

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 20TH day of JUNE, 1997, that 1812 LANDRAKE RD.
(street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY
(ALF) WITH A MAXIMUM OF 15 ALF RESIDENTS

B 308591
Permit Number

A handwritten signature in dark ink, appearing to read "John Arnold Jackson", is written over the printed title of the official.
Director, Zoning Administration & Development Management

Dear John:

Thanks for the

call on 1812 Landrake.

My B# is

B-308591

Please leave me a
message @ 410-298-9800
x223

and I will be by to
pick the Use Permit up.

Thanks for the help.

David
Farrell

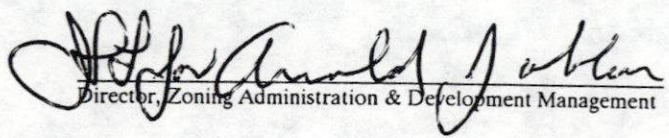


USE PERMIT

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Management of Baltimore County, this 20th day of J
that 1812 LANDRAKE RD.
(street address)
hereby granted permission to operate a CLASS "A" AS

(ALF) WITH A MAXIMUM OF 15 ALF RESIDENTS

B 308591
Permit Number


Director, Zoning Administration & Development Management

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

No.

028654

DATE

5/29/97

ACCOUNT

R0016150

AMOUNT

\$

40.00

RECEIVED

FROM:

David Farrell

FOR:

Office Of Budget & Finance
Baltimore County Maryland

1812 LANDRAKE RD.

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

RECEIVED
MAY 30 1997
ZADM ALF #

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

Permit No. (if required) B #308591

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

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

(Newport Assisted Living)
Print Name of Applicant: David Farrell Address: 7000 Security Blvd #106, Balt MD 21244 Telephone Number: 410-298-9800
Lot Address: 1812 Landrake Rd Election District: 8 Councilmanic District: 3 Square Feet: 79,061
Lot Location: N/E S W side/corner of Landrake Rd, 500' feet from N/E S W corner of Landrake & Thornton
(street) (street)
Land Owner: Dr. Oscar Ramirez Tax Account Number: 08-03-003570
Address: 1812 Landrake Rd Telephone Number: Contact D. Farrell

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

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION 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	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 3.5</u>	☒	☐

Accepted for filing by [Signature]
Date: 5/29/97
WAIVED PER 25% NOTE.

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:

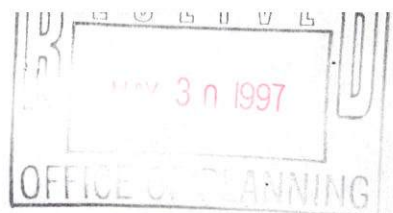
The Applicant should be aware that there is a covenant in this community that may prevent this facility.

red by Ervin McDaniel
for the Director, Office of Planning and Zoning
v. doc revised 1/8/95

Date: 6/18/97

RECEIVED
JUN 2 1997

NEWPORT ASSISTED LIVING

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 _____

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(Newport Assisted Living)
David Farrell 7000 Security Blvd #106, Balt MD 21244
Print Name of Applicant Address Telephone Number 410-295-9800

Lot Address 1812 Landrake Rd Election District 8 Councilmanic District 3 Square Feet 79061

Lot Location: NE S W side/corner of Landrake Rd, 500' feet from NE S W corner of Landrake & Thornton
(street) (street)

Land Owner: Dr. Oscar Ramirez Tax Account Number 08-03-003570

Address: 1812 Landrake Rd Telephone Number (Contact D. Farrell)

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TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY

- | | PROVIDED? | Accepted for filing by |
|---|---------------------|------------------------|
| | YES NO | Date: |
| 1. This Recommendation Form (3 copies) | ✓ | 5/29/97 |
| 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 | WAIVED PER 25% NOTE | |
| 5. Photographs (please label all photos clearly) | ✓ | |
| Adjoining Buildings | | |
| Surrounding Neighborhood | | |
| 6. Current Zoning Classification: DR 3.5 | | |

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

RECOMMENDATIONS / COMMENTS:

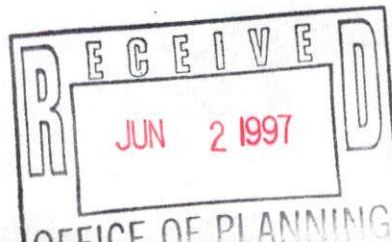
- ☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

The Applicant should be aware that there is a covenant in this community that may prevent this facility.

rec by: Ervin McDaniel
for the Director, Office of Planning and Zoning

7-956 revised 1/3/95

Date: 6/18/97



RM
SOVICH
ARCHI
TECTU
R

Project: 1812 Landrake Avenue

Sketch #

Date: 16 May 1997



South Elevation



Interior View/ Living Rm.



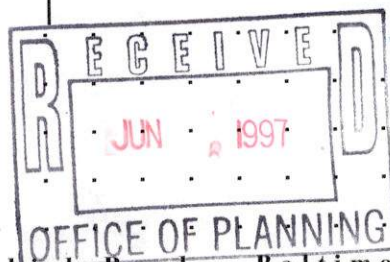
Courtyard Area

New Handicap ramp
entrance.



Front Dormers

Bedroom window



Office of Planning
1000 ...
...
...

