(REVISED) FROM 8 APPYD ALF CLASS A RESIDENTS



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 18 TH day of DECEMBER * , 1996,
that 12820 EASTERN AVE, should be and the same is
hereby granted permission to operate a <u>CLASS "A" ELDERLY ASSISTED</u>
LIVING FACILITY FOR A MAXIMUM OF 15 RESIDENTS.
* USE APPROVAL EFFECTIVE ON 11/28/96 (DATE OF PLANNING OFFICE APPVL)
Del fall
Felliff Laminoci

Director, Zoning Administration & Development Management

ORIGINAL MAILED TO APP (2/18/96

USE PERMIT



IT IS ORDERED by the Director of Zo	ning Administration & Development
Management of Baltimore County, this _	
that 12820 EASTERN AVE. EX	should be and the same is
A A A A A Do man	CLASS "A" (ELDERLY) ASSISTED
LIVING FACILITY (A.L.F) FOR	A MAXIMUM OF EIGHT (A.L.F.)
RESIDENTS,	
Permit Number	Call Jobbe
•	Director, Zoning Administration & Development Management

QUAL SENT # NOV 7, 94

USE PERMIT



IT IS ORDERED by the Director of Zo	ning Administration & Development
Management of Baltimore County, this	4TH day of NOVEMBER, 1994,
that 12820 EASTERN AVE. E	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	Call Jable
	Director, Zoning Administration & Development Management

SUPERCEDED BY REVISION. TO 15 ALF RESIDENTS

USE PERMIT



Director, Zoning Administration & Development Management

IT IS ORDERED by the Director of Zoning Ad	Iministration & Development
Management of Baltimore County, this 4TH da	y of <u>NOVEMBER</u> , 19 <u>94</u> ,
that 12820 EASTERN AVE, EXT.	
hereby granted permission to operate a CLAS	SS "A" (ELDERLY) ASSISTED
LIVING FACILITY (A.L.F) FOR A MAN	
RESIDENTS;	
Permit Number	Tell Jobbe

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

No. 153007

DATE 11/2/94	ACCOUNT R0016150	
	AMOUNT \$ 40.00	The state of the s
RECEIVED MAKE		THE STREET, ST
CIBSS A FID	ASSISTED LUG FAC. USE PERMIT	
FOR:	CODE 210	
	01A0130175MICHRC \$40.00 P	

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

No. 011079

DATE 11/25	96 ACCOUNT 40.00
	AMOUNT_\$ RC016156
RECEIVED FROM:	ragner.
FOR: Clas	s A ALF USE Penut (revision)
	02A91#0110MTCHRC \$40.00

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

1 4 3 1 1 1 1 1 1 1

RECOMMENDA	HON FORM
TO: Director, Office of Planning and Zoning	ZADM ALF #
Attention: Ervin McDaniel County Courts Building, Room 406	
401 Bosley Avenue	Permit No. (if required) B
Towson, MD 21204	
FROM: Arnold Jablon, Director, Zoning Administration & Development Management	t .
RE: Assisted Living Facility (Class "A")	Filed By Athewis 11/2/94
Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February the Office of Planning and Zoning prior to this office's approval of a building/use pen	
MINIMUM APPLICANT SUPPLIED INFORMATION:	
Steven Markwagnen 12820 & Print Name of Applicant Address	ASTERN AUE EXT 335 7076 Telephone Number
+ Lot Address 12820 Eastern Aug Ett. E	lection District <u>5</u> Councilmanic District <u>15</u> Square Feet <u>6900</u>
Lot Location: NES W/side/corner of NORTH SIDE EASTERN) AVE. F	EXT., 1900 FT± feet from NES W corner of GRACES QUARTERS R
Land Owner Steven MARK WAGNER	Tax Account Number 1 - 00 - 0 0 8 2 6 5
Address 12820 EASTERN AVE, EXT.	Telephone Number 410 335 7076
♦ CHECKLIST OF MATERIALS: (to be submitted by applicant for required com	patibility 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,
 Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 50 	0 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	$X = \sum_{i=1}^{n} x_i x_i x_i$
4. Building Elevation Drawings JOHN LEWIS ZADM SPOKE WITH D, WERTZ IF PHOTOS SUFFICIENT ELEVATION DWGS WAN	oPz. — V
5. Photographs (please label all photos clearly)	
Adjoining Buildings Surrounding Neighborhood	
6. Current Zoning Classification: DR 5 - 5	4 -
TO BE FILLED IN BY THE OFFICE OF	DI ANNING AND TONING ONLY
RECOMMENDATIONS / COMMENTS:	PLANNING AND ZONING ONE!!
Approval Disapproval Approval conditioned on required modif	Finations of the application to conform with the following recognized data
Approval Disapproval Approval conditioned on required modi	fications of the application to conform with the following recommendations:

Signed by:

for the Director, Office of Planning and Zoning

Date:_

PCEASE RESPOND WITHIN ZWKS.

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

IL

ro:	Director, Office of Planning and Zoning	ZADM ALF #
	Attention: Ervin McDaniel County Courts Building, Room 406 401 Bosley Avenue Towson, MD 21204	Permit No. (if required) B <u>N A</u>
FRC	M: Arnold Jablon, Director, Zoning Administration & Development Manage	ement
RE:	Assisted Living Facility (Class "A")	Filed By A. H. Rewin 11/2/94
	suant to Section 432.5.B (Baltimore County Zoning Regulations) effective F Office of Planning and Zoning prior to this office's approval of a building/use	e permit.
MIN	IMUM APPLICANT SUPPLIED INFORMATION:	
*	STEUEN MARKWASNER 12820 Print Name of Applicant Address	Epstein Aue Ett 335 7076 Telephone Number
+	Lot Address 12820 Enstern AURETT	Election District Councilmanic District15_ Square Feet L 9 0 0
Lot		E. EXT., 1900 FT ± feet from NES W corner of GRACES QUARTERS RD.
Lan	d Owner Steven Mark Wagner	Tax Account Number 21~00-00 8265
Ado	ress 12820 EASTORN AUR, EXT.	Telephone Number 410 335 7076
*	CHECKLIST OF MATERIALS: (to be submitted by applicant for required	d compatibility and/or appearance review by the Office of Planning and Zoning) PROVIDED? YES _ NO
1.	This Recommendation Form (3 copies)	<u> </u>
2.	Permit Application	NONE AT THIS TIME,
	Site Plan roperty (3 copies): including lot size and square feet of buildings, parking and open space - minir	num 500 square (cot
•	opo 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) year	
4.	Building Elevation Drawings John) しきいい スカログ うだれを ムバオ ア・ルモー・アヤッション SUFFにほん ELEVATION でんしょ	ERTZ OPZ. — LE WANED.
	Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood	
6.	Current Zoning Classification: DR.5.5	✓ –
_	TO BE FILLED IN BY THE OFFI	ICE OF PLANNING AND ZONING ONLY!
RE	COMMENDATIONS / COMMENTS:	,
	/	d modifications of the application to conform with the following recommendations:
	Approval is recommended to the exterior of the	ed because no changes dwelling are proposed.

Signed by:

RECEIVED Nov 4 1994 ZADM

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

Director, Office of Planning & Community Conservation

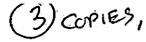
Attention: Ervin McDaniel



PDM ALF#

	County Courts Building, Room 406	Permit No. (Permit No. (if required) B		
	401 Bosley Avenue Towson, MD 21204				
	10H30H, MD 21204				
FROM:	Arnold Jablon, Director				
	Department of Permits & Development Management	•			
RE:	Assisted Living Facility (Class "A")				
Pursuan from the	t to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office Office of Planning and Community Conservation prior to this office's approval of a building/use pe	e is requesting recommit.	mmendations and comments		
MINIMU	JM APPLICANT SUPPLIED INFORMATION:				
	Steven Mark Wagner - 12820 Eastern Au	e. Ext.	4/6) 335 - / 9 2 8 Telephone Number		
	Lot Address 12820 EASTERN AVCElection District 15 Councilma				
Lot Loc	ation: NE'SWiside corner of <u>KASTERN AVE</u> . 1000 ± feet from N	E) SW comerof_	CRACES GTRS RD		
Land O	wner Steven M. + Phyllis P. Wagner Tax Accour	nt Number <u>/ 6 - 0</u>	0-003694 CAR		
Addres	s: 12820 Eastern Ave. Ext. Telephone	Number (4/6)	335-1828 066		
	LIST OF MATERIALS (to be submitted by applicant for required <i>compatibility</i> and/or <i>app</i> nity Conservation)	earance review b	y the Office of Planning and		
TO BI	E FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONL	YI	0.11		
		PROVIDED	NO Accepted for filing of		
1. This f	Recommendation Form (3 copies)	<u> </u>	Date: 17 2/19		
2. Permi	it Application (if available)	<u> </u>	× "/ "//"		
3. Site P	Plan y (3 copies); including lot size and square feet of buildings, parking and open space - minimum 500 square	<u> </u>	· .		
Торо Ма	ap (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u> </u>	<u> </u>		
Stateme	ent as to whether or not building has been enlarged by 25% or more in the last five (5) years	•			
	Ing Elevation Drawings WAIVED PER (ON PLAW)		- LUAINED		
	·				
	ographs (please labet all photos clearly) ning Buildings	· / ·			
	nunding Neighborhood		<u> </u>		
6. Curren	t Zoning Classification: DR 5,5,				
	TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONII	NG ONLY!			
			9		
RECOMM	MENDATIONS / COMMENTS:				
X	Approval Disapproval Approval conditioned on required modifications of the applications	ion to conform with th	e following recommendations:		
	•				
	e ^{ser} y				
	P. 1. V. 1.		Date: 11/28/96		
Signed by	for the Director, Office of Planning and Community Conservation		Date: 11 / 0 0/ - 10		
	for the Director, office of a terming-one community conservation:				

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM



TO:	Director, Office of Planning & Community Conservation			PDM ALF #
	Attention: Ervin McDaniel County Courts Building, Room 406 401 Bosley Avenue		Permit No	o. (if required) B
FROM:	Towson, MD 21204 Arnold Jablon, Director Department of Permits & Development Management			·
RE:	Assisted Living Facility (Class "A")			
from the	t to Section 432.5.B (Baltimore County Zoning Regulations) effective February 2 Office of Planning and Community Conservation prior to this office's approval of the County Conservation prior to the County Conservation prior to the County Co	25, 1994, this office it of a building/use perm	s requesting re nit.	ecommendations and comments
MINIMU	IM APPLICANT SUPPLIED INFORMATION:			
	Steven Mark Wagner - 13820 Fa			
	Lot Address 12920 EASTERN AVE. Election District	ct_15_Councilmanie	c District_Z_	Square Feet <u>36,000 Sq.</u>
Lot Loc	ation: NESWiside comer of EASTERN AVE (street)	feet from NE	SW corner of	CRALES GTRS, RI
Land O	wner Steven M. + Phyllis P. Wagner	Tax Account	Number <u>/ / /</u>	00-003694 CAR
Addres	s: 12820 Eastern Ave. Ext.	Telephone N	umber (41	s) 335-1828 066
	LIST OF MATERIALS (to be submitted by applicant for required compatinity Conservation)	libility and/or appea	a <i>rance</i> reviev	by the Office of Planning and
TO B	E FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MA	ANAGEMENT ONLY		
	,		PROVID YES	NO Accepted for filing by
1. This	Recommendation Form (3 copies)		<u> </u>	Date: 11\2596
2. Perm	it Application (if available)			× '', '
3. Site I	Plan ty (3 copies): including lot size and square feet of buildings, parking and open space - minim	num 500 square	\checkmark	*
Торо М	ap (2 copies): available in Room 206, County Office Building - (please label site clearly)		\checkmark	•
	ent as to whether or not building has been enlarged by 25% or more in the last five (5) years		<u>·</u>	
4. Build	ling Elevation Drawings WALVED PER CON PLAW.)			(WAIVED
5. Phot Adjo	ographs (please label all photos clearly) ining Buildings ounding Neighborhood		$\frac{\checkmark}{2}$	<u>_</u>
	nt Zoning Classification: DR 5.5.			
	TO BE FILLED IN BY THE OFFICE OF PLA	NNING AND ZONING	ONLYI	
RECOM	MENDATIONS / COMMENTS:		- 4	Al- 5-11
2	Approval Disapproval Approval conditioned on required modifi	cations of the application	n to conform with	n the following recommendations:
		•		
	\mathcal{L}			Date: 11/28/96
Signed t	To the District Office of Pippeline and Community Consequence			Date: 11 CO 5 C

