

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 14TH day of DECEMBER, 1994, that 900 SOUTH ROLLING ROAD (street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY FOR A MAXIMUM OF 15 RESIDENTS.

12/14/94 Jm
Permit Number

Carl J. Jahn
Director, Zoning Administration & Development Management

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 152812

DATE

12/9/94

ACCOUNT

8001 6150

AMOUNT

\$

40.00

RECEIVED

FROM:

PAUL MICHEL

FOR:

ELD HSG ASSISTD LVG CLASS " " A USE PERMIT
CODE 210

02A0280034MTCHRC

\$40.00

PA 000311PM12-09-94

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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 _____

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

RE: Assisted Living Facility (Class "A")

Accepted for filing 12/9/94 J.A.B.

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:

PAUL MICHEL 5606 OLD COURT RD. BALTO, MD 21244 (410) 922-0104
♦ Print Name of Applicant Address Telephone Number
♦ Lot Address 900 S ROLLING RD. Election District 1ST Councilmanic District 1ST Square Feet 160,039
Lot Location: NE SW side/corner of WEST SIDE ROLLING RD. 800 feet from NE SW corner of NW OF WILKENS AVE
Land Owner PAUL MICHEL (street) Tax Account Number 2100 012592 (street)
Address 5606 OLD COURT RD. BALTO, MD 21244 Telephone Number (410) 922-0109

♦ 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		✓	—
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	WAIVED PER 2.5% MAX ENLARGEMENT STATEMENT ON PUPN	—	✓
5. Photographs (please label all photos clearly)		✓	—
Adjoining Buildings		✓	—
Surrounding Neighborhood		✓	—
6. Current Zoning Classification: DR 2		✓	—

NO # ISSUED YET.
IT WILL BE FOR INTERIOR ALTERATION AND C/O

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: Francis Morsey
for the Director, Office of Planning and Zoning

asslv pub

Date: 12/13/94

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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. _____

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(street) (street)
Land Owner PAUL MICHEL Tax Account Number 2100 012 592
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	PROVIDED?	
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1. This Recommendation Form (3 copies)	✓	—
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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	—	✓
WAIVED PER 25% MAX ENLARGEMENT STATEMENT ON PUPN		
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	—
Surrounding Neighborhood	✓	—
6. Current Zoning Classification: DR 2	✓	—

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

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

Date: 12/13/94

ZONING USE PERMIT CHECKLIST
CLASS "A" ASSISTED LIVING FACILITY
Pursuant to Bill 188-93, Effective 2/25/94

Three (3) use permit plans (per this checklist), one planning office (OPZ) compatibility and/or appearance review (per Sections 432.5.B.2.a and 432.5.B.1.c(1), BCZR), and \$40.00 are required for filing the application. Due to the necessity of a full review of the materials, the staff strongly recommends that you contact 887-3391 for a filing appointment for this use permit.

Provide the following information on an (engineer) scaled drawing at a 1"=50' or larger scale.

1. Owner's name, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Class "A" Assisted Living Facility. Street vicinity map with site indicated, north arrow, scale of drawing, election district, property outline, and dimensions in feet, the square footage of the lot, and the current zoning of the property per the 1"=200' scale official zoning map (per Section 432.5.A.1, BCZR).
3. Location on the property, use and the dimensioned footprint of the ground floor area and gross floor area (all floors) of each structure on the lot in square feet (per Sections 432.2.B.2.A and 432.5.B, BCZR).
4. A. Number of beds to be approved with parking calculations indicating 1 parking space for each 3 beds (round-up all numbers). Note that all parking and maneuvering will be paved with a durable, dustless surface (such as asphalt or concrete) and will be permanently striped. Indicate the location and dimension of all parking and maneuvering areas and note which are existing (with date of original installation) or proposed. Minimum parking space is 8-1/2 feet x 18 feet, which must be shown as a typical dimension (per Sections 409 and 432.5.B.1.b, BCZR).

B. Parking spaces not existing prior to 2/25/94 must be shown to comply with the following: 10 feet from all lot lines other than an alley which must be indicated not to abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only (per Section 432.5.B.1.b(1) and (2), BCZR).
5. A. Note on the plan: "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) to the exterior of the building (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" (per Sections 101 - definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR).

B. Where compliance with note 5.A. cannot be stated, a public hearing may be required. The zoning office (ZADM) should be contacted for further information (phone: 887-3391) (per Sections 101 - definition of Assisted Living Facility, Class B, 432.5.B.1.c, and 532.5.B.2.b, BCZR).
6. Note on the plan that any proposed signs will comply with Section 413.1 (BCZR) and all zoning sign policies or a zoning variance is required (per Section 532.5.B.1.a, BCZR).
7. Leave space on the plan for the approval stamp.

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

DATE: 12-9-94

OEA: JB
HISTORIC DISTRICT/BLDG.

MIT #: B-
EIPT #: 0-
ITROL #: COC
EF #:

PROPERTY ADDRESS 900 S POLLING RD.
BALTO CO., MD 21228
SUBDIV: COLLEGE HILLS
TAX ACCOUNT #: 21-00-012597
OWNER'S INFORMATION (LAST, FIRST)
NAME: MICHEL PAUL
ADDR: 5606 OLD COURT RD. BALTO, MD 21244

YES ☒ NO ☐
DO NOT KNOW
DOES THIS BLDG.
HAVE SPRINKLERS
YES - NO -

35.00 + 100.00 + 12.00

ED BY: APPL
SPECTOR:

APPLICANT INFORMATION

NAME: PAUL MICHEL
COMPANY:
STREET 5606 OLD COURT RD.
CITY, ST, ZIP BALTO, MD 21244
PHONE #: (410) 922-0109 MHIC LICENSE #:
APPLICANT SIGNATURE: [Signature]
TRACT: BLOCK:
PLANS: CONST PLOT PLAT DATA EL 1 PL 1
TENANT
CONTR: TO BE DETERMINED
ENGR: RALPH & EVA RICHARDSON

WE CAREFULLY READ THIS APPLICATION
KNOW THE SAME IS CORRECT AND TRUE,
THAT IN DOING THIS WORK ALL PROVIS-
NS OF THE BALTIMORE COUNTY CODE AND
ROPRIATE STATE REGULATIONS WILL BE
PLIED WITH WHETHER HEREIN SPECIFIED
NOT AND WILL REQUEST ALL REQUIRED
PECTIONS.

OLDING 1 or 2 FAM.

