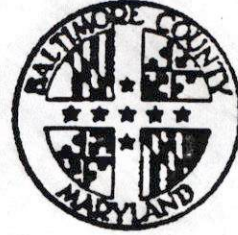


USE PERMIT



IT IS ORDERED by the Director of the Department of Permits and Development Management of Baltimore County, this 5th of NOVEMBER, 1998 that 5822 SHADY SPRING AVE (street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY (ALSO SEE CASE # 98-338-A)

054712
Permit Number


Director, Permits & Development Management
Planner's Initials _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054712

DATE 4 Sept 98 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Kielele

FOR: 5822 Shady Spring

Class "A" assisted living

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/04/1998 9/04/1998 10:38:34

REG WS01 CASHIER CLUM CML DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 066924

OFLN

CR NO. 054712

40.00 CASH

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:

~~XXXXXXXXXX~~ 5822 410-866-
~~XXXXXXXXXX~~ SHADY Spring Ave 2157
Print Name of Applicant Address Telephone Number
Lot Address 5822 Shady Spring Ave Election District 14 Councilmanic District 6 Square Feet 24960
Lot Location: N E S W/side/corner of Shady Spring (street) 1150 feet from N E S W corner of Herman Ave (street)
Land Owner: MARTHA KIELEK Tax Account Number 14130 27870
Address: 5822 Shady Spring Ave 21237 Telephone Number (410) 828-7090

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?		Accepted for filing by _____ Date: _____
	YES	NO	
1. This Recommendation Form (3 copies)	_____	_____	<i>Original submitted Lost please see Case 98-338-A for this info</i>
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: _____	_____	_____	

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: 11-5-98

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054712

DATE 4 Sept 98 ACCOUNT R-001-6150
AMOUNT \$ 40.00

RECEIVED FROM: Kielek

FOR: 5822 Shady Spring
Clean 'A' assisted living

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/04/1998 9/04/1998 10:38:34
REG WSO1 CASHIER CLUM CHL DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 066924
CR NO. 054712

40.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 058934

DATE 9/6/98 ACCOUNT 0010067120
AMOUNT \$ 3.40 ⁸²

RECEIVED FROM: _____

FOR: FIR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/04/1998 9/04/1998 10:38:58
REG WSO1 CASHIER CLUM CHL DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 066925
CR NO. 058934

3.40 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

410-866-2157 d
866-5564 d

**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:

MARTHA J. KIELEK 6005A SHADY SPRING AVE 1-410-866-2157
Print Name of Applicant Address Telephone Number
5822 SHADY SPRING AVE 3RD 6 24,500
Lot Address Election District Councilmanic District Square Feet
Lot Location: NES W side corner of Shady Spring Rd 1460 feet from NES W corner of HERMAN AVE
(street) (street)
Land Owner MARTHA J. KIELEK Tax Account Number 14-13-027870
Address: 6005A SHADY SPRING AVE Telephone Number 410,866-2157

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

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

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
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RE: Assisted Living Facility (Class "A")

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MINIMUM APPLICANT SUPPLIED INFORMATION:

MARTHA J. KIELEK 6005A SHADY SPRING AVE 1-410-866-2157
Print Name of Applicant Address Telephone Number
5822 SHADY SPRING AVE 3RD 6
Lot Address Election District Councilmanic District Square Feet 24,500
Lot Location: NE S W side corner of Shady Spring Rd 1460 feet from NE S W corner of Herman Ave
(street) (street)
Land Owner MARTHA J. KIELEK Tax Account Number 14-13-027870
Address: 6005A SHADY SPRING AVE Telephone Number 410,866-2157

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
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 100 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	☐	☒	<i>See photos</i>
5. Photographs (<i>please label all photos clearly</i>)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>DR 3.5</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 Community Conservation

Date: _____

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

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RE: Assisted Living Facility (Class "A")

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MINIMUM APPLICANT SUPPLIED INFORMATION:

MARTHA J. KIELEK 6005A SHADY SPRING AVE 1-410-866-2157
Print Name of Applicant Address Telephone Number
5822 SHADY SPRING AVE Election District 3RD Councilmanic District 6 Square Feet 24,500
Lot Address
Lot Location: NE S W side corner of Shady Spring Rd 1460 feet from NE S W corner of HERMAN AVE
(street) (street)
Land Owner: MARTHA J. KIELEK Tax Account Number 14-13-027870
Address: 6005A SHADY SPRING AVE Telephone Number 410-866-2157

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

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?		
	YES	NO	Accepted for filing by _____ Date: _____
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	☐	☒	<i>See photos</i>
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:

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

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. 5F

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 ±

TAL = 3,798 ±

BASEMENT FOR

STORAGE AND

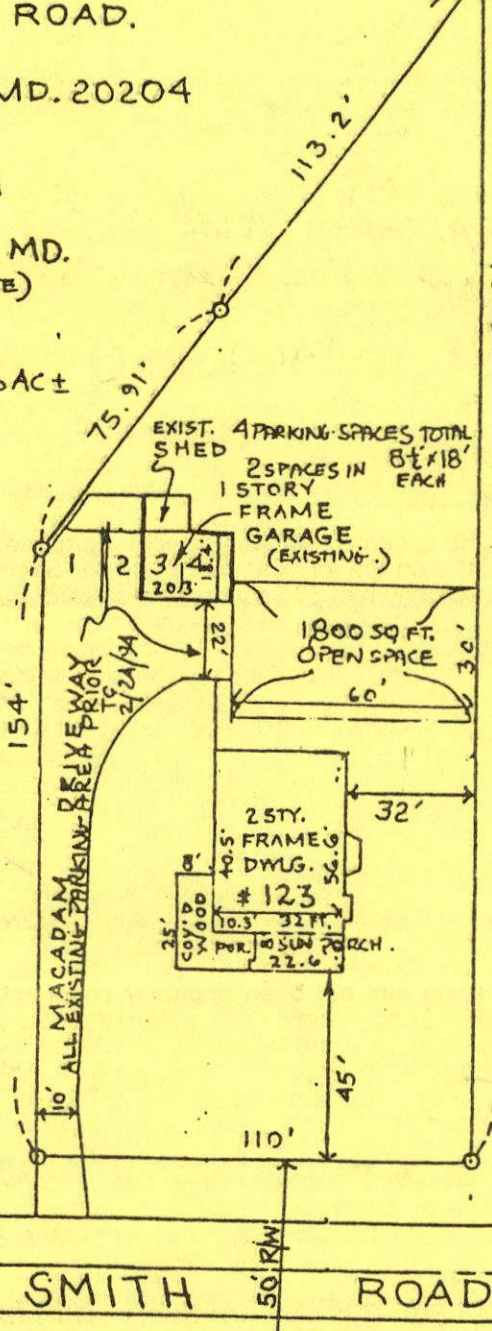
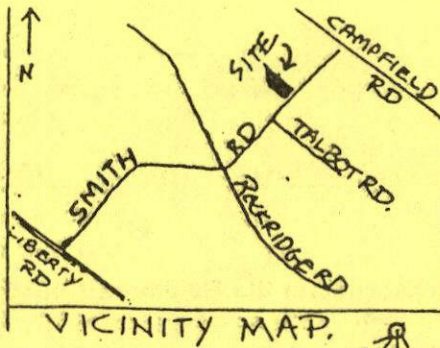
MECHANICAL

