

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 4TH day of NOVEMBER, 1994, that 7336 CHESAPEAKE ROAD (street address) should be and the same is hereby granted permission to operate a ASSISTED LIVING FACILITY (ALF) CLASS "A" (ELDERLY) FOR A MAXIMUM OF SEVEN ALE RESIDENTS.

By [Signature]
Permit Number

[Signature]
Director, Zoning Administration & Development Management

ORIGINAL MAILED
11/7/94.

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

No. 149446

DATE

9/29/94

ACCOUNT

7001 6150

AMOUNT

\$

40.00

RECEIVED
FROM:

SHERMAN

FOR:

ASS LIV. FAC. CLASS "A" USE PERMIT
FILING FEE.

CODE 450

02A02#0085MICHRC

\$40.00

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")

Pursuant to Section 432.5B (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 for a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Brian F. SR. & JoAnn L. Sherman 7336 Chesapeake Rd. 21220 (410) 335-8304
☒ Print name of Applicant Address Telephone Number

☒ Lot Address #229 Election District 15 Councilmanic District 5 Square Feet 10,000

Lot Location N E S W side/corner of Chesapeake .50 feet from N E S W corner of PATAPSCO

Land Owner Brian F. SR. & JoAnn L. Sherman Tax Account Number 1900012701

Address 7336 Chesapeake Rd. 21220 Telephone Number (410) 335-8304

☒ CHECK LIST 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	☐	☒ NONE REQ'D PER M.E.	FILED BY V.L. LEWIS 9/29/94
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space min. 550 sq. ft. Topo Map (2 copies): available in Room 208, County Office Building - (please label site clearly) Statement as to whether or not building has been enlarged by 25% in the last five years	☒	☐	
4. Building Evaluation Drawings not required if noted on site drawings that: NO EXTERIOR changes to the building have occurred in the past 5 years.	☐	☒ WAIVED	
5. Photographs (please label all photos clearly) Adjoining Buildings 1 Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>D.R. 5.5</u>	☒	☐	

TO BE FILLED IN BY THE OFFICE OF PLANING 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

Date: 11-4-94

OK TO FILE
FOR OPZ 9/29/94
OK FOR Zoning 9/29/94

7336 SH CHRS APPEARANCE
ZONING USE PERMIT CHECKLIST
CLASS "A" ASSISTED LIVING FACILITY
Pursuant to Bill 188-93, Effective 2/25/94

ALF RES
RD SHOW # OF ~~RES~~
PERMITTED ON
10,000 # = 7 IN DR 5.5

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).

2 SPACES
FOR
RES.
3 FOR ALF

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).

NOTE

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).

OK

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).

NOTE
NO SIGNS
PROPOSED

7. Leave space on the plan for the approval stamp.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
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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")

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:

◆ Print Name of Applicant _____ Address _____ Telephone Number _____

◆ Lot Address _____ Election District _____ Councilmanic District _____ Square Feet _____

Lot Location: N E S W/side/corner of _____, _____ feet from N E S W corner of _____
(street) (street)

Land Owner _____ Tax Account Number _____

Address _____ Telephone Number _____

◆ 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 - (<i>please label site clearly</i>)	—	—
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>NOTE: AGE OF DWLG- 10 YRS ± NO EXTERNAL CHANGES PROPOSED.</i>	—	—
5. Photographs (please label all photos clearly)		
Adjoining Buildings	—	—
Surrounding Neighborhood	—	—
6. Current Zoning Classification: _____	—	—