CODE CODE

BOCA CODE

PE OF IMPROVEMENT

NEW BLDG CONST

ADDITION

ALTERATION

REPAIR

WRECKING

MOVING

OTHER COC

PE OF USE

SIDENTIAL

ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY
(ENTER NO UNITS)
SWIMMING POOL
GARAGE
OTHER

PE FOUNDATION

SLAB

BLOCK

CONCRETE

BASEMENT

1. FULL

2. PARTIAL

3. NONE

DESCRIBE PROPOSED WORK: CHANGE OF OCCUPANCY FROM SFD
TO ASSISTED LIVING FACILITY. INT ALT: INSTALL HANDICAP
BATHROOM, INTERIOR HANDICAP RAMP & FINISHES.
100 SF. SEPARATE PERMIT REQUIRED FOR ANY
OTHER ADDITIONAL WORK.

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 COC

PE OF CONSTRUCTION

MASONRY
WOOD FRAME
STRUCTURE STEEL
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
PRIVY EXISTS PROPOSED
EXISTS PROPOSED

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

NTRAL AIR: 1. 2.
TIMATED COST: \$15,000.00
MATERIALS AND LABOR

PROPOSED USE: ASSISTED LIVING FACILITY & ALT.
EXISTING USE: SFD

NEERSHIP

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

SIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

FAMILY BEDROOMS
RBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 4
WDER ROOMS KITCHENS LIBER 62 FOLIO 110

UILDING SIZE LOT SIZE AND SETBACKS

LOOR 100 SIZE 3.674 AC

IDTH FRONT STREET

EPTH SIDE STREET

EIGHT FRONT SETBK

TORIES SIDE SETBK AC

OT #'S 10 SIDE STR SETBK

ORNER LOT REAR SETBK

. Y 2. N ZONING

APPROVAL SIGNATURES

DATE

BLD INSP [Signature] [Signature] 12/9/94
BLD PLAN :
FIRE : 120
SEDI CTL :
ZONING : 109
PUB SERV : 109
ENVRMNT : NC 416
PERMITS :

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

WAIVE PLANS

N 53-46-43 W
21 66'

SHEET 1 OF 2

N 33-50-44 W
37.30'

N 45-25-44 W
83.50'

N 40-01-24 E

BALT. CO. GRID NORTH
SCALE 1" = 50'

PROPERTY OWNER: PAUL & CLAUDETTE MICHEL
ADDRESS: 5606 OLD COURT ROAD
BALTIMORE, MD 21244
PHONE: (410) 922-0109

LOT SIZE: 3.674 Ac. +/-
LOT 1-A SECOND AMENDED SHEET 1 OF 5
PLAT OF COLLEGE HILLS SECTION III
PHASE I PLAT BK. 62 PG. 110
1 DIST. BALT. Co. MD.
ZONE DR2

DENSITY CALCULATIONS:
LOT SIZE IN SQ. FT. = 160,039 SQ. FT.
CERTIFICATION REQUIRED FOR 15 BEDS
ACTUAL DENSITY: 10,669 SQ. FT./BED
VERY LOW DENSITY COMPARED TO STIPULATIONS
FOR DR2 ZONE

PARCEL "B"

LOT 1-A
3.674 Ac.
+/-

Y.M.C.A.
4986/197

PARKING:
REQUIREMENT: 1 PARKING SPACE PER 3 BEDS
TOTAL: 5 PARKING SPACES
PARKING SPACES SHOWN ON THIS DRAWING EXISTED
PRIOR TO THE DATE OF THIS PLAN AND WILL BE
PERMANENTLY STRIPED.

SQUARE FOOTAGE FOR EXISTING FLOOR PLAN:
FIRST FLOOR: 2012 SQ. FT. LIVING AREA, KITCHEN, 3 BIL
SECOND FLOOR: 2012 SQ. FT. 6 BIL, 3 BATH
TOTAL: 4024 SQ. FT.
BASEMENT: 1472 SQ. FT. STORAGE, HEAT/AC
GARAGE: 1023 SQ. FT. (1ST FLR, SEE ABOVE)

NOTE AND CHECK ONE:
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENT TO THIS BUILDING IN THE
PAST 5 YEARS.
IF THERE HAVE BEEN, EXPLAIN WHAT THEY WERE.
EXPLANATION OF GROUND FLOOR ENLARGEMENT HERE:

IF MORE THAN AN EXISTING PORCH,
ENCLOSURE OR ADDITION OF EXTERIOR
STAIR SHOW CALCULATIONS FOR THE
PERCENTAGE OF INCREASE HERE:

"THIS BUILDING HAS NOT BEEN ORIGINALLY
CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING
OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION,
EXTERIOR CHANGES OR ADDITION (OF 25% OR
MORE IN GROUND FLOOR AREA) TO THE EXTERIOR
OF THE BUILDING (BEYOND THE ENCLOSURE OF A
PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY)
HAVE OCCURED WITHIN FIVE YEARS
OF THE DATE OF THIS PERMIT APPLICATION."

THERE IS NO PROPOSITION FOR
SIGNS NOW. BUT FUTURE SIGNS
WILL COMPLY WITH SECTION
413.1 (BCZR) AND ALL ZONING
SIGN POLICIES OR A ZONING
VARIANCE WILL BE APPLIED FOR.

THE UNDERSIGNED ARE RESPONSIBLE
FOR THE ACCURACY OF THIS PLAN.

