

(REVISED) FROM 8 APPY'D ALF CLASS "A" RESIDENTS

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 18TH day of DECEMBER *, 1996, that 12820 EASTERN 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 RESIDENTS.

* USE APPROVAL EFFECTIVE ON 11/28/96 (DATE OF PLANNING OFFICE APPVL)

11/28/96
Permit Number

Carl J. Faller

Director, Zoning Administration & Development Management

ORIGINAL MAILED TO APP
12/18/96

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 4TH day of NOVEMBER, 1994, that 12820 EASTERN AVE. EXT. (street address) should be and the same is hereby granted permission to operate a CLASS "A" (ELDERLY) ASSISTED LIVING FACILITY (A.L.F.) FOR A MAXIMUM OF EIGHT (A.L.F.) RESIDENTS.

Permit Number

Director, Zoning Administration & Development Management

ORIGINAL SENT ~~4~~ NOV ~~7~~, 94

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 4TH day of NOVEMBER, 1994, that 12820 EASTERN AVE. EXT. should be and the same is
(street address)
hereby granted permission to operate a CLASS "A" (ELDERLY) ASSISTED LIVING FACILITY (A.L.F.) FOR A MAXIMUM OF EIGHT (A.L.F.) RESIDENTS.

Permit Number

Director, Zoning Administration & Development Management

SUPERCEDED BY REVISION.
TO 15 ALF RESIDENTS

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 4TH day of NOVEMBER, 1994, that 12820 EASTERN AVE. EXT. should be and the same is
(street address)
hereby granted permission to operate a CLASS "A" (ELDERLY) ASSISTED
LIVING FACILITY (A.L.F.) FOR A MAXIMUM OF EIGHT (A.L.F.)
RESIDENTS.


Permit Number


Director, Zoning Administration & Development Management

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

No. 153007

DATE 11/2/94 ACCOUNT R0016150

AMOUNT \$ 40.00

RECEIVED
FROM: MARK WAGNER

FOR: CLASS A ELD. ASSISTED LVG FAC. USE PERMIT
CODE 210

01A013017541CHRC

40.00

BA 0010143AM11-02-94

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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

No.

011079

DATE

11/25/96

ACCOUNT

40.00

AMOUNT

\$

R0016150

RECEIVED
FROM:

Wagner

FOR:

Class A ALF USE Permit (revision)

02A91#0110KICHR

\$40.00

BA C003:05PM11-25-96

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

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 NA

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

RE: Assisted Living Facility (Class "A")

Filed By J. Lewis 11/2/94

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:

♦ STEVEN MARK WAGNER 12820 EASTERN AVE EXT 335 7076
Print Name of Applicant Address Telephone Number

♦ Lot Address 12820 EASTERN AVE, EXT. Election District 5 Councilmanic District 15 Square Feet 6900

Lot Location: N E S W side/corner of NORTH SIDE EASTERN AVE, EXT., 1900 FT ± feet from N(E) S W corner of GRACES QUARTERS RD.
(street) (street)

Land Owner STEVEN MARK WAGNER Tax Account Number 21-00-008265
16-00-003694

Address 12820 EASTERN AVE, EXT. Telephone Number 410 335 7076

♦ 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 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 <u>JOHN LEWIS ZADM SPOKE WITH D. WERTZ OPZ. 11/1/94</u> <u>IF PHOTOS SUFFICIENT ELEVATION DWGS WAVED.</u>	☐	☒
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR5.5</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: _____
for the Director, Office of Planning and Zoning

Date: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

PLEASE RESPOND
WITHIN 2 WKS.

JL

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County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

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Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR5.5</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:

Approval is recommended because no changes to the exterior of the dwelling are proposed.

Signed by: Dennis Wertz
for the Director, Office of Planning and Zoning

Date: 11/3/94

RECEIVED

NOV 4 1994

ZADM

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

(3) COPIES,

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
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Towson, MD 21204

PDM ALF # _____

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Department of Permits & Development Management

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MINIMUM APPLICANT SUPPLIED INFORMATION:

Steven Mark Wagner - 12820 Eastern Ave. Ext. (410) 335-1828
Print Name of Applicant Address Telephone Number
Lot Address 12820 Eastern Ave. Election District 15 Councilmanic District 7 Square Feet 36,000 Sq. ft.
Lot Location: NE SW side corner of EASTERN AVE. 1000 ± feet from NE SW corner of SIDE GRAVES AVE. RD
(street) (street)
Land Owner: Steven M. & Phyllis P. Wagner Tax Account Number 16-00-003694
Address: 12820 Eastern Ave. Ext. Telephone Number (410) 335-1828 CAC 06603

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)	☒	☐
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Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐
4. Building Elevation Drawings WAIVED PER (LOW RISE)	☐	☒ WAIVED
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: DR 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: Pat Kern
for the Director, Office of Planning and Community Conservation.

