



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

August 8, 2008

Sandra McCoy  
1527 Rosewick Avenue  
Baltimore, MD 21237

RE: Assisted Living Facility  
1527 Rosewick Avenue

Dear Ms McCoy,

Please find enclosed a copy of the Planning Office's approval for your proposed Assisted Living Facility at the above address. Also find enclosed your zoning use permit from the Zoning Review Office. Should you have any questions, please contact the office at 410-887-3391.

Sincerely,

Craig McGraw  
Planner II  
Zoning Review Office

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

ALF Address 1527 ROSEWICK AVE

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

Post-it® Fax Note: 7671	Date: 8/7/08	# of pages: 1
To: <u>Cathy McGraw</u>	From: <u>J. Gorman</u>	
Co./Dept: <u>PDM</u>	Co: <u>Planning</u>	
Phone #: <u>X3391</u>	Phone #: <u>X3480</u>	
Fax #: <u>X3048</u>	Fax #: <u>X5802</u>	

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:

Print Name of Applicant: SANDRA McCoy Address: 1527 ROSEWICK AVE Telephone Number: 410-967-6502

Lot Address: 1527 ROSEWICK AVE Election District: 14 Councilmanic District: 7 Square Feet of Lot: 9148

Lot Location: N E S side corner of ROSEWICK AVE SE COR feet from N E S W corner of 32<sup>nd</sup> + ROSEWICK (street)

Land Owner: TYRONE MOORE Tax Account Number: 1409035100

Address: 16620 AARON HERR WAY 21237 Telephone Number: (410) 16906-6285

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>CW</u> Date: _____
	YES	NO	
1. This Recommendation Form (2 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 of Compliance with Checklist Note 5.A	/	—	
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>DZ5-5</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:

*Approval based on Revised & Resubmitted Plans given on 7/24/2008*

RECEIVED

JUL 2 2008

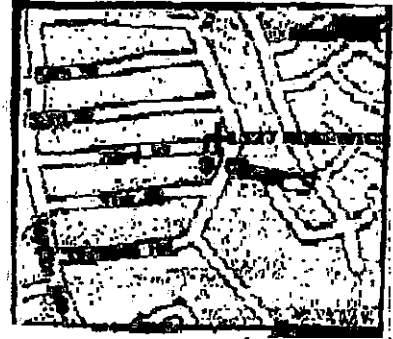
OFFICE OF PLANNING

Date: 8/7/2008  
Revised 8/10/06

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

Zoning Use Permit  
Plan for Assisted Living Facility

1527 Rosewick Avenue  
Baltimore County, MD 21237  
7<sup>th</sup> Election District  
Owner; Tyrone N. Moore  
Address: 1527 Rosewick Avenue  
Rosedale, MD 21237  
Date: 6/25/2008 (Plan Date)  
Phone: (410) 967-6502  
Applicant: Sandra M. McCoy  
Address: 1527 Rosewick Avenue  
Rosedale, MD 21237



VICINITY MAP

Lot Size: 10,915 Sq. Ft.  
Zoning Map 089B3  
Zone DR5.5  
Parking 1 space for each 3 Beds-2 Parking Spaces Required  
Existing Floor Areas Sq. Ft.  
First Floor: 720 Sq. Ft.  
Second Floor: 362 Sq. Ft.  
Total Square Footage = 10,915 Sq. Ft.  
Basement for Storage and Mechanical Equipment = 685 Sq. Ft.  
Open Space: .10 x Lot Area (6215 Sq. Ft.) = 621.5 Sq. Ft.

For more than 4 beds see the Density Chart at the bottom of Page 1 of this checklist. Show calculations in this area on your plan.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE WLDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

The undersigned (State if owners or applicants) are responsible for the Accuracy of this plan.

