

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 19 day of APRIL, 2018,

that TIMOTHY'S MANOR, LLC located at
(Individual or business name)

7410 ROSSVILLE BLVD. should be and the
(Street address)

same is hereby granted permission to operate a: ASSISTED

LIVING FACILITY (7) BEDS.

Permit (or Receipt) Number

Carl Johnson

Director, Permits, Approvals and Inspections

Planner's Initials: JCM

Revised 10/17/11

PLANNING APPEAL - 4/19/18

**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 _____

No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections
RE: Assisted Living Facility

Gary Dahl

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):

Tonya Sinkler 5519 Moravia Rd (410) 955-1158 timothysmanor@gmail.com
Print Name of Applicant Address Telephone Number Email Address
Lot Address 7410 Rossville Blvd Election District 14th Councilmanic District 6H Square Feet of Lot 62,290.80
Lot Location: N E S W/side/corner of Rossville Blvd +/- 1200 feet from N E S W corner of Gilley Terr
(street) (street)
Land Owner(s): Anselm Salins, Shalin Salins 10 Digit Tax Account Number 14-16 040050
Address: 172 Aniwaya VW Telephone Number (410) 250-4750
Email Address shepherd@ares7@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 may be waived 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>DR 5.5</u>		Accepted for filing by <u>4/14/18</u> (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: _____
For the Director, Office of Planning

RECEIVED

APR - 5 2018

4/19/2018

Revised 2/7/11

DEPARTMENT OF PLANNING

gh

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

No. **168084**

Date: **4/4/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 /04/2018 4/04/2018 13:33:32 2

REG WSG2 WALKIN JEE
 RECEIPT # 049271 4/04/2018 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dec
001	806	0000		6150				100 ⁰⁰	CR 10

5 526 ZONING VERIFICATION
 CR 10 168084

Recpt Tot \$100.00
 \$100.00 CR \$1.00 CA
 Baltimore County, Maryland

Total: **100⁰⁰**

Rec From: **Tonya Sinkler**

For: **USE Permit**
7410 Russville Blvd

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

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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	☐	☐
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5. Photographs (please label all photos clearly)		
Adjoining Buildings and Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 5.5</u>		
	Accepted for filing by	<u>4/4/18</u> (Date)

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

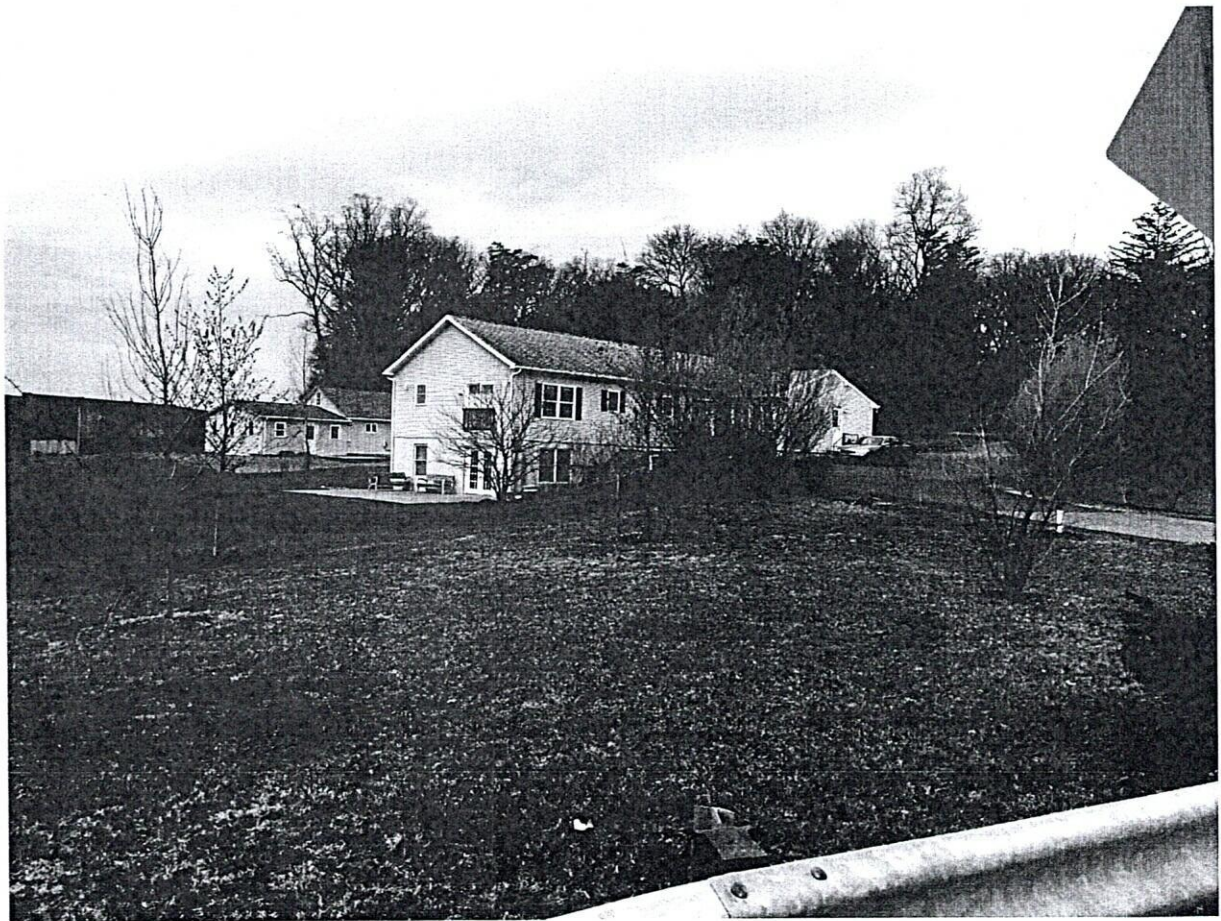
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Revised 2/7/11

