudgins
Property Line Surveyor #96

LOCATION DRAWING
3425 CHAPMAN ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELCTON DISTRICT

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 100'
Date: 10-23-01
Field By: J.D.C.
Drawn By: J.D.C.
Drawing # HD16304KJ

COMPUTED BY JDC

.333=ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY I OR II

3425 CHAPMAN ROAD
BALTIMORE COUNTY MD 21133
2ND ELECTION DISTRICT
OWNER: DONOLLY & TAMIKA TYRELL
ADD. 3425 CHAPMAN ROAD RANDALLSTOWN MD 21133
DATE 10/23/01 (PLAN DATE)
PHONE: 410-602-1770 OR 410-496-6694

LOT SIZE: 122,404 SQ. FT. (SITE AREA) 2.81 ACRES
ZONING MAP 077A2
ZONE DR 3.5

PARKING 1 SPACE FOR EACH 3 BEDS = 4 PARKING SPACES REQUIRED.

EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR = 1676 SQ. FT.
2ND FLOOR = 800 SQ. FT.
BASEMENT FOR STORAGE AND
MECHANICAL EQUIPMENT AND 1 REC.
ROOM AND .5 BATH = 1624 SQ. FT.

OPEN SPACE: .10 X LOT AREA (122,404 SQ. FT.) = 1224 SQ. FT.

13-15 BEDS = 4 DENSITY LOTS REQUIRED

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 IN GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS OCCURRED TO THE EXTERIOR OF THE BUILDING, NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.


SIGNATURE

1-12-06
DATE

Donolly Tyrell
PRINTED NAME


SIGNATURE

1-12-06
DATE

Tamika Tyrell
PRINTED NAME

ENGINEERS SCALE
1" = 100 FT.

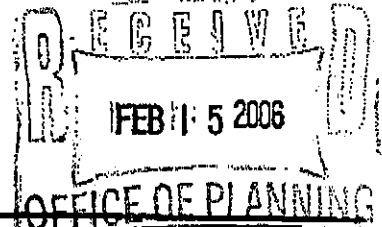
3/2/06

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Adjoining Buildings, the Proposed Building and Surrounding Neighborhood
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PROVIDED?		Accepted for filing by <u>JCM</u> Date: <u>2.10.06</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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

APPLICANT
WILL DELIVER
PHOTOS TO
PLANNING OFF.

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval cond

Post-it* Fax Note	7671	Date	3/20	# of pages	1
To	Joe Merry	From	Donnell Zeiger	ations:	
Co./Dept	PDM zoning	Co.	Planning		
Phone #		Phone #			
Fax #	3048	Fax #			

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

Date: 3/20/06