

# USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 2nd day of April, 2015, that Syam Potluri / Heavenly Hearts, LLC located at 8611 McDaniel Avenue should be and the

(Individual or business name)  
(Street address)

same is hereby granted permission to operate an Assisted Living Facility for seven (7) beds

121405  
Permit (or Receipt) Number

Carl J. Jahn  
Director, Permits, Approvals and Inspections

Planner's Initials KJD

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

TO: Director, Office of Planning  
Attention: Lynn Lanham  
Jefferson Building  
105 West Chesapeake Avenue, Room 101  
Towson, MD 21204  
Mail Stop 3402

ALF Address 8611 McDaniel Ave  
Permit No. (if required) B \_\_\_\_\_

FROM: Arnold Jablon, Director  
Department of Permits, Approvals and Inspections

RE: Assisted Living Facility

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

**A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):**

Heavenly Hearts LLC 8611 McDaniel Ave 443 823-3350 syampotluri@yahoo.com  
Print Name of Applicant Address Telephone Number Email Address  
Lot Address 8611 McDaniel Ave Election District 15th Councilmanic District 7th Square Feet of Lot 17,424  
Lot Location: NE SW side/corner of McDaniel Ave 530' feet from NE SW corner of Cotton Ring Rd  
(street) (street)  
Land Owner(s): Sam K. Potluri & Ramadevi Potluri 10 Digit Tax Account Number 19 0000 8 265  
Address: 6 Windeat of Cockeysville MD 21030 Telephone Number 443 823-3350  
Email Address syampotluri@yahoo.com

CHECKLIST OF MATERIALS (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

**B. APPLICANT MUST PROVIDE 1 THROUGH 6**

Planner to confirm information acceptance by marking x below

|                                                                                                                                              | YES                                 | NO                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) .....                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Permit Application .....                                                                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Site Plan                                                                                                                                 |                                     |                                     |
| Property (3 copies) including lot size and sq ft of building, parking and open space – 10% lot area.....                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Statement of Compliance with Checklist Note 5.A .....                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Building Elevation Drawings (these <u>may be waived</u> if not 5.A from the Zoning Use Permit Checklist can be stated on the plans) ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Photographs (please label all photos clearly)                                                                                             |                                     |                                     |
| Adjoining Buildings and Surrounding Neighborhood .....                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Current Zoning Classification: <u>DR 5.5 / ML-1M</u>                                                                                      |                                     |                                     |
|                                                                                                                                              | Accepted for filing by              | <u>RDD 3/13/15</u><br>(Date)        |

**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

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

# INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning  
Attention: Lynn Lanham  
Jefferson Building  
105 West Chesapeake Avenue, Room 101  
Towson, MD 21204  
Mail Stop 3402

FROM: Arnold Jablon, Director  
Department of Permits, Approvals and Inspections

RE: Assisted Living Facility

ALF Address 8611 McDaniel Ave  
Permit No. (if required) B \_\_\_\_\_

RECEIVED

MAR 16 2015

DEPARTMENT OF PLANNING

This office is requesting recommendations and comments from the Office of Planning and prior to this office's approval of a building/use permit.

## A. MINIMUM APPLICANT SUPPLIED COMPATABILITY INFORMATION (As Required under A and B below):

Print Name of Applicant Heavenly Hearts LLC Address 8611 McDaniel Ave Telephone Number 443 823-3350 Email Address syampothuri@yahoo.com  
Lot Address 8611 McDaniel Ave Election District 15th Councilmanic District 4th Square Feet of Lot 17424  
Lot Location: NE S W side/corner of McDaniel Ave feet from NE S W corner of Golden King Rd  
Land Owner(s) Syam Potluri & Ramadevi Potluri 10 Digit Tax Account Number 190000245  
Address 6 Wineleaf Ct. Cockeysville MD 21030 Telephone Number (443) 823-3350  
Email Address syampothuri@yahoo.com

CHECKLIST OF MATERIALS (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning)

