

John Bryan

From: Twana Allen
Sent: Thursday, January 23, 2020 4:24 PM
To: John Bryan
Cc: Marcus Johnson; Gary Logan
Subject: 600 Sudbrook

Hi John,

Following up on your email to Dir. Johnson.

The location is not an active assisted living facility. It was placed inactive in our system and verified as recent at 5/17/2019. This location was recently purchased (someone called me last year to inquire about this location prior to purchasing). There is no current license on file with Office of Health Care Quality.

Lt Twana Allen
Fire Lieutenant
Baltimore County Fire Department
Office of the Fire Marshal
410-887-1353

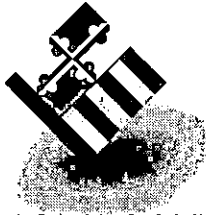
Confidentiality Statement: This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

Hi Jeff,

I'm finished with this.
Thank you!

Sally

Approve for a maximum of 14 beds
Must comply with Historic Landmarks



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 9, 2009

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Ms. Roslyn Tyson, Licensing Coordinator
Office of Health Care Quality
Spring Grove Center, Bland Bryant Building
55 Wade Avenue
Catonsville, Maryland 21228

RE : Assisted Living Facility Located at
600 Sudbrook Lane, Baltimore, MD 21208
3rd Election District

Dear Ms. Tyson:

In reference to our telephone conversation on October 8, 2009 this office has been informed by the public that the above location is requesting to expand their assisted living facility. Any additional bed over the 14 previously approved in 1997 would require that this property adhere to the current regulations under Section 432A of the Baltimore County Zoning Regulations. As you stated, no additional beds will be approved by the State of Maryland unless Baltimore County Department of Permits and Development approves this expansion.

Should you have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Thompson".

Donna Thompson
Planner II, Zoning Review

DT

Cc: Sudbrook Park Assisted Living LLC, 101 Woodholme Ave., Baltimore, MD 21208



Account Identifier: District - 03 Account Number - 0323004900

Owner Information

Owner Name:	SUDBROOK PARK ASSISTED LIVING L L C	Use:	RESIDENTIAL
Mailing Address:	101 WOODHOLME AVE BALTIMORE MD 21208-1406	Principal Residence:	NO
		Deed Reference:	1) /28592/ 1 2)

Location & Structure Information

Premises Address	Legal Description
600 SUDBROOK RD BALTIMORE 21208-4729	600 SUDBROOK RD NS NW COR WINDSOR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
78	14	420						2	

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1901	4,359 SF	1.99 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009 07/01/2010	
Land	131,880	164,850		
Improvements:	263,920	403,540		
Total:	395,800	568,390	510,860	568,390
Preferential Land:	0	0	0	0

Transfer Information

Seller: SKELTON JAMES H	Date: 09/01/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /28592/ 1	Deed2:
Seller: HEALTH LINK INC	Date: 04/25/2007	Price: \$600,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25546/ 308	Deed2:
Seller: SUDBROOK MANOR L L C	Date: 01/09/2003	Price: \$400,000
Type: NOT ARMS-LENGTH	Deed1: /17350/ 588	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

October 9, 2009

Ms. Roslyn Tyson, Licensing Coordinator
Office of Health Care Quality
Spring Grove Center, Bland Bryant Building
55 Wade Avenue
Catonsville, Maryland 21228

RE : Assisted Living Facility Located at
600 Sudbrook Lane, Baltimore, MD 21208
3rd Election District

Dear Ms. Tyson:

In reference to our telephone conversation on October 8, 2009 this office has been informed by the public that the above location is requesting to expand their assisted living facility. Any additional bed over the 14 previously approved in 1997 would require that this property adhere to the current regulations under Section 432A of the Baltimore County Zoning Regulations. As you stated, no additional beds will be approved by the State of Maryland unless Baltimore County Department of Permits and Development approves this expansion.

Should you have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT

Cc: Sudbrook Park Assisted Living LLC, 101 Woodholme Ave., Baltimore, MD 21208



Sudbrook Park Inc.

504 Upland Rd.
Pikesville, MD 21208
September 22, 2009

10/7/09 FAX
to 410-887-3048
ATTN: ~~XXXX~~
from: Melanie Anson
ph: 410-486-
6814
2 pages (w/attach)

Fax to: 410-887-5708

Timothy M. Kotroco, Director
Permits & Development Management
County Office Building
111 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

Fax to: 410-402-8212

Ms. Roslyn Tyson, Licensing Coordinator
Office of Health Care Quality (OHCQ)
Spring Grove Center, Bland Bryant Building
55 Wade Avenue
Catonsville, MD 21228

410-764-2747

Re: Licensing of 600 Sudbrook Lane — maximum of 14 beds grandfathered

Dear Mr. Kotroco and Ms. Tyson:

410-402-8189

Your immediate attention to this matter is requested. It recently came to our attention and was confirmed by the OHCQ on 9/21/09 that the new owners of 600 Sudbrook Road in Sudbrook Park, Pikesville (who are listed as "Sudbrook Park Assisted Living LLC" in SDAT record:), applied for an assisted living facility license for 15 beds despite the following:

1. 600 Sudbrook Road was converted from a single family residence and licensed as an assisted living facility in 1997 for a maximum of 14 beds allowable under the then applicable Baltimore County Zoning law (Sections 101 and 432.5.A);
2. Under current county law, 600 Sudbrook Road would qualify as an Assisted Living Facility I, for a maximum of 7 resident clients (Sections 101 and 432A); and
3. While the facility may be grandfathered for 14 beds under 1997 law, it has never and does not now qualify for licensure for 15 beds.

Hayle Amemiya

In 1997, when 600 Sudbrook was first licensed as "Sudbrook Manor," Section 432.5.A of the Baltimore County Zoning Regulations (BCZR) determined allowable occupancy based on D.R. zone and the square footage area of the property. For facilities with over six residents, the following applied in D.R. 1 zoned areas (which the subject property was and is):

FOR:	in D.R. 1
Seven Residents	50,000 sq. ft. necessary
Each Additional Resident	5,000 sq. ft. necessary

The property at 600 Sudbrook Rd. has 1.99 acres (see SDAT records and the 1997 county application, enclosed), which converts to 86,684 sq. ft. total lot size (43,560 sq. ft. in an acre). Based on the 1997 BCZR density formula, the facility was granted (and licensed for) a maximum of 14 residents (7 residents for 50,000 sq. ft. and another 7 for the remaining 36,684 sq. ft. [36,684 divided by 5,000 sq. ft.]).

The 1997 Baltimore County Zoning Regulations regarding assisted living facilities were changed by the County Council in Bill No. 19-04, effective 5/29/04 and Bill 32-06, effective 5/18/06. Under these revised regulations, Sudbrook Manor would now meet only the definition of Assisted Living Facility (ALF) I, and as such would be allowed to accommodate fewer than 8 resident



clients. Also note that 600 Sudbrook does not meet the definition of and could not obtain a current use permit as an ALF II, which could accommodate between 8 and 15 clients, because it does not have "frontage on a principal arterial street" as required. The community of Sudbrook Park has NO principal arterial streets, as confirmed by Permits & Development Management and Traffic Engineering.

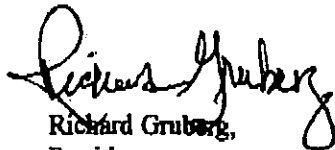
Additionally, for more than 4 beds, the current zoning regulations set forth density lot requirements, with a minimum of 40,000 sq. ft. comprising one "density lot." For 5-8 beds, 2 density lots or 80,000 sq. ft. are needed; for 9-12 beds, 3 density lots/120,000 sq. ft. are required and for 13-15 beds, 4 density lots/160,000 sq. ft. are required. Sudbrook Manor at 600 Sudbrook Rd. has 2 density lots. Thus, under no provision of current regulations (or applicable previous regulations) could Sudbrook Manor today qualify for 15 beds.

Sudbrook Manor changed ownership in 2003 and again in 2007. We were informed by the OHCQ that the new owners continued to use the 1997 county use permit and under that, the facility was re-licensed twice for its maximum allowable 14 beds - which were "grandfathered-in" as a non-conforming use when the BCZR changes were enacted in 2004 and 2006.

We welcome the new owners of 600 Sudbrook Road to our lovely community and hope they will run an excellent ALF, but it is incumbent on your agencies to require strict compliance with county zoning and state licensure laws. If current zoning regulations apply, then 7 clients/beds are allowed. If its prior licensure is allowed to continue as a non-conforming use that is grandfathered-in, the facility can be licensed for no more than 14 resident clients/beds.

Please advise us of your determination in this matter and if OHCQ erroneously licenses the facility for 15 beds, please either revoke and correct that error or provide us a copy of the relevant and applicable laws allowing such licensure. Thank you for your immediate attention to this matter.

Sincerely,
Sudbrook Park, Inc.
By:



Richard Gruberg,
President
wk: 202-366-2959



Steven Doll,
Chair, Zoning Committee



Melanie Anson,
Zoning Committee

Encl: 1997 DPDM application
SDAT information/600 Sudbrook Rd.
Relevant portions of Section 432 from 1997 and current BCZR

1007 Windsor Rd.
21208

cc: Delegate Dana Stein
Councilman Kevin Kamenetz
Peter Zimmerman, Esq., People's Counsel

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

No. 028047

DATE 1/14/97 ACCOUNT R-001-615-000

AMOUNT \$ 40.00

RECEIVED FROM: Cross Country Manor LLC

FOR: Assisted Living Facility (class A)

600 SADBROOK RD. Taken by: JBF
01A00#0306MICHRC \$40.00
BA C010:57AM01-14-97

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

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:

EMMETT PEAKE 3510 LABYRINTH RD. BALTO. MD 21215 358.5188
Print Name of Applicant Address Telephone Number

Lot Address 6000 SUDBROOK RD Election District 3 Councilmanic District 2 Square Feet 86,205

Lot Location: N E S W side/corner of Sudbrook & Windsor Rds 0 feet from N E S W corner of _____
(street) (street)

Land Owner: Sudbrook Manor L.L.C. Tax Account Number BC-030302085889

Address: 3510 Labyrinth Rd. Balto. MD 21215 Telephone Number (410) 358.5188

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 JRP
Date: 1/14/97

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

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: DR-1

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: _____

**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:

EMMETT PEAKE 3510 LABYRINTH RD. BALTO. MD 21215 358-5188
Print Name of Applicant Address Telephone Number

Lot Address 6000 SUDBROOK RD Election District 3 Councilmanic District 2 Square Feet 86,205

Lot Location: N E S W / side / corner of Sudbrook & Windsor Rds 0 feet from N E S W corner of _____ (street) _____ (street)

Land Owner: Sudbrook Manor L.L.C. Tax Account Number BC-030302085889

Address: 3510 Labyrinth Rd. Balto. MD 21215 Telephone Number (410) 358-5188

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 <u>JLF</u> Date: <u>1/14/97</u>
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 - (please label site clearly)	☒	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
4. Building Elevation Drawings	☒	☐	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>DE-1</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 site is located in the Sudbrook Park National Register Historic District and Baltimore County Historic District. The applicant should indicate these districts on the plan and note that a proposed exterior alteration to this site must be approved by the Baltimore County Landmarks Commission.

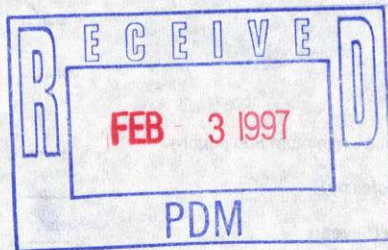
Signed by: Carol B McGrooy
for the Director, Office of Planning and Community Conservation

Date: 1-22-97

887-3211

406

3211 =



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 EMMETT PEAKE Address 3510 LABYRINTH RD. BALTO. MD 21215 Telephone Number 358.5188
Lot Address 6000 SUDBROOK RD Election District 3 Councilmanic District 2 Square Feet 86,205
Lot Location: N E S W/side/corner of Sudbrook & Windsor Rds feet from N E S W corner of _____ (street) _____ (street)
Land Owner: Sudbrook Manor L.L.C. Tax Account Number BC-030302085889
Address: 3510 Labyrinth Rd. Balto. MD 21215 Telephone Number (410) 358.5188

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)	☒	☐	Accepted for filing by <u>JEF</u> Date: <u>1/14/97</u>
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 (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>DB-1</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 site is located in the Sudbrook Park National Register Historic District and Baltimore County Historic District. The applicant should indicate these districts on the plan and note that a proposed exterior alteration to this site must be approved by the Baltimore County Landmarks Commission.