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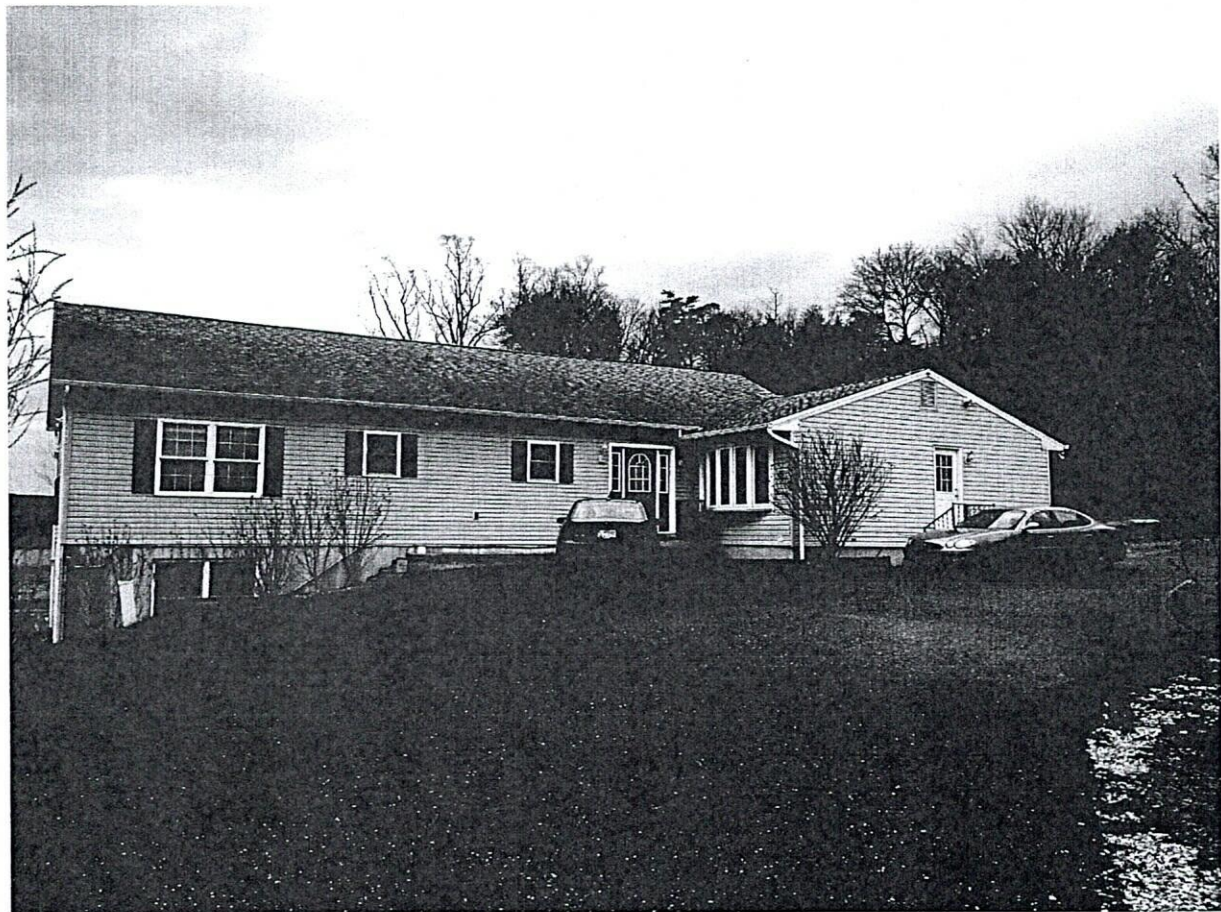














