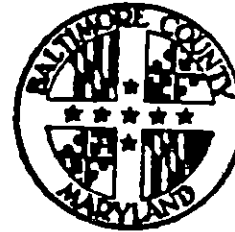
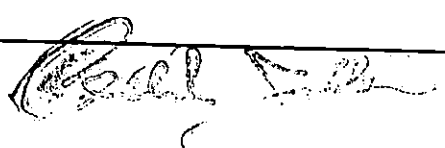


USE PERMIT



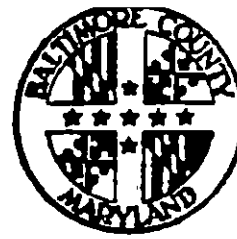
IT IS ORDERED by the Director of the Department of Permits and Development Management of Baltimore County, this 25TH of August, 1998 that 2704 SUMMERSON ROAD should be and the same is hereby granted permission to operate a ASSISTED LIVING FACILITY

Permit Number _____



Director, Permits & Development Management
Planner's Initials JA

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits and Development

Management of Baltimore County, this 25TH of August, 1998

that 2704 SUMMERSON ROAD. should be and the
(street address)

same is hereby granted permission to operate a ASSISTED LIVING

FACILITY FOR 6 PERSONS.

Permit Number _____

Director, Permits & Development Management
Planner's Initials PA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

USE PERMIT
ASST. LVG. CLASS "A"
No. **056556**

DATE 7.30.98 ACCOUNT Ro01-6150

AMOUNT \$ 40.00

RECEIVED
FROM: _____

(210) CLASS "A" ASSISTED LVG.

FOR: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Scary

PAID RECEIPT

PROCESS ACTUAL TIME
7/31/1998 7/30/1998 15:31:09

REG WS05 CASHIER LSMI LXS DRAWER 5
5 MISCELLANEOUS CASH RECEIPT

Receipt # 067786 OFLN

CR NO. 056556

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

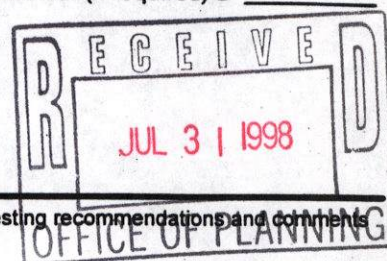
TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

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:

Evelyn Shnier 3401 Olympia Ave Balt. MD 21215 410-358-7532
Print Name of Applicant Authorized agent Address Telephone Number
Lot Address 2704 Summerson Rd 21209 Election District 3 Councilmanic District 2 Square Feet _____
Lot Location: NE S W side/corner of Summerson Road 420 feet from NE S W corner of Wickfield
(street) (street)
Land Owner: Arnold Zweig Tax Account Number 03-03-053300
Address: 3626 Bellfield Way, Studio City CA 91604 Telephone Number (213) 6563499

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!

1. This Recommendation Form (3 copies)

PROVIDED?
YES ☒ NO ☐ Accepted for filing by _____
Date: _____

2. Permit Application (If available)

YES ☐ NO ☒

3. Site Plan

Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square

YES ☒ NO ☐

Topo Map (2 copies): *available* in Room 206, County Office Building - (please label site clearly)

YES ☒ NO ☐

Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years

YES ☒ NO ☐

4. Building Elevation Drawings

YES ☒ NO ☐

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

YES ☒ NO ☐

6. Current Zoning Classification: DRS-5

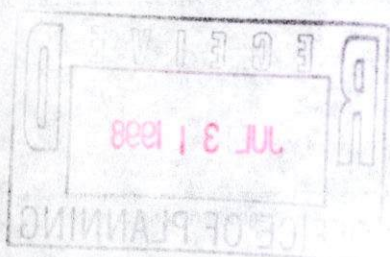
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Zoning

Date: 8/24/98



**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 _____

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:

Evelyn Shnier 3401 Olympia Ave Balt. MD 21215 410-358-7532
Print Name of Applicant Authorized agent Address Telephone Number
2704 Summerson Rd 21209 Election District 3 Councilmanic District 2 Square Feet
Lot Address Lot Location: NE S W side corner of Summerson Road 420 feet from NE S W corner of Wickfield
(street) (street)
Land Owner: Arnold Zweig Tax Account Number 03-03-053300
Address: 3626 Bellfield Way, Studio City CA 91604 Telephone Number (213) 6563499

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	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 - 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>DRS-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:

(7-30-98 To PLNG. ATTN: ERV McDaniel via
INTER-office.)

