

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 1ST day of FEBRUARY, 1996,
that 207 A. OAK AVE. should be and the same is

(street address)

hereby granted permission to operate a CLASS "A" ELDERLY
ASSISTED LIVING FACILITY FOR A MAXIMUM OF
15 (A.L.F.) RESIDENTS.

Permit Number



Director, Zoning Administration & Development Management

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

007991

DATE

11/8/95

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED

FROM:

BETH DONAHUE.

FOR:

CLASS "A" ALF

02A91#0078MICHRC

\$40.00

BA C002:48PM11-08-95

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

APPRVL RVD PDM 2/1/96

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 253604

PERMIT RELEASED
BY PDM 2/1/96

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:

ELIZABETH DONOGHUE 207A OAK AVE. PIKESVILLE MD
Print Name of Applicant Address Telephone Number
Lot Address Same as above Election District 3 Councilmanic District 5 Square Feet 29,99
Lot Location: N E S W/side/corner of South side Oak Ave, 400+ feet from N E S W corner of W. of Sudbrook
(street) (street)
Land Owner: Illene and Gary Waitt Tax Account Number 22-00015853
Address: 3415 Fallstaff Rd. Balt. MD 21215 Telephone Number 410 358-3086

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY

	PROVIDED?		
	YES	NO	Accepted for filing by
1. This Recommendation Form (3 copies)	☒	☐	Date: <u>11/8/95</u> <u>[Signature]</u>
2. Permit Application (If available)	☒	☐	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	☒	☐	
Topo Map (2 copies): <i>available</i> 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 <u>WAIVED</u>	☐	☒	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☐	☐	
6. Current Zoning Classification: <u>DR 3.5</u>			

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 [Signature]
for the Director, Office of Planning and Zoning

Date: 11/27/95

OUR HOUSE - 20'1" H. C. R. AVENUE
PIKESVILLE, MD
21208

FIRST
FLOOR

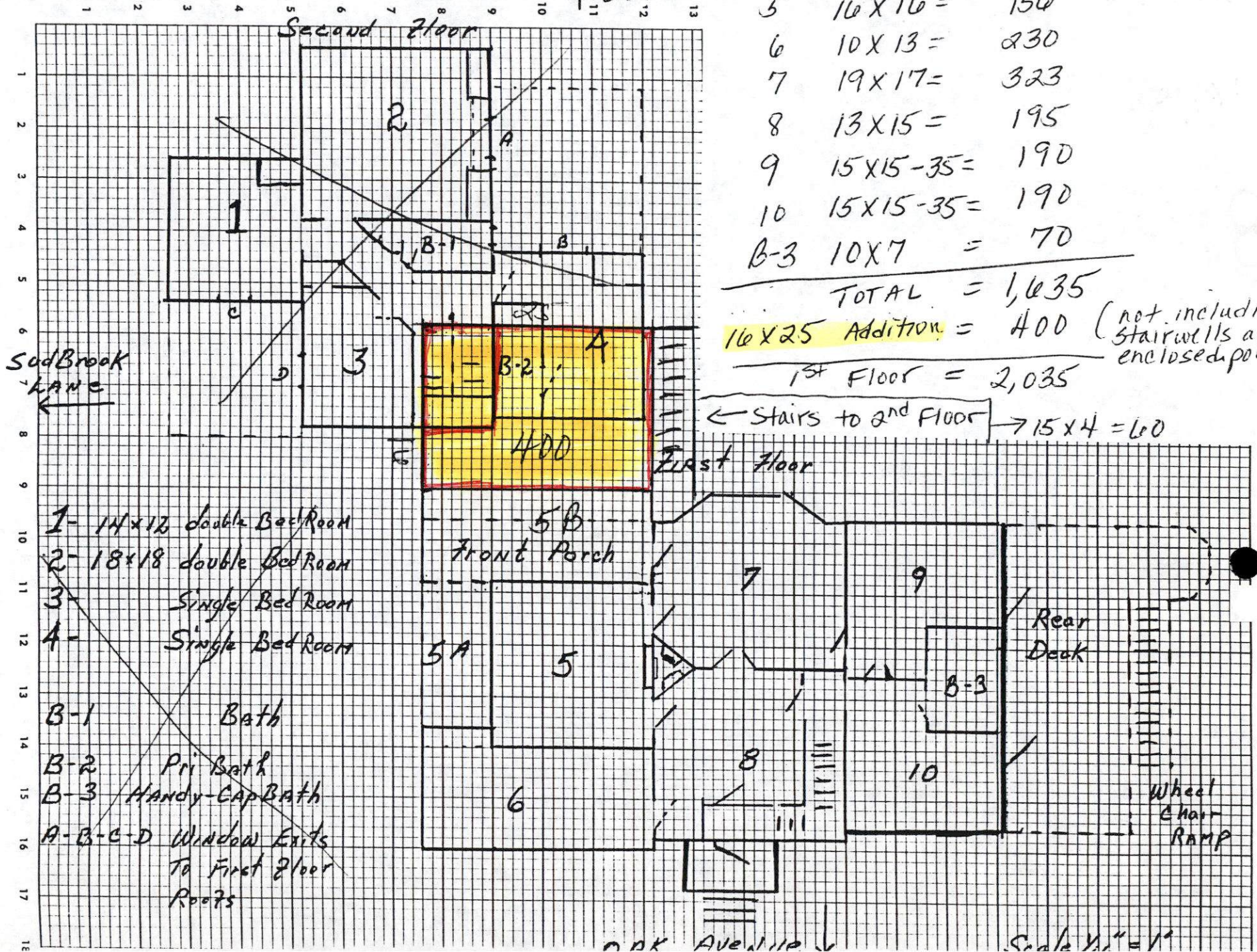
5A	9x7 =	56
5B	9x25 =	225
5	10x16 =	156
6	10x13 =	230
7	19x17 =	323
8	13x15 =	195
9	15x15-35 =	190
10	15x15-35 =	190
B-3	10x7 =	70

