

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 20 day of March, 2017, that Temesgen Tewolde located at 9710 Eustice Rd 21133 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: _____

Assisted Living Facility I

4 Beds

150320

Permit (or Receipt) Number

Carl Johnson
Director, Permits, Approvals and Inspections

Planner's Initials gh

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

Address 9710 Eustice Rd
Baltimore, MD 21133

No. (if required) B _____

RECEIVED

MAR - 7 2017

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

RE: Assisted Living Facility

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):

Temesgen Tewelde 9710 Eustice Rd 410-979-8939 ttewol1@gmail.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 9710 Eustice Rd Election District 2 Councilmanic District 4 Square Feet of Lot 1107
Lot Location: (NE S W side) corner of Eustice Rd 465' feet from N E (SW) corner of Mendoza Rd
(street) (street)
Land Owner(s): Temesgen Tewelde 10 Digit Tax Account Number 1600009060
Address: 9710 Eustice Rd, Baltimore, MD 21133 Telephone Number (410) 979-8939
Email Address ttewol1@gmail.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)	☒	☐
2. Permit Application	☐	☒
3. Site Plan		
Property (3 copies) including lot size and sq ft of building, parking and open space - 10% lot area	☒	☐
Statement of Compliance with Checklist Note 5.A	☒	☐
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)	☐	☒
5. Photographs (please label all photos clearly Adjoining Buildings and Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DB 3.5</u>		

Accepted for filing by 3/6/17
(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] Date: 3/17/17
For the Director, Office of Planning

Revised 2/7/11

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

TO: Jenifer Nugent

DATE: 3/17/17

FROM: Dennis Wertz

SUBJECT: Assisted Living Facility (9710 Eustice Road)

I visited the site on 3/13/17. The property is improved with an attractive dwelling that appears to be in good condition. The property has plenty of parking. There is rear yard, driveway, and on-street parking. 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 Eustice Road 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.

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

Nº 150320

Date: 3/10/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	006	000		0150				100.00

Total: 100.00

Rec From: Temesgen Tewolde

For: ALFI

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
3/07/2017 3/06/2017 14:22:40 2
REG W502 WALKIN JEE
>>RECEIPT # 002645 3/06/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 150320
Recpt Tot \$100.00
\$100.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

**INTER-OFFICE CORRESPONDENCE
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**ZONING USE PERMIT
PLAN FOR ASSISTED LIVING FACILITY I**

PROPERTY: 9710 EUSTICE ROAD
RANDALLSTOWN, MD 21133

ELECTION DISTRICT: 2

OWNER: TEMESGEN TEWOLDE

ADDRESS: 9710 EUSTICE ROAD
RANDALLSTOWN, MD 21133

DATE: 03/06/2017

PHONE: 410-979-8939

APPLICANT: TEMESGEN TEWOLDE

LOT SIZE: 11,070 SQ. FT.

ZONING: DR 3.5

PARKING: 2 PARKING SPACE

EXISTING FLOOR PLAN

-1ST FLOOR: 1412 SQ. FT.

-2ND FLOOR: 812 SQ. FT.

-BASEMENT FOR STORAGE AND
MECHANICAL USE : 809 SQ. FT.

OPEN SPACE: .10 X LOT AREA(11,070 SQ. FT) = 1107 SQ. FT.

