

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 # \_\_\_\_\_

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

RE: Assisted Living Facility I or II

Post-it* Fax Note	7671	Date	9-6-06	# of pages	2
To	Lloyd Mowley	From	J. GERMAN	Co./Dept.	PPM
Co./Dept.	PPM	Co.	Planning	Phone #	X3480
Phone #		Fax #	X2824		

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:

DR. CLAY EGBULEM 615 WALLERSON RD CATONSVILLE MD 21228 301-412-8989  
 Print Name of Applicant Address Telephone Number  
 Lot Address 615 WALLERSON RD CATONSVILLE Election District 1 Councilmanic District Square Feet of Lot 6912  
 Lot Location: NE/S W side/corner of ORLEY ROAD 100 feet from NE/SW corner of ORLEY ROAD  
 (street) (street)  
 Land Owner: DR. CLAY EGBULEM Tax Account Number 04010107583120  
 Address: 615 WALLERSON ROAD CATONSVILLE, MD 21228 Telephone Number (301) 412-8989

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: 8/28/06
	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 - 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)			
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood			
6. Current Zoning Classification:			

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:

see attached

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

Date: 9/6/06

CALLER DR EGBULEM  
9/7/06 - SUGGEST CALL TO O.P.

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

**TO:** Jenifer German

**DATE:** 9/5/06

**FROM:** Dennis Wertz *Contact for questions @ (410) 887-3480*

**SUBJECT:** Assisted Living (615 Wallerson Road)

The applicant's site plan doesn't show existing structures on the property that will affect the provision of the two proposed rear yard parking spaces. It doesn't show the 2-foot retaining wall and the barbecue structure that are located in the rear yard, and it doesn't show the existing 6-foot high fence that is located along the side property line (west side). Also, the existing driveway is only 8 feet wide. It is not clear whether this driveway will be widened.

Unless Traffic Engineering approves the proposed vehicular access and parking, I recommend that a use permit be denied. I don't believe that there will be sufficient maneuvering area to easily access and exit the two proposed parking spaces.

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

No. 6094

DATE 8/28/06 ACCOUNT R0010066150

AMOUNT \$ 50.00

RECEIVED FROM: DR. EGBULEM

FOR: ALF I

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	HR
8/29/2006	8/28/2006	14:19:03	4
REF MS06	WALKIN	KNCH	KCH
>>RECEIPT # 502281		8/28/2006	08:14
Dept 5 528 ZONING VERIFICATION			
CR NO. 006094			
Recpt Tot		\$50.00	
\$50.00 CK		\$0.00	CA
Baltimore County, Maryland			

**CASHIER'S VALIDATION**

**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:**

DR. CLAY EGBULEM 615 WALLERSON RD. CATONSVILLE MD 21228 301-412-8989  
Print Name of Applicant Address Telephone Number

Lot Address 615 WALLERSON RD CATONSVILLE Election District 1 Councilmanic District \_\_\_\_\_ Square Feet of Lot 6912

Lot Location: N E S W side/corner of ORLEY ROAD (street), 100 feet from N E S W corner of ORLEY ROAD (street)

Land Owner: DR. CLAY EGBULEM Tax Account Number 07583120

Address: 615 WALLERSON RD CATONSVILLE MD 21228 Telephone Number 301 412-8289

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: <u>3/28/06</u> <span style="float:right">CTM</span>
	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 – 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)	✓	—	
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: \_\_\_\_\_

**USE PERMIT PLAN FOR ASSISTED LIVING FACILITY (ALF I)**

615 Wallerson Road  
Catonsville, MD 21228  
First Election District

*4 Residents*

**OWNER:** Dr. Clay Egbulem  
**PROPERTY ADDRESS:** 615 Wallerson Road, Catonsville, MD 21228  
**DATE:** August 1<sup>st</sup>, 2006  
**DAYTIME PHONE:** 301-412-8989  
**APPLICANT:** Dr. Clay Egbulem

**LOT SIZE:** 6912 SQ.FT.  
**ZONE:** DR 5.5  
**PARKING:** 2 spaces

**EXISTING FLOOR AREAS SQ.FT**

**1<sup>st</sup> FLOOR AREA:** 512 SQ. FT.  
**2<sup>nd</sup> FLOOR AREA:** 520 SQ. FT.  
**3<sup>rd</sup> FLOOR AREA:** 624 SQ. FT.  
**4<sup>th</sup> FLOOR AREA:** 600 SQ. FT.  
**TOTAL:** 2256 SQ.FT.

