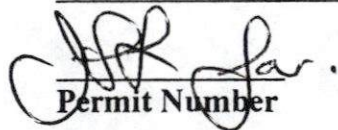


ORIGINAL TO MR KELLY
(IN P/U. BIN PER HIS ROST
3/18/98

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 18TH day of MARCH, 1998,
that 7700 OAKLEIGH RD should be and the same is
(street address)
hereby granted permission to operate a CLASS "A" ALF (ASSISTED LIVING
FACILITY) FOR A MAXIMUM OF 10 ELDERLY (ALF) RESIDENTS.


Permit Number


Director, Zoning Administration & Development Management

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

No.

0235832

DATE

7-29-96

ACCOUNT

R001-6150

AMOUNT

\$

40.00

RECEIVED
FROM:

ALLEN KELLEY

7700 OAKLEIGH RD

FOR:

USE PERMIT for Abst'd Living
Facility

03A91#0042MICHR

\$40.00

BA 0011:15AM07-29-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Scary

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046729

DATE 3/9/98 ACCOUNT R0016150

AMOUNT \$ 40.00

RECEIVED FROM: KELLEY

FOR: REV. CLASS A ALF USE PRMT APPLICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/09/1998 3/09/1998 09:37:15

REC WS01 CASHIER CLUM CNL DRAWER 1
5 MISCELLANEOUS CASH RECEIPT

Receipt # 041101 OFLN
CR NO. 046729

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

REVISED 3/9/98

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")

ERV This is a revision
from 7 to 10 persons

See Zoning Order,
98-1930-SPH

(NO OTHER CHANGES)
WE HAVE ORIGINAL
FILE IN ZONING OFFICE.

Just resign + date if OK + Return to J. Lewis

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:

Allen K Kelly 5323 Sweet Air Rd, Baldwin, Md. 21013. (410) 592-2711
Print Name of Applicant Address Telephone Number

Lot Address 7750 Oakleigh Rd. Election District 9 Councilmanic District 4 Square Feet 11,250 sq. ft.

Lot Location NE S W side corner of Oakleigh Rd & Wentworth Ave. feet from N E S W corner of (street) (street)

Land Owner: A Caring Place Inc T/A Oakleigh House Tax Account Number 17-00-010424

Address: 5323 Sweet Air Rd. Baldwin, Md. 21013 Telephone Number (410) 592-2711

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)

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 (TWO)

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: DR 5.5

PROVIDED?

YES

NO

Accepted for filing by

Date: 7/23/98

✓

—

✓

—

✓

—

✓

—

✓

OK

—

✓

✓

—

✓

—

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: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 8-6-96

REVISED APPROVAL SIGNATURE Ervin McDaniel 3/7/98

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Oakleigh Road and
Wentworth Avenue
(7700 Oakleigh Road)
9th Election District
4th Councilmanic District

Allen K. Kelley and
A Caring Place, Inc. - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-193-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Allen K. Kelley, President of A Caring Place, Inc., through his attorney, Francis X. Borgerding, Jr., Esquire. The Petitioner seeks approval that the gross lot area of the subject property meets the requirements of Section 432.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a Class "A" Assisted Living Facility. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Allen K. Kelley, property owner, his attorney, Francis X. Borgerding, Jr., Esquire, and Paula Warrenfeltz, a representative of the Northbrook Community Association. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 15,950 sq.ft., zoned D.R. 5.5, and is improved with a two-story dwelling and accessory parking area. Currently the property is utilized as an Assisted Living Facility for eight residents. The Petitioner is desirous of increasing the number of residents to ten and Mr. Kelley has verified that the square footage of the property (15,950 sq.ft.) would permit ten residents. However, Section 432.5 of the B.C.Z.R.

ORDER RECEIVED
Date 2/11/98
By [Signature]



does not specify the required lot size as either gross or net square foot area. Thus, the Petitioner seeks approval that the gross area of his property is sufficient to allow 10 residents to reside thereon.

After reviewing Section 432.5 of the B.C.Z.R., and considering the arguments of Mr. Kelley and his attorney, I find that the gross area of the subject property should be utilized to calculate the number of residents who can reside thereon. The minimum lot size for a Class A Assisted Living Facility in the D.R. 5.5 zone is 10,000 sq.ft. for seven residents, and 1,500 sq.ft. for each additional resident. Inasmuch as the gross area of the subject property is 15,950 sq.ft., it appears that sufficient lot area exists for the Petitioner to increase the number of residents at his assisted living facility to ten.

