



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



NOTICE OF PUBLIC HEARING

Town of Berlin Board of Appeals

Pursuant to the requirements of §108-191 of the Code of the Town of Berlin, notice is hereby given that a public hearing will be conducted by the Berlin Board of Zoning Appeals in the Mayor and Council Chambers of Berlin Town Hall, 10 William Street, Berlin, Maryland on

**WEDNESDAY, June 6, 2018
6:30 PM**

Approval of Minutes – May 2, 2018

1. Requesting a variance from the required front yard setback for lot 45 located on Decatur Street,

Applicant: John C. Lewis

2. At its meeting to be held Wednesday, June 6, 2018 at 6:30 PM in the Council Chambers of Berlin Town Hall, the Board of Zoning Appeals for the Town of Berlin, Maryland will conduct a Public hearing for a Special Exception for a Conditional Use proposed for, 10226 Old Ocean City Blvd. Berlin, MD.

Requesting a conditional use, Hope 4 Recovery Inc., seeks to operate a group home as a “Recovery residence “providing housing to individuals with substance-related or addictive disorders within the B-1 Town Center District.

Applicant; Hope4Recovery Inc.

Any questions regarding the above agenda items shall be directed to the Berlin Department of Planning and Zoning at 410-641-4143.

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.

Town of Berlin
Board of Appeals
May 2nd, 2018

The meeting for the Board of Appeals was called to order by Chairman Joe Moore at 6:32PM. Members present were Joe Moore, Woody Bunting, Doug Parks and Jay Knerr. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Joe Moore called for a motion to approve the March 7th 2018 minutes. Mr. Jay Knerr made the motion to approve the March 7th, 2018 minutes. Mr. Doug Parks seconded the motion. It was unanimously accepted by the board. Chairman Moore stated at the last meeting they were voting on the Chairman and Vice Chairman. He stated at that time they should wait until they had a full board in attendance. He stated they still only have four members and not the fifth member needed. Chairman Moore expressed to the audience if there was anyone interested to see Mr. Engelhart and he would give that information to the Mayor. He explained the reasoning for needing a person to serve on the board. Mr. Jay Knerr nominated Mr. Joe Moore for Chairman. Mr. Woody Bunting seconded the motion. Mr. Doug Parks nominated Mr. Woody Bunting for Vice Chairman. Mr. Jay Knerr seconded the motion. They voted unanimously.

Chairman Joe Moore called Case # 5-2-18-02, requesting a variance for lot 45 on Decatur Street. He then asked Mr. Engelhart to state the nature of the request. Mr. Engelhart stated it was an appeal from Mr. John Lewis for the front setback and the building restriction line on lot 45 on Decatur Street. The placement of the home has the garage in the front of the house. The garage would be six feet into the platted setback line. It does not encroach on the zoning. Chairman Moore stated on the projector it shows the area of the setback and that would be in the area of the driveway. What the surveyor has shown is what they are looking at is a variance from the 30 foot building restriction line. It shows that the 25 foot restriction line determined by the Code of Berlin is not included in the request. It is a request for a variance only from the platted building restriction line. Mr. Moore stated it is determined by a feature due to the size of the lot in the rear of the lot it contains a non-tidal wetland. Mr. Engelhart replied that is correct. Mr. Moore stated a non-tidal wetland would be an impediment. Mr. Engelhart stated the green lines shows where he can build the home without impacting the wetlands. Mr. Moore asked so the green line is where he can go without encroaching into the wetlands. Mr. Engelhart replied yes. Mr. Bunting stated the area of in green is what they are allowed to impact. He stated the whole lot was in the non-tidal wetlands.

Chairman asked if the applicants were present. Mr. Engelhart said he didn't see anyone and they were aware of the meeting date. Mr. Moore stated is was incumbent of the applicant for either a variance or special exception to come before the board to present evidence for obtaining, he said a variance has to show the uniqueness of the lot to why it is requested. Second is to show the practical difficulties for the person that is complying with the code. Mr. Moore suggested that this application be postponed and to remind Mr. Lewis someone has to be there on his behalf to present testimony to the board. Mr. Bunting agreed. He regretted doing that but needed some type of evidence. Chairman Moore asked Mr. Engelhart to speak to the applicant and let him know if no evidence of needing a variance it would not be granted.

Chairman Moore called the next item on the agenda Case # 5-2-18-03 509 South Main Street requesting a special exception in the R-1 residential district. Chairman Moore explained that he has represented Mr. Gerardi in other matters and would have to recuse himself from the board. He turned the meeting over to the Vice Chairman Mr. Woody Bunting. Mr. Bunting then asked Mr. Engelhart to introduce the case and the board may have some questions. Mr. Engelhart told the board that Mr. Gerardi owned the property and that Anthony & Cynthia Betterson were seeking a special exception for a conditional use to operate a business, a day spa in a residential district. He stated 509 South Main Street is located in the R-1 residential district. Also located within the Historic District. They went to the Historic District Commission Meeting before the meeting. Basically it's a use variance for a business to allow a spa where there was once a home. Mr. Engelhart stated the basis for having an appeal is it is contiguous to the parcels in the B-1. Which are to the east and to the south of the property. He stated when there is a property that has a non-conforming business use that is adjacent per the Code Section 108-163, the board shall have the power to permit this type of condition use, a business use in the R district next to a non-conforming business or industrial use between such uses. The parcel to the east is in the B-1 it's a church property in the B-1. The B-1 is adjoining this property and with a non-conforming use. He told the board they have the ability to grant them a business use in the R district.

Mr. Bunting asked what they would have to show the board to be granted a business in the R district. Mr. Engelhart stated it would have to show a hardship. Mr. Bunting said the impact on a neighborhood. Mr. Engelhart stated you are supposed to show the impact on the surrounding neighborhood parking and traffic. Mr. Bunting asked if they had been to the Planning Commission. Mr. Engelhart relied no. Mr. Bunting swore in Mr. & Mrs. Betterson 6106 South Point Road, Berlin Maryland 21811. Mrs. Betterson stated they had put together a slide show so they would get a better understanding of what they want to do and what the business is like. Mrs. Betterson gave an overview of themselves she stated she works at Perdue as a research developer. Her husband is in finance and works for TD Bank and has experience in retail as well as finance. They have three sons that are in school. Mrs. Betterson stated she wanted to share her vision with the Board. Mrs. Betterson told the Board that it would be a full service spa. They would only use natural products and organic and they would service men & women in Berlin. All hair and skin types, hair salon, barber services, full body treatment along with pedicures and manicures. Mrs. Betterson stated she was a scientist she liked mixing things together, likes working with different oils mixing them together for aroma and other usage.