*Sandra McCoy* 7.24.08  
Signature Date

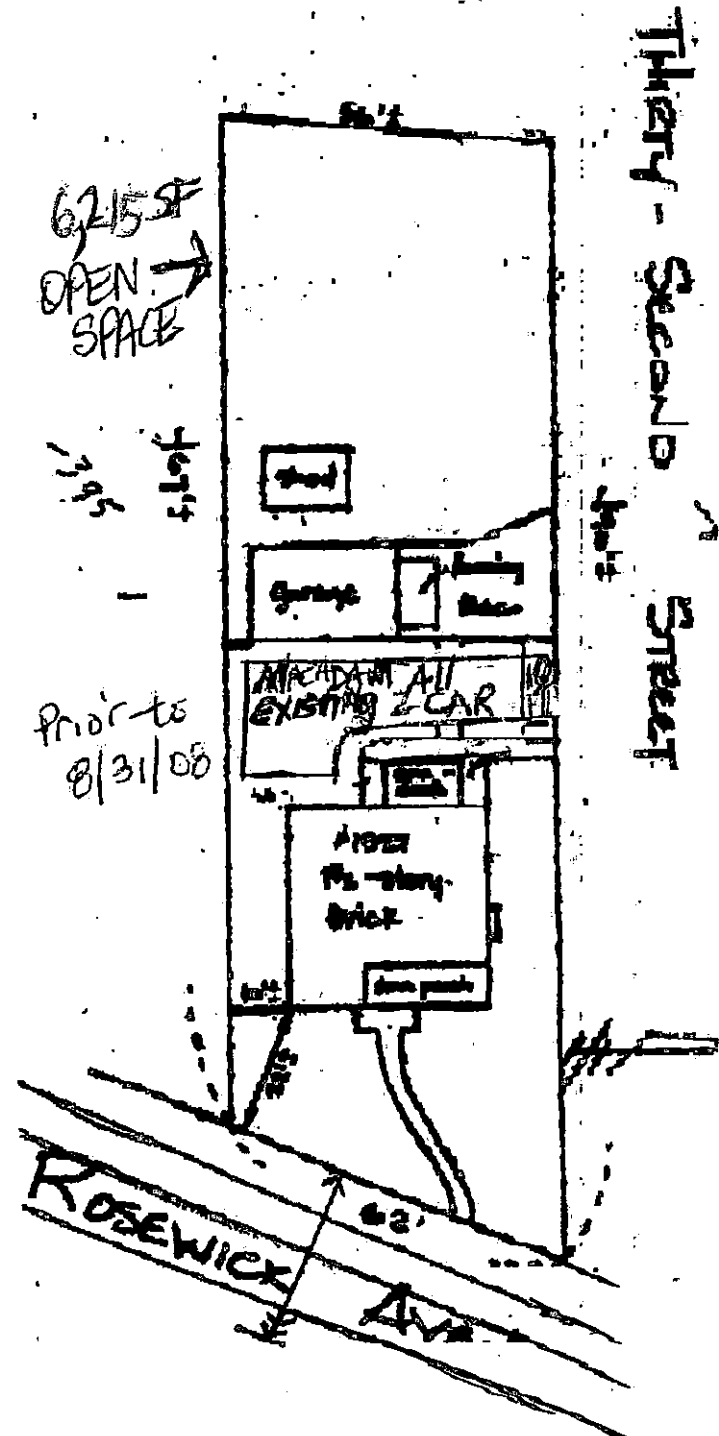
Sandra McCoy  
Printed Name

*Tyrone N. Moore* 7/24/08  
Signature Date

Tyrone N. Moore  
Printed Name

Engineers Scale: 1" = 50 Ft.