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

Date: _____

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 _____

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:

Evelyn Shnier 3401 Olympia Ave Balt. MD 21215 410-358-7532
Print Name of Applicant Authorized agent Address Telephone Number
Lot Address 2704 Summerson Rd 21209 Election District 3 Councilmanic District 2 Square Feet _____
Lot Location: N E S W side/corner of Summerson Road 420 feet from N E S W corner of Wickfield
(street) (street)
Land Owner: Arnold Zweig Tax Account Number 03-03-053300
Address: 3626 Bellfield Way, Studio City CA 91604 Telephone Number (213) 6563499

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	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 - 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>DRS-5</u>			

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

RECOMMENDATIONS / COMMENTS:



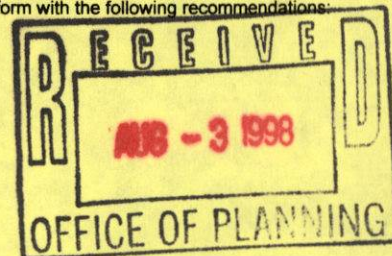
Approval



Disapproval



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



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

Date: _____

ZONING USE PERMIT PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY
LOCATED AT

123 SMITH ROAD.

BALTIMORE COUNTY, MD. 20204

3RD ELEC. DIST.

PROPERTY OWNER: JOHN AND LINDA
SMITH

ADD. #321 BROOK LA. TOWSON MD.

21044 DATE: 2/24/94 (PLAN DATE)

PHONE 410-325-1700

LOT SIZE = 24,410 SQ. FT. OR .56 AC ±

ZONING MAP N.W. 5 F

ZONE DR 3.5

AREA REQUIRED FOR

11 BEDS = 20,500 SQ. FT. SEE *

PARKING: 1 SPACE FOR EACH
3 BEDS = 4 PARKING SPACES
REQUIRED. ALL PARKING
USES SHOWN EXISTED
PRIOR TO THE DATE
OF THIS PLAN. ALL PARKING
WILL BE PERMANENTLY STRIPED.

EXISTING
FLOOR AREAS, SQ. FT. (±)

1ST FLOOR AND SUN-

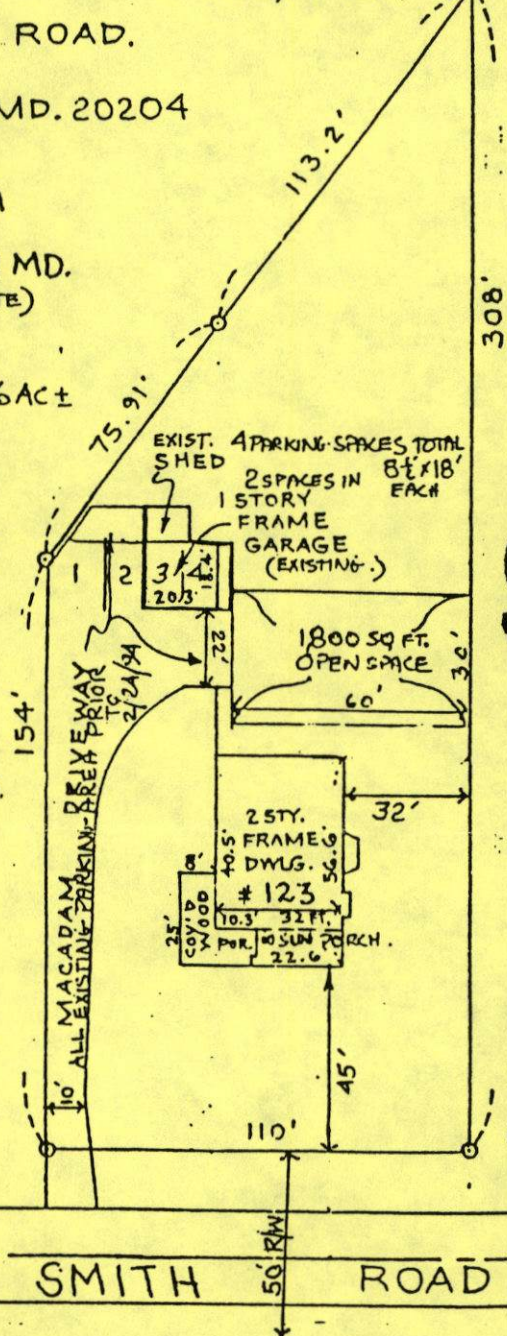
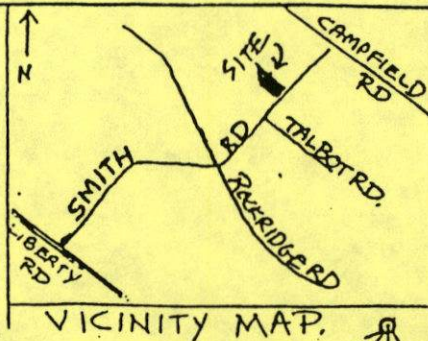
ROOM = 1,987 ±

2ND FLR = 1,811 ±

TOTAL = 3,798 ±

BASEMENT FOR
STORAGE AND
MECHANICAL
EQUIPMENT
1,811 ±

EXISTING
GARAGE = 374 ±



DENSITY CALCULATIONS

FOR 11 BEDS DR 3.5 =
12,500 SQ. FT. FOR 7 BEDS +
2,000 SQ. FT. FOR EACH ADDED
BED. 12,500 SQ. FT.
+ 8,000 SQ. FT.