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: →

S
A
M
P
L
E

"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

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

JOHN SMITH
PRINT OR TYPE NAME

Signature: *John Smith*

LINDA SMITH
PRINT OR TYPE NAME

Signature: *Linda Smith*

2/24/94
DATE

2/24/94
DATE

SCALE

1" = 50'

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.

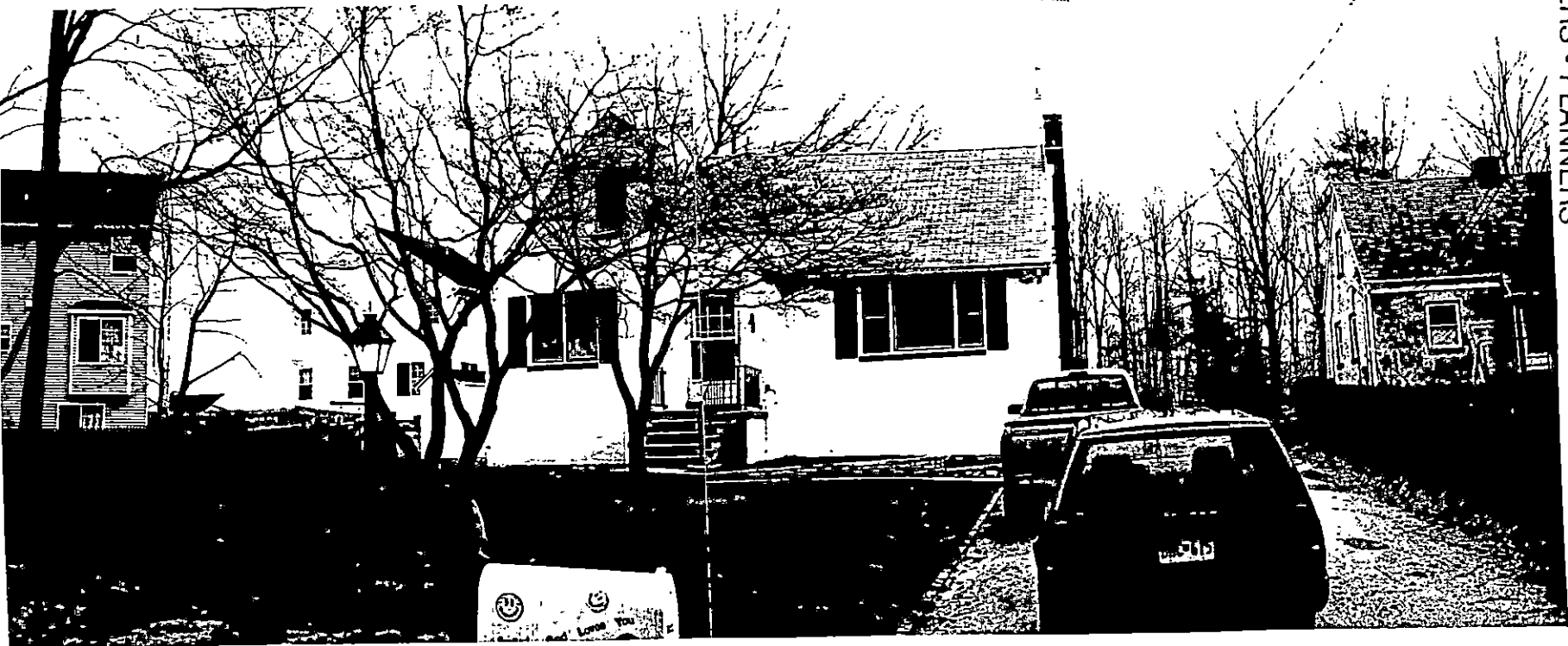
Three (3) use permit plans, per this checklist; one planning office (OPZ) compatibility and/or appearance review, per Sections 432.5.B.2.a and 432.5.B.1.c(1), Baltimore County Zoning Regulations (BCZR); and \$40.00 are required for filing the application. Due to the necessity of a full review of the 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 (PDM) 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.

WILLIAM MONK, INC.

