

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 10TH day of FEBRUARY, 1995, that 1604 BROWNS RD. should be and the same is

(street address)

hereby granted permission to operate a ASSISTED LIVING FACILITY
(CLASS "A") FOR A MAXIMUM OF 9 (NINE) ASSISTED LIVING
RESIDENTS.

100
Permit Number

Carl J. Jaber
Director, Zoning Administration & Development Management

OPZ APPROVED 2/10/95
BY LENWOOD JOHNSON.
ORIGINAL
IN MAIL
2/10/95
PM.

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

No. 152987

DATE

1/26/95

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED
FROM:

BROWN

FOR:

Use Permit for Class A. Rd. use. Per. fac.
CODE 210

03A03#0186MICHRC

\$40.00

BA 001049AM01 26 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

RECEIVED

Filed By *J. P. Lewis*
1/26/95
ZADM ALF # _____

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

JAN 26 1995

Permit No. (if required) B _____

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

OFFICE OF
PLANNING & ZONING

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:

JOHN E. BROWN JR. 1604 BROWNS ROAD BALTO. MD 21221 682-3540
♦ Print Name of Applicant Address Telephone Number
♦ Lot Address 1604 BROWNS ROAD Election District 15 Councilmanic District 5 Square Feet 9600
Lot Location: NE S W side/corner of Browns Road 425 feet from NE S W corner of Back River Neck Road
(street) (street)
Land Owner JOHN E. BROWN Tax Account Number 15-02-651350
Address Same Telephone Number 682-3540

♦ 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	☐	☒ NONE PROVIDED AT THIS TIME.
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	☒	☐
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood <u>DR</u>	☒	☐
6. Current Zoning Classification: <u>R-5.5</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: *Arnold Jablon*
for the Director, Office of Planning and Zoning
astifv pub

Date: 2-10-95

John Lewis

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Filed by *A. J. Lewis*
1/26/95

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

887-3391

ZADM ALF #

Permit No. (if required) B

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

OPZ PACKAGE SENT
1/26/95

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.

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(street) (street)
Land Owner JOHN E BROWN Tax Account Number 15-02-651350
Address Same Telephone Number 682-3540

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		—	✓ NONE PROVIDED AT THIS TIME.
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		✓	—
5. Photographs (please label all photos clearly)			
Adjoining Buildings		✓	—
Surrounding Neighborhood		✓	—
6. Current Zoning Classification: DR RD. 5.5		✓	—

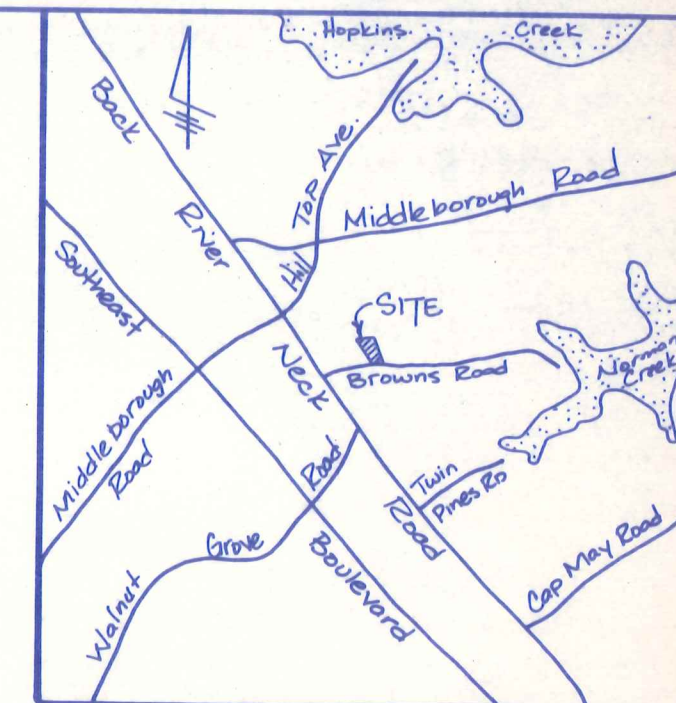
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

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: _____

[illegible]

FLOOR AREAS

LOT AREA: 31,414 sq.ft. or 0.721Ac.±
 ZONE: D.B.5.5
 No. of RESIDENTS: 3 plus owners = 11
 No. of BEDS: 10
 PARKING REQUIRED: 1 space for each 3 beds
 $11/3 = 3.7$, 4 spaces
 MINIMUM LOT SIZE: 13,000 sq.ft. or 0.298Ac.±
 for 9 RESIDENTS

NOTE:

- 1- Though Constructed as a single family residence in 1992, this building was not originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, exterior changes or additions to the exterior of the building have occurred since the occupancy of the residence as a single family dwelling in 1992. (see 5.A of checkList)
- 2- No signs are proposed (See 6. of checkList)
- 3- Landscaping not required per Avery Harden 3-13-95.
- 4- Parking designed and approved by Rahim Famili 3-14-95.

