

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 27th day of JULY, 1924
that 2815 LODGE FARM RD. should be and the same is
(street address)
hereby granted permission to operate a CLASS "A" ASSISTED LIVING
FACILITY WITH A MAXIMUM OF 15 ASSISTED LIVING
RESIDENTS

Permit Number



Director, Zoning Administration & Development Management

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

No. 147468

DATE

7/22/94

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED

FROM:

Polly DUKE

FOR:

USE PERMIT FOR CLASS "A" ELD HSG FOR 15 BEDS CODE 210

01A01#0301MICHRC

\$40.00

BA C011:16AM07-22-94

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")

*Filed by John Lewis
7/22/94*

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:

ASSOCIATED CATHOLIC CHARITIES, INC. 320 Cathedral St. Baltimore, 21201 547-5514
☒ Print name of Applicant Address Telephone Number

2815 LODGE FARM RD
☒ Lot Address 7517 N. Point Rd. Election District 15 Councilmanic District 7 Square Feet
71,579

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

Land Owner Archdiocese of Baltimore Tax Account Number 22000/26/9

Address 320 Cathedral St. Baltimore, MD 21201 Telephone Number 547-5437

☒ 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)	<u>X</u>	_____
2. Permit Application <u>NONE AT THIS TIME</u>	_____	<u>✓</u>
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space min. 650 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	<u>X</u> <u>X</u> <u>X</u>	_____ _____ _____
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.	_____	<u>X</u> No exterior changes in the last 5 years.
5. Photographs (please label all photos clearly) Adjoining Buildings 1 Surrounding Neighborhood	_____ _____	<u>X</u> <u>WAIVED PER OPZ</u>
6. Current Zoning Classification: <u>D.R. 5.5</u>	<u>X</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: 7/27/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 2, 1995

Ms. Iris Titti Heath
Gallagher, Evelius, and Jones
Park Charles
218 North Charles Street
Baltimore, MD 21201

RE: St. Lukes Senior Resident
Facility, 2815 Lodge Farm Road
15th Election District.

Dear Ms. Heath:

In my letter to you dated February 7, 1995 (copy enclosed), I stated that the convent could be approved for a Class A, Assisted Living Facility per Section 432.5.b of the Baltimore County Zoning Regulations (copies previously enclosed) once a checklist was completed, submitted, and reviewed.

I have since been made aware by Michael Cook from the Department of Aging, that a use permit was issued last summer after an approved recommendation (copy enclosed) by Ervin McDaniel from the Office of Planning and Zoning.

If you have any questions regarding the above, please do not hesitate to contact me at 887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II

JJS/jaw

Enclosures

22

11

11

9'8

8.5"

11"

17"



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION NORTH POINT EDGEMERE	SHEET S.E. 6-1
BY	DATE			
		DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

The site 1.6432 Ac. is self sufficient and has not been used to support the density on any adjacent properties.

Project Site LOT 3
1.6432 Ac.

Building To Be Renovated
Existing 2 Story Convent
To Be Renovated Into An Elderly Group Home
(A Program Of Catholic Charities)

Wooded Area

Open Space

Existing Canopy

Five parking spaces. Location approved by the Office of Planning & Zoning (see calculations). A copy of the Long Term Lease and Cross Easement Agreement is to be provided to the Office of Planning & Zoning at the time of building permit application.

Typical 9' x 18' parking space and 20' aisle paved with asphalt and permanently striped.

SITE PLAN

PLAN TO ACCOMPANY A ZONING USE PERMIT FOR A CLASS "A" ASSISTED LIVING FACILITY FOR 15 BEDS ***

Date Issued: JULY 15,

DRAWING LIST

[illegible][illegible]

Project Location:	2225 2025 Lodge Farm Road
Property Owner:	Associated Catholic Charities
Existing Zoning:	DR 5.5
Existing Use:	Convent
Proposed Use:	Elderly Group Home
Construction Type:	Wood frame walls, floors and ceilings with masonry veneer at exterior walls. (Basement construction is CMU walls with slab on grade floor.)
Number of Exits:	Two
Fire Protection System:	The building is to be fully sprinklered as per NFPA 13-R
General Note:	All work, with the exception of new handicapped ramps at the front and rear of the building, is on the interior of the building.
Parking Spaces Required:	One space for every three occupants. 15 occupants and staff = 5 required spaces
Parking Spaces Provided:	Five spaces are provided (see site plan).
ELECTION DISTRICT:	15th ELECTION DISTRICT