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: _____

for the Director, Office of Planning and Zoning

Date: _____

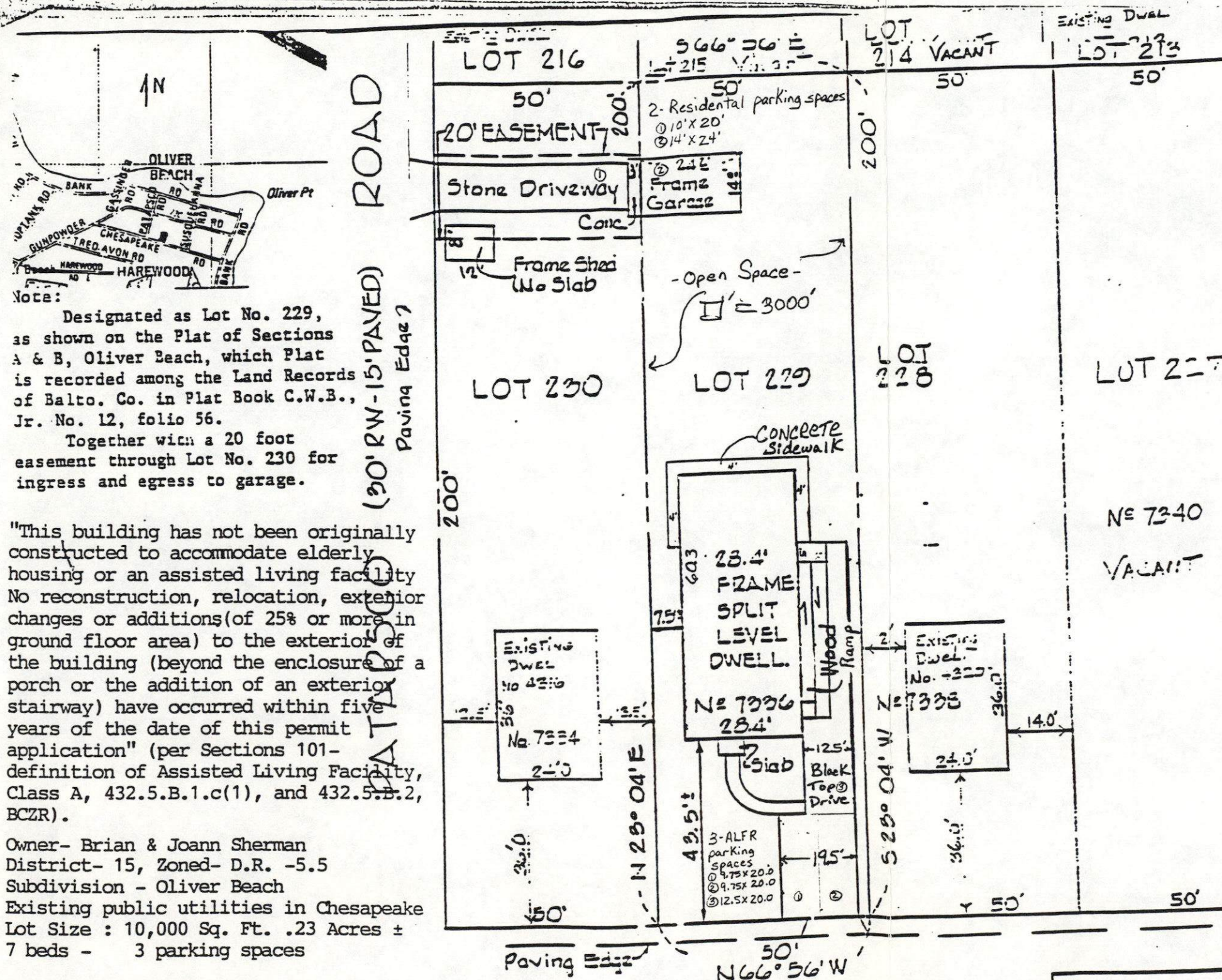
ZADM COPIES

ZADM COPIES

DATE 9/29/94

Note:

- ① No external Building changes are proposed.
- ② Age of dwelling approximately ten year
- ③ Garage at rear of property together with 20' easement is two parking spaces for resident. One in garage and one in rear driveway.
- ④ Three spaces for ALFR in front driveway. One space per three beds
- ⑤ No signs proposed.
- ⑥ Number of ALF Residents permitted on 10,000 sq.ft. = 7 in DR5.5
- ⑦ All parking spaces are existing BEFORE 2/25/74.
- ⑧ Two story split Foyer
- ⑨ Upper level use proposed for seven ALF Residents, Kitchen and dining room
Foot print of $28.4 \times 60.3 = 1712.52 \text{ sq ft}$
- ⑩ Lower level use for residence living space, laundry room, and HVAC equipment Footprint $28.4 \times 60.3 =$
- ⑪ Total $\square' = 3425.04 \text{ } 1712.52 \text{ sq ft.}$