## B. APPLICANT MUST PROVIDE 1 THROUGH 6

Planner to confirm information acceptance by marking x below

|                                                                                                                                          | YES                                                 | NO                                  |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) .....                                                                                             | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            |
| 2. Permit Application .....                                                                                                              | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> |
| 3. Site Plan<br>Property (3 copies) including lot size and sq ft of building, parking and open space - 10% lot area.....                 | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            |
| Statement of Compliance with Checklist Note 5.A .....                                                                                    | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            |
| 4. Building Elevation Drawings (these may be waived if not 5.A from the Zoning Use Permit<br>Checklist can be stated on the plans) ..... | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> |
| 5. Photographs (please label all photos clearly<br>Adjoining Buildings and Surrounding Neighborhood .....                                | <input checked="" type="checkbox"/>                 | <input type="checkbox"/>            |
| 6. Current Zoning Classification: <u>DR 5.5 / ML-1M</u>                                                                                  | Accepted for filing by <u>RDD 3/12/15</u><br>(Date) |                                     |

## 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: [Signature]  
For the Director, Office of Planning

Date: 3/30/15

Revised 2/7/11

**BALTIMORE COUNTY, MARYLAND****INTRA-OFFICE CORRESPONDENCE****TO:** Jenifer Nugent**DATE:** 3/30/15**FROM:** Dennis Wertz**SUBJECT:** Assisted Living Facility (8611 McDaniel Avenue)

I visited the site on 3/24/15. The property is improved with an attractive dwelling in good condition. The property has a large, level rear yard. I don't have any objections to using this property as an Assisted living Facility I.

After reviewing the compatibility objectives in Section 32-4-402 of the County Code, it is my opinion that the use of this property for an Assisted Living Facility I will be compatible with the residential properties on McDaniel Avenue provided that:

- The exterior of the existing dwelling is not altered.
- No signs that identify the property as an Assisted living Facility will be erected on the premises.

Real Property Data Search ( w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