RECEIVED
MAY 30 1997
OFFICE OF PLANNING

RM
SOVICH
ARCHI
TECTU
R E

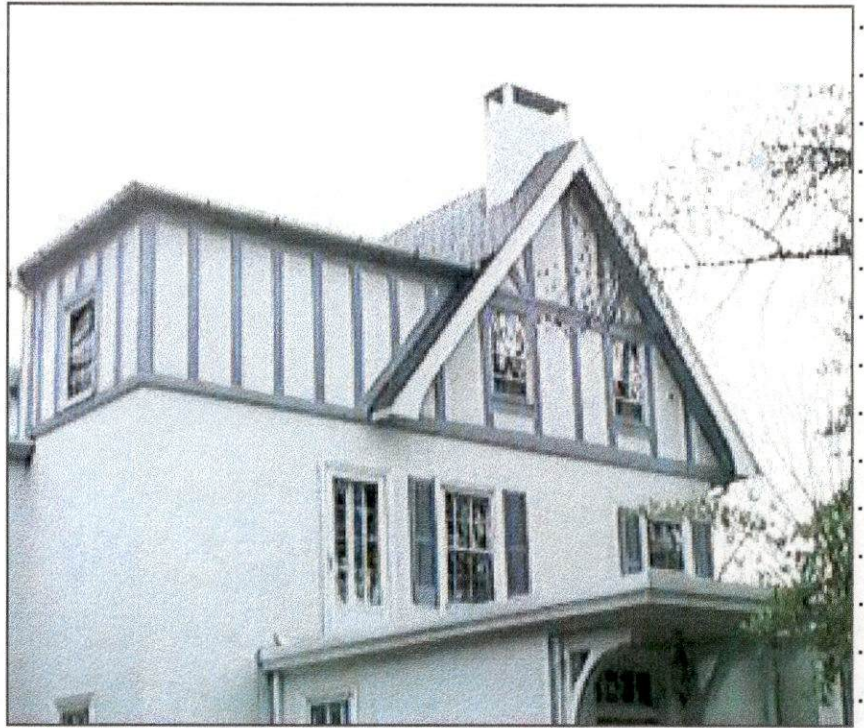
Project: .18.12.LANDRAKE AVENUE

Sketch #

Date: 19 MAY 1997



View of
Existing



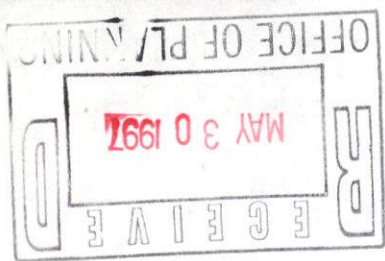
Computer generated
image of proposed
Elevator Shaft
addition

Elevator Shaft and small
access hallway

Elevator Shaft

View of
Proposed
Addition





as well as
for shaft and small

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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	YES	NO	Accepted for filing by Date: <u>5/29/97</u>
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4. Building Elevation Drawings			<u>WAIVED PER 25% NOTE</u>
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☐	☐	
6. Current Zoning Classification: <u>DR3.5</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:

ned by: _____
for the Director, Office of Planning and Zoning

lv.doc revised 1/5/95

Date: _____

1. 1000000000

04 0200 830000000

2. 1000000000 59

131 -

1000000000

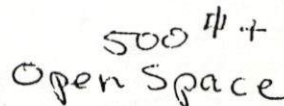
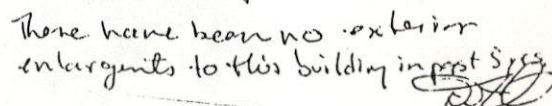
1000000000

02 02

)

Plan for Class "A" Assisted living facility
1812 Landrace Rd., Baltimore, MD 21204
Property owner 1812 Landrace Rd., LLC - Contact manager Below:
David Farrell, Newport Assisted Living
7000 Security Blvd., #106, Baltimore, MD 21244
410-298-9800 x223

Density Allowed - 15 Residues



Scale 1" = 50'

Zoning Use Vermitt - Plan Date 5/28/97

Plan for Class "A" Assisted living facility

1812 Landrake Rd., Baltimore, MD 21204

Property owner 1812 Landrake Rd., LLC - Contact Manager Below:

David Farrell, Newport Assisted Living

7000 Security Blvd., #106, Baltimore, MD 21244

410-298-9800 x223

Lot Size 79,061 sq ft, 1.815 acres

Building Size 11,795 sq ft, including Apt.