Architects
HAMMOND ASSOCIATES
ANNAPOLIS, MD 21401
(410)267-6041

Structural Engineers
AMN ENGINEERS
COLUMBIA, MD 21046
(410)290-1177

Mechanical/Electrical/Plumbing
SIEGEL, RUTHERFORD,
BRADSTOCK & ASSOC., INC.
BALTIMORE, MD 21218
(410)837-1935

General Contractor
HARKINS BUILDERS
SILVER SPRING, MD 20904
(301)622-9000

0.0	TITLE SHEET
	<u>ARCHITECTURAL</u>
0.1	GENERAL NOTES
1.0	PARTITION PLANS
1.1	REFLECTED CEILING PLANS
1.2	MILLWORK & FINISH PLANS
2.0	INTERIOR ELEVATIONS
3.0	ELEVATOR & DETAILS
	<u>STRUCTURAL</u>
S1	STRUCTURAL PLANS
	<u>MECHANICAL</u>
M1	FLOOR PLANS-HVAC
	<u>PLUMBING</u>
M2	FLOOR PLANS-PLUMBING
M3	SCHEDULES
	<u>ELECTRICAL</u>
E1	FLOOR PLANS-POWER
E2	FLOOR PLANS-LIGHTING
E3	SCHEDULES

Not for Construction
Issued for Pricing and Permits Only

1
0.0

SITE PLAN

1"=50'

North

Point Road

Existing 4 Story Elderly Housing Apartment Building (A Program Of Catholic Charities)

Existing One Story School Building (St. Lukes Church)

Wooded Area

Project Site

LOT 3
1.6432 Ac.

LOT 4

LOT 2

Building To Be Renovated
Existing 2 Story Convent To Be Renovated Into An Elderly Group Home (A Program Of Catholic Charities)

Open Space

Open Space

Five parking spaces. Location approved by the Office of Planning & Zoning (see calculations). A copy of the Long Term Lease and Cross Easement Agreement is to be provided to the Office of Planning & Zoning at the time of building permit application.

Typical 8' x 19' parking space and 20' x 12' paved with asphalt and permanently striped.

EXISTING PERIOD TO 2/25/94

PLAN TO ACCOMPANY A ZONING USE PERMIT FOR A CLASS "A" ASSISTED LIVING FACILITY FOR 15 BEDS

All site plan information taken from Drawing #61-8760 prepared by STV/Lyon Assoc. dated 7/30/91.

R E N O V A T I O N S T O
Saint Luke's
 Baltimore County, Maryland
 2815 LODGE FARM RD

Zone DR5.5

Area 1.63432 $Ac^+ / 71,579$ s.f.

Required Area for 15 Beds
7 Beds = 10,000 s.f.

8 additional beds at 1,500 s.f. each
or 12,000 s.f. + 10,000 s.f. = 22,000 s.f. Total

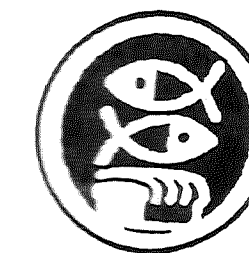
Building Area

Basement - 3,552 s.f. mechanical systems and storage only
1st Floor - 3,552 s.f. common living space, 2 bedrooms and
1 staff bedroom with bath and living room
2nd Floor - 3,552 s.f. 13 bedrooms, 4 baths, 1/2 bath, storage
Elevator -

Elevator access to be provided

No other structures on site other than as shown

Note: 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.



Catholic Charities

[illegible]

CHURCH = 1 SPACE PER 4 SEATS = MAX. OF 450 SEATS
 = 4 = 112.50 SEATS
 EXISTING RECTORY = 2 SPACES
 EXISTING CONVENT = 2 SPACES
 TOTAL SPACES REQUIRED = 117 SPACES
 TOTAL SPACES PROVIDED = 148 SPACES
 (LOT 3 AND LOT 4)

NOTE: CONVENT PARKING PROVIDED ON LOT 2.
FUTURE DEVELOPMENT.
NO PARKING PROPOSED AT THIS TIME.