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

(3)	COPIES	•
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TO: ~	Director, Office of Planning & Community Conservation	PDM ALF #
	Attention: Ervin McDaniel County Courts Building, Room 406	Permit No. (if required) B
	401 Bosley Avenue	
	Towson, MD 21204	
FROM:	Amold Jablon, Director	•
	Department of Permits & Development Management	
RE:	Assisted Living Facility (Class "A")	
	t to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this confice of Planning and Community Conservation prior to this office's approval of a building/us	
MINIML	JM APPLICANT SUPPLIED INFORMATION:	
	Steven Mark Wagner - 13820 Eastern Address	
	Lot Address 12920 EASTERN AVE. Election District 15 Council	
Lot Loc	ation: NE'S W (side) comer of VEASTERN AVE (street) . 1000 = feet from	NE W comerof CRALES GTRS RD
Land O	wher Steven M. + Phyllis P. Wagner Tax Aco	count Number 16-00-003694
Address	s: 12820 Eastern Ave. ExtTeleph	one Number (416) 335-1828 0660 {
	LIST OF MATERIALS (to be submitted by applicant for required <i>compatibility</i> and/or nity Conservation)	appearance review by the Office of Planning and
TO BI	E FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT	
		PROVIDED? YES NO Accepted for flying by
1. This f	Recommendation Form (3 copies)	Date: 11 275 56
2. Permi	it Application (If available)	_ × ' '
3. Site P	Plan by (3 copies): including lot size and square feet of buildings, parking and open space - minimum 600 square	· <u> </u>
Торо Ма	ap (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u> </u>
Stateme	ent as to whether or not building has been enlarged by 25% or more in the last five (5) years	<u> </u>
4. Buildi	Ing Elevation Drawings WALVED PER CON PLAW	
	ographs (please label all photos clearly)	
Adjoi	ning Buildings nunding Neighborhood	<u> </u>
	nt Zoning Classification: DR 5, 5.	
6. Curren	n Zorang Glassification.	
	TO BE FILLED IN BY THE OFFICE OF PLANNING AND Z	ONING ONLYI
RECOMM	KENDATIONS / COMMENTS:	
R.		nitination to conform with the following recommendations:
X	Approval Disapproval Approval conditioned on required modifications of the approval	q
	Dat Kolm	Date: 11/29/96
Signed by	for the Director, Office of Planning and Community Conservation	Date. 1 The