Election district 8

Tax Map 60, Grid 21, Parcel 613

Basement Use Storage 1,650 sq ft

First Floor Use Residential 4,271 sq ft

Second Floor Use Residential 3,076 sq ft

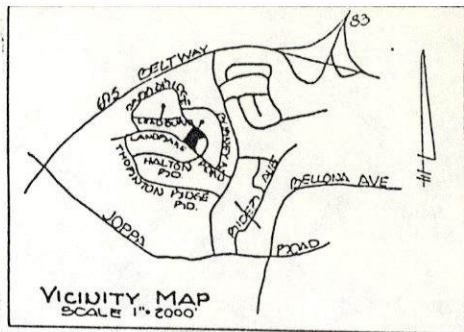
Third Floor Use Residential 2,798 sq ft

Parking Required for 15 Residents - 5

All parking & maneuvering existing prior to 1985

Density Proposed - 15 Residents

Density Allowed - 15 Residents



Density Calculations

For 15 Beds DR 3.5

12,500 sq ft for 7 beds +

2,000 sq ft for each added bed

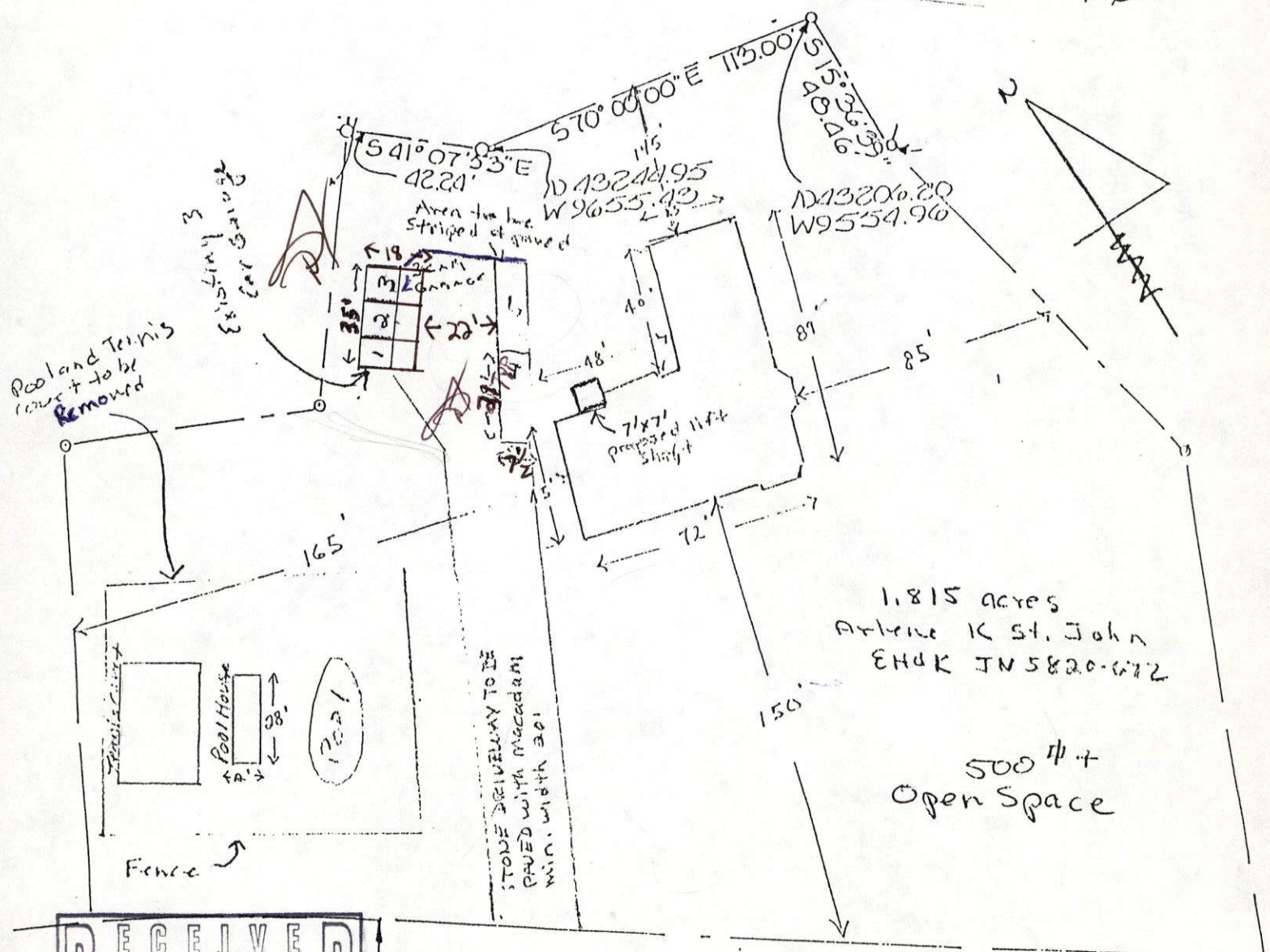
12,500

+ 14,000

28,500 sq ft total req for 15 beds

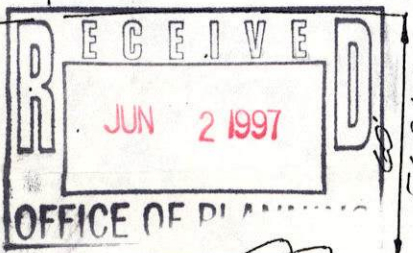
79,061 sq ft provided

There have been no exterior enlargements to this building in past 5 yrs.



1.815 acres
Arline K St. John
ENR IN 5820-672

500 sq ft +
Open Space



Landrake Rd.

"This building has not been originally constructed to accommodate widely 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

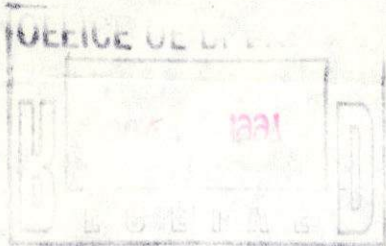
COMPLY WITH SECT 413.1 BZC AND ZONING SIGN POLICIES OR BE VAPORIZED

Sq. ft of proposed
Elevator and Hallway
is 209 sq ft. 24.9% of
the first floor Sq. ft is
1,063.50 sq ft

NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

THE UNDERSIGNED ATTEST TO THE ACCURACY OF
THE INFORMATION ON THIS PLAN.

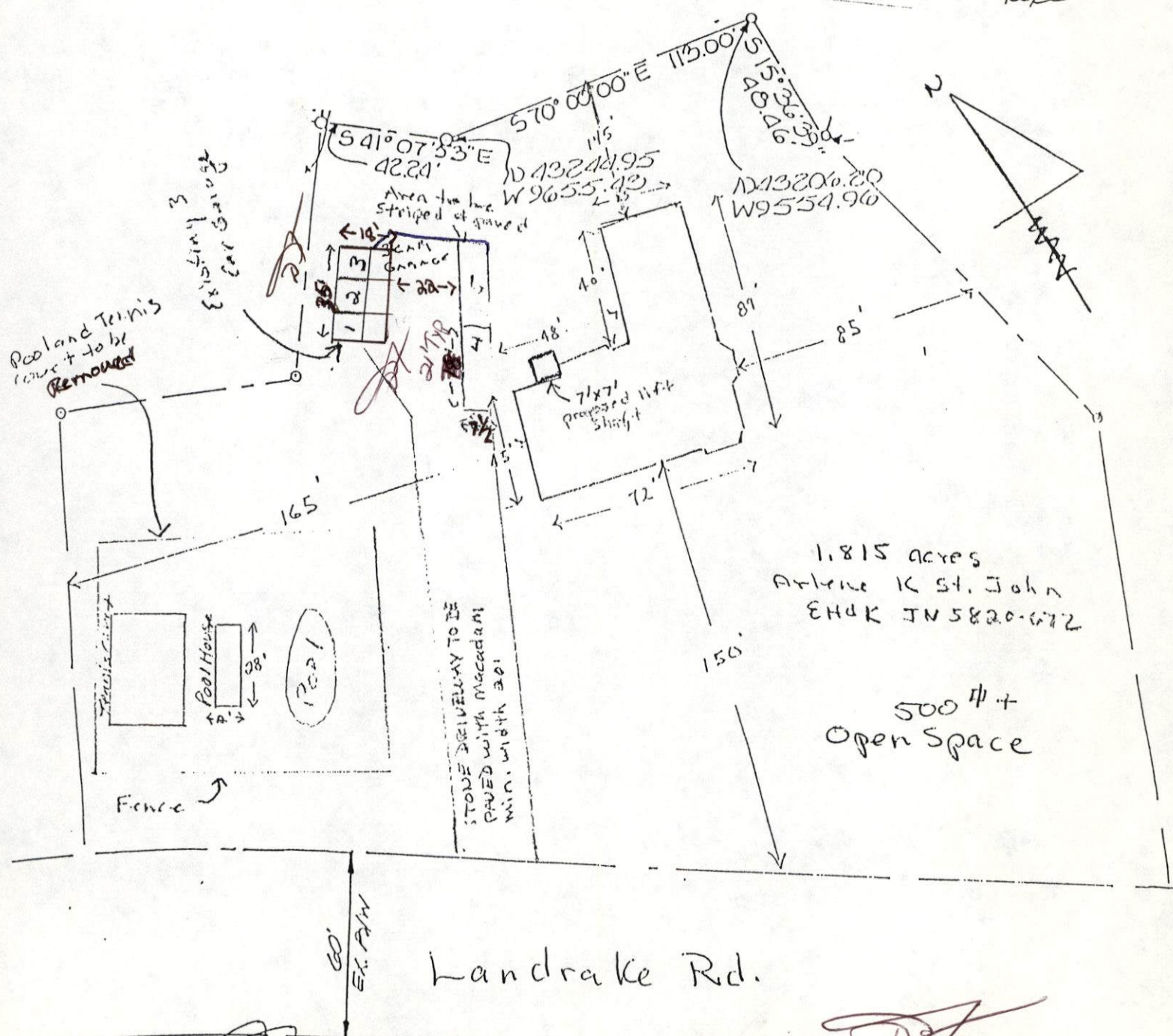
Scale 1" = 50'



VICINITY MAP
SCALE 1" = 2000'

Density Allowed - 15 Residuity

There have been no exterior
entrances to this building in past 5 yrs.