PAUL MICHEL
OWNER

SIGNATURE

CLAUDETTE MICHEL
OWNER

SIGNATURE

DATE

DATE

S 29-42-56 E 235.76'
ROLLING ROAD (MD. RTE. #166)
R/W VARIES

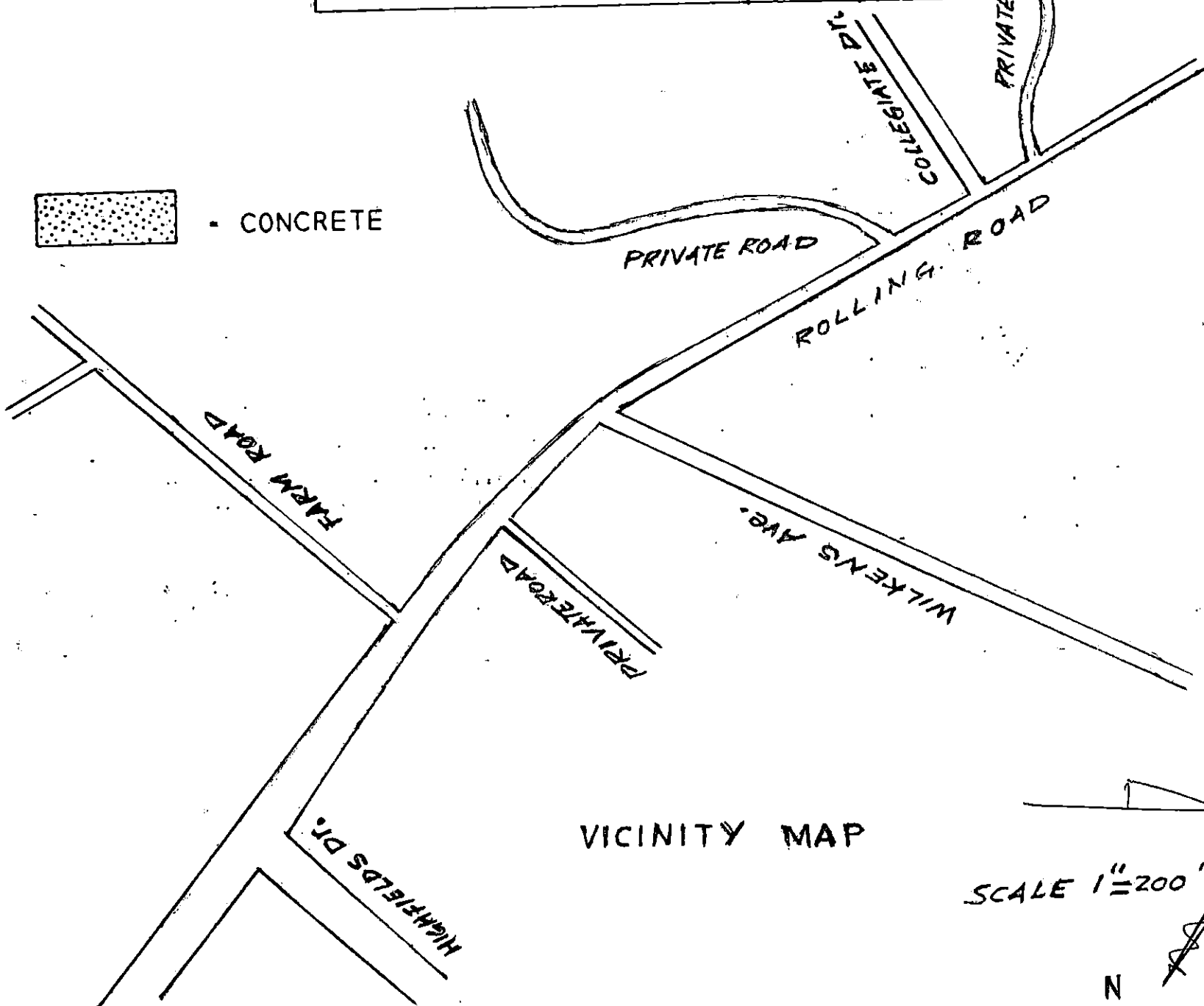
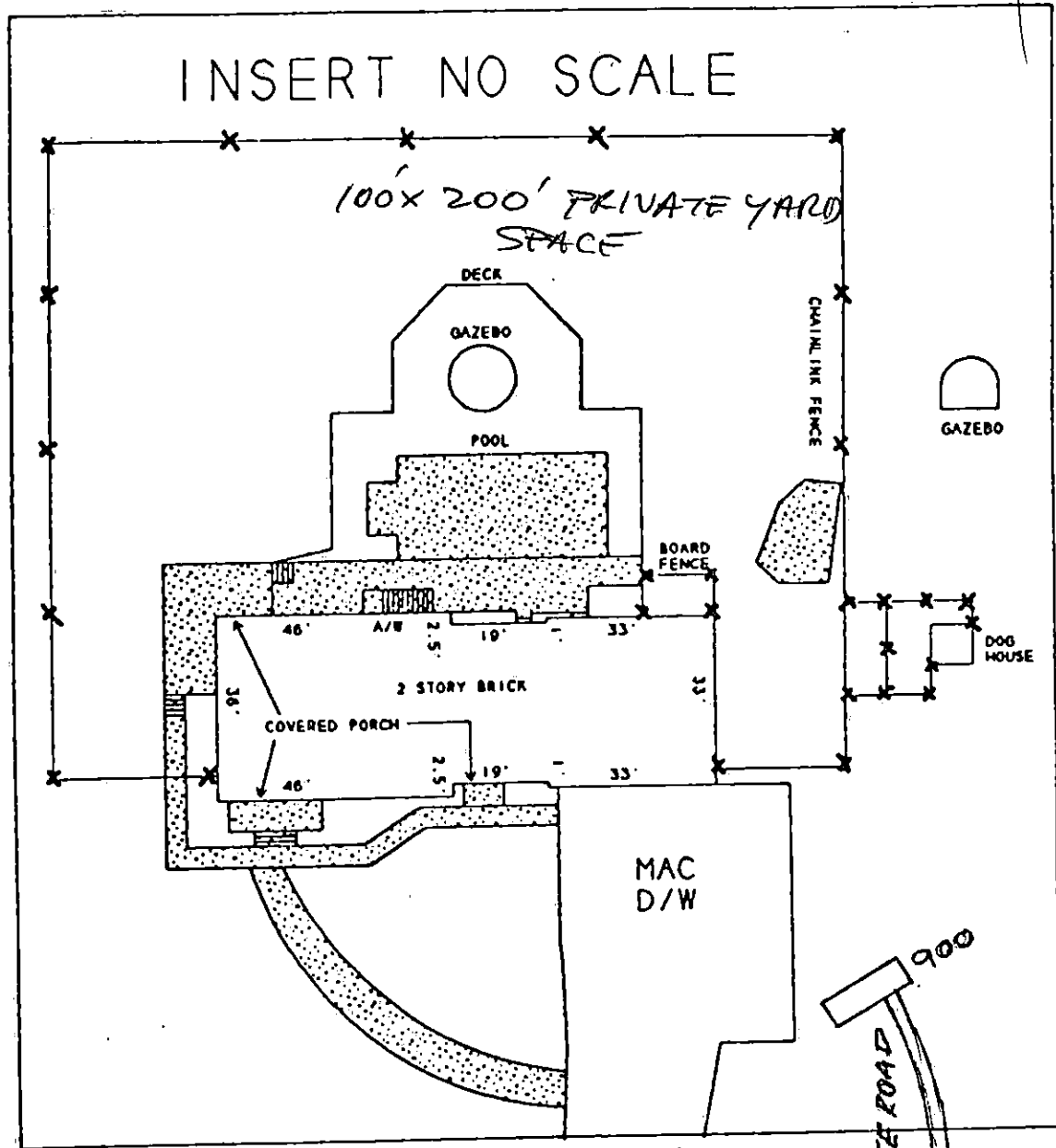
SEE INSERT
SHEET 2 OF 2