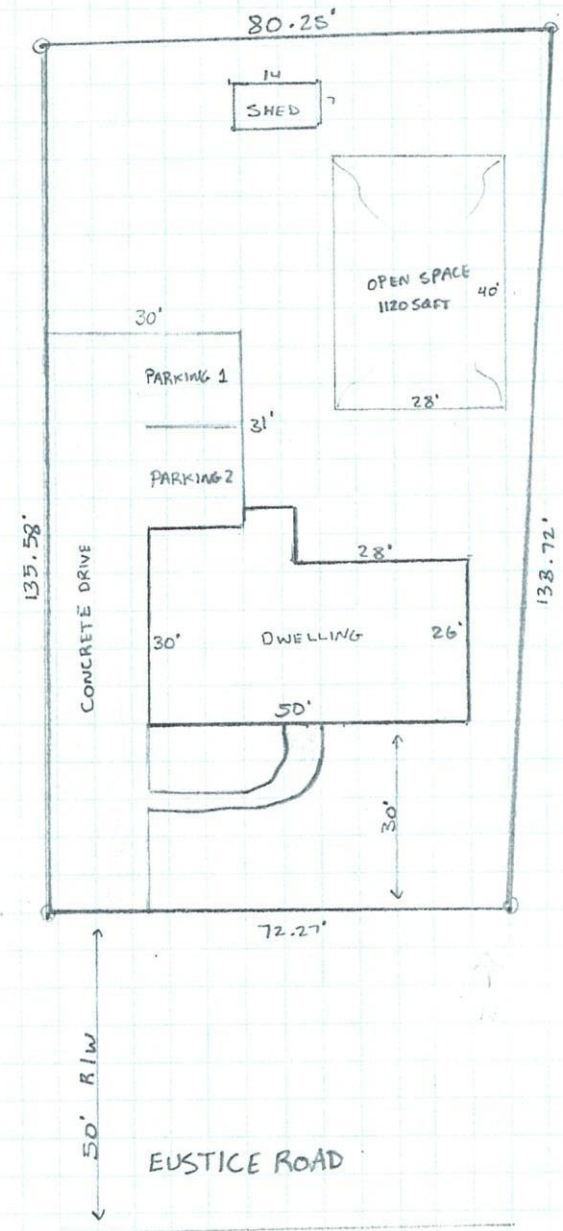
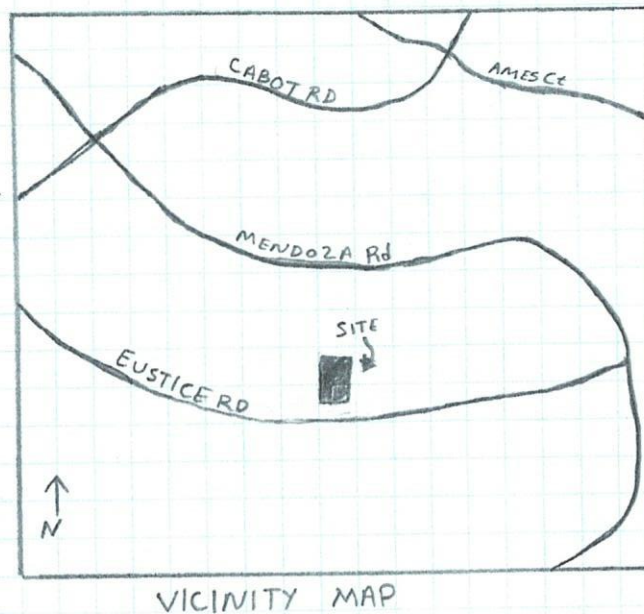
NUMBER OF BEDS: 4

THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY
HOUSING OR AN ASSISTED LIVING FACILITY. NO
CONSTRUCTION, RELOCATION, EXTERIOR CHANGES
OR ADDITION OF 25% OR MORE IN GROUND FLOOR
AREA AS IT HAS EXISTED FOR 5 YEAR 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

Temesgen Tewolde 03/06/17
SIGNATURE DATE

Temesgen Tewolde 03/06/17
PRINTED NAME DATE



↑
NORTH
SCALE: 1"=30"

