

USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department of Permits and Development Management, this 16th of NOVEMBER, 2005, that 3725 EASTMAN RD. should be and the same is hereby granted
(street address)

permission to operate an ASSISTED LIVING FACILITY
FOR 4 BEDS, & SINGLE FAMILY RESIDING

1118
Permit No.

[Signature]
Director

Planner's Initials SPM

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

5007

PDM ALF # 1118

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

Permit No. (if required) B _____

FROM: Timothy Kotroco
Department of Permits & Development Management

RE: Assisted Living Facility I or II

This office requests 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:

Applicant: Donna Battle Address: 3725 Eastman Rd Telephone Number: 410 922-0227
Lot Address: 3725 Eastman Rd Election District: 2 Councilmanic District: 2 Square Feet of Lot: 7150
Lot Location: NE 1/4 side/corner of 3725 Eastman Rd feet from N/E/S/W corner of Angel Rd. (street)
Land Owner: Well Conway Tax Account Number: _____
Address: 19 Curley St. Baltimore, MD 21224 Telephone Number: 410 865 2673

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 BY APPLICANT

ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY

	PROVIDED?		Accepted for filing by Date: _____
	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"/>	T. Kotroco
3. Site Plan: Property (3 copies), including lot size and square feet of buildings, parking and open space - 10% lot area	<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 5.A. from the Checklist can be stated on the plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W.A. Uppert NOTE 5-A
5. Photographs (1 set label all photos clearly) of Proposed Building, Adjoining Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>UR 5.5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATION

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: 11/10/05

Revised 9/29/2004

Post-Office Fax Note	7671	Date	11/10	# of pages	1
To	Jeffrey Berlow	From	Dannell Zeigler		
Co./Dept.	PSM	Co.	Planning		
Phone #		Phone #	3480		
Fax #	5708	Fax #			

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1118

DATE 10-25-05 ACCOUNT 2001-006-6150

AMOUNT \$ 50⁰⁰

RECEIVED FROM: DAUGLINA BATTLE

FOR: 3725 EASTMANTER
ASSIST LIAISON USE REVIEW
REVIEW

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT

ADDRESS	ACCT	TIME	DR
10/26/2005	10/25/2005	11:56:50	4
PER 0905	MS/KCH	KCH/KCH	
RECEIPT # 010422	10/25/2005		0FLH
Dept	5	500 ZONING VERIFICATION	
PER. 10118			
Receipt tot		970.00	
300.00 CR		9.00 CR	
Baltimore County, Maryland			

CASHIER'S VALIDATION

5007

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 # 1118

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:

FAX 410 534-054

Douglas Battle 3725 Eastman Rd 0410 922-0227
Print Name of Applicant Address Telephone Number

3725 Eastman Rd Election District 2 Councilmanic District 2 Square Feet of Lot 7150
Lot Address

Lot Location: N E S W/side/corner of 3725 Eastman Rd feet from N(E)S W corner of Boyer Rd.
(street) (street)

Land Owner Cornell Conway Tax Account Number _____

Address: 19 S. Curley St. Baltimore, MD 21224 Telephone Number (410) 865-2673
H. 410-653-6160

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 Date: _____
	YES	NO	
1. This Recommendation Form (3 copies)	/	—	
2. Permit Application (If available)	—	—	PENDING
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 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	—	—	WAIVED PER NOTE 5-A
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	/	—	
6. Current Zoning Classification: <u>DR. 5.5</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: _____

Zoning Use Permit: Plan for Assisted Living I

Bed of Roses Assisted Living & Respite Care LLC
 3725 Eastman Rd.
 Randallstown, Md 21133
 District 2-Precinct 2

Applicant: Douglina Battle
 3725 Eastman Rd.
 Randallstown, Md 21133
 410-922-0227

Owner: Cornell Conaway
 19 S. Curley St
 Baltimore, Md 21224
 443-865-2673

Lot size: Parking will be paved and
 * 7,150 Sq. Ft Striped. 1 space/3 beds=
 * 0.16 acres 2 spaces for 4 beds
 Zone DR 5.5 2 Spaces For Resident