MDT
Architects

7410 Rossville Blvd

7410 Rossville Blvd
Rowlesville, MD 21237

PROJECT TEAM

ARCHITECT
MDT Architects
8507 Baltimore Court
Frederick, MD 21701
443.340.2750

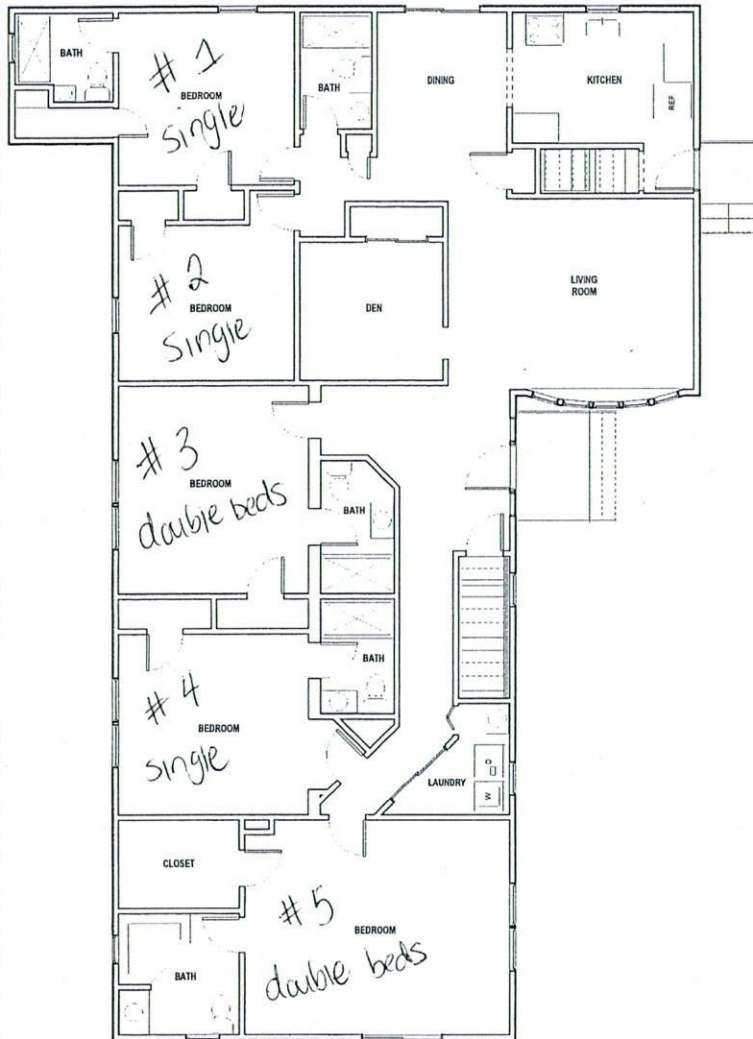
REVISIONS		
REV. #	DESCRIPTION	DATE

DRAWING INFORMATION	
ISSUE DATE:	04.06.2017