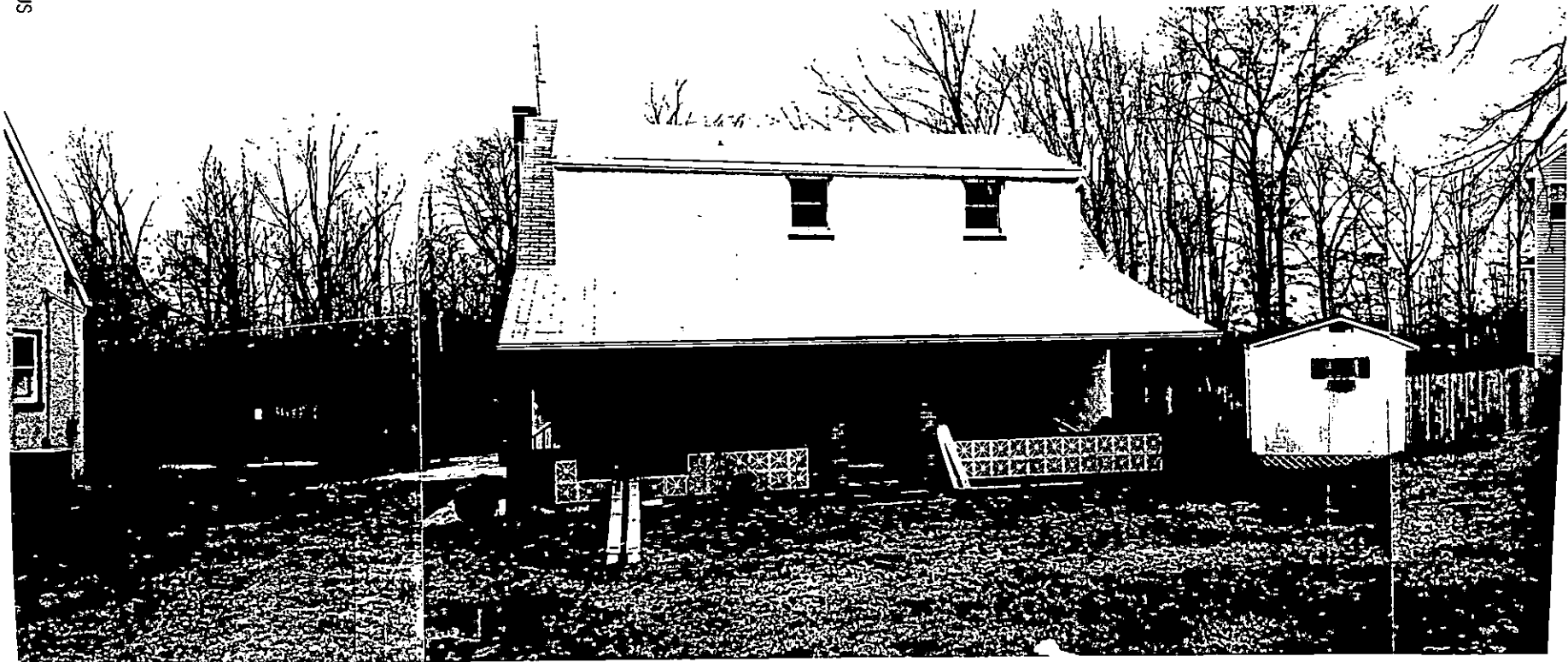
ENGINEERS • PLANNERS



FRONT

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



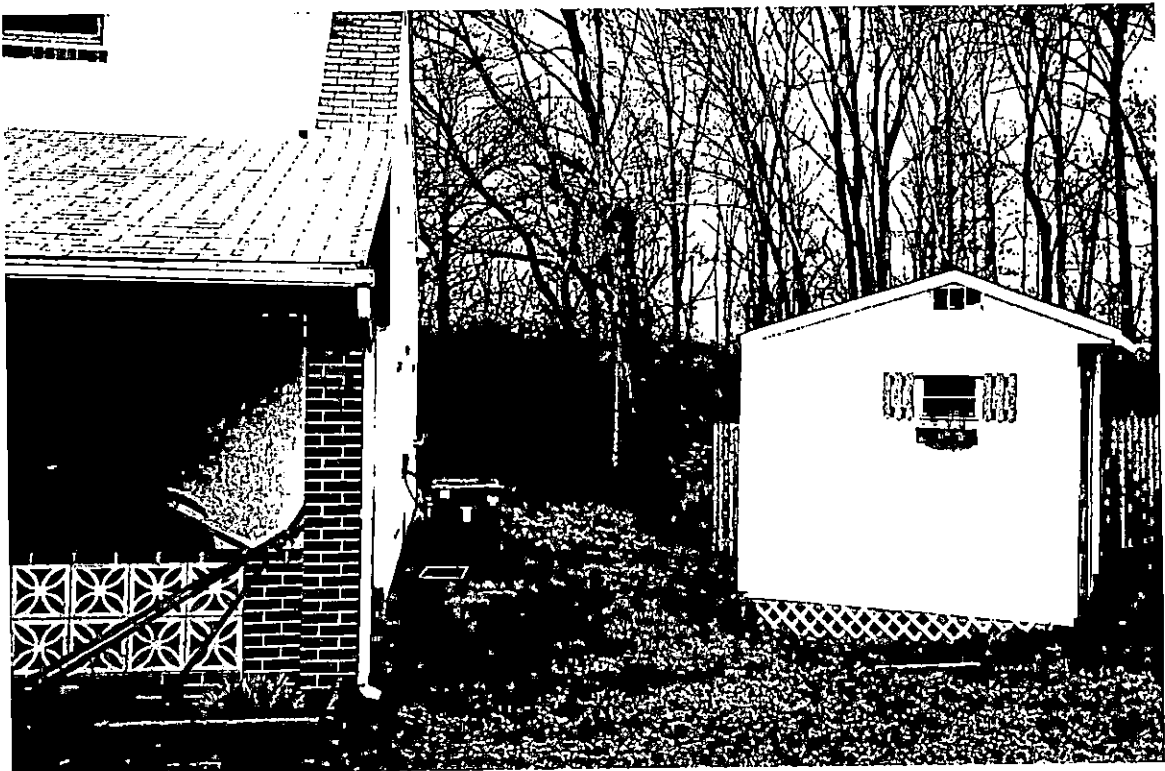
REAR

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



SOUTH (SIDE YARD)



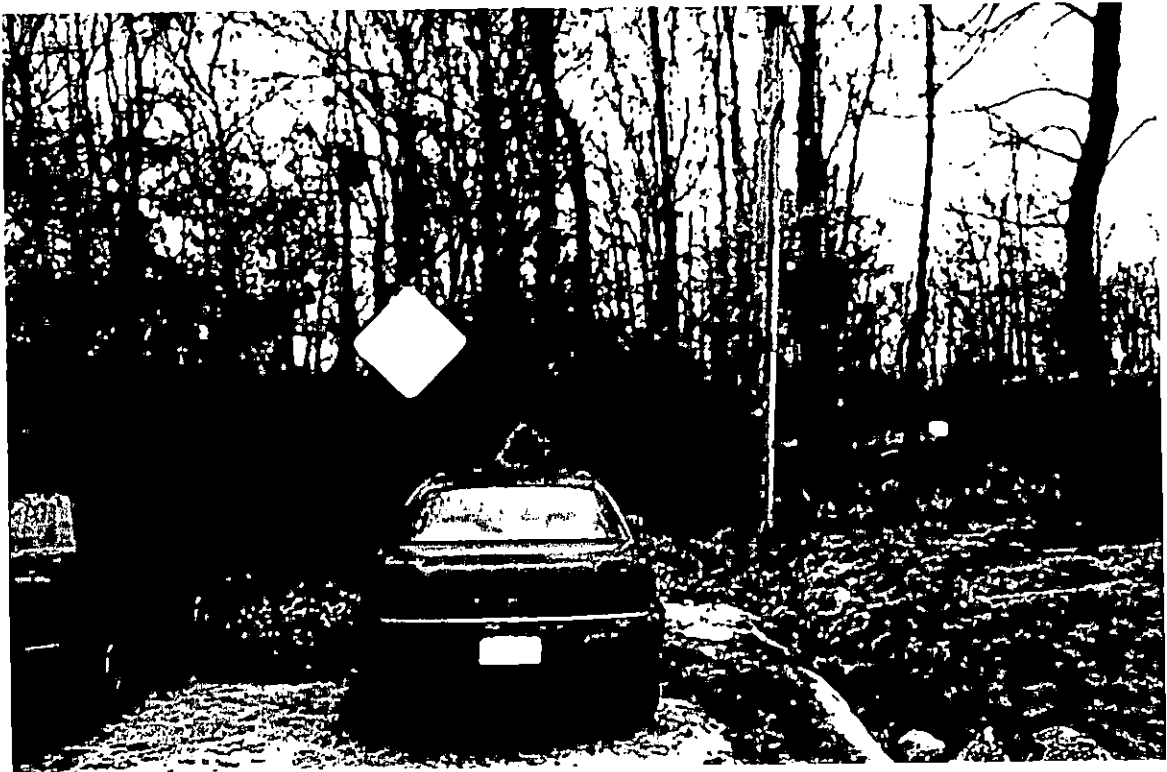
NORTH (SIDE YARD)

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



SOUTH
(SHADY SPRINGS AVE.)