20,500 SQ. FT. TOTAL
REQUIRED FOR 11 BEDS.

NOTE AND CHECK ONE

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

IF THERE HAVE BEEN
EXPLAIN WHAT THEY WERE:

EXPLANATION OF GROUND FLOOR
ENLARGEMENTS HERE: →

IF MORE THAN AN EXISTING PORCH
ENCLOSURE OR ADDITION OF EXTERIOR STAIR
SHOW CALCULATIONS FOR THE % OF
INCREASE HERE: →

SMITH ROAD

"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 BCZ AND ZONING SIGN POLICIES OR BE VARIANED

SCALE
1" = 50'

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

JOHN SMITH
PRINT OR TYPE NAME

Signature of John Smith

LINDA SMITH
PRINT OR TYPE NAME

2/24/94
DATE

2/24/94

ZONING USE PERMIT CHECKLIST

CLASS "A" ASSISTED LIVING FACILITY

Pursuant to Bill 188-93, Effective 2/25/94

Prior to applying for this Use Permit, contact the Baltimore County Department of Aging for general information concerning this use.

Three (3) use permit plans, per this checklist; one planning office (OPZ) compatibility and/or appearance review, per Sections 432.5.B.2.a and 432.5.B.1.c(1), Baltimore County Zoning Regulations (BCZR); and \$40.00 are required for filing the application. Due to the necessity of a full review of the materials, the staff strongly recommends that you contact 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, date, address, daytime telephone number, and the address of the property under this use permit review.
2. Title: Use permit plan for Class "A" Assisted Living Facility (ALF). Street vicinity map with site indicated, north arrow, scale of drawing, 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 (per Section 432.5.A.1, BCZR). Provide a detailed density chart on the plan giving the maximum and requested number of elderly assisted living Class "A" residents under this use permit proposal. See Section 424.5 (BCZR) for the density chart information.
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 (per Sections 432.2.B.2.A and 432.5.B, BCZR). Show and label a minimum of 500 square feet of yard area as "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 and note which are existing (with date of original installation) or proposed. Minimum parking space is 8-1/2 feet x 18 feet, which must be shown as a typical dimension (per Sections 409 and 432.5.B.1.b, BCZR).
B. Parking spaces not existing prior to 2/25/94 must be shown to comply with the following: 10 feet from all lot lines other than an alley which must be indicated not to abut the front or rear yard of a residentially used property. All parking and delivery areas in the side or rear yard only (per Section 432.5.B.1.b(1) and (2), BCZR).
5. A. Note on the plan: "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" (per Sections 101 - definition of Assisted Living Facility, Class A, 432.5.B.1.c(1), and 432.5.B.2, BCZR).
B. Where compliance with note 5.A. cannot be stated, a public hearing may be required. The zoning office (ZADM) should be contacted for further information (phone: 887-3391) (per Sections 101 - definition of Assisted Living Facility, Class B, 432.5.B.1.c, and 432.5.B.2.b, BCZR).'
6. Note on the plan that any proposed signs will comply with Section 413.1 (BCZR) and all zoning sign policies or a zoning variance is required (per Section 432.5.B.1.a, BCZR).
7. Leave space on the plan for the approval stamp.

USEASLIV
Revised 1/5/95

FILING
Interview
887-3391
John Alexander



COUNTY AND ZONING MAP

↑ North

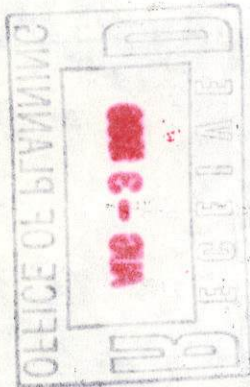
RECEIVED
AUG - 3 1960
OFFICE OF PLANNING

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY

LOCATION
PIKESVILLE
AREA

SHEET
N. W.
8-D



Zoning use permit plan for class "A"
Assisted Living Facility located at 2704
Summerson Road
Baltimore County, MD 21209

Date 7/30/98 (plan date)

3rd elec. District
property owner:
Arnold H. Zweig
Add.# 3626 Bellfield
Way, Studio City, CA
91604
phone #:213-656-3499
zoning map D.R.55

Lot size : 8,890 sq. ft +

Existing floor areas,sq. ft.

