

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 6TH day of NOVEMBER, 1996, that 1412 PROVIDENCE RD 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. THIS APPROVAL

IS CONDITIONED UPON COMPLIANCE WITH OFFICE OF PLANNING LANDSCAPING REQUIREMENTS BEING MET BY 10/21/97.

1412
Permit Number

Bill J. Allen
Director, Zoning Administration & Development Management

approved by P.O. 11/6/97

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

No.

024757

DATE

8/15/96

ACCOUNT

ROD 6150

AMOUNT

\$

40.00

RECEIVED
FROM:

HAMPTON MEADOWS,

FOR:

CLASS A ALF FILING USE PERMIT
CODE 210

02A91H0040NICHRC

\$40.00

BA C002:11AN02-15-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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

No. 153014

DATE 11/3/94 ACCOUNT 01-215

AMOUNT \$ 40.00

RECEIVED FROM: ~~XXXXXXXXXXXX~~ Walker, Brenda

FOR: Class "A" Assist Living License

02A02H0222NTCHRC

83 601058A11 04 74

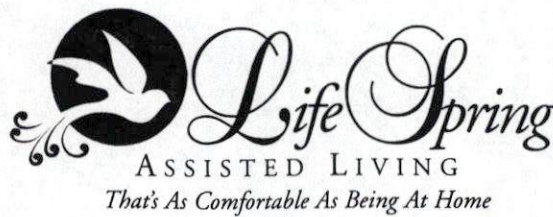
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



10/9/96 26-5707
JL To: JLL
10/10-see me

Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building , Room 406
401 Bosley Avenue
Towson, Md 21204

Dear Mr. McDaniel,

This is a letter of intent to comply with your memo regarding modifications to my 1412 Providence Road property for Assisted Living class (A). I am requesting an eight month extension to comply with the county's recommendation pertaining to parking and landscaping. It would cause a financial hardship at the present time if these recommendations are fulfilled. Currently, I have complied with all code requirements for class(A) Assisted Living and have also beautified the surroundings inside and outside.

Your approval based on my intent for this property will be greatly appreciated. Attached you will find the revised plans. If further information is required, please call me at the phone number below.

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



9th Election District
October 21, 1996

Thanking you in advance,

Brenda E. Walker, Director

cc: John Lewis
Bill Huey
Mike Cook

The staff discussed your proposal with Mr. Erv McDaniel of the Planning Office. You may have up to 1 year from the date of this response to comply with recommendations and finish the use permit approval process and take possession of your use permit. You may apply for a building permit at any time. You may call permits & licenses to inquire how long the permit is in effect (887-3900).

John L. Lewis
Planner II, Zoning Review

JLL:scj

c: Class "A" ALF File

ZONING USE PERMIT PLAN FOR CLASS 'A'

ASSISTED LIVING FACILITY
LOCATED AT

1412 PROVDENCE RD

BALTIMORE MD 21206

9TH ELEC. DIST.

PROPERTY OWNER

DR. E. WILKINSON

2200 REAR - VILLAGE

CATONSVILLE MD 21228

PHONE 410-747-0987

LO-SIZE 53,669 #

ZONING MAP 12-C

ZONE DR 3.5 15

AREA REQUIRED FOR 7 BEDS =

26,500 # 28,500 #

PARKING: 1 SPACE FOR EACH

3 BEDS = 5 PARKING SPACES

REQUIRED. ALL PARKING USES

EXISTING EXISTED PRIOR TO

THE DATE OF THIS PLAN. ALL

PARKING WILL BE PERMANENTLY

STRIPED.

EXISTING FLOOR AREA SQ FT (#)

1412 BUILDING

1ST FLOOR & SUN ROOM = 2,115 #

2ND FLOOR = 1,665 #

TOTAL = 3,780 #

BASEMENT FOR STORAGE & MECHANICAL

EQUIPMENT = 1,665 #

1414 BUILDING

FLOOR AREA SQ FT (#) = 1,344 #

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

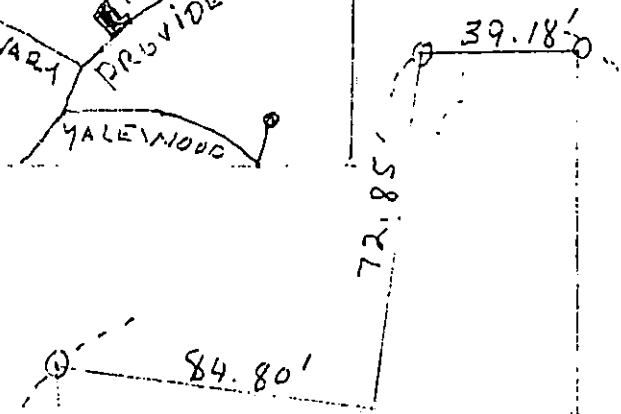
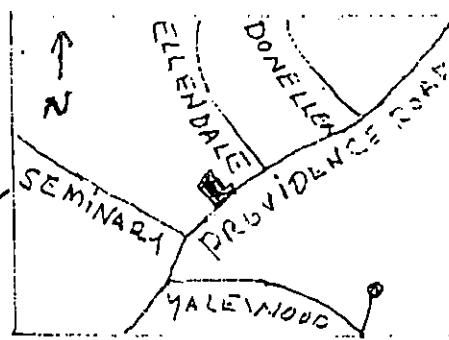
YEARS OF THE DATE OF THIS PERMIT APPLICATION. NO SIGNS ARE PROPOSED.

ANY FUTURE SIGNS WILL COMPLY WITH

SECT 431.1 BCLR AND ZONING SIGN REGULATIONS

SCALE
1" = 50'

REVISED PARKING SPACES



500 + SQ FT
OPEN SPACE

3 PARKING
SPACES AS
REQUIRED

NOTE AND
CHECK ONE

☐ THERE HAVE BEEN
☒ THERE HAVE NOT
EXTERIOR
ENCLOSURE LIGHTS
TO THIS BUILDING
IN THE PAST
5 YRS.

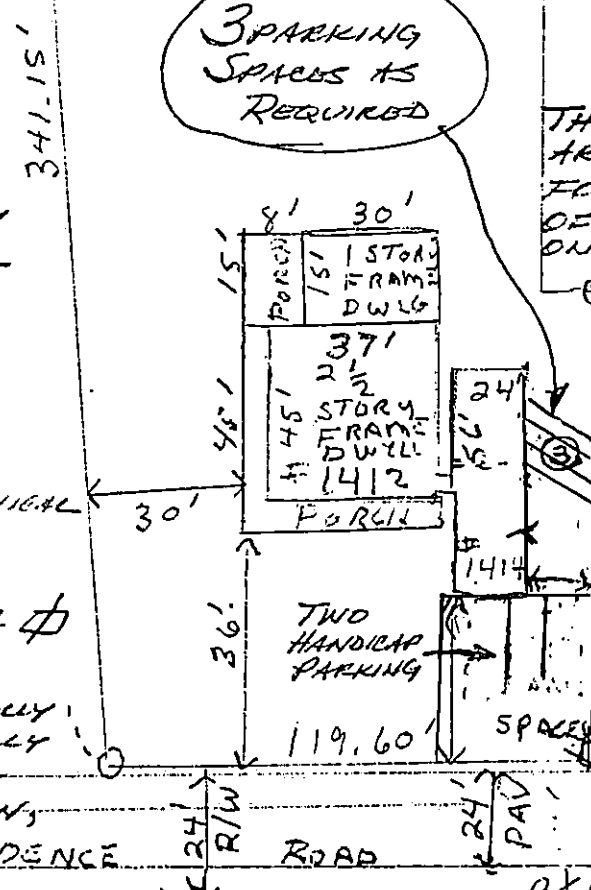
THE UNDERSIGNED
ARE RESPONSIBLE
FOR THE ACCURACY
OF THE INFORMATION
ON THIS PLAN (C.A.K.)

BREND WILKINSON
8/14/94
SIGNATURE

1 STORY
FRAME
DWLG

1 STORY
CONCRETE
BLOCK
DWLG

EXISTING
PAVED (ASPHALT)
PARKING SPACE
EXISTING PRIOR TO
8/26/94 TO BE
PERMANENTLY STRIPED



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Bernard E. Walker 2200 Pleasant Villa Ave 410-
Print Name of Applicant Address Telephone Number 747-0957
Lot Address 1412 Providence Rd Election District 9th Councilmanic District A Square Feet 53-667
Lot Location: N E S W side/corner of PROVIDENCE RD 545 feet from N E S W corner of SEMINARY
(street) (street)
Land Owner: BERNARD LEE Tax Account Number 00-16152260
Address: 1234 ST ANDREWS WAY ROUTE MD 51234 Telephone Number (410) 583-7760

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY

	PROVIDED?	Accepted for filing by
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐ Date: <u>3/1/96</u>
2. Permit Application (If available)	☐	☒ NOT YET APPLIED
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): 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 <u>WAIVE IF CAN STATE ON PLAN</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:

- The following should be submitted before building permit approval:
- A scale plan should be submitted showing:
 - No more than two parking spaces which may be handicapped spaces located in the front yard of 1414 Providence Rd. The other spaces could be located in the side yard parrelled to the building.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 3/4/96



10/9/96
JL
96-5424
To: JLL
10/10-see me

Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building , Room 406
401 Bosley Avenue
Towson, Md 21204

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Your approval based on my intent for this property will be greatly appreciated. Attached you will find the revised plans. If further information is required, please call me at the phone number below.