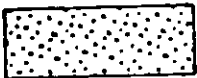
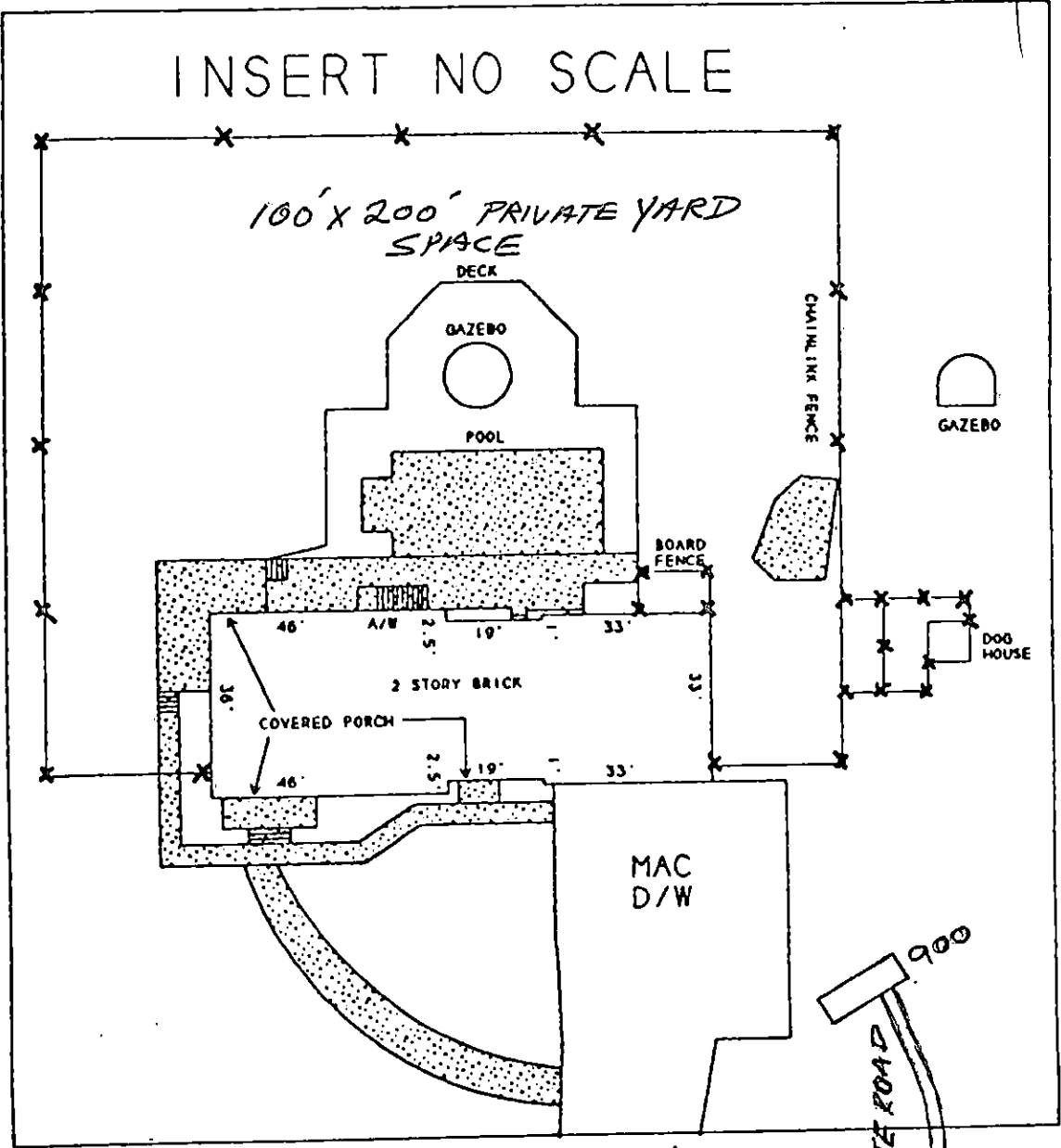
S 28-03-46 E
94.23'

N 59-44-54 E 209.33'

ZONING USE PERMIT PLAN FOR "CLASS A"
ASSISTED LIVING FACILITY
LOCATED AT
900 S ROLLING ROAD
CATONSVILLE MD 21228
BALTIMORE CO. MD.
1ST ELEC. DIST.

40' REVERTIBLE SLOPE EASEMENT





CONCRETE

VICINITY MAP

SCALE 1"=200'

N

N 53-46-43 W
21.66'

SHEET 1 OF 2

N 33-50-44 W
37.30'

N 45-25-44 W
83.50'

N 40-01-24 E

BALT. CO. GRID NORTH
SCALE 1" = 50'

PROPERTY OWNER: PAUL & CLAUDETTE MICHEL
ADDRESS: 5606 OLD COURT ROAD
BALTIMORE, MD 21244
PHONE: (410) 922-0109

LOT SIZE: 3.674 Ac. +/-
LOT 1-A SECOND AMENDED SHEET 1 OF 5
PLAT OF COLLEGE HILLS SECTION III
PHASE I PLAT BK. 62 PG. 110
1 DIST. BALT. CO. MD.
ZONE DR2

DENSITY CALCULATIONS:
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VERY LOW DENSITY COMPARED TO STIPULATIONS
FOR DR2 ZONE

PARCEL 'B'

LOT 1-A
3.674 Ac.
+/-

Y.M.C.A.
4986/197

PARKING:
REQUIREMENT: 1 PARKING SPACE PER 3 BEDS
TOTAL: 5 PARKING SPACES
PARKING SPACES SHOWN ON THIS DRAWING EXISTED
PRIOR TO THE DATE OF THIS PLAN AND WILL BE
PERMANENTLY STRIPED. (2/5/94)

SQUARE FOOTAGE FOR EXISTING FLOOR PLAN:
FIRST FLOOR: 2012 SQ. FT. *3BR, 325.51' LIVING AREA, KITCHEN*
SECOND FLOOR: 2012 SQ. FT. *6BR, 3 PATH*
TOTAL: 4024 SQ. FT.
BASEMENT: 1472 SQ. FT. *STORAGE, HEAT/AC*
GARAGE: 1023 SQ. FT. *(1ST FLOOR, SEE ABOVE)*