SCALE:	1/4" = 1'-0"
JOB NO.:	21601.01
DRAWN BY:	MDT

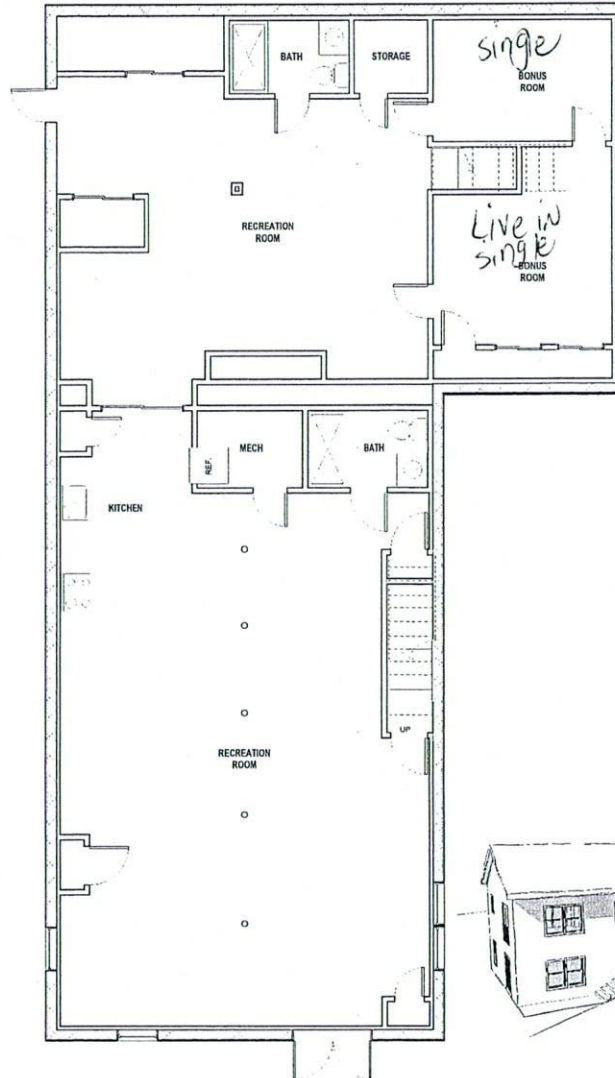
EXISTING CONDITIONS

EXISTING CONDITIONS -
FLOOR PLANS

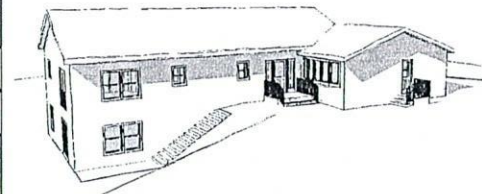
A101



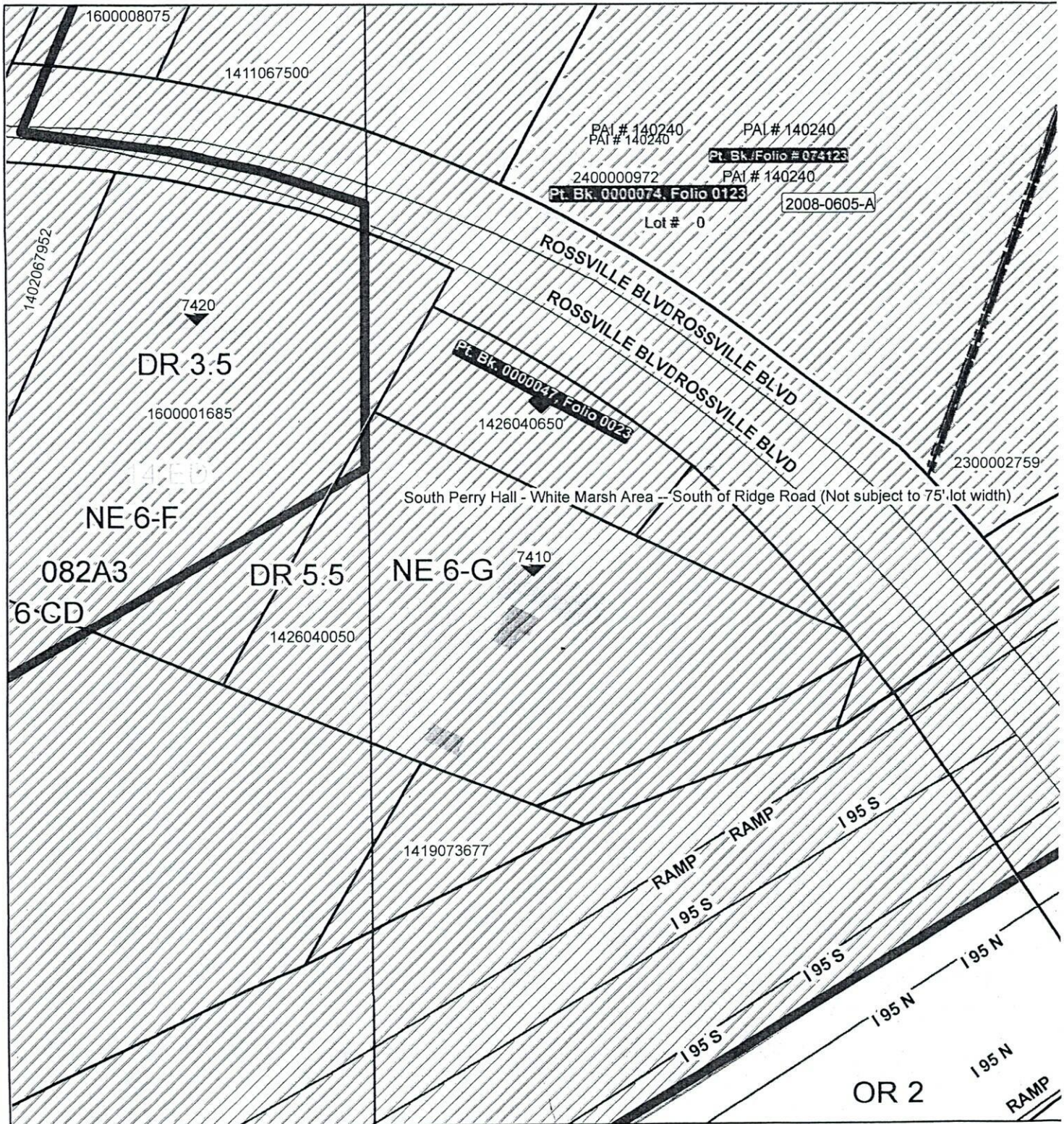
1A EXISTING CONDITIONS - GROUND FLOOR PLAN
1/4" = 1'-0"