Revised 9/6/95

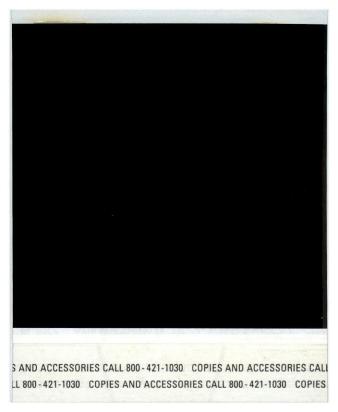


front of house



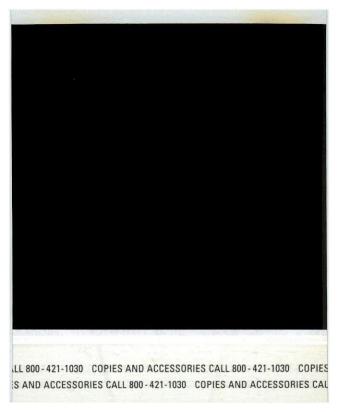


Sign + property



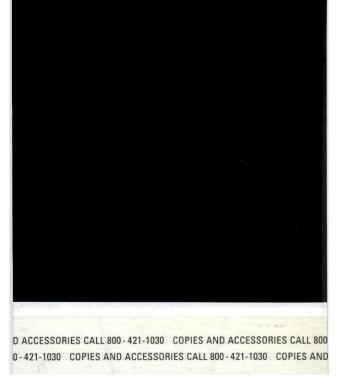


house on left of property across street





area view



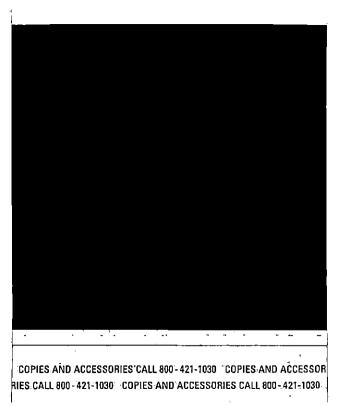


Front of house

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

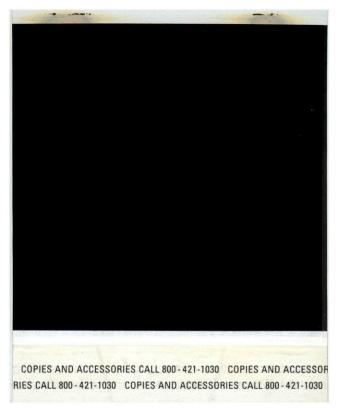


neighbor on Left Side



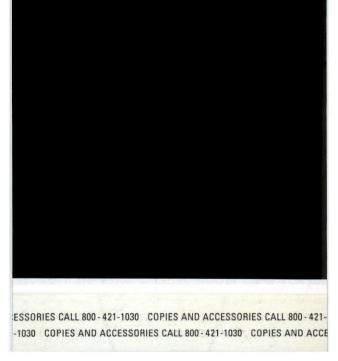


front of property





House on right side of property



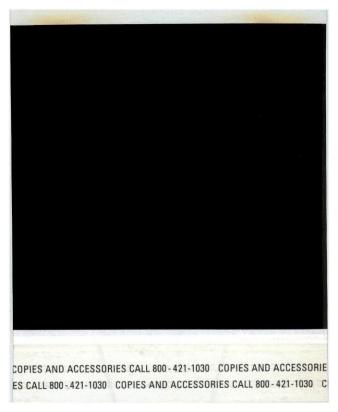


finant of house



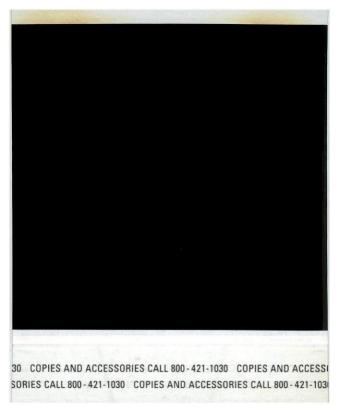


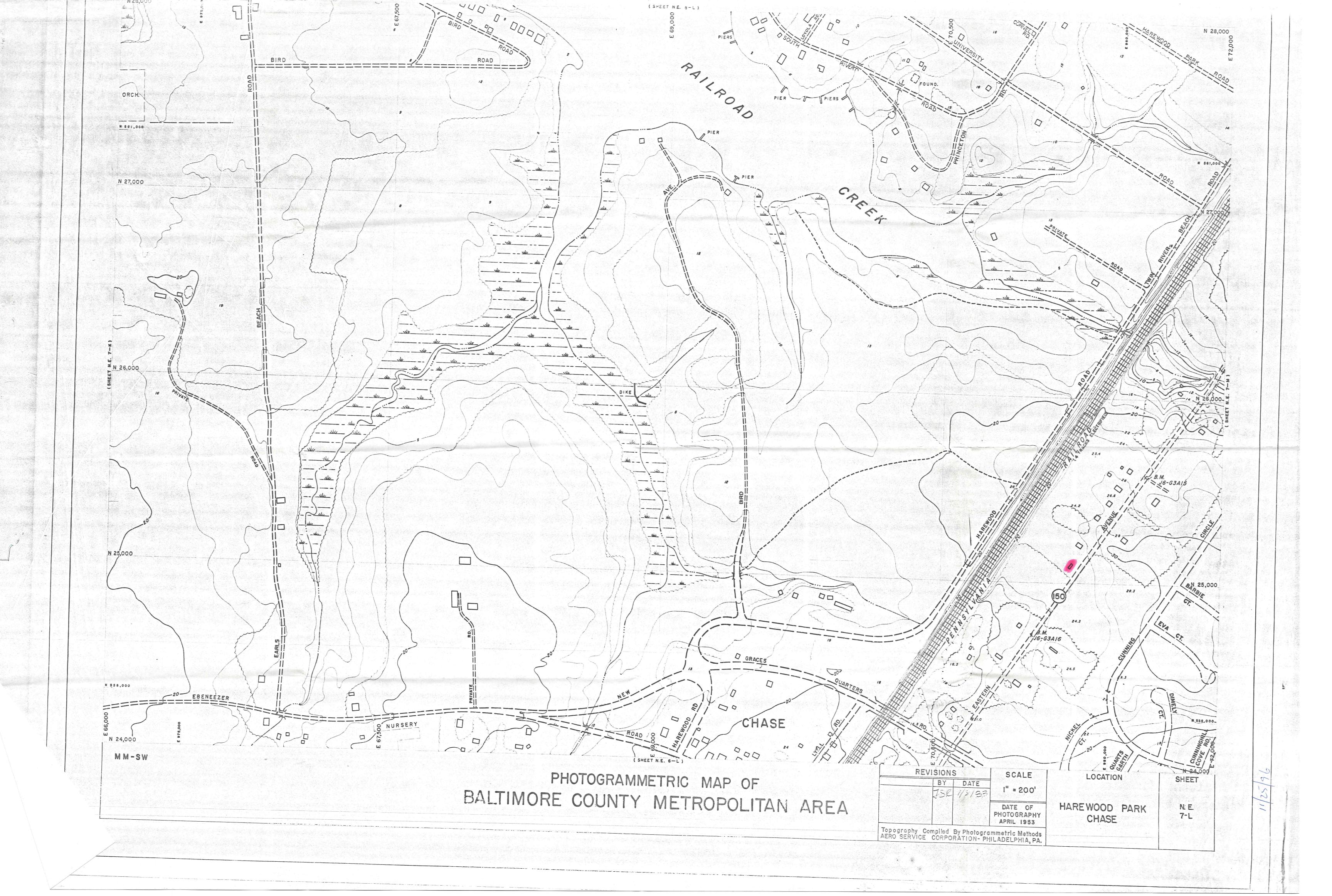
property on left side of house





property across street on right of house





Zoning Use Permit
Plan for Class A

Assited Living Facility
Located at

12820 Eastern Ave. Ext.
Balto., Md. 21220

15th Elec. Dist.

Property Owner:
Steven Mark Wagner

Phyllis P. Wagner

Phone No. 335-7076

Lot size 36,000 Sq. ft.

or 314 acre

Zoning Map/D.R. 5.5

(NE 7th)

Living Space 6,900 sq. ft.

exiting floor Plan areas

1st floor - 2300 Sq. Ft (LIVING AREA)

2 st floor - 25,00 Sq. ft (BEDROOMS/BATH)

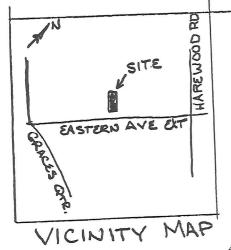
Basement - 2,1.00 Sqt. ft (STORAGE AND ACCESSORY EQUIPMENT)

Total = 6,900 Sq. FT.

Parking Spoce for Each & Beds -

3 Spaces. FOR 8 BEDS.

SIGNS: NONE PROPOSED.



Approx. Scale 1 in. = 50 ft. #OF ASSISTED LIVING RESIDENTS = 8

AREA ROD 10,000 H FOR TRES. + 1,500 H FOR 1

11,500 H ROD. 36,000 H EXISTING.

Added addition (2nd floor) 50% ENLGMNT.

For Single family Living USE (NOT ALF USE)
in 1991. NO OTHER ADDITIONS TO
THE EXTERIOR OF THE BUILDING ARE
EXISTING OR PROPOSED. (SEE PHOTOS.)

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

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