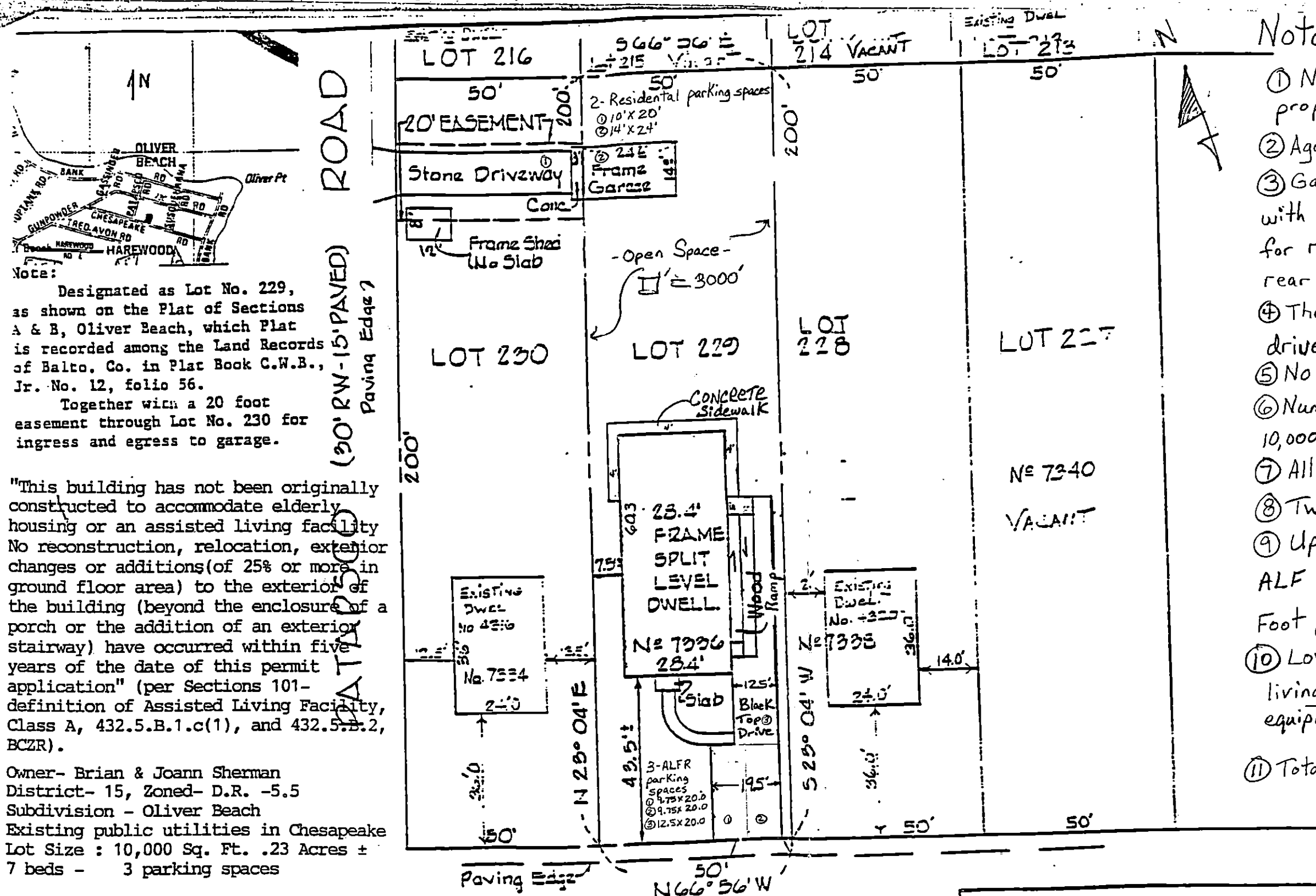
LOCATION SURVEY

CHESAPEAKE ROAD
PLAN. SCALE 1" = 30' FT.