NORTH
(SHADY SPRINGS AVE.)

LOT 12

LOT 13

LOT 5

LOT 4
#5822

LOT 3

60' +/-

409' +/-

EX. GRND

AT LEAST
500 SQ. FT.
OPEN SPACE

CONC. PAD
36'
2-STORY
MASONRY
W/BSM'T
30' 19' 17' 14'

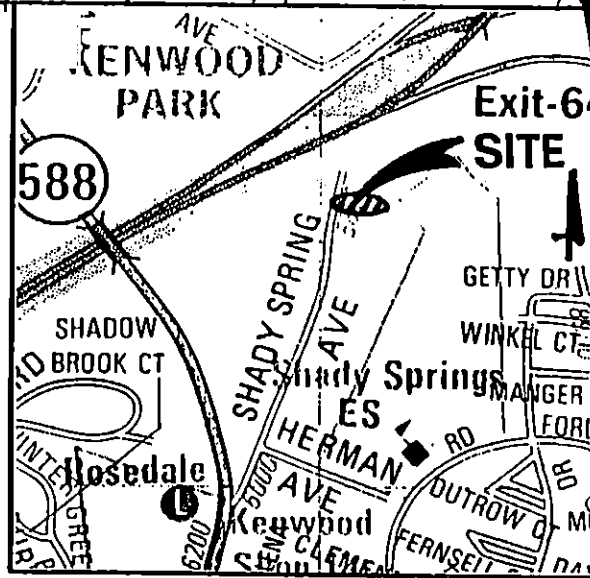
393' +/-

SHADY SPRING AVE.
30' R/W
24' PAVING

See 98-338-A
for more
info

PROPERTY OWNER : MS. MARTHA KIELEK
5822 SHADY SPRING AVE.
ROSEDALE, MARYLAND 21237
PHONE : 410-828-7090

"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 DATE OF THIS PERMIT APPLICATION" NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECTION 450.1 B.C.Z.R. AND ZONING SIGN POLICIES OR BE VARIANDED.



VICINITY MAP
SCALE : 1" = 1000'

GENERAL NOTES :

1. LOT SIZE : GROSS : 24,960 SF/0.57AC. +/-
NET : 24,060 SF/0.55AC. +/-

2. ZONING MAP NO. N.E. 5-F,

3. EXISTING ZONING : D.R. 3.5.

4. AREA REQUIRED FOR 12 BEDS = 24,500 SF

DENSITY CALCULATIONS :

FOR 12 BEDS D.R. 3.5- 12,500SF PER 7 BEDS+
2,000 SF FOR EACH ADDED BED 12,500 SF

+ 12,000 SF 10,000 SF
TOTAL 24,500 SF 22,500 SF
REQUIRED FOR 12 BEDS

5. PARKING REQUIRED : 1 SPACES FOR EACH 3 BEDS .

4 SPARKING SPACES REQUIRED.
ALL PARKING USES SHOWN EXISTED
PRIOR TO THE DATE OF THIS PLAN.
ALL PARKING WILL BE PERMANENTLY
STRIPED.

6. EXISTING FLOOR AREA : FIRST FLOOR = 1,012 SF
SECOND FLOOR = 1,012 SF
TOTAL = 2,024 SF

BASEMENT FOR COMMON LIVING AREA STORAGE
& MECHANICAL.

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 THEN AN EXIST. PORCH ENCLOSURE OR ADDITION OF
EXTERIOR STAIR SHOW CALCULATIONS FOR THE % OF
INCREASE HERE :

THE UNDERSIGN ARE RESPONSIBLE FOR THE ACCURACY OF THE
INFORMATION OF THIS PLAN OWNER :

MARTHA J. KIELEK
PRINT OR TYPE NAME

Signature: Martha J. Kieck 8/26/98
SIGNATURE DATE

William Monk, Inc.