|                                              |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
|----------------------------------------------|----------|---------------------------------------------|---------------|------------------------|------------------------------------|------------------------------|--------------------------------------------------------------------|-------------------------------------|-----------------------|
| View Map                                     |          | View GroundRent Redemption                  |               |                        |                                    | View GroundRent Registration |                                                                    |                                     |                       |
| Account Identifier:                          |          | District - 15 Account Number - 1900008265   |               |                        |                                    |                              |                                                                    |                                     |                       |
| Owner Information                            |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
| Owner Name:                                  |          | POTLURI SYAM K<br>POTLURI RAMADEVI          |               |                        |                                    | Use:<br>Principal Residence: |                                                                    | RESIDENTIAL<br>NO                   |                       |
| Mailing Address:                             |          | 6 WINELEAF CT<br>COCKEYSVILLE MD 21030-0000 |               |                        |                                    | Deed Reference:              |                                                                    | /35713/ 00200                       |                       |
| Location & Structure Information             |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
| Premises Address:                            |          | 8611 MCDANIEL AVE<br>BALTIMORE 21237-3018   |               |                        |                                    | Legal Description:           |                                                                    | LTS 7-8 0.40 AC<br>GOLDEN RING PARK |                       |
| Map:                                         | Grid:    | Parcel:                                     | Sub District: | Subdivision:           | Section:                           | Block:                       | Lot:                                                               | Assessment Year:                    | Plat No:<br>Plat Ref: |
| 0089                                         | 0012     | 0719                                        |               | 0000                   |                                    | D                            | 7                                                                  | 2015                                | 0007/<br>0135         |
| Special Tax Areas:                           |          |                                             |               |                        | Town:<br>Ad Valorem:<br>Tax Class: |                              |                                                                    |                                     |                       |
|                                              |          |                                             |               |                        | NONE                               |                              |                                                                    |                                     |                       |
| Primary Structure Built                      |          | Above Grade Enclosed Area                   |               | Finished Basement Area |                                    | Property Land Area           |                                                                    | County Use                          |                       |
| 1983                                         |          | 2,040 SF                                    |               | 378 SF                 |                                    | 17,424 SF                    |                                                                    | 04                                  |                       |
| Stories                                      | Basement | Type                                        |               | Exterior               | Full/Half Bath                     | Garage                       | Last Major Renovation                                              |                                     |                       |
|                                              |          | STANDARD UNIT                               |               | SIDING                 | 3 full/ 1 half                     |                              |                                                                    |                                     |                       |
| Value Information                            |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
|                                              |          |                                             | Base Value    |                        | Value<br>As of<br>01/01/2015       |                              | Phase-in Assessments<br>As of<br>07/01/2014<br>As of<br>07/01/2015 |                                     |                       |
| Land:                                        |          |                                             | 64,600        |                        | 64,600                             |                              |                                                                    |                                     |                       |
| Improvements                                 |          |                                             | 154,300       |                        | 151,400                            |                              |                                                                    |                                     |                       |
| Total:                                       |          |                                             | 218,900       |                        | 216,000                            |                              | 218,900                                                            |                                     | 216,000               |
| Preferential Land:                           |          |                                             | 0             |                        |                                    |                              |                                                                    |                                     | 0                     |
| Transfer Information                         |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
| Seller: PASKO LORETTA M                      |          |                                             |               | Date: 12/31/2014       |                                    |                              | Price: \$196,000                                                   |                                     |                       |
| Type: ARMS LENGTH IMPROVED                   |          |                                             |               | Deed1: /35713/ 00200   |                                    |                              | Deed2:                                                             |                                     |                       |
| Seller: PASKO LORETTA M                      |          |                                             |               | Date: 01/25/1996       |                                    |                              | Price: \$0                                                         |                                     |                       |
| Type: NON-ARMS LENGTH OTHER                  |          |                                             |               | Deed1: /11400/ 00463   |                                    |                              | Deed2:                                                             |                                     |                       |
| Seller: PASKO JOHN P                         |          |                                             |               | Date: 09/25/1990       |                                    |                              | Price: \$0                                                         |                                     |                       |
| Type: NON-ARMS LENGTH OTHER                  |          |                                             |               | Deed1: /08602/ 00746   |                                    |                              | Deed2:                                                             |                                     |                       |
| Exemption Information                        |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
| Partial Exempt Assessments:                  |          | Class                                       |               | 07/01/2014             |                                    |                              | 07/01/2015                                                         |                                     |                       |
| County:                                      |          | 000                                         |               | 0.00                   |                                    |                              |                                                                    |                                     |                       |
| State:                                       |          | 000                                         |               | 0.00                   |                                    |                              |                                                                    |                                     |                       |
| Municipal:                                   |          | 000                                         |               | 0.00 0.00              |                                    |                              | 0.00 0.00                                                          |                                     |                       |
| Tax Exempt:                                  |          | Special Tax Recapture:                      |               |                        |                                    |                              |                                                                    |                                     |                       |
| Exempt Class:                                |          | HOMEOWNERS TAX CREDIT                       |               |                        |                                    |                              |                                                                    |                                     |                       |
| Homestead Application Information            |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |
| Homestead Application Status: No Application |          |                                             |               |                        |                                    |                              |                                                                    |                                     |                       |

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No.

121405

Date:

3/12/15

PAID RECEIPT

BUSINESS ACTUAL TIME  
 3/13/2015 3/12/2015 11:39:34

REG WSDS WALKIN RROS LRB

>RECEIPT # 787368 3/12/2015

Dept 5 528 ZONING VERIFICATION

CK NO. 121405

Recpt Tot \$100.00

\$1.00 CK \$100.00 CA

Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|----------------|-----------------|----------|---------|----------|
| 001  | 806  | 0000 |          | 6150           |                 |          |         | \$100.00 |
|      |      |      |          |                |                 |          |         |          |
|      |      |      |          |                |                 |          |         |          |
|      |      |      |          |                |                 |          |         |          |
|      |      |      |          |                |                 |          |         |          |