1B EXISTING CONDITIONS - BASEMENT FLOOR PLAN
1/4" = 1'-0"



7410 Rossville Boulevard



Publication Date: 3/19/2018



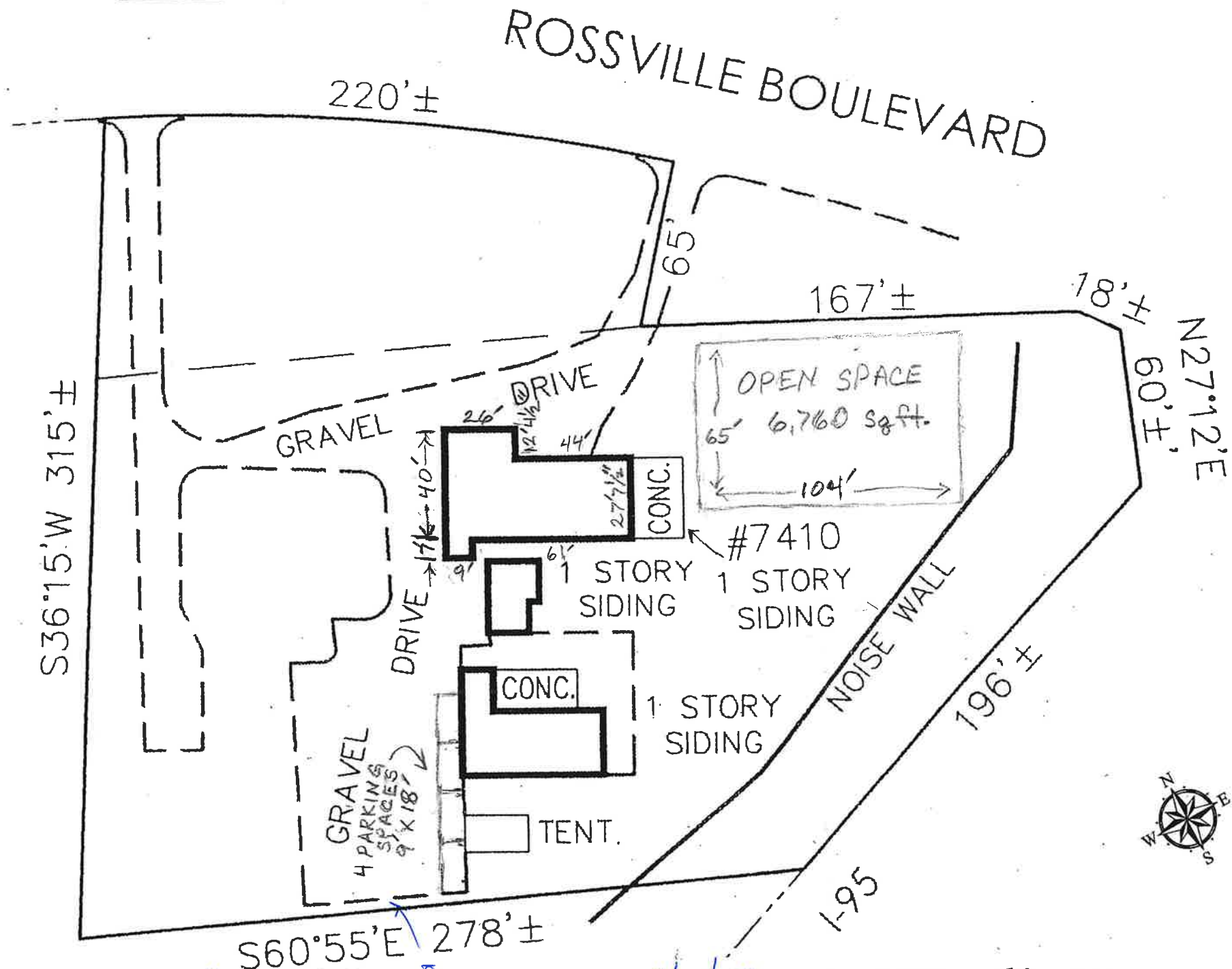
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