Project Location: 2815
~~2822~~ Lodge Farm Road

Project Location: 2015
~~2023~~ Lodge Farm Road

Property Owner: Associated Catholic Charities

Existing Zoning: DR 5.5

Existing Use: Convent

Proposed Use: Elderly Group Home

Construction Type: Wood frame walls, floors and ceilings with mass

exterior walls. (Basement construction is CMU walls with slab on grade floor.)

Number of Exits: Two

Fire Protection System: The building is to be fully

General Note: All work, with the exception of new handicapped

Parking Spaces Required: 0.

One space for every three occupants.
15 occupants and staff = 5
required spaces

Marking Spaces Provided: Five spaces are provided (see site plan).

15th ELECTION DISTRICT

Architects

Architects
HAMMOND ASSOCIATES
ANNAPOLIS, MD 21401
(410)267-6041

Structural Engineers
AMN ENGINEERS
COLUMBIA, MD 21046
(410)290-1177

Mechanical/Electrical/Plumbing
SIEGEL, RUTHERFORD,
BRADSTOCK & ASSOC., INC.
BALTIMORE, MD 21218
(410)837-1935

General Contractor
HARKINS BUILDERS
SILVER SPRING, MD 20904
(301)622-9000

00

11.1 TITLE SHEET

0.1 ARCHITECTURAL

1.0 GENERAL NOTES

1.1 PARTITION PLANS

1.2 REFLECTED CEILING PLANS

2.0 MILLWORK & FINISH PLANS

3.0 INTERIOR ELEVATIONS

ELEVATOR & DETAILS

STRUCTURAL

S1 STRUCTURAL PLANS

MECHANICAL

M1 FLOOR PLANS-HVAC

PLUMBING

M2 FLOOR PLANS-PLUMBING

M3 SCHEDULES

ELECTRICAL

E1 FLOOR PLANS-POWER

E2 FLOOR PLANS-LIGHTING

E3 SCHEDULES

Date Issued: JULY 15, 1994

Not for Construction
Issued for Print

All site plan information taken from Drawing #61-8760 prepared by STV/Lyon Assoc. dated 7/30/91.

Lodge Farm Road

LOT 1

Existing 4 Story Elderly Housing Apartment Building (A Program Of Catholic Charities)

Existing One Story School Building (St. Lutes Church)

Project Site LOT 3 1.6432 Ac.

Wooded Area

OPEN SPACE

Building To Be Renovated

Existing 2 Story Convent To Be Renovated Into An Elderly Group Home (A Program Of Catholic Charities)

Existing Canopy

Open Space

LOT 4

LOT 2

Five parking spaces. Location approved by the Office of Planning & Zoning (see calculations). A copy of the Long Term Lease and Cross Easement Agreement is to be provided to the Office of Planning & Zoning at the time of building permit application.

Typical 9' x 19' parking space and 20' wide paved with asphalt and permanently striped.

EXISTING PRIOR TO 2/25/94

PLAN TO ACCOMPANY A ZONING USE PERMIT FOR A CLASS "A" ASSISTED LIVING FACILITY FOR 15 BEDS

1 0.0 SITE PLAN 1"=50'

North Point Road

R E N O V A T I O N S T O

Saint Luke's

Baltimore County, Maryland

2815 ~~FLAVER~~ LODGE FARM RD

Area 1.63432 Ac⁺/ 71,579 s.f.

Catholic Charities

Elevator access to be provided

No other structures on site other than as shown.

Note: 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.

Date Issued: JULY 15, 1994

Parking Calculations

Parking Calculations

(LOT 2):

CHURCH = 1 SPACE PER 4 SEATS = MAX. OF 450 SEATS
 = 4 = 112.50 SEATS
 EXISTING RECTORY = 2 SPACES
 EXISTING CONVENT = 2 SPACES
 TOTAL SPACES REQUIRED = 117 SPACES
 TOTAL SPACES PROVIDED = 148 SPACES

(LOT 3 AND LOT 4):

NOTE: CONVENT PARKING PROVIDED ON LOT 2.
 FUTURE DEVELOPMENT.
 NO PARKING PROPOSED AT THIS TIME.

