

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 26th day of FEBRUARY, 1996, that 7841 NORTH COVE RD. (street address) should be and the same is

hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY (ALF) FOR A MAXIMUM OF 7 ALF RESIDENTS

8260015
B.C.D.C. Permit Number


Director, Zoning Administration & Development Management

original sent 2/26/96

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 260015

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:

DONNA MARIE KURTZ 7851 NORTH COVE ROAD 21219 477 3794
Print Name of Applicant Address Telephone Number
Lot Address 7841 NORTH COVE ROAD Election District 15 Councilmanic District 20 Square Feet 18,150
Lot Location: N E S W/side/corner of NORTH COVE ROAD feet from N E S W corner of NORTH COVE ROAD
(street) (street)
Land Owner: DONNA MARIE KURTZ, MICHAEL KURTZ Tax Account Number 15-08-650851
Address: 7851 NORTH COVE ROAD. Telephone Number (410) 477-3794

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
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	☐	<u>WAIVED</u>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 5.5</u> <u>SE.7I</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: _____

ZONING USE PERMIT
PLAN FOR CLASS "A"
ASSISTED LIVING FACILITY
LOCATED AT: #7841 NORTH COVE ROAD
BALTIMORE COUNTY, M.D. 21219

15 ELECTION DIST.

PROPERTY OWNERS: DONNA + MICHAEL KURTZ
7851 NORTH COVE ROAD
BALT. MD. 21219
(410) 477-3794

DATE: 2/5/96 (PLAN DATE)

VICINITY MAP

Lot Number: 685
Block/Section: -
Plat Reference: Book: 10 Page: 76
Title of Plat: Lodge Forest

Lot Number: 686
Block/Section: -
Plat Reference: Book: 8 Page: 86 & 87
Title of Plat: Lodge Forest

*DENSITY CALCULATION FOR 7 BEDS
D.R. 5.5 = 10,000 SQ. FT. FOR SEVEN BEDS
1,500 SQ. FT. FOR EACH ADDED BED
THERE HAVE NOT BEEN EXTERIOR ENLARGEMENT
TO THIS BLDG. IN PAST 5 YRS.

LOT SIZE 18,150 SQ. FT.

ZONING MAP S.E. 7 I

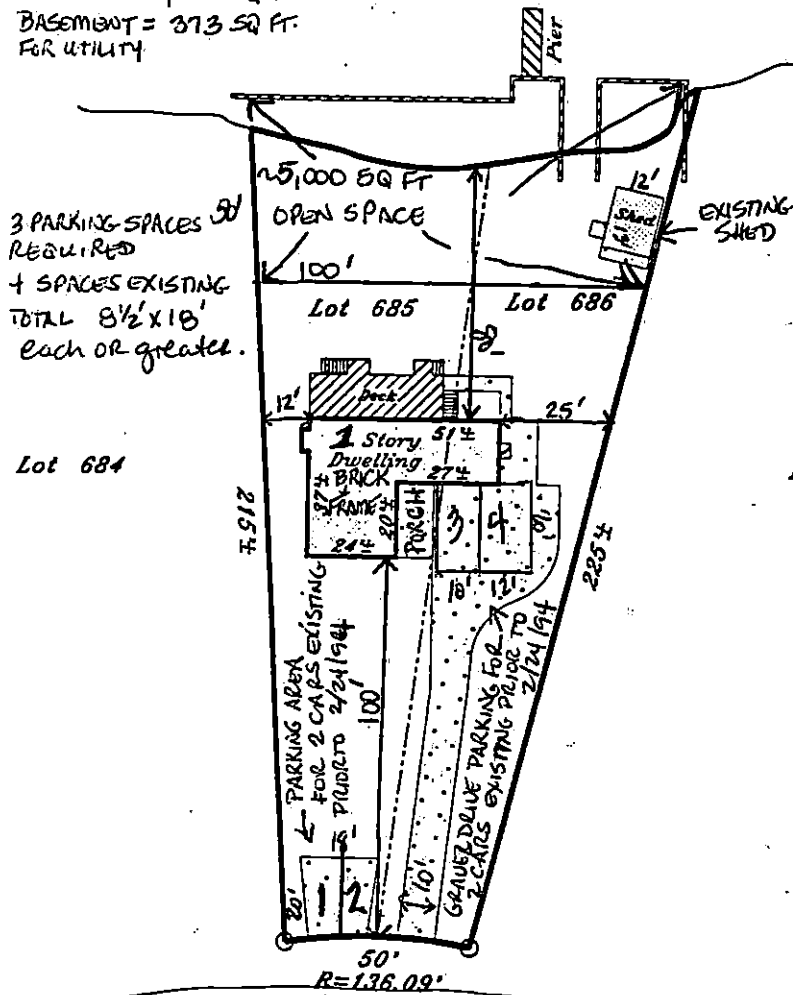
ZONE PR. 5.5

AREA REQUIRED FOR 7 BEDS = 10,000 SQ. FT. ±

EXISTING FLOOR AREA NORTH POINT COVE

1ST FLOOR = 12,600 SQ. FT.