TOTAL = 1,635

16x25 Addition = 400 (not including stairwells and enclosed porch)

1st Floor = 2,035

← Stairs to 2nd Floor → 15x4 = 60



OUR HOUSE - 2011 A Oak Avenue
PIKESVILLE, MD
21208

FIRST
FLOOR

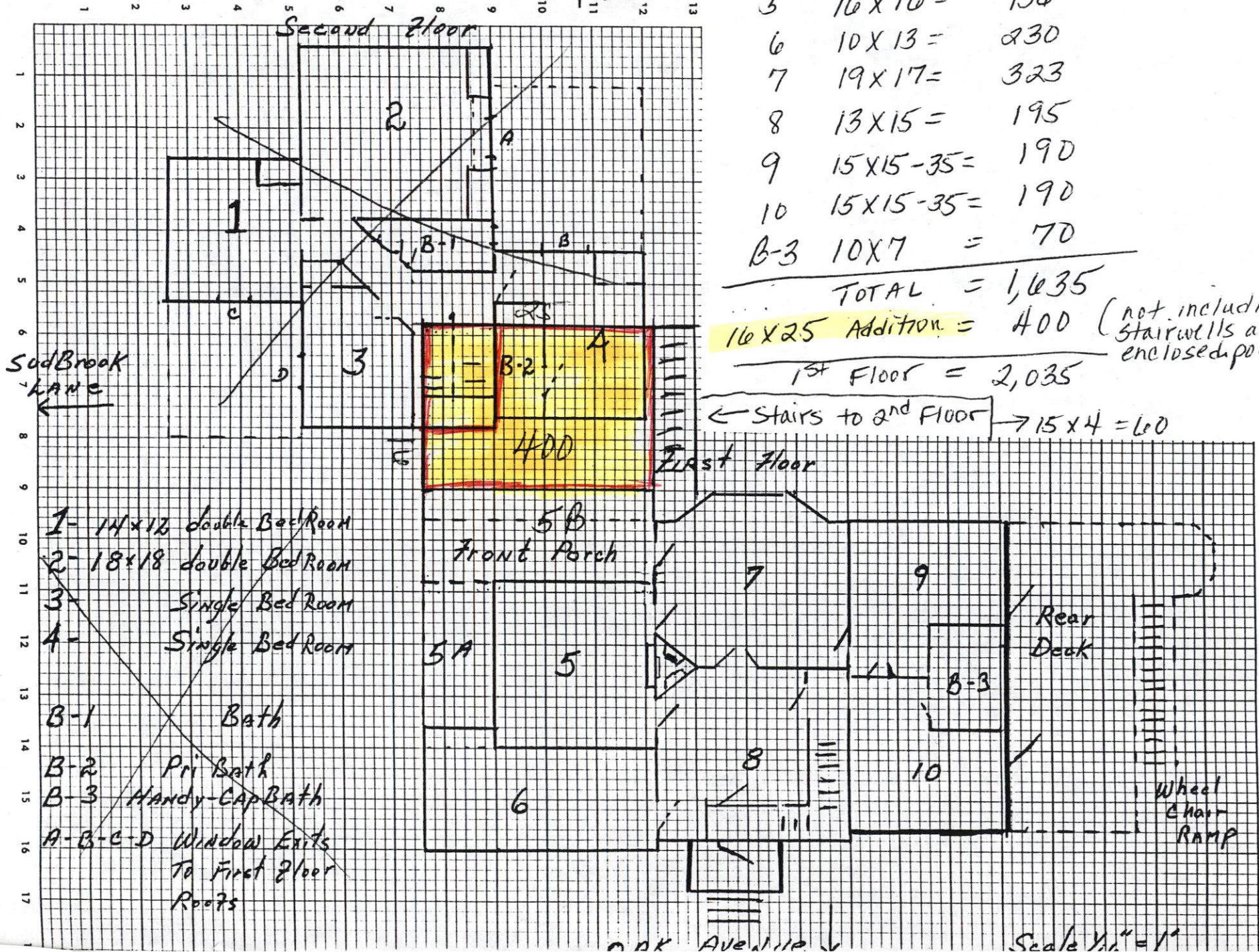
5A	9x7 =	56
5B	9x25 =	225
5	10x10 =	150
6	10x13 =	230
7	19x17 =	323
8	13x15 =	195
9	15x15-35 =	190
10	15x15-35 =	190
B-3	10x7 =	70