She stated their vision for the home was to restore the home. In order to make it compliant for commercial they would have to add an ADA ramp and a commercial parking lot at the rear. They would have arbor vitae or lavender bushes to hide the cars so it would still look residential. Mrs. Betterson stated they were seeking conditional use. The property sets close to the B-2 they have spoken to some of the neighbors a few are present. One neighbor Ms. Pam Showell was very accepting of them having a commercial business. With the design that they are proposing they would be preserving the landmark. Mrs. Betterson told them the Waverly was in the historic registry. It's a property that is important because of the gable top, the shape of the roof something that has been used a lot on the Eastern Shore. They would bring that back to its original grandeur also the landscaping. The changes they would make would preserve the property values. The property has been vacant for more than 10 years and the improvements they would make would improve the values of the surrounding homes. Mr. Betterson stated they

enjoy Berlin the way it is. The house has not been occupied for 10 years sometimes it can be an eye sore to the community. They look to change that as far as the landscaping and making it something that Berlin can be proud of. There is no spa in town this would be unique like a destination for people to come to Berlin and it would be a job creator something that would add to the economy of the town.

Mr. Betterson stated you would need an appointment so there is not a lot of traffic, the parking lot would be hidden. Mrs. Betterson said those are the key points they wanted to share and asked if they had any questions. Chairman Bunting asked how large the parking lot would be and how many employees. Mrs. Betterson stated they would start out with 9 employees. Then as they progressed in the business they would have a total of 20 employees. They would have 20 parking spaces for the amount of business they expect would have. Mr. Betterson said that would accommodate the employees and the customers that would be coming and going. Vice Chairman Bunting asked how the parking was determined. Mr. Engelhart explained it was done by the use. Mr. Engelhart stated for that type of use it would be a 100% of what is used for the business thinking first and second floor. Have not seen a floor plan of the repurposed building. What was seen tonight was the exterior for the historic district. Once they have plans you can decide what the usable square footage it would be a 100% of that. Spaces in town are 9x20 foot by the code. Mr. Engelhart explained how they would get the calculations. Discussion continued

Vice Chairman Bunting asked if they would get this approved by the Planning Commission. Mr. Engelhart replied yes. Mr. Jay Knerr asked if the Betterson's owned the property. Mrs. Betterson stated they are looking to buy the property for the business. If they get the approvals they would then go after the financing pending this approval. Would be looking to start right away remodeling and hoping to open in February of 2019. Mr. Knerr asked if they would do major renovations. Mrs. Betterson stated the house would look the same on the inside they would add a couple of bathrooms. Mr. Betterson said Mr. Gerardi had done a lot of work inside. Mr. Gerardi said the house is ready to go to finish wiring and drywall. All structure is completed windows almost done the heating is completed. Mr. Knerr asked about the driveway. Mrs. Betterson said thinking of putting in a crushed gravel driveway. Looking to have one handicap spot close to the ramp.

Mr. Knerr asked about the letter that was in the packet, did you mail or deliver to the residents. Mrs. Betterson stated they hand delivered to homes that were closes on both sides. Mr. Knerr asked about the feedback from the neighbors. Mr. Betterson stated that Ms. Pamela Showell was in full support of the project. He stated that two houses down were the Vock's and they were also in favor of what they wanted to do because the house has been empty for so long. Mr. Knerr asked if they had run into any opposition. Mr. Betterson stated not yet. Mr. Knerr asked if they had contacted the Worcester Preparatory School. They replied they had not because they were trying to get their son in to school there and didn't want to have conflict. Vice Chairman Bunting asked if anyone in the audience would like to speak to come forward and be sworn in. Mrs. Jan Poli stated she lives at 314 South Main Street. Mrs. Poli stated that she knew the Bettersons and thought they were nice people she knew that this was a dream of theirs. Mrs. Poli concern was the biggest impact on Main Street the traffic and that commercial businesses were coming into the historic homes. What would happen if it didn't work out what would become of it? Vice Chairman told her it's a conditional use. Mr. Betterson stated there is

nothing in the house that would be different than a residence. The floor plan is to minimal nothing in the house would change. It's a conditional use no one else could had a business without coming back to the board. The only difference would be the ramp which could be removed. The lot could be restored because it would be gravel not paving. Mr. Gerardi stated only one room would have a divider down the middle that's the only change. So it would be the same as residential he said he had worked with the Betterson's on the floor plan.

Mrs. Betterson stated they would have 6 treatment rooms, proposing 6 hair stations 4 nail stations so that is 16 people that could be there at any time as far as traffic goes. Vice Chairman Bunting asked how long do they stay. Usually about an hour Mrs. Betterson stated. Mr. Betterson stated they would not be open on Sundays. They would operate from 10:00AM to 6:00PM. Mrs. Betterson stated there goal is to have it look like a residence when you ride down the street. Mr. Doug Parks asked about the signage they didn't show any. Mrs. Betterson stated they would have a sign on a post that would be a 2x2. Also it would be done by one of the local artist and would be made of metal and wood. Similar to the sign at the Way Stead Inn. Mr. Engelhart had discussed the signage with the Betterson's being closer to the road and the garden area. Mr. Robert Poli was sworn in. Again he asked how many people would be parking, what if the property changed what about the parking area and how many more bathrooms. Vice Chairman Bunting told him what he was asking was for planning commission. Mrs. Paula Lynch of 503 South Main was opposed to this commercial use. Mr. Chuck Conner's 511 South Main Street thought it was wonderful idea. He stated he didn't think there would be a traffic problem. He thought the size of the property would accommodate what they wanted to do. He stated they want to plant hedges and trees and want to make sure they have enough parking. House has been vacant and something is going in the neighborhood.