Signed by:

Carol B McGrooy
for the Director, Office of Planning and Community Conservation

Date:

1-22-97

INTERNATIONAL CO-OPERATION
RECOMMENDATION

FORM 1

Form No. 1 (Rev. 10-1-80)

TO: American Society for
Human Rights

FROM: American Society for
Human Rights

RE: American Society for
Human Rights

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

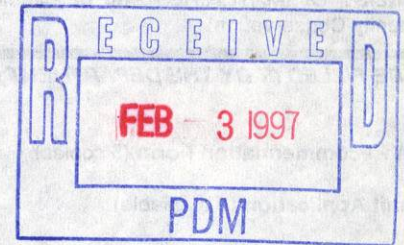
RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION



RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

RECOMMENDATION

**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:

EMMETT PEAKE 3510 LABYRINTH RD. BALTO. MD 21215 358.5188
Print Name of Applicant Address Telephone Number

Lot Address 600 SUDBROOK RD Election District 3 Councilmanic District 2 Square Feet 86,205

Lot Location: N E S W side/corner of Sudbrook & Windsor Rds feet from N E S W corner of _____
(street) (street)

Land Owner: Sudbrook Manor L.L.C. Tax Account Number BC 030302085889

Address: 3510 Labyrinth Rd. Balto. MD 21215 Telephone Number (410) 358.5188

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)	☒	☐	Accepted for filing by <u>JRF</u> Date: <u>1/14/97</u>
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 - (please label site clearly)	☒	☐	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	☒	☐	
4. Building Elevation Drawings	☒	☐	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>DE-1</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 site is located in the Sudbrook Park National Register Historic District and Baltimore County Historic District. The applicant should indicate these districts on the plan and note that a proposed exterior alteration to this site must be approved by the Baltimore County Landmarks Commission.

Signed by: Carol B. McGraw
for the Director, Office of Planning and Community Conservation

Date: 1-22-97

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:

EMMETT PEAKE 3510 LABYRINTH RD. BALTO. MD 21215 358.5188
Print Name of Applicant Address Telephone Number

Lot Address 600 SUDBROOK RD Election District 3 Councilmanic District 2 Square Feet 86,205

Lot Location: N E S W side/corner of Sudbrook & Windsor Rds 0 feet from N E S W corner of _____
(street) (street)

Land Owner: Sudbrook Manor L.L.C. Tax Account Number BC 030302085889

Address: 3510 Labyrinth Rd. Balto. MD 21215 Telephone Number (410) 358.5188

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 JEF
Date: 1/14/97

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

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

6. Current Zoning Classification: DR-1

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

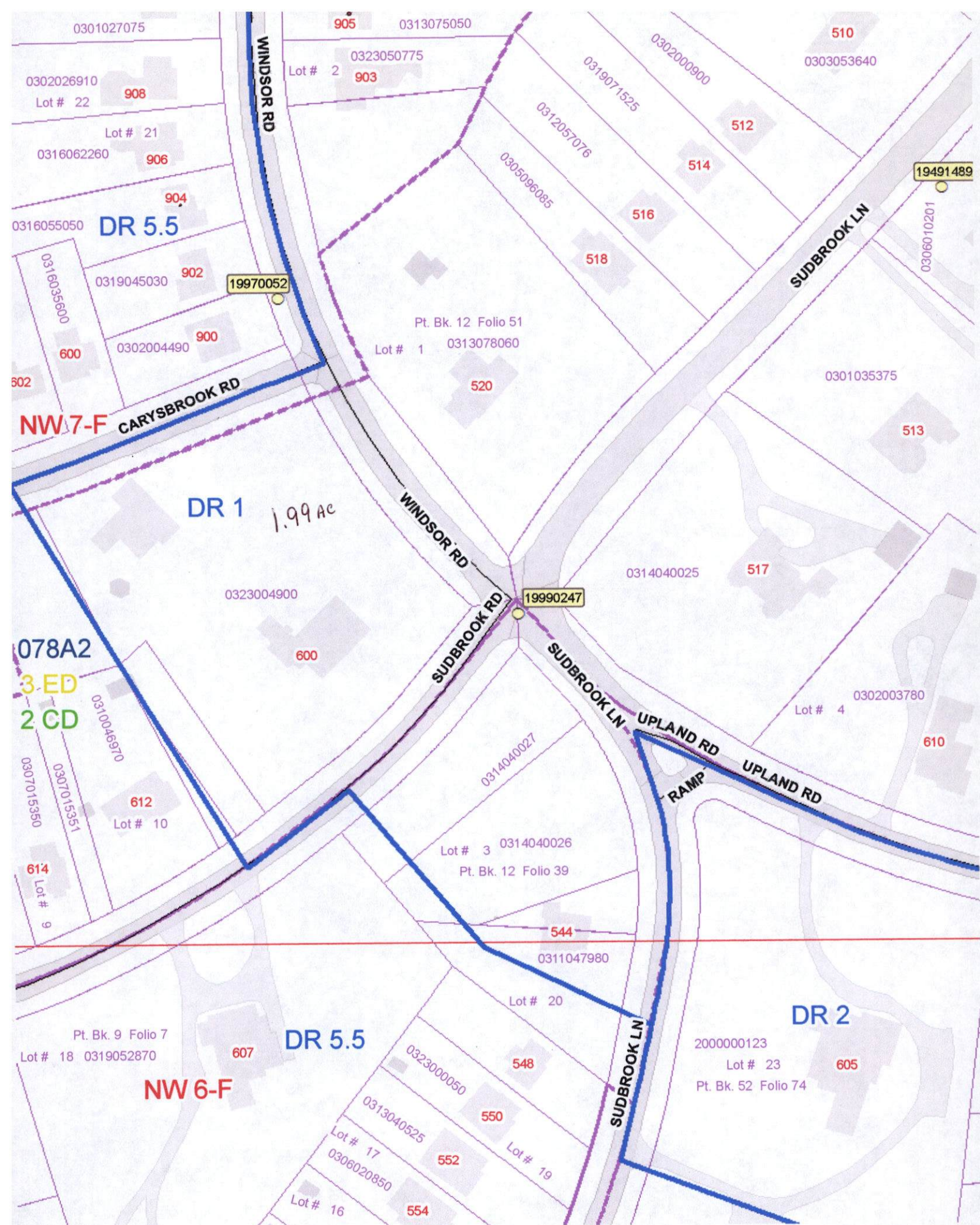
RECOMMENDATIONS / COMMENTS:

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

The site is located in the Sudbrook Park National Register Historic District and Baltimore County Historic District. The applicant should indicate these districts on the plan and note that a proposed exterior alteration to this site must be approved by the Baltimore County Landmarks Commission.

Signed by: Carol B. McGrooy
for the Director, Office of Planning and Community Conservation

Date: 1-22-97



Mardella Run
Offutt Ridge
Elchuck Run

1/14/96

Check built out density average
and remaining densities.

Dave

Determine

Dave

- Current Capacity of School
 - Winfield
 - Hemwood
 - Roundallston

- Adequate Facilities

Environmental

B, II

- Identify ag - preservation area
- easements
- prime and productive soils

* Dave
Contact adjacent ^{counties} communities ~~that~~ to see
what ~~a~~ rural conservation zones they have
~~and~~ that maybe (between RC 3 and RC 5 zone)

March 15, Bethany Bendler

ZONING INFORMATION FOR SMALL ASSISTED LIVING FACILITIES

(ALF's)

The attached information will help in filing for the use permits for Class I and II ALF's

There are two checklist sheets. One is for use permit ; the other is for compatibility review. Both must be followed carefully. A sample site plan accompanies the checklist for your convenience. There is also a condensed copy of the zoning regulations attached to the above information.

The regulations for these facilities were based on their establishment in certain residential (DR or equivalent) zones and in existing detached single family dwellings or buildings. They may not be located in apartment buildings. They can only be placed in townhouse units with difficulty ; usually involving Zoning Public Hearings for parking or other conflicts with the zoning regulations as set forth on the checklists. Please be aware that a public hearing requires actions that are not detailed in this information. You may contact the zoning review staff at 410 - 887-3391 about public hearing requirements if you have a site plan conflict with the regulations.

The buildings in which ALF's are proposed must have existed for the past five years and not have had substantial enlargement during that time. For details please see the checklist.

Please check your zoning as directed below. This is very important if you are proposing more than four ALF beds. Each zone requires an increasingly larger lot area to support more than four beds. You may call the above referenced zoning review phone # for questions on required lot sizes once you can state what the site is zoned and the number of ALF beds you are proposing.

ALF II's are for more than 7 beds. There are special requirements for location. They must be located on a "principal arterial street". You must come to the Zoning Review Office at 111 West Chesapeake Ave. in Towson Md., in person to locate your site on the road map system to confirm compliance with this requirement.

ALF III's are for more than 15 residents and have requirements that go beyond those of the smaller ALF I and II Facilities (such as development regulation application). Please contact the zoning staff at the above phone # for details regarding this type of approval.

Please be aware that the provided information is for zoning use permit application only and it is not intended to represent the requirements of any other agency regarding approval of your use.

To find your zoning, you may come to the Zoning Office at the above address or go to the following website: <http://www.baltimorecountyonline.info>. Once there, click on "What's My Zoning", then on the next page click the "I Agree" tab. An address bar will then come up. Put the street # and road name in the bar and click the " Create A Map " tab. In a few seconds the zoning map should appear. The zoning designation is shown within the blue lines. If you cannot read it clearly, place the mouse cursor on the site and left click the mouse, the zoning should appear in a window on your screen. Occasionally this site may be off-line. Should you have difficulty accessing it, you can try again later or come to the zoning counter at the above address for help. Please be aware that this on-line map is not official. To get a copy of the official map, you must come to the zoning counter for assistance.

ZONING USE PERMIT CHECKLIST

ASSISTED LIVING FACILITY I (1 – 7 beds) or II (8-15 beds)

Pursuant to Bills 19-04 & 32-06

The zoning regulations regarding assisted living facilities (ALF's) were changed by the County Council in Bill No. 19-04, effective 5/29/04 and Bill 32-06, effective 5/18/06. This checklist is intended to inform the public of these standards. One of several changes is the new requirement for small scale ALF's for 1-3 residents which were formerly exempted, that now have to file for a zoning use permit as was previously required only for 4-15 resident facilities. **However, if you can clearly document to this office that your facility was licensed and legally operating for care of a certain set number of persons prior to the above referenced bill date, an ALF use permit may be issued at the discretion of the Zoning Review Office for continuance of your use for the previously licensed number of persons without a full use permit review as stipulated in this checklist.** This is done by an individual property use review for each site for which such documentation is presented. Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for related information. Fees and Plan/Checklist changes are subject to change without advance notice. Sealed plans may be required.

Filing Requirements

Three (3) use permit plans, per this checklist and sample plan sheet; one planning office compatibility/appearance review package (see Recommendation Form), and \$50.00 are required for filing the application. Due to the necessity of a detailed review of the materials, you must contact 410-887-3391 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, and if the applicant is not the owner, the applicator's name, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Assisted Living Facility (ALF I or II). Street vicinity map with site indicated, north arrow, scale of drawing (must be at an engineer's scale and legible); 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.
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. Show and label a minimum of 10% of the lot as "open space". Show the method of calculation; Lot sq ft. x .10= _____ sq ft 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. Each parking space must be 8-1/2 feet x 18 feet, which must be shown and dimensioned.
B. **Parking spaces must be shown to comply with the following: 10 feet from all lot lines other than an alley that does not abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only. A public hearing is required for noncompliance. Contact the zoning office for further information.**
5. A. Note on the plan: "This building has **not** been originally constructed to accommodate elderly housing or an assisted living facility. The building has **not** been constructed in the past 5 years. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred. No additions are proposed to exceed this limit for 5 years from the date of this application.
B. Where compliance with note 5.A. cannot be stated, the use permit application may not be accepted for filing or a public hearing may be required. The zoning office should be contacted for further information.
6. For more than four beds density/area calculations must be shown on plan based on the zones minimum lot area requirements for each density or dwelling unit used. See chart at bottom of this page.
7. Class II ALF's must be shown to be located on a principal arterial street on the plan.
8. Note on the plan that any proposed signs will comply with Section 450 (BCZR) and all zoning sign policies or a zoning variance is required.
9. Include signatures, printed names (and dates) of these responsible for the accuracy of the information in this application.

Density	
1-4 beds	Not required
5-8 beds	2 density lots required
9-12 beds	3 density lots required
13-15 beds	4 density lots required

SAMPLE FORM, ADD YOUR INFORMATION ACCORDING TO THIS FORMAT.

**ZONING USE PERMIT
PLAN FOR A ASSISTED LIVING FACILITY I OR II**

#123 SMITH ROAD
BALTIMORE COUNTY MD 20204
3RD ELECTION DISTRICT
OWNER: JOHN & LINDA SMITH
ADD. #321 BROOK LA. TOWSON MD 21044
DATE 2/24/94 (PLAN DATE)
PHONE: 410-325-1799
APPLICANT: IF NOT OWNER ADD ABOVE INFO.

LOT SIZE: 6,000 SQ. FT.
ZONING MAP N.W. 5F
ZONE DR 3.5

PARKING: 1 SPACE FOR EACH 3 BEDS = 2 PARKING SPACES REQUIRED.