Brian F. Sherman
Joann L. Sherman
7336 Chesapeake Rd.
Baltimore, Maryland 21220
Home Phone - 410-335-8304
Work Phone - 410-363-3837

Permit Plan for Class "A" Assisted Living Facility

DATE 9/29/94



Note:

- ① No external Building changes are proposed.
- ② Age of dwelling approximately ten years.
- ③ Garage at rear of property together with 20' easement is two parking spaces for resident. One in garage and one in rear driveway.
- ④ Three spaces for ALFR in front driveway. One space per three beds.
- ⑤ No signs proposed.
- ⑥ Number of ALF Residents permitted on 10,000 sq. ft. = 7 in DR5.5
- ⑦ All parking spaces are existing before 9/25/94.
- ⑧ Two story split Foyer.
- ⑨ Upper level use proposed for seven ALF Residents, Kitchen and dining room. Foot print of 28.4 x 60.3 = 1712.52 sq. ft.
- ⑩ Lower level use for residence living space, laundry room, and HVAC equipment Footprint 28.4 x 60.3 = 1712.52 sq. ft.
- ⑪ Total $\square = 3425.04$ 1712.52 sq. ft.

Designated as Lot No. 229, as shown on the Plat of Sections A & B, Oliver Beach, which Plat is recorded among the Land Records of Balto. Co. in Plat Book C.W.B., Jr. No. 12, folio 56.

Together with a 20 foot easement through Lot No. 230 for ingress and egress to garage.

"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).

Owner- Brian & Joann Sherman
District- 15, Zoned- D.R. -5.5
Subdivision - Oliver Beach
Existing public utilities in Chesapeake
Lot Size : 10,000 Sq. Ft. .23 Acres $\pm$
7 beds - 3 parking spaces

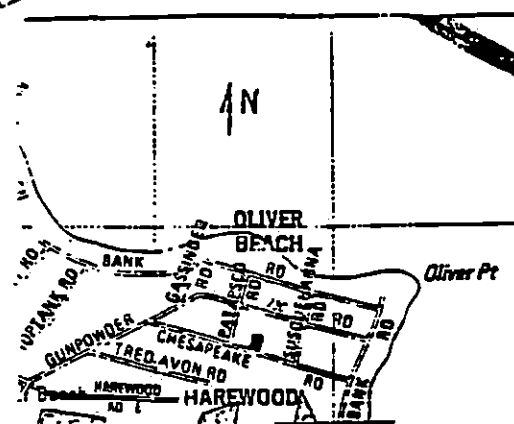
CHESAPEAKE ROAD
PLAN SCALE 1" = 30' FT.

LOCATION SURVEY

Brian F. Sherman
 Joann L. Sherman
 7336 Chesapeake Rd.
 Baltimore, Maryland 21220
 Home Phone - 410-335-8304
 Work Phone - 410-363-3837

