

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 23RD day of JUNE, 19 94,
that 101 WOODHOLME AVE should be and the same is
(street address)
hereby granted permission to operate a CLASS "A" ASSISTED LIVING
FACILITY WITH A CAPACITY OF 15 RESIDENTS

Permit Number _____


Director, Zoning Administration & Development Management



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

6/14/94

1 CLASS "A" ELDERLY ASSISTED LIVING
FACILITY USE PERMIT APPLICATION
FEE CODE 210

FEE \$40.00

TOTAL \$40.00

~~CASHIER / APPLICANT~~

OWNER: WOODHOLME MANOR LLC
ADDRESS 101 WOODHOLME AVE.

03A03#0035MICHRC
BA C002:40PM06-14-94

\$40.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Zone Copy

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____
NO PERMIT # ISSUED AT
TIME OF USE PERMIT FILING.

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

FILED FOR OPZ + USE PERMIT
REVIEW.
By J.L. Lewis.

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

ALAN RYND 5627 OLD COURT ROAD 655 4193
Print Name of Applicant Address Telephone Number
Lot Address 101 WOODHOLME AVE Election District 3 Councilmanic District Square Feet 106,286
Lot Location: N E S W Side/corner of Woodholme Ave. 1500 feet from N E S W corner of Reisterstown Rd.
Land Owner (ALAN RYND) WOODHOLME MANOR LLC Tax Account Number 52-1838395
Address 101 WOODHOLME AVE BALT MD 21208 Telephone Number 653-0077

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

	PROVIDED?	YES	NO
1. This Recommendation Form (3 copies)		✓	—
2. Permit Application INCOMPLETE AT THIS TIME (NOT FILED WITH P+L)		✓	—
3. Site Plan		✓	—
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet		✓	—
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)		✓	—
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years		✓	—
4. Building Elevation Drawings PER APPROVED PER IRV MCDANIEL AS NO CHANGE.		—	✓ WAIVED.
5. Photographs (please label all photos clearly)		✓	—
Adjoining Buildings (Waived per Irv McDaniel (OPZ))		✓	—
Surrounding Neighborhood No external bldg. changes proposed.		✓	—
6. Current Zoning Classification: DR-I		✓	—

22-00-019878
(PROPERTY)

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:
PER PHONE CONVERSATION WITH IRV MCDANIEL 6/23/94
Finished form on way. OK to approve
OK
JLL

Signed by: _____
for the Director, Office of Planning and Zoning

Date: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
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Towson, MD 21204

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BALTIMORE MD 21244
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Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	—
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	—
4. Building Elevation Drawings <i>PER APP WAIVED PER IRV MCDANIEL AS NO CHANGE. change of foot print of existing dwelling</i>	—	✓ WAIVED.
5. Photographs (please label all photos clearly)	✓	—
Adjoining Buildings <i>Waived per Irv McDaniel (OPZ)</i>	✓	—
Surrounding Neighborhood <i>No external bldg. changes proposed.</i>	✓	—
6. Current Zoning Classification: DR I	✓	—

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by:

Ervin McDaniel
for the Director, Office of Planning and Zoning

asstliv pub

Date:

6/27/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
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Towson, MD 21204

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6. Current Zoning Classification: DR I		✓	—

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

Signed by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: 6/24/94

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE:

OEA: _____
HISTORIC DISTRICT/BLDG.

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

PROPERTY ADDRESS 101 Woodholme Ave. ☐ YES ☐ NO
SUBDIV: _____ ☐ DO NOT KNOW
TAX ACCOUNT #: 52-1838395 DISTRICT/PRECINCT _____
OWNER'S INFORMATION (LAST, FIRST) _____
NAME: Alan Rynd
ADDR: 5627 Old Court Rd. Baltimore,
Md. 21244

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

APPLICANT INFORMATION

NAME: Alan Rynd
COMPANY: Woodholme Manor LLC
STREET 101 Woodholme Ave.
CITY, ST, ZIP Baltimore, MD 21208
PHONE #: _____ MHIC LICENSE #: _____
APPLICANT SIGNATURE: _____ TRACT: _____ BLOCK: _____
PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL _____ PL _____
TENANT: _____
CONTR: _____
ENGR: _____
SELLR: _____

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE _____
BOCA CODE _____

TYPE OF IMPROVEMENT

1. _____ NEW BLDG CONST
2. _____ ADDITION
3. ☒ ALTERATION
4. _____ REPAIR
5. _____ WRECKING
6. _____ MOVING
7. _____ OTHER _____

DESCRIBE PROPOSED WORK:

TYPE OF USE

RESIDENTIAL

01. _____ ONE FAMILY
02. _____ TWO FAMILY
03. _____ THREE AND FOUR FAMILY
04. _____ FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. _____ SWIMMING POOL
06. _____ GARAGE
07. _____ OTHER _____

TYPE FOUNDATION

1. _____ SLAB
2. _____ BLOCK
3. _____ CONCRETE

BASEMENT

1. _____ FULL
2. _____ PARTIAL
3. _____ NONE

NON-RESIDENTIAL

08. _____ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. _____ CHURCH, OTHER RELIGIOUS BUILDING
10. _____ FENCE (LENGTH _____ HEIGHT _____)
11. _____ INDUSTRIAL, STORAGE BUILDING
12. _____ PARKING GARAGE
13. _____ SERVICE STATION, REPAIR GARAGE
14. _____ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. _____ OFFICE, BANK, PROFESSIONAL
16. _____ PUBLIC UTILITY
17. _____ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. _____ SIGN
19. _____ STORE _____ MERCANTILE _____ RESTAURANT
SPECIFY TYPE _____
20. _____ SWIMMING POOL _____
SPECIFY TYPE _____
21. _____ TANK, TOWER
22. _____ TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. _____ OTHER _____