NOTE AND CHECK ONE:
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENT TO THIS BUILDING IN THE
PAST 5 YEARS.
IF THERE HAVE BEEN, EXPLAIN WHAT THEY WERE.
EXPLANATION OF GROUND FLOOR ENLARGEMENT HERE:

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ENCLOSURE OR ADDITION OF EXTERIOR
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PAUL MICHEL
OWNER

SIGNATURE

CLAUDETTE MICHEL
OWNER

SIGNATURE

DATE

DATE

S 29-42-56 E

235.76'

ROLLING ROAD (MD. RTE. #166)
R/W VARIES

SEE INSERT
SHEET 2 OF 2

1 2 3 4 5

128'-0"

S 28-03-46 E
94.23'

N 59-44-54 E 209.33'

ZONING USE PERMIT PLAN FOR "CLASS A"
ASSISTED LIVING FACILITY
LOCATED AT
900 S ROLLING ROAD
CATONSVILLE MD 21228
BALTIMORE CO. MD.
1ST ELEC. DIST.

3 12'-32.29 N
42.131

448.12'

53'-0"

73'-0"

335'-0"

18'

40' REVERTIBLE SLOPE EASEMENT

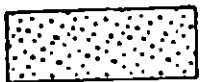
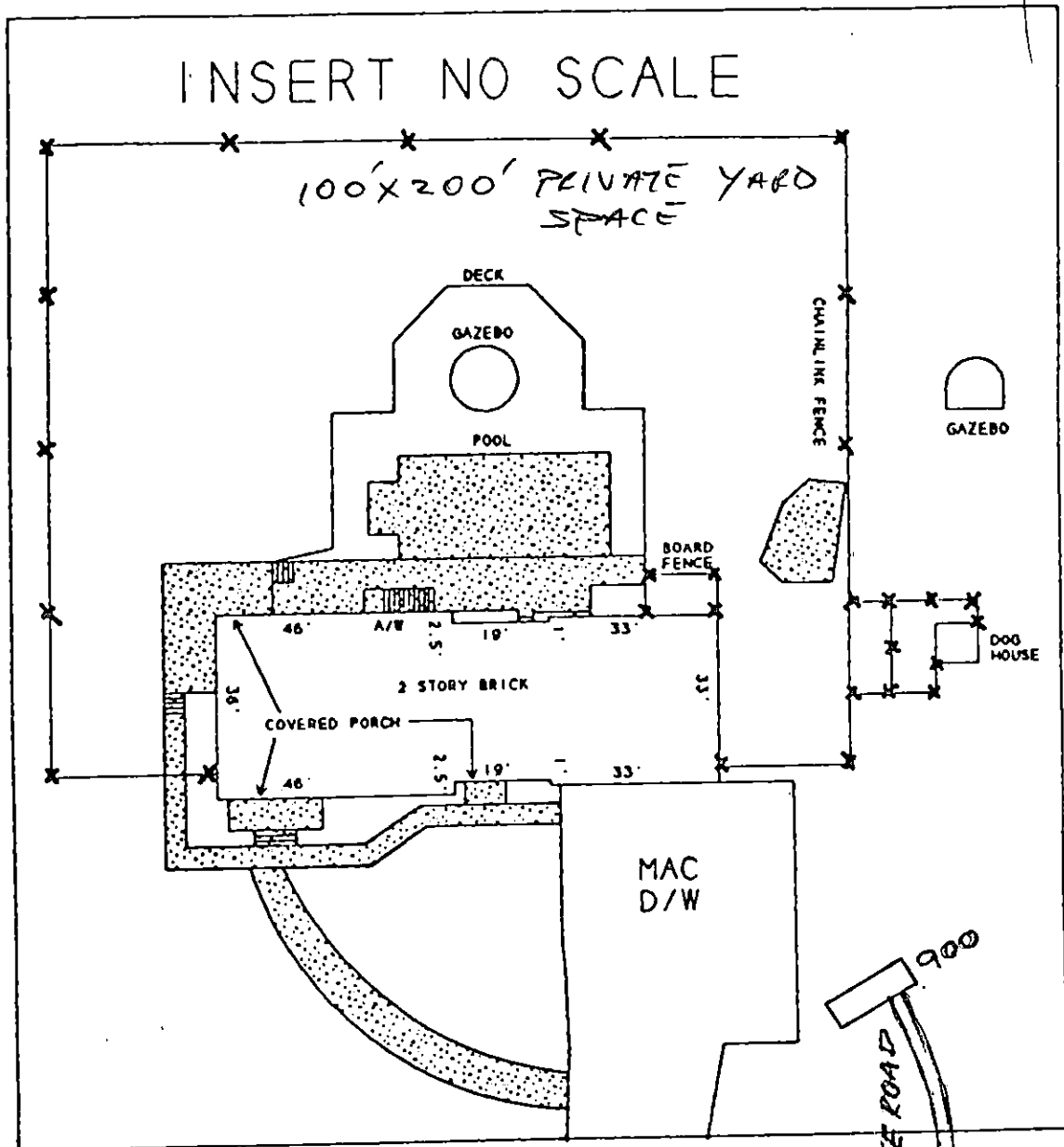
N 70-29-39 W
67.23'

S 85-35-27 W
122.75'