Project Location: ²⁸¹⁵
~~2823~~ Lodge Farm Road

Project Location:	2815 2825 Lodge Farm Road
Property Owner:	Associated Catholic Charities
Existing Zoning:	DR 5.5
Existing Use:	Convent
Proposed Use:	Elderly Group Home
Construction Type:	Wood frame walls, floors and ceilings with masonry veneer at exterior walls. (Basement construction is CMU walls with slab on grade floor.)
Number of Units:	Two
Fire Protection System:	The building is to be fully sprinklered as per NFPA 13-R
General Note:	All work, with the exception of new handicapped ramps at the front and rear of the building, is on the interior of the building.
Parking Spaces Required:	One space for every three occupants. 15 occupants and staff = 5 required spaces
Parking Spaces Provided:	Five spaces are provided (see site plan).
ELECTION DISTRICT:	15TH ELECTION DISTRICT

A map of Edgemere, Maryland, showing the location of the Project Site. The map includes major roads such as North Point Blvd, Sparrows Point Rd, and Lodge Farm Rd. It also shows the Chesapeake Bay, Essex Skypark, and the Project Site marked with a black square. Road shields for 20, 151, 695, 157, and 718 are visible.

Architects

Architects
HAMMOND ASSOCIATES
ANNAPOLIS, MD 21401
(410)267-6041

Structural Engineers
AMN ENGINEERS
COLUMBIA, MD 21046
(410)290-1177

Mechanical/Electrical/Plumbing
SIEGEL, RUTHERFORD,
BRADSTOCK & ASSOC., INC.
BALTIMORE, MD 21218
(410)837-1935

General Contractor
HARKINS BUILDERS
SILVER SPRING, MD 20904
(301)622-9000

0.0 TITLE SHEET

0.0	TITLE SHEET
	<u>ARCHITECTURAL</u>
0.1	GENERAL NOTES
1.0	PARTITION PLANS
1.1	REFLECTED CEILING PLANS
1.2	MILLWORK & FINISH PLANS
2.0	INTERIOR ELEVATIONS
3.0	ELEVATOR & DETAILS
	<u>STRUCTURAL</u>
S1	STRUCTURAL PLANS
	<u>MECHANICAL</u>
M1	FLOOR PLANS-HVAC
	<u>PLUMBING</u>
M2	FLOOR PLANS-PLUMBING
M3	SCHEDULES
	<u>ELECTRICAL</u>
E1	FLOOR PLANS-POWER
E2	FLOOR PLANS-LIGHTING
	SCHEDULES

Not for Construction
Issued for Pricing and Permits Only

[illegible]

R E N O V A T I O N S T O

Baltimore County, Maryland

2815 LODGE FARM RD

Area 1.63432 Ac⁺/ 71,579 s.f.

Catholic Charities

Basement - 3,552 s.f. mechanical systems and storage only
1st Floor - 3,552 s.f. common living space, 2 bedrooms and
1 staff bedroom with bath and living room
2nd Floor - 3,552 s.f. 13 bedrooms, 4 baths, 1/2 bath, storage

No other structures on site other than as shown

Date Issued: JULY 15, 1994

(LOT 2):

CHURCH = 1 SPACE PER 4 SEATS = MAX. OF 450 SEATS
+ 4 = 112.50 SEATS
EXISTING RECTORY = 2 SPACES
EXISTING CONVENT = 2 SPACES
TOTAL SPACES REQUIRED = 117 SPACES
TOTAL SPACES PROVIDED = 148 SPACES

Project Location:	2023 Lodge Farm Road 2015
Property Owner:	Associated Catholic Charities
Existing Zoning:	DR 5.5
Existing Use:	Convent
Proposed Use:	Elderly Group Home
Construction Type:	Wood frame walls, floors and ceilings with masonry veneer at exterior walls. (Basement construction is CMU walls with slab on grade floor.)
Number of Exits:	Two
Fire Protection System:	The building is to be fully sprinklered as per NFPA 13-R
General Note:	All work, with the exception of new handicapped ramps at the front and rear of the building, is on the interior of the building.
Parking Spaces Required:	One space for every three occupants. 15 occupants and staff = 5 required spaces
Parking Spaces Provided:	Five spaces are provided (see site plan).
ELECTION DISTRICT:	15th ELECTION DISTRICT