Mr. Betterson stated the property had been on the market for a long time. He said a commercial business would be able to make money to beautify the area and thinks it would match the neighborhood. He stated they have put a lot of time in to this and raising a family. Mr. Knerr said he likes their concept but the hardship they don't meet. Mr. Engelhart stated the property sitting empty and they have a use for it. The only exceptions is you have a non-conforming use next door and it affects the negativity. Vice Chairman Bunting stated the impact is you have more people using the school. Mr. Engelhart read what the code stated. Vice Chairman Bunting asked does it have an impact when you compare the other uses there is a school and a restaurant he stated he didn't see the negativity. Mr. Knerr stated the north and south end have residential. Vice Chairman stated with this you are leaving the residential. Vice Chairman stated they could put conditions on how many employees and cars. Mrs. Paula Lynch said the businesses are in the B-1. Vice Chairman asked Mrs. Lynch what was her objection. She stated she read the code and the uses there are for services. Mr. Doug Parks thought they had a good plan. Vice Chairman Bunting called for a motion. Mr. Doug Parks made the motion to approve the use of the spa pending site plan review. Vice Chairman Bunting seconded the motion. 2/1 Mr. Parks & Mr. Bunting voted for. Mr. Knerr voted against. Motion to adjourn made by Mr. Doug Parks. Seconded by Mr. Jay Knerr. Meeting adjourned 7:41PM.

Respectfully Submitted,


Carolyn Duffy

\$ 325.00
4/13/18
CL # 1748



Mayor & Council Of Berlin

10 William Street Berlin, Maryland 21811

www.townofberlinmd.com

TELEPHONE 410-641-2770
FAX 410-641-2316
berlin@townofberlinmd.com

BOARD OF ZONING APPEALS APPLICATION

Property Location: Decatur Street Berlin, Md. 21811 Date: 4/13/18
Lot #: 45 Lot Size: 14,303 Zoning: R-1 Map#: 302 Parcel#: 401

Please check (✓) one of the following option requests:

Variance Conditional Use _____ Special Exception _____

Description of Request:

Has the property in question ever been the subject of a previous appeal? _____
If you answered yes, what is the appeal number and date? _____

Property Owner: John C. Lewis 443-614-6900 Stephen Lewis
Address: P.O. Box 591 Ocean City, Md. 21843
Phone: 410-213-0325 Owner's Signature: [Signature] Date: 4/13/18

OFFICE USE ONLY. PLEASE DO NOT MARK BELOW.

CASE #: 5-2-18-02 DATE RECEIVED: 4/13/18
HEARING DATE: 5/2/18 LAND POSTED: 4-18-18
DECISION: Moved to June 6, 2018 meeting Date.