As noted above, Ms. Paula Warrenfeltz, a representative of the Northbrook Community Association, appeared in support of the Petition. Ms. Warrenfeltz testified that the subject assisted living facility is well-run and that the property is neatly maintained. She noted that there is sufficient on-site parking and that there have never been any parking problems as a result of the use of the property. Ms. Warrenfeltz testified that the assisted living facility is a welcome addition to the Northbrook Community and that they have no objections to the Petitioner's request.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

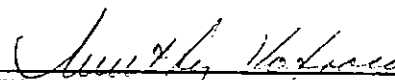
ORDER RECORDED
Date 2/11/83
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of February, 1998 that the gross lot area of the subject property meets the requirements of Section 432.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a Class "A" Assisted Living Facility, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/11/98
By [Signature]

**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 _____

*Copy of this form +
3 plans to Ervin McDaniel
3/8/98*

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 Allen K Kelly Address 5323 Sweet Air Rd, Baldwin, Md. 21013 Telephone Number (410) 592-2711
Lot Address 7700 Oakleigh Rd. Election District 9 Councilmanic District 4 Square Feet 11,250 sq. ft
Lot Location (NE S W) corner of Oakleigh Rd & Wentworth Ave. feet from NE S W corner of _____
(street) (street)
Land Owner: A Caring Place Inc T/A Oakleigh House Tax Account Number 17-00-010424
Address: 5323 Sweet Air Rd. Baldwin, Md. 21013 Telephone Number (410) 592-2711

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?		Accepted for filing by _____ Date: <u>7/23/98</u>
	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	☒	☒ <u>OK</u>	
4. Building Elevation Drawings <u>UNAVAILABLE</u>	☐	☒	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	
6. Current Zoning Classification: <u>DR 5.5</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: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 8-6-98

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Oakleigh Road and
Wentworth Avenue
(7700 Oakleigh Road)
9th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-193-SPH

Allen K. Kelley and
A Caring Place, Inc. - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Allen K. Kelley, President of A Caring Place, Inc., through his attorney, Francis X. Borgerding, Jr., Esquire. The Petitioner seeks approval that the gross lot area of the subject property meets the requirements of Section 432.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a Class "A" Assisted Living Facility. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Allen K. Kelley, property owner, his attorney, Francis X. Borgerding, Jr., Esquire, and Paula Warrenfeltz, a representative of the Northbrook Community Association. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 15,950 sq.ft., zoned D.R. 5.5, and is improved with a two-story dwelling and accessory parking area. Currently the property is utilized as an Assisted Living Facility for eight residents. The Petitioner is desirous of increasing the number of residents to ten and Mr. Kelley has verified that the square footage of the property (15,950 sq.ft.) would permit ten residents. However, Section 432.5 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 2/11/98

By [Signature]

does not specify the required lot size as either gross or net square foot area. Thus, the Petitioner seeks approval that the gross area of his property is sufficient to allow 10 residents to reside thereon.

After reviewing Section 432.5 of the B.C.Z.R., and considering the arguments of Mr. Kelley and his attorney, I find that the gross area of the subject property should be utilized to calculate the number of residents who can reside thereon. The minimum lot size for a Class A Assisted Living Facility in the D.R. 5.5 zone is 10,000 sq.ft. for seven residents, and 1,500 sq.ft. for each additional resident. Inasmuch as the gross area of the subject property is 15,950 sq.ft., it appears that sufficient lot area exists for the Petitioner to increase the number of residents at his assisted living facility to ten.

As noted above, Ms. Paula Warrenfeltz, a representative of the Northbrook Community Association, appeared in support of the Petition. Ms. Warrenfeltz testified that the subject assisted living facility is well-run and that the property is neatly maintained. She noted that there is sufficient on-site parking and that there have never been any parking problems as a result of the use of the property. Ms. Warrenfeltz testified that the assisted living facility is a welcome addition to the Northbrook Community and that they have no objections to the Petitioner's request.