Building Permit Plan and
Use Permit Plan for Class "A"
Assisted Living Facility

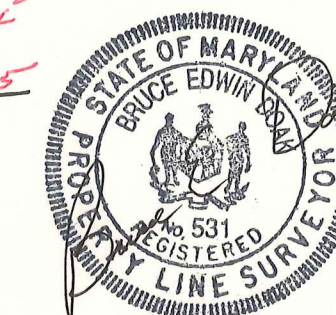
Owner:
John E. Brown Jr.
1604 Browns Road
Baltimore, Maryland 21221
(410) 391-2407

BROWN PROPERTY
Liber S.M. 9137 Folio 623
15th Election District
Baltimore County, Maryland
Zoned D.R.5.5

REVISED PLANS

RECEIVED MAR 16 1995

Approved by *L. J. Hallin Jr.*
for Bldg. Permit
B-225845

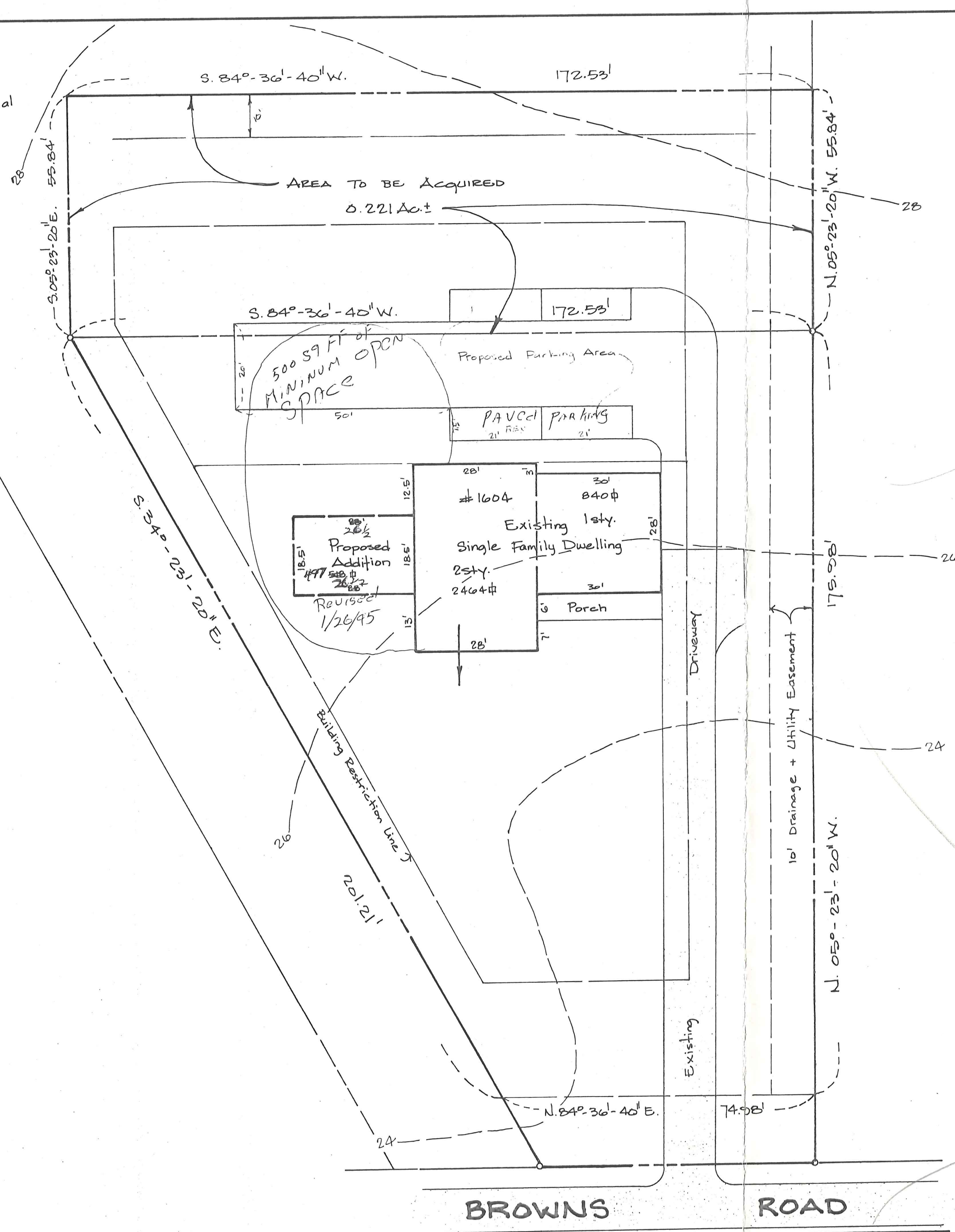


REV. MARCH 15, 1995
REV. JANUARY 13, 1995
OCTOBER 5, 1994

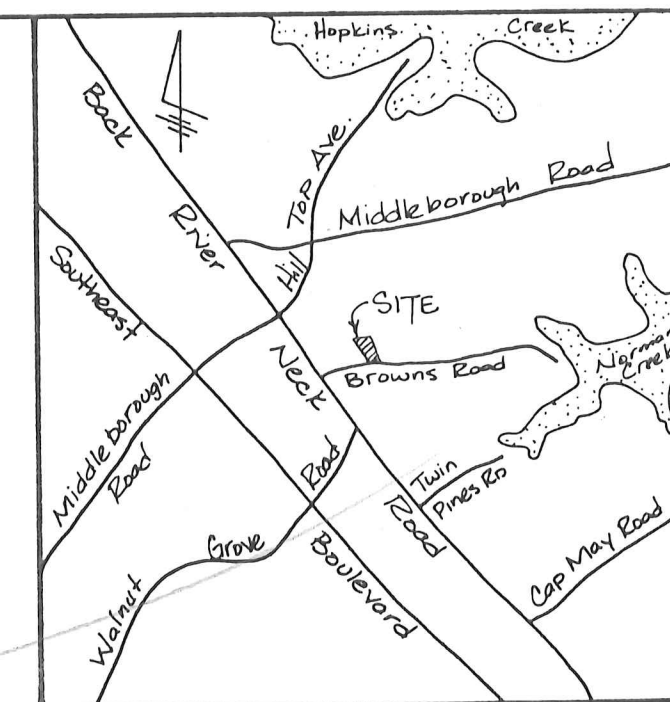
Scale: $1'' = 20'$

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

ELLA L. BROWN, et al
S.M. 8574-56
S.M. 8574-58



ETHEL P. BOONE
G.L.B. 2043-46



VICINITY MAP Scale: 1" = 2000'

FLOOR AREAS

Ex. 1 sty. 28' x 30' = 840 sq. ft. - single family use
Ex. 2 sty. 28' x 44' = 1232 sq. ft. - single family use
Prop. 1 sty. 28' x 18.5' = 518 sq. ft. - assisted living facility
 $840 + 1232 = 2072$ sq. ft. x 25% = 518 sq. ft.
 $24\% = 497$

LOT AREA: 31,414 sq. ft. or 0.721 Ac. ±
ZONE: D.B.5.5
No. of RESIDENTS: 2 plus owners = 11
No. of BEDS: 10
PARKING REQUIRED: 1 space for each 3 beds
 $11/3 = 3.7$, 4 spaces
MINIMUM LOT SIZE: 13,000 sq. ft. or 0.298 Ac. ±
for 9 RESIDENTS

- NOTE:
- 1- Though constructed as a single family residence in 1992, this building was not originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, exterior changes or additions to the exterior of the building have occurred since the occupancy of the residence as a single family dwelling in 1992. (see S.A. of checklist)
 - 2- No signs are proposed (See G. of checklist)

Use Permit Plan for Class "A"
Assisted Living Facility

BROWN PROPERTY
Liber S.M. 9137 Folio 623
15th Election District
Baltimore County, Maryland
Zoned D.R.5.5

Owner:
John E. Brown Jr.
1604 Browns Road
Baltimore, Maryland 21221
(410) 391-2407

REV. JANUARY 26, 1995
REV. JANUARY 13, 1995
OCTOBER 5, 1994

Scale: 1" = 20'

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