EXISTING FLOOR AREAS SQ. FT.
1ST FLOOR AND SUN ROOM = 1987 SQ. FT.
2ND FLOOR = 1811 SQ. FT.
TOTAL 3,798 SQ. FT.
BASEMENT FOR STORAGE AND
MECHANICAL EQUIPMENT = 1811 SQ. FT.
EXISTING GARAGE = 374 SQ. FT.

OPEN SPACE: .10 x LOT AREA (6,000 SQ. FT.) = 600 SQ. FT.

FOR MORE THAN 4 BEDS SEE THE DENSITY CHART AT THE BOTTOM OF
PAGE 1 OF THIS CHECKLIST. SHOW CALCULATIONS IN THIS AREA ON YOUR PLAN.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO
ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. THE
BUILDING HAS NOT BEEN CONSTRUCTED IN THE PAST FIVE (5) YEARS. NO
RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF
25% OR MORE BASED ON THE GROUND FLOOR AREA AS OF FIVE (5) YEARS
BEFORE THE DATE OF THIS APPLICATION) TO THE EXTERIOR OF THE
BUILDING HAVE OCCURRED. NO ADDITIONS ARE PROPOSED TO EXCEED THIS
LIMITS FOR FIVE (5) YEARS FROM THE DATE OF THIS APPLICATION.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

THE UNDERSIGNED (STATE IF OWNERS OR APPLICANTS) ARE RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION ON THIS PLAN.

SIGNATURE _____ DATE _____

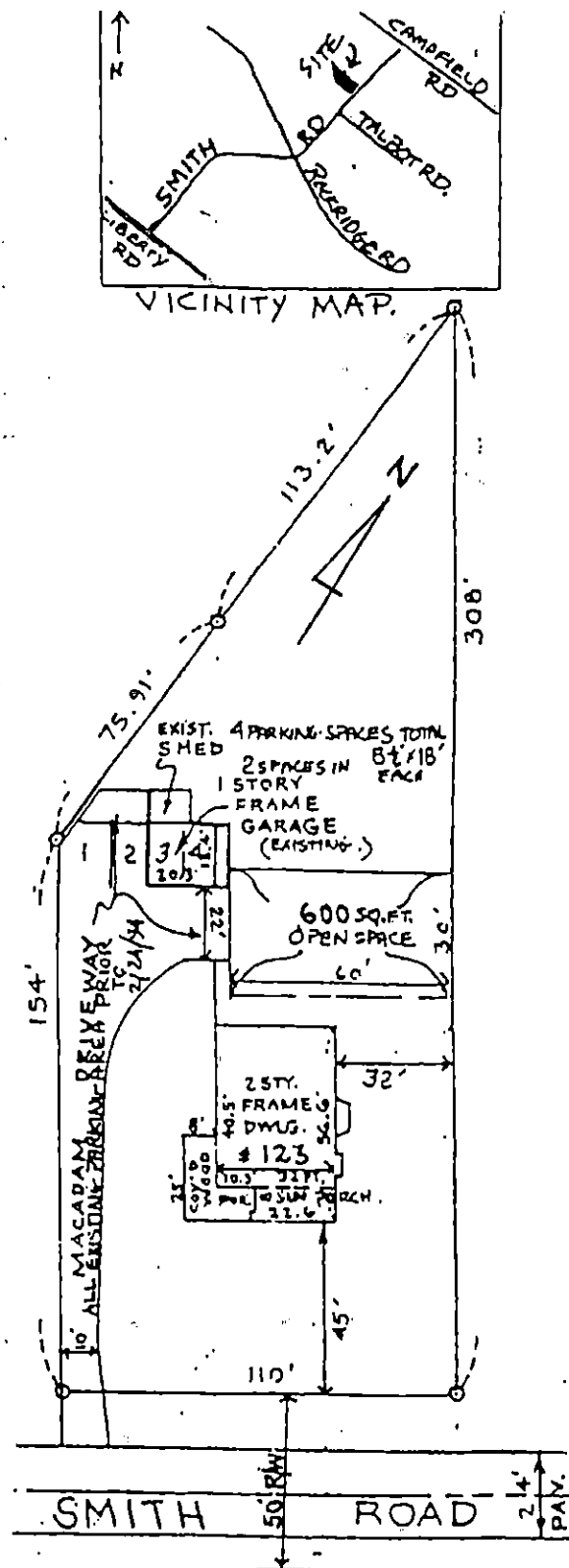
PRINTED NAME _____

SIGNATURE _____ DATE _____

PRINTED NAME _____

ENGINEERS SCALE
1" = _____ FT.

REVISED 7/19/04



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204
M.S. 3402

ALF Address _____

Permit No. (if required) B _____

FROM: Timothy M. Kotroco
Department of Permits & Development Management
M.S. 1105

RE: Assisted Living Facility I or II

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 of Lot _____
Lot Location: N E S W/side/corner of _____ feet from N E S W corner of _____
(street) (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 ZONING REVIEW, 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 – 10% lot area	_____	_____	
Statement of Compliance with Checklist Note 5.A	_____	_____	
4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans)	_____	_____	
5. Photographs (please label all photos clearly) Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood	_____	_____	
6. Current Zoning Classification: _____			

TO BE FILLED IN BY THE OFFICE OF PLANNING 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: _____

(Bill Nos. 19-04 & 32-06)

ASSISTED LIVING FACILITY: A BUILDING, OR SECTION OF A BUILDING THAT PROVIDES HOUSING AND SUPPORTIVE SERVICES, SUPERVISION, PERSONALIZED ASSISTANCE, HEALTH-RELATED SERVICES, OR A COMBINATION THEREOF, TO MEET THE NEEDS OF INDIVIDUALS WHO ARE UNABLE TO PERFORM OR WHO NEED ASSISTANCE IN PERFORMING THE ACTIVITIES OF DAILY LIVING AND WHICH IS LICENSED AS AN ASSISTED LIVING PROGRAM AS DEFINED UNDER TITLE 19, SUBTITLE 18 OF THE HEALTH-GENERAL ARTICLE, ANNOTATED CODE OF MARYLAND. FOR THE PURPOSES OF THIS DEFINITION, IF A RESIDENT LIVES IN A ROOM OR APARTMENT PROVIDING COMPLETE KITCHEN FACILITIES INTENDED FOR THE DAILY PREPARATION OF MEALS BY OR FOR THAT RESIDENT, THE UNIT SHALL NOT BE CONSIDERED AN ASSISTED LIVING FACILITY. DENSITY FOR SUCH FACILITIES SHALL BE CALCULATED AT 0.25 FOR EACH BED.

4) HOUSING FOR THE ELDERLY IS PERMITTED BY RIGHT IN R.A.E. ZONES

3) WHICH ACCOMODATES FEWER THAN 8 RESIDENT CLIENTS.

3) WHICH ACCOMMODATE

3) WILL BE IN A STRUCTURE
25% OF GROUND FLOOR

RESIDENTIAL GARAGE AS DEFINED IN SECTION 101.

- PARKING SHALL BE SET BACK AT LEAST 10 FEET FROM THE PROPERTY LINE, EXCEPT THAT IF THE PROPERTY LINE ABUTS AN ALLY. NO SETBACK IS REQUIRED IF THE ALLEY DOES NOT ABUT THE FRONT OR REAR YARD OF A RESIDENTIALLY USED PROPERTY.
- PARKING AND DELIVERY AREAS SHALL BE LOCATED IN THE SIDE OR REAR ONLY.
- AT LEAST 10% OF THE LOT SHALL BE USED TO PROVIDE USABLE CONTIGUOUS AND PRIVATE OPEN SPACE.