Thanking you in advance,

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

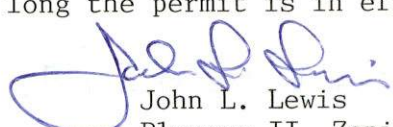


9th Election District
October 21, 1996


Brenda E. Walker, Director

cc: John Lewis
Bill Huey
Mike Cook

The staff discussed your proposal with Mr. Erv McDaniel of the Planning Office. You may have up to 1 year from the date of this response to comply with recommendations and finish the use permit approval process and take possession of your use permit. You may apply for a building permit at any time. You may call permits & licenses to inquire how long the permit is in effect (887-3900).


John L. Lewis
Planner II, Zoning Review

JLL:scj

c: Class "A" ALF File

OCT - 9 1996

PER ERV MCDANIEL USE PERMIT MAY BE ISSUED CONDITIONALLY SO LONG AS LANDSCAPING IS PROVIDED AS STATED ABOVE. SAME FOR BLDG PERMIT. JLL 11/6/96



96-5424
10/9/96
JL
To: JLL
10/10-see me

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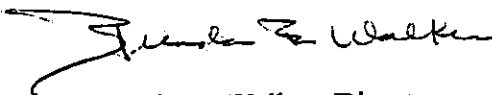
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Planner II, Zoning Review

OCT - 9 1996

PER ERV MCDANIEL USE PERMIT MAY BE ISSUED CONDITIONALLY
SO LONG AS LANDSCAPING IS PROVIDED AS STATED ABOVE.
SAME FOR BLDG PERMIT. JLL 11/6/96

Three pleasant area communities, Catonsville, Northwest Baltimore and a subsidiary, Hampton Meadows, in Towson.
Phone: 410 747-0987 • Fax: 410 744-1124



96-5424
10/9/96
JL To: JLL
10/10-see me

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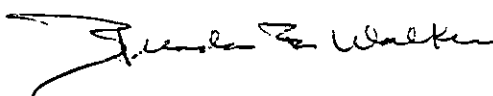
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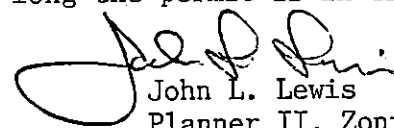

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Planner II, Zoning Review

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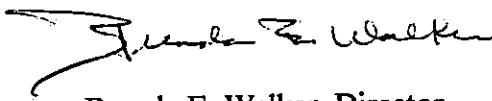
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9th Election District
October 21, 1996


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c: Class "A" ALF File


John L. Lewis
Planner II, Zoning Review

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SAME FOR BLDG PERMIT. JLL 11/6/96

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**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Brenda E. Walker 2200 Pleasant Villa Ave 410-
Print Name of Applicant Address Telephone Number
1412 Providence Rd 9th 4 53-669
Lot Address Election District Councilmanic District Square Feet

Lot Location: NE SW side/corner of PROVIDENCE RD 545 feet from NE SW corner of SEMINARY
(street) (street)

Land Owner: BERNARD LEE Tax Account Number 09-16152260

Address: 1234 ST ANDREWS WAY BOLT MD 21234 Telephone Number (40) 583-7760

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT

MANAGEMENT ONLY

1. This Recommendation	To: Brenda Walker,	PROVIDED?	YES	NO	Accepted for filing by
2. Permit Application (If av			✓		Date: 9/4/96
3. Site Plan	Per attached comments,			✓	NOT YET APPLIED
Property (3 copies): including	you must submit revise	500 square	✓		
Topo Map (2 copies): available	plans before final approval.		✓		
Statement as to whether or not b	Please submit same to John		✓		
4. Building Elevation Drawin	Lewis and Bill Huey.		✓		
5. Photographs (please label	9/4/96 via		✓		
Adjoining Buildings	1st Class Mail		✓		
Surrounding Neighborhood					
6. Current Zoning Classification: _					

PERMITS AND ZONING ONLY

RECOMMENDATIONS / COMMENTS:

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

The following should be submitted before building permit approval:

1. A scale plan should be submitted showing:
 - a. No more than two parking spaces which may be handicapped spaces located in the front yard of 1414 Providence Rd. The other spaces could be located in the side yard parrelled to the building.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/4/96

- b. Landscaping in the front yard of 1414 Providence Rd.
to enhance the residential character of the project.
- 2. If a sign is proposed in the future, a detail of the sign
should be provided.

TO ALF FILE
1412 PROVIDENCE RD



August 15, 1996

Mr. John Lewis
Baltimore County of Maryland
Department of Zoning
Towson, Maryland 21204

Subject: For inclusion and file for 1412 Providence Road

Dear Mr. Lewis,

Ms. Brenda Walker owns the building located at 1412 Providence Road. The land is owned by Bernard Lee and Ms. Walker rents the land from him. The land lot and size she rents from Mr. Lee is +/-53,669 sq.ft. The landowner Bernard Lee will not use property for any purpose except assisted living as long as assisted living is on property. This is per approval of site plan and zoning permit.

INTER-OFFICE CORRESPONDENCE

COPY OF ORIGINAL
SENT TO OWNER
11/28/94

TO: Arnold Jablon, Director, ZADM DATE: November 15, 1994

FROM: Francis (Jake) Morsey
Development Review Section
Strategic Planning Division, OPZ

SUBJECT: 1412 and 1414 Providence (ALF)

The proposed Class A Assisted Living Facility is located within a Community Conservation area. The following site plan revisions should occur prior to approval of a building permit.

1. In order to enhance the residential character of the area, the existing bituminous paving in the front and side yard of 1414 Providence Road should be removed. A wooden fence should be provided along the property line to separate this use from the volunteer fire company.
2. Evergreen planting should be provided along the proposed 12' wide driveway as a buffer for the adjacent dwelling at 1410 Providence Road. If a retaining wall is needed, a detail should be provided, landscaping should be incorporated with the retaining wall.
3. If a sign is proposed, a detail should be provided.

Francis Morsey
Francis "Jake" Morsey

FM:rdn

11/28/94
PLEASE SUBMIT 3 REVISED PLANS SHOWING
COMPLIANCE WITH THE ABOVE COMMENTS.

ANY QUESTIONS ON THESE REQUIREMENTS SHOULD
BE ADDRESSED TO MR. MORSEY OF THE OFFICE
OF PLANNING AND ZONING. PHONE 887-3211.

PLEASE CONTACT JOHN LEWIS OF Z.A.D.M
WHEN YOU WISH TO FORMALLY RESUBMIT THESE
REVISED PLANS. PHONE 887-3391.

GOOD LUCK

JOHN LEWIS.

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

Taken In By: msk/ALL

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:

BRADON WALKER 2200 PLEASANT VILLA (410) 747-0987
Print Name of Applicant Address Telephone Number
Lot Address 1412-1414 PROVIDENCE ROAD Election District 9 Councilmanic District 9 Square Feet 22,500
Lot Location: NE SW side/corner of PROVIDENCE ROAD 600 FT feet from NE SW corner of SEMINARY PL.
(street) (street)
Land Owner BERNARD LEE Tax Account Number _____
Address 1412 PROVIDENCE ROAD Telephone Number (410) 825-2017

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) ☒ YES ☐ NO
2. Permit Application ☐ YES ☒ NO NONE REQUIRED
3. Site Plan
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square feet ☒ YES ☐ NO
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) ☒ YES ☐ NO
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years ☒ YES ☐ NO
4. Building Elevation Drawings ☐ YES ☒ NO N/A - no exterior change
5. Photographs (please label all photos clearly)
Adjoining Buildings ☒ YES ☐ NO
Surrounding Neighborhood ☒ YES ☐ NO
6. Current Zoning Classification: AR 3.5 ☒ YES ☐ NO

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:

See attachment.

Signed by:

Francis Morsey

for the Director, Office of Planning and Zoning

asstiv/pub

Date:

11/16/94

INTER-OFFICE CORRESPONDENCE

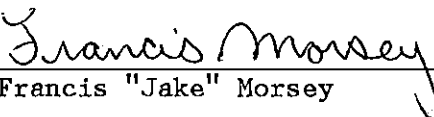
TO: Arnold Jablon, Director, ZADM DATE: November 15, 1994

Francis (Jake) Morsey
Development Review Section
FROM: Strategic Planning Division, OPZ

SUBJECT: 1412 and 1414 Providence (ALF)

The proposed Class A Assisted Living Facility is located within a Community Conservation area. The following site plan revisions should occur prior to approval of a building permit.