Permit Plan for Class "A" Assisted Living Facility

9/29/94

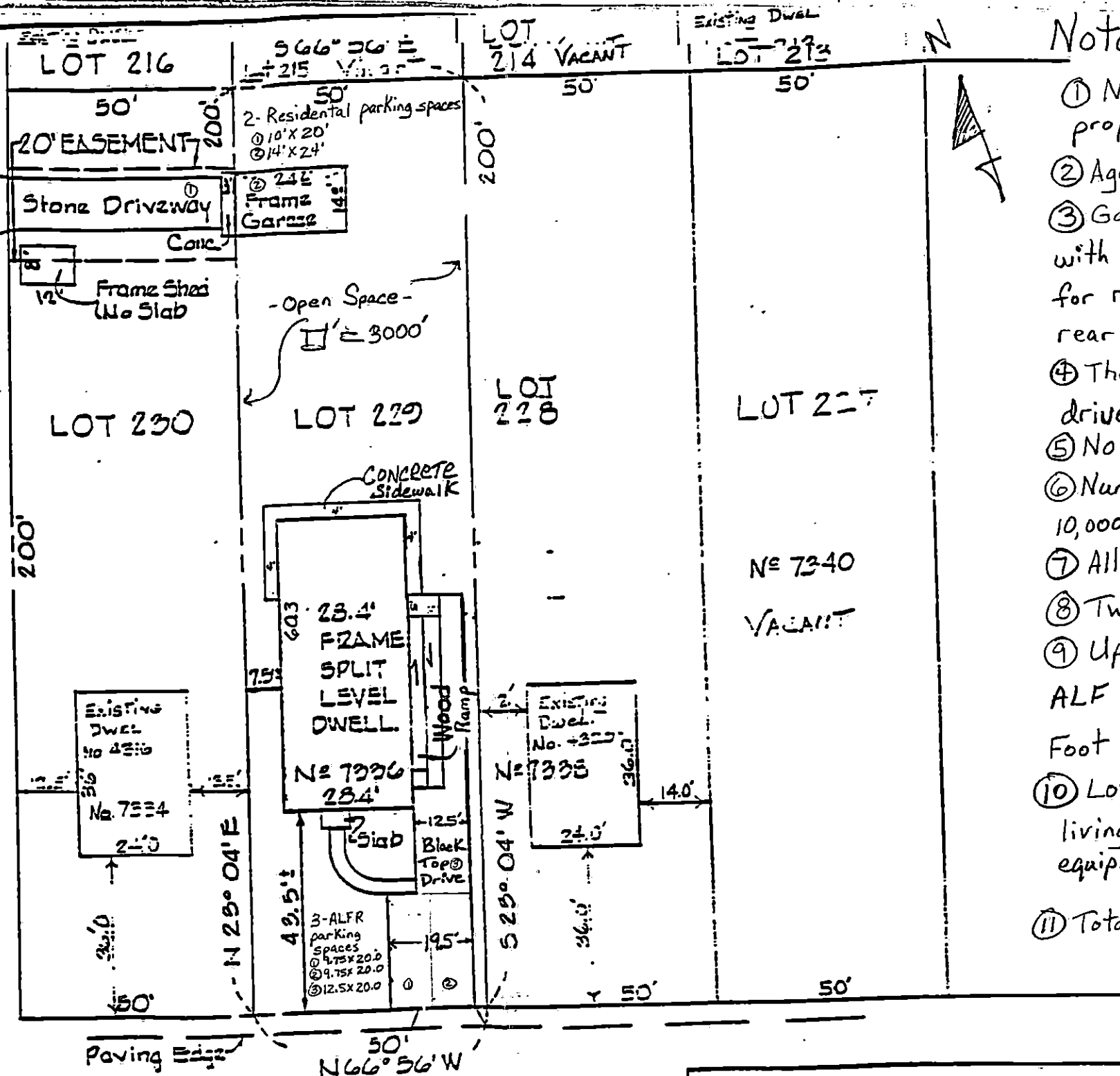


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Owner- Brian & Joann Sherman
 District- 15, Zoned- D.R. -5.5
 Subdivision - Oliver Beach
 Existing public utilities in Chesapeake
 Lot Size : 10,000 Sq. Ft. .23 Acres ±
 7 beds - 3 parking spaces

ROAD
 (30' RW-15' PAVED)
 Paving Edge



- Note:
- ① No external Building changes are proposed.
 - ② Age of dwelling approximately ten years.
 - ③ Garage at rear of property together with 20' easement is two parking spaces for resident. One in garage and one in rear driveway.
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 - ⑥ Number of ALF Residents permitted on 10,000 sq. ft. = 7 in DR5.5
 - ⑦ All parking spaces are existing Before 2/25/94
 - ⑧ Two story split Foyer
 - ⑨ Upper level use proposed for seven ALF Residents, Kitchen and dining room. Foot print of 28.4 X 60.3 = 1712.52 sq. ft.
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CHESAPEAKE ROAD
 PLAN SCALE 1" = 30' FT

LOCATION SURVEY