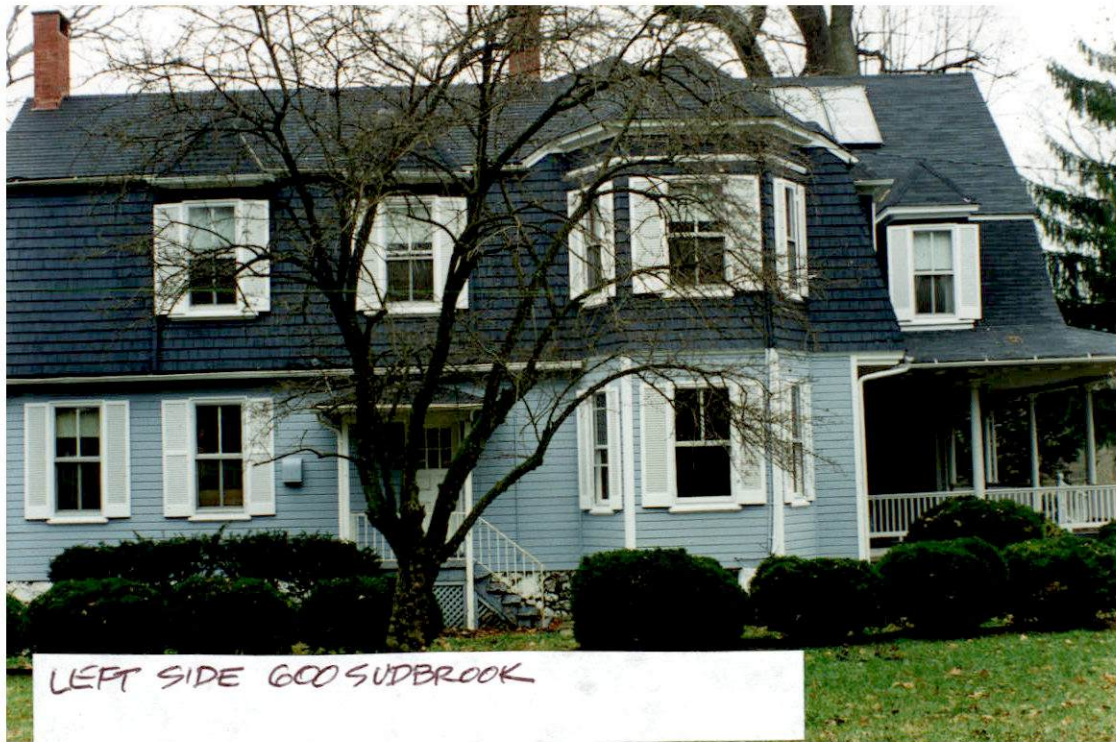
- Revised 8/10/06



FRONT 600 SUIDBROOK

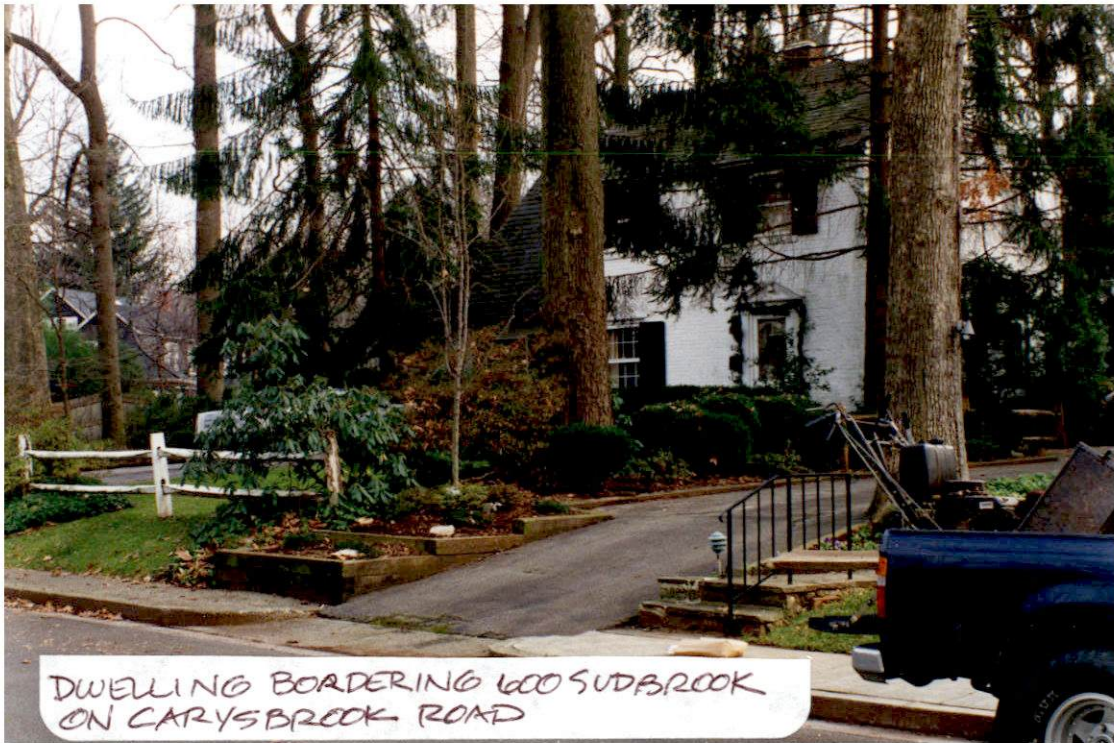


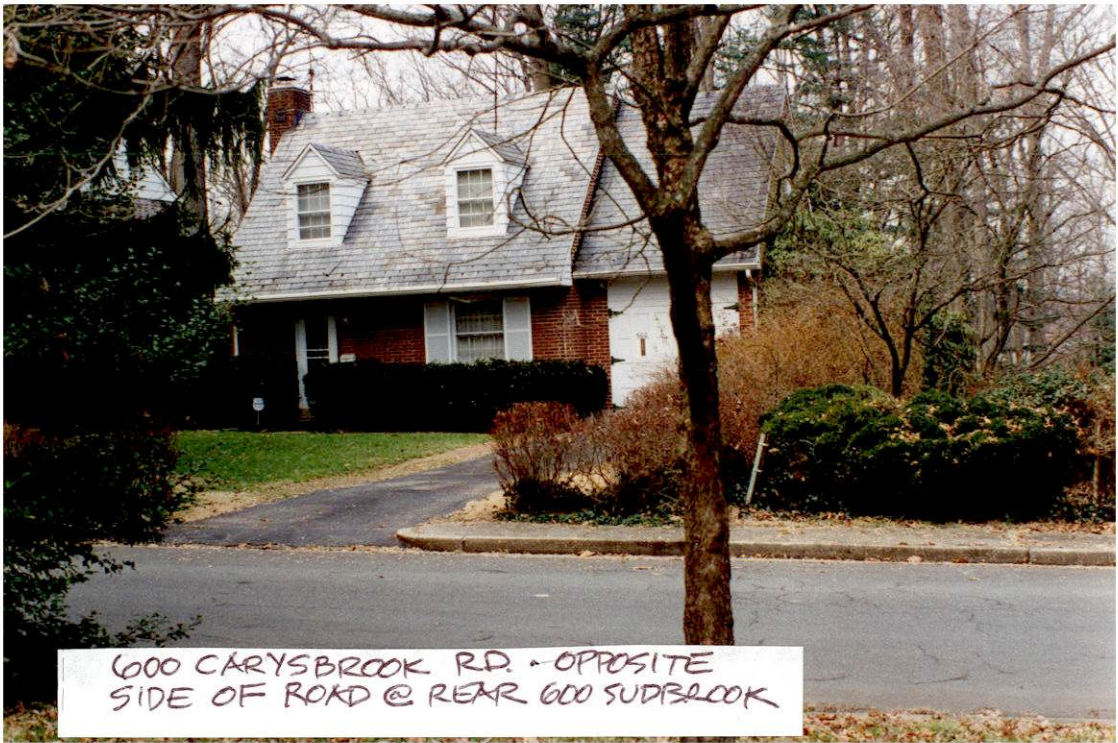
DWELLING ACROSS WINDSOR RD.
FROM 600 SUDBROOK



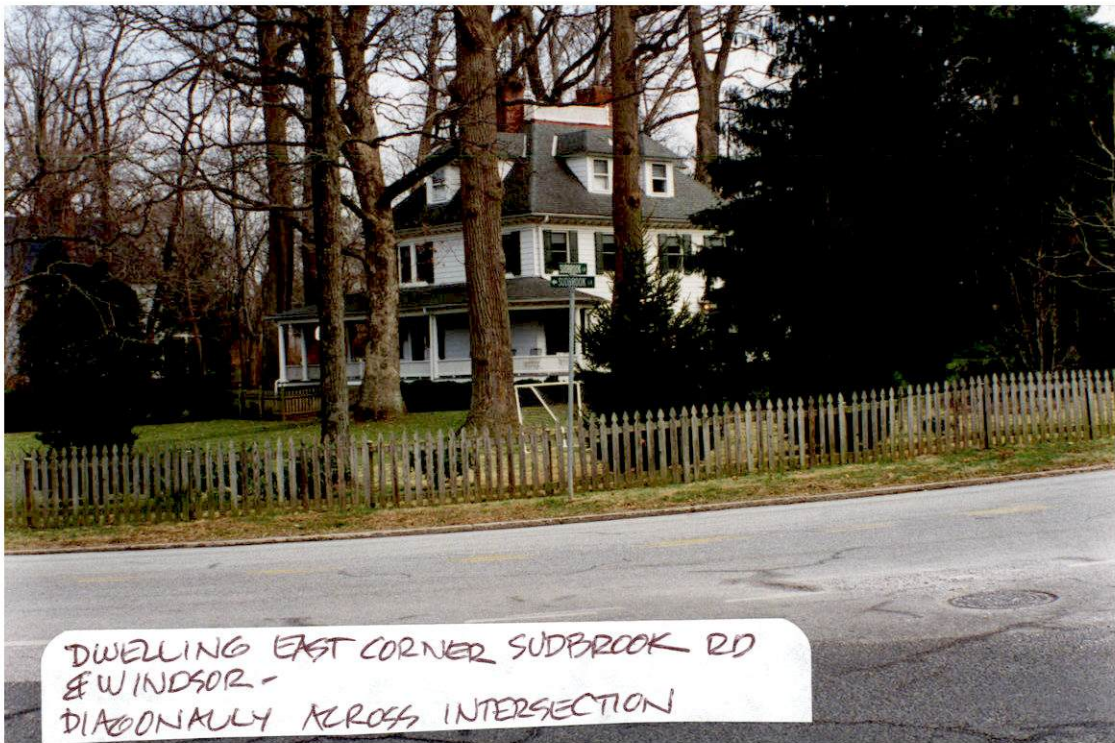


REAR 600 SUDBROOK

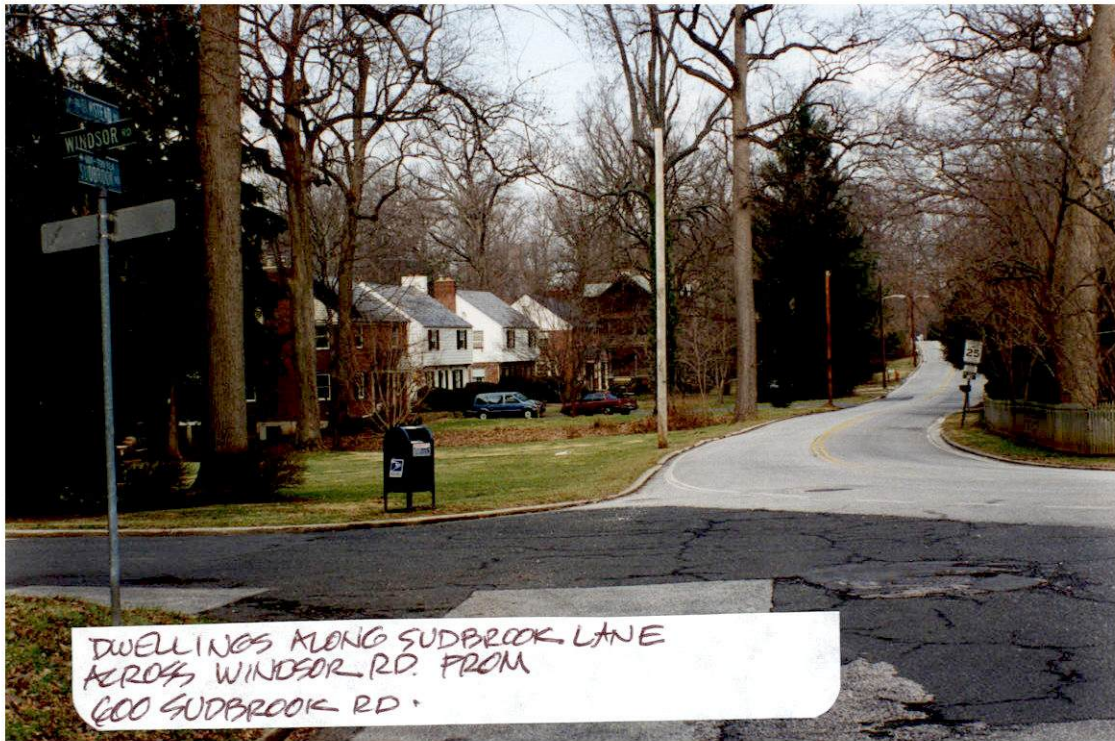




600 CARYSBROOK RD. - OPPOSITE
SIDE OF ROAD @ REAR 600 SUDSBROOK



DWELLING EAST CORNER SUDBROOK RD
& WINDSOR -
DIAGONALLY ACROSS INTERSECTION



DWELLINGS ALONG SUDBROOK LANE
ACROSS WINDSOR RD. FROM
600 SUDBROOK RD.