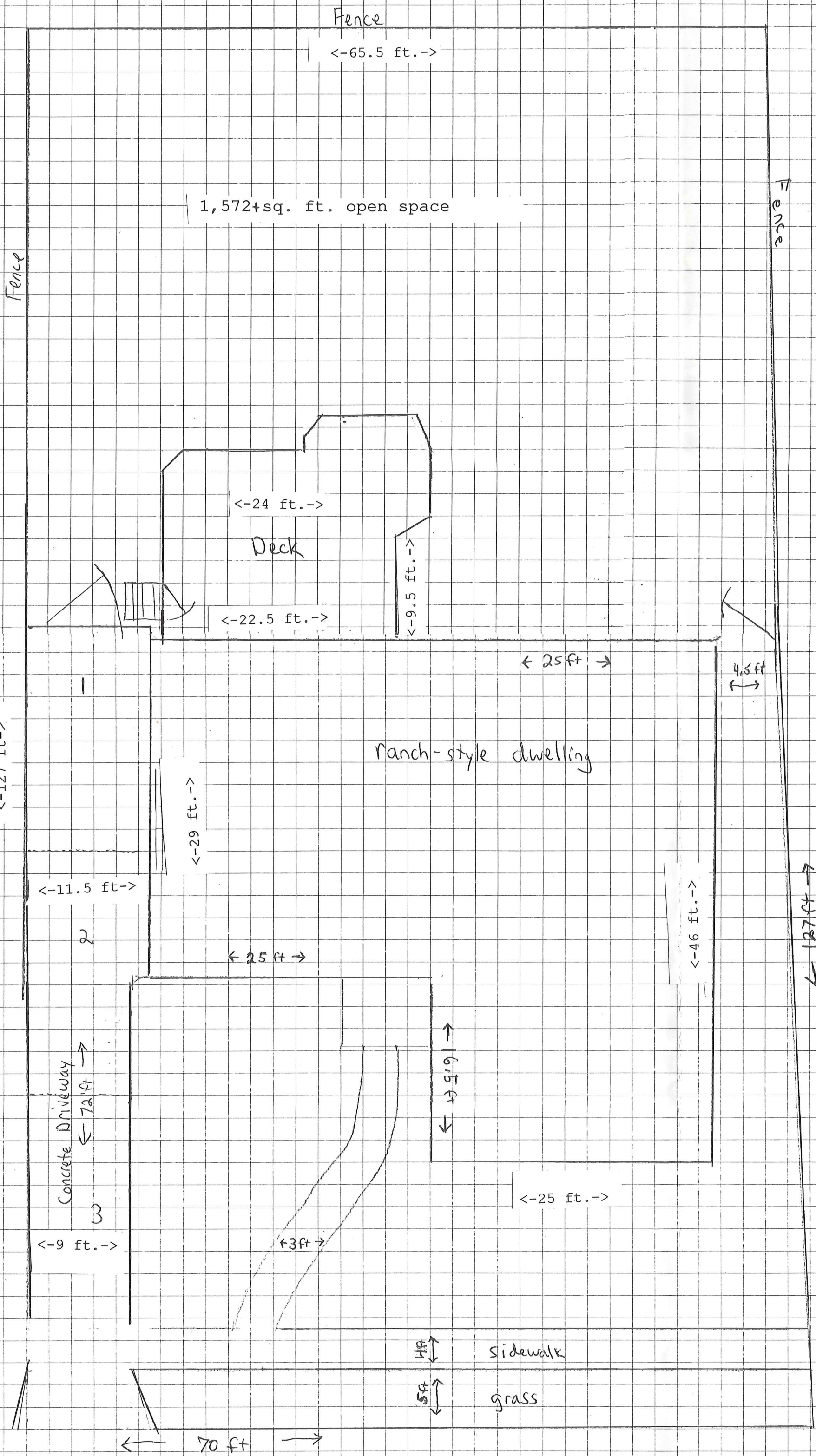
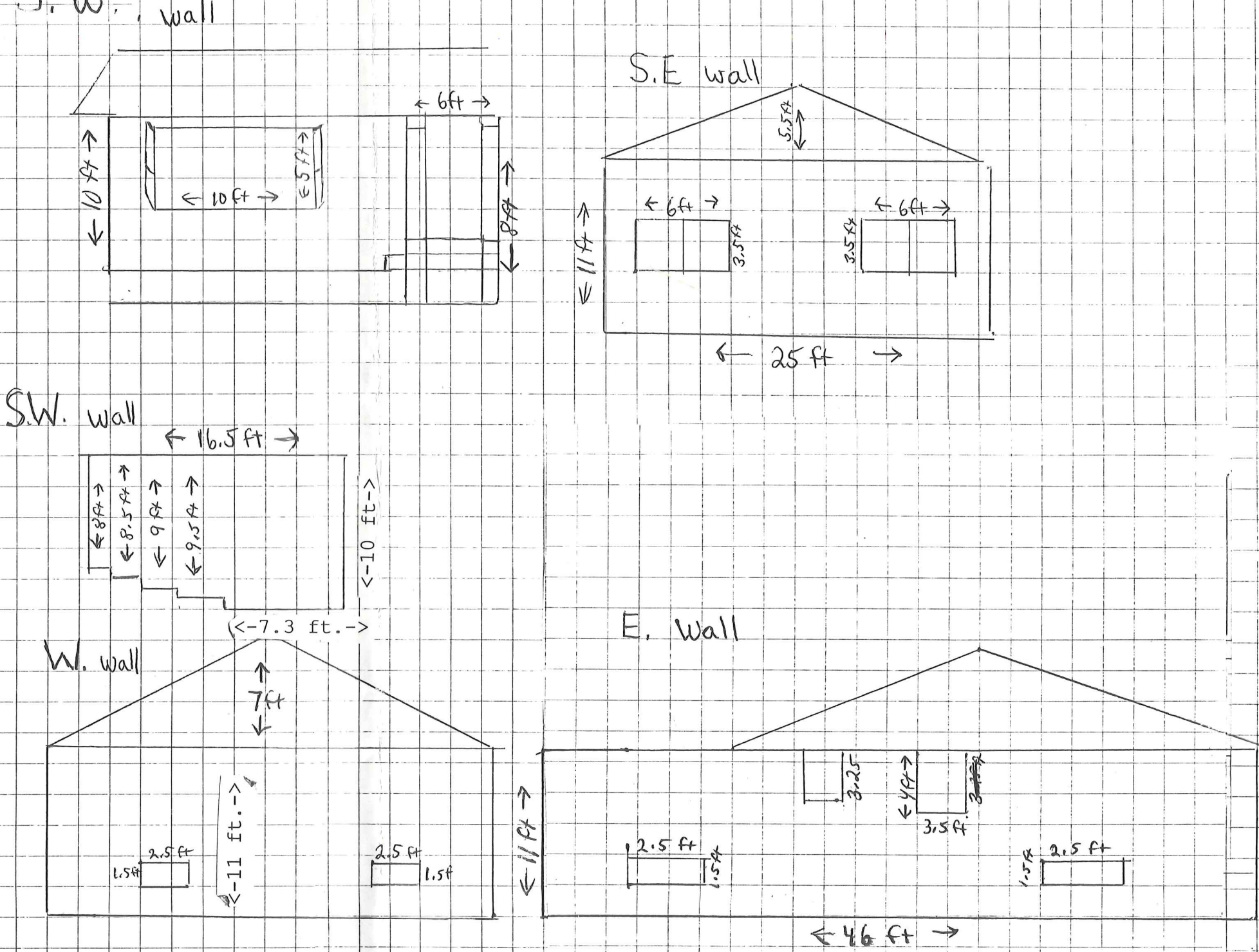
1st floor- 1490 sq. feet