Architects
HAMMOND ASSOCIATES
ANNAPOLIS, MD 21401
(410)267-6041

Structural Engineers
AMN ENGINEERS
COLUMBIA, MD 21046
(410)290-1177

Mechanical/Electrical/Plumbing
SIEGEL, RUTHERFORD,
BRADSTOCK & ASSOC., INC.
BALTIMORE, MD 21218
(410)837-1935

General Contractor
HARKINS BUILDERS
SILVER SPRING, MD 20904
(301)622-9000

0.0	TITLE SHEET
	<u>ARCHITECTURAL</u>
0.1	GENERAL NOTES
1.0	PARTITION PLANS
1.1	REFLECTED CEILING PLANS
1.2	MILLWORK & FINISH PLANS
2.0	INTERIOR ELEVATIONS
3.0	ELEVATOR & DETAILS
	<u>STRUCTURAL</u>
S1	STRUCTURAL PLANS
	<u>MECHANICAL</u>
M1	FLOOR PLANS-HVAC
	<u>PLUMBING</u>
M2	FLOOR PLANS-PLUMBING
M3	SCHEDULES
	<u>ELECTRICAL</u>
E1	FLOOR PLANS-POWER
E2	FLOOR PLANS-LIGHTING
	SCHEDULES

Not for Construction
Issued for Pricing and Permits Only

All site plan information taken from Drawing #61-8760 prepared by STV/Lyon Assoc. dated 7/30/91.

Lodge Farm Road

LOT 1

Existing 4 Story Elderly Housing Apartment Building (A Program Of Catholic Charities)

Existing One Story School Building (St. Lukes Church)

Wooded Area

Project Site LOT 3 1.6432 Ac.

OPEN SPACE

Building To Be Renovated Existing 2 Story Convent To Be Renovated Into An Elderly Group Home (A Program Of Catholic Charities)

Open Space

LOT 4

LOT 2

EXISTING PERK TO 2/26/94

Five parking spaces. Location approved by the Office of Planning & Zoning (see calculations). A copy of the Long Term Lease and Cross Easement Agreement is to be provided to the Office of Planning & Zoning at the time of building permit application.

Typical 8' x 18' parking space and 20' aisle paved with asphalt and permanently striped.

1 0.0 SITE PLAN 1"=50'

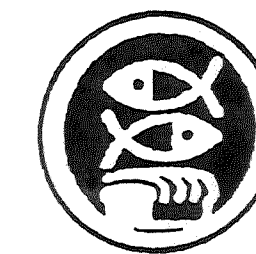
PLAN TO ACCOMPANY A ZONING USE PERMIT FOR A CLASS "A" ASSISTED LIVING FACILITY FOR 15 BEDS ***

North Point Road

R E N O V A T I O N S T O

Baltimore County, Maryland
2815 LODGE FARM RD

Note: 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.



Catholic Charities

[illegible]

The map shows the Edgemere area in Baltimore, Maryland. Key features include:

- Highways:** MD 20, MD 151, I-695, MD 157, and MD 718.
- Roads:** North Point Rd, Sparrows Point Rd, Lodge Farm Rd, and various local streets.
- Locations:** Essex Skypark, Project Site, Sparrows Point, and Edgemere.
- Geography:** The map shows the Baltimore River and the Sparrows Point peninsula.

0.0	TITLE SHEET
	<u>ARCHITECTURAL</u>
0.1	GENERAL NOTES
1.0	PARTITION PLANS
1.1	REFLECTED CEILING PLANS
1.2	MILLWORK & FINISH PLANS
2.0	INTERIOR ELEVATIONS
3.0	ELEVATOR & DETAILS
	<u>STRUCTURAL</u>
S1	STRUCTURAL PLANS
	<u>MECHANICAL</u>
M1	FLOOR PLANS-HVAC
	<u>PLUMBING</u>
M2	FLOOR PLANS-PLUMBING
M3	SCHEDULES
	<u>ELECTRICAL</u>
E1	FLOOR PLANS-POWER
E2	FLOOR PLANS-LIGHTING
E3	SCHEDULES

Not for Construction
Issued for Pricing and Permits Only