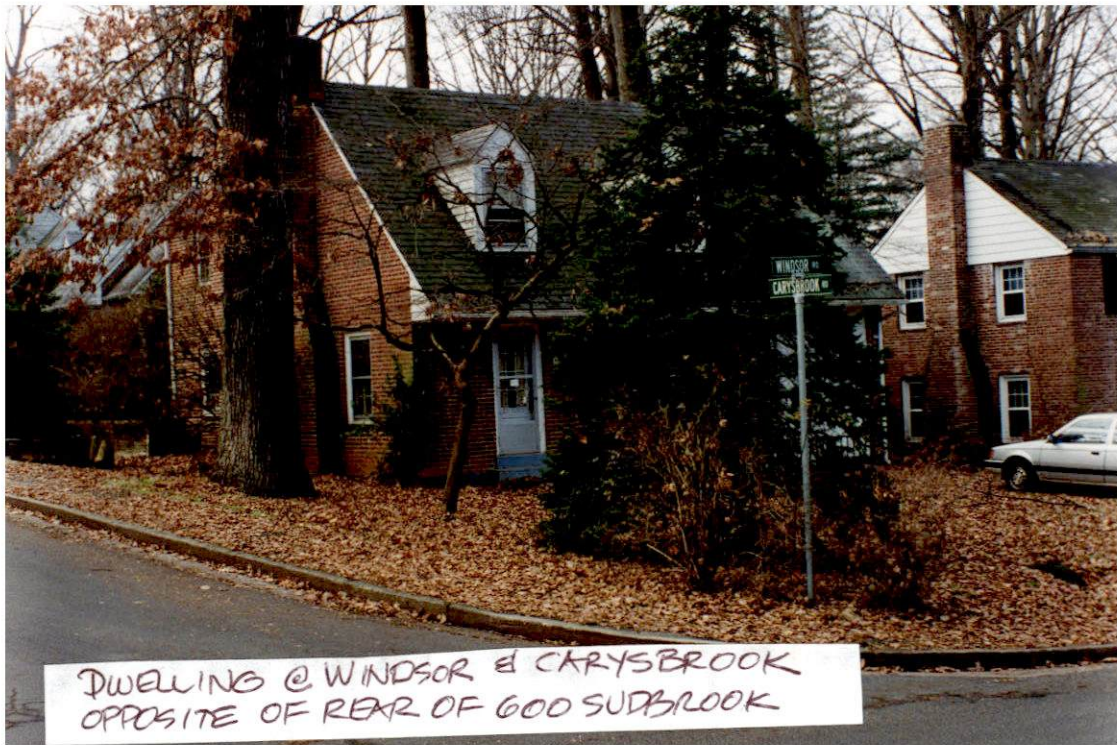




VARIOUS DWELLINGS 614, 616, 618 e/2
SUDBROOK ROAD

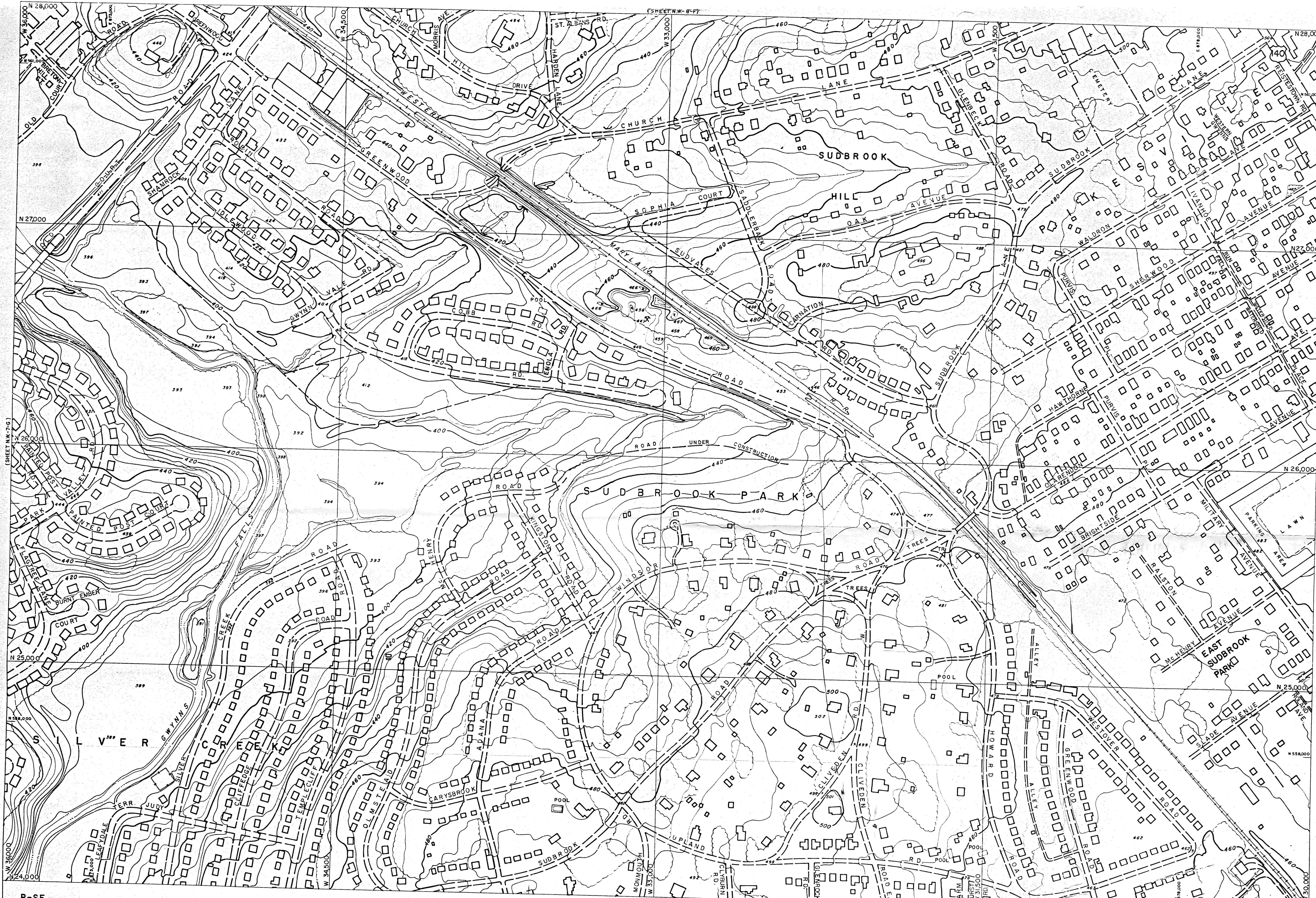


PROPERTY ADJACENT TO 600 SUDBROOK
ON SUDBROOK RD.





VACANT LOT ACROSS SUDBROOK RD
OPPOSITE FRONT OF 600 SUDBROOK

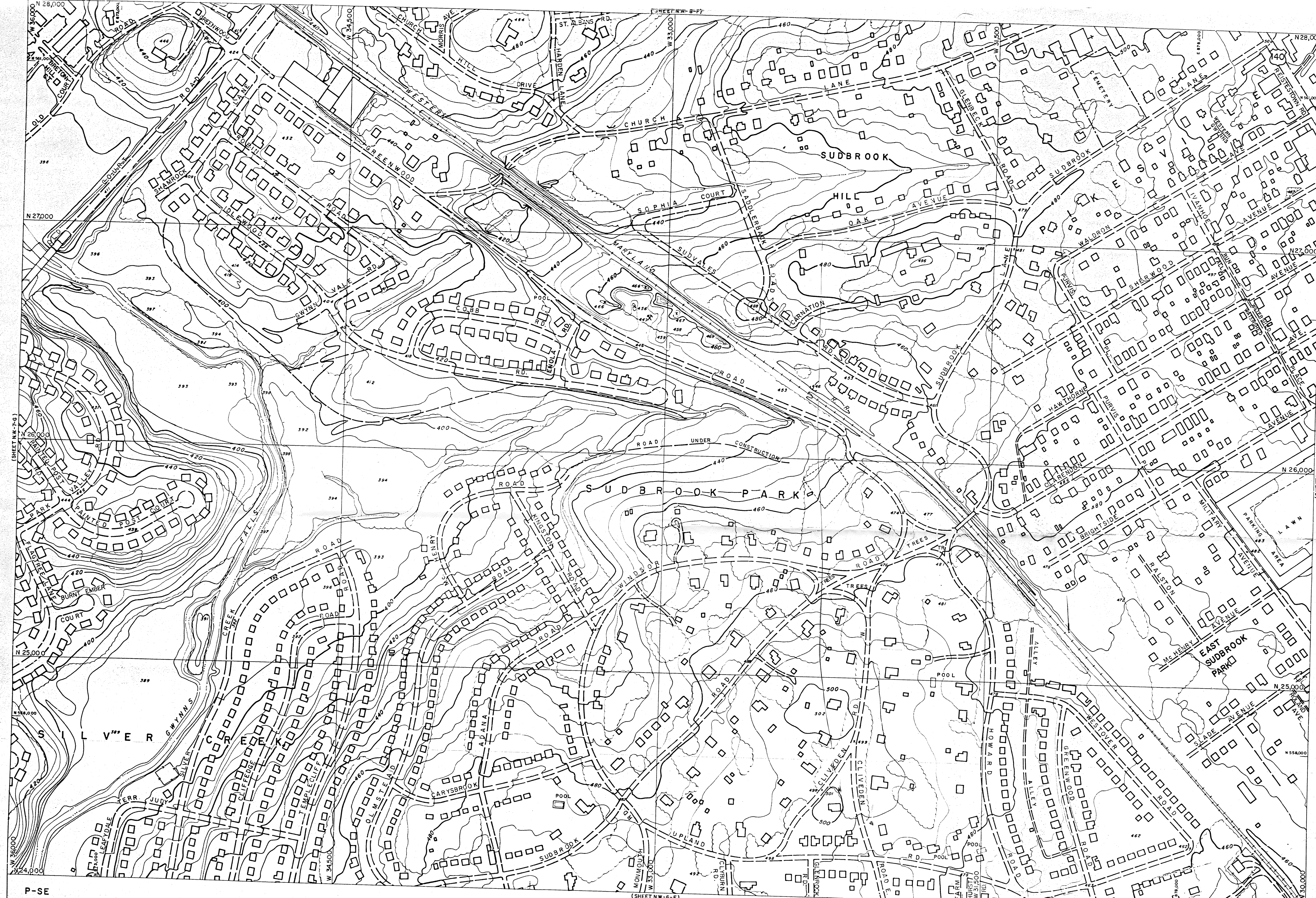


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY Maps, Inc. Date 8-26-54	DATE 4-11-70	1" = 200'	PIKESVILLE
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		DATE OF PHOTOGRAPHY APRIL 1953		N.W. 7-F

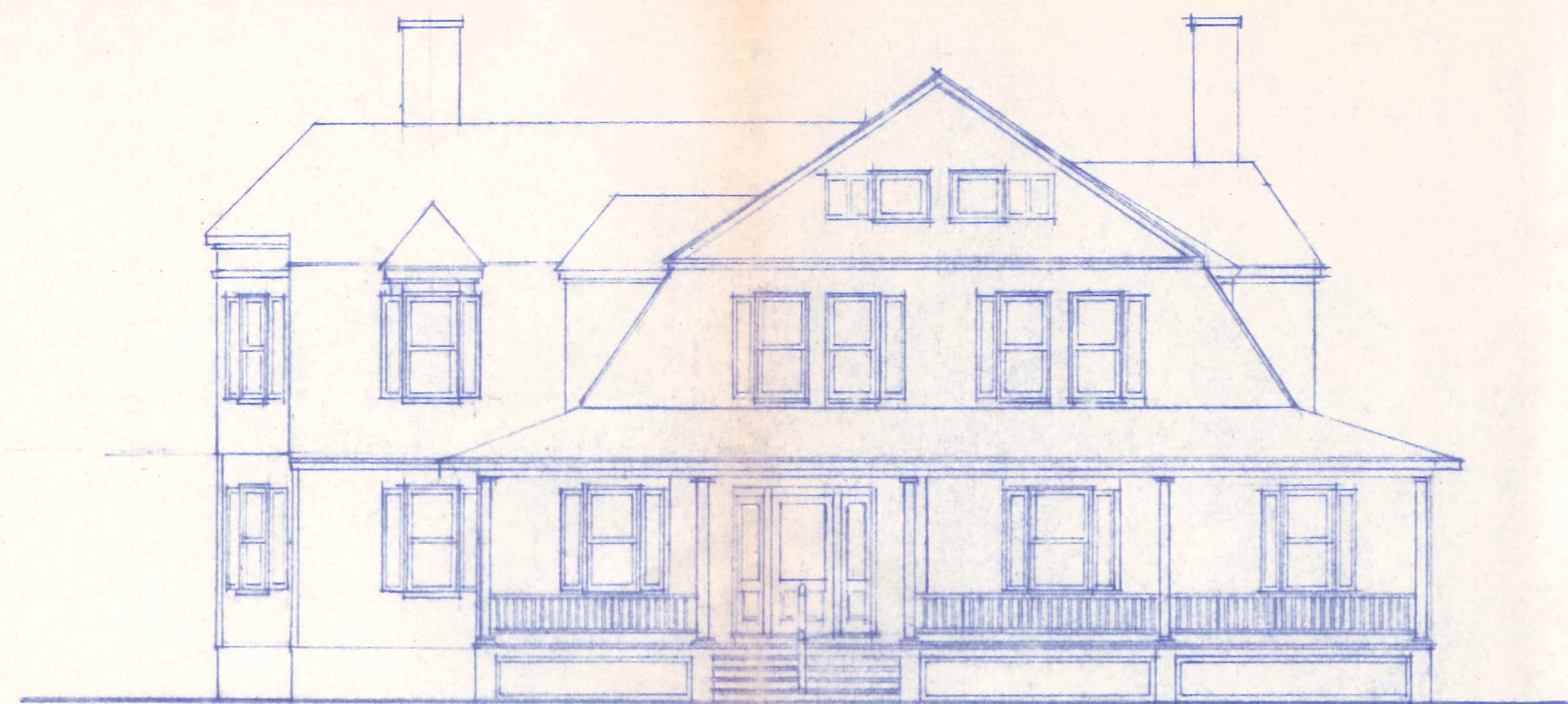
DEC 15 1997
OFFICE OF PLANNING

MICROFILMED



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION PIKESVILLE	SHEET N.W. 7-F
Topographic	BY Maps, Inc, <i>G.M.</i>	DATE 4-11-70 <i>8-26-82</i>			
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.			DATE OF PHOTOGRAPHY APRIL 1953		



FRONT ELEVATION SCALE 1/8" = 1'-0"