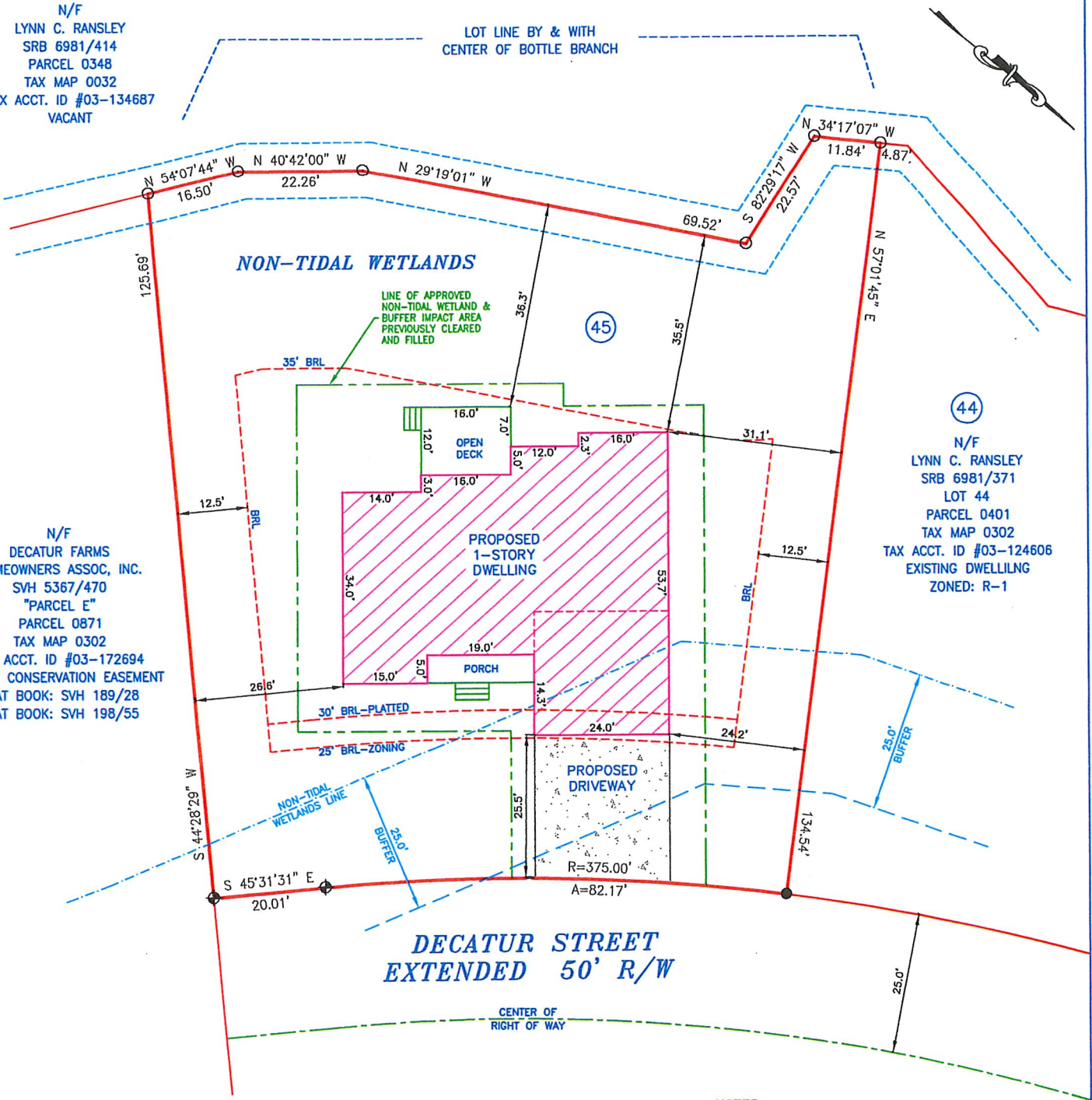


N/F
 LYNN C. RANSLEY
 SRB 6981/414
 PARCEL 0348
 TAX MAP 0032
 TAX ACCT. ID #03-134687
 VACANT

LOT LINE BY & WITH
 CENTER OF BOTTLE BRANCH

N/F
 DECATUR FARMS
 HOMEOWNERS ASSOC. INC.
 SVH 5367/470
 "PARCEL E"
 PARCEL 0871
 TAX MAP 0302
 TAX ACCT. ID #03-172694
 FOREST CONSERVATION EASEMENT
 PLAT BOOK: SVH 189/28
 PLAT BOOK: SVH 198/55

N/F
 LYNN C. RANSLEY
 SRB 6981/371
 LOT 44
 PARCEL 0401
 TAX MAP 0302
 TAX ACCT. ID #03-124606
 EXISTING DWELLING
 ZONED: R-1



**DECATUR STREET
 EXTENDED 50' R/W**

CENTER OF
 RIGHT OF WAY

ADDRESS:

DECATUR STREET
 BERLIN, MARYLAND 21811

OWNER:

JOHN C. LEWIS
 P.O. BOX 591
 OCEAN CITY, MARYLAND 21843

DEED REFERENCE:

SVH 3996/449
 SEC. 2, LOT 45
 PARCEL 0401
 TAX MAP 0302

TAX ACCOUNT ID:

#03-124614

PLATTED AREA OF LOT 45 = ±14,303 SQ. FT.

NOTES:

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONES A & X AS SHOWN ON FIRM MAP # 24047C0154H, DATED 07/16/15.

THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

LEGEND:

- DENOTES IRON PIPE, FOUND
- ⊕ DENOTES RE-BAR, FOUND
- DENOTES PLATTED LOT CORNER





Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



BOARD OF ZONING APPEALS APPLICATION

ADDRESS OF PROPERTY: 10226 Old Ocean City Blvd Berlin MD DATE: 4/27/18

APPLICATION FOR: VARIANCE CONDITIONAL USE APPEAL

LOT # _____ LOT SIZE: _____ ZONING DESIGNATION: _____ TAX MAP 0301 PARCEL 1717

APPELLANT NAME: Hope4Recovery Inc ADDRESS: _____

APPELLANT PHONE#: 443-523-4459 APPELLANT EMAIL: hope4recovery2017@gmail.com

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE GROUNDS FOR THE APPEAL. IF THE REQUEST IS FOR A VARIANCE, PROVIDE A DESCRIPTION OF THE LAND USE HARDSHIP. IF THIS IS A CONDITIONAL USE REQUEST, PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED USE:

Requesting a conditional use for a home resided to be a recovery home.

PROPERTY OWNER: Mary Adrian Price & Donald Price ADDRESS: 10222 Old Ocean City Blvd Berlin
PHONE #: 443-513-4263 EMAIL: donnieboy27@aol.com
OWNER SIGNATURE: Mary Adrian Price DATE: _____

x Donald William Price

FOR OFFICE USE ONLY

CASE # 6/6/18-04 DATE APPLICATION RECEIVED 5/15/18
HEARING DATE 6/6/18 PROPERTY POSTED DATE 5/23/18
FEES DUE 325.00 FEES PAID 5/15/18 ck# 12444

DECISION: _____

Untitled Map

Write a description for your map.