1. In order to enhance the residential character of the area, the existing bituminous paving in the front and side yard of 1414 Providence Road should be removed. A wooden fence should be provided along the property line to separate this use from the volunteer fire company.
2. Evergreen planting should be provided along the proposed 12' wide driveway as a buffer for the adjacent dwelling at 1410 Providence Road. If a retaining wall is needed, a detail should be provided, landscaping should be incorporated with the retaining wall.
3. If a sign is proposed, a detail should be provided.


Francis "Jake" Morsey

FM:rdn

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.

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 432.5.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:

BRADON WALKER 2200 Pleasant Villa (410) 747-0987
 ◆ Print Name of Applicant Address Telephone Number
 ◆ Lot Address 1412-1414 Providence Road Election District 9 Councilmanic District 9 Square Feet 22,500
 Lot Location: (N) E S/W side/corner of Providence Road 600 FT feet from (N) E S/W corner of Seminary Pl.
 (street) (street)
 Land Owner BERNARD LEE Tax Account Number _____
 Address 1412 Providence Road Telephone Number (410) 825-2017

◆ 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 REQUIRED
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	—	N/A - no exterior change
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	—
Surrounding Neighborhood	✓	—
6. Current Zoning Classification: AR 3.5	✓	—

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: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant BRENDA E. WALKER Address 2200 Pleasant Villa Ave Telephone Number 410-747-0987
Lot Address 1412 Providence Rd Election District 9th Councilmanic District 4 Square Feet 53,669
Lot Location: N E S W side/corner of PROVIDENCE RD 545 feet from N E S W corner of SEMINARY
(street) (street)
Land Owner: BERNARD LEE Tax Account Number 09-16152260
Address: 1234 ST ANDREWS WAY BALTO, MD 21239 Telephone Number (40) 583-7760

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

PROVIDED?
YES ☒ NO ☐ Accepted for filing by ER
Date: 8/15/96

2. Permit Application (If available)

☐ YES ☒ NOT YET APPLIED

3. Site Plan

Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square

☒ YES ☐ NO

Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)

☒ YES ☐ NO

Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years

☒ YES ☐ NO

4. Building Elevation Drawings WAIVE IF CAN STATE ON PLAN

☒ YES ☐ NO

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

☒ YES ☐ NO

6. Current Zoning Classification: DR 3.5

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:

The following should be submitted before building permit approval:

1. A scale plan should be submitted showing:
 - a. No more than two parking spaces which may be handicapped spaces located in the front yard of 1414 Providence Rd. The other spaces could be located in the side yard parrelled to the building.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/4/96

- b. Landscaping in the front yard of 1414 Providence Rd.
to enhance the residential character of the project.
- 2. If a sign is proposed in the future, a detail of the sign
should be provided.

9/1/9

James M. [illegible]

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

BREND+ E. WALKER 2200 PLEASANT VILLAGE AVE 410-747-0957
Print Name of Applicant Address Telephone Number

1412 PROVIDENCE RD 9TH 4 53.669
Lot Address Election District Councilmanic District Square Feet

Lot Location: N E S (side/corner of PROVIDENCE RD 545 feet from N E S W corner of SEMINARY
(street) (street)

Land Owner: BERNARD LEE Tax Account Number 09-16152260

Address: 1234 ST ANDREWS WAY ROUTE MD 21234 Telephone Number (40) 583-7762

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY

1. This Recommendation Form (3 copies)

PROVIDED?		
YES	NO	Accepted for filing by <u>[Signature]</u>
☒	☐	Date: <u>9/4/96</u>

2. Permit Application (If available)

☐	☒ NOT YET APPLIED
--------------------------	---

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): 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 WAIVE IF CAN STATE ON PLAN

☒	☐
-------------------------------------	--------------------------

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

☒	☐
☒	☐

6. Current Zoning Classification: DR 3.5

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:

The following should be submitted before building permit approval:

1. A scale plan should be submitted showing:

a. No more than two parking spaces which may be handicapped spaces located in the front yard of 1414 Providence Rd. The other spaces could be located in the side yard parrelled to the building.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 9/4/96

- b. Landscaping in the front yard of 1414 Providence Rd.
to enhance the residential character of the project.
2. If a sign is proposed in the future, a detail of the sign
should be provided.

Zoning Use Permit Plan for Class "A"

Assisted Living Facility
 Located at
 1412 Providence Rd
 Baltimore MD 21286
 9th ELEC. DIST.

Property Owner
 Ernest E. Walker
 2200 Pennington Village
 Catonsville MD 21228
 Phone 410-747-0987
 Lot Size 53,669 sq ft
 Zoning Map 12-C
 Zone DR 3.5
 Area Required for Beds =
 18,500 sq ft

Parking: 1 space for each
 3 beds = 3 parking spaces
 Required. All parking uses
 shown existed prior to
 the date of this plan. All
 parking will be permanently
 striped.

Existing Floor Areas (sq ft)

1412 Building

1st Floor of sun room = 2,115 sq ft

2nd Floor = 1,665 sq ft

Total = 3,780 sq ft

Basement for storage & mechanical
 equipment = 1,665 sq ft

1414 Building

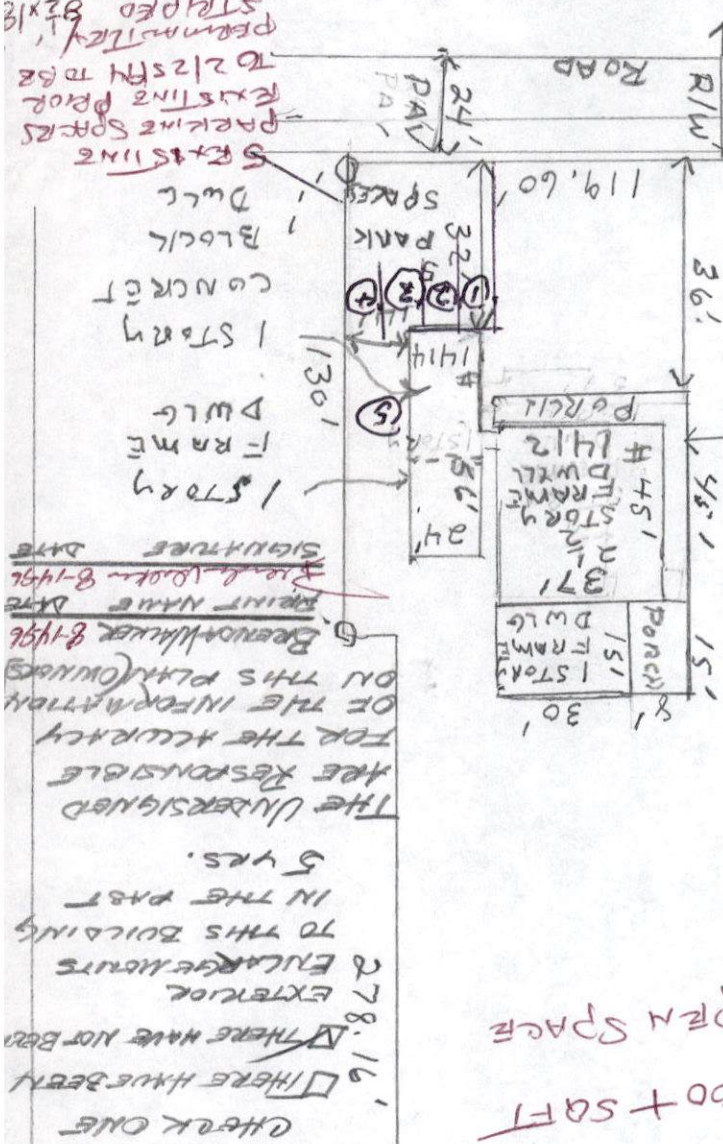
Floor Area sq ft (sq ft) = 1,344 sq ft

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 addition of an exterior stairway) have occurred within five
 years of the date of this permit application. No signs are proposed.
 Any future signs will comply with
 Sect 431.1 B2R and zoning sign policies.



500 + sq ft
 Open Space

Note and
 Check one
☐ There have been
 exterior
 & enclosure
 to this building
 in the past
 5 yrs.
 The undersigned
 are responsible
 for the accuracy
 of the information
 on this plan (drawing)
 Breuninger 8-1996
 Print Name Date
 Signature Date
 8-1996



SCALE
 1" = 10'

ZONING USE PERMIT PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY

LOCATED AT

1412 PROVIDENCE RD

BALTIMORE MD 20286

9TH ELEC. DIST.

PROPERTY OWNER

BRENDA E. WALKER

2200 PEASANT VILLAGE

CATONSVILLE MD 21228

PHONE 410-747-0987

LOT SIZE 53,669 #

ZONING MAP 12-C

ZONE DR 3.5

AREA REQUIRED FOR 15 BEDS:

~~26,500 #~~ 28,500 #

PARKING: 1 SPACE FOR EACH

3 BEDS = 5 PARKING SPACES

REQUIRED. ALL PARKING USES

SHOWN EXISTED PRIOR TO

THE DATE OF THIS PLAN. ALL

PARKING WILL BE PERMANENTLY

STRIPED.