RIGHT SIDE



REAR ELEVATION



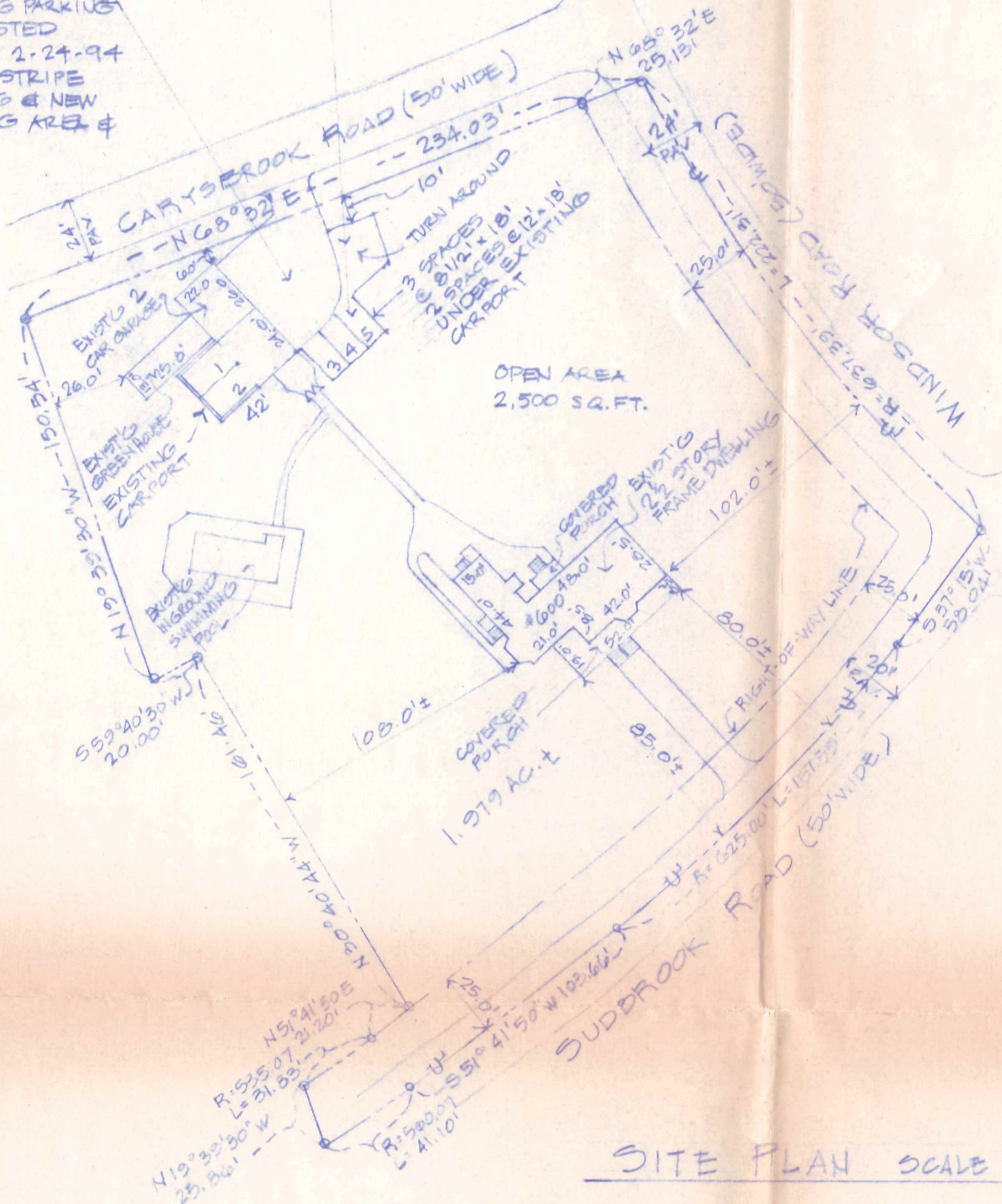
LEFT SIDE



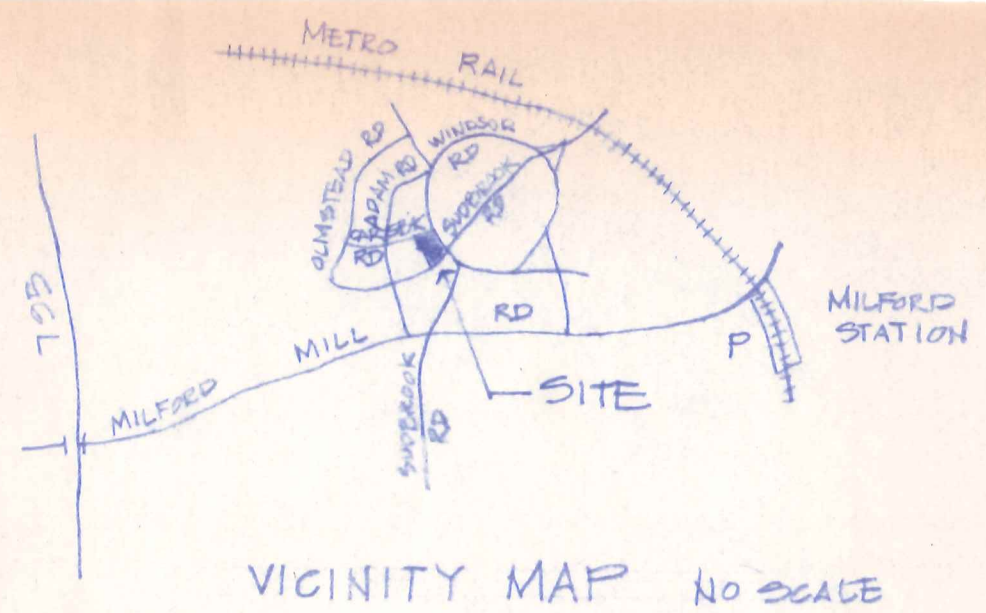
INTERIOR ALTERATIONS SUDBROOK MANOR ASSISTED LIVING 600 SUDBROOK ROAD BALTIMORE CO., MD.	
Stan Ryder Jr. & Associates Architects 8308 Liberty Road • Baltimore, MD 21244 (410) 521-2367 Fax (410) 521-2464	
ARCHITECTURAL REGISTRATION BOARD STATE OF MARYLAND 	JAN. 3, 1997 A5

NEW PAVED AREA FOR
5 PARKING SPACES
AND TURN AROUND
AND NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 1-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"



ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY LOCATED AT

600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.
ADDRESS: 3510 LABYRINTH RD, BALTIMORE, MD. 21215
PHONE NO: 410-358-5188
LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±
ZONING MAP: NW 7F
ZONING: DR I
AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *
PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKING REQUIRED.
ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS	SQ. FT. (±)
1ST FLOOR	2053
2ND FLOOR	1213
3RD FLOOR	720
TOTAL EQUAL	4086
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510
EXISTING GARAGE	572
EXISTING CARPORT	1008

"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. 415.1 DCZR AND ZONING SIGN POLICIES OR BE VARIANCED.

* DENSITY CALCULATION FOR 14 BEDS
D.R.1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:

THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97
Emmett Peake



SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE, COUNTY, MD

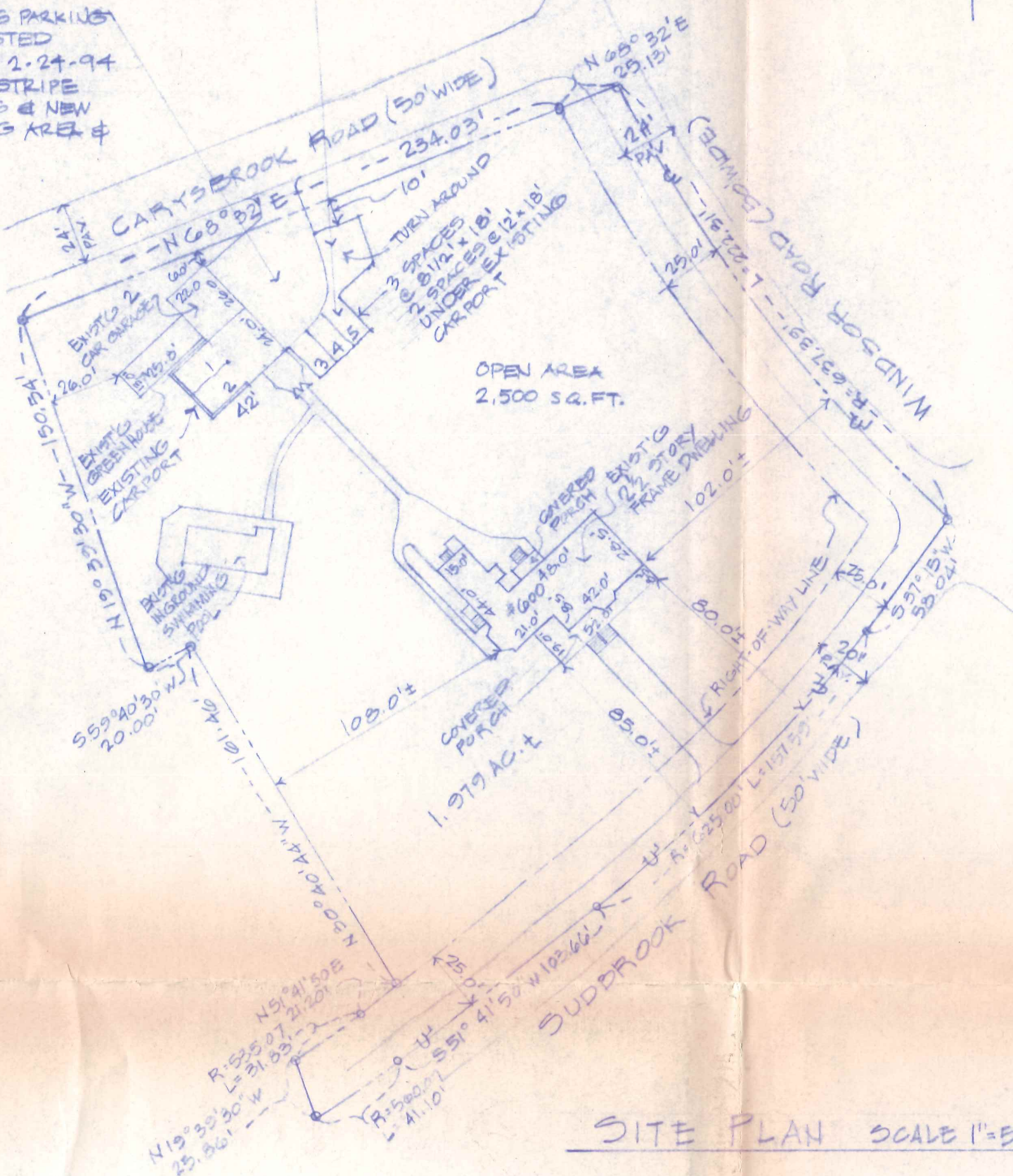
Stan Ryder Jr. & Associates
Architects
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

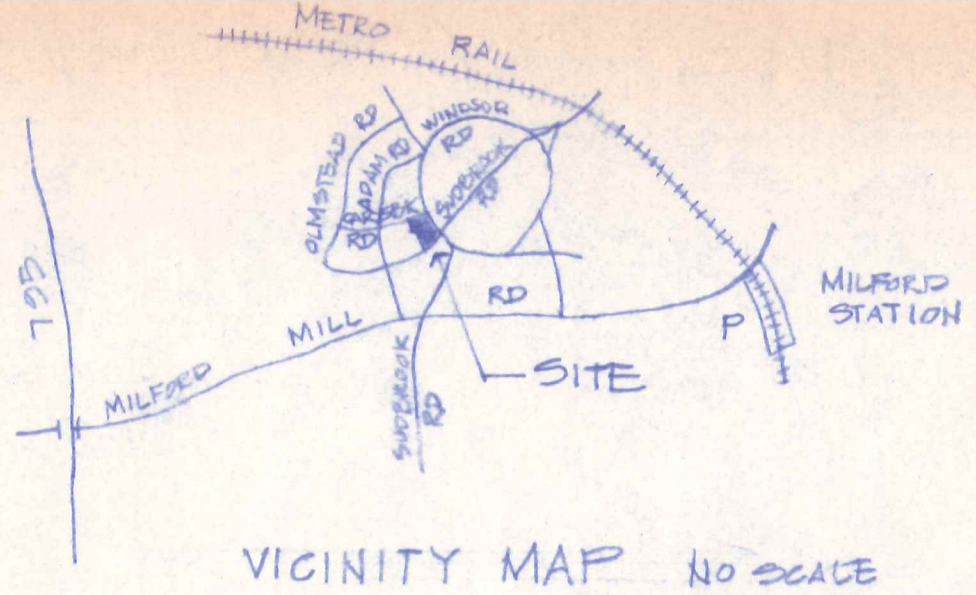
SP1

NEW PAVED AREA FOR
5 PARKING SPACES
AND TURN AROUND
ALL NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 1-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"



ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY LOCATED AT

600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.
ADDRESS: 3810 LABYRINTH RD, BALTIMORE, MD. 21215
PHONE NO: 410-358 5138
LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±
ZONING MAP: NW 7F
ZONING: DR 1

AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *
PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKING REQUIRED.
ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS	SQ. FT. (±)
1ST FLOOR	2053 #
2ND FLOOR	1913 #
3RD FLOOR	720 #
TOTAL EQUAL	4686 #
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510 #
EXISTING GARAGE	572 #
EXISTING CARPORT	1008 #

"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, DCZR, AND ZONING SIGN POLICIES OR BE VARIANCED.

* DENSITY CALCULATIONS FOR 14 BEDS
D.R. 1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97
Emmett Peake



SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE, COUNTY, MD

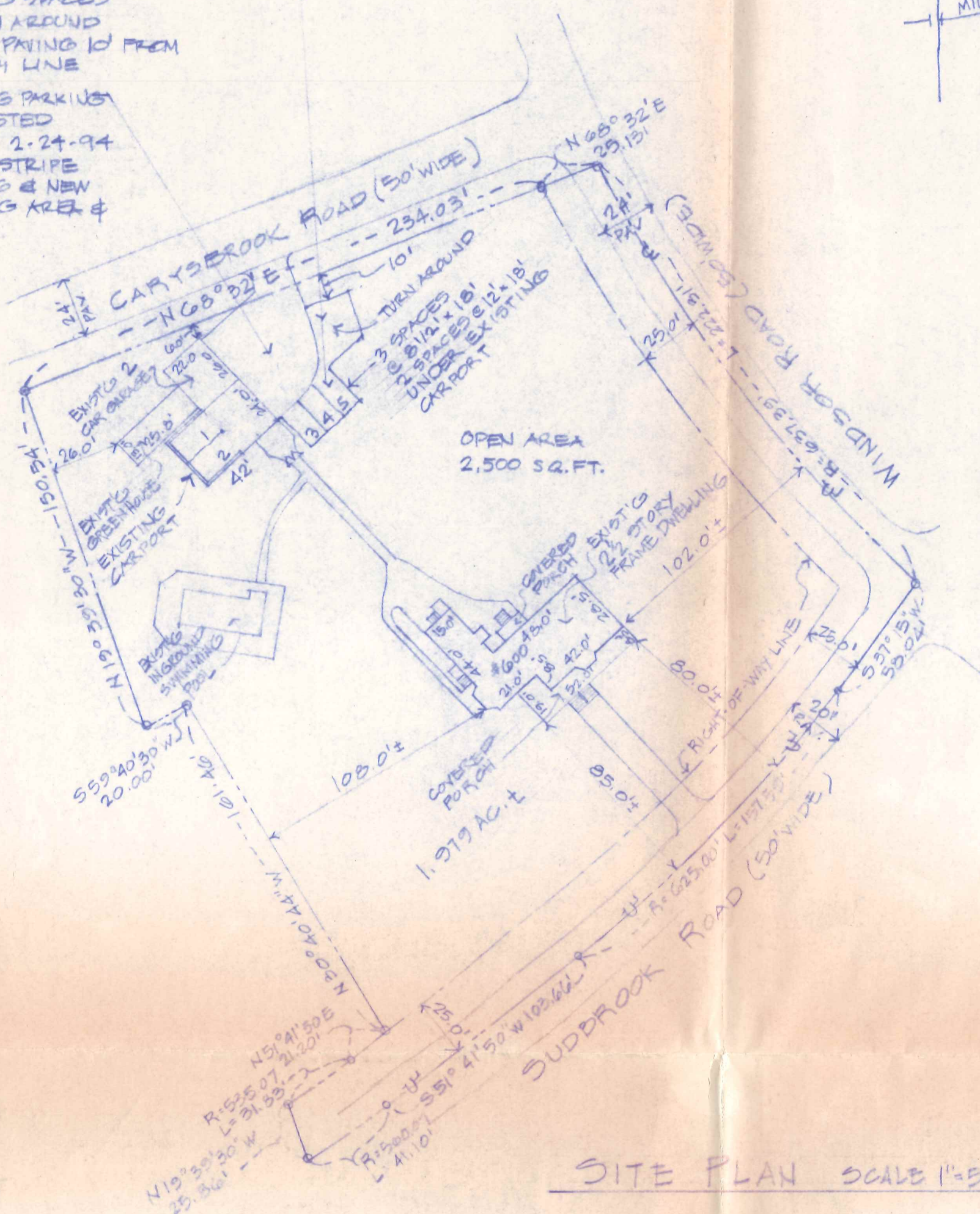
Stan Ryder Jr. & Associates
Architects
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