deck - 259 sq. feet

total= 1,749.00 sq. feet

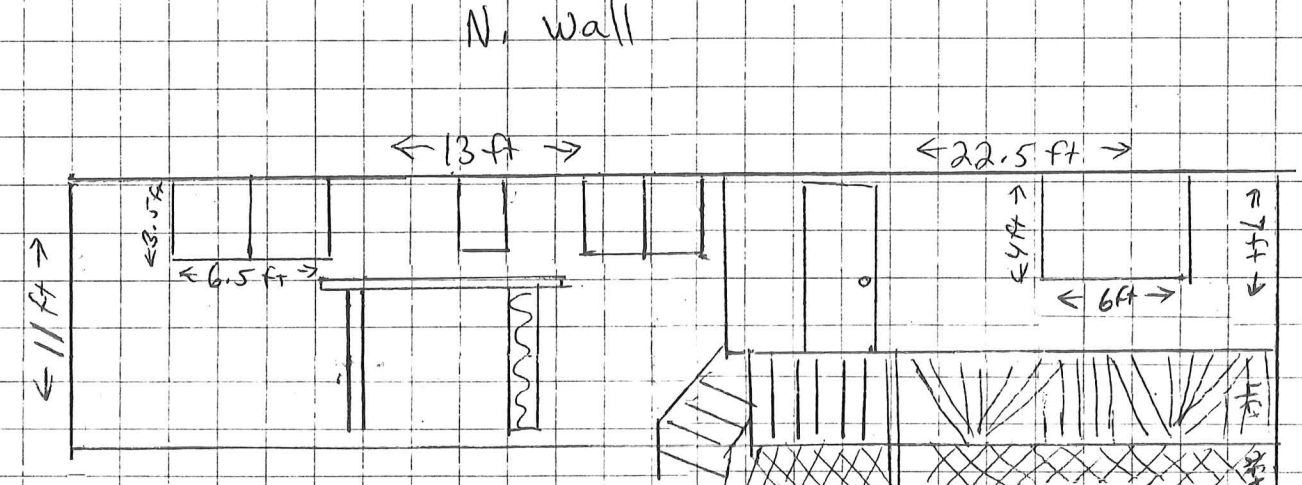
basement for storage, mechanical

equipment, bedroom and library= 1,556 sq. ft.



Parking: One space for each 3 beds =
2 parking spaces required for 6 beds
All parking uses shown existed prior
to 2/25/94. All parking will be
permanently striped (if required).
There is space for 3 cars in the
driveway and 3 cars directly in front
of the property.

"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 this
permit application"
No signs are
proposed. Any future
signs will comply
with Section 413.1
(BCZR) and all
zoning sign policies
or a zoning variance
is required (per
Section 432.5B.1.a,
BCZR).



The undersigned is responsible for the
accuracy of the information on this plan.