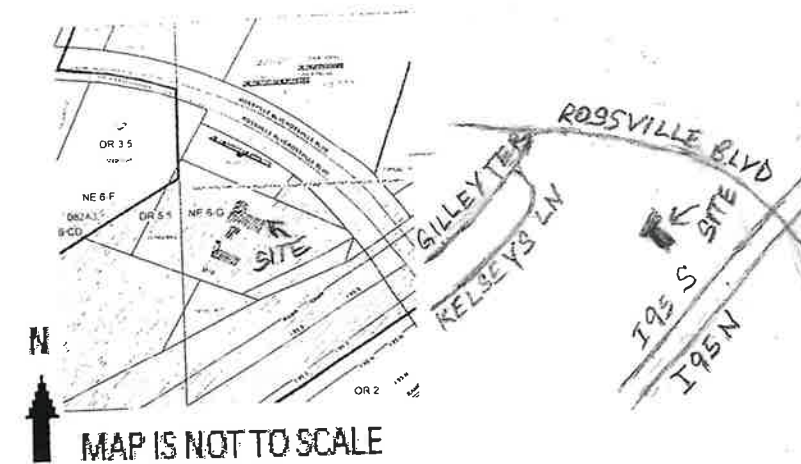
1 inch = 100 feet

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS _____ OWNER(S) NAME(S) _____
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # _____ DEED REF. # _____



PLAN DRAWN BY Tonya Sinkler DATE 04/04/18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING USE PERMIT
 PLAN FOR ASSISTED LIVING II

7410 ROSSVILLE BLVD
 ROSEDALE MD 21237
 ELECTION DISTRICT 14
 OWNER: TONYA SINKLER RN BSN
 ADD. 5519 MORAVIA ROAD BALTIMORE MD 21206
 DATE 04/02/2018 (PLAN DATE)
 PHONE: 443-955-1158
 EMAIL: TIMOTHYSMANOR@GMAIL.COM
 APPLICANT: TONYA SINKLER

LOT SIZE: 62,290.8 SQ. FT. (1.43 ACRES)
 ZONING MAP N.E. 6G
 ZONE DR 5.5

PARKING: 7 BEDS(1 SPACE FOR EACH 3 BEDS) = 3 SPACES

EXISTING FLOOR AREAS SQ. FT.
 1ST FLOOR: 2261 SQ. FT.
 BASEMENT (FULLY FINISHED): 2261 SQ. FT.
 TOTAL: 4522 SQ. FT.

OPEN SPACE: .10 x LOT AREA (62,290.8 SQ. FT.) = 6,229 SQ. FT.

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% OF 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 ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION IN THIS PLAN (APPLICANT)