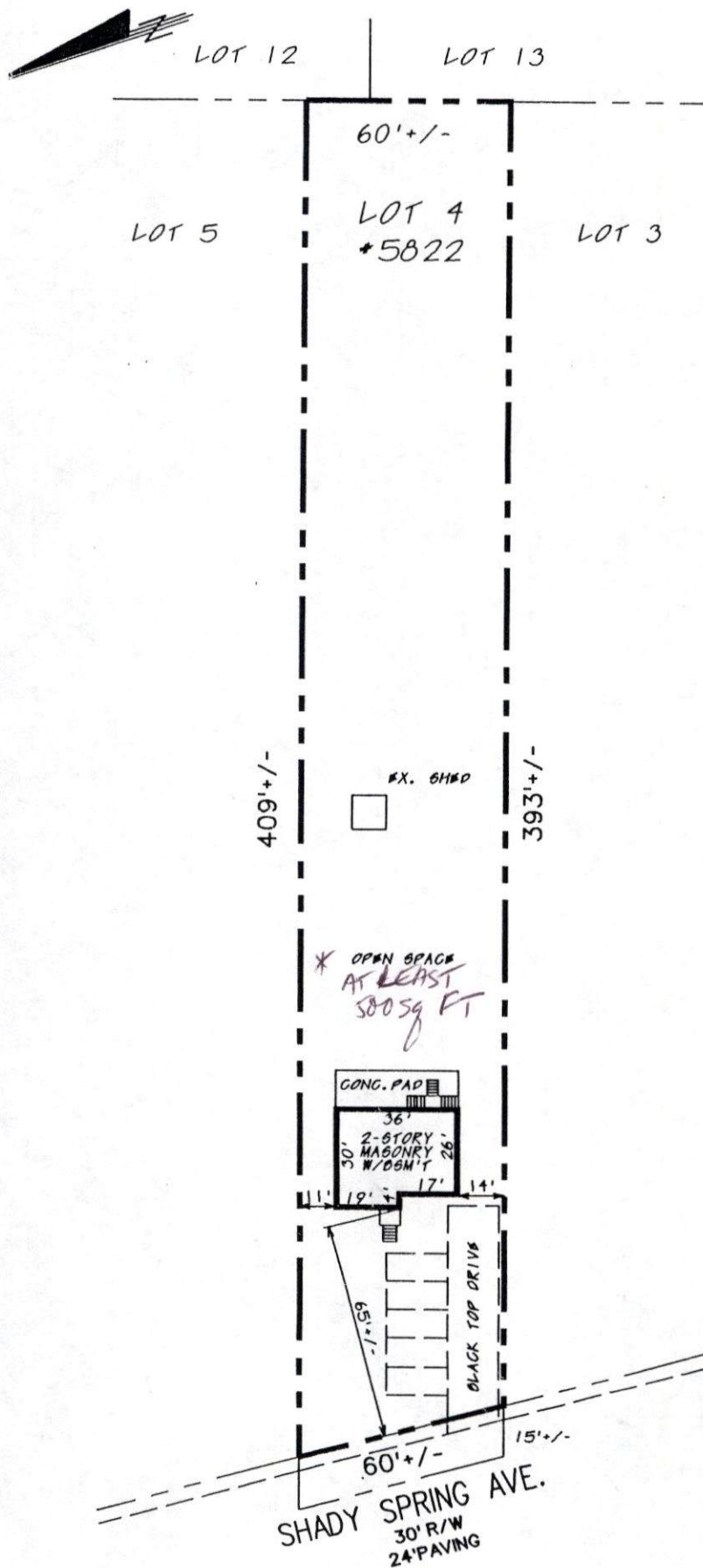
ENGINEERS - PLANNERS

Courthouse Commons
222 Bosley Avenue, Suite C-8
Towson, Maryland 21204

Phone: 410-494-8931 Fax: 410-494-8903

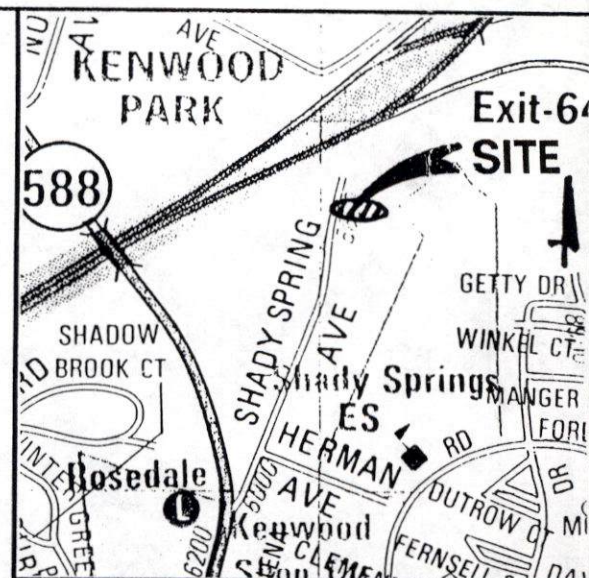
LOCATION: ZONING USE PERMIT PLAN FOR CLASS 'A'
ASSISTED LIVING FACILITY
LOCATION AT
5822 SHADY SPRING AVENUE
BALTIMORE COUNTY, MARYLAND 21237
3 RD ELECTION DISTRICT

DATE: 1/22/98 JOB NO.: 97-176 SCALE: 1" = 50'



PROPERTY OWNER : MS. MARTHA KIELEK
5822 SHADY SPRING AVE.
ROSEDALE, MARYLAND 21237
PHONE : 410-828-7090

"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 DATE OF THIS PERMIT APPLICATION" NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECTION 450.1B.C.Z.R. AND ZONING SIGN POLICIES OR BE VARIANCED.



VICINITY MAP

SCALE : 1" = 1000'

ZONING CASE # 98-338-A
GRANTED ON 06-01-98

GENERAL NOTES :

1. LOT SIZE : GROSS : 24,960 SF/0.57AC. +/-
NET : 24,060 SF/0.55AC. +/-

2. ZONING MAP NO. N.E. 5-F.

3. EXISTING ZONING : D.R. 3.5.

4. AREA REQUIRED FOR 12 BEDS = 20,500 SF

DENSITY CALCULATIONS :

FOR 12 BEDS D.R. 3.5 = 12,500SF PER 7 BEDS +
2,000 SF FOR EACH ADDED BED 12,500 SF
+ 10,000 SF
TOTAL : 22,500 SF
REQUIRED FOR 12 BEDS

5. PARKING REQUIRED : 1 SPACES 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.

6. EXISTING FLOOR AREA : FIRST FLOOR = 1,012 SF
SECOND FLOOR = 1,012 SF
TOTAL = 2,024 SF
BASEMENT FOR COMMON LIVING AREA STORAGE
& MECHANICAL.

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 THEN AN EXIST. PORCH ENCLOSURE OR ADDITION OF
EXTERIOR STAIR SHOW CALCULATIONS FOR THE % OF
INCREASE HERE :

THE UNDERSIGN ARE RESPONSIBLE FOR THE ACCURACY OF THE
INFORMATION OF THIS PLAN *OWNER* :

Martha J. Kielek

PRINT OR TYPE NAME

Martha J. Kielek 01-26-98

SIGNATURE

DATE

William Monk, Inc.