Sq. ft of proposed
Elevator and Hallway
is ~~209~~th. 24.9% of
the first floor Sq. ft is
1,063.50th

Scale 1" = 50'

Zoning Use Vermitt - Plan Date 5/28/97

Plan for Class "A" Assisted living facility

1812 Landrake Rd., Baltimore, MD 21204

Property Owner 1812 Landrake Rd., LLC - Contact Manager Below:

David Farrell, Newport Assisted Living

7000 Security Blvd., #106, Baltimore, MD 21244

Lot Size 79,061 #, 1.815 acres

Building Size 11,795 #, including Apt.

Election district 8

Tax Map 60, Grid 21, Parcel 613

Basement Use Storage 1,650 #

First Floor Use Residential 4,271 #

Second Floor Use Residential 3,076 #

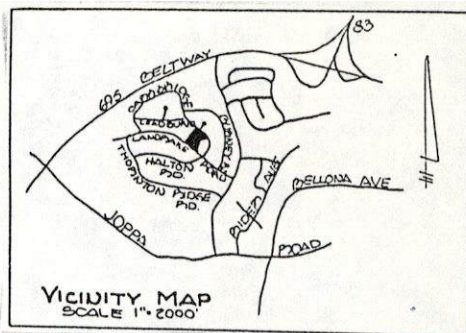
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Parking Required for 15 Residents - 5

All parking & maneuvering existing prior to 1985

Density Proposed - 15 Residents

Density Allowed - 15 Residents



Density Calculations

For 15 Beds DR 3.5

12,500 # for 7 beds +

2,000 # for each added bed

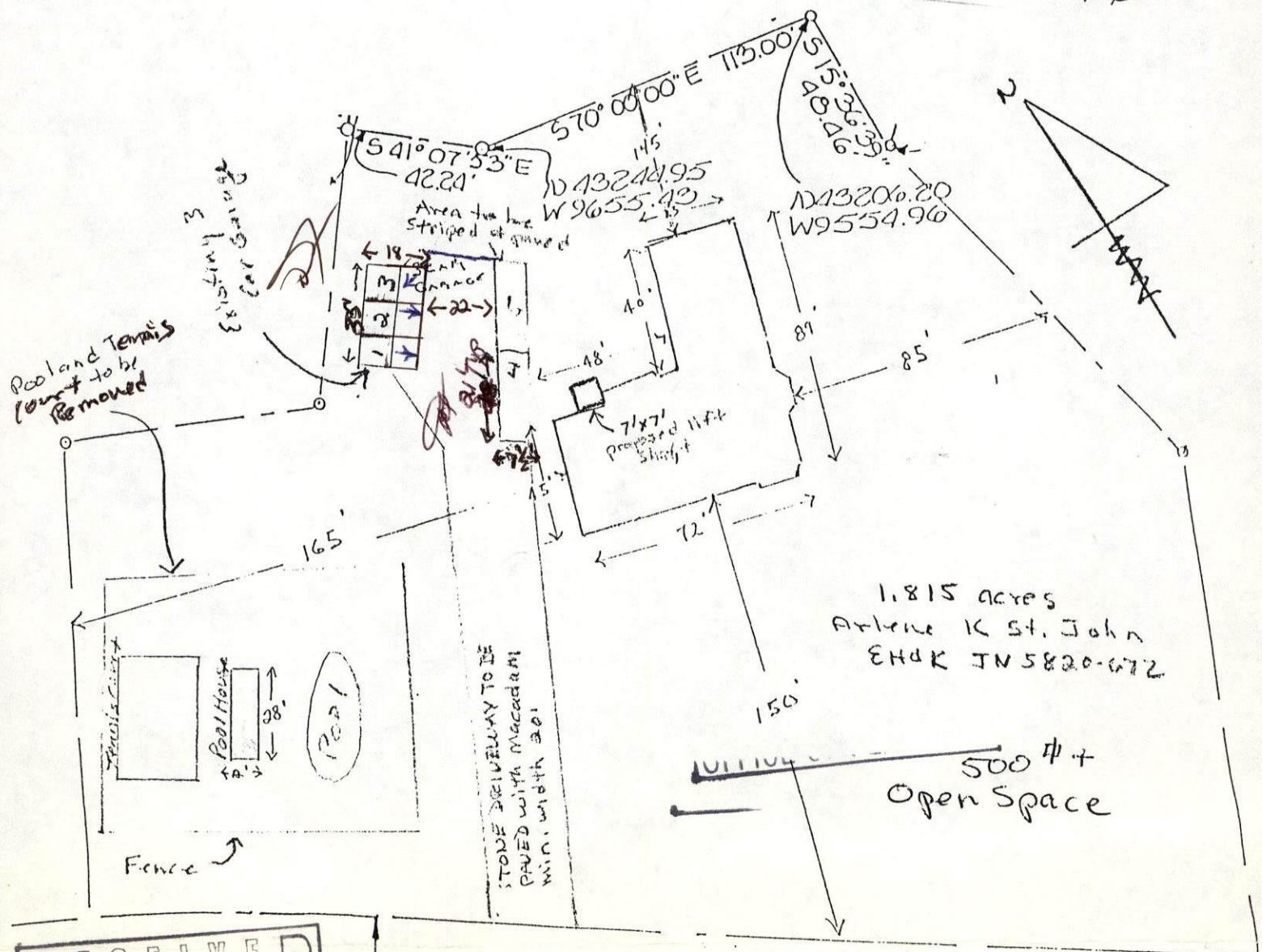
12,500

+ 14,000

28,500 # total req for 15 beds

79,061 # provided

There have been no exterior enlargements to this building in past 5 yrs.



1.815 acres
Arlene K St. John
EHK IN 5820-672

500 # +
Open Space



Landrake Rd.