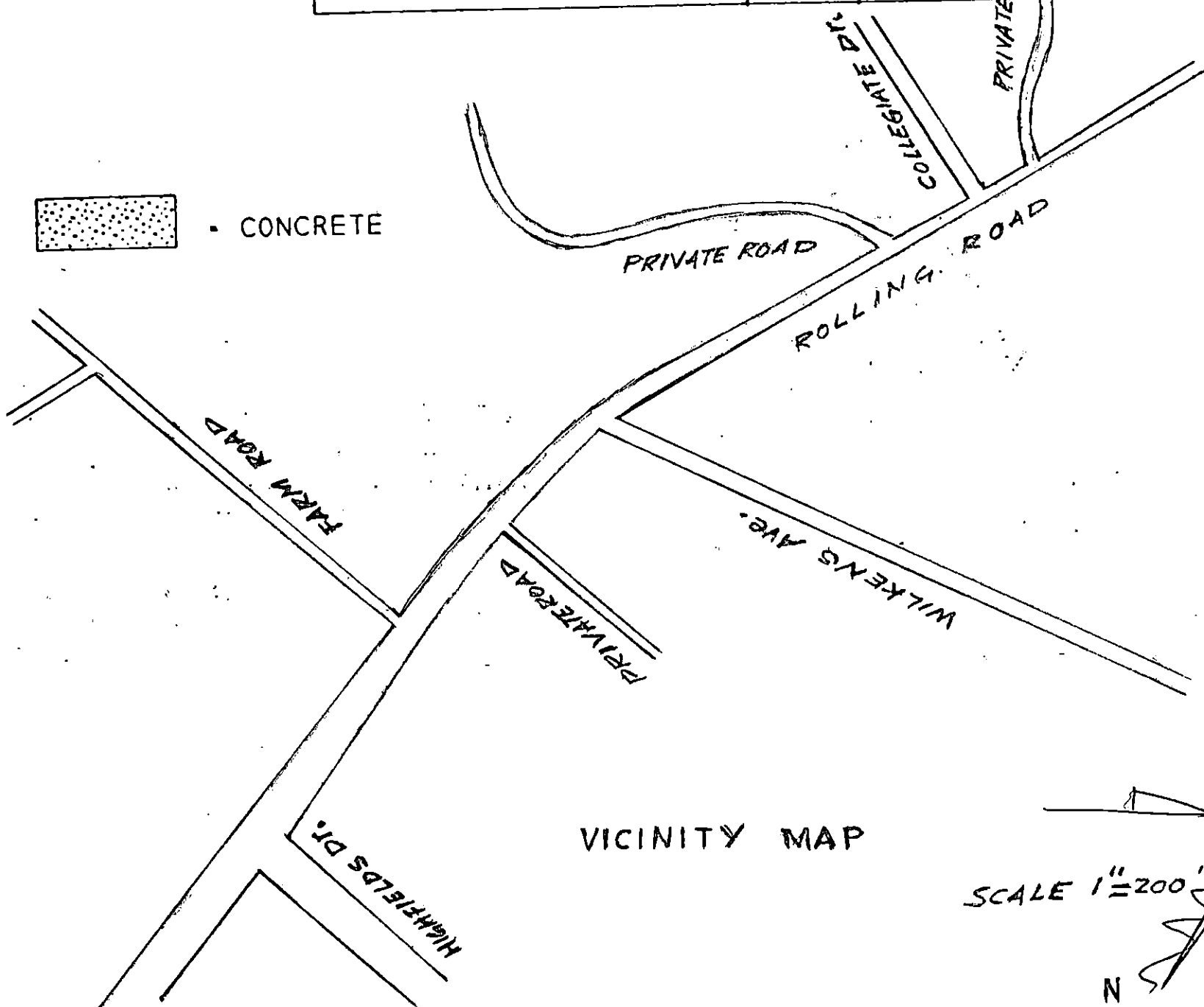
325.51'

3BR

INSERT NO SCALE



CONCRETE



N 53-46-43 W
21 66'

SHEET 1 OF 2

N 33-50-44 W
37 30'

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N 40-01-24 E

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SCALE 1" = 50'

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PHASE I PLAT BK. 62 PG. 110
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Y.M.C.A.
4986/197

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PRIOR TO THE DATE OF THIS PLAN AND WILL BE
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SQUARE FOOTAGE FOR EXISTING FLOOR PLAN:
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OWNER

SIGNATURE

CLAUDETTE MICHEL
OWNER

SIGNATURE

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S 28-03-46 E
94.23'