9710 Eustice Rd. Randallstown, MD 21133

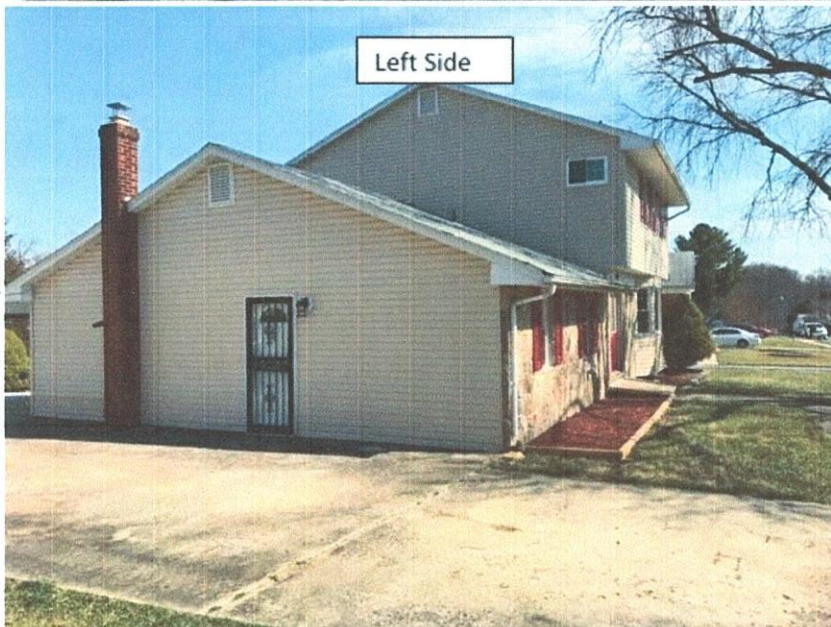
Front



Rear



Left Side



Right Side



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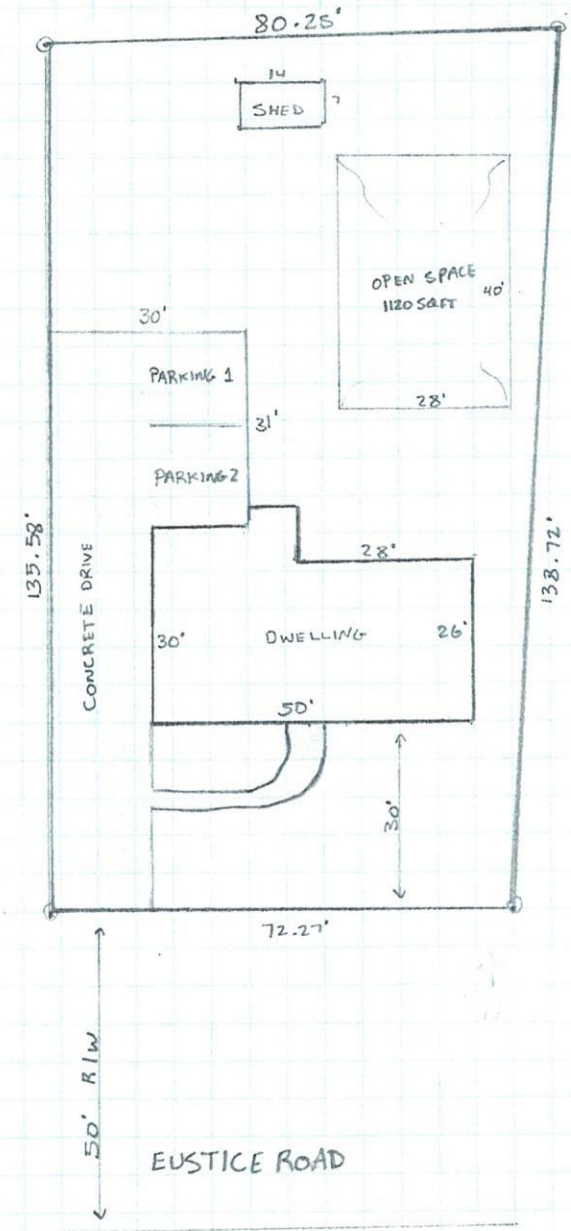
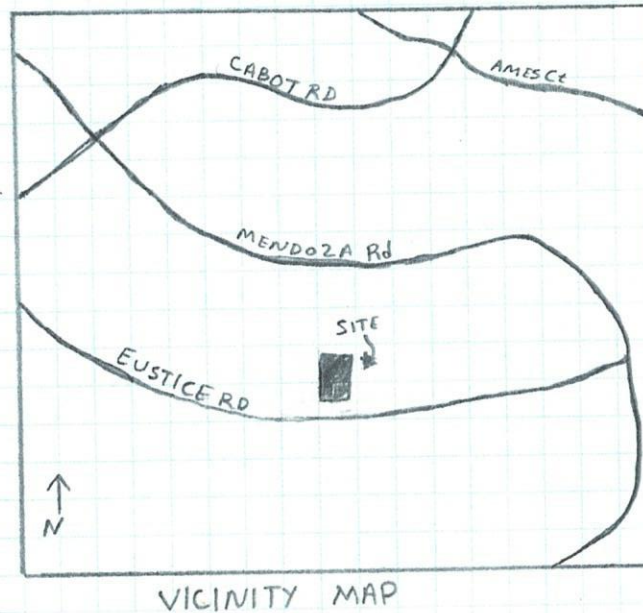
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SCALE: 1"=30"