Existing Floor Areas:

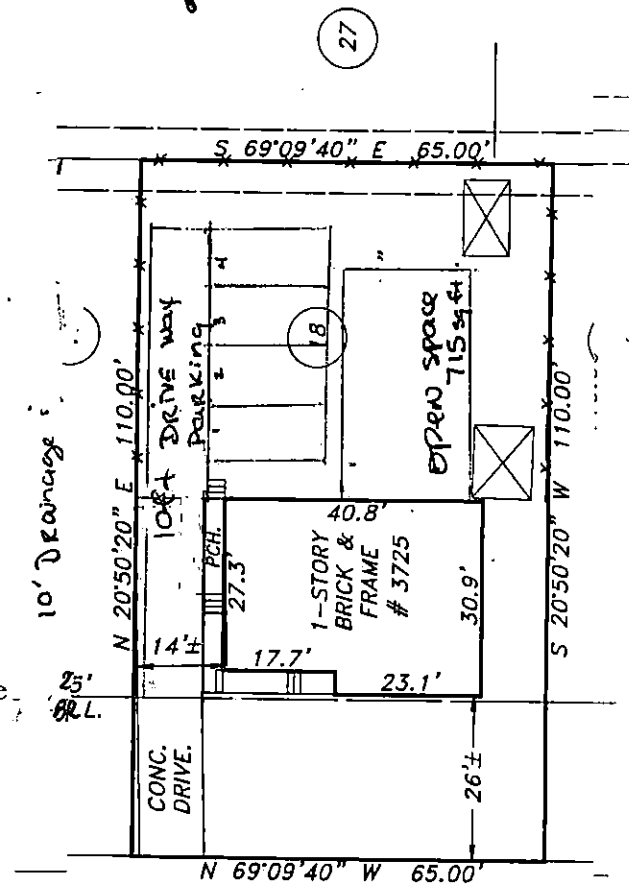
(Sq. Ft.)
 * First floor = 1187.5 sq. ft
 Deck = 905 sq ft
 Total 1277 sq. ft
 Basement /Mechanical Equipment=1146 sq. ft.
 Living area

Open space: Total = 2333
 .10 x Lot area (7,150 Sq. ft)=715 sq. ft.

This building has not been originally constructed to accommodate the elderly or an assisted living facility. No construction, relocation, external changes or additions of 25% or more, in the ground floor area as it has existed 5 years prior to 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

Douglina Battle 10/25/05
Douglina Battle Date
 Douglina Battle
 Engineers Scale 1"=30" 10/25/05



EASTMAN ROAD

50' r/w

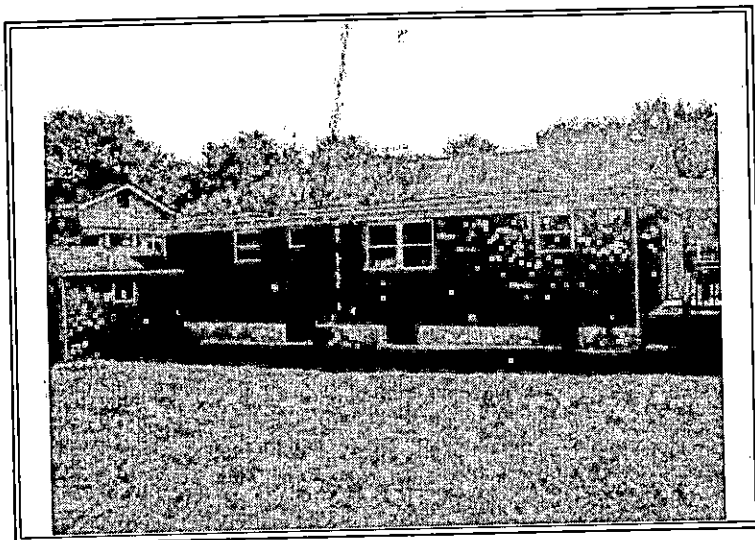
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CORNELL CONAWAY	File No.: 0147899264	
Property Address: 3725 EASTMAN ROAD	Case No.:	
City: RANDALLSTOWN	State: MD	Zip: 21133
Lender: PROSPERITY MORTGAGE COMPANY		