Evelyn Zweig Shnier (Authorized agent) 7/30/98

Evelyn Zweig Shnier

Scale

1"= 8'

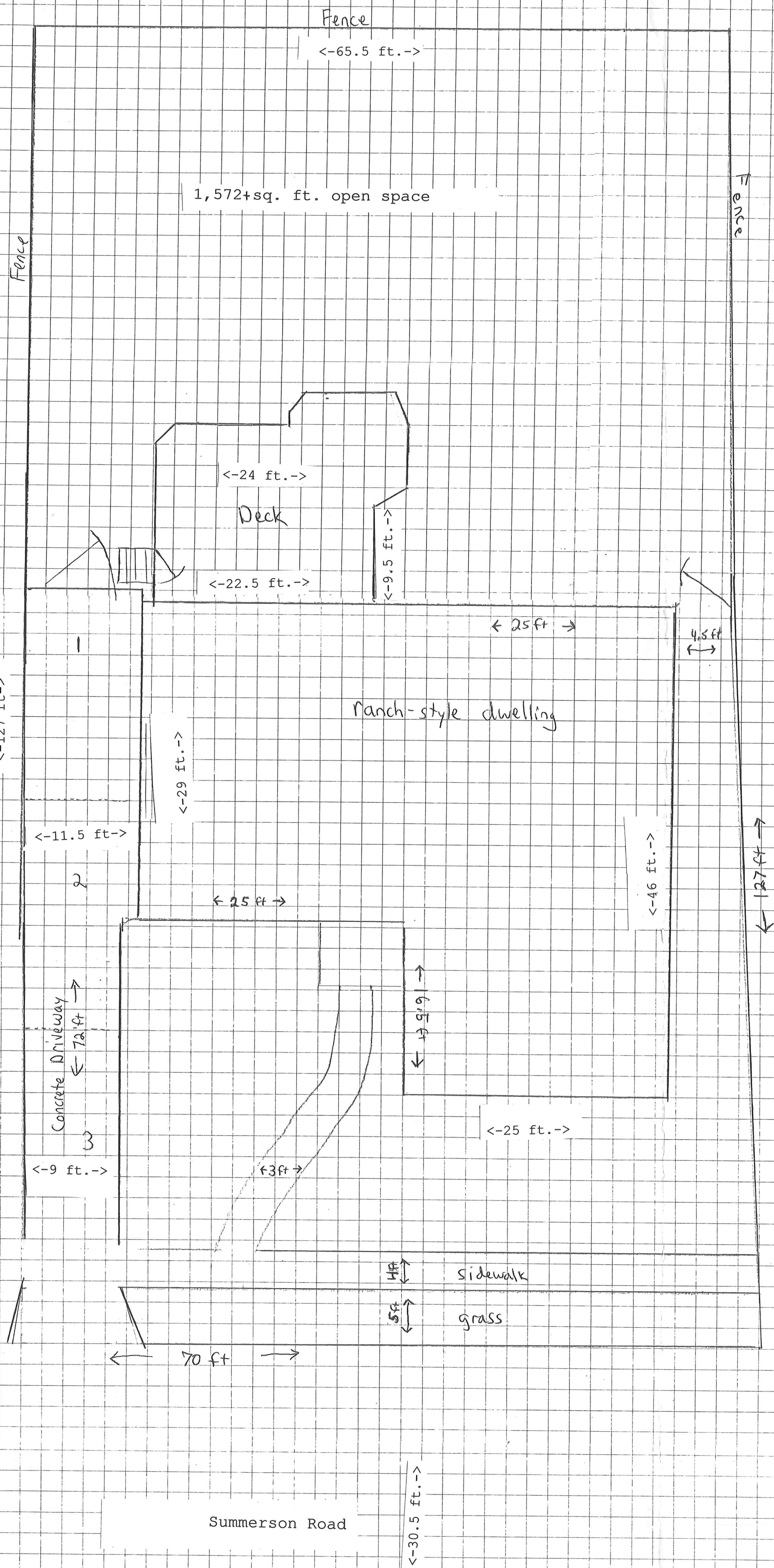
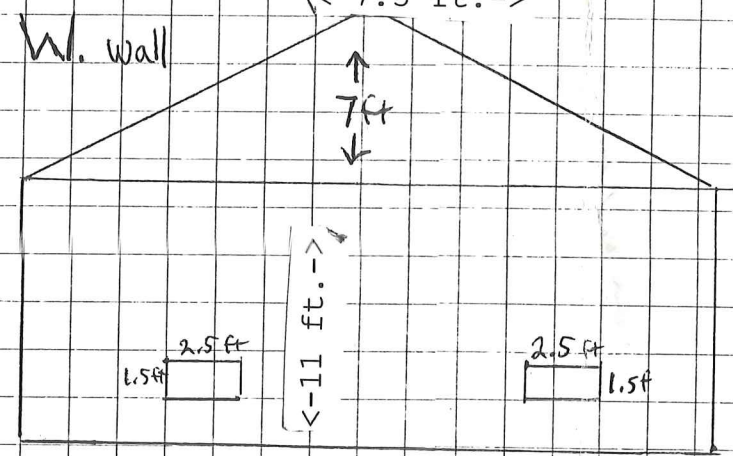
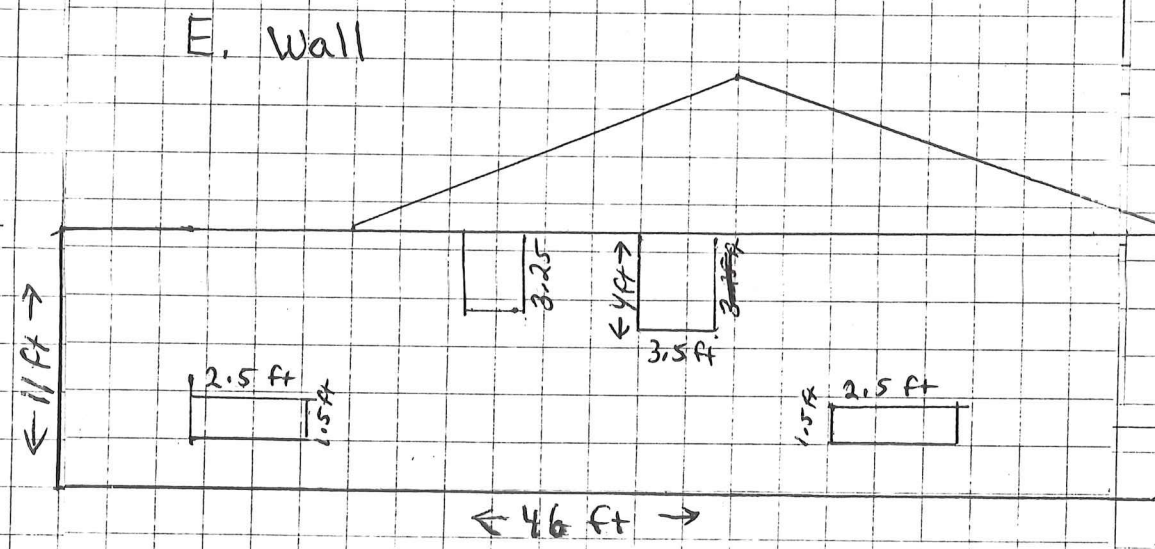
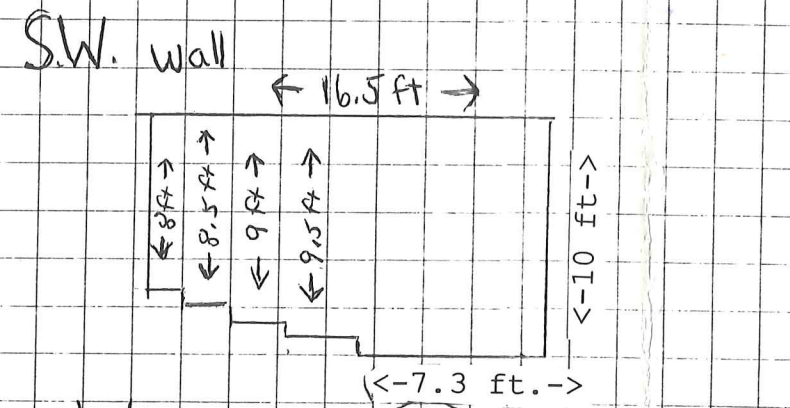