ENGINEERS - PLANNERS

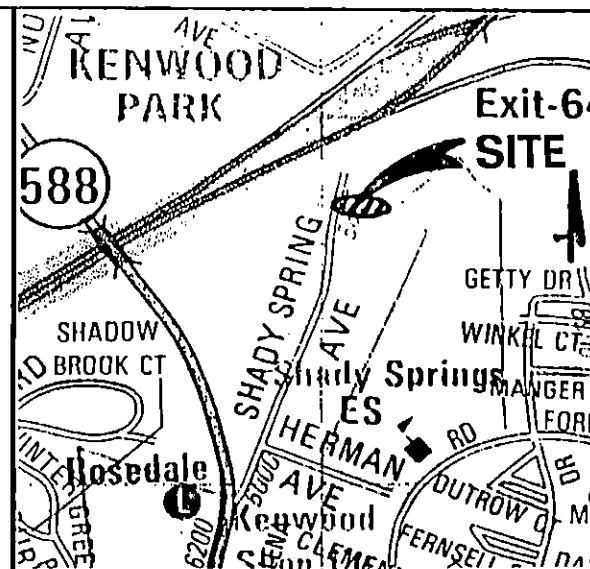
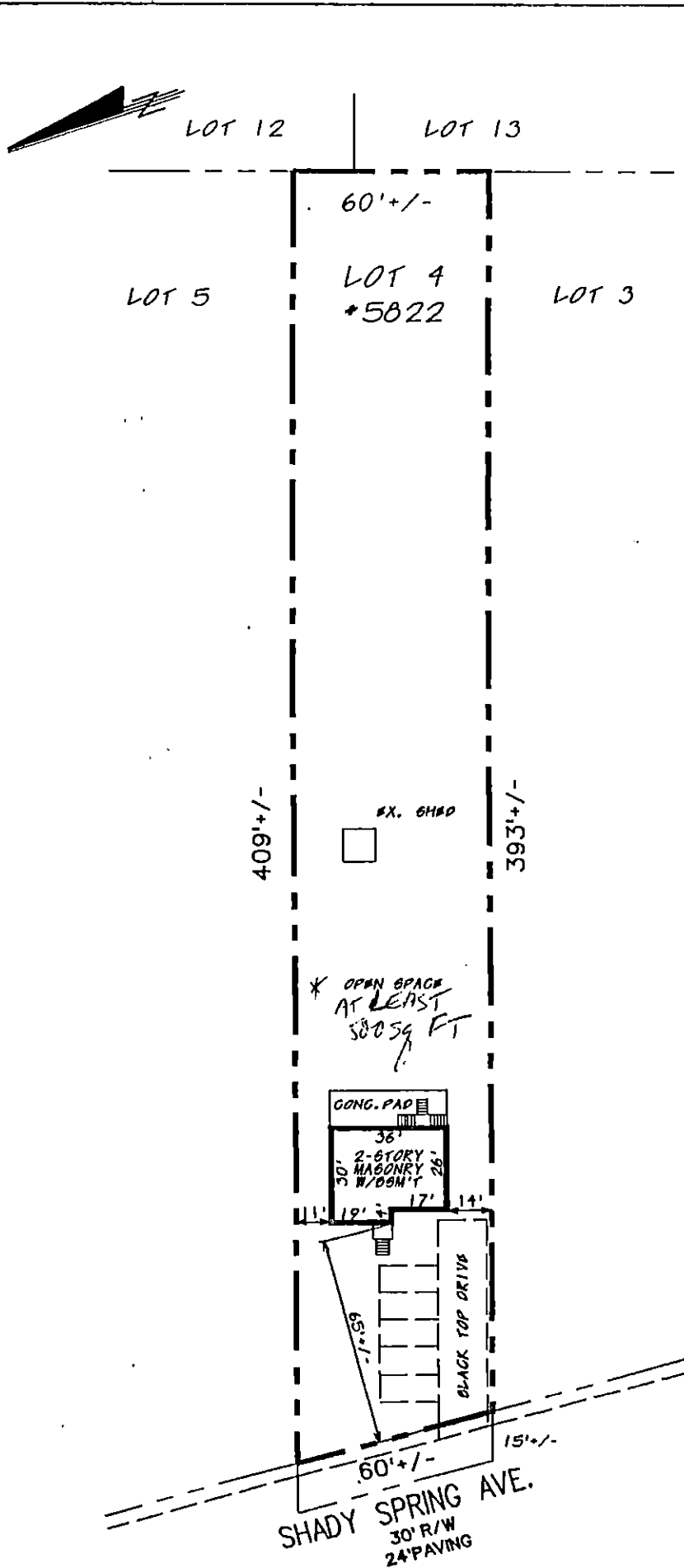
Courthouse Commons
222 Bosley Avenue, Suite C-8
Towson, Maryland 21204
Phone: 410-494-8931 Fax: 410-494-8903

LOCATION: ZONING USE PERMIT PLAN FOR CLASS 'A'
ASSISTED LIVING FACILITY
LOCATION AT
5822 SHADY SPRING AVENUE
BALTIMORE COUNTY, MARYLAND 21237
3 RD ELECTION DISTRICT

DATE: 1/22/98

JOB NO.: 97-176

SCALE: 1" = 50'



VICINITY MAP

SCALE : 1" = 1000'

ZONING CASE # 98-338-A
GRANTED ON 06-01-98

GENERAL NOTES :

1. LOT SIZE : GROSS : 24,960 SF/0.57AC. +/-
NET : 24,060 SF/0.55AC. +/-
2. ZONING MAP NO. N.E. 5-F.
3. EXISTING ZONING : D.R. 3.5.
4. AREA REQUIRED FOR 12 BEDS : 20,500 SF
DENSITY CALCULATIONS :
FOR 12 BEDS D.R. 3.5 : 12,500SF PER 7 BEDS.
2,000 SF FOR EACH ADDED BED 12,500 SF
+ 10,000 SF
TOTAL : 25,000 SF
REQUIRED FOR 12 BEDS
5. PARKING REQUIRED : 1 SPACES 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.
6. EXISTING FLOOR AREA : FIRST FLOOR : 1,012 SF
SECOND FLOOR : 1,012 SF
TOTAL : 2,024 SF
BASEMENT FOR COMMON LIVING AREA STORAGE
& MECHANICAL.

NOTE AND CHECK ONE:

THERE HAVE BEEN ☐ THERE HAVE NOT BEEN ☒

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INCREASE HERE :

THE UNDERSIGN ARE RESPONSIBLE FOR THE ACCURACY OF THE
INFORMATION OF THIS PLAN *OWNER* :

Martha J. Kielek
PRINT OR TYPE NAME

Martha J. Kielek 01-26-98
SIGNATURE DATE

PROPERTY OWNER : MS. MARTHA KIELEK
5822 SHADY SPRING AVE.
ROSEDALE, MARYLAND 21237
PHONE : 410-828-7090

"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 DATE OF
THIS PERMIT APPLICATION" NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS
WILL COMPLY WITH SECTION 450.1B.C.Z.R. AND ZONING SIGN POLICIES
OR BE VARIANCED.

William Monk, Inc.