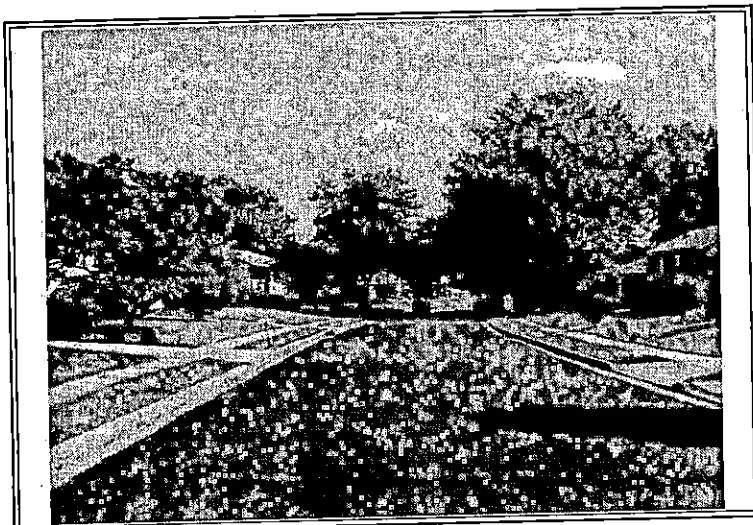


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 22, 2005
Appraised Value: \$ 255,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



* Expand.
* 30 scale

* Ranking
2 Parking
2 spaces For

* 245
1250

6,000 Per lot
De.S.S

1187
90
1277

1146
1277
2423

1187
1146
2333

1176
486
1662

Zoning Use Permit: Plan for Assisted Living I

Bed of Roses Assisted Living & Respite Care LLC
 3725 Eastman Rd.
 Randallstown, Md 21133
 District 2-Precinct 2

Applicant: Douglina Battle
 3725 Eastman Rd.
 Randallstown, Md 21133
 410-922-0227

Owner: Cornell Conaway
 19 S. Curley St
 Baltimore, Md 21224
 443-865-2673

Lot size: Parking will be paved and
 * 7,150 Sq. Ft Striped. 1 space/3 beds=
 * 0.16 acres 2 spaces for 4 beds
 Zone DR 5.5 2 spaces for Resident