TYPE OF CONSTRUCTION

1. _____ MASONRY
2. _____ WOOD FRAME
3. _____ STRUCTURE STEEL
4. _____ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☒ GAS 3. _____ ELECTRICITY
2. ☒ OIL 4. _____ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS _____ PROPOSED
2. _____ PRIVATE SYSTEM
SEPTIC _____ EXISTS _____ PROPOSED
PRIVY _____ EXISTS _____ PROPOSED

CENTRAL AIR: 1. ☒ 2. _____
ESTIMATED COST: \$14,500
OF MATERIALS AND LABOR

PROPOSED USE: Assisted Living facility
EXISTING USE: Residential

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. _____ PUBLICLY OWNED 3. _____ SALE 4. _____ RENTAL

RESIDENTIAL CATEGORY: 1. _____ DETACHED 2. _____ SEMI-DET. 3. _____ GROUP 4. _____ TOWNHSE 5. _____ MIDRISE
#EFF: #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: 15 TOT APTS/CONDOS: _____ 6. _____ HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL ☒ Y 2. _____ N BATHROOMS 5 CLASS _____
POWDER ROOMS _____ KITCHENS 1 LIBER _____ FOLIO _____

APPROVAL SIGNATURES

DATE

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 8,100 SF SIZE _____
WIDTH _____ FRONT STREET _____
DEPTH _____ SIDE STREET _____
HEIGHT _____ FRONT SETBK _____
STORIES 3 SIDE SETBK _____
LOT # 3 SIDE STR SETBK _____
CORNER LOT REAR SETBK _____
1. _____ Y 2. _____ N ZONING _____

BLD INSP : _____ : _____
BLD PLAN : _____ : _____
FIRE : _____ : _____
SEDI CTL : _____ : _____
ZONING : _____ : _____
PUB SERV : _____ : _____
ENVRMNT : _____ : _____
PERMITS : _____ : _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

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OEA:
HISTORIC DISTRICT/BLDG.

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RECEIPT #: _____
CONTROL #: _____
XREF #: _____

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PAID: _____
PAID BY: _____
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1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☒ Y 2. _____ N BATHROOMS 5 CLASS _____
POWDER ROOMS _____ KITCHENS 1 LIBER _____ FOLIO _____

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 8,100 SF SIZE _____
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DEPTH _____ SIDE STREET _____
HEIGHT _____ FRONT SETBK _____
STORIES 3 SIDE SETBK _____
LOT #'S _____ SIDE STR SETBK _____
CORNER LOT REAR SETBK _____
1. _____ Y 2. _____ N ZONING _____

APPROVAL SIGNATURES

DATE

BLD INSP : _____ : _____ : _____
BLD PLAN : _____ : _____ : _____
FIRE : _____ : _____ : _____
SEDI CTL : _____ : _____ : _____
ZONING : _____ : _____ : _____
PUB SERV : _____ : _____ : _____
ENVRMNT : _____ : _____ : _____
PERMITS : _____ : _____ : _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



Woodholme Ave.





- Across the Street

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal

Kodak Royal





Neighbor Down the Street.

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
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SAFETY

Kodak
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SAFETY

Kodak
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SAFETY

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SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY



Proposed Assisted Living

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak



101 Woodholme Ave



Entrance to property







2 Next Door Neighbor

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
Royal
SAFETY

Kodak
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SAFETY

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SAFETY

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SAFETY

Kodak
Royal
SAFETY



Reinhold R. L. Interaktion

Kodak
Royal

Kodak
Royal

Kodak
Royal

Kodak
Royal

Kodak
Royal

Kodak
Royal

Kodak
Royal

Kodak
Royal



Front





C. Side or House

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

Royal
Kodak

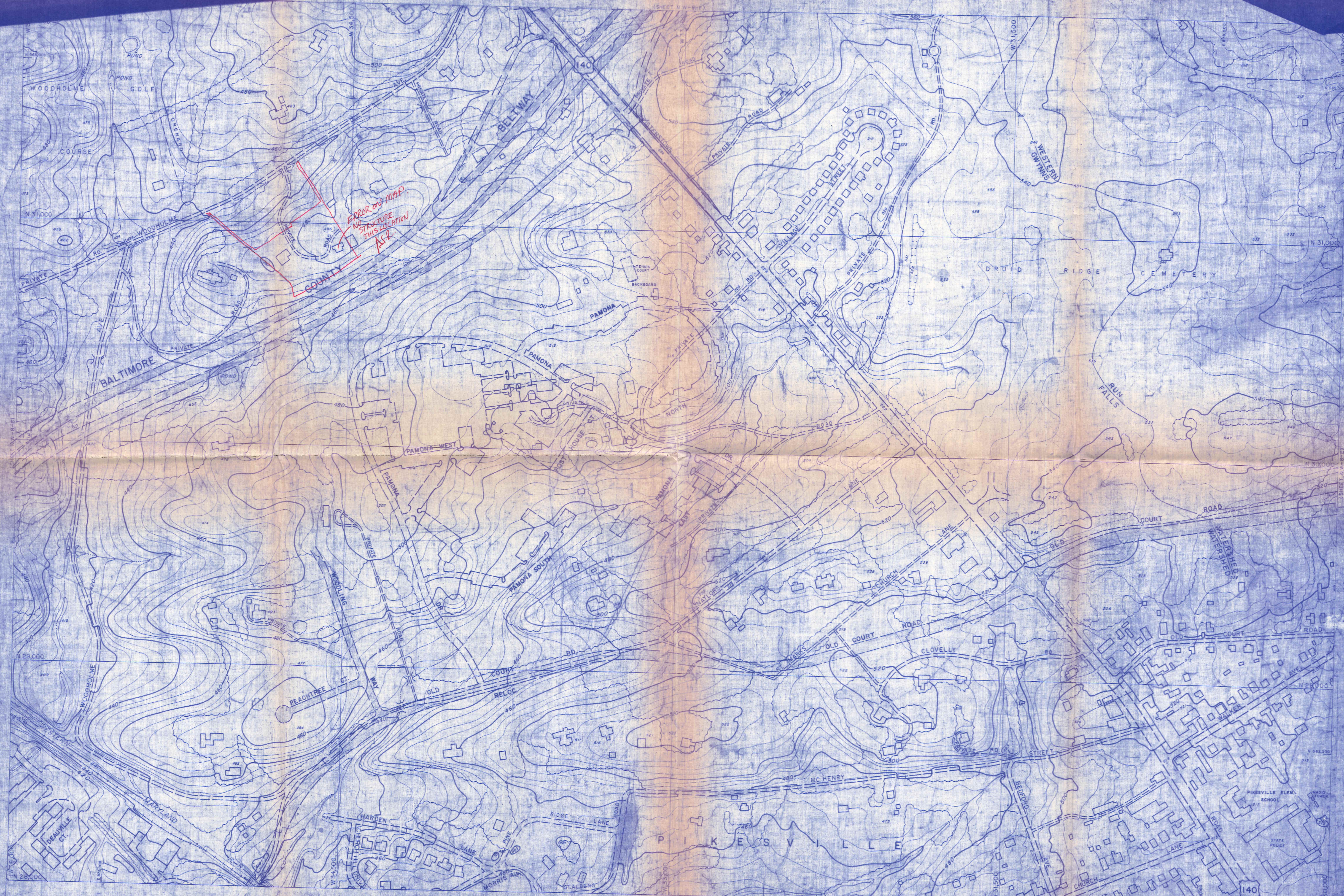
Royal
Kodak

Royal
Kodak

Royal
Kodak



LAND ADJACENT TO HOUSE



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

P-SE
P-NE

REVISIONS	
BY	DATE
Topographic	Maps 4-11-70
	Inc

SCALE
1" = 200'