EXISTING FLOOR AREAS SQFT (#)

1412 BUILDING

1ST FLOOR & SUN ROOM = 2,115 #

2ND FLOOR = 1,665 #

TOTAL = 3,780 #

BASEMENT FOR STORAGE & MECHANICAL

EQUIPMENT = 1,665 #

1414 BUILDING

FLOOR AREA SQFT (#) = 1,344 #

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)

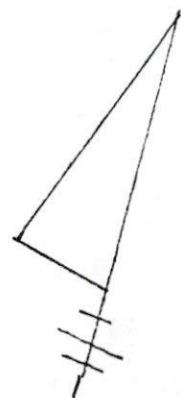
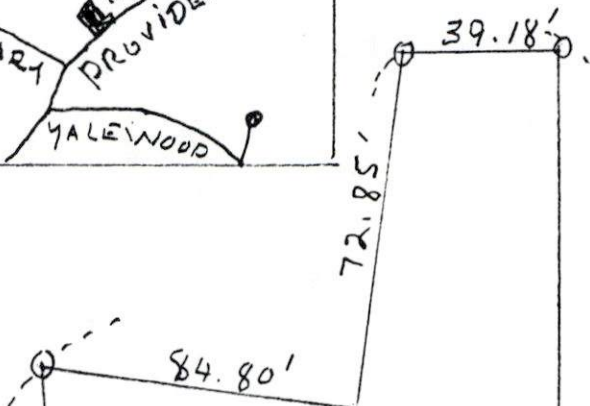
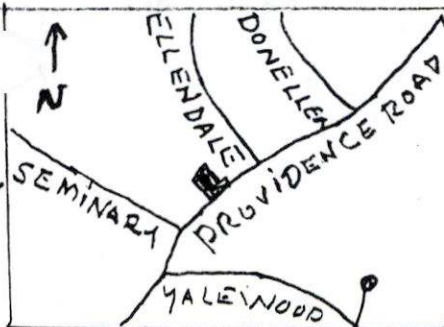
TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH

OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURRED WITHIN FIVE

YEARS OF THE DATE OF THIS PERMIT APPLICATION. NO SIGNS ARE PROPOSED.

ANY FUTURE SIGNS WILL COMPLY WITH

SECT 431.1 BCZ AND ZONING SIGN POLICIES



NOTE AND

CHECK ONE

☐ THERE HAS BEEN

☒ THERE HAVE NOT BEEN

EXTERIOR

ENLARGEMENTS

TO THIS BUILDING

IN THE PAST

5 YRS.

THE UNDERSIGNED
ARE RESPONSIBLE
FOR THE ACCURACY
OF THE INFORMATION
ON THIS PLAN (OWNER)

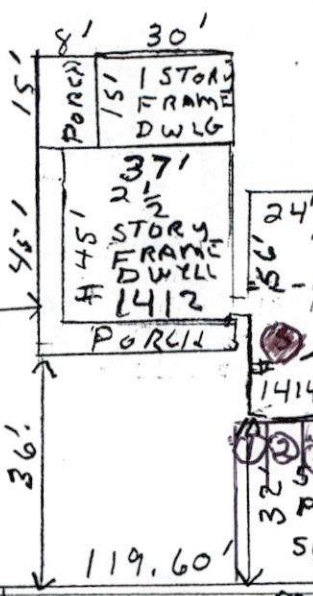
BRENDA WALKER 8/14/96

PRINT NAME DATE

BRENDA WALKER 8/14/96

SIGNATURE DATE

500+ SQ FT
OPEN SPACE



1 STORY
FRAME
DWLG

1 STORY
CONCRETE
BLOCK
DWLG

EXISTING

PAVED (ASPHALT)

PARKING SPACES

EXISTING PRIOR

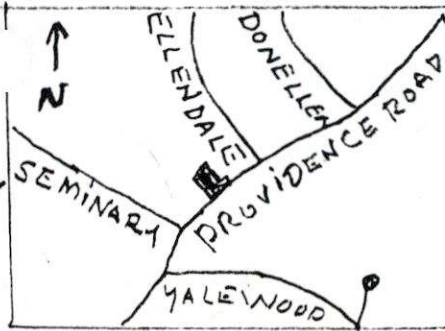
TO 2/25/94 TO BE

PERMANENTLY

STRIPED

SCALE
1" = 50'

ZONING USE PERMIT
 PLAN FOR CLASS "A"
 ASSISTED LIVING FACILITY
 LOCATED AT
 1412 PROVIDENCE RD
 BALTIMORE MD 21204
 9TH ELEC. DIST.



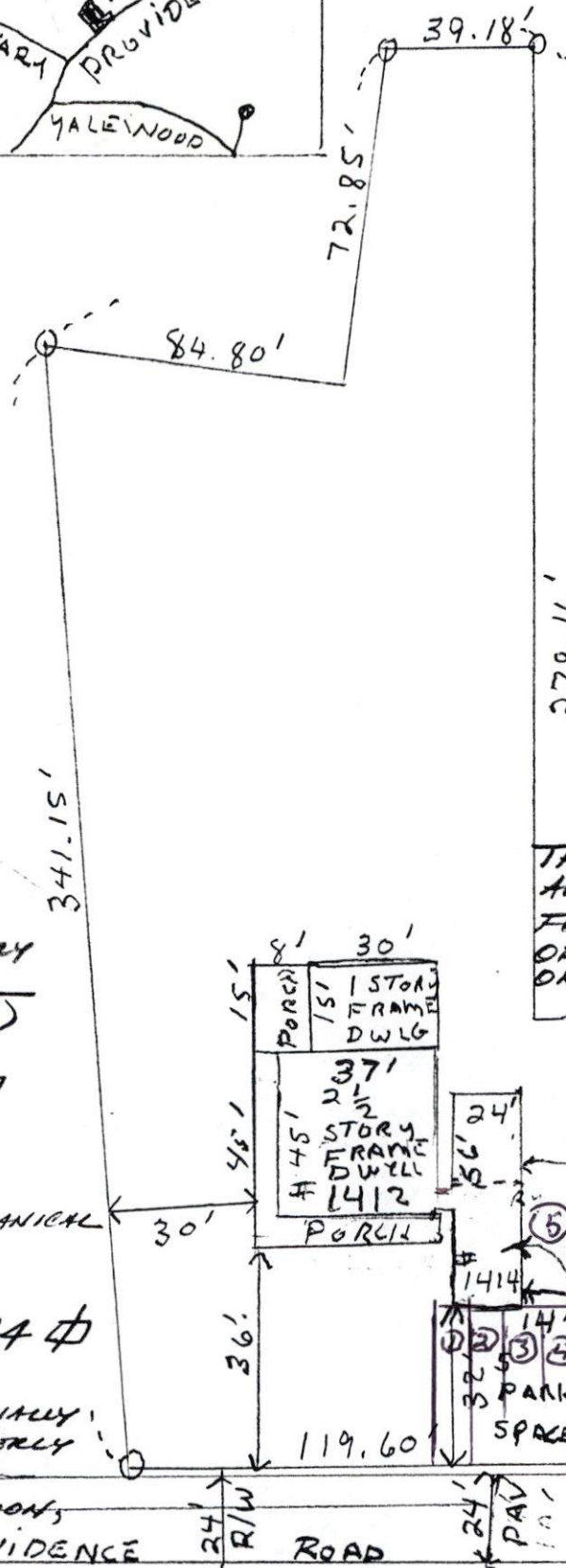
PROPERTY OWNER
 BRENDT E. WALKER
 2200 PEASANT VILLAGE
 CATONSVILLE MD 21228
 PHONE 410-747-0987
 LOT SIZE 53,669 #
 ZONING MAP 12-C
 ZONE DR 3.5 15
 AREA REQUIRED FOR 14 BEDS =
 26,500 # BW

PARKING: 1 SPACE FOR EACH
 3 BEDS = 5 PARKING SPACES
 REQUIRED. ALL PARKING USES
 SHOWN EXISTED PRIOR TO
 THE DATE OF THIS PLAN. ALL
 PARKING WILL BE PERMANENTLY
 STRIPED.

EXISTING FLOOR AREAS SQFT (#)
 1412 BUILDING
 1ST FLOOR & SUN ROOM = 2,115 #
 2ND FLOOR = 1,665 #
 TOTAL = 3,780 #

BASEMENT FOR STORAGE & MECHANICAL
 EQUIPMENT = 1,665 #
 1414 BUILDING
 FLOOR AREA SQFT (#) = 1,344 #

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. NO SIGNS ARE PROPOSED.
 ANY FUTURE SIGNS WILL COMPLY WITH
 SECT 431.1 BCZP AND ZONING SIGN POLICIES
 OR BE VARIANCED



NOTE AND
 CHECK ONE
☐ THERE HAVE BEEN
☒ THERE HAVE NOT BEEN
 EXTERIOR
 ENCARGEMENTS
 TO THIS BUILDING
 IN THE PAST
 5 YRS.
 THE UNDERSIGNED
 ARE RESPONSIBLE
 FOR THE ACCURACY
 OF THE INFORMATION
 ON THIS PLAN (OWNER)
 BRENDT WALKER 8/4/98
 PRINT NAME DATE
 BRENDT WALKER 8/4/98
 SIGNATURE DATE

1 STORY
 FRAME
 DWLG
 1 STORY
 CONCRETE
 BLOCK
 DWLG 8' x 18'

EXISTING
 PAVED (ASPHALT)
 PARKING SPACES
 EXISTING PRIOR
 TO 2/25/94 TO BE
 PERMANENTLY
 STRIPED.