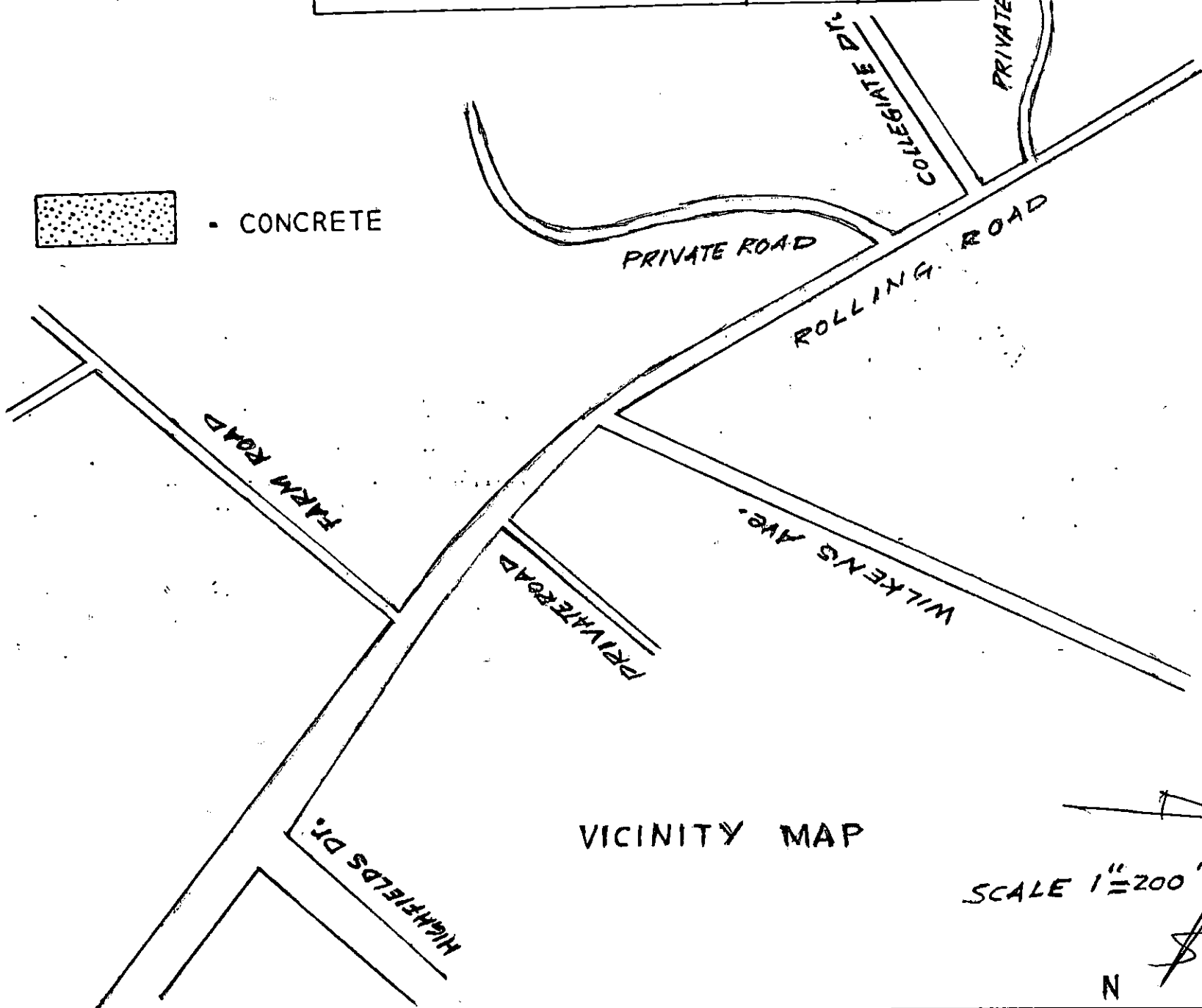
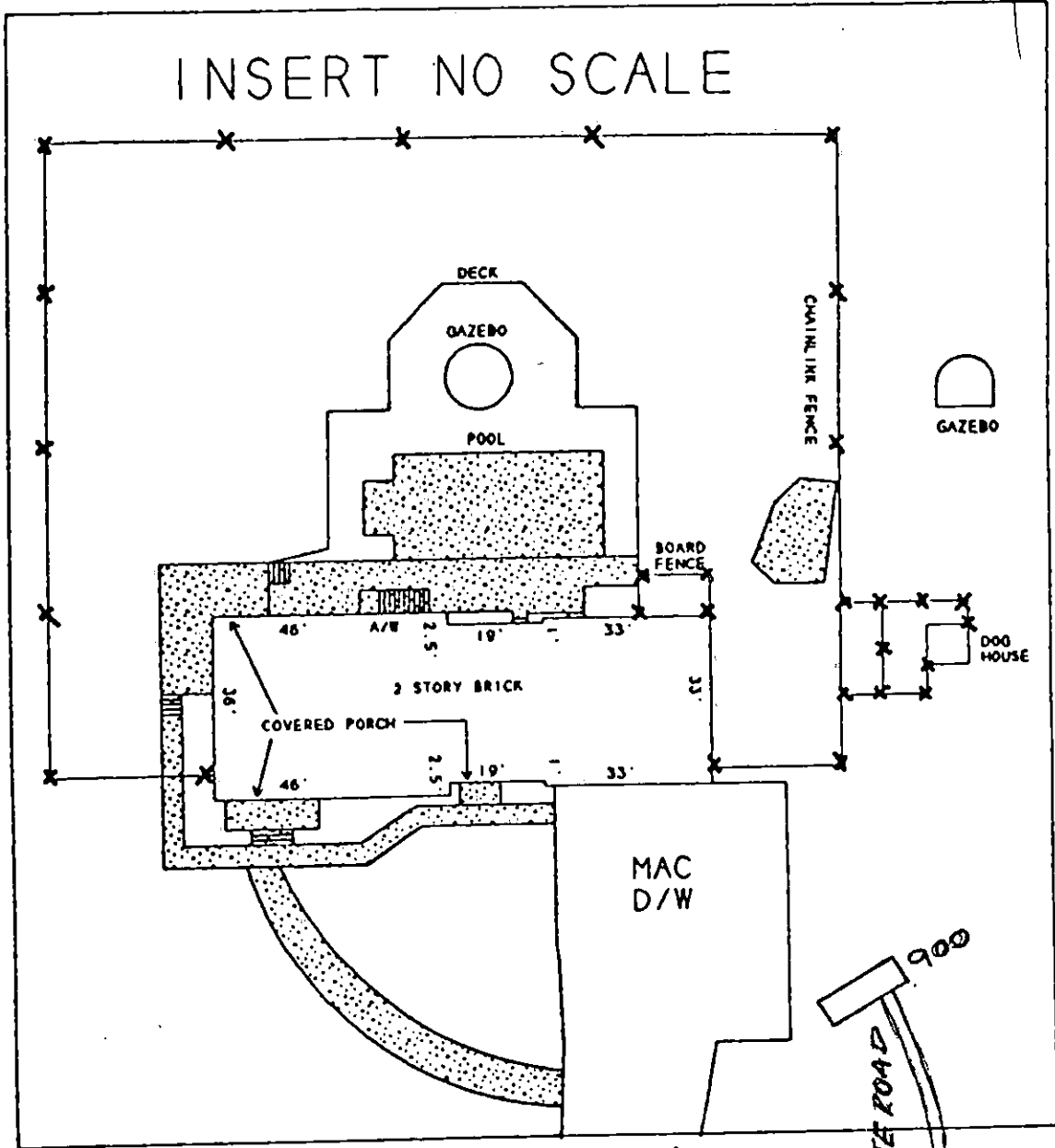
N 59-44-54 E 209.33'

ZONING USE PERMIT PLAN FOR "CLASS A"
ASSISTED LIVING FACILITY
LOCATED AT
900 S ROLLING ROAD
CATONSVILLE MD 21228
BALTIMORE CO. MD
1ST ELEC. DIST.

42' 13" 1
3 12'-62'-29 N

40' REVERTIBLE SLOPE EASEMENT

N 70-29-39 W 67.23'
S 85-35-27 W 122.75'