BASEMENT = 373 SQ. FT.
FOR UTILITY



Lot 684

Lot 687

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

Michael Kurtz 2/5/96

MICHAEL KURTZ DATE

Donna Kurtz 2/5/96

DONNA KURTZ DATE

Scale 1" = 50'

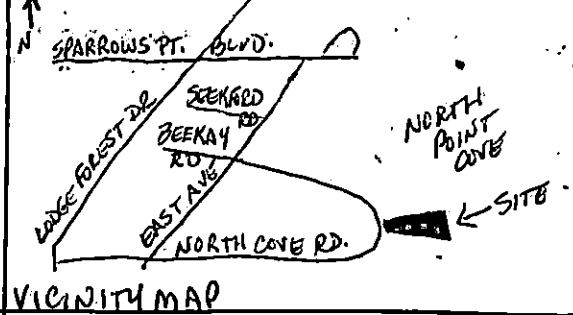
Property lies in Flood Zone
A, B and C
F.E.M.A. Map Panel Number
240010 0555 B, Dated 3/02/81

PARKING: 1 SPACE FOR EACH 3 BEDS = 3 PARKING SPACES. ALL SPACES EXISTED FOR PARKING PRIOR TO 2/24/94
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 5 YEARS OF THE DATE OF THIS PERMIT APPLICATION. NO SIGNS ARE PROPOSED. ANY FUTURE
SIGNS WILL COMPLY WITH SECT. 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.

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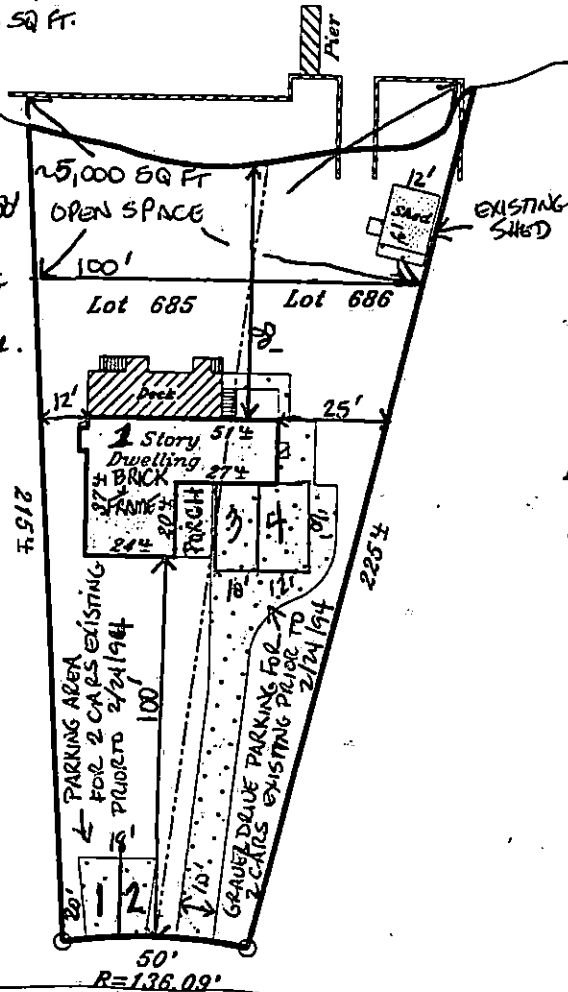
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3 PARKING SPACES
REQUIRED
4 SPACES EXISTING
TOTAL 8 1/2 X 18'
each or greater.