SCALE
 1" = 50'

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation 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 _____ (street) _____ feet from N E S W corner of _____ (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 Community Conservation)

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
1. This Recommendation Form (3 copies)	_____	_____	
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 - (<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	_____	_____	
5. Photographs (<i>please label all photos clearly</i>)			
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 Community Conservation

Date: _____

ZONING USE PERMIT PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY
LOCATED AT

123 SMITH ROAD.

BALTIMORE COUNTY, MD. 20204

3RD ELEC. DIST.

PROPERTY OWNER: JOHN AND LINDA
SMITH

ADD. #321 BROOK LA. TOWSON MD.

21044 DATE: 2/24/94 (PLAN DATE)

PHONE 410-325-1700

LOT SIZE: 24,410 SQ. FT. OR .56 AC ±

ZONING MAP N.W. 5 F

ZONE DR 3.5

AREA REQUIRED FOR

11 BEDS = 20,500 SQ. FT. SEE *

PARKING: 1 SPACE FOR EACH
3 BEDS = 4 PARKING SPACES

REQUIRED. ALL PARKING

USES SHOWN EXISTED

PRIOR TO THE DATE

OF THIS PLAN. ALL PARKING

WILL BE PERMANENTLY STRIPED.

EXISTING
FLOOR AREAS, SQ. FT. (A)

1ST FLOOR AND SUN-

ROOM = 1987 #

2ND FLR = 1811 #

TOTAL = 3,798 #

BASMENT FOR

STORAGE AND

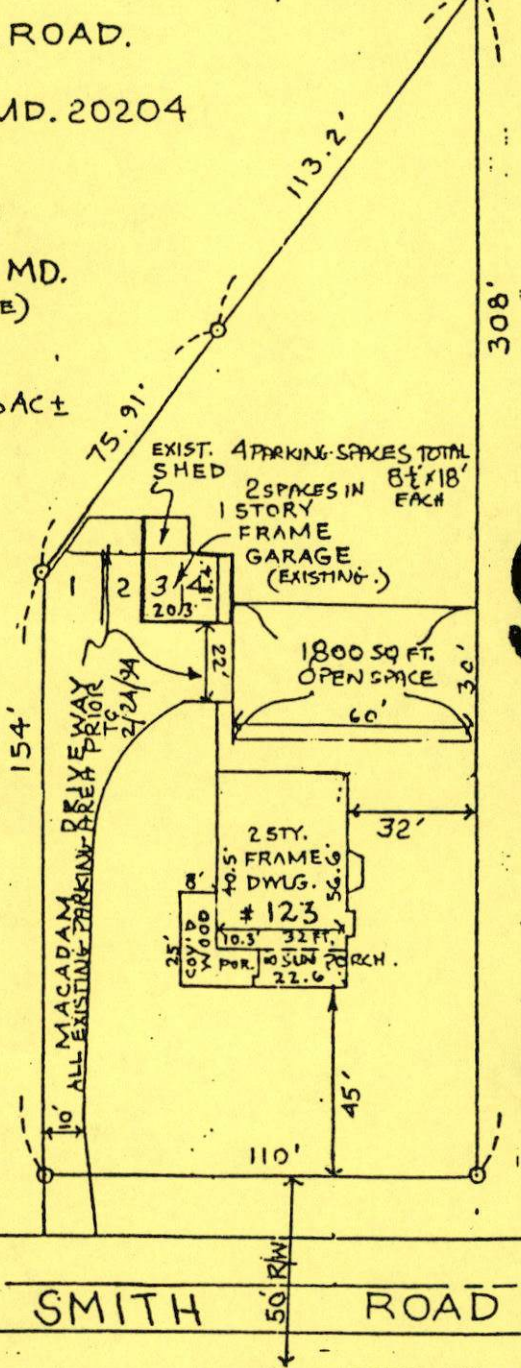
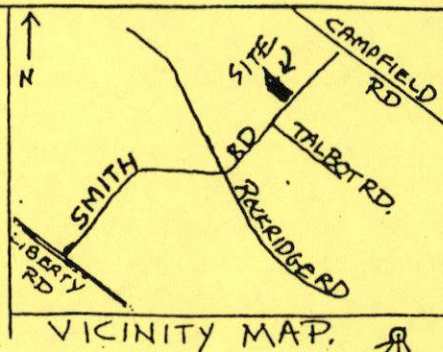
MECHANICAL

EQUIPMENT

1811 #

EXISTING

GARAGE = 374 #



* DENSITY CALCULATIONS

FOR 11 BEDS DR 3.5 =
12,500 SQ. FT. FOR 7 BEDS +
2,000 SQ. FT. FOR EACH ADDED
BED. 12,500 SQ. FT.
+ 8,000 SQ. FT.

20,500 SQ. FT. TOTAL
REQUIRED FOR 11 BEDS.

NOTE AND CHECK ONE

THERE HAVE BEEN ☐

THERE HAVE NOT BEEN ☐

EXTERIOR ENLARGEMENTS
TO THIS BUILDING IN THE
PAST 5 YEARS.

IF THERE HAVE BEEN
EXPLAIN WHAT THEY WERE:

EXPLANATION OF GROUND FLOOR
ENLARGEMENTS HERE: →

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

SAMPLE

"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"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL

COMPLY WITH SECT 413.1 BCLR AND ZONING SIGN POLICIES OR BE VARIANED

THE UNDERSIGNED ARE
RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION
ON THIS PLAN (OWNERS)

JOHN SMITH

PRINT OR TYPE NAME

Signature of John Smith

LINDA SMITH

PRINT OR TYPE NAME

2/24/94
DATE

2/24/94

SCALE

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

Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for general information concerning this use.

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), Baltimore County Zoning Regulations (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 (ALF). 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). Provide a detailed density chart on the plan giving the maximum and requested number of elderly assisted living Class "A" residents under this use permit proposal. See Section 424.5 (BCZR) for the density chart information.
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). Show and label a minimum of 500 square feet of yard area as "open space".
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 (PDM) 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 432.5.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 432.5.B.1.a, BCZR).
7. Leave space on the plan for the approval stamp.

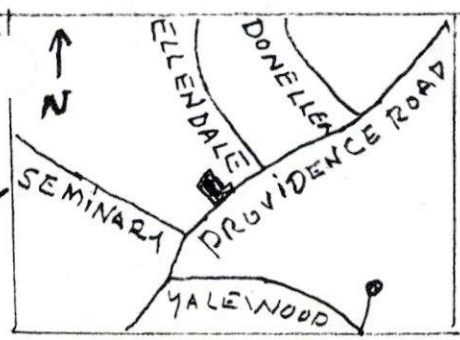
Requiring
a letter from applicant explaining
land rent / house ownership is
to be included in this file.

The lot cannot be used for any
purpose other than ~~as an~~ in
support of the ATF so long
as it is on site

Jed.
8/15/96

zoning file
Copy.

**ZONING USE PERMIT
PLAN FOR CLASS "A"**
ASSISTED LIVING FACILITY
 LOCATED AT
1412 PROVIDENCE RD
BALTIMORE MD 21204
9TH ELEC. DIST.