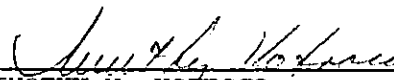
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

ORDER RECORDED
Date 2/11/85
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of February, 1998 that the gross lot area of the subject property meets the requirements of Section 432.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a Class "A" Assisted Living Facility, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/11/98
By [Signature]

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development
Management of Baltimore County, this 21ST day of AUGUST, 1996,
that 7700 OAKLEIGH RD. should be and the same is
(street address)

hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED
LIVING-FACILITY (ALF) FOR A MAXIMUM OF 7 ALF
RESIDENTS

JH
Permit Number

Carl Jablon
Director, Zoning Administration & Development Management

Superseded by
revised appeal Jan 10
3/18/98

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 21ST day of AUGUST, 1996, that 7700 OAKLEIGH RD.,
(street address)

hereby granted permission to operate a CLASS "A" ELDERLY ASSISTED
LIVING-FACILITY (ALF) FOR A MAXIMUM OF 7 ALF
RESIDENTS

John
Permit Number

Carl Jablon
Director, Zoning Administration & Development Management

**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:

Allen K Kelley 5323 Sweet Air Rd, Baldwin, Md. 21013. (410) 592-2711
 Print Name of Applicant Address Telephone Number
 Lot Address 7700 Oakleigh Rd. Election District 9 Councilmanic District 4 Square Feet 11,250 sq.ft
 Lot Location NE SW side/corner of Oakleigh Rd & Wentworth Ave. feet from NE SW corner of _____
 (street) (street)
 Land Owner: A Caring Place Inc T/A Oakleigh House Tax Account Number 17-00-010424
 Address: 5323 Sweet Air Rd. Baldwin, Md. 21013 Telephone Number (410) 592-2711

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 [Signature] Date: 7/27/96

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 *WAIVED*

YES ☐ NO ☒

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

YES ☒ NO ☐
YES ☒ NO ☐

6. Current Zoning Classification: *DR 5.5*

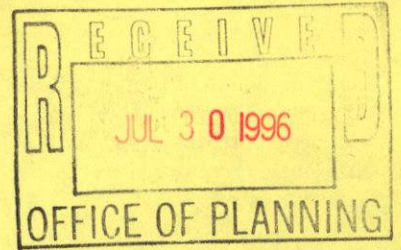
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: *Ervin McDaniel*
for the Director, Office of Planning and Community Conservation

Date: *8-6-96*



(101)
Hill, F. Keller, 2325 Sunset Ave. Rd., 84400, UT 84403
1000 California St., 1000 California St.,
California St. 1000 California St.
1000 California St. 1000 California St.
1000 California St. 1000 California St.
1000 California St. 1000 California St.

W-2-3
L. M. G. M. M.

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:

Allen K Kelley 5323 Sweet Air Rd, Baldwin, Md. 21013. (410) 592-2711
Print Name of Applicant Address Telephone Number
Lot Address 7750 Oakleigh Rd. Election District 9 Councilmanic District 4 Square Feet 11,250 sq. ft.
Lot Location NE SW corner of Oakleigh Rd & Wentworth Ave. feet from NE SW corner of (street) (street)
Land Owner: A Caring Place Inc T/A Oakleigh House Tax Account Number 17-00-010424
Address: 5323 Sweet Air Rd. Baldwin, Md. 21013 Telephone Number (410) 592-2711

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)

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 *RECEIVED*

5. Photographs (please label all photos clearly)

Adjoining Buildings
Surrounding Neighborhood

6. Current Zoning Classification: DR 5.5

PROVIDED?		Accepted for filing by <i>DLJ/cm</i> Date: <i>7/29/94</i>
YES	NO	
☒	☐	
☒	☐	
☒	☐	
☒	☒	
☒	☒	
☒	☐	

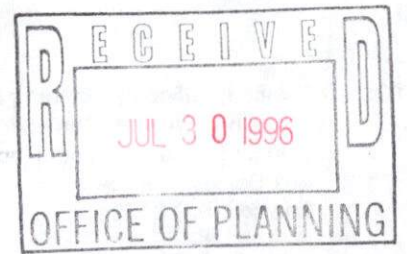
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS / COMMENTS:

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

Signed by: *Ervin McDaniel*
for the Director, Office of Planning and Community Conservation

Date: *8-6-94*



Proudly Presenting



7700 Oakleigh Road
Parkville, Maryland 21234

CHERYL J. FITZGERALD

pager:
750-5973

REALTOR

**COLDWELL
BANKER**

GREMPER
REALTY, INC.