Total: \$100.00

Rec From: Heavenly Hearts LLC

For: use permit - ALF

DISTRIBUTION

WHITE - CASHIER

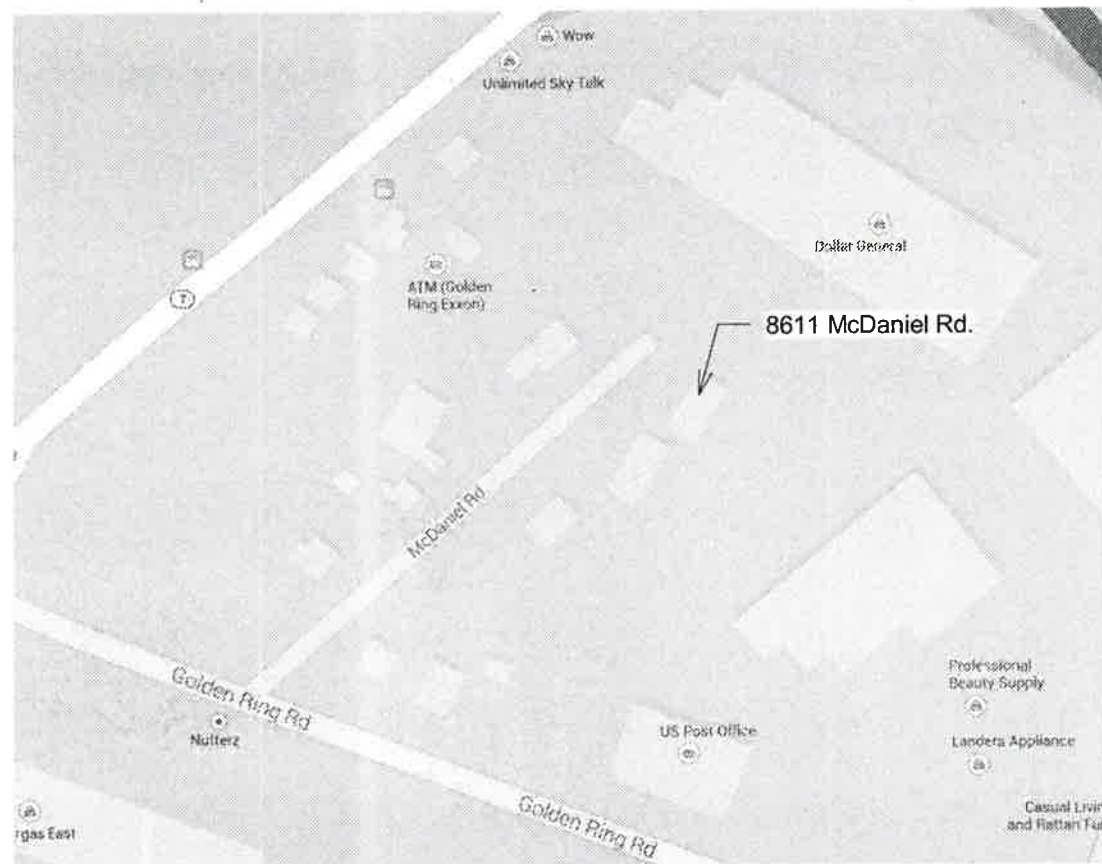
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



## VINCITY MAP

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.

Ryan Classen 3/12/15  
SIGNATURE DATE

Ryan Classen  
PRINTED NAME

Syam Potluri 3/12/15  
SIGNATURE DATE

Syam Potluri 3/12/15  
PRINTED NAME

ENGINEERS SCALE  
1" = \_\_\_\_\_ FT.

FIELD WORK DATE: 12/3/2014

MD1412.0079  
LOCATION DRAWING  
LOT 7 AND 8, BLOCK D  
GOLDEN RING PARK  
BALTIMORE COUNTY, MARYLAND  
12-04-2014 SCALE 1"=40'

Zoning Use Permit  
Plan for Assisted  
Living Facility I

8611 McDaniel Rd.  
Baltimore County, MD  
15th Election Dist.

Owner: Syam Potluri  
6 Wineleaf CT.  
Cockeysville, MD 21030  
Phone: 443-600-8309  
Date: 2/24/15