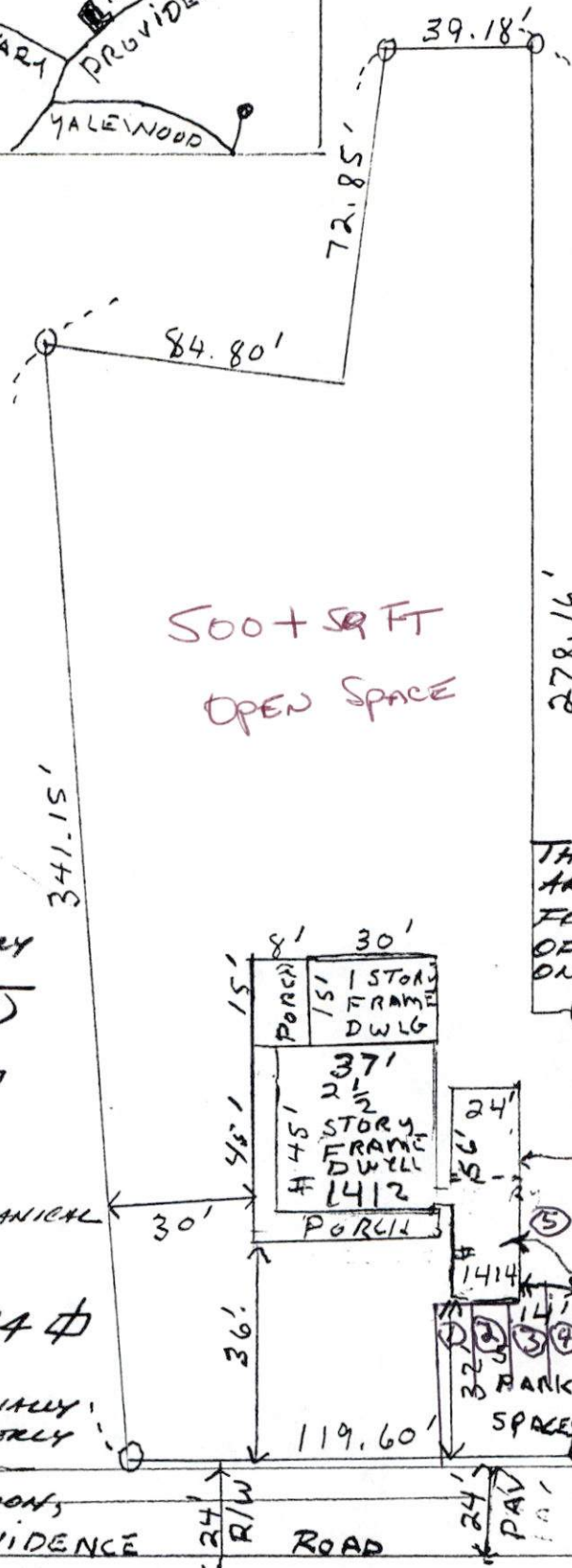


PROPERTY OWNER
BRENDA E. WALKER
2200 PEASANT VILLAGE
CATONSVILLE MD 21228
PHONE 410-747-0987
LOT SIZE 53,669 #
ZONING MAP 12-C
ZONE DR 3.5
AREA REQUIRED FOR 14 BEDS =
28,500 #

**PARKING: 1 SPACE FOR EACH
 3 BEDS = 5 PARKING SPACES
 REQUIRED. ALL PARKING USES
 SHOWN EXISTED PRIOR TO
 THE DATE OF THIS PLAN. ALL
 PARKING WILL BE PERMANENTLY
 STRIPED.**

EXISTING FLOOR AREAS SQ FT (#)
1412 BUILDING
1ST FLOOR & SUN ROOM = 2,115 #
2ND FLOOR = 1,665 #
TOTAL = 3,780 #
**BASEMENT FOR STORAGE & MECHANICAL
 EQUIPMENT = 1,665 #**
1414 BUILDING
FLOOR AREA SQ FT (#) = 1,344 #

**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. NO SIGNS ARE PROPOSED.
 ANY FUTURE SIGNS WILL COMPLY WITH
 SECT 431.1 B&Z AND ZONING SIGN POLICIES**



**500+ SQ FT
 OPEN SPACE**



**NOTE AND
 CHECK ONE**
☐ THERE HAVE BEEN
☒ THERE HAVE NOT BEEN
 EXTERIOR
 ENCARGEMENTS
 TO THIS BUILDING
 IN THE PAST
 5 YRS.
 THE UNDERSIGNED
 ARE RESPONSIBLE
 FOR THE ACCURACY
 OF THE INFORMATION
 ON THIS PLAN (OWNER)
BRENDA WALKER
 PRINT NAME
Brenda Walker
 SIGNATURE
 DATE

**1 STORY
 FRAME
 DWLG**
**1 STORY
 CONCRETE
 BLOCK
 DWLG**

**5 EXISTING
 PAVED (ASPHALT)
 EXISTING PRIOR TO
 2/25/94 TO BE
 PERMANENTLY STRIPED**

**SCALE
 1" = 50'**

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

(3)

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

PDM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director
Department of Permits & 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 Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

BRENDA E. WALKER 2200 Pleasant Villa Ave 410-747-0987
Print Name of Applicant Address Telephone Number
1412 Providence Rd 9th 4 53,669
Lot Address Election District Councilmanic District Square Feet
Lot Location: N E SW side/corner of PROVIDENCE RD 545 feet from N E SW corner of SEMINARY
(street) (street)
Land Owner: BERNARD LEE Tax Account Number 09 16152260
Address: 1234 St Andrews Way Balls Bl 21239 Telephone Number (410) 583-7760

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

1. This Recommendation Form (3 copies)

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): 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 WAIVE IF CAN STATE ON PLAN

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

6. Current Zoning Classification: DR 3.5

PROVIDED?		Accepted for filing by Date: <u>2/15/96</u>
YES	NO	
☒	☐	<u>NOT APPLIED</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: _____
for the Director, Office of Planning and Community Conservation

Date: _____

Status as of 11/28/94.

OPZ. approval with conditions. Comments received this date. Copy being forwarded to Brenda Walker with explanation from Z. to discuss with OPZ. if any questions and to resubmit ~~as~~ ³ ~~2~~ copies of revised plans for OPZ app'l. SEE copy.

ORIGINAL MAILED TO B.W. THIS DATE.

Gene Can You
insert in file Thanks.
John L.

ALF
1412 Prohance PD



WEIGHT BOR ON
RIGHT PROVIDENCE
(FIRE STATION)



WEIGH BOR

ACROSS STREET

PROVIDENCE



NEXT DOOR

NEIGHBOR ON

LEFT OR PROVIDENCE



REAR of 1412 Providence
SHOWN from 1414



1412 PROVIDENCE Rd

LEFT FRONT



1412 - 14 PROVIDENCE RD
FROM RIGHT FRONT



1414 PROVIDENCE RD

RIGHT SIDE SITOWING

VOL FIRE CO. AT
1416



1412-14 PROVIDENCE RD

REAR YARD

SITOWING Vol FIRE Co.

AT 1416



1412-14 PROVIDENCE Rd

SHOWING Left SIDE 1414



1414 FRONT
PROVIDENCE

AND SHOWING PROV. VOL.
FIRE CO.



1412 - 1414

PROVIDENCE RD

JOINING BREEZEWAY



1414 PROVIDENCE RD
AND SHOWING FIRE STATION



1412 PROVIDENCE Rd

RIGHT SIDE AND REAR



1413 *1415 PROVIDENCE Rd

Across from and NE[↓] of

1412-1414 PROVIDENCE and in front
of Vol Fire Co.