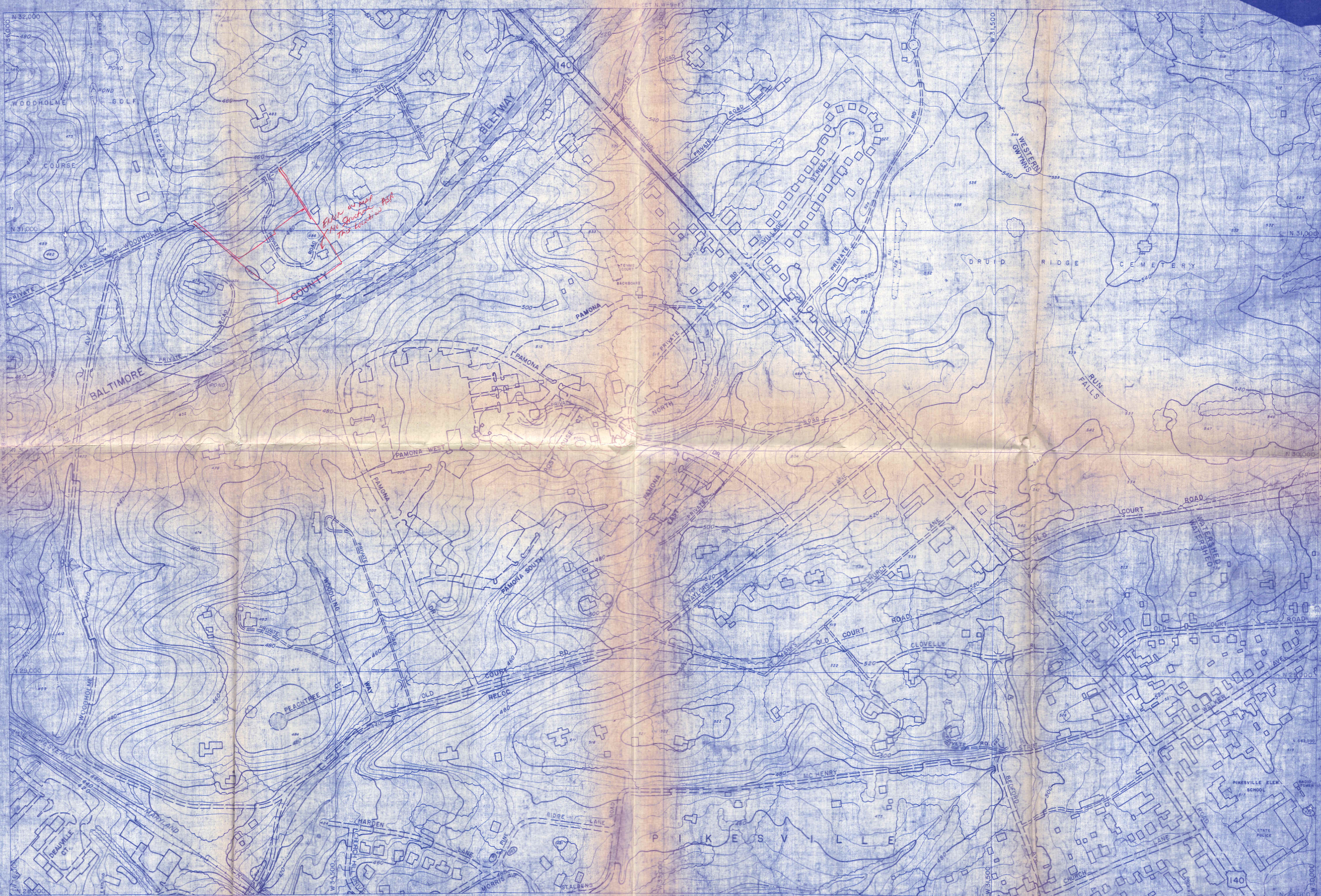
DATE OF
PHOTOGRAPHY
APRIL 1953

LOCATION

PIKESVILLE

SHEET

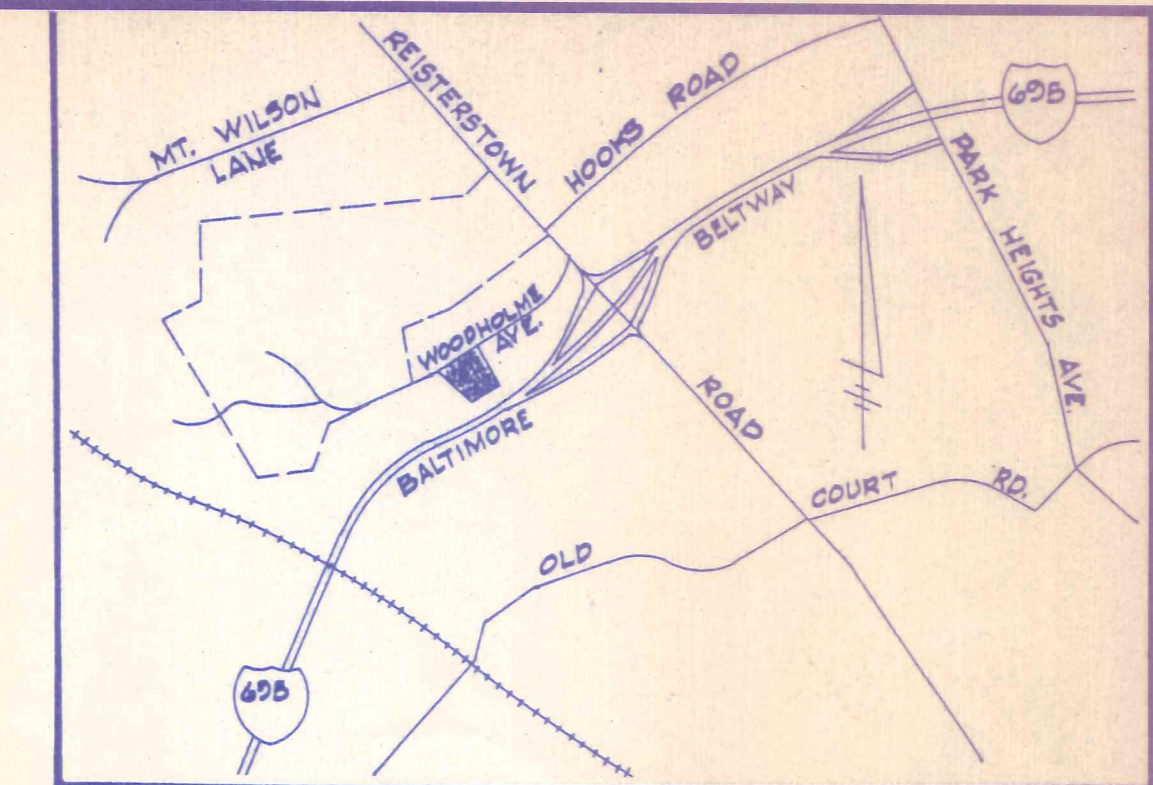
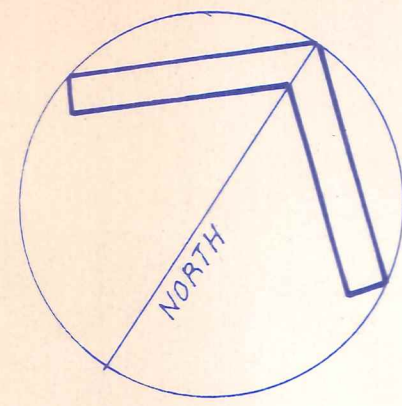
N.W.
8-F



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

P-SE
P-NE

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKESVILLE	N.W. 8-F
Topographic	4-11-70			
Maps, Inc.				
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



VICINITY MAP

SCALE 1" = 2000'

Site Data

OWNER: Woodholme Manor LLC
101 Woodholme Avenue
Pikesville, Maryland 21208
410-653-0077 or 410-363-0600

PROP. ADDRESS: 101 Woodholme Avenue

LOT AREA: Lot 1 - 1.227 Ac. (53,448 Sq. Ft.)
Lot 3 - 1.213 Ac. (52,838 Sq. Ft.)
Both to become one lot - see plan notes.