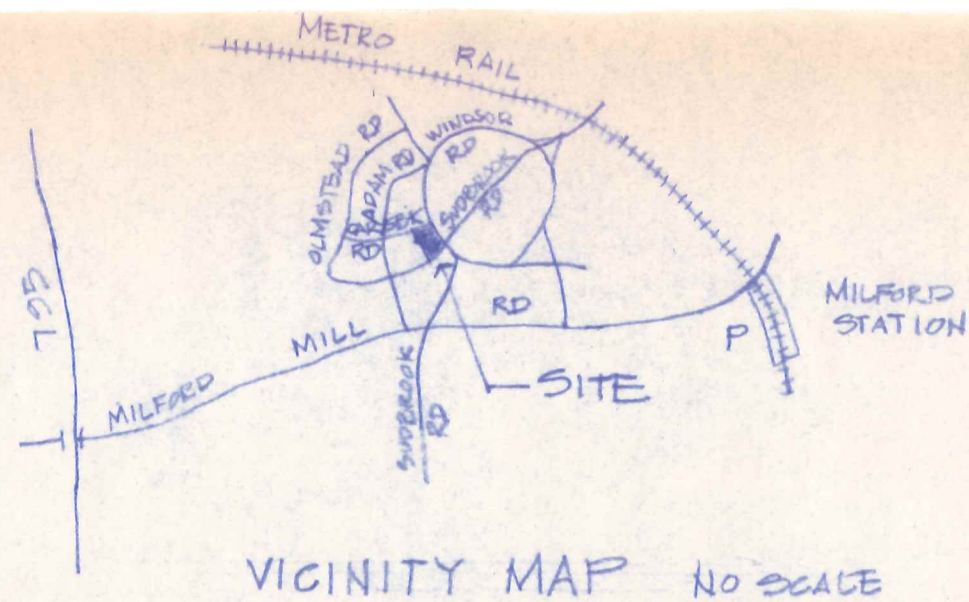
SP1

NEW PAVED AREA FOR
5 PARKING SPACES
and TURN AROUND
ALL NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 1-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"



ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY LOCATED AT

600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.
ADDRESS: 3510 LABYRINTH RD., BALTIMORE, MD. 21215
PHONE NO: 410-358 5188
LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±
ZONING MAP: NW 7F
ZONING: DR 1
AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *
PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKING REQUIRED
ALL PARKING USGS SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS SQ. FT. (±)

1ST FLOOR	2053 ±
2ND FLOOR	1913 ±
3RD FLOOR	720 ±
TOTAL EQUAL	4686 ±
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510 ±
EXISTING GARAGE	572 ±
EXISTING CARPORT	1003 ±

"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 DCZR AND ZONING SIGN POLICES OR BE VARIANCED.

* DENSITY CALCULATIONS FOR 14 BEDS
D.R.1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97
Emmett Peake

SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE, COUNTY, MD

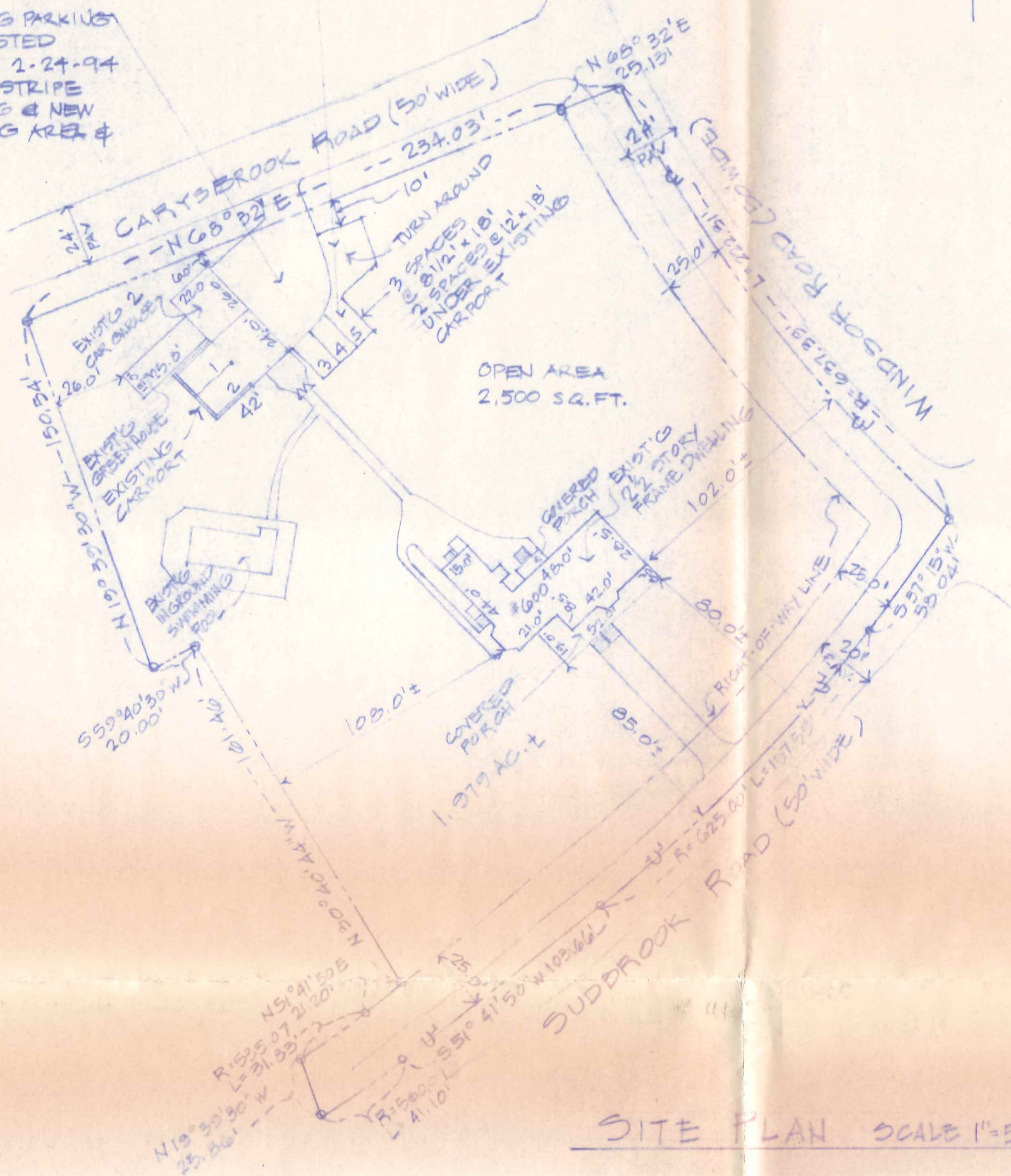
Stan Ryder Jr. & Associates
Architects
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

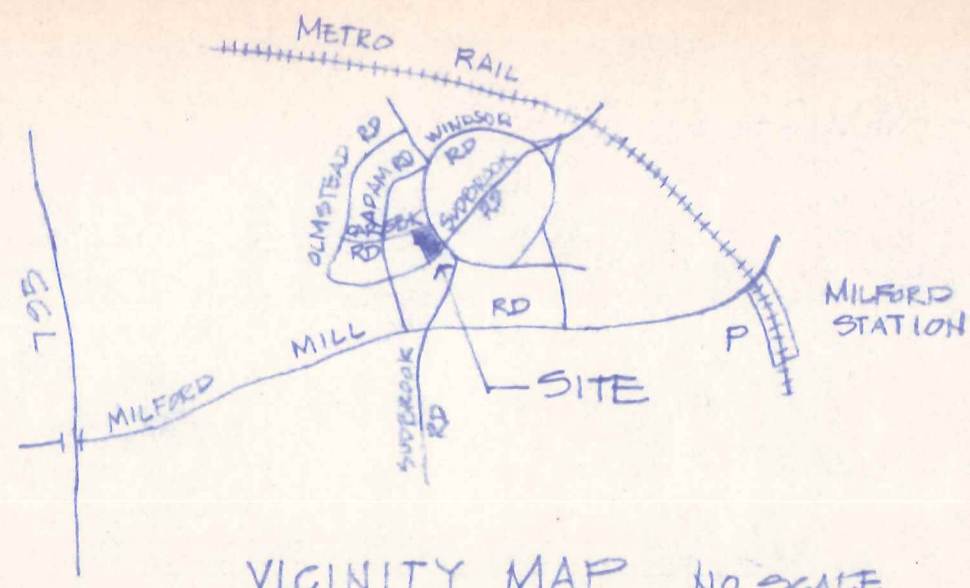
SP1

NEW PAVED AREA FOR
5 PARKING SPACES
and TURN AROUND
ALL NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 1-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"



VICINITY MAP NO SCALE

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY LOCATED AT

600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.

ADDRESS: 3510 LABYRINTH RD., BALTIMORE, MD. 21215

PHONE NO: 410-358-5188

LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±

ZONING MAP: NW 7F

ZONING: DR 1

AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *

PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKINGS REQUIRED.

ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS SQ. FT. (±)

1ST FLOOR	2053 #
2ND FLOOR	1213 #
3RD FLOOR	720 #
TOTAL EQUAL	4686 #
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510 #
EXISTING GARAGE	572 #
EXISTING CARPORT	1008 #

"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, DCZP AND ZONING SIGN POLICIES OR BE VARIANCED.