Date: 11/28/96

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

(3) COPIES

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
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Towson, MD 21204

PDM ALF # _____

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Address: 12820 Eastern Ave. Ext. Telephone Number (410) 335-1828 CERO 06605

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

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4. Building Elevation Drawings WAIVED PER (LOW RISE)	☐	☒ WAIVED
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: DR 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: Ort Keln
for the Director, Office of Planning and Community Conservation

Date: 11/28/96

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

(3) COPIES,

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

PDM ALF # _____

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Department of Permits & Development Management

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(street) (street)
Land Owner: Steven M. & Phyllis P. Wagner Tax Account Number 16-00-003694
Address: 12820 Eastern Ave. Ext. Telephone Number (410) 335-1828 CAC 06608

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: 11/28/96
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 WAIVED PER (LOW PLAN.)	—	✓ WAIVED	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	—	
Surrounding Neighborhood	✓	—	
6. Current Zoning Classification: DR 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 Pat Keln
for the Director, Office of Planning and Community Conservation

Date: 11/28/96



front of house

COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030
COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030



Sign + property

S AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL
LL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES



house on left of
property across street

CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES
S AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CAL



area view

D ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND



Front of house

0-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND
ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-



neighbor on left
side

COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSOR
RIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030



front of property

COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSOR
RIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030



House on right side
of property

ESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-
-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCE



front of house

CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COP
PIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES C



property on left
side of house

COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIE
ES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 C



property across street
on right of house

30 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030
COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION HAREWOOD PARK CHASE	SHEET N.E. 7-L
BY	DATE			
JSR	11/21/53	DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

11/25/96

Zoning Use Permit
Plan for Class A

Assisted Living Facility
Located at

12820 Eastern Ave. Ext.
Balto., Md. 21220
15th Elec. Dist.

Property Owner:

Steven Mark Wagner
and

Phyllis P. Wagner

Phone No. 335-7076

Lot size 36,000 Sq. ft.
or 3/4 acre

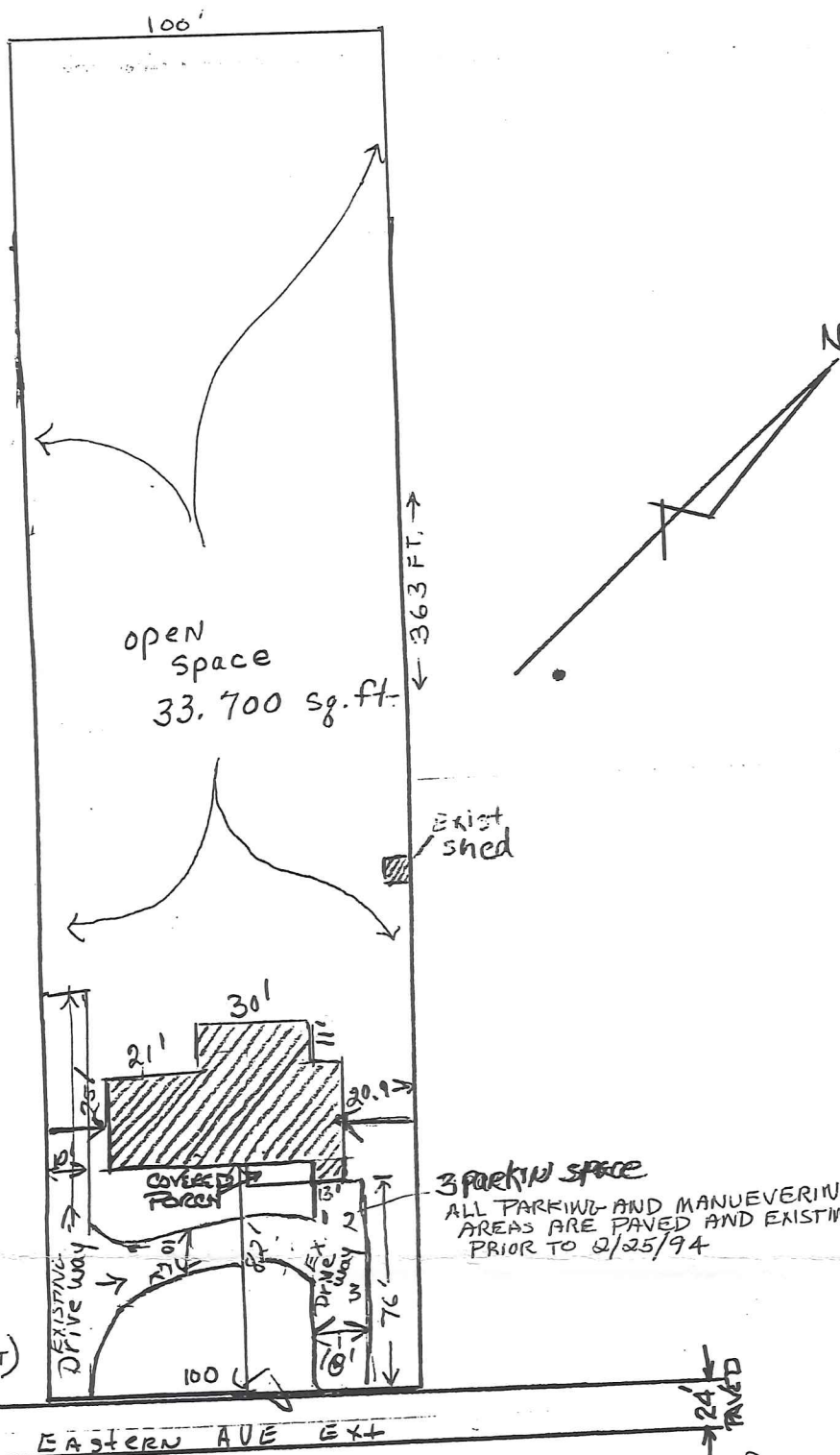
Zoning map/D.R. 5.5
(NE 7-E)

Living Space 6,900 Sq. ft.

Parking Space for each 3 Beds -
3 spaces. for 8 BEDS.

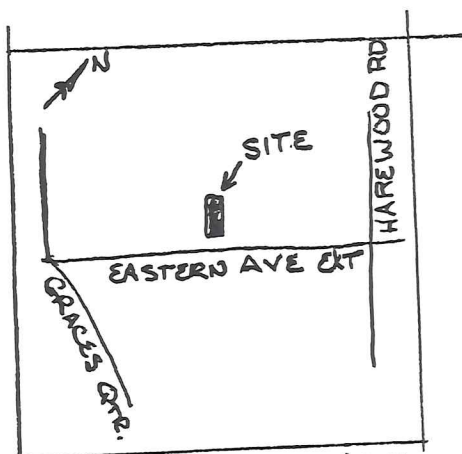
existing floor Plan Areas

1st floor - 23.00 Sq. ft. (LIVING AREA)
2nd floor - 25.00 Sq. ft. (BEDROOMS/BATH)
Basement - 21.00 Sq. ft. (STORAGE AND ACCESSORY EQUIPMENT)
TOTAL = 6,900 Sq. ft.



3 parking space
ALL PARKING AND MANUEVERING
AREAS ARE PAVED AND EXISTING
PRIOR TO 2/25/94

SIGNS : NONE PROPOSED.



VICINITY MAP

Approx. Scale
1 in. = 50 ft.

OF ASSISTED LIVING RESIDENTS = 8
AREA REQD 10,000 # FOR 7 RES. + 1,500 # FOR 1
11,500 # REQD. 36,000 # EXISTING.

Added addition (2nd floor) 50% ENLGMNT.
For single family Living USE (NOT ALF USE
AT THAT TIME)
in 1991. NO OTHER ADDITIONS TO
THE EXTERIOR OF THE BUILDING ARE
EXISTING OR PROPOSED. (SEE PHOTOS.)

THE UNDERSIGNED ARE
RESPONSIBLE FOR THE
ACCURACY OF THE INFO.
IN THIS PLAN

Mark Wagner 11/1/94
10/31/94 MW