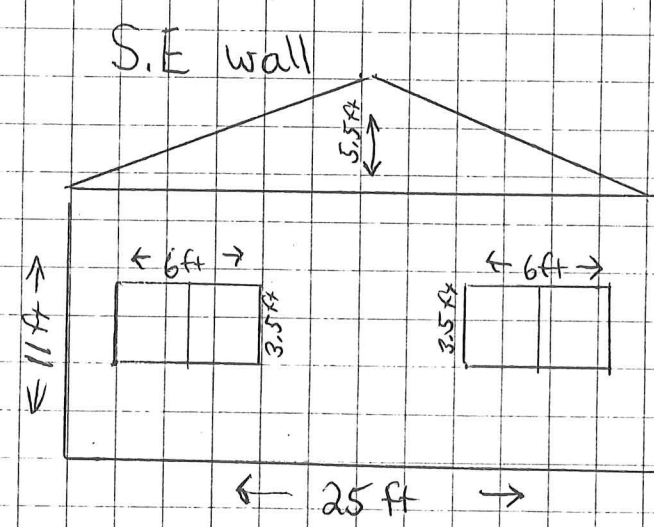
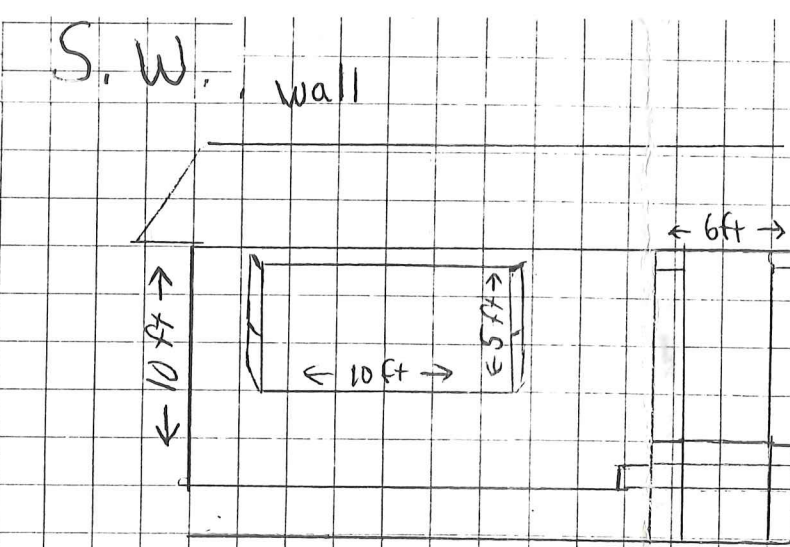
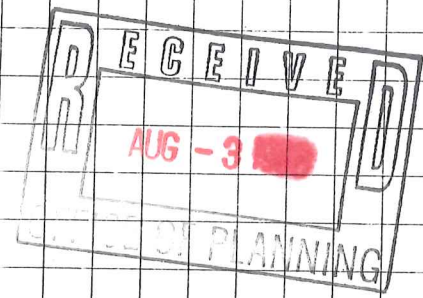
Zoning use permit plan for class "A"
Assisted Living Facility located at 2704
Summerson Road
Baltimore County, MD 21209