**STORAGE AND MECHANICAL**

**EQUIPMENT:** 156 SQ. FT.  
**EXISTING DRIVEWAY:** 408 SQ. FT.

**OPEN SPACE:** .1 x Lot area (6912 SQ.FT.) = 691 SQ. FT.

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 based on the ground floor area as of 5 years before the date of this application) to the exterior of the building has occurred, no additions are proposed to exceed this limit.

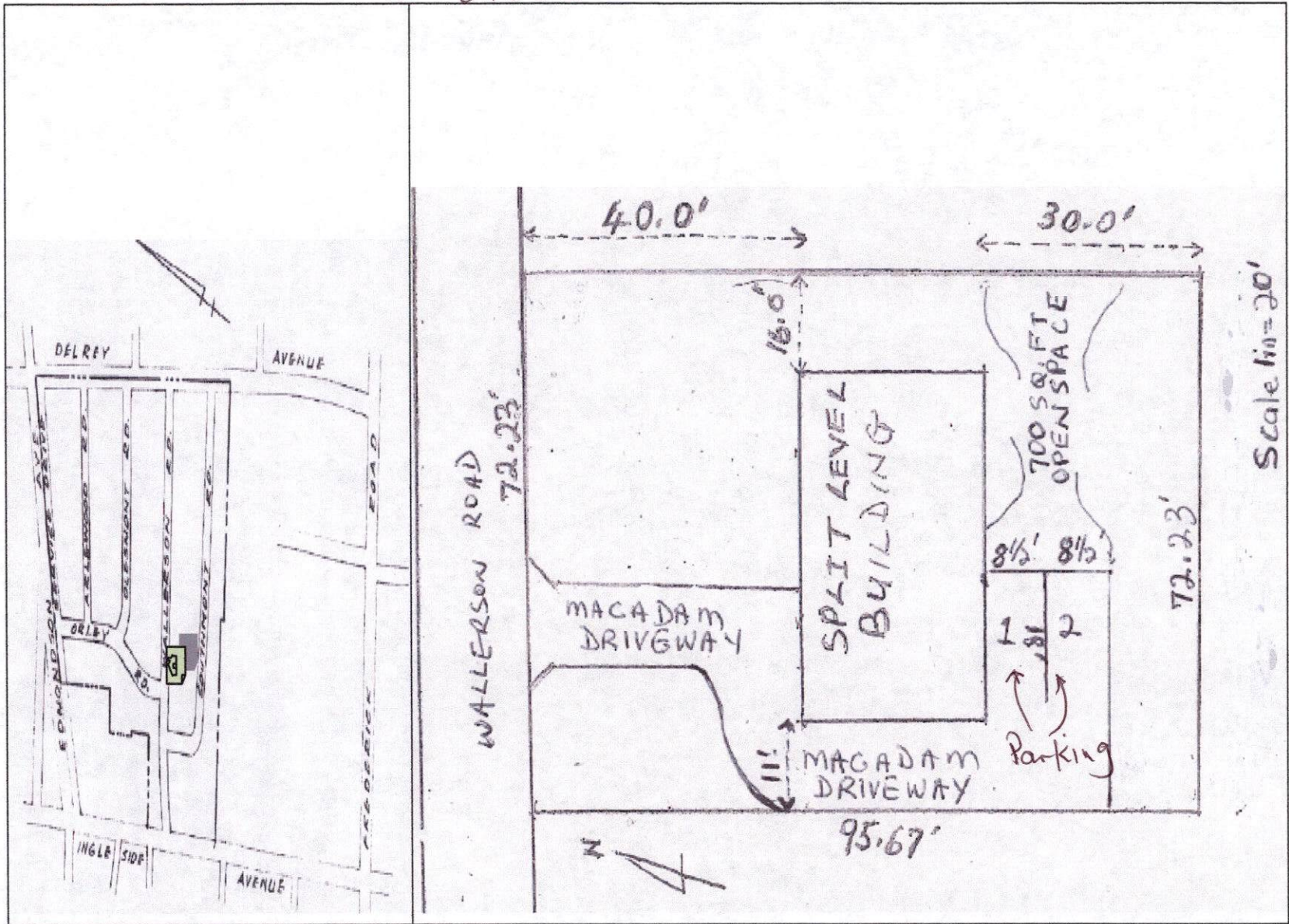
**SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R**

The undersigned owner is responsible for the accuracy of the information on this plan.