ZONING: D.R.1 (Zoning Map)

FLOOR AREA: House - 8103 Sq. Ft. gross floor area
2 1/2 stories + basement

PROPOSED USE: 15 Beds

PROPOSED PARKING: 1 Space per 3 Beds: 5 Spaces
All parking will be a durable, dustless surface, permanently striped.

DENSITY CALCULATIONS:

7 Residents	50,000 Sq. Ft.
8 Additional Residents	
@ 5,000 Sq. Ft. each	40,000 Sq. Ft.
Total Required Area	90,000 Sq. Ft.

Total Area (Lots 1 & 3) 106,286 Sq. Ft.
To be recombinced as an approved lot line adjustment.
This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, exterior changes or additions of 25% or more in ground floor area beyond the enclosure of a porch or the addition of an exterior stairway, have occurred within five years of the date of this permit application.

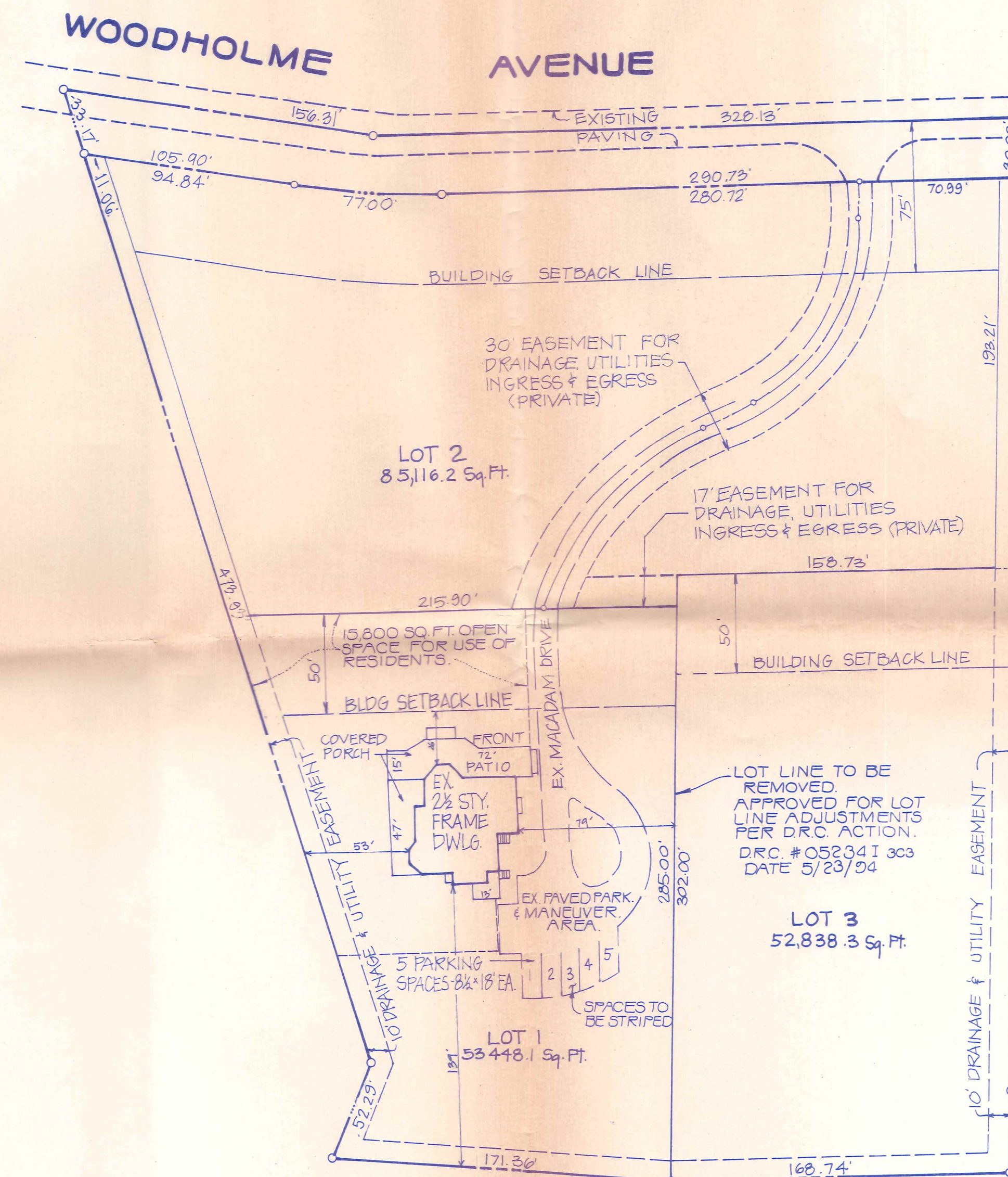
Any proposed signs will comply with Sec. 413.1 (BCZR) and all zoning sign policies.

The undersigned are responsible for the accuracy of the information on this plan.
Richard E. Matz RICHARD E. MATZ
Alan Rynd ALAN RYND.