Lot 684



Lot 687

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MICHAEL KURTZ DATE
Donna Kurtz 2/5/96
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100

X

RECEIVED

FEB 9 1956

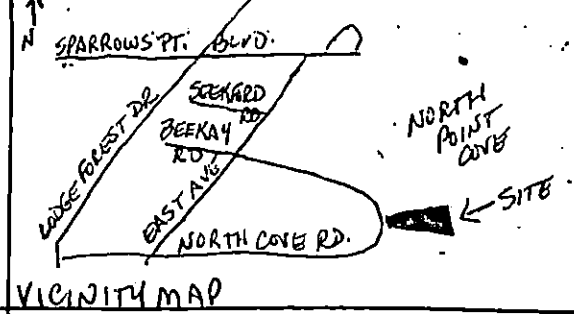
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RECORDS

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ZONE D.R. 5.5

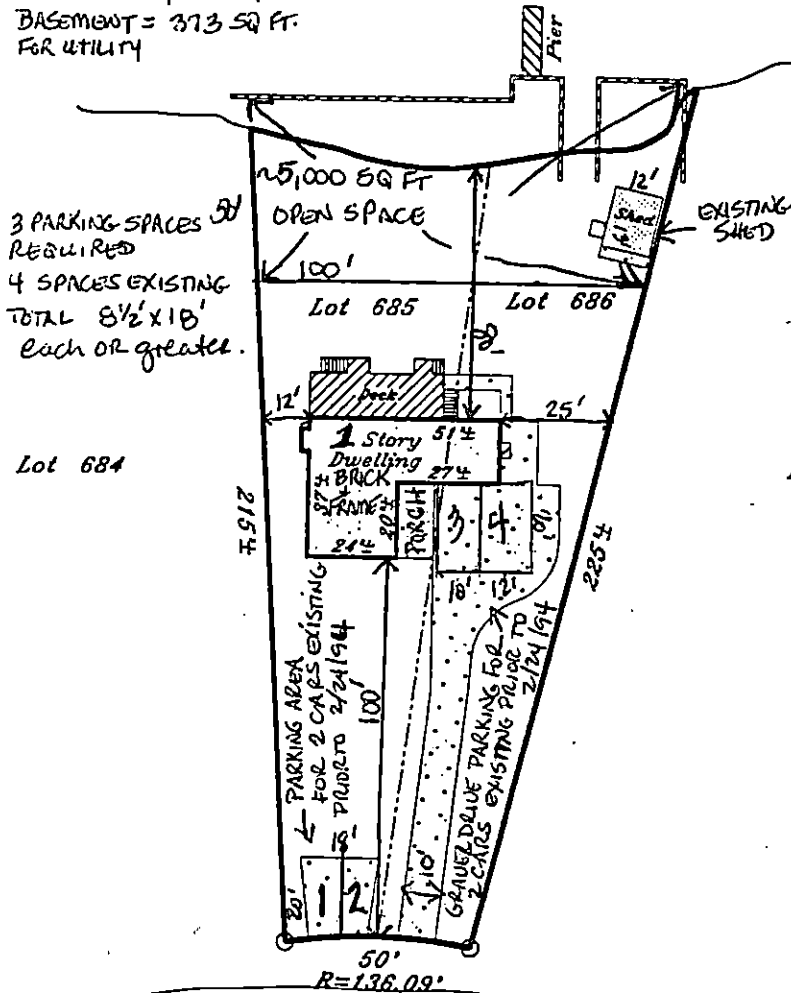
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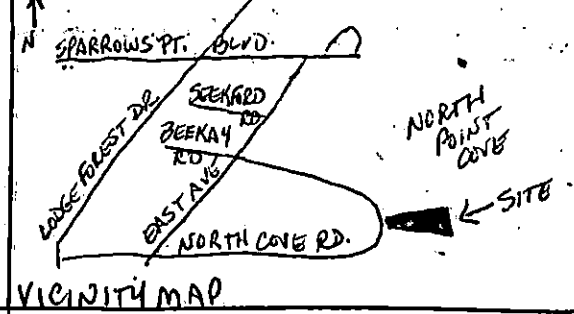
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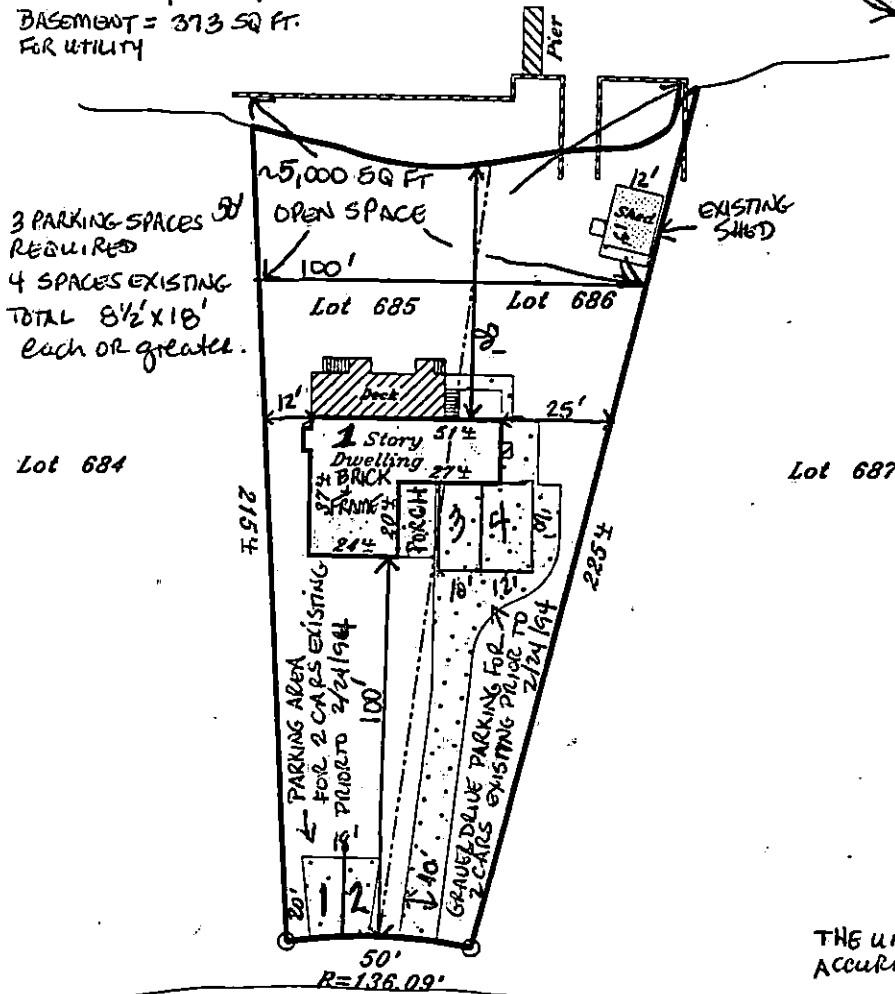
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OFFICE OF
PLANNING