Legend
□ Feature 1



113

Worcester Hwy

346

Old Ocean City Blvd

10231

10234

10226

10222

10214

10218
10218 10218
10218
10218

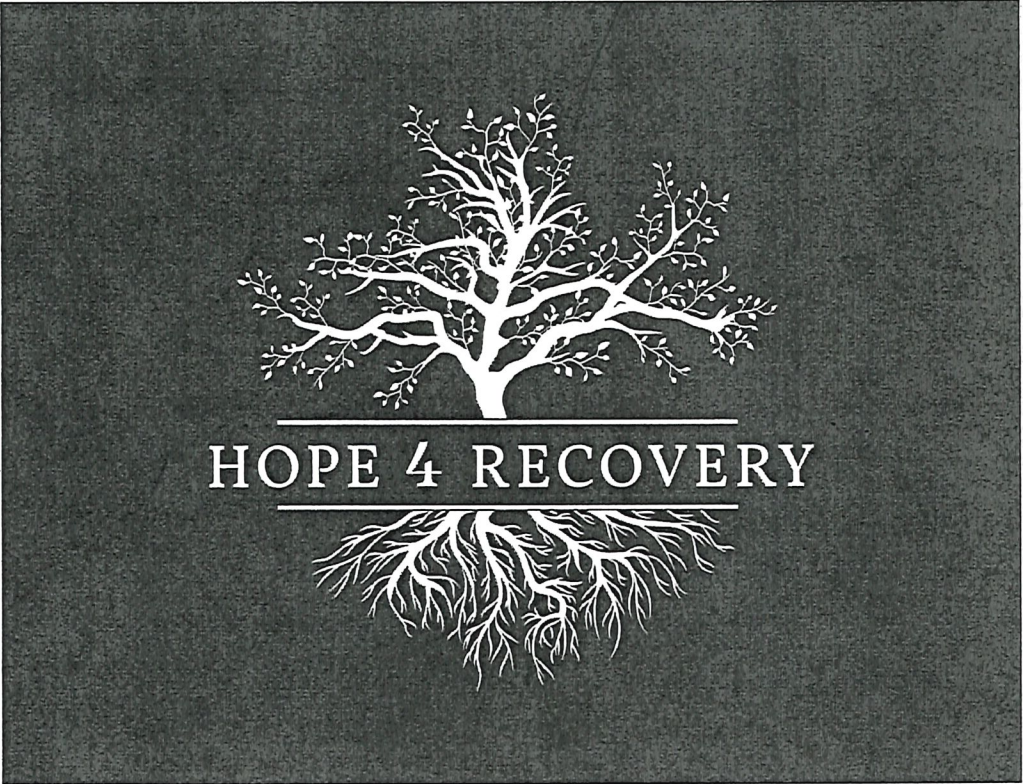
10218
10218
10218 10218
10218

10218 10218
10218

300 ft

Google Earth

© 2018 Google



Hope4Recovery

Board Of Directors

President- Sarah Hooper

Vice President- Tracy Simpson

Secretary- Dr. Robert Hooper

Treasurer- Robert B Thompson

Board Member- Honorable Margaret Kent

Board Member- Terri Bradford

Board Member- Daryl McCready

Board Member- Kristina Watkoswki

Executive Director - Patrice Ottey

Hope4Recovery

Mission Statement

Hope4Recovery is a non-profit organization dedicated in its mission to create clean, safe, sober homes for those in recovery from addiction. Hope4Recovery, a non-profit organization, is steadfast in its mission to be a resource to those looking for a sober and structured living environment during their recovery process.

Hope4Recovery

Core Values

The Hope4Recovery House embraces these
four CORE VALUES that support a
life in recovery:

Health- Each and every person should have the opportunity to make healthy informed decisions in order to be mentally and physically healthy.

Residence- Each and every person has a right to live in a safe place that they can call home.

Purpose- Each and every person needs meaning in their daily life.


Family/Community- Each and every person needs a safe community of people that support their home, purpose, and health.

Recovery House

History and Definition

As defined by National Alliance of Recovery Residences (NARR)

NARR defines recovery residence as a “sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use and associated problems.” A good recovery residence provides a community-based environment to initiate and sustain recovery – defined as abstinence from alcohol and other non-prescribed drug use, and improvement in one’s physical, mental, spiritual and social well being.

		RECOVERY RESIDENCE LEVELS OF SUPPORT			
		LEVEL I Peer-Run	LEVEL II Monitored	LEVEL III Supervised	LEVEL IV Service Provider
STANDARDS CRITERIA	ADMINISTRATION	<ul style="list-style-type: none"> • Democratically run • Manual or P&P 	<ul style="list-style-type: none"> • House manager or senior resident • Policy and Procedures 	<ul style="list-style-type: none"> • Organizational hierarchy • Administrative oversight for service providers • Policy and Procedures • Licensing varies from state to state 	<ul style="list-style-type: none"> • Overseen organizational hierarchy • Clinical and administrative supervision • Policy and Procedures • Licensing varies from state to state
	SERVICES	<ul style="list-style-type: none"> • Drug Screening • House meetings • Self help meetings encouraged 	<ul style="list-style-type: none"> • House rules provide structure • Peer run groups • Drug Screening • House meetings • Involvement in self help and/or treatment services 	<ul style="list-style-type: none"> • Life skill development emphasis • Clinical services utilized in outside community • Service hours provided in house 	<ul style="list-style-type: none"> • Clinical services and programming are provided in house • Life skill development
	RESIDENCE	<ul style="list-style-type: none"> • Generally single family residences 	<ul style="list-style-type: none"> • Primarily single family residences • Possibly apartments or other dwelling types 	<ul style="list-style-type: none"> • Varies – all types of residential settings 	<ul style="list-style-type: none"> • All types – often a step down phase within care continuum of a treatment center • May be a more institutional in environment
	STAFF	<ul style="list-style-type: none"> • No paid positions within the residence • Perhaps an overseeing officer 	<ul style="list-style-type: none"> • At least 1 compensated position 	<ul style="list-style-type: none"> • Facility manager • Certified staff or case managers 	<ul style="list-style-type: none"> • Credentialed staff

MCORR- Maryland Certification for Recovery Residences
Maryland Department Health and Mental Hygiene Behavioral Health Administration

A “recovery residence” means a service that provides alcohol-free and illicit drug-free housing to individuals with substance-related disorders or addictive disorders or co-occurring mental health and substance-related disorders or addictive disorders, and that does not include clinical treatment. Any recovery residence that advertises, represents, or implies to the public that it is a certified recovery residence must receive a certificate of compliance by the credentialing entity. Additionally, Recovery Residences that receive state funding must have a certificate of compliance.

Worcester County Statistics - law enforcement

Law Enforcement

Department

2016- 57 Heroin/Opioid overdoses

Overdoses

14 of those were fatal.*

opiate Overdoses

2017 - 79 Heroin/Opioid overdoses.*

15 of those were fatal.

Since 2014 through 2017 Heroin/Opioid overdoses have increased well over 400% however last year's increases were smaller in percentage as compared to the last two years.