* DENSITY CALCULATION FOR 14 BEDS
D.R. 1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:

THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97

Emmett Peake

SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE, COUNTY, MD

Stan Ryder Jr. & Associates
Architects

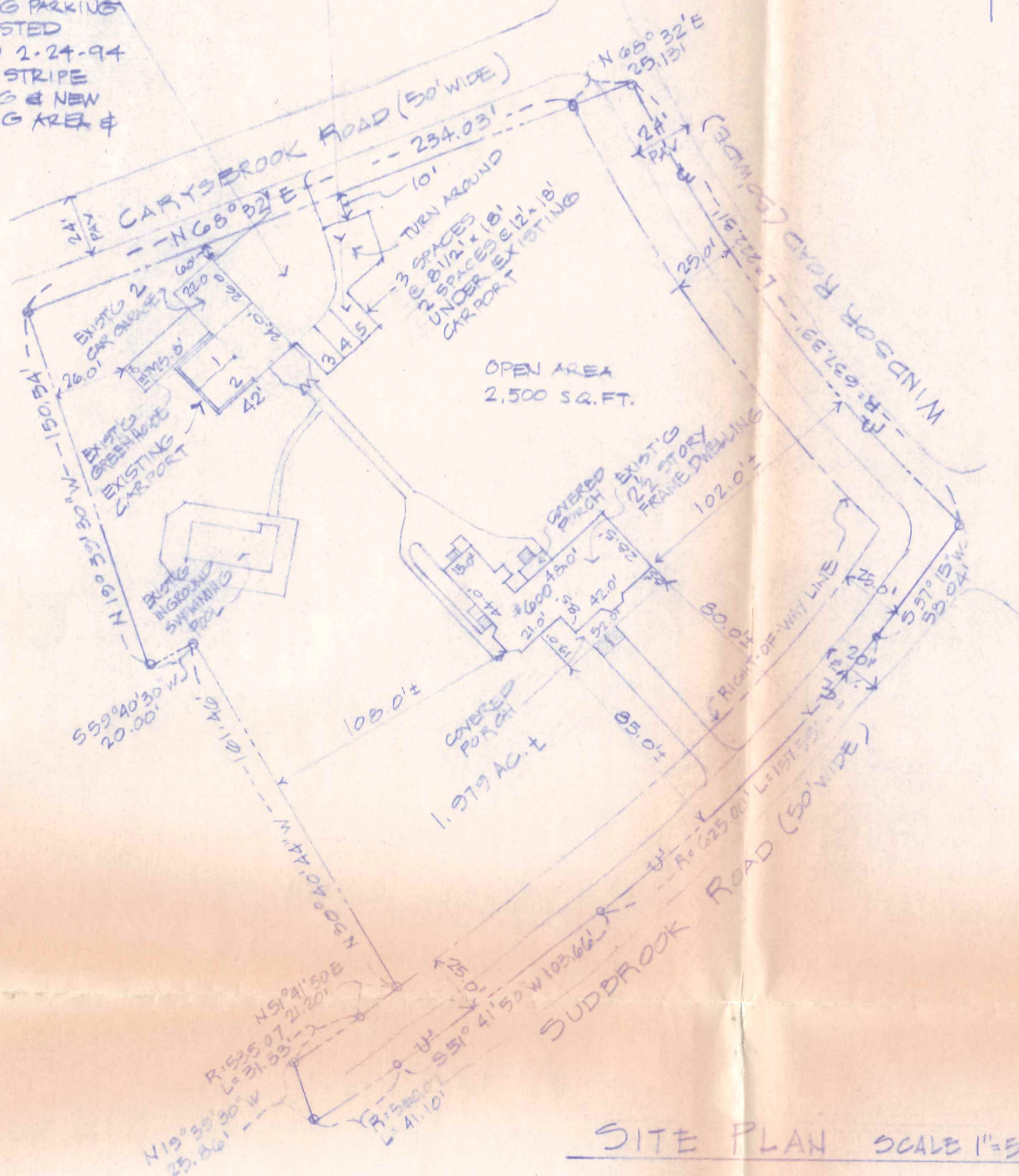
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

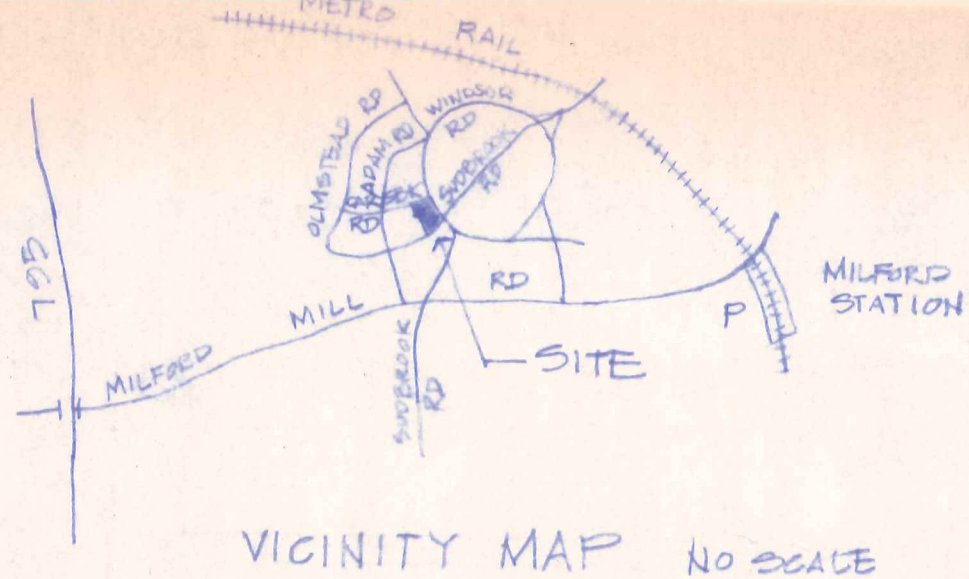
SPI

NEW PAVED AREA FOR
5 PARKING SPACES
AND TURN AROUND
ALL NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 2-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"



VICINITY MAP NO SCALE

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY

LOCATED AT
600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.
ADDRESS: 3510 LABYRINTH RD., BALTIMORE, MD. 21215
PHONE NO: 410-358 5133
LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±
ZONING MAP: NW 7F
ZONING: DR 1
AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *
PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKING REQUIRED
ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS	SQ. FT. (±)
1ST FLOOR	2053
2ND FLOOR	1913
3RD FLOOR	720
TOTAL EQUAL	4686
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510
EXISTING GARAGE	572
EXISTING CARPORT	1003

"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, DCZ R AND ZONING SIGN POLICIES OR BE VARIANCES.

* DENSITY CALCULATION FOR 14 BEDS
D.R.1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:

THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97
Emmett Peake

SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE, COUNTY, MD

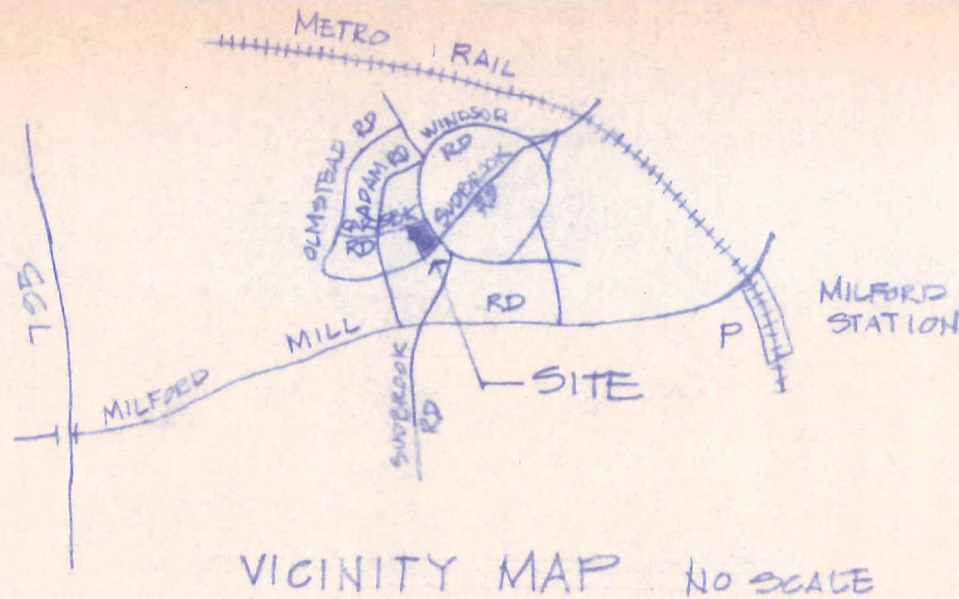
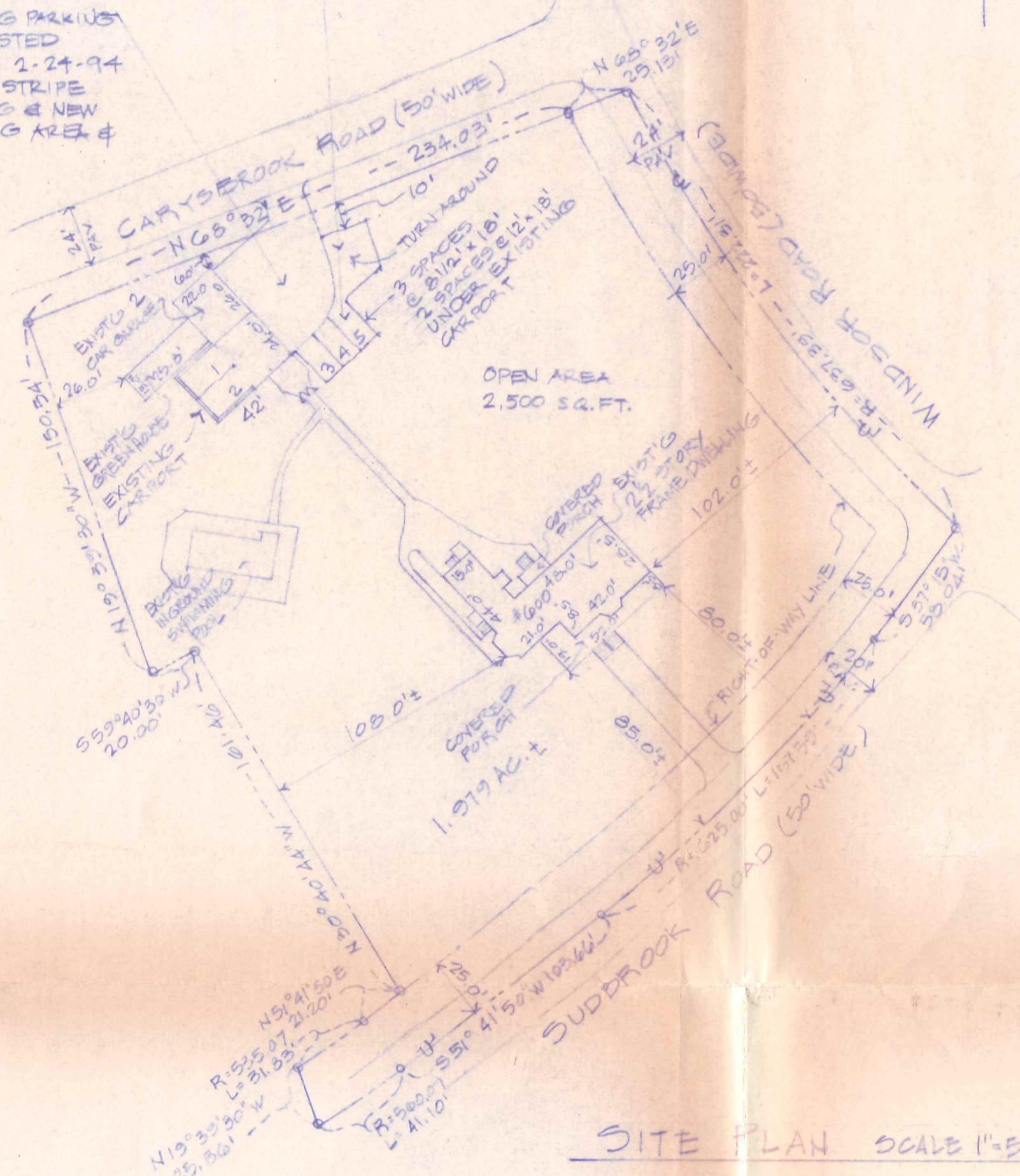
Stan Ryder Jr. & Associates
Architects
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

SP1

NEW PAVED AREA FOR
5 PARKING SPACES
AND TURN AROUND
ALL NEW PAVING 10' FROM
PROPERTY LINE

EXISTING PARKING
LOT EXISTED
PRIOR TO 1-24-94
PAVE & STRIPE
EXISTING & NEW
PARKING AREA &
DRIVE



SITE PLAN SCALE 1"=50'-0"

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY LOCATED AT

600 SUDBROOK ROAD
BALTIMORE COUNTY, MD. 21208
3RD ELECTION DISTRICT

PROPERTY OWNER: SUDBROOK MANOR L.L.C.
ADDRESS: 3510 LABYRINTH RD, BALTIMORE, MD. 21215
PHONE NO: 410-353-5133
LOT SIZE: 86,205 SQ. FT. OR 1.979 AC. ±
ZONING MAP: NW 7F
ZONING: DR1
AREA REQUIRED FOR 14 BEDS = 85,000 SQ. FT. SEE *
PARKING: 1 SPACE FOR EACH 3 BEDS = 5 PARKINGS REQUIRED.
ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN.

EXISTING FLOOR AREAS	SQ. FT. (±)
1ST FLOOR	2053 ±
2ND FLOOR	1913 ±
3RD FLOOR	720 ±
TOTAL EQUAL	4686 ±
BASEMENT FOR STORAGE & MECHANICAL EQUIPMENT	510 ±
EXISTING GARAGE	572 ±
EXISTING CARPORT	1008 ±

"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 DC Z.R. AND ZONING SIGN POLICIES OR BE VARIANCED.

* DENSITY CALCULATION FOR 14 BEDS
D.R.1 50,000 SQ. FT. FOR 7 BEDS + 5,000
SQ. FT. FOR EACH ADDED BED. 50,000 SQ. FT.
+ 35,000 SQ. FT.
85,000 SQ. FT. TOTAL
REQUIRED FOR 14 BEDS

NOTE & CHECK ONE:
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☒
EXTERIOR ENLARGEMENTS TO THIS BUILDING
IN THE PAST 5 YEARS.

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

EMMETT PEAKE 1-6-97
Emmett Peake



SUDBROOK MANOR
ASSISTED LIVING
600 SUDBROOK ROAD
BALTIMORE COUNTY, MD

Stan Ryder Jr. & Associates
Architects
8308 Liberty Road • Baltimore, MD 21244
(410) 521-2367 Fax (410) 521-2464

JAN 3 1997

SPI