1410 PROVIDENCE RD (ADJOINING PROPERTY)
NE
SHOWN FROM 1412



PROVIDENCE Vol. First Co.
(ADJOINING PROPERTY) NW
1416 PROVIDENCE RD



PROVIDENCE Rd VIEW

SW TOWARD SEMINARY AVE

FROM 1412-14 PROVIDENCE RD



— 85 NHHH 200 44100

1414 PROVIDENCE Rd

FRONT AND RIGHT SIDE



1413 PROVIDENCE Rd

DIRECTLY ACROSS THE ROAD
FROM 1412-14



--- "OF" HHHH 300 12170

1412 PROVIDENCE Rd
FRONT



1413

1400

PROVIDENCE Rd NE Side



1412 PROVIDENCE RD

RIGHT SIDE SHOWN
FROM REAR



REF ID: A6130

1412 - 14 PROVIDENCE RD
from left side front



1412-14 PROVIDENCE Rd

SHOWING LOT AND BUILDINGS
FROM REAR



PROVIDENCE Rd VIEW

NORTH toward ELIENDALG DRIVE



1414 PROVIDENCE RD RIGHT SIDE
SHOWN FROM Vol FIRE Co. Lot



--- "BS" NNNH 200 4430

1412-1414 - PROVIDENCE Rd

SHOWN FROM REAR OF 1414



FRONT OF

PROVINCIA



Kodak
Royal
PAPER

Kodak
Royal
PAPER

Kodak
Royal
PAPER

E

Kodak
Royal
PAPER

Kodak
Royal
PAPER

70123 114 123

REAR

Kodak
Royal
PAPER

Kodak
Royal
PAPER

Kodak
Royal
PAPER

Kodak
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PAPER

Kodak
Royal
PAPER

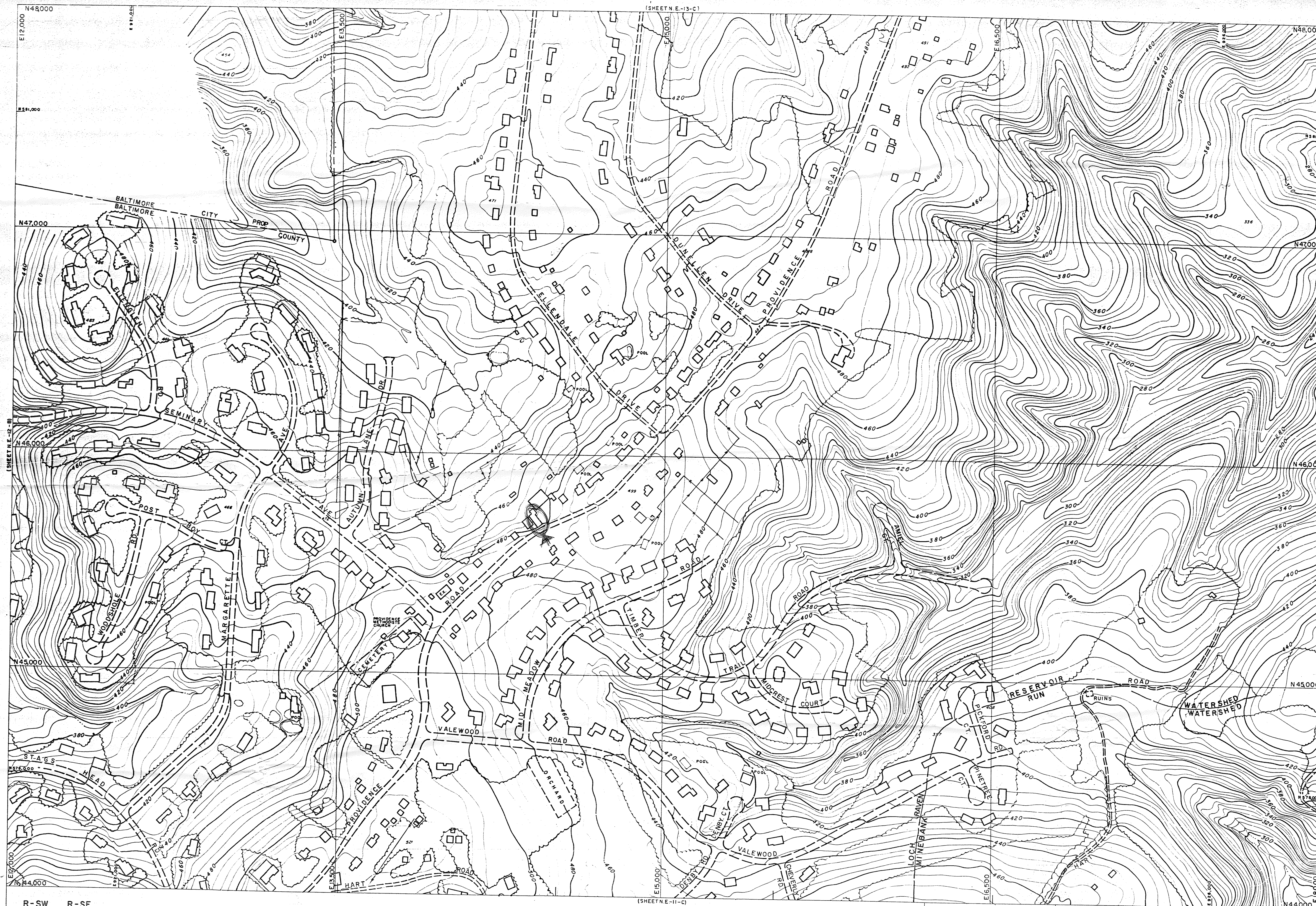
E



LEFT SIDE

70128444N-22
From

PROVIDENCE RIVER

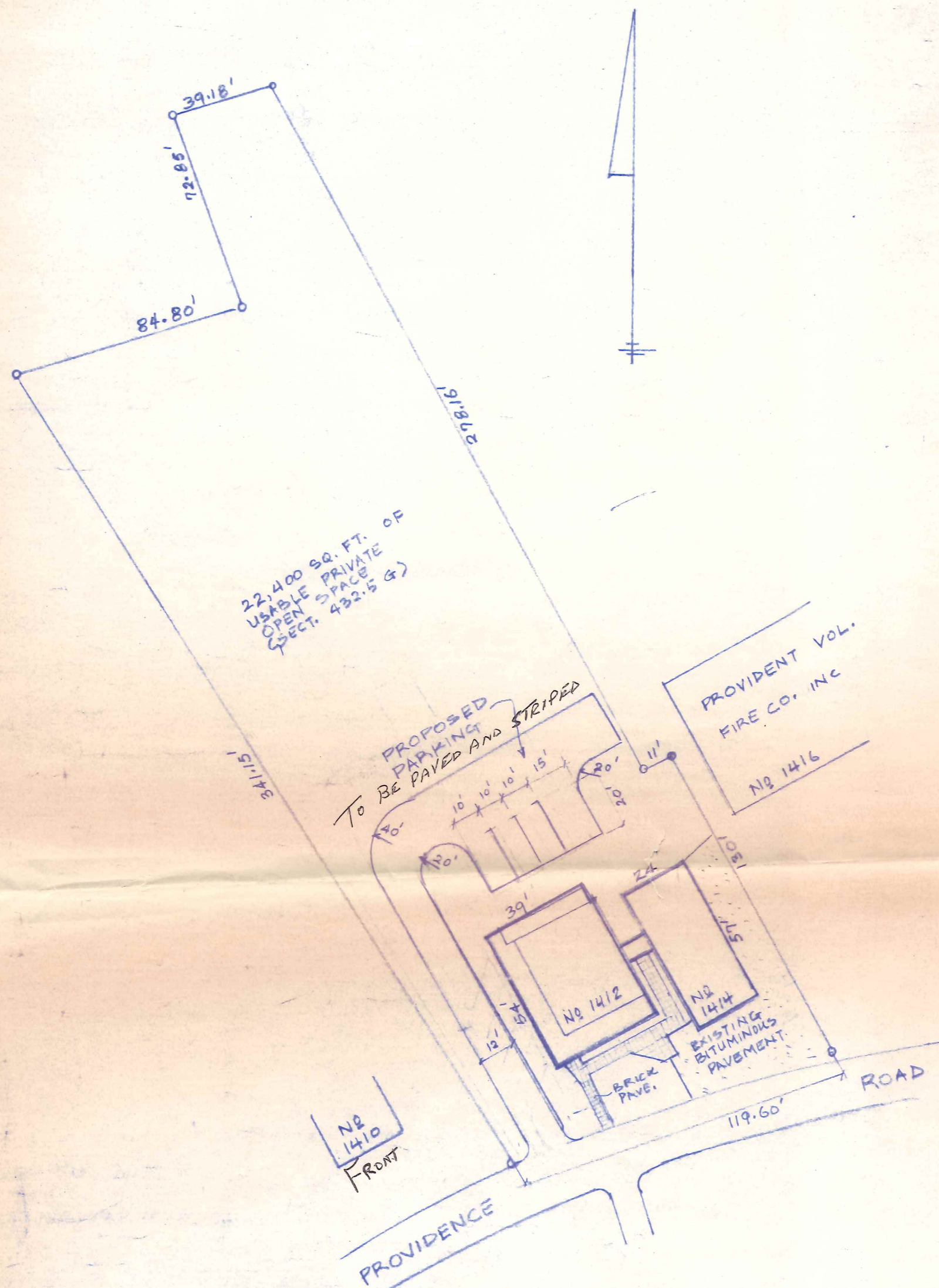


R-SW R-SE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'
Topographic	BY MAPS INC.	DATE 4-11-70	
Topography Compiled By: Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.			DATE OF PHOTOGRAPHY APRIL 1953

58
8.5"
11"
17"
22"
34"



GROUND FLR. AREA = 3,474 SQ. FT.

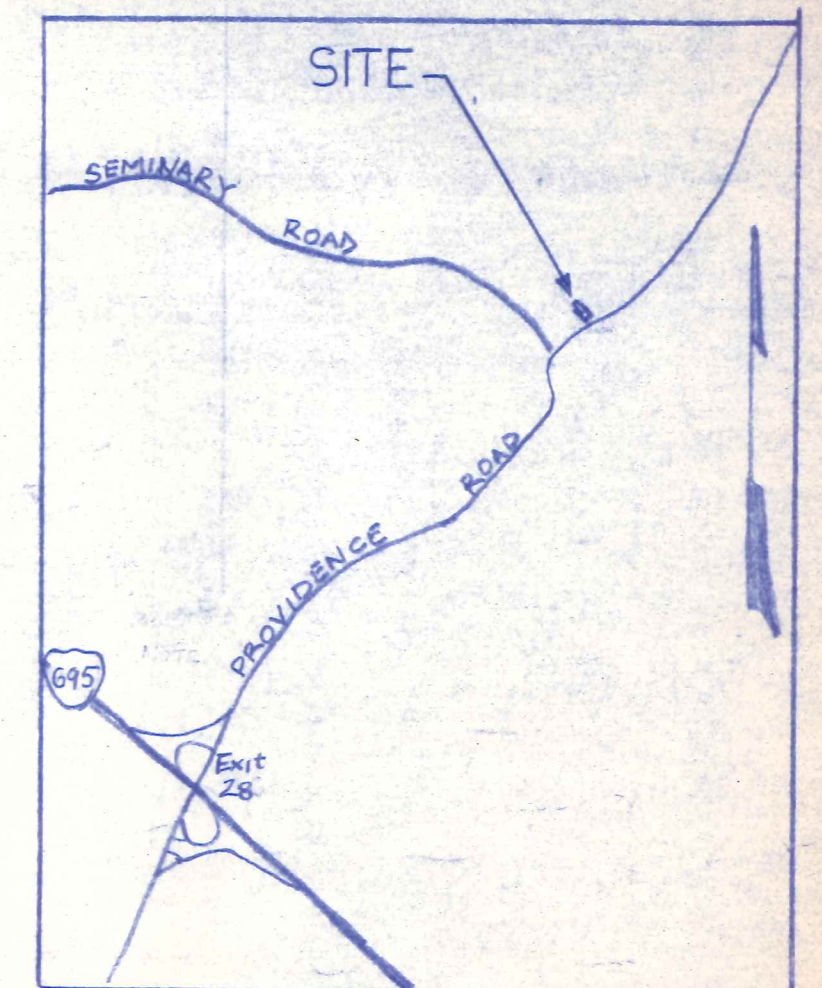
GROSS FLR. AREA = 7,317 SQ. FT. ±

DOES NOT INCLUDE PAVEMENT
USED FOR STORAGE

SITE PLAN
SCALE 1" = 40'

SITE DATA

ELECT. DISTRICT	9
AREA OF LOT	44,080 SQ. FT.
CURR. ZONING	D.R. 3.5
NO OF BEDS	12
DENSITY MIN. AREA REQD.	22,500 SQ. FT.