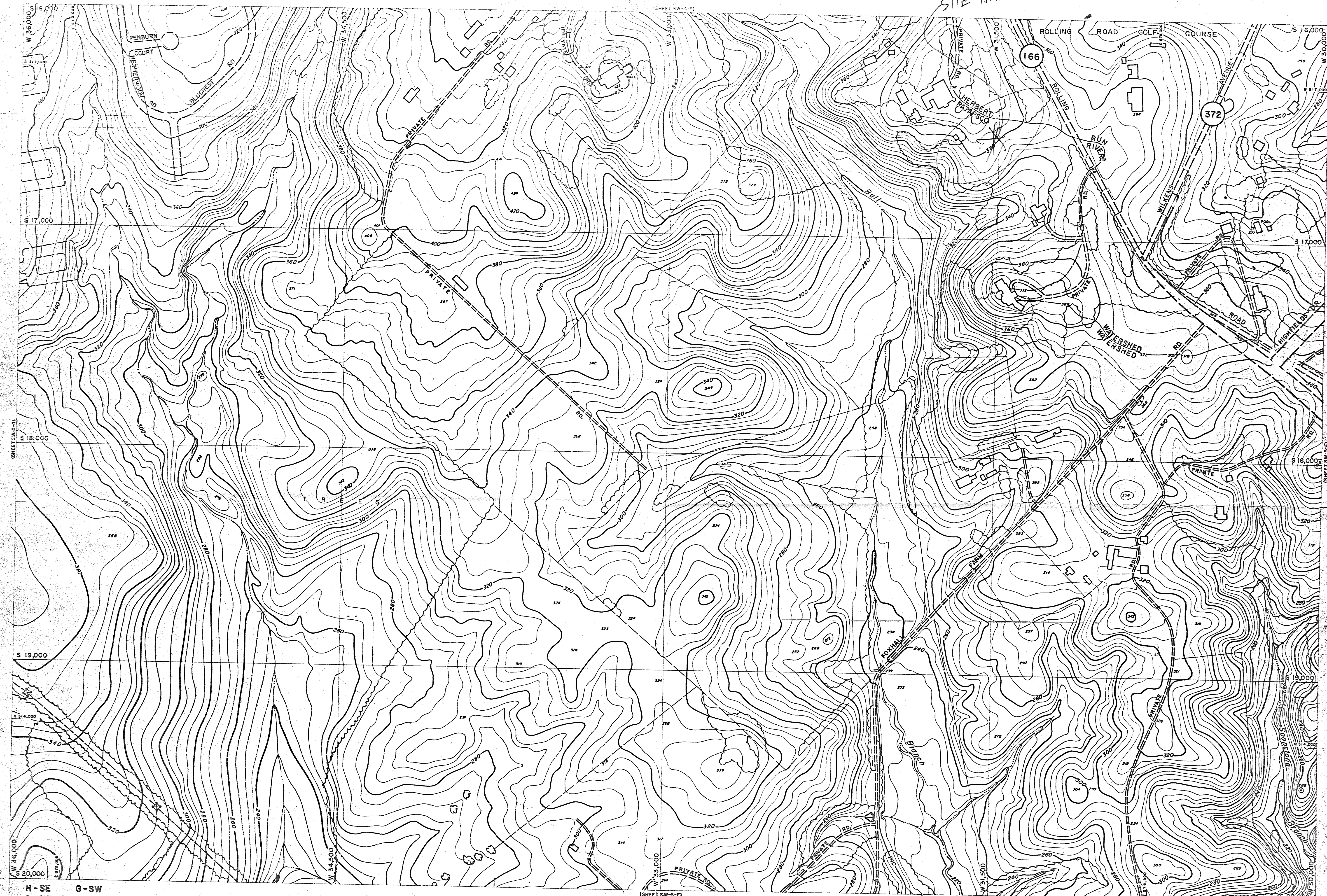


VICINITY MAP

SCALE 1"=200'

N

SITE AREA

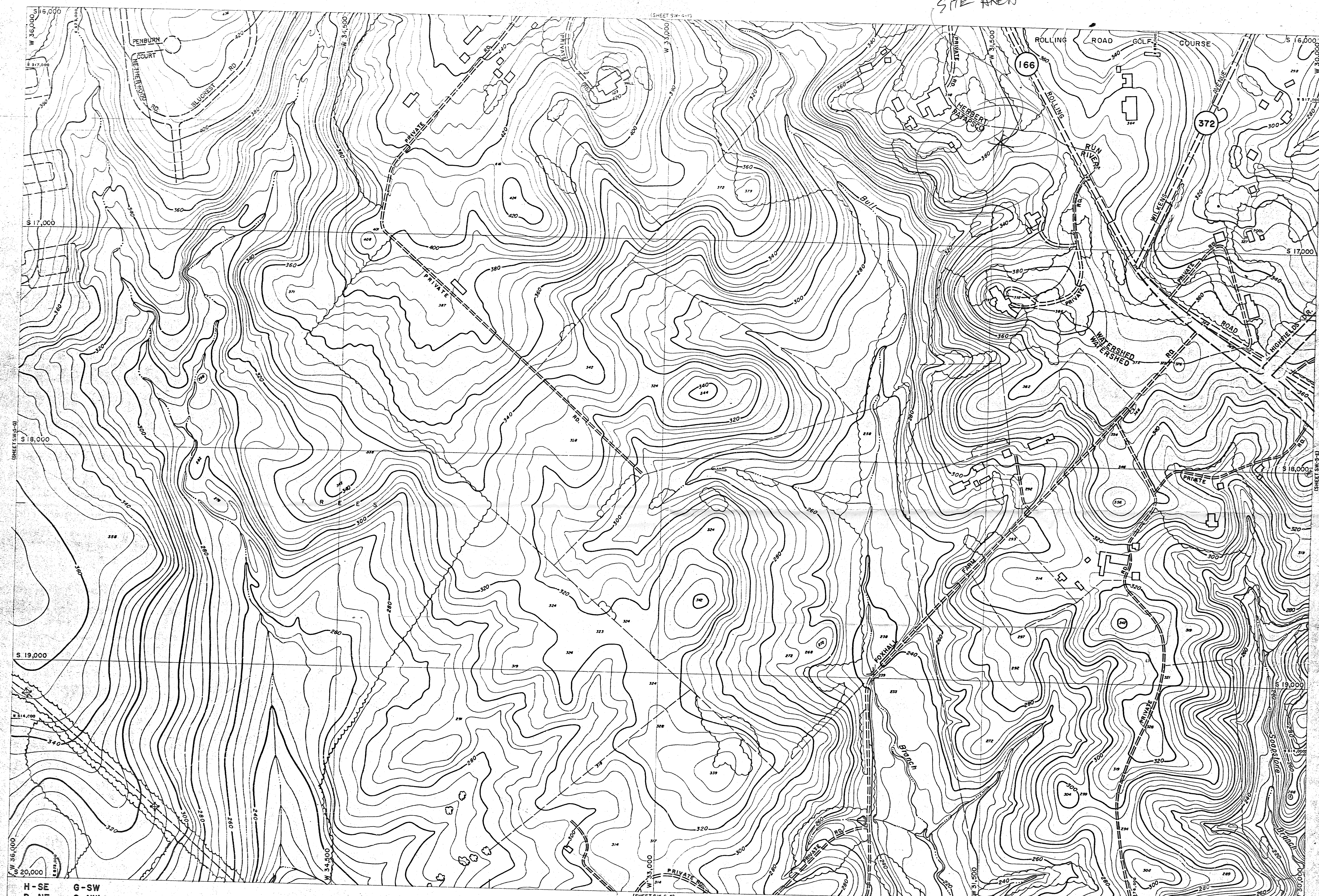


H-SE G-SW
D-NE C-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
382	3/6/85	1" = 200'	PATAPSCO STATE PARK VICINITY	S.W. 5-F
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		DATE OF PHOTOGRAPHY APRIL 1953		

SITE AREA



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PATAPSCO STATE PARK VICINITY	S.W.
382	3/6/85	DATE OF PHOTOGRAPHY APRIL 1953		S-F
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				