TOTAL = 1,635

10x25 Addition = 400 (not including stairwells and enclosed porch)

1st Floor = 2,035

← Stairs to 2nd Floor → 15x4 = 60



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 11/8/95

OEA: 11/8/95

HISTORIC DISTRICT/BLDG.

PERMIT #: B253604
RECEIPT #: 3211539
CONTROL #: 600
XREF #:

FEE: 1500
PAID: 3500
PAID BY: mal
INSPECTOR: 11

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS 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

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

TYPE OF CONSTRUCTION

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

CENTRAL AIR: 1. 2
ESTIMATED COST: \$ 1100
OF MATERIALS AND LABOR

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: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BUILDING SIZE

FLOOR 0

WIDTH

DEPTH

HEIGHT

STORIES

LOT #'S

CORNER LOT

1. Y 2. N

ZONING

PROPERTY ADDRESS: 207 A Oak Avenue
SUITE/SPACE/FLOOR: Pikesville, MD 21208
SUBDIV: Su. Manor
TAX ACCOUNT #: 03-0000518515
OWNER'S INFORMATION (LAST, FIRST)
NAME: Gary and Ellene Waitt
ADDR: 3415 Fallstaff Road, Balt. MD 21215

APPLICANT INFORMATION
NAME: Our House Senior Assisted Living
COMPANY: ELIZABETH DONOGHUE
STREET: 207 A Oak Avenue
CITY, ST, ZIP: Pikesville, MD 21208
PHONE #: 358-3343 MHIC LICENSE #:

APPLICANT SIGNATURE: Elizabeth Donoghue
PLANS: CONST 0 PLOT 0 PLAT 0 DATA 0
TENANT
CONTR: 0
ENGR:
SELLR:

DESCRIBE PROPOSED WORK: Change of occupancy
from 0 to 180 assisted living facility.
no alterations.
0008
0154

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
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER Assisted Living facility

TYPE OF HEATING FUEL

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

TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM
2. PRIVATE SYSTEM

EXISTING USE: assisted living facility

PROPOSED USE: assisted living facility

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED

2. PRIVATE SYSTEM EXISTS PROPOSED

SEPTIC EXISTS PROPOSED

PRIVY EXISTS PROPOSED

APPROVAL SIGNATURES

BLD INSP: 11/8/95

BLD PLAN: 11/8/95

FIRE: 11/8/95

SEDI CTL: 11/8/95

ZONING: 11/8/95

PUB SERV: 11/8/95

ENVRMNT: 11/8/95

PERMITS:

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

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GENERAL NOTES

1. THE ENTIRE SITE LIES WITHIN LEGORE SOIL SERIES (Lhb).
2. THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS, UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIALS ON SITE.
3. THERE ARE NO 25% OR GREATER SLOPES ON SITE.
4. THERE ARE NO EXISTING STREAMS, WETLANDS, CRITICAL AREAS OR 100 YEAR FLOODPLAINS/FLOOD AREAS ON SITE.
5. TOPOGRAPHY SHOWN ON PLAN TAKEN FROM BALTIMORE COUNTY 200' SCALE TOPOGRAPHIC MAPS.
6. PROPERTY OUTLINE PREPARED BY VITTI, ROEL & ASSOCIATES, INC., DATED 2/26/92.
7. STORMWATER MANAGEMENT IS NOT REQUIRED.
8. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
9. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONLY PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
10. THE AREAS BETWEEN THE SIGHT LINE AND THE C 38 LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

ZONING CASE No: 93-24-A FOR LOTS 1 & 2

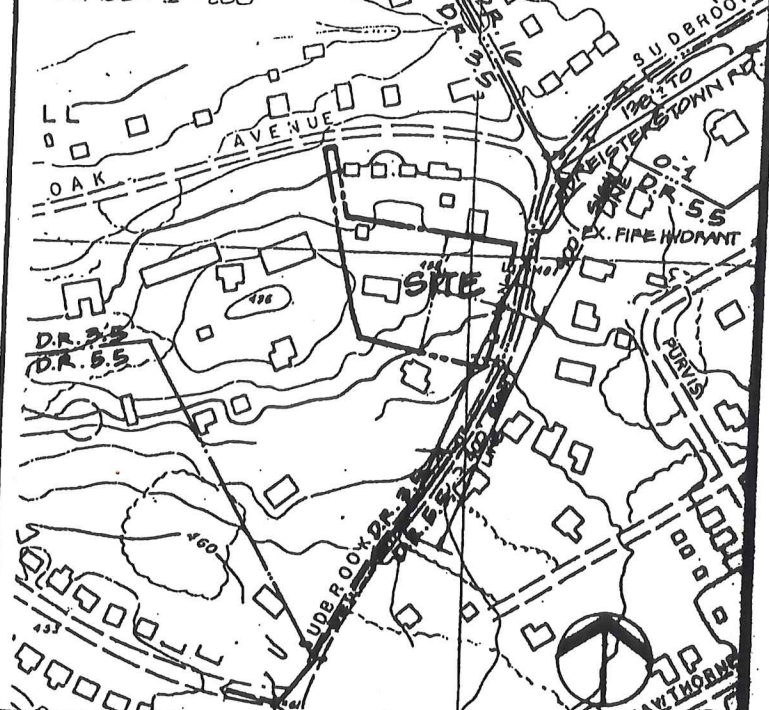
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of OCT, 1992, that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the Findings of Fact and Conclusions of Law set forth above and Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

Zoning Use Permit
Plan for Class "A"
Assisted Living Facility
Located at
207A Oak Avenue
Pikesville, MD 21208
3rd Election District
Property Owner:
Irene and Gary Waite
3415 Fallstaff Road
Baltimore, MD 21215
Plan Date: 11/7/95
(410) 358-3086
Lot size 29,647 sq. ft.
Building 1,635 sq. ft. (original)
400 sq. ft. (Addition)
2,035 sq. ft. (Total)
Area required for 15 beds 28,500 sq. ft.
Tax map 0078, Grid 0008, Parcel 0154
Zoning map NW 7F, Zone DR.3.5

Parking - 5 existing
Required - 5 spaces
All parking and maneuvering areas existing prior to 2-25-94
All parking will be permanently striped.
Basement use: Heat/A/C/storage use 600 sq. ft.
1st Floor: Residential use 1,525 sq. ft.
2nd Floor: Residential use 1,525 sq. ft.
Att'd: Staff quarters 700 sq. ft.