"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"

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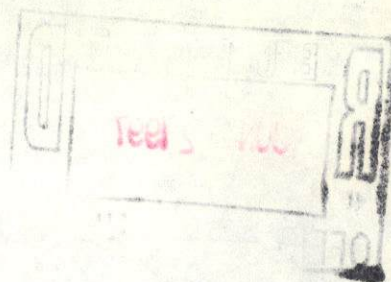
COMPLY WITH SECT 413.1 BCTR AND ZONING SIGN POLICIES OR BE VARIANCES

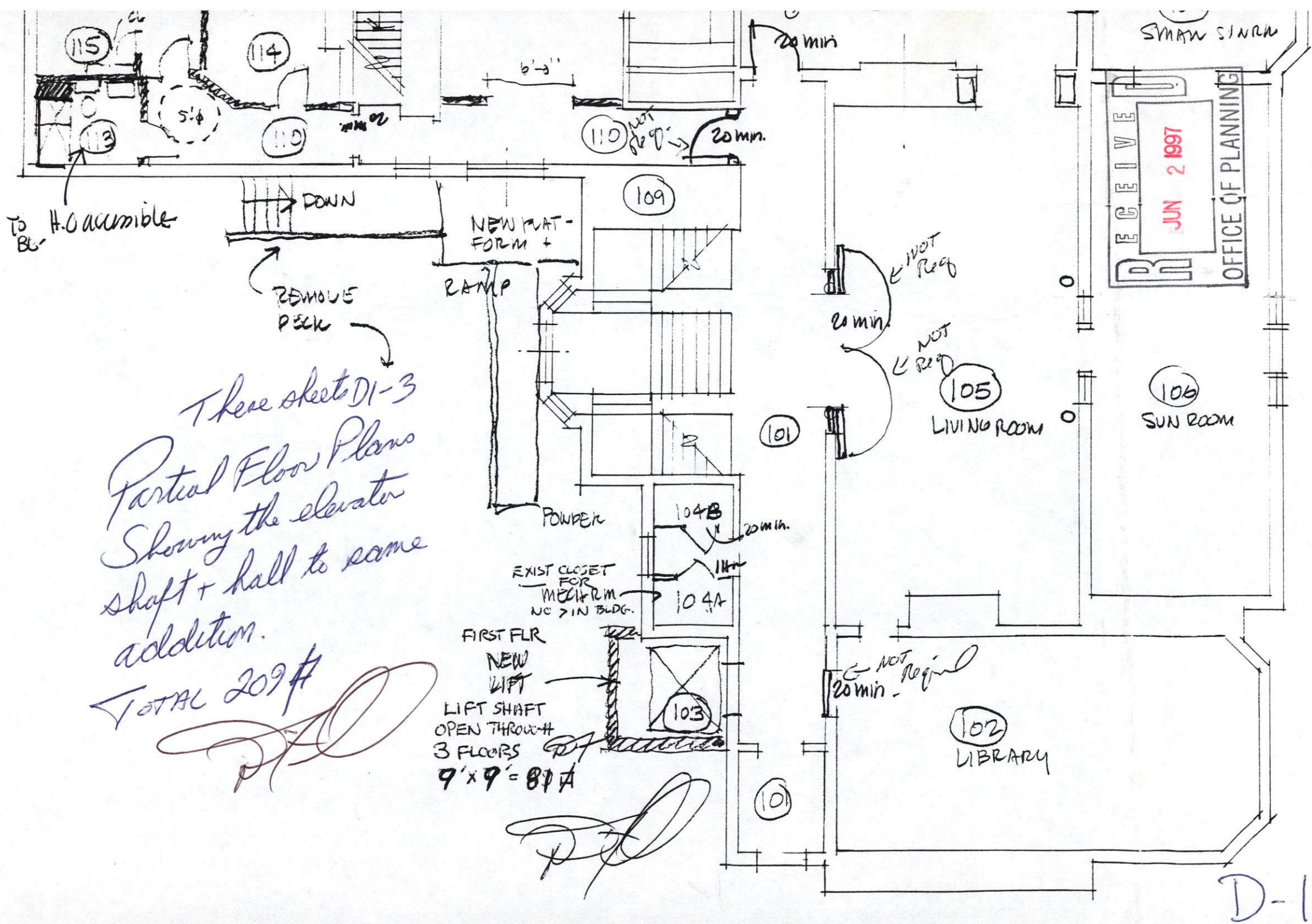
NOT INTENDED TO BE USED TO ESTABLISH
PROPERTY LINES.

I THE UNDERSIGNED ATTEST TO THE ACCURACY OF
ALL INFORMATION ON THIS PLAN.

Sq. ft of proposed
Elevator and Hallway
is 309 #. 24.9% of
the first floor Sq. ft is
1,063.50 #

Scale 1" = 50'





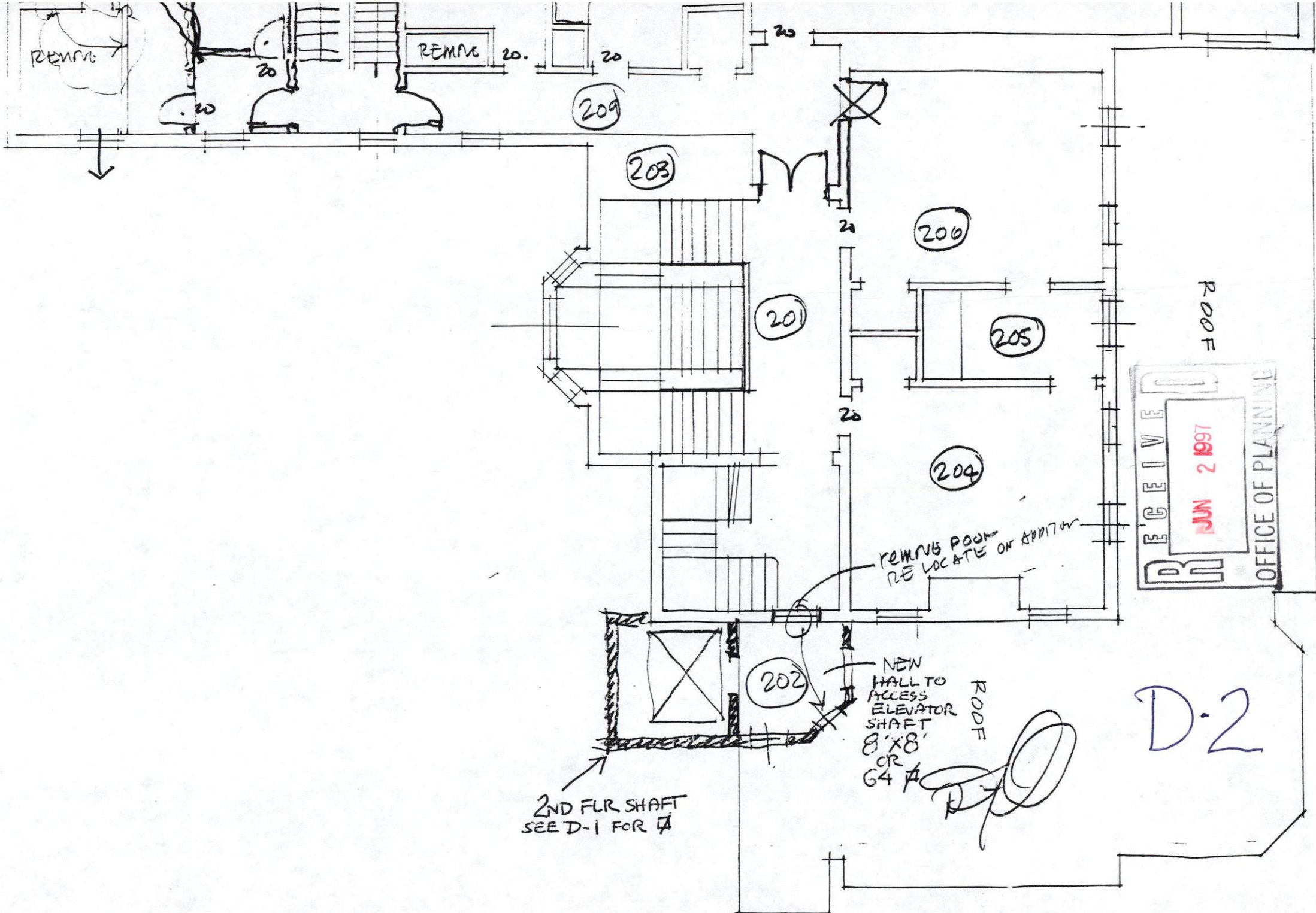
These sheets D1-3
Partial Floor Plans
Showing the elevator
shaft + hall to same
addition.
TOTAL 209 sq ft