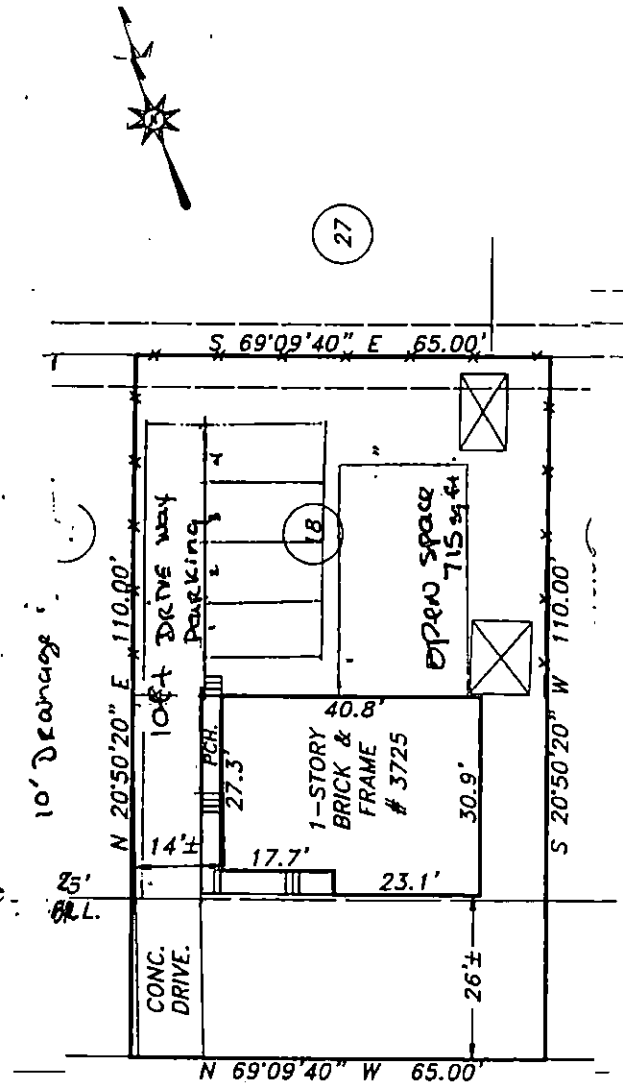
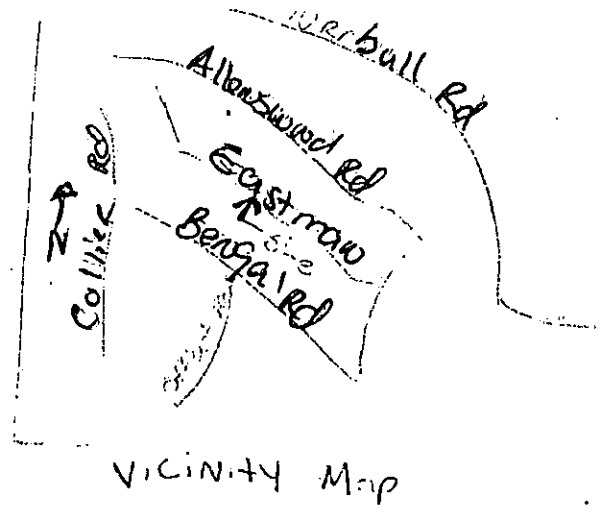
Existing Floor Areas:
 (Sq. Ft.)
 * First floor = 1187.5 sq. ft
 Deck = 905 sq ft
 Total 1277 sq. ft
 Basement /Mechanical Equipment=1146 sq. ft.
 Living area
 Total = 2333

Open space:
 .10 x Lot area (7,150 Sq. ft)=715 sq. ft.

This building has not been originally constructed to accommodate the elderly or an assisted living facility. No construction, relocation, external changes or additions of 25% or more, in the ground floor area as it has existed 5 years prior to 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

Douglina Battle 10/25/05
 Douglina Battle Date
 Douglina Battle
 Engineers Scale 1"=30" 10/25/05



EASTMAN ROAD

50' r/w

ZONING REVIEW APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: 410-282-7940 Cell: 410-499-7940 Fax: 410-282-7940
Bruce E. Doak Gerhold, Cross & Etzel, Ltd. Suite 100, 320 E. Towsontown Boulevard Towson, MD 21286	Telephone: 410-823-4470 Fax: 410-823-4473
Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: 410-781-4000 Toll Free: 800-368-2295 Fax: 410-781-4673
William D. Gulick, Jr. McKee & Associates, Inc 5 Shawan Road Suite 1 Cockeysville, MD 21030	Telephone: 410-527-1555 Fax: 410-527-1563
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, MD 21204	Telephone: 410-296-3668 Fax: 410-296-5326
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone: 410-879-3122 Fax: 410-879-3122
Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234	Telephone: 410-665-5562 Cell: 410-663-5525 Fax: 410-663-4315
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: 410-242-4263 Fax: 410-242-4263
Linda O'Keefe 523 Penny Lane Hunt Valley, MD 21030	Telephone: 410-666-5366 Fax: 410-666-0929 Cell: 443-604-6431
J. Lawrence Pilson, R.S. 1015 Old Barn Road Parkton, MD 21120	Telephone: 410-343-1443
Martin Ogle 16 Salis Court Baltimore, MD 21220	Telephone: 410-780-5151 Fax: 410-780-5188 Cell: 443-629-3411 E-Mail: mert1114.aol.com
Debra L. Starrett D & D Posting, LLC 2417 Snowden Creek Road Marriottsville, MD 21104	Telephone: 410-812-4741 Cell: 443-564-1892 Fax: 410-549-9261
Linda M. Jones Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286	Telephone: 410-296-3333 Fax: 410-296-4705

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.