3RD ELECTION DISTRICT

THE EXISTING PARKING AND MANUEVERING AREAS HAVE BEEN IN EXISTENCE PRIOR TO 2/25/94.

THE USE PERMIT WILL BE CONDITIONAL PENDING THE RECEIPT OF THE COPY OF THE NEW DEED (RECORDING LOTS 1 AND 3, AS ONE LOT) BY 2 P.M. TO BE INCLUDED IN THE A.L.F. FILE. THE USE RESTRICTION NOTE MUST BE INCLUDED ON THE DEED.



NOTE:

THE DEED COMBINING LOTS 1 & 3 WILL STATE THE RESTRICTION AS FOLLOWS:

NO CONSTRUCTION OR PHYSICAL DISTURBANCE WILL OCCUR ON THE UNIMPROVED LOT AREA WHICH WAS PREVIOUSLY LOT 3 IN BALTIMORE COUNTY PLAT BOOK 46 FOLIO 35 AND SHOULD ANY CONSTRUCTION, INCLUDING EXTERNAL BUILDING ADDITIONS OR ACCESSORY STRUCTURES OR PHYSICAL DISTURBANCE BE PROPOSED ON LOT 3, THEN THE PROPERTY WOULD PROCEED THROUGH A MINOR SUBDIVISION PROCESS.

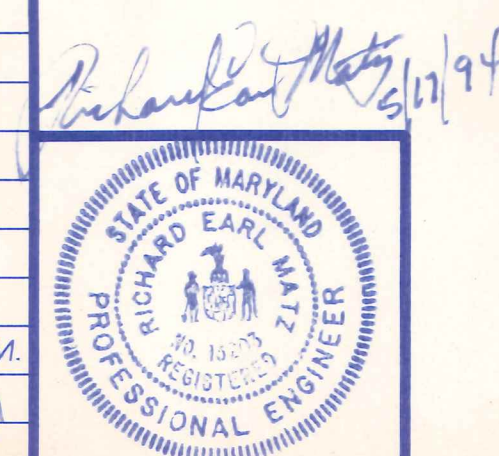
SEWER INSTALLATION TO SERVE LOT 3 HAS ALREADY BEEN CONTRACTED WITH THE COUNTY AND IS NOT A PART OF THE REQUIRED DEED RESTRICTION.

Zoning Use Permit Plan for Class A Assisted Living Facility located at 101 Woodholme Avenue

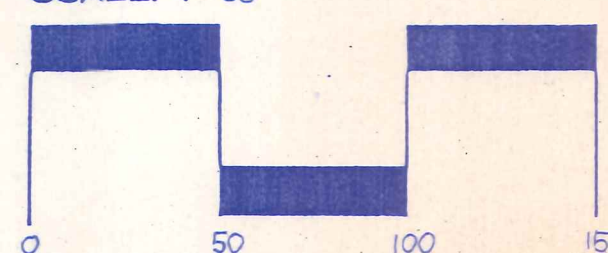
COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3723 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

SURVEYED BY	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE	NO.	DATE	REVISION	BY
				5/18/94	1"=50'	2	6/14/94	ADDED OPEN SPACE	REM.
				5/20/94		1	5/20/94	DEED RESTRICTION NOTE ADDED	REM.



SCALE: 1" = 50'



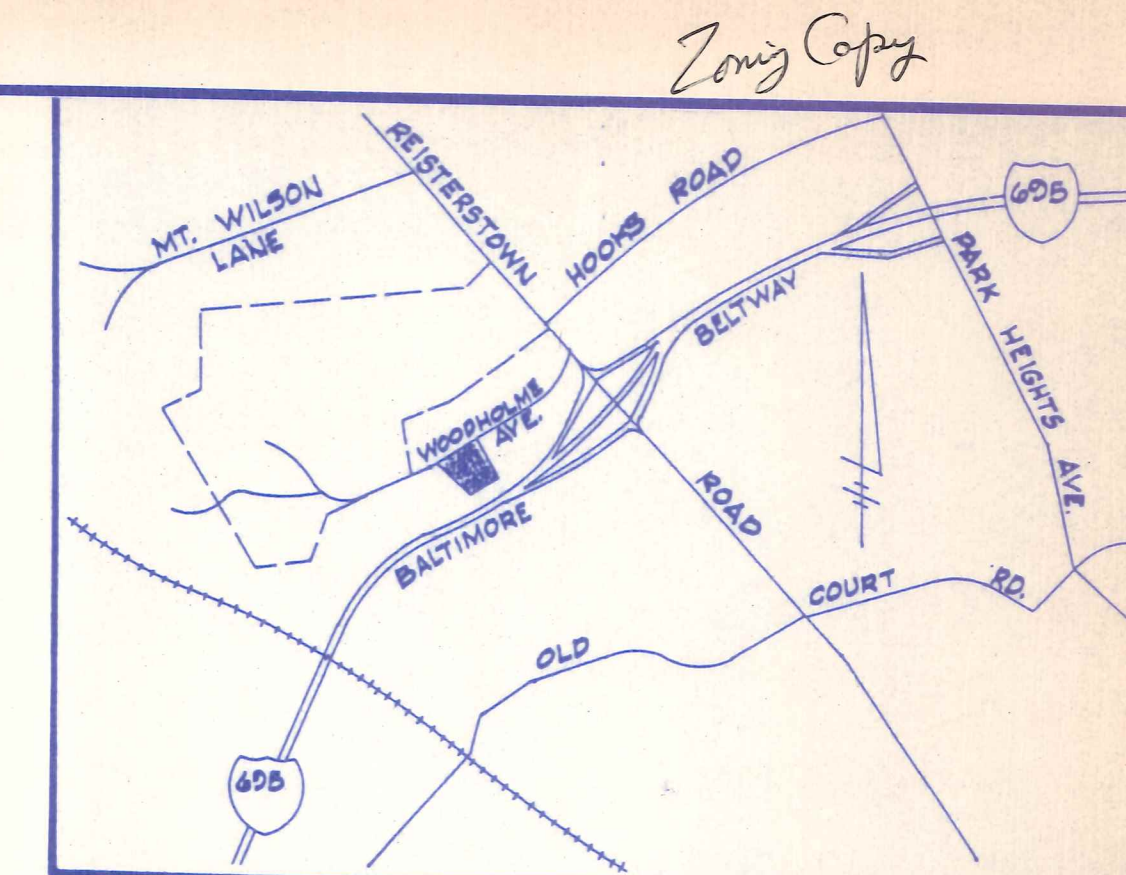
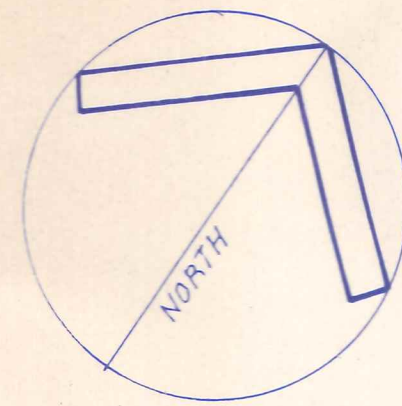
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JUN 15 1994