Density Proposed 15 Residents
Density Allowed 15 Residents max
1st 7 Residents require 10,000 sq. ft.
Each Added Resident reqs. 1,500 sq. ft.
8 x 1,500 = 12,000 sq. ft.
Total required for 15 residents = 22,000 sq. ft.
Provided 29,647 sq. ft.
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 years of the date of this permit application) have occurred within five proposed, any future signs will comply with Sect. 413.1 BCCR and zoning sign policies or a zoning variance.

VICINITY MAP
SCALE: 1"=200'



SITE DATA

GROSS ACREAGE.....	1.31 AC.
NET ACREAGE.....	1.16 AC.
LOT 1 ACREAGE.....	0.24 AC.
LOT 2 ACREAGE.....	0.24 AC.
LOT 3 ACREAGE.....	0.68 AC.
EXISTING ZONING.....	D.R. 3.5
ADJACENT ZONING.....	D.R. 3.5
EXISTING USE.....	ASSISTED LIVING FACILITY - 9 BEDS*
PROPOSED USE.....	ASSISTED LIVING FACILITY - 9 BEDS & SINGLE FAMILY RESIDENTIAL
DENSITY ALLOWED ENTIRE TRACT 1.31 AC. @ 3.5 DWLG UNITS/AC.....	4.6 DWLG UNITS
DENSITY ALLOWED IN LOT 3 0.68 AC. @ 3.5 DWLG UNITS/AC.....	2.38 DWLG UNITS
2.38 DWLG UNITS @ 0.25 BEDS/DWLG UNIT.....	9.52 BEDS
DENSITY PROPOSED IN LOTS 1 & 2.....	2 DWLG UNITS
TOTAL DENSITY PROPOSED ENTIRE TRACT.....	4.38 DWLG UNITS
PARKING REQUIRED: LOT 1 & 2: 2 D.U. @ 2 SP/DU.....	4 SP.
LOT 3: 9 BEDS @ 1 SP/2 BEDS.....	4.5 SP.
PROVIDED: LOT 1 & 2.....	4 SP.
LOT 3.....	4.5 SP.
LOCAL OPEN SPACE.....	WAIVER REQUESTED
LANDSCAPE REQUIREMENTS.....	EXEMPT

* ZONING CASE No.: 91-333-SPHXA

Baltimore County, Maryland Minor Subdivisions	
Project No. 930AMP	
☐ Exempt from division 2 of the Development Regulations.	
☒ Paraphrase, exempt from Section 26-202 and Section 26-206 of the Development Regulations.	
Approved, DPV [Signature] Date 12/16/92	Approved, DEPRM [Signature] Date 12/17/92

MINOR SUBDIVISION APPVD 92-081-MP

OUR HOUSE AT SUDBROOK
204 SUDBROOK LANE Deed Ref: 8443/473
PROJECT NO: 92001 MP Tax Act # 03-19-0852/4
COUNCILMANIC DISTRICT NO: 2
ELECTION DISTRICT NO: 3
BALTIMORE COUNTY, MD.

REVISIONS: REV. PER. CO. COMMENTS 11/24/92 REV. PER. CO. COMMENTS 12/10/92	SCALE: 1"=20' DATE: 2/2/92 JOB NO.: 129/02 DESIGNED: TJH DRAWN: JAJ CHECKED: TJH DRAWING NUMBER: SDP-1
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Base plan-approved minor sub-division 92-081-MP. This plan is being revised for the purpose applying a Class "A" Assisted Living Facility for Lot 3 for 15 Residents. This special exception in zoning 91-333 SPHXA has lapsed and is no longer in force or effect.

SOIL TYPES & LIMITATIONS
SOIL SERIES
LEGORE: Lhb
(URBAN LAND COMPLEX)
HYDRO CLASS: C
BLDG W/ BASEMENTS: SLIGHT
BLDG W/OUT BASEMENTS: SLIGHT
PARKING: MODERATE - SLOPE

ABANDONED SPX. NOT UTILIZED
ZONING CASE No: 91-333-SPHXA
IN 2 YRS.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of October, 1991 that the Petition for Special Exception to use the subject property as an assisted living facility for nine (9) beds, pursuant to Section 432.1.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and to permit a modification of the Residential Transition Area (RTA) buffer and setback requirements, which are provided to the extent possible, pursuant to Section 432.4 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions listed below; and,
IT IS FURTHER ORDERED that

—