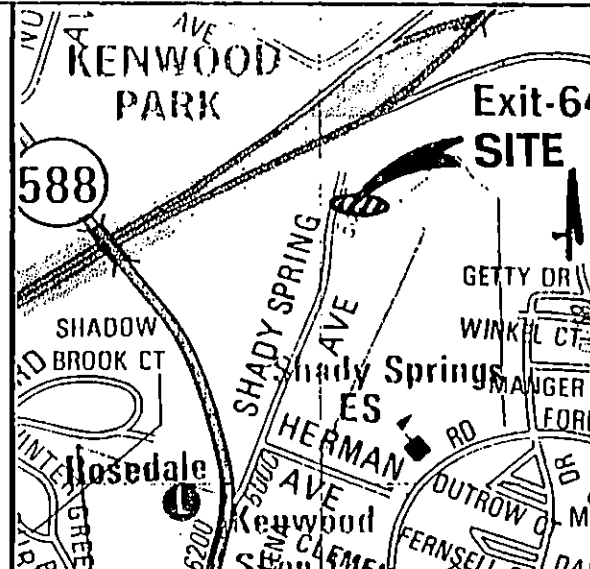
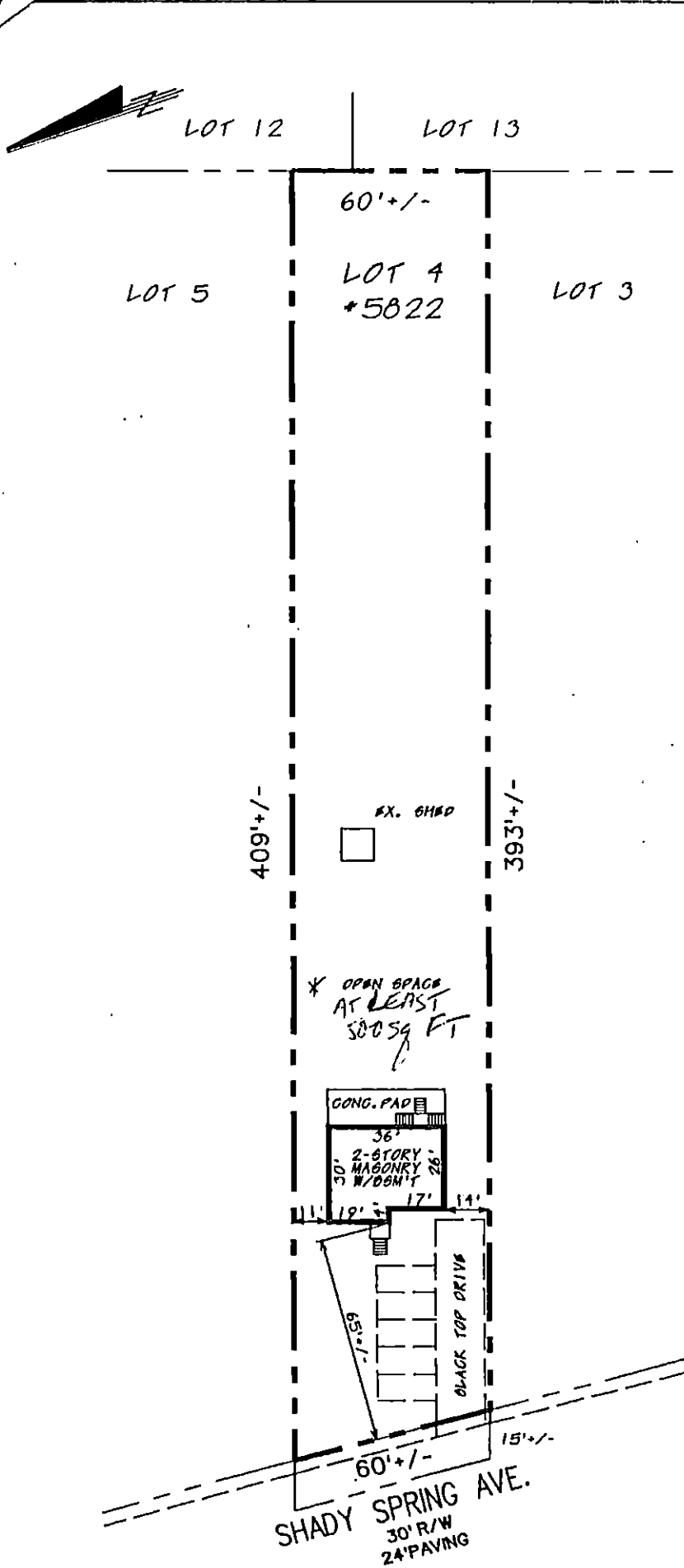
ENGINEERS - PLANNERS

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Towson, Maryland 21204

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LOCATION: ZONING USE PERMIT PLAN FOR CLASS 'A'
ASSISTED LIVING FACILITY
LOCATION AT
5822 SHADY SPRING AVENUE
BALTIMORE COUNTY, MARYLAND 21237
3 RD ELECTION DISTRICT

DATE: 1/22/98 JOB NO.: 97-176 SCALE: 1" = 50'



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2,000 SF FOR EACH ADDED BED 12,500 SF
+ 10,000 SF
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REQUIRED FOR 12 BEDS

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SECOND FLOOR - 1,012 SF
TOTAL - 2,024 SF
BASEMENT FOR COMMON LIVING AREA STORAGE & MECHANICAL.

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 THEN AN EXIST. PORCH ENCLOSURE OR ADDITION OF EXTERIOR STAIR SHOW CALCULATIONS FOR THE % OF INCREASE HERE :

THE UNDERSIGN ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OF THIS PLAN *OWNER* :