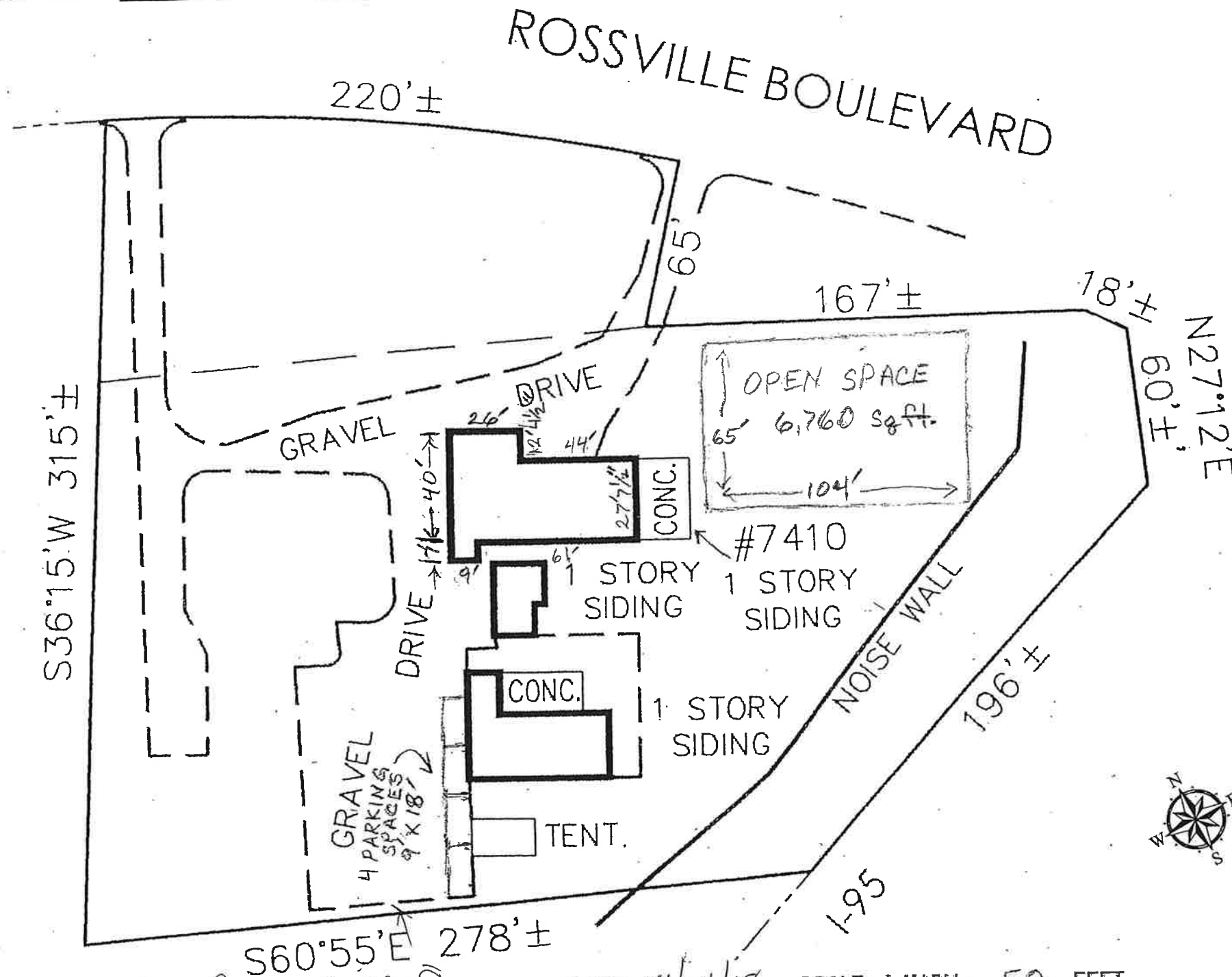
SIGNATURE _____ DATE _____

PRINTED NAME _____

SIGNATURE _____ DATE _____

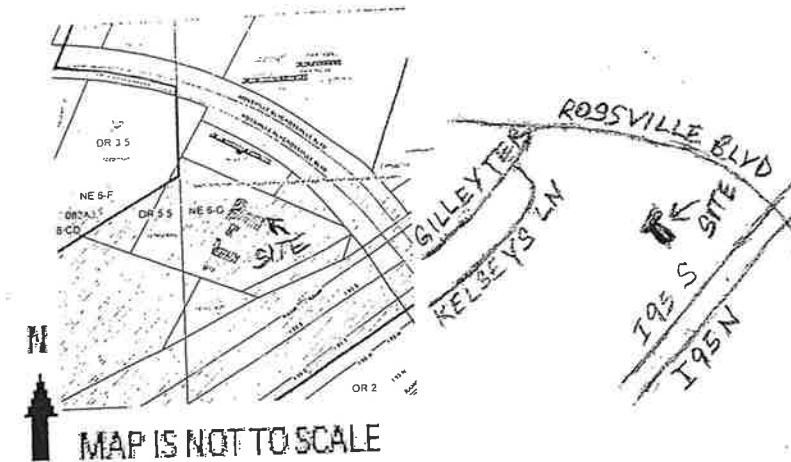
PRINTED NAME _____

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 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
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PLAN DRAWN BY Donya Sinkler DATE 04/04/18 SCALE: 1 INCH = 50 FEET