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

DATE:

OEA:

HISTORIC DISTRICT/BLDG.

RMIT #: B260015
CEIPT #: A288554
NTROL #: RO F.P.
EF #: \$ 3500
E: appl
ID: appl
ID BY: appl
SPECTOR: appl

PROPERTY ADDRESS 7841 NORTH COVE ROAD
SUITE/SPACE/FLOOR YES ☐ NO ☐
SUBDIV: Lady Forest DO NOT KNOW ☐
TAX ACCOUNT # 15-08-650-851 DISTRICT/PRECINCT 15 22
OWNER'S INFORMATION (LAST, FIRST)
NAME: KURTZ, DONNA + MICHAEL
ADDR: 7851 NORTH COVE ROAD

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

APPLICANT INFORMATION

NAME: DONNA KURTZ
COMPANY: NORTH COVE HOUSE
STREET 7851 NORTH COVE ROAD
CITY, ST, ZIP BALT., MD 21219
PHONE #: 410 477-3794 MHIC LICENSE #:
APPLICANT
SIGNATURE: Donna Kurtz TRACT: BLOCK:
PLANS: CONST PLOT PLAT DATA EL 2 PL 2
TENANT
CONTR: Blumer
ENGR:
SELLR:

PLEASE CAREFULLY READ THIS APPLICATION
TO KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
APPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE 93
BOCA CODE 93
TYPE OF IMPROVEMENT

☐ NEW BLDG CONST
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ WRECKING
☐ MOVING
☒ OTHER Change of use

TYPE OF USE

RESIDENTIAL

☐ ONE FAMILY
☐ TWO FAMILY
☐ THREE AND FOUR FAMILY
☐ FIVE OR MORE FAMILY
(ENTER NO. UNITS)
☐ SWIMMING POOL
☐ GARAGE
☐ OTHER Chg of use

TYPE OF FOUNDATION BASEMENT
☐ SLAB 1. FULL
☐ BLOCK 2. PARTIAL
☐ CONCRETE 3. NONE

DESCRIBE PROPOSED WORK:

Chg of occupancy from STD
to 7 person assisted living facility
3 Floor Plan
no alterations, NO EXTERIOR WORK
Sep permit required for sprinkler installation
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
SPECIFY TYPE
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

Plans reviewed
John Bryner

LOTELEV 10 FT
ALF PER SE 71
FOR MAX TALL
RESIDENTS.