14228 Jarrettville Pike
Phoenix, Maryland 211331

Voice Pager: 410-880-7162
Pager : 410-536-2828
Office : 410-667-1900
Home Office: 410-329-6403
Fax : 410-683-0051

(Non-Local Dial 1-800-638-4229
and Ask for Phoenix Office)



Zoning File Copy
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

OPCC SENT
PKG 7/30/96

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:

Allen K Kelsey 5323 Sweet Air Rd, Baldwin, Md. 21013. (410) 592-2711
Print Name of Applicant Address Telephone Number
Lot Address 7700 Oakleigh Rd. Election District 9 Councilmanic District 4 Square Feet 11,250 sq. ft.
Lot Location NE S W side/corner of Oakleigh Rd & Wentworth Ave. feet from N E S W corner of (street) (street)
Land Owner: A Caring Place Inc T/A Oakleigh House Tax Account Number 17-00-010424
Address: 5323 Sweet Air Rd. Baldwin, Md. 21013 Telephone Number (410) 592-2711

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: 7/29/96
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	✓	OK	
4. Building Elevation Drawings WAIVED	_____	✓	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	✓	_____	
Surrounding Neighborhood	✓	_____	
6. Current Zoning Classification: DR 5.5	_____	_____	

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

Date: _____

REVISED

ZONING USE PERMIT

PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY - SEE NOTE *

located at:

7700 Oakleigh Rd.
Baltimore County, Md.
21234.
9th Election dist.

Property owner:

ALLEN K KELLEY
5323 Sweet Air Rd.
Baldwin, Md. 21013.

Phone: (410) 592-2711.

Plan date: 6/30/96.

Zoning map:

Lot no. 204,
Plat book W.P.C.
No. 5 Folio 42.

Parking:

Parking req'd.

for A.L.F.

residents = 1

parking space per

3 residents = 3 p.s.

Provided: 5 p.s.

All parking spaces

existed to 2/25/94.

All P.S. will
be permanently
striped.

Existing Floor Area:

1st floor 1248 sq. ft.

2nd floor 1248 sq. ft.

basement 1248 sq. ft.

Total = 3744 sq. ft.

Density Calculations:

Lot size = 90' x 125'

Lot area = 11,250 sq. ft.

Zoning = D.R. 5.5, requires 10,000 sq. ft.

for 7 residents.

Proposed no. of residents = 10

Gross area = 15,950 sq. ft.

Signs:

No signs are proposed

Any future signs comply w/ Sect. 413.1

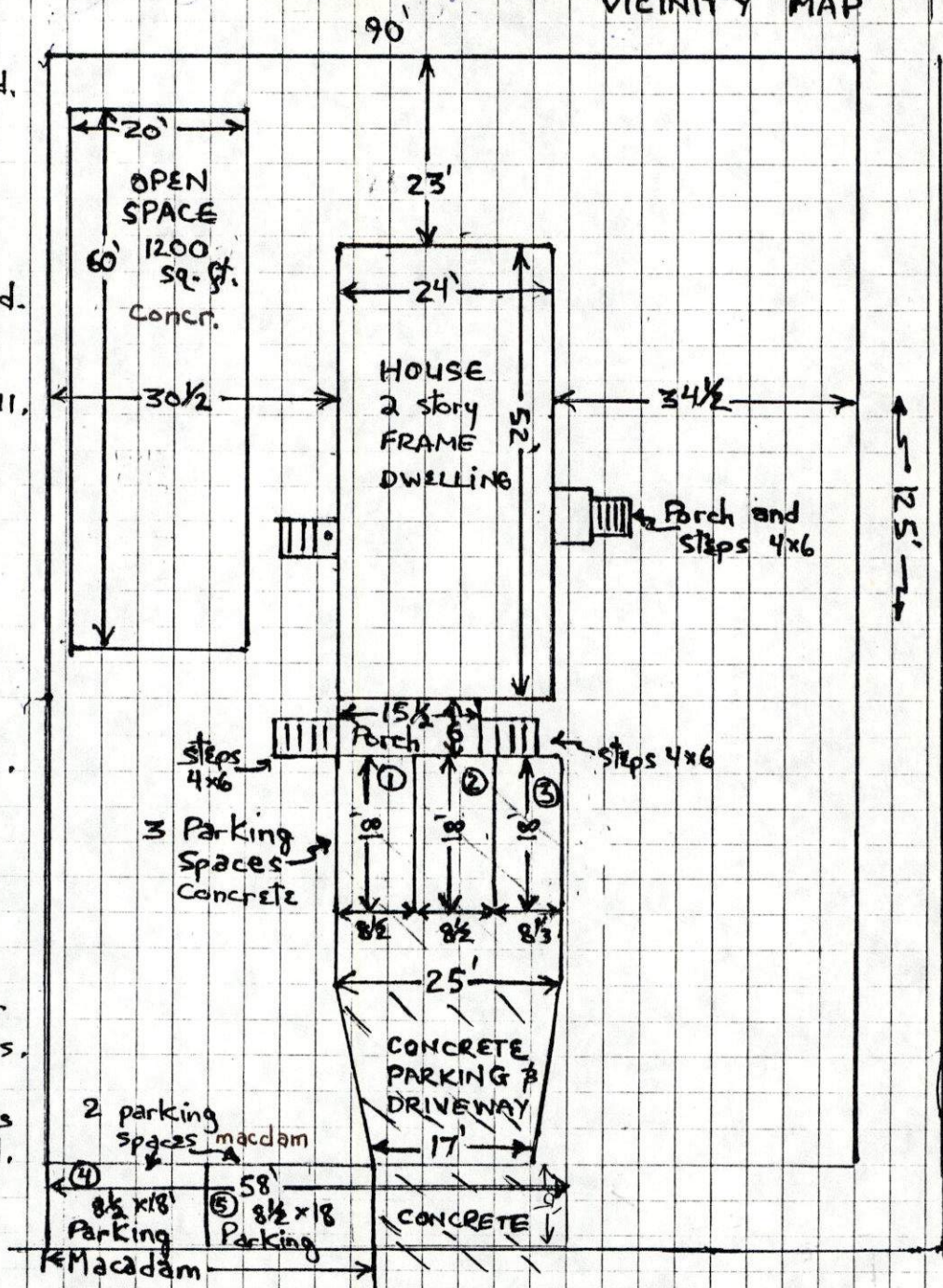
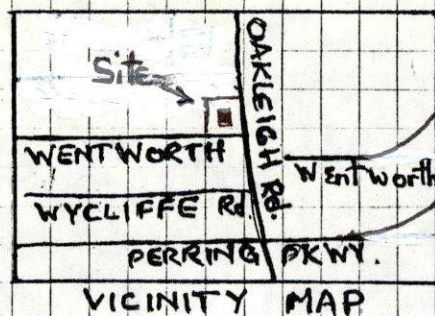
BCZR and Zoning sign policies or will be
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NOTE * THE REASON FOR REVISION
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ALF RESIDENTS FROM 7 TO 10

ZONING CASE 98-193-SPH

This building has not been originally constructed
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Living facility. No reconstruction, relocation, (exterior)
changes or additions (25% or more of ground floor
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Scale = 1" = 20'-0"



The undersigned are
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of the information on this plan.
- ALLEN K KELLEY 6/30/96
- Allen K Kelley

REVISED

ZONING USE PERMIT

PLAN FOR CLASS "A"

ASSISTED LIVING FACILITY - SEE NOTE *

located at:

7700 Oakleigh Rd.
Baltimore County, Md.
21234.
9th election dist.

Property owner:

Allen K Kelley
5323 Sweet Air Rd.
Baldwin, Md. 21013.

Phone: (410) 592-2711.

Plan date: 6/30/96.

Zoning map:

Lot no. 204,
Plat book W.P.C.
No. 5 Folio 42.

Parking:

Parking req'd.

for 10 A.L.F.

residents = 1

parking space per

3 residents = 3 p.s.

Provided: 5 p.s.

All parking spaces

existed to 2/25/94.

All P.S. will

be permanently

striped.

Existing Floor Area:

1st floor 1248 sq. ft.

2nd floor 1248 sq. ft.

basement 1248 sq. ft.

Total = 3744 sq. ft.

Density Calculations:

Lot size = 90' x 125'

Lot area = 11,250 sq. ft.

Zoning = D.R. 5.5, requires 10,000 sq. ft.

for 7 residents.

Proposed no. of residents = 10

Gross area = 15,950 sq. ft.

