

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 27th of January, 2004, that 825 Milford Mill Road should be and the same is hereby granted (street address) permission to operate an Assisted Living Facility 'Class A' with a maximum of six beds.

25099
Permit No.

Janeth Kotroco
Director

Planner's Initials Bk

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **25099**

DATE 12/29/03 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Elsie Brooks

FOR: Use permit for Assisted Living Facility "Class A"

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATA RECEIPT
PRID RECEIPT
BUSINESS ACTUAL TIME DRW
2/30/2003 12/29/2003 10:53:03 2
REG MS02 MAIL JEVA JEE
>> RECEIPT # 313502 12/29/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 025099
Recpt Tot \$50.00
\$50.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

1/20/03

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:

ELSIE BROOKS 825 MILFORD MILL RD. 21133 410-922-8599
Print Name of Applicant Address Telephone Number

825 MILFORD MILL RD. Election District 3 Councilmanic District 2 Square Feet 7560

Lot Location: NE side of Milford Mill & Rockridge Roads feet from NE SW corner of _____
(street) (street)

Land Owner: PETER GALPERIN, JOSEPH MARZOUK Tax Account Number 04030310001570

Address: 9609 REISTERSTOWN RD OWINGS MILLS, MD 21117 Telephone Number (410) 902-6667

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>BK</u>
Date: <u>1/30/03</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
Topo Map (2 copies): available in Room 306, 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 | | | |
| 4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | | | |

RECEIVED

5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building,
and Surrounding Neighborhood

8. Current Zoning Classification: D.R.-5.5

Post-It® Fax Note	7671	Date	1/27/04	# of pages	1
To	BRUNO RUDAITIS	From	LYNN LANTIERA		
Co./Dept.	ZONING	Co.	PLANNING		
Phone #		Phone #			
Fax #	7824	Fax #			

TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

RECOMMENDATIONS / COMMENTS:

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

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

Date: 1/27/04

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
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MINIMUM APPLICANT SUPPLIED INFORMATION:

ELSIE BROOKS 8804 HARKATE WAY RANDALLSTOWN, MD 21133 410.922.8599
Print Name of Applicant Address Telephone Number

Lot Address 825 MILFORD MILL RD. Election District 3 Councilmanic District 2 Square Feet: 7,560

Lot Location: NE @ W side/corner of Millford Mill & Rockridge Roads feet from N E S W corner of _____
(street) (street)

Land Owner: PETER GALPERIN, JOSEPH MARZOUK Tax Account Number 04030310001570

Address: 9609 REISTERSTOWN RD OWINGS MILLS, MD 21117 Telephone Number (410) 902-6667

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>BK</u> Date: <u>12/30/03</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	✓	_____	
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>DIR.-S.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