Date 7/30/98 (plan date)

3rd elec. District
property owner:
Arnold H. Zweig
Add.# 3626 Bellfield
Way, Studio City, CA
91604
phone #:213-656-3499
zoning map D.R.55

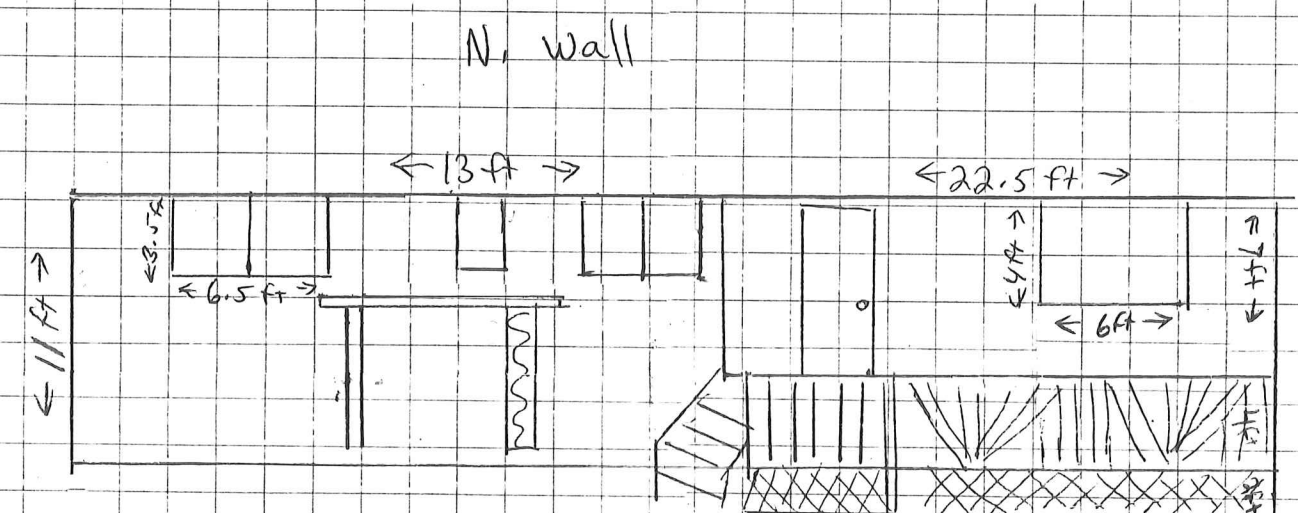
Lot size : 8,890 sq. ft ±

Existing floor areas, sq. ft.
1st floor- 1,490 sq. feet
deck - 259 sq. feet
total= 1,749.00 sq. feet
basement for storage, mechanical
equipment, bedroom and library= 1,556 sq. ft.



Parking: One space for each 3 beds =
2 parking spaces required for 6 beds
All parking uses shown existed prior
to 2/25/94. All parking will be
permanently striped (if required).
There is space for 3 cars in the
driveway and 3 cars directly in front
of the property.

"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 this
permit application"
No signs are
proposed. Any future
signs will comply
with Section 413.1
(BCZR) and all
zoning sign policies
or a zoning variance
is required (per
Section 432.5B.1.a,
BCZR).



The undersigned is responsible for the
accuracy of the information on this plan.

Evelyn Zweig Shiner (authorized agent) 7/30/98
Evelyn Zweig Shiner

Scale
1" = 8'