Signs:

No signs are proposed

Any future signs comply w/ Sect. 413.1

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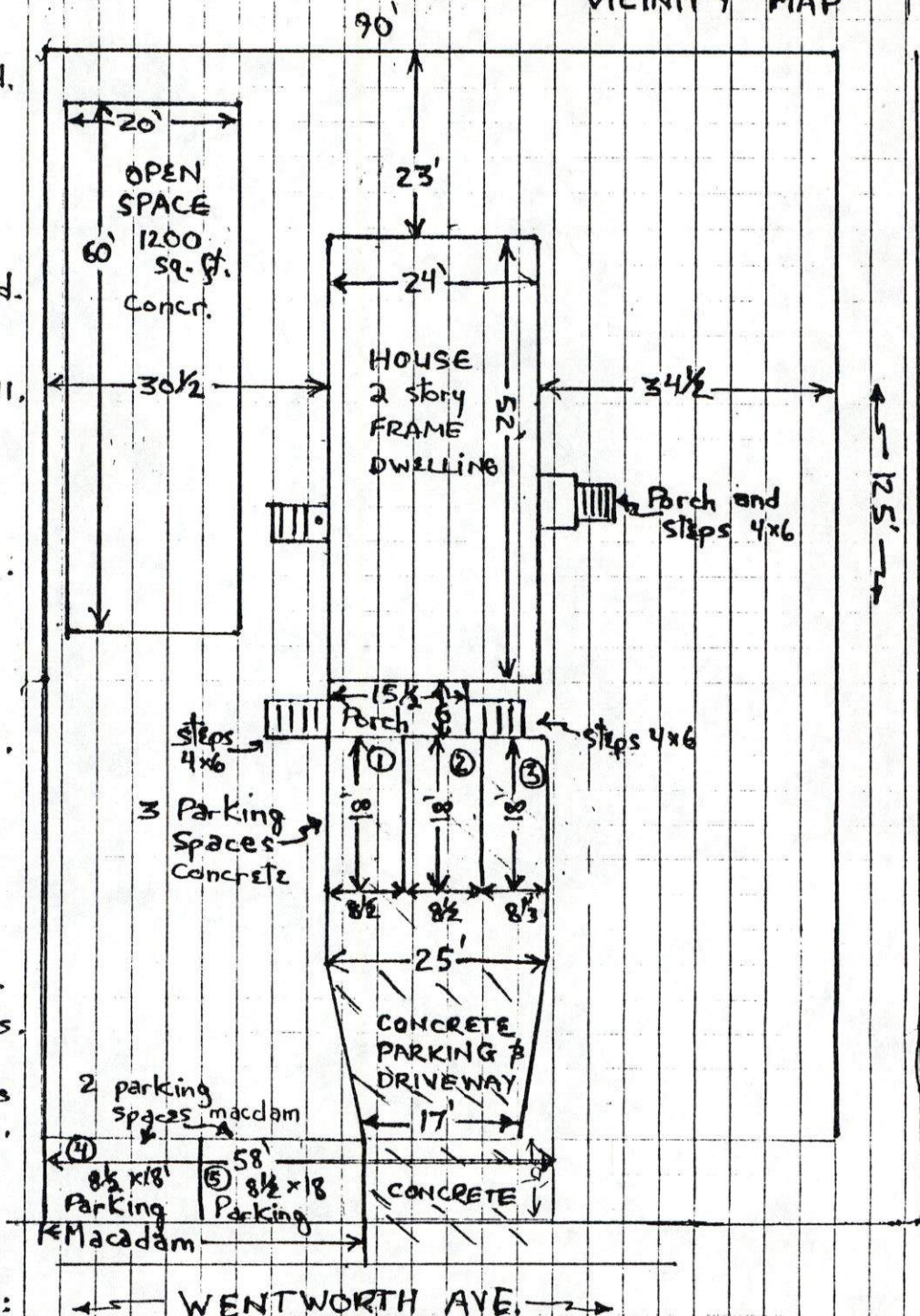
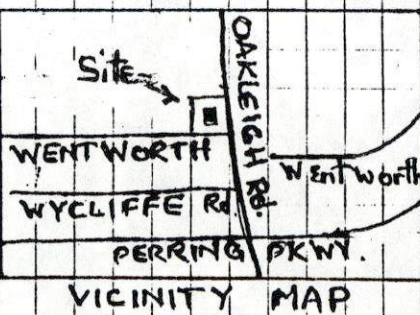
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