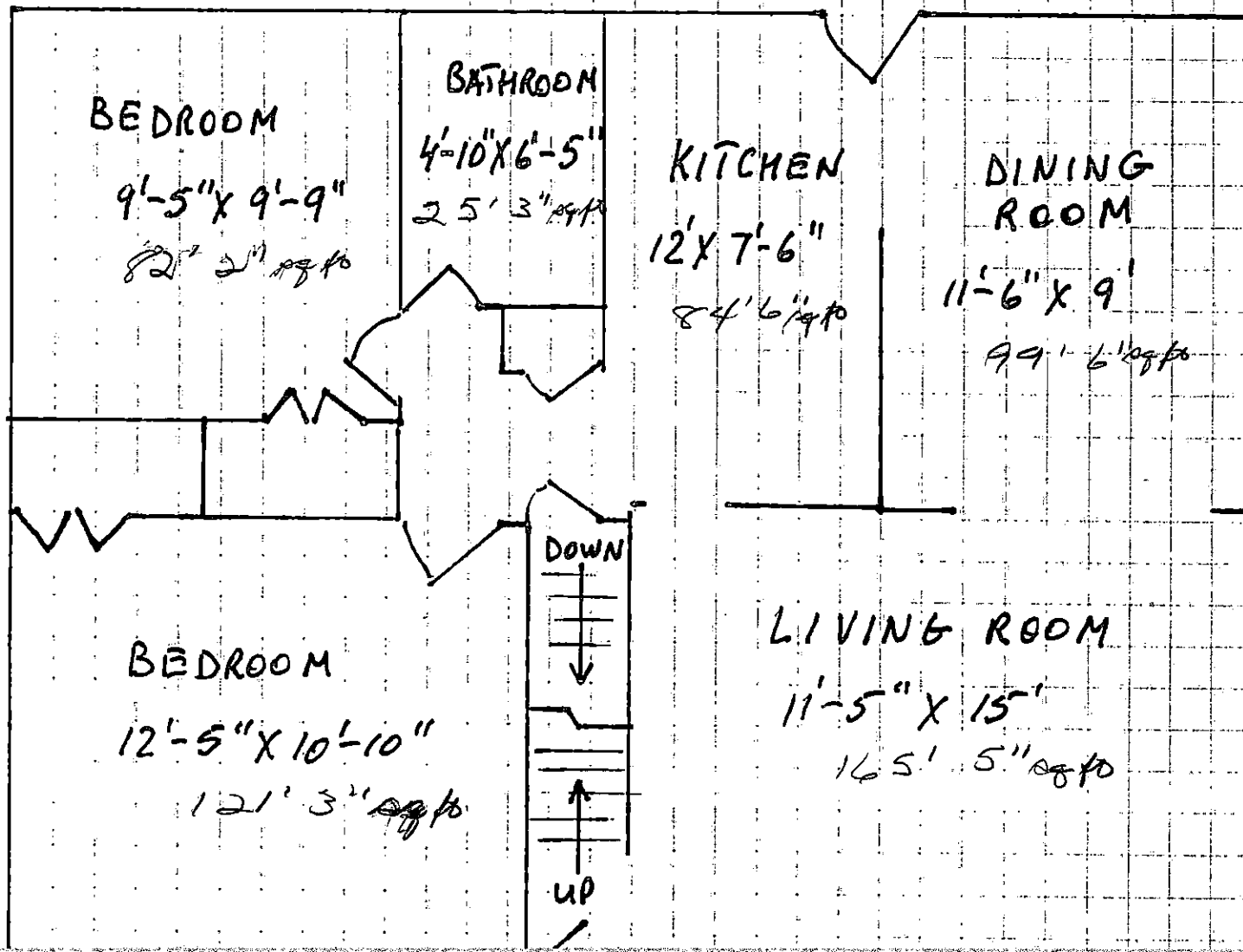
Date: _____

JP PROPERTIES

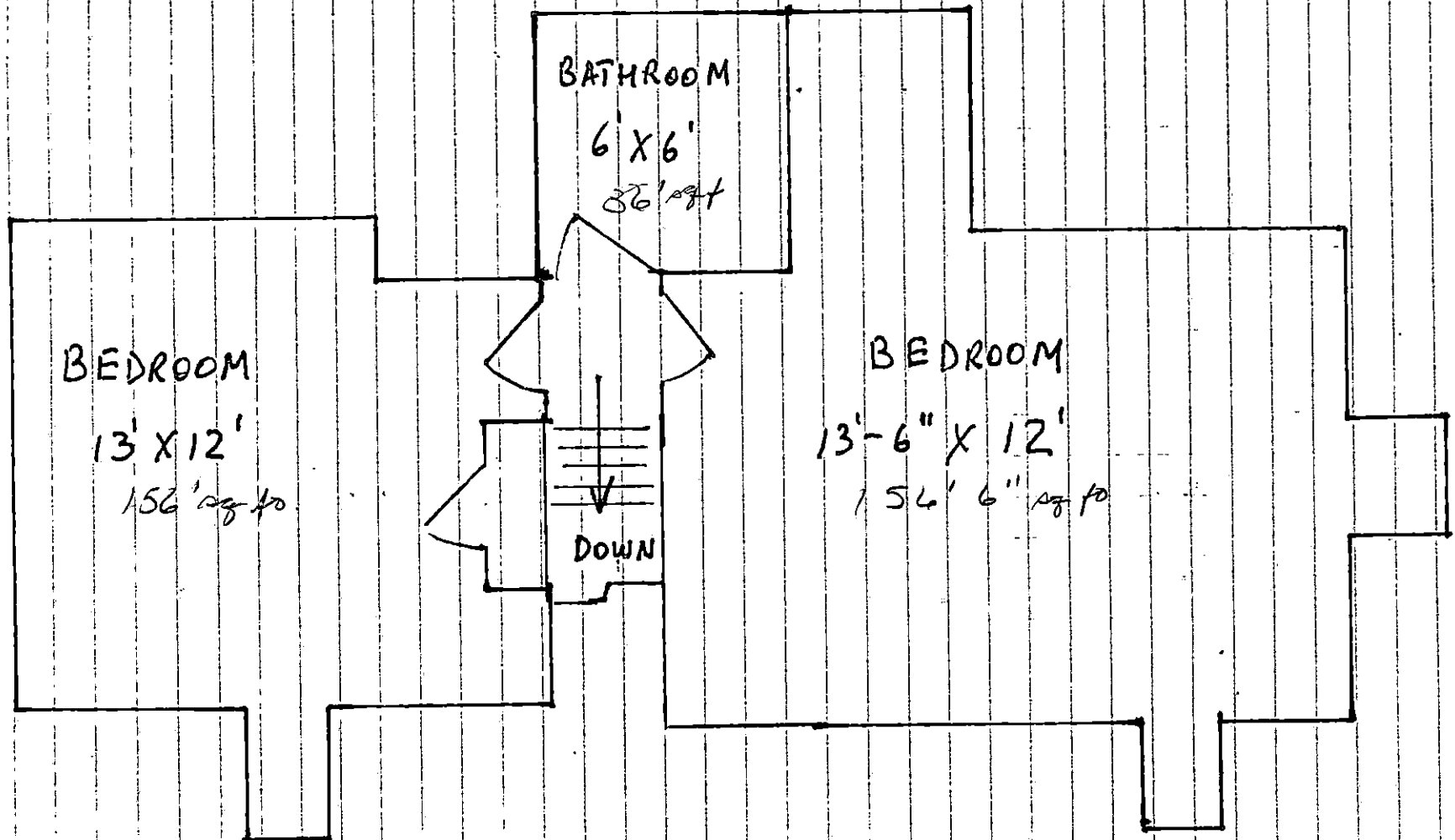
December 15, 2003
RE: 825 Milford Mill Rd.

JP Properties gives permission for Elsie Brooks to provide assisted living in the above referenced property.