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Front



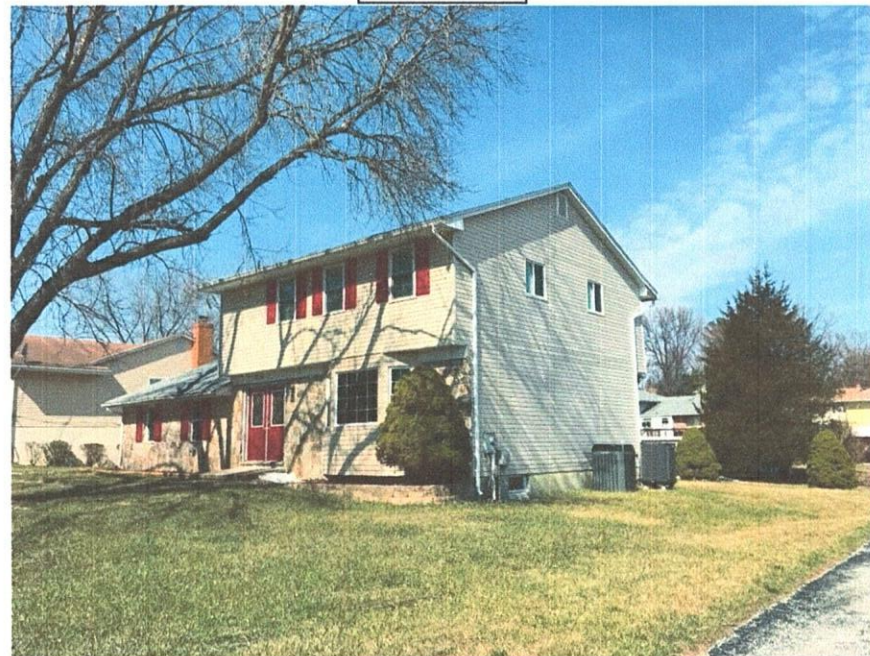
Rear

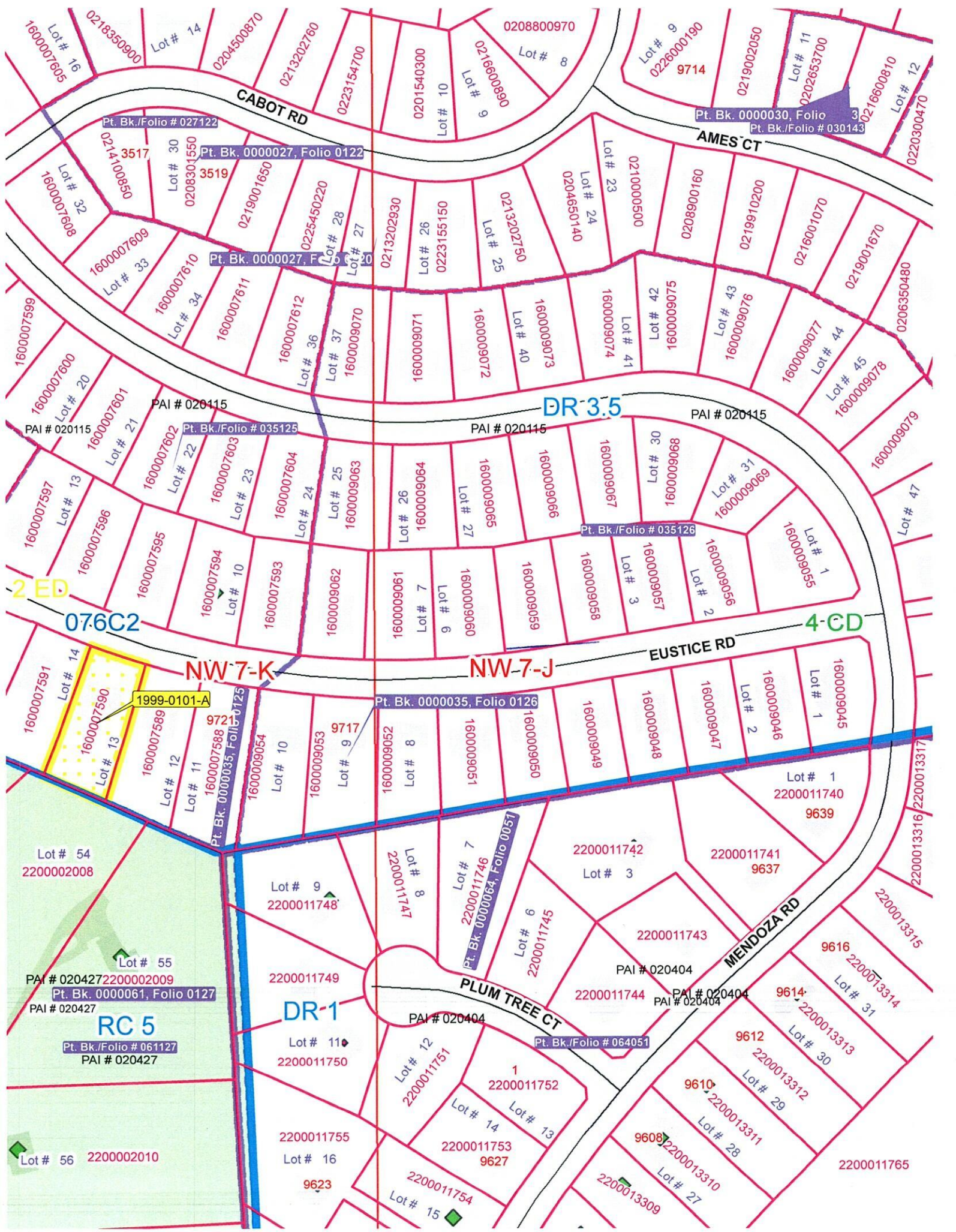


Left Side



Right Side





Pt. Bk./Folio # 027122

Pt. Bk. 0000027, Folio 0122

Pt. Bk. 0000030, Folio 3
Pt. Bk./Folio # 030143

Pt. Bk. 0000027, Folio 0122

PAI # 020415

DR-3.5

PAI # 020415

Pt. Bk./Folio # 035125

PAI # 020115

Pt. Bk./Folio # 035126

2 ED

07.6C2

4-CD

NW-7-K

NW-7-J

EUSTICE RD

1999-0101-A

Pt. Bk. 0000035, Folio 0126

Lot # 54
2200002008

Lot # 9
2200011748

PAI # 020427
2200002009
Pt. Bk. 0000061, Folio 0127
PAI # 020427

RC 5

Pt. Bk./Folio # 061127
PAI # 020427

DR-1

Lot # 11
2200011750

PAI # 020404

Pt. Bk./Folio # 064051

Lot # 56 2200002010

Lot # 16
2200011755
9623

Lot # 15
2200011754

Lot # 12
2200011751

Lot # 14
2200011753
9627

Lot # 13
2200011752

Lot # 3
2200011742

Lot # 1
2200011740
9639

Lot # 2
2200011741
9637

PAI # 020404

PAI # 020404

Lot # 31
2200013314
9616

Lot # 30
2200013313
9614

Lot # 29
2200013312
9612

Lot # 28
2200013311
9610

Lot # 27
2200013310
9608

2200011765

2200013316
2200013317

2200013315