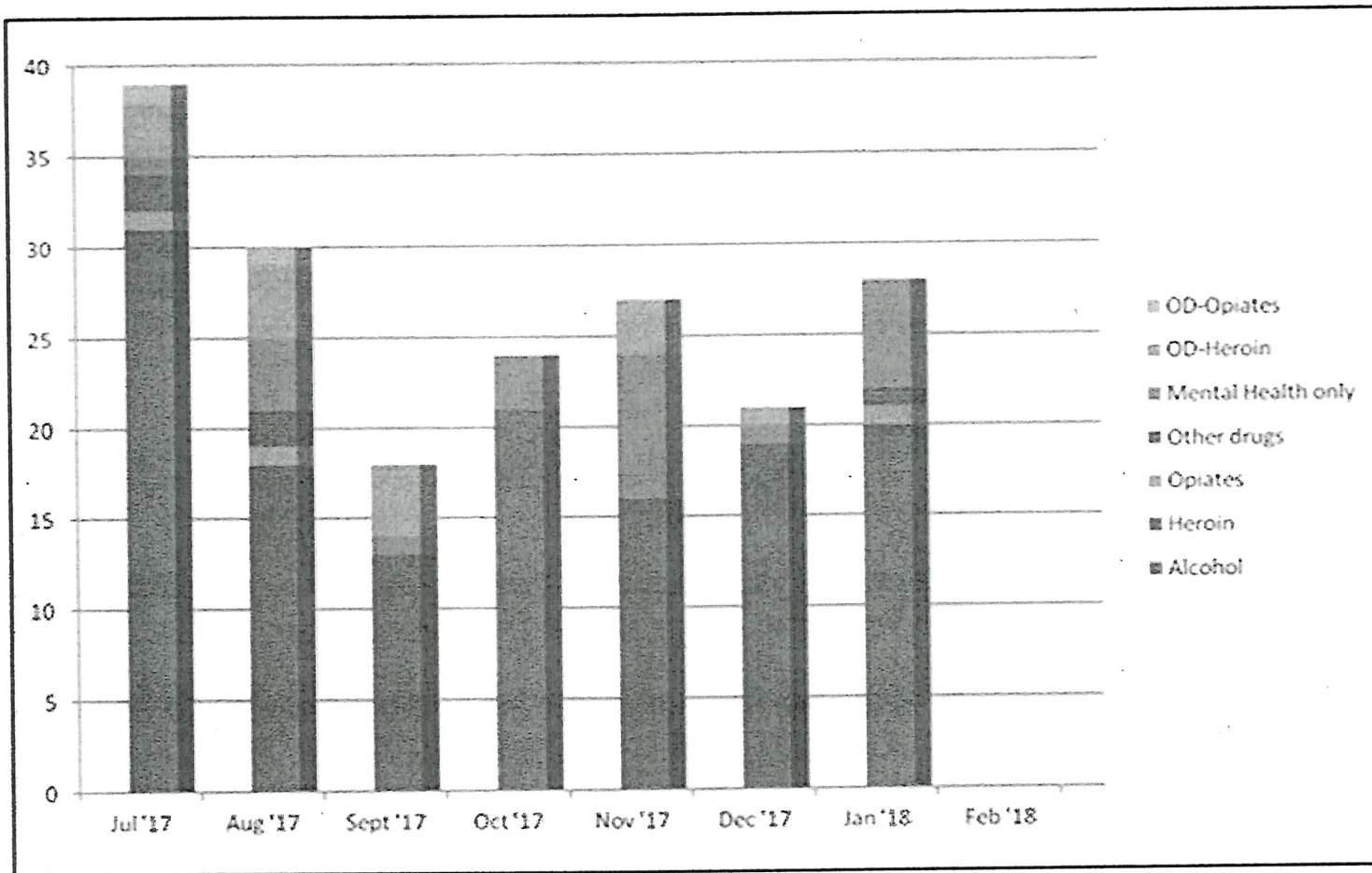
***The majority of the overdoses have occurred in the Northern part of the county.**

***Overdose numbers may not be accurate based on accessibility of naloxone.**

Data provided by : Timothy C. Sponaugle ,Drug Intelligence/Heroin Coordinator Worcester County Sheriff's Office Criminal Enforcement Team

Health

July 17-Jan 18-15 Heroin



Data Provided by the Worcester County Health Dept

History of DKH House

January 2017- Met with Salisbury City Attorney's and Salisbury Housing and Development

February 2017- Construction started

February 2017- Met with Salisbury City Attorney's and Salisbury Housing and Development

March 2017- Met with the Newtown Historic Association to give presentation

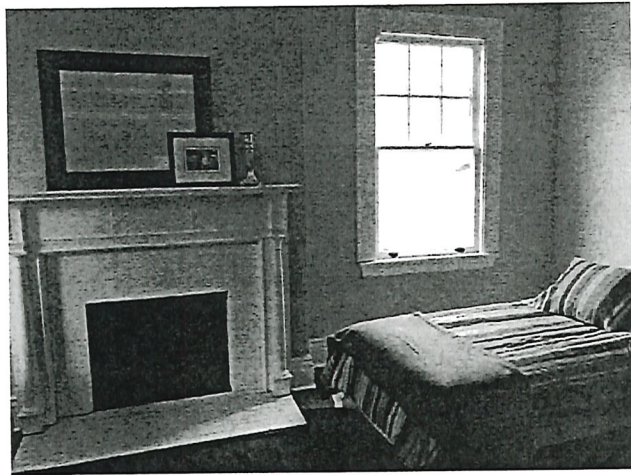
April 2017- The Douglas K Hamilton House for Recovery opened/ Certified through MCCR/BHA

May 2017- Open House for residents families, neighbors, Salisbury City to include Mayor Jake Day

Statistics DKH House-

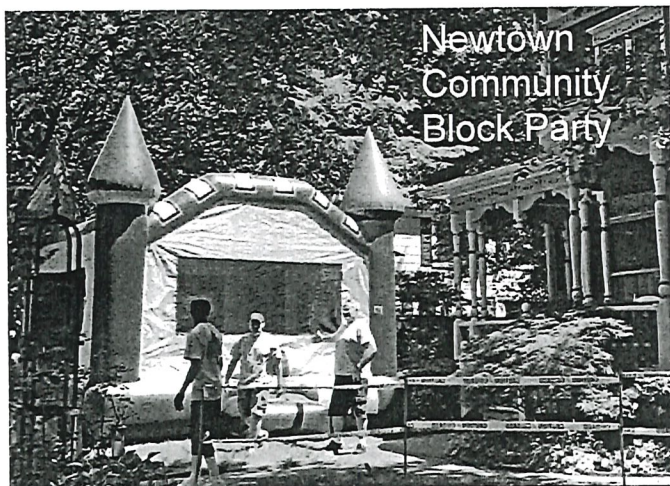
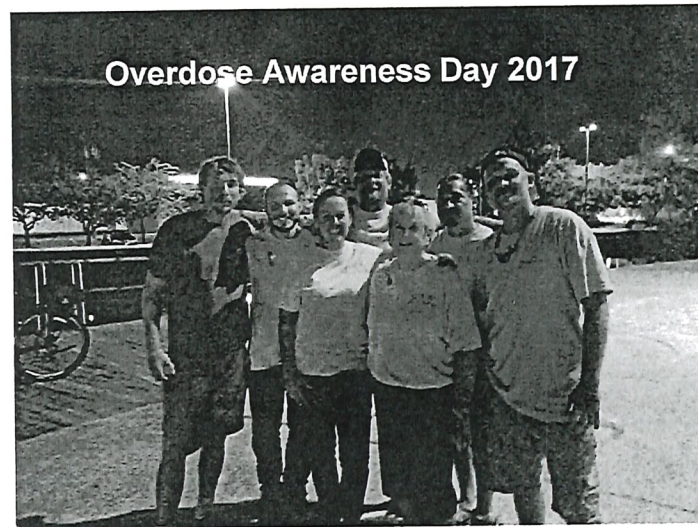
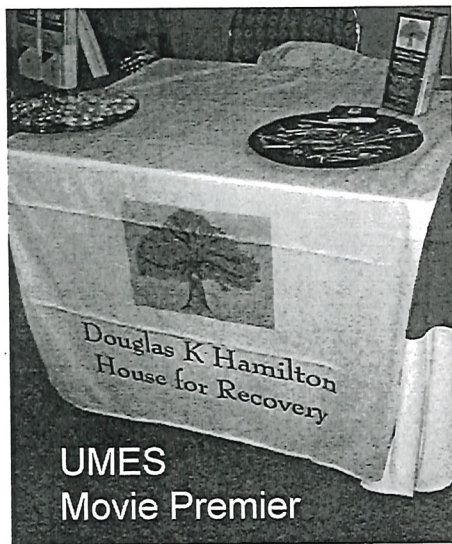
Total # of residents:	50 since April 2017
Average length of stay:	72 days (approximately)
Moved to independent living:	11 residents
Relapse:	19 relapse
Other:	10 (family/long term facility)
Current Residents:	10