Flood Zone A

TYPE OF CONSTRUCTION

☐ MASONRY
☐ WOOD FRAME
☐ STRUCTURE STEEL
☐ REINF. CONCRETE

TYPE OF HEATING FUEL

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

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

VENTILATION AIR: 1. NA
ESTIMATED COST: \$ NA
MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

OWNERSHIP
1. ☒ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

FAMILY BEDROOMS
WASTE DISPOSAL 1. Y 2. N BATHROOMS
UNDER ROOMS KITCHENS

CLASS 3A
LIBER 10 FOLIO 76

APPROVAL SIGNATURES

DATE

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR SIZE 18150 SF
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK
ST #S 1085686 SIDE STR SETBK
OWNER LOT REAR SETBK
Y 2. N ZONING

BLD INSP John Bryner FINAL 2-8-96
BLD PLAN John Bryner FINAL 2-8-96
FIRE : :
SEDI CTL : :
ZONING 11 : OK TO FILE 2/8/96
PUB SERV 11 :
ENVRMNT 416 Mike Cook FINAL 2-8-96
PERMITS : :
PERMITS : :

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

PENDING OPCC USE PERMIT APPVL

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

DATE:

OEA:

HISTORIC DISTRICT/BLDG.

IT #: B260015
IPT #: A288554
ROL #: 20 F.P.
#:
\$ 3500

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SUBDIV: Lady Forest
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☐ YES ☐ NO
☐ DO NOT KNOW

DISTRICT/PRECINCT

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

BY: appl
ECTOR:
CAREFULLY READ THIS APPLICATION
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PLANS: CONST ☐ PLOT ☐ PLAT ☐ DATA ☐
TENANT
CONTR: Bryner
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SELLR:

BLOCK:
EL 2 PL 2

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DE CODE
BOCA CODE 93
OF IMPROVEMENT
NEW BLDG CONST
ADDITION
ALTERATION
REPAIR
WRECKING
MOVING
OTHER Chgo of use
OF USE

DESCRIBE PROPOSED WORK:

Chgo of occupancy from STD
to 7 person assisted living facility
3 Floor Plans
no alterations, NO EXTERIOR WORK
See permit required for sprinkler installation
NON-RESIDENTIAL

ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY
(ENTER NO UNITS)
SWIMMING POOL
GARAGE
OTHER Chgo of use
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SLAB
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FOR MAX T ALF
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2. OIL 4. COAL

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2. PRIVATE SYSTEM
SEPTIC
PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

RAL AIR: 1. NA
MATED COST: \$
ATERIALS AND LABOR

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

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MILY BEDROOMS
AGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 3A
ER ROOMS KITCHENS LIBER 10 FOLIO 76

LDING SIZE
OR
TH
TH
SHT
RIES
#S
NER LOT
Y 2. N ZONING

LOT SIZE AND SETBACKS
SIZE 18150SF
FRONT STREET
SIDE STREET
FRONT SETBK
SIDE SETBK
SIDE STR SETBK
REAR SETBK

APPROVAL SIGNATURES

DATE

BLD INSP Donna Kurtz 7/8/96
BLD PLAN John Bryner 7/8/96
FIRE
SEDI CTL
ZONING OK TO FILE 2/8/96
PUB SERV OK
ENVRMNT OK 2-8-96
PERMITS

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

RECEIVED
FEB 9 1966
OFFICE OF
PLANNING



WATERFRONT SIDE
7841 NORTH CONE ROAD.



7839 NORTH CONE ROAD



STREET SIDE

07841 NORTH CNE ROAD



STREET SIDE

7841 NORTH CUNE Rd .



7847 NORTH COVE ROAD
7845

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

No. 013957

DATE 2/8/96 ACCOUNT R0016150

AMOUNT \$ 40.00

RECEIVED
FROM: KURTZ

FOR ALF FILING

AT 7841 NORTH COVE RD.

FOR: _____

02A9180145MTCRC

\$40.00

BA 0009:50AND2-08-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	
BY	DATE
LM	2-3-80

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
DEC. 1954

LOCATION
LODGE FOREST NORTH POINT

SHEET
S. E. 7-1

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

RECEIVED
FEB 8 1966
OFFICE OF
PLANNING