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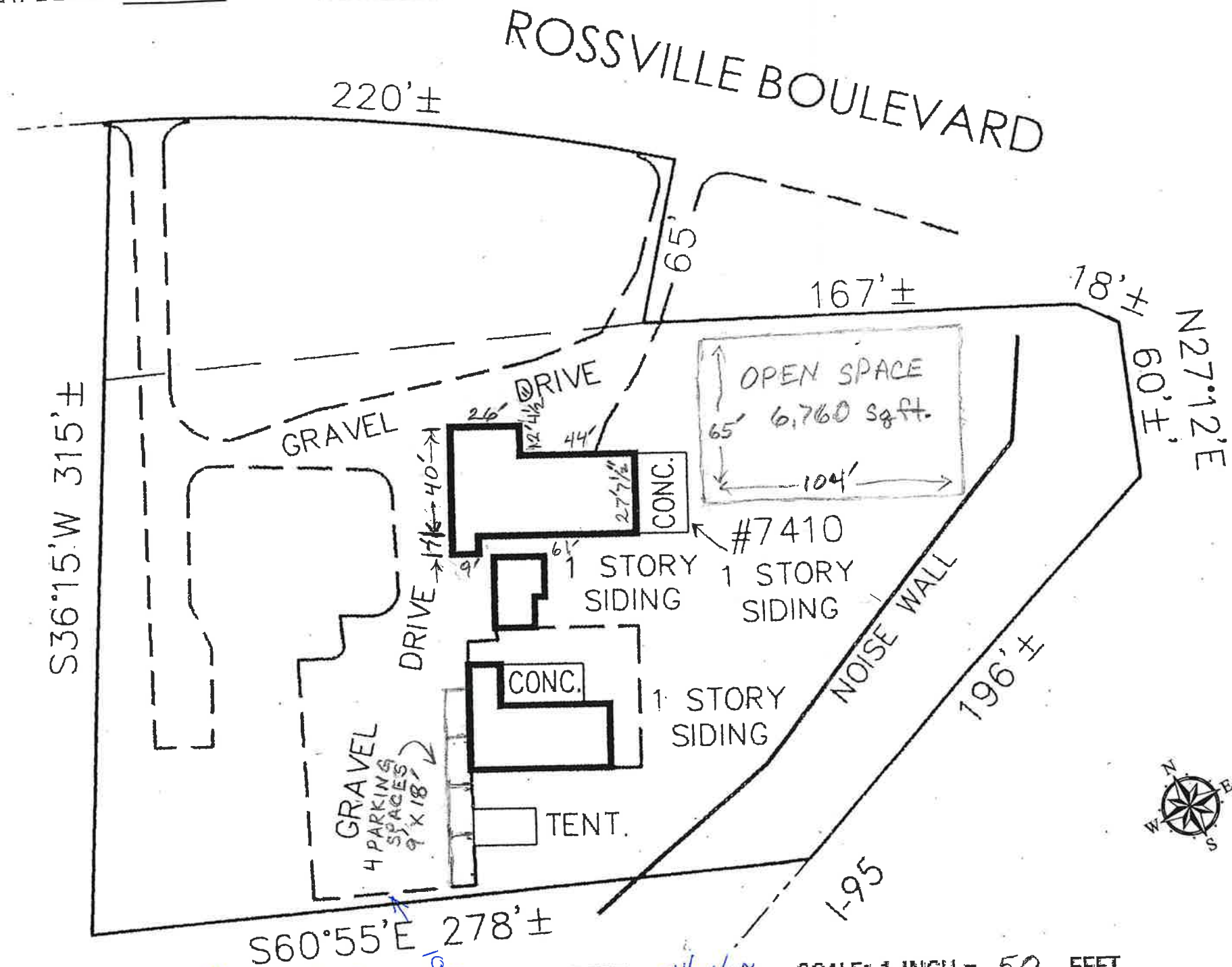
PRINTED NAME _____

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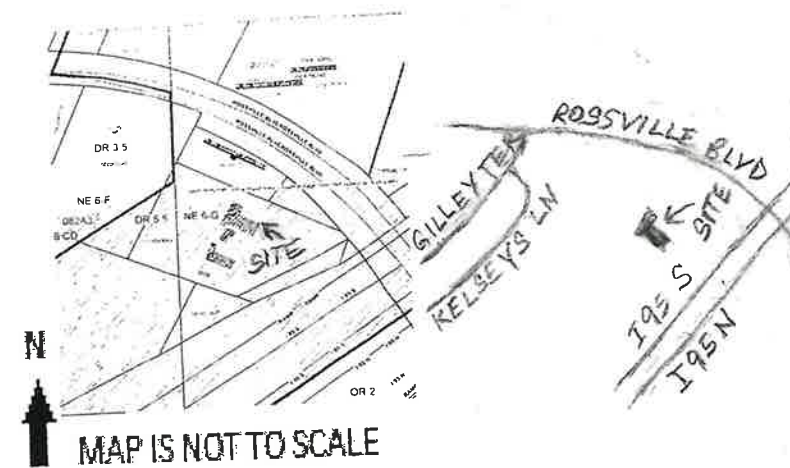
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PRINTED NAME _____

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