**Addiction of choice: 85% heroin (other various drugs), 15% alcohol
Heroin has a 80% relapse rate within the first 5 years of recovery**





Volunteer Work and Outreach



Hope4Recovery

Home Structure:

- Executive Director, hands on
- All male residents
- One full time live in house manager in long term recovery
- Two men to a bedroom to prevent isolation

Requirements to reside in the home:

- Enter residence drug free
- Refrain from any drug or alcohol use
- First 30 days of residency is black-out
- Drug Counseling- if required by inpatient or other authorizing agency
- AA/NA Meetings
- Gain Employment within 2 weeks of entry
- Perform family chores to include interior and exterior appearance of the home
- Make bed and straighten bedroom
- Perform volunteer work/ community give back
- Obey curfew
- Comply with random urinalysis

Hope4Recovery

Other rules of the home:

- Smoking-** a designated area is created in outside space
- Loitering-** no front yard, front porch loitering / a designated area is available for outdoor eating and gathering
- Noise-** no excessive noise inside or outside the home
- Visitors-** only upon the approval of the house manager
- Medication-** stored in locked containers and monitored by the house manager
- Vehicles-** only vehicles permitted are those that have parking availability/seniority
- Respect-** respect the house manager, one another, all property and the community
- Communication-** constant communication with the house manager and executive director

All rules included in the signed weekly Lease

Hope4Recovery

The Board of Directors and Executive Director intends to be upfront and transparent in their goals, operations and mission. We want to work with the community to make this a positive relationship with the town of Berlin.

The Hope4Recovery home will have an open door policy. Part of recovery is accountability. These men welcome police, parole and probation, drug court, support staff (peer support counselors), neighbors and community members to the home.

Through prior experiences it has shown that when the community embraces the residents of the home and the concept of a recovery house, residents thrive in their community.

Hope4Recovery looks forward to partnering with neighbors and town entities to provide prosocial community oriented projects for the residents.

Community Partnerships:

Berlin Police Department

Worcester County Health Department/Peer Support Workers

Sonrise Church

WACS CENTER/ Atlantic Club

Joan Jenkins Foundation

Worcester County Warriors Against Opiate Addiction

Worcester County Drug Court

Opioid Intervention Task Force

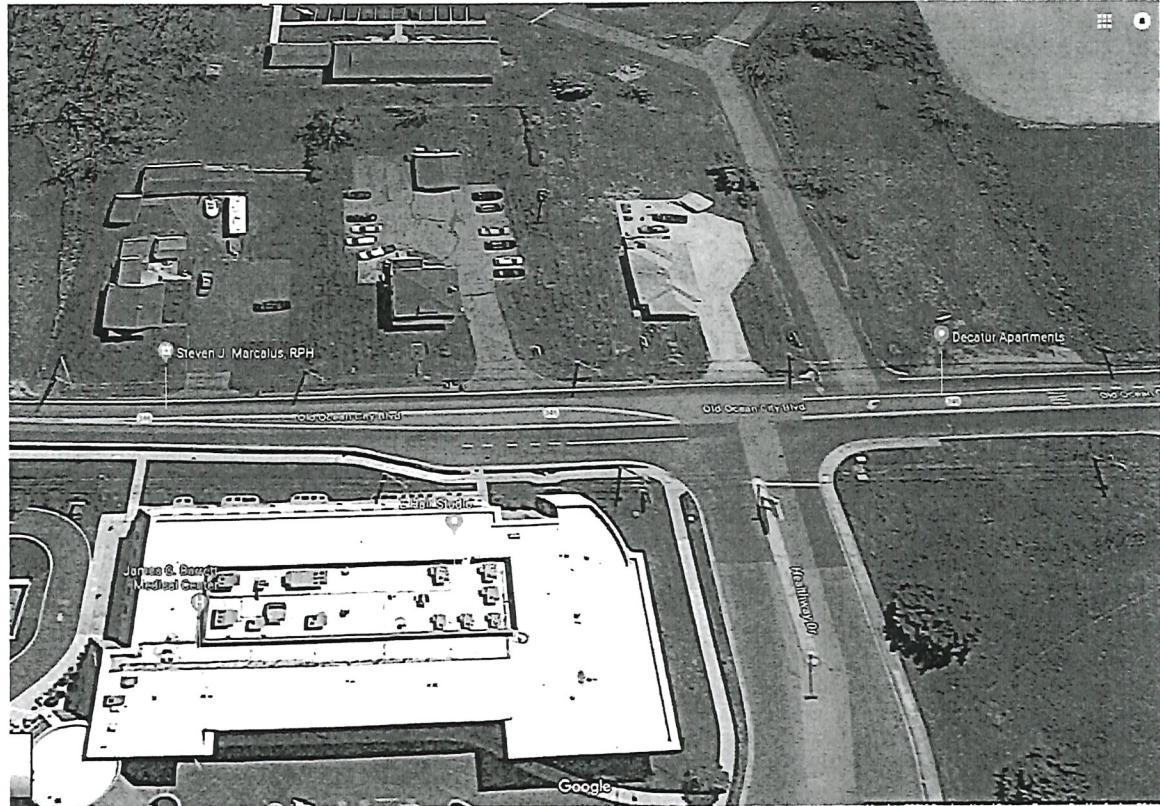
Proposed Property

10226 Old Ocean City Blvd

Berlin, MD 21811

Location

10226 Old Ocean
City Blvd
Berlin, MD 21811



Owner Information

Owner Name:	PRICE MARY ADRIAN & PRICE DONALD WILLIAM	Use:	COMMERCIAL
Mailing Address:	10222 OLD OCEAN CITY BLVD BERLIN MD 21811-1131	Principal Residence:	NO
		Deed Reference:	702402/ 00327