PROJECT

1812
AVENUE

PROJECT
DATE:

EXHIBIT
FIRST
1/8"

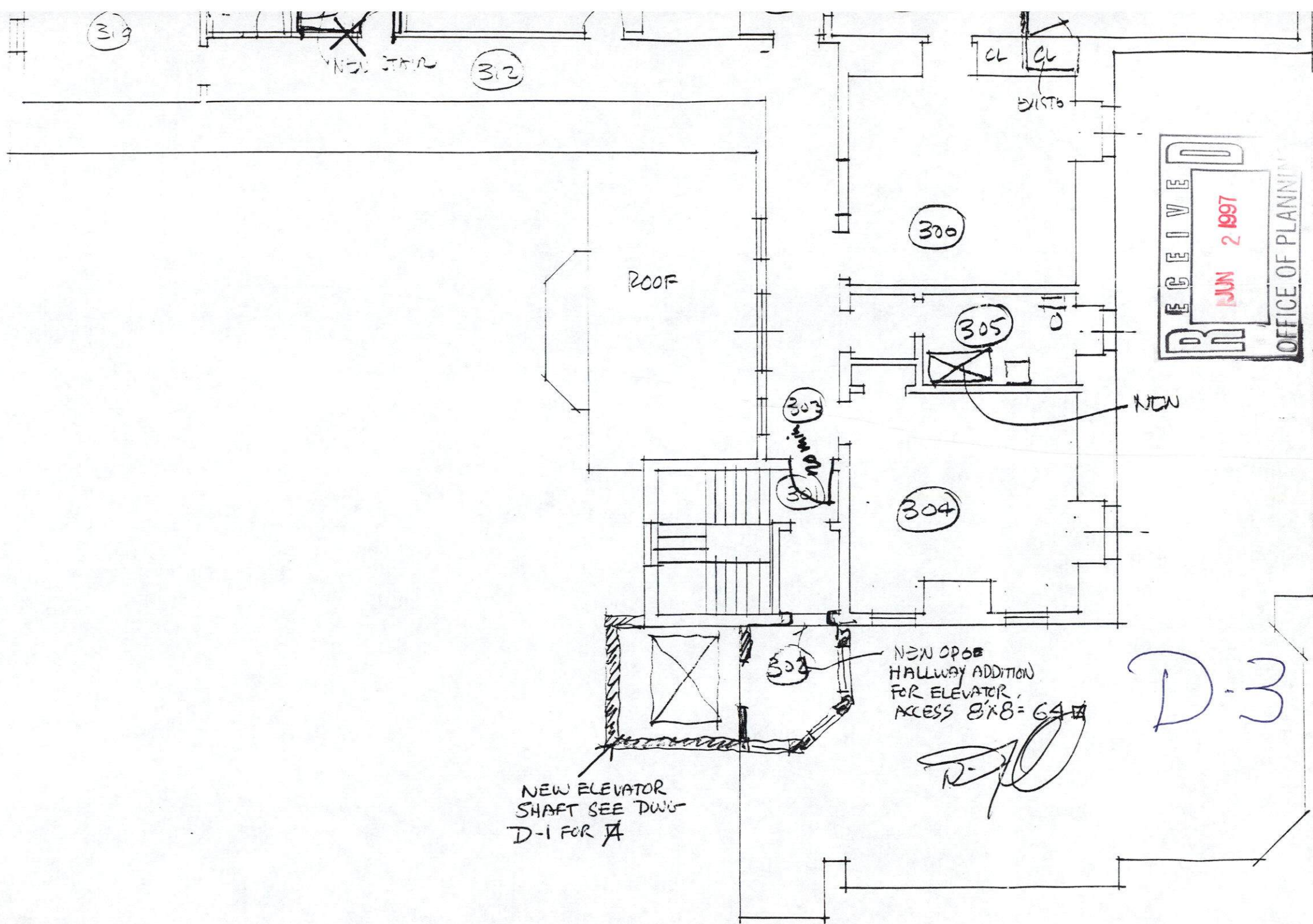


RECEIVED
JUN 2 1997
OFFICE OF PLANNING

ROOF

ROOF

D-2



RECEIVED
JUN 2 1997
OFFICE OF PLANNING

D-3

NEW ELEVATOR
SHAFT SEE DWG
D-1 FOR A

NEW OPEN
HALLWAY ADDITION
FOR ELEVATOR,
ACCESS 8'x8 = 64 sq ft

R-70

OFFICE OF PLANNING
RECEIVED
MAY 30 1997

RECEIVED
MAY 30 1997

Handwritten marks, possibly initials or a signature.