*Dr. Clay Egbulem*  
Signature  
DR. CLAY EGBULEM  
Printed Name

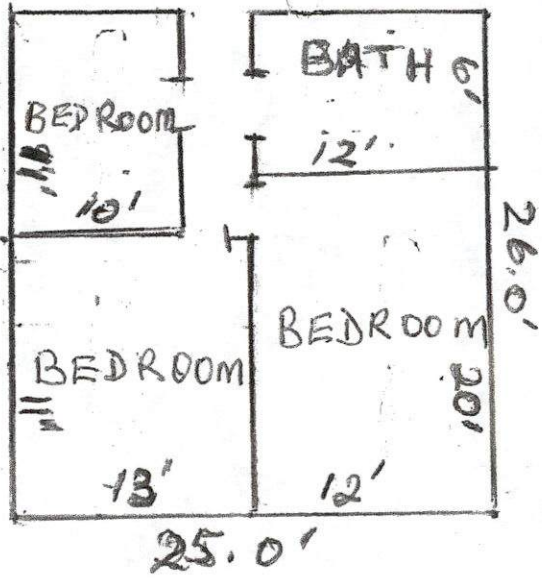
*08/28/06*  
Date

615 Wallerson Rd.  
Catonsville, MD 21228

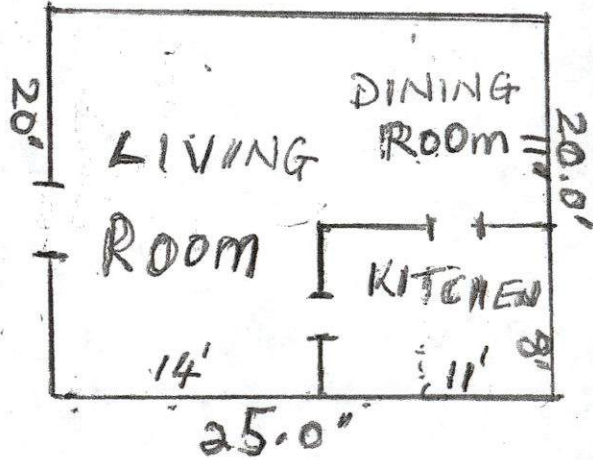


615 Wallerson Rd  
Catonsville, MD 21228

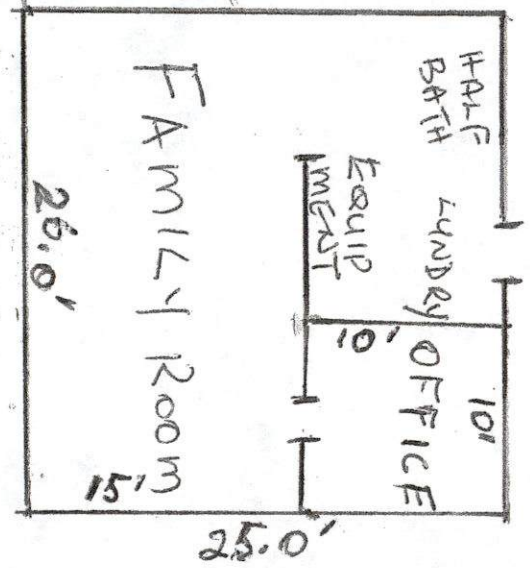
UPPER LEVEL  
SCALE: 1 IN = 10.0



MAIN LEVEL  
SCALE: 1 IN = 10'



LOWER LEVEL  
SCALE: 1 IN = 10'



1/4" = 10'



**Surrounding Neighborhood**

615 Wallerson Rd  
Catonsville, MD 21228



**Proposed Building**



**Adjoining Right Building**



**Adjoining Left Building**