Location & Structure Information

Premises Address:	10226 OLD OCEAN CITY BLVD BERLIN 21811-0000	Legal Description:	31994 SF SOUTHEAST SIDE OLD R 50 NORTH OF BERLIN
--------------------------	--	---------------------------	--

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0301	0017	1717		0000				2017	
									Plat Ref:

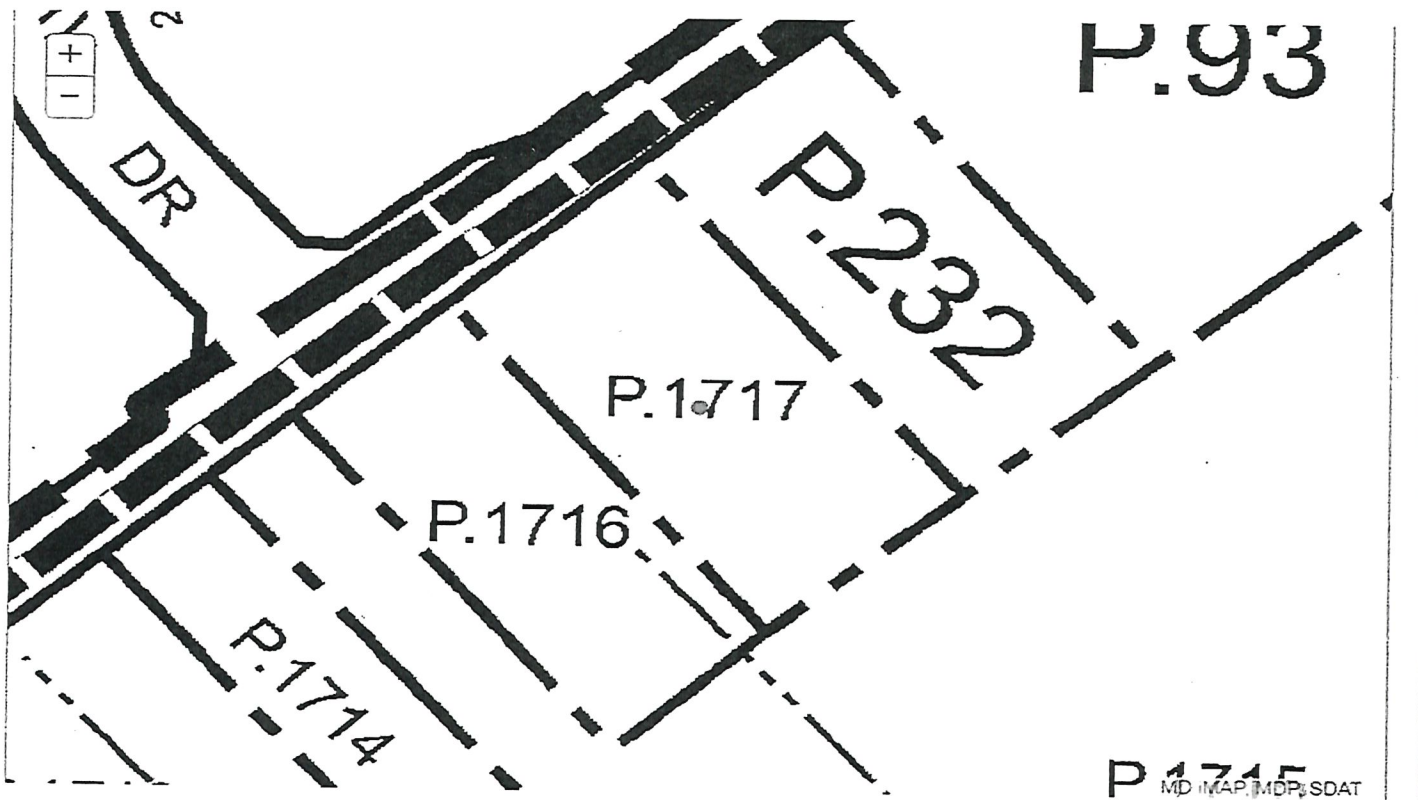
Special Tax Areas:	Town:	BERLIN
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1940	2,576 SF		31,994 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2017	07/01/2017	07/01/2018
Land:	218,000	247,900		
Improvements	49,600	53,200		
Total:	267,600	301,100	278,767	289,933
Preferential Land:	0			0



P.1715
MD MAP, MDP, SDAT



Google

Image capture: Nov 2015 © 2015 Google [Units](#) [Show hidden](#)

Hope4Recovery

Dedicated- Hope4Recovery Inc is made up of individuals whom have all worked in areas of public service in an attempt to better their community. The board is comprised of members of the community whose profession lends to the ultimate success of this organization and the recovery homes they create. These individuals are steadfast in this cause and are dedicated in their work to be the model recovery residence for Worcester County.

Focused- A firm path for success based on years of research related to recovery.

Family Oriented- The residents work as a family within the home, they also work as a family with the community outside the home.

Success Driven- What does success look like in a recovery house? Success is providing a clean, safe and sober living environment for those suffering from the disability of substance use disorder. As a result of this environment, cultivate productive and successful members of the community.

Updates:

- *Meet and Greet with Neighbors
- *News events, radio interviews, television interviews
- *Have participated in numerous outreach events
- *Hosted an Open House at DKH House to inform and educate
- *Opioid Intervention Task force meeting updates and information sharing

A Introduction