Martha J. Kielek
PRINT OR TYPE NAME

Martha J. Kielek 01-26-98
SIGNATURE DATE

PROPERTY OWNER : MS. MARTHA KIELEK
5822 SHADY SPRING AVE.
ROSEDALE, MARYLAND 21237
PHONE : 410-828-7090

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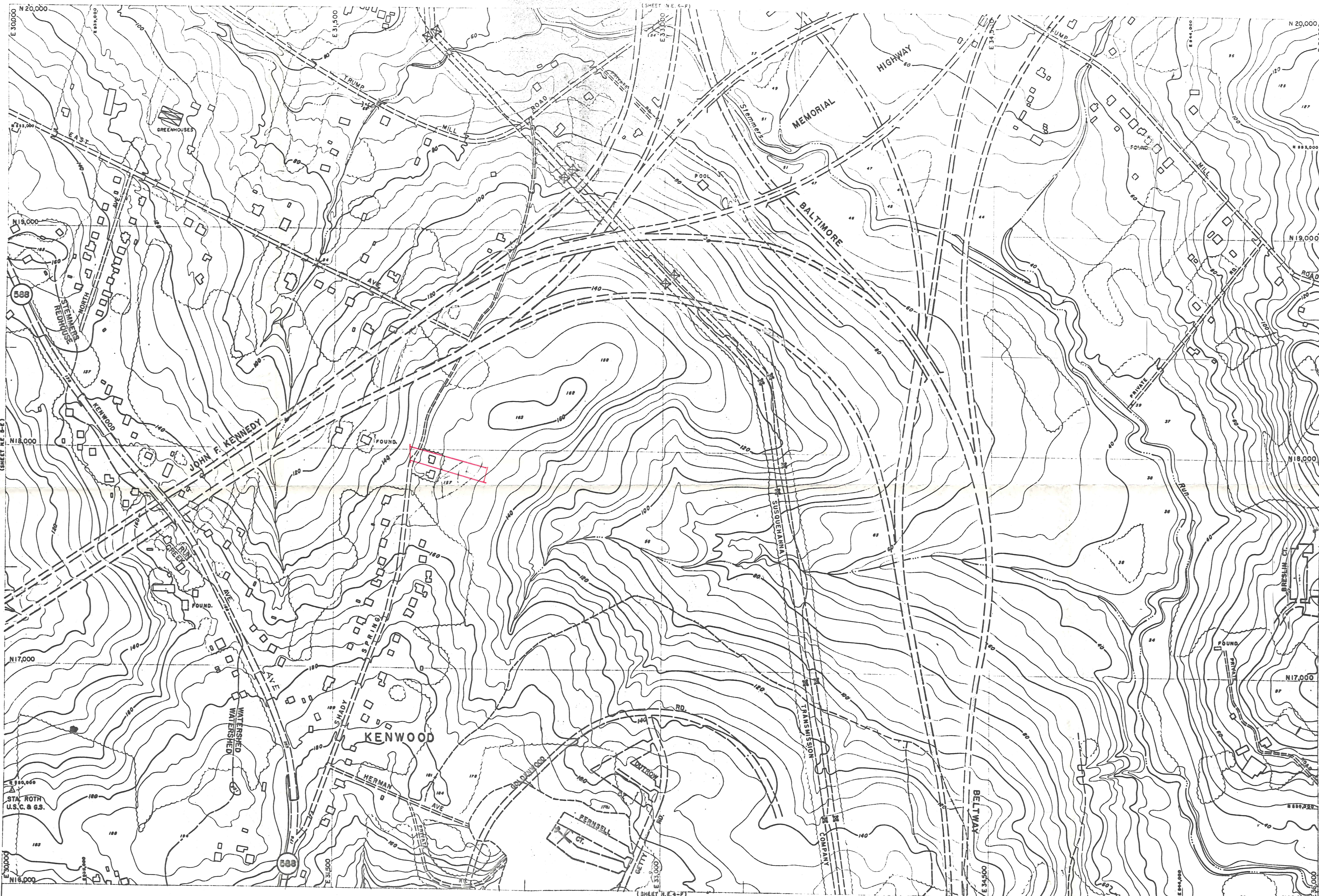
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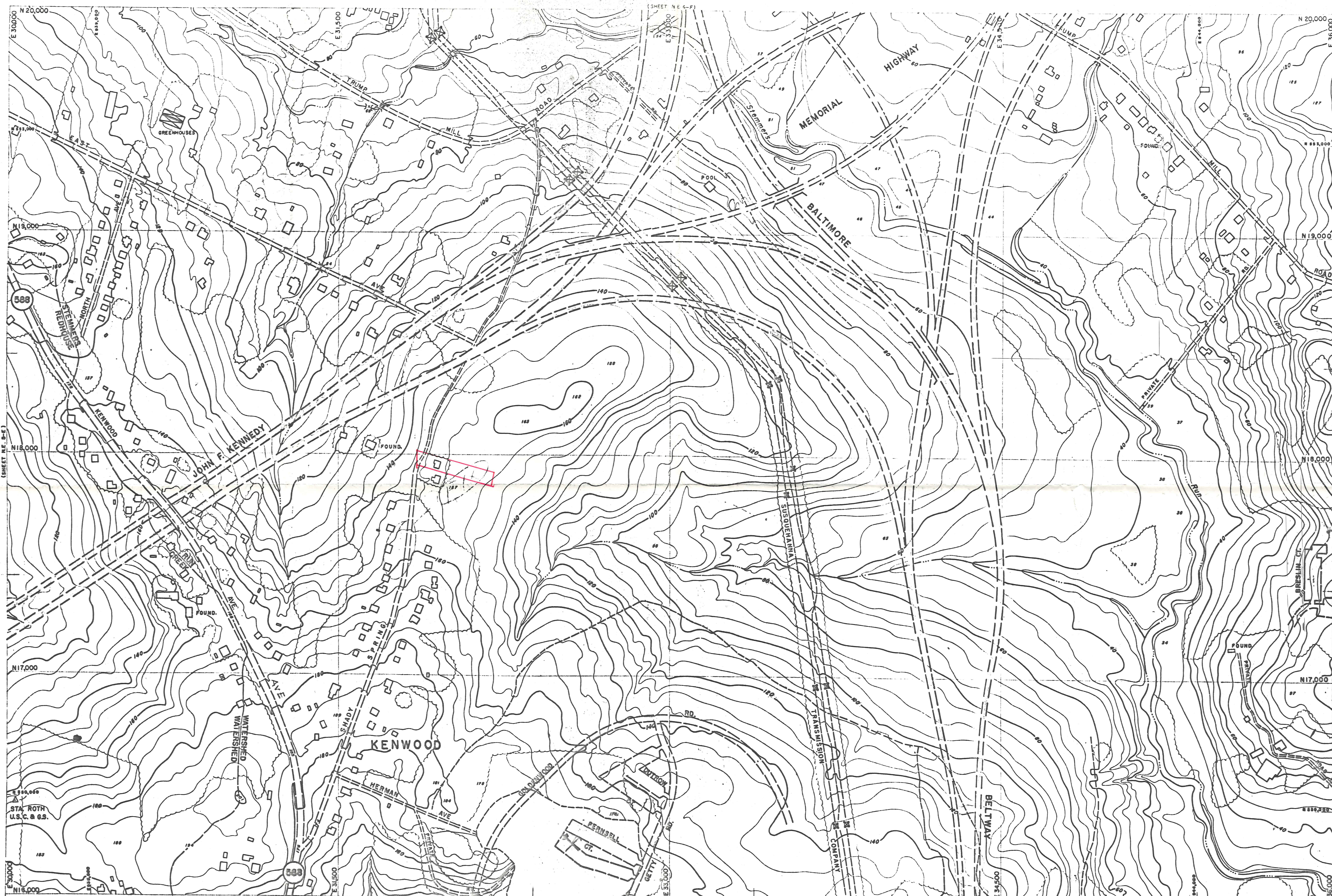
DATE: 1/22/98 JOB NO.: 97-176 SCALE: 1" = 50'



J - NE I - NW
N - SE M - SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION GOLDEN RING KENWOOD	SHEET N.E. 5-F
BY	DATE			
134	7-18-34	DATE OF PHOTOGRAPHY APRIL 1933		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



J - NE I - NW
N - SE M - SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	GOLDEN RING	N.E.
		DATE OF PHOTOGRAPHY	KENWOOD	5-F
		APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				