**RM
SOVICH
ARCHI
TECTU
R**

89
DUN
KIRK
ROAD
BALTI
MORE
MARY
LAND
21212

4 1 0
3 7 7
5 4 8 7

PROJECT:

1812 LANDRAKE
AVENUE

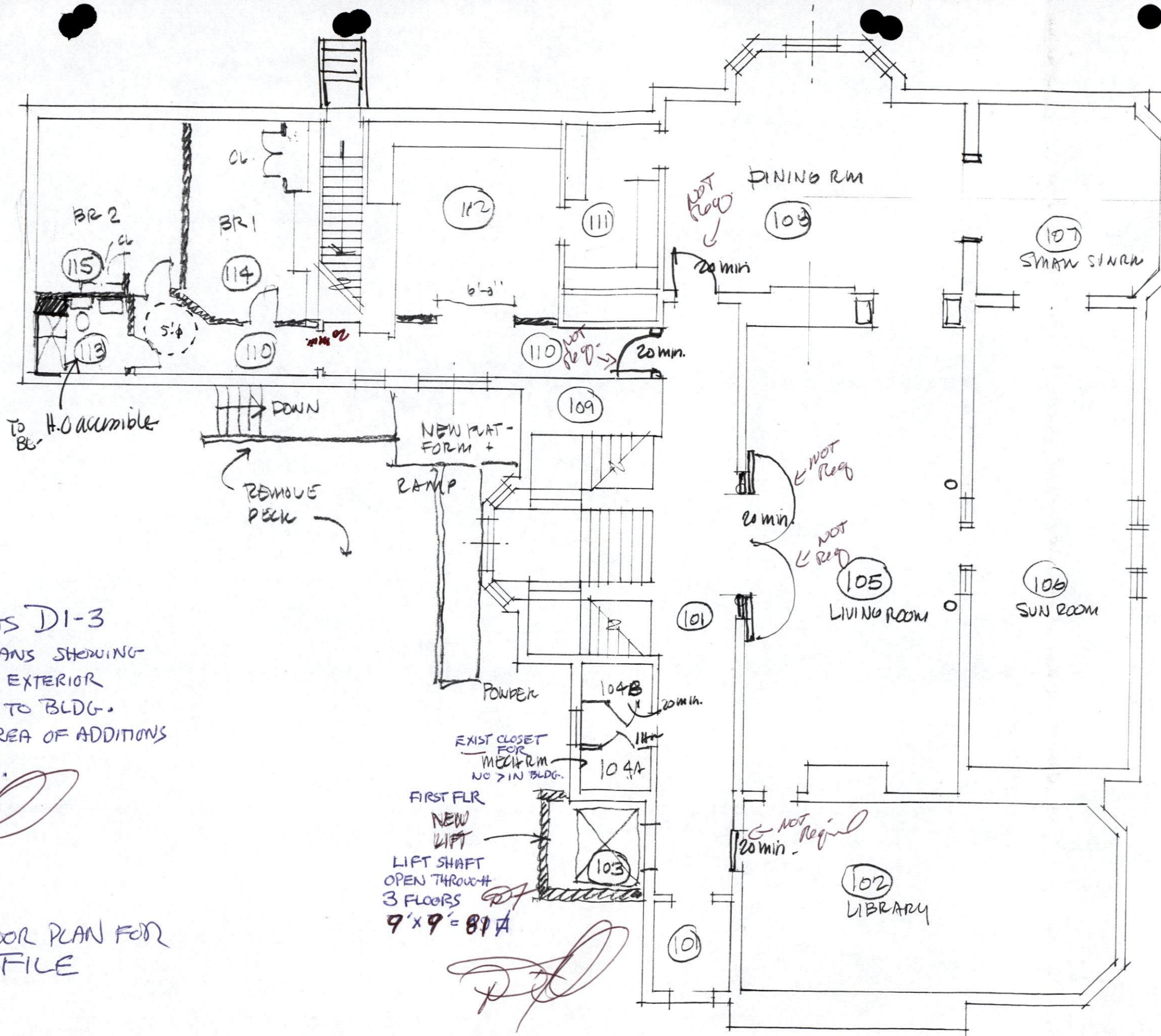
PROJECT #: 9707

DATE: 22 APRIL 97

EXISTING
FIRST FLOOR

1/8" = 1'0" SCALE

D1



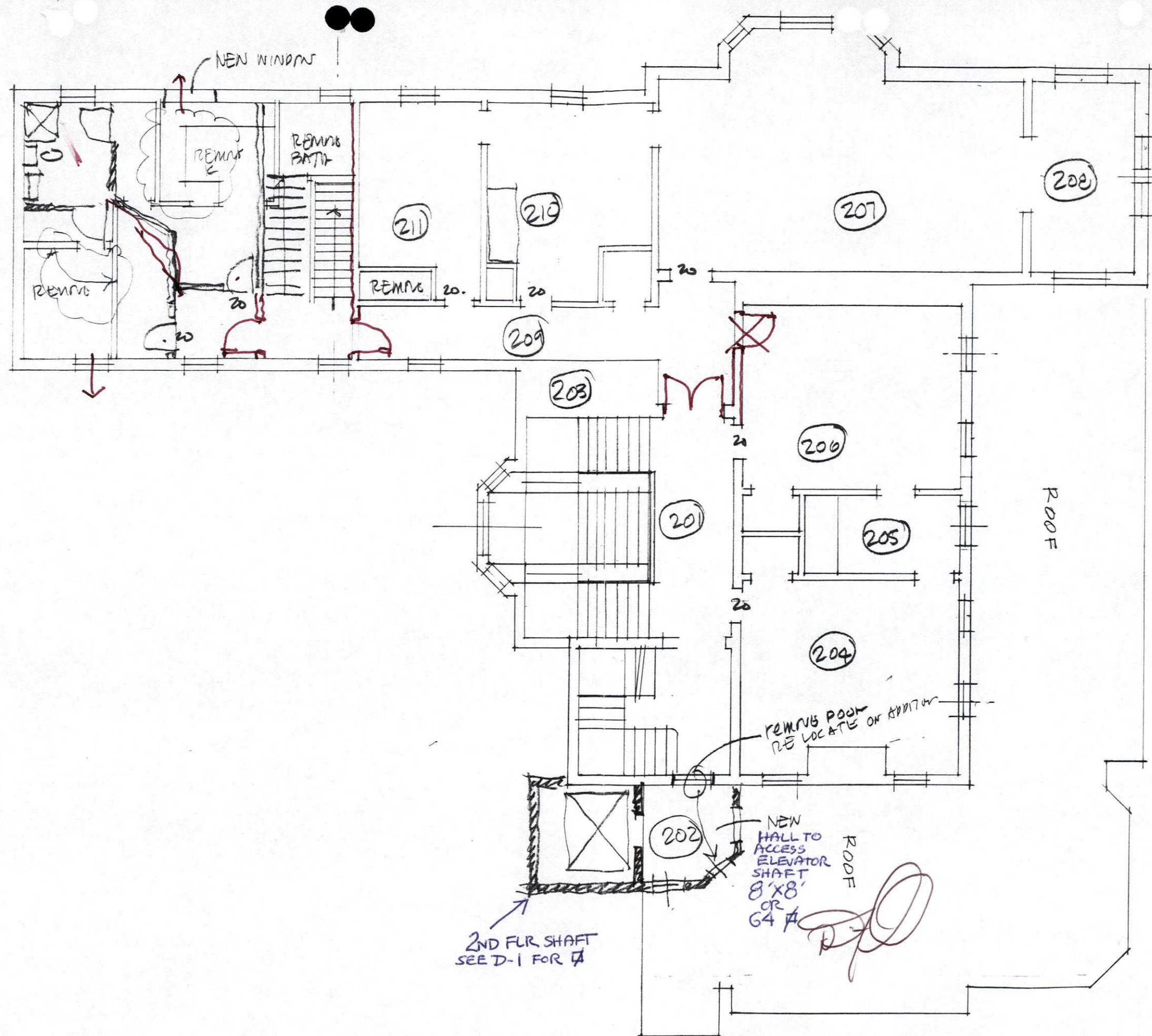
3 SHEETS D1-3

FLOOR PLANS SHOWING
THE ONLY EXTERIOR
ADDITIONS TO BLDG.