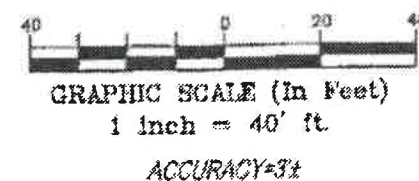
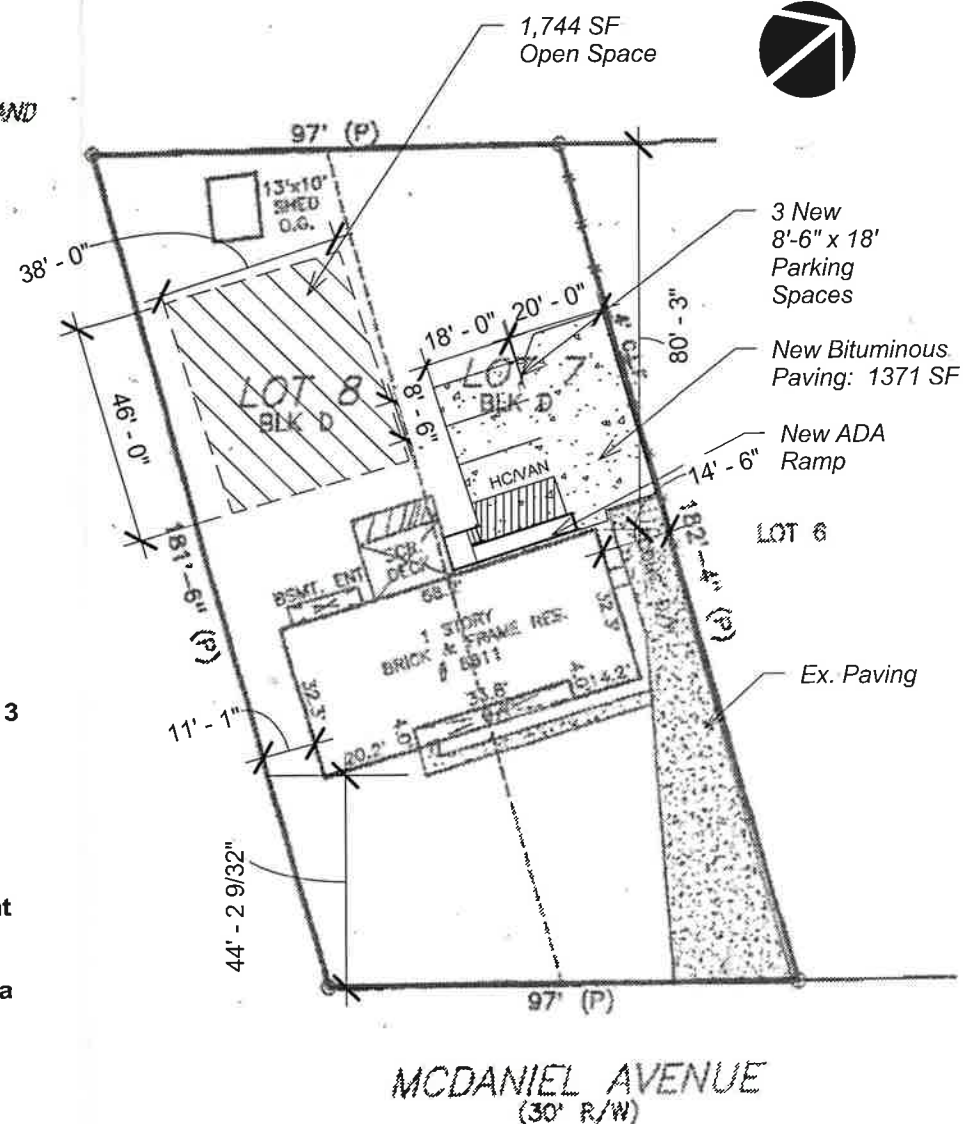
Lot Size: 17,442 SF

Parking: 1 Space for Each 3  
Beds = 3 Parking Spaces  
Required for 7 Beds

Existing Floor Areas:  
1st Floor = 2,015 SF  
Basement For Storage  
and Mechanical Equipment  
= 2,015 SF

Open Space: .10 x Lot Area  
(17,442 SF) = 1,744 SF

7 Beds: 2 Density Lots  
Required



Paul J. Gorman  
Architects

3928 Washington Blvd. Suite 201  
Baltimore, MD 21227

Consulting Architect: Paul  
Gorman

Architectural Statement: I  
certify that these documents  
were reviewed by and  
approved by me and I am a  
duly licensed architect under  
the laws of the state of  
Maryland.

License Number 7622  
Expiration Date 5.11.15

PROJECT NAME:

ASSISTED LIVING

8611 McDaniel Rd.,  
Rosedale, MD

SHEET ISSUE DATE:

02/26/15

SHEET TITLE:

Site Plan

C-1

As indicated