LOCATION MAP
1" = 1000'

OWNER: LIFESPING SENIOR HOUSING INC.
2200 PLEASANT VILLA AVENUE
BALTIMORE, MD 21228

TELEPHONE: (410) 747-0987

NOTE: All proposed signs shall comply with Section 413.1
of BCZR and all zoning sign policies or a zoning
variance is required per Section 432.5.B.1a, BCZR

NOTE:

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY 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.



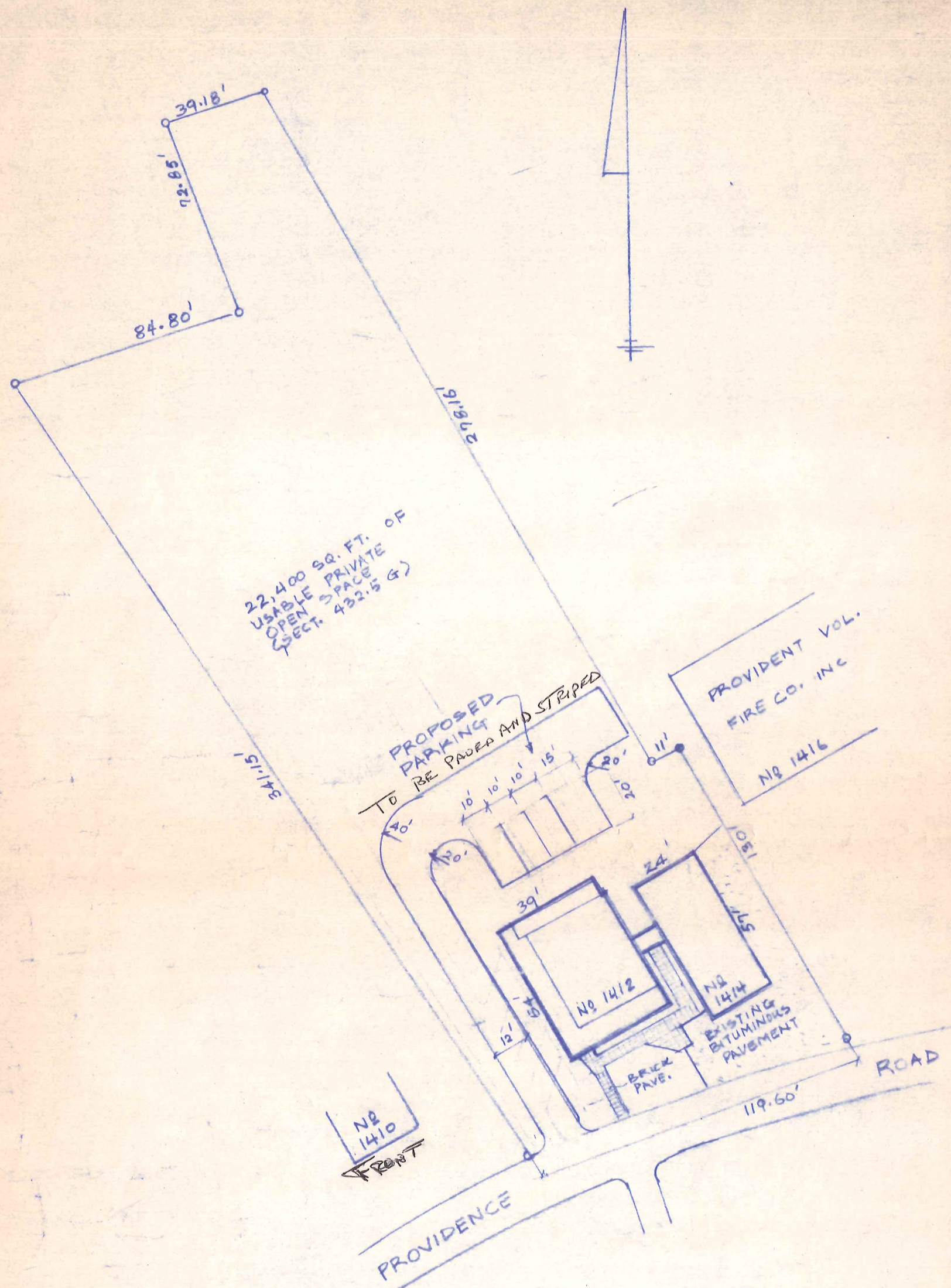
CLASS "A" ASSISTED LIVING FACILITY

SCALE: 1" = 40' APPROVED BY: DRAWN BY: L. BROWN
DATE: 10-20-94 REVISED:

1412-1414 PROVIDENCE ROAD

BALTIMORE COUNTY, MD.

DRAWING NUMBER
C-1



GROUND FLR. AREA = 3,474 SQ. FT.

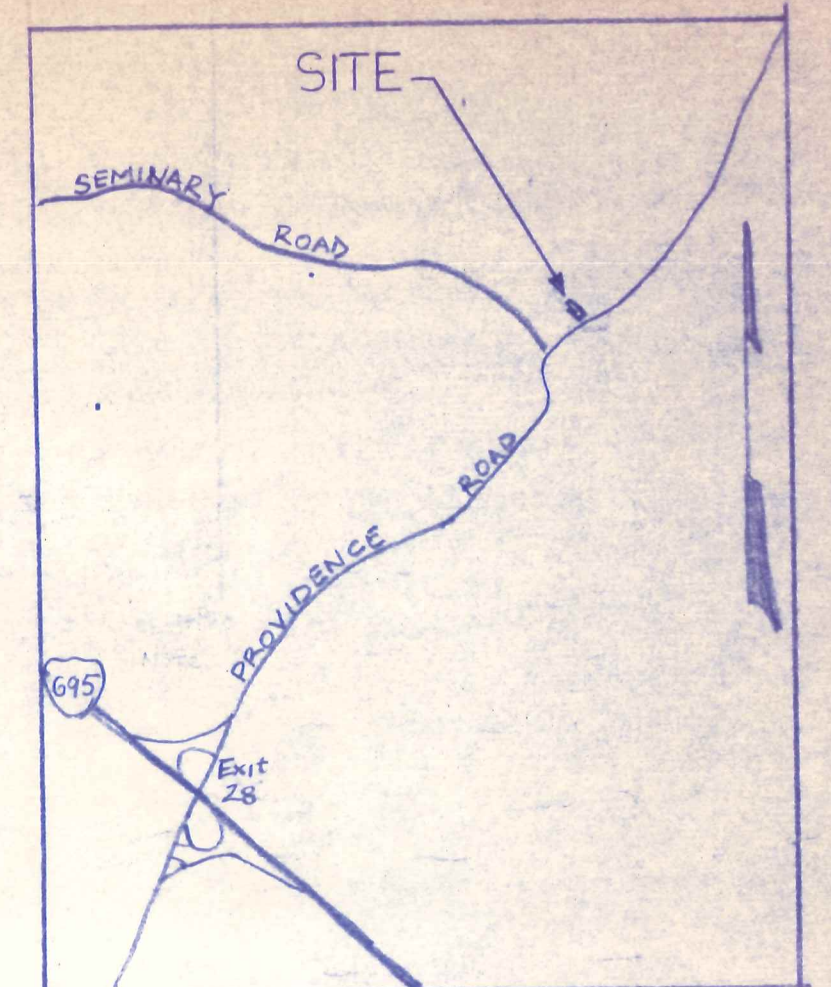
GROSS FLR. AREA = 7,317 SQ. FT. ±

DOES NOT INCLUDE BASEMENT USED FOR STORAGE

SITE PLAN
SCALE 1" = 40'

SITE DATA

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CLASS "A" ASSISTED LIVING FACILITY

SCALE: 1" = 40' APPROVED BY: DRAWN BY: L. BROWN
DATE: 10-20-94 REVISED:

1412-1414 PROVIDENCE ROAD

BALTIMORE COUNTY, MD.

DRAWING NUMBER
C-1