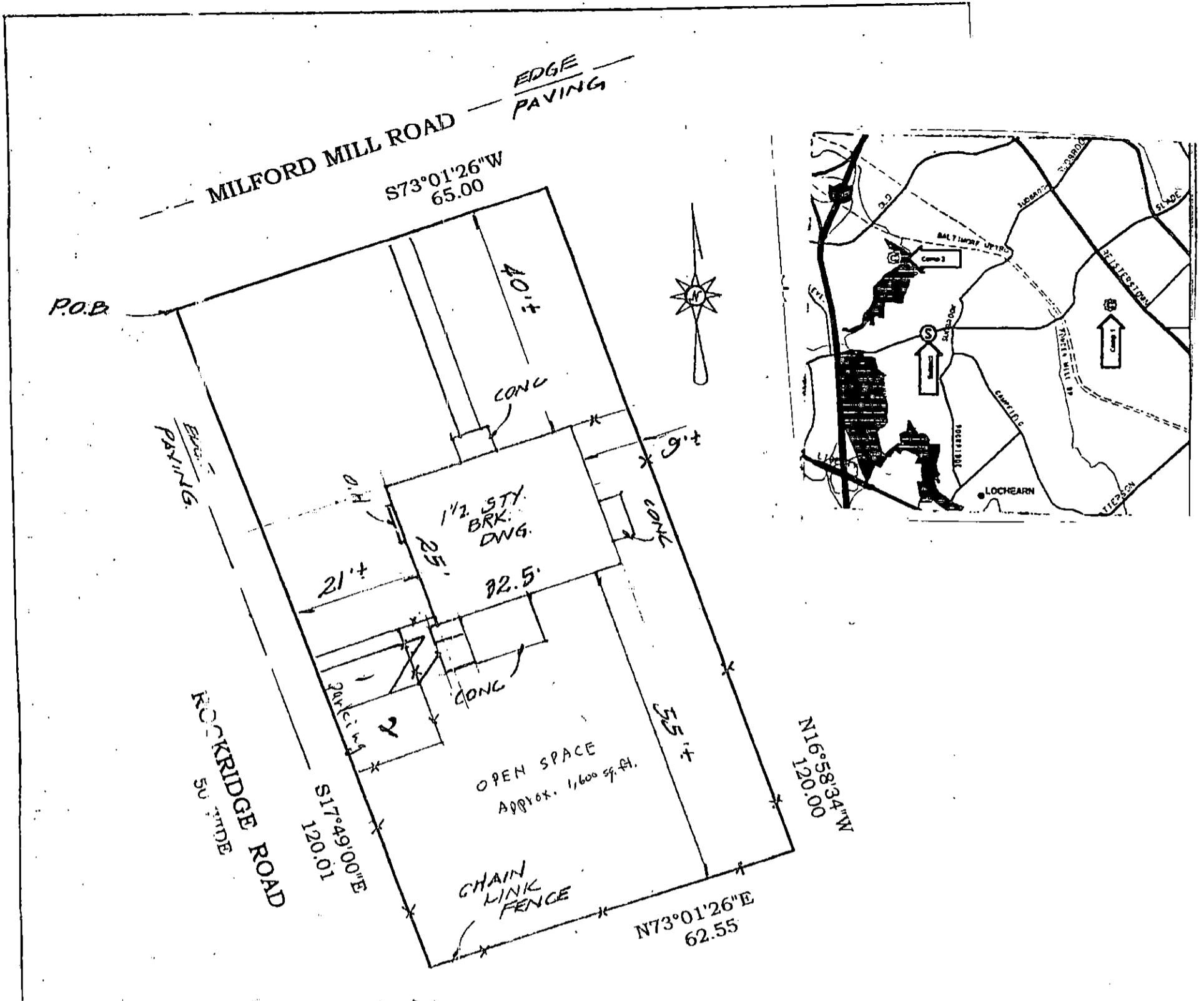
*Rand Goldberg
Property Mgr.*



825 MILFORD MILL RD. - 1st FLOOR



825 MILFORD MILL RD. - 2ND. FLOOR
348'



ZONE USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY
 LOCATED AT: 925 MILFORD MILL RD. BALTIMORE COUNTY MD. 21208
 3RD ELECTION DISTRICT PHONE NO. 410-902-6667
 PROPERTY OWNER: PETER GALPERIN, JOSEPH MARZUK
 ADDRESS: 9609 REISTERTOWN RD. OWINGS MILLS, MD 21117
 LEASED BY: ELSIE BROOKS 8804 HARKATE WAY RANDALLSTOWN MD 21133
 LOT SIZE: 7560 SQ. FT. TEL. 410-922-8599
 ZONING MAP: NW 6 F
 ZONE: DR 5.5
 AREA REQUIRED FOR 6 BEDS PARKING: 2 SPACES, EXISTED BEFORE
 DATE OF THIS PLAN
 EXISTING FLOOR PLAN: 1ST FLOOR 578# 2ND FLOOR 348# TOTAL: 926#
 BASEMENT: 578#
 DENSITY CALCULATIONS
 6 BEDS DR. 5.5
 THERE HAVE NOT BEEN EXTERIOR ENLARGEMENTS TO THIS BUILDING

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.

COMPLY WITH SECT 413.1 BCZR AND ZONING SIGN POLICIES OR BE MAINTAINED
 SCALE: 1"=20'
 ELSIE BROOKS
 PRINT OR TYPE NAME
 Elsie Brooks
 SIGNATURE
 29 DEC 03
 DATE