Revised 7/24/2008



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

ALF Address 1527 Rosewick Ave

RECI

JUL

OFFICE OF

FROM: Timothy M. Kotrocz  
Department of Permits & Development Management  
M.S. 1105

RE: Assisted Living Facility I or II

Post-It® Fax Note	7671	Date	7.22.08	# of pages	1
To	C. McGowan	From	J. German		
Co./Dept.	Planning	Co.	Planning		
Phone #	X33410	Phone #	X3480		
Fax #	X3040	Fax #	X5802		

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:

Print Name of Applicant: Sandra McCoy Address: 1527 Rosewick Ave Telephone Number: 410-967-6502

Lot Address: 1527 Rosewick Ave Election District 14 Councilmanic District 7 Square Feet of Lot 9148

Lot Location: N E side of Rosewick Ave SE corner of 32nd + Rosewick feet from N E S W corner of 32nd + Rosewick

Land Owner: Tyrone Moore Tax Account Number: 1409035100

Address: 1620 Arrowmont Way 21237 Telephone Number (410) 486-6285

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>CWA</u> Date: _____
	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 of Compliance with Checklist Note 5.A	/	—	
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>D 125-5</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:

EXISTING GARAGE & SHED & PROPOSED PARKING AREA ARE IN THE  
RIVERINE FLOOD PLAIN. LOWER PROPOSED PARKING AREA IS  
ON STEEPLY SLOPING LAND SEVERAL FT. BELOW STREET LEVEL  
NO OPEN SPACE IS SHOWN ON THE PLAN.

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

Date: 7/22/08

Contact John Alexander @ 410-887-3480 to discuss



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

July 23, 2008

Sandra McCoy  
1527 Rosewick Avenue  
Baltimore, MD 21206

Re: Assisted Living Facility  
1527 Rosewick Avenue  
12th Election District

Dear Ms McCoy,

Please find enclosed a copy of the Recommendation Form from the Office of Planning denying your application for an Assisted Living Facility at 1527 Rosewick Avenue. Also included are the Office of Planning's comments concerning their decision. Should you wish to discuss these comments, please call John Alexander at 410-887-3480.

If you would like to reapply for an Assisted Living Facility, please follow the comments made by the Planning Office for your site and contact the Zoning Review Office at 410-887-3391, to schedule another appointment to review a new application.

Sincerely,

Craig McGraw  
Planner II

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

ALF Address 1527 Rosewick Ave.

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

FROM: Timothy M. Kotroco  
Department of Permits & Development Management  
M.S. 1105

RE: Assisted Living Facility I or II

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Lot Location: N E S W side/corner of ROSEWICK AVE SE COR SE feet from N E S W corner of 32<sup>nd</sup> + ROSEWICK  
(street) (street)

Land Owner: TYRONE MOORE Tax Account Number 1409035100

Address: 6620 ANNO MERE WAY 21237 Telephone Number (410) 6896-6285

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	PROVIDED?		Accepted for filing by <u>CW</u> Date: _____
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>D125-5</u>	<input type="checkbox"/>	<input type="checkbox"/>	

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RECOMMENDATIONS / COMMENTS:

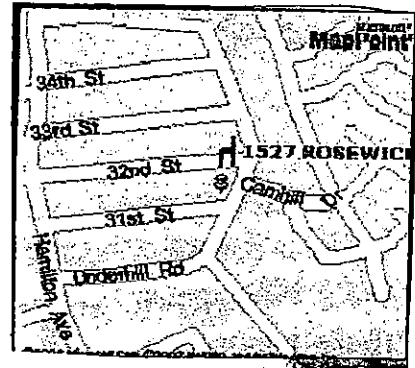
- Approval     Disapproval     Approval conditioned on required modifications of the application to conform with the following recommendations:

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

Date: \_\_\_\_\_

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Plan for Assisted Living Facility

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7<sup>th</sup> Election District  
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The undersigned (State if owners or applicants) are responsible for the Accuracy of this plan.

Sandra M. McCoy 7-1-08  
Signature Date  
SANDRA M. McCoy  
Printed Name  
Tyrone Moore 7-1-08  
Signature Date  
Tyrone N. Moore  
Printed Name

Engineers Scale: 1" = 50 Ft.

Revised 6/24/2008

4 BEDS