OFFICE OF
PLANNING & ZONING

FILE # 93061



VICINITY MAP

SCALE 1" = 200'

Site Data

OWNER: Woodholme Manor LLC
101 Woodholme Avenue
Pikesville, Maryland 21208
410-653-0077 or 410-363-0600

PROP. ADDRESS: 101 Woodholme Avenue

LOT AREA: Lot 1 - 1.227 Ac. (53,448 Sq. Ft.)
Lot 3 - 1.213 Ac. (52,838 Sq. Ft.)
Both to become one lot - see plan notes.

ZONING: D.R.1 (Zoning Map)

FLOOR AREA: House - 8103 Sq. Ft. gross floor area
2 1/2 stories + basement

PROPOSED USE: 15 Beds

PROPOSED PARKING: 1 Space per 3 Beds; 5 Spaces
All parking will be a durable, dustless surface, permanently striped.

DENSITY CALCULATIONS:
7 Residents 50,000 Sq. Ft.
8 Additional Residents 40,000 Sq. Ft.
@ 5,000 Sq. Ft. each

Total Required Area 90,000 Sq. Ft.

Total Area (Lots 1 & 3) 106,286 Sq. Ft.
To be recombined as an approved lot line adjustment.
This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, exterior changes or additions of 25% or more in ground floor area beyond the enclosure of a porch or the addition of an exterior stairway, have occurred within five years of the date of this permit application.

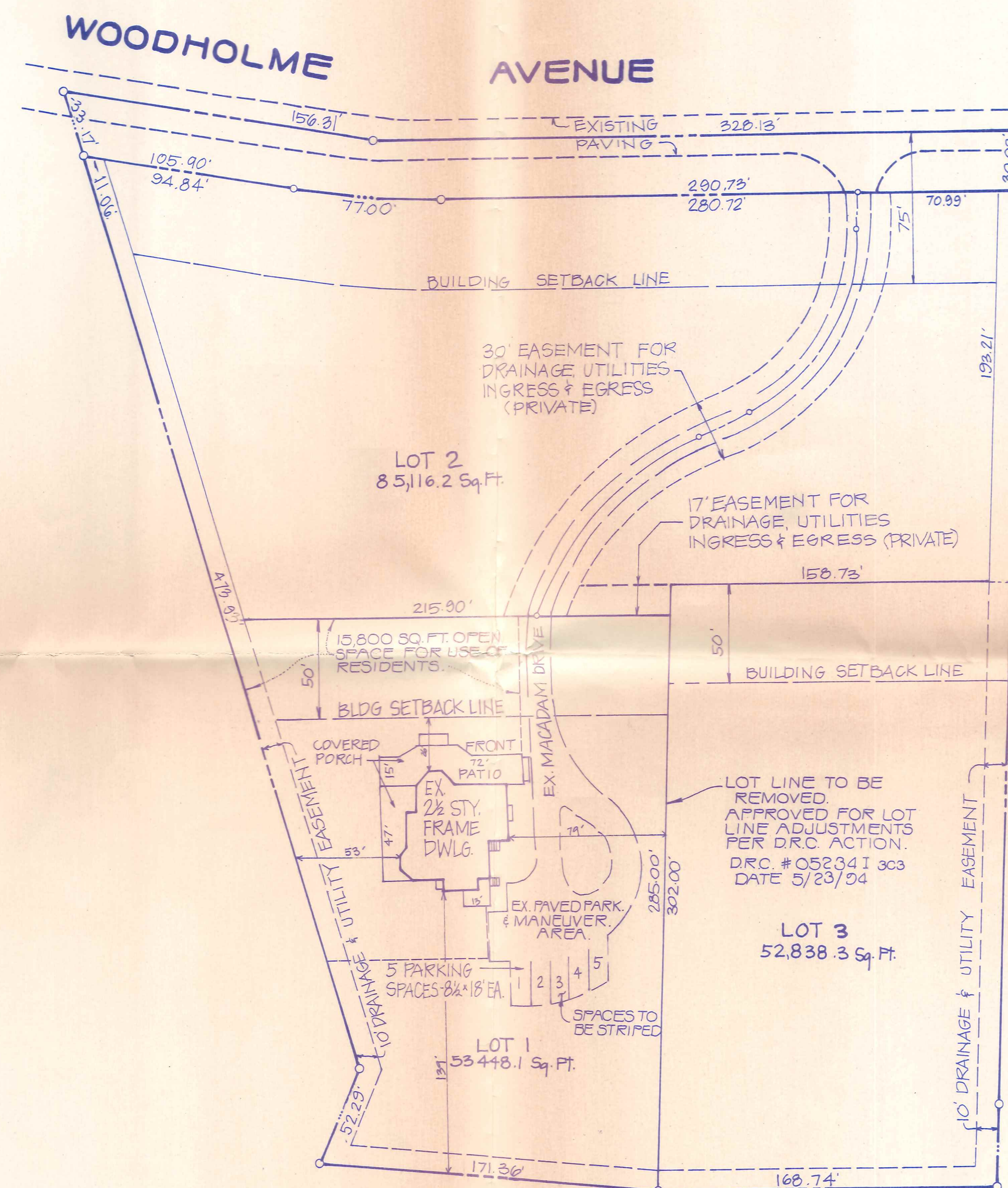
Any proposed signs will comply with Sec. 413.1 (BCZR) and all zoning sign policies.