TOTAL AREA OF ADDITIONS
209 #.

P.D.

THIS FLOOR PLAN FOR
ZONING FILE
FOR ALF.



**R
SOVICH
ARCHI
TECTU
R**

89
DUN
KIRK
ROAD
BALTI
MORE
MARY
LAND
21212

4 1 0
3 7 7
5 4 8 7

PROJECT:

1812 LANDRAKE
AVENUE

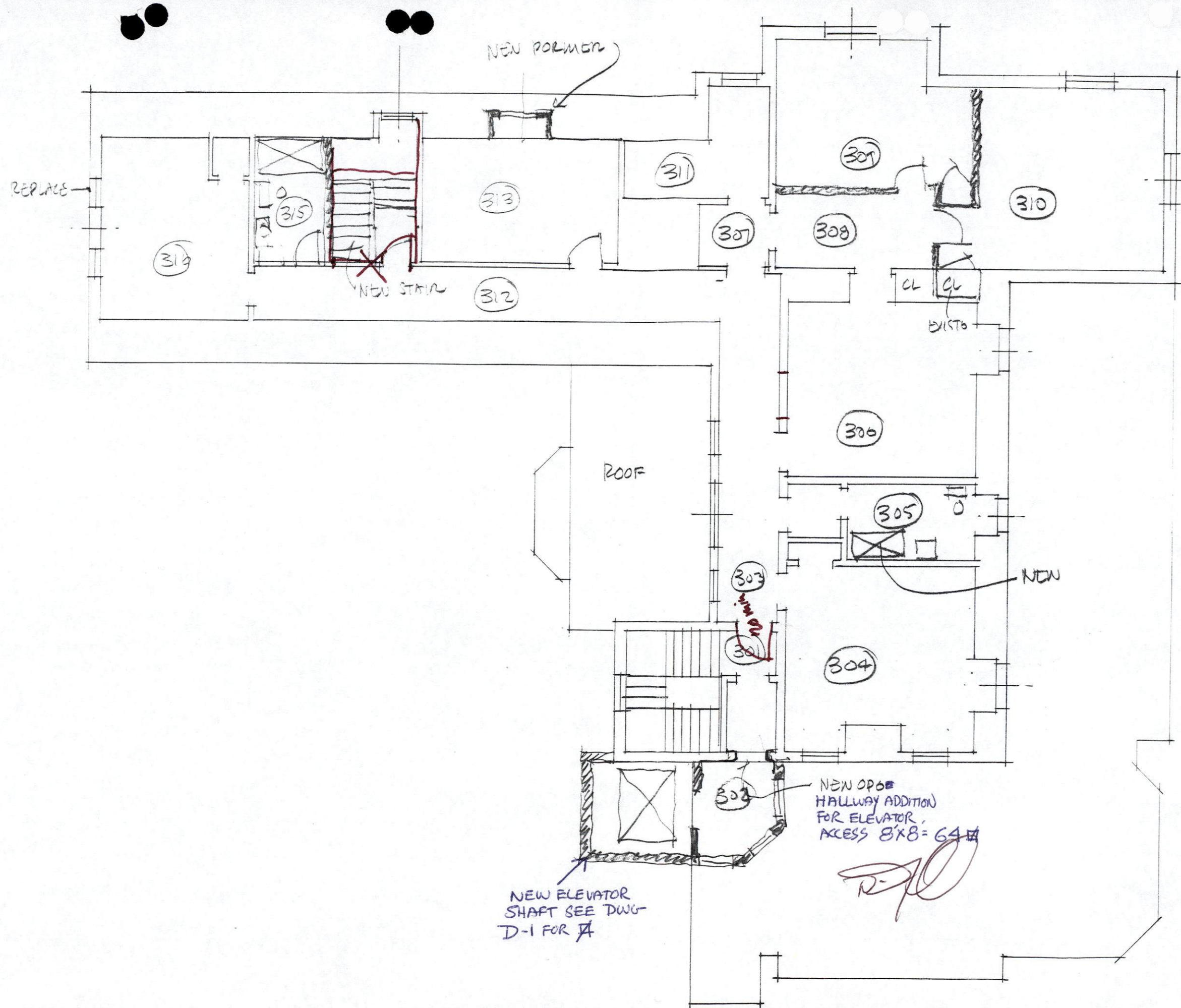
PROJECT #: 9707

DATE: 22 APRIL 97

EXISTING
SECOND FLOOR

1/8" = 1'-0"

D2



RM
SOVICH
ARCHI
TECTU
R

89
DUN
KIRK
ROAD
BALTI
MORE
MARY
LAND
21212

4 1 0
3 7 7
5 4 8 7

PROJECT:

4803 ROLAND
AVENUE

PROJECT #: 9707
DATE: 22 APRIL 97

EXISTING
THIRD FLOOR
1/8" = 1'-0" SCALE

D3

RECEIVED
JUN 1997
OFFICE OF PLANNING



Landrake Road looking west (Away from Thornton)



Landrake Rd looking east (Towards Thornton)



House directly across the street

OFFICE OF PLANNING
MAY 30 1997
RESERVE

7000



Landrake Rd. Neighbor directly to west

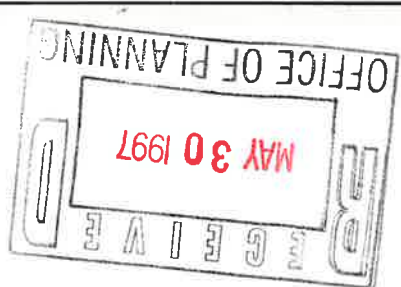


Landrake Rd - Neighbor directly to east



House directly behind Subject.

RECEIVED
JUN 1997
OFFICE OF THE ATTORNEY GENERAL





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION RIDERWOOD	SHEET N. W. 11 - B.
Topographic	BY MAPS, INC. 1/24/84			
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



S-SE
O-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC. /249	DATE 4-11-70 10/24/84	1" = 200'	RIDERWOOD
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		DATE OF PHOTOGRAPHY APRIL 1983		N. W. 11-B