The undersigned are responsible for the accuracy of the information on this plan.
Richard E. Matz RICHARD E. MATZ
Alan Rynd ALAN RYND

3RD ELECTION DISTRICT

THE EXISTING PARKING AND MANUEVERING AREAS HAVE BEEN IN EXISTENCE PRIOR TO 2/25/04.

THE USE PERMIT WILL BE CONDITIONAL PENDING THE RECEIPT OF THE COPY OF THE NEW DEED (RECORDING LOTS 1 AND 3 AS ONE LOT) BY Z.A.D.M. TO BE INCLUDED IN THE A.L.F. FILE. THE USE RESTRICTION NOTE MUST BE INCLUDED ON THE DEED.



NOTE:

THE DEED COMBINING LOTS 1 & 3 WILL STATE THE RESTRICTION AS FOLLOWS:

NO CONSTRUCTION OR PHYSICAL DISTURBANCE WILL OCCUR ON THE UNIMPROVED LOT AREA WHICH WAS PREVIOUSLY LOT 3 IN BALTIMORE COUNTY PLAT BOOK 46 FOLIO 35 AND SHOULD ANY CONSTRUCTION, INCLUDING EXTERNAL BUILDING ADDITIONS OR ACCESSORY STRUCTURES OR PHYSICAL DISTURBANCE BE PROPOSED ON LOT 3, THEN THE PROPERTY WOULD PROCEED THROUGH A MINOR SUBDIVISION PROCESS.

SEWER INSTALLATION TO SERVE LOT 3 HAS ALREADY BEEN CONTRACTED WITH THE COUNTY AND IS NOT A PART OF THE REQUIRED DEED RESTRICTION.

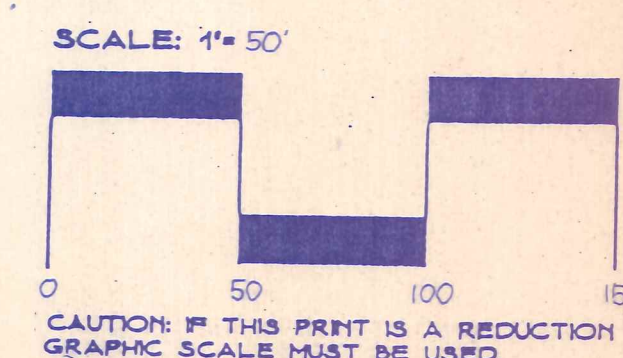
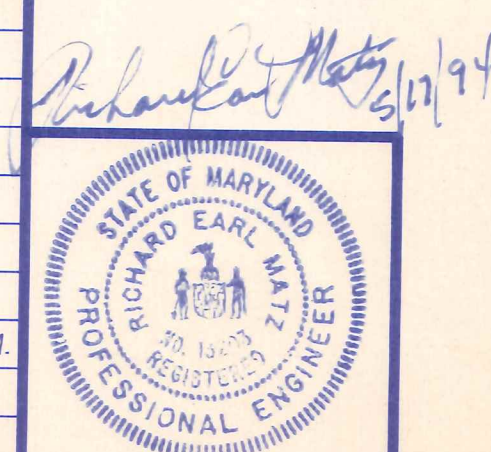
Zoning Use Permit Plan for Class A Assisted Living Facility located at 101 Woodholme Avenue

COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3723 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE
DWG. NO.	AC FILE	QAD	JOB NO.	SHEET OF
			93061	

NO.	DATE	REVISION	BY
2	6/14/04	ADDED OPEN SPACE	REM.
1	5/20/04	DEED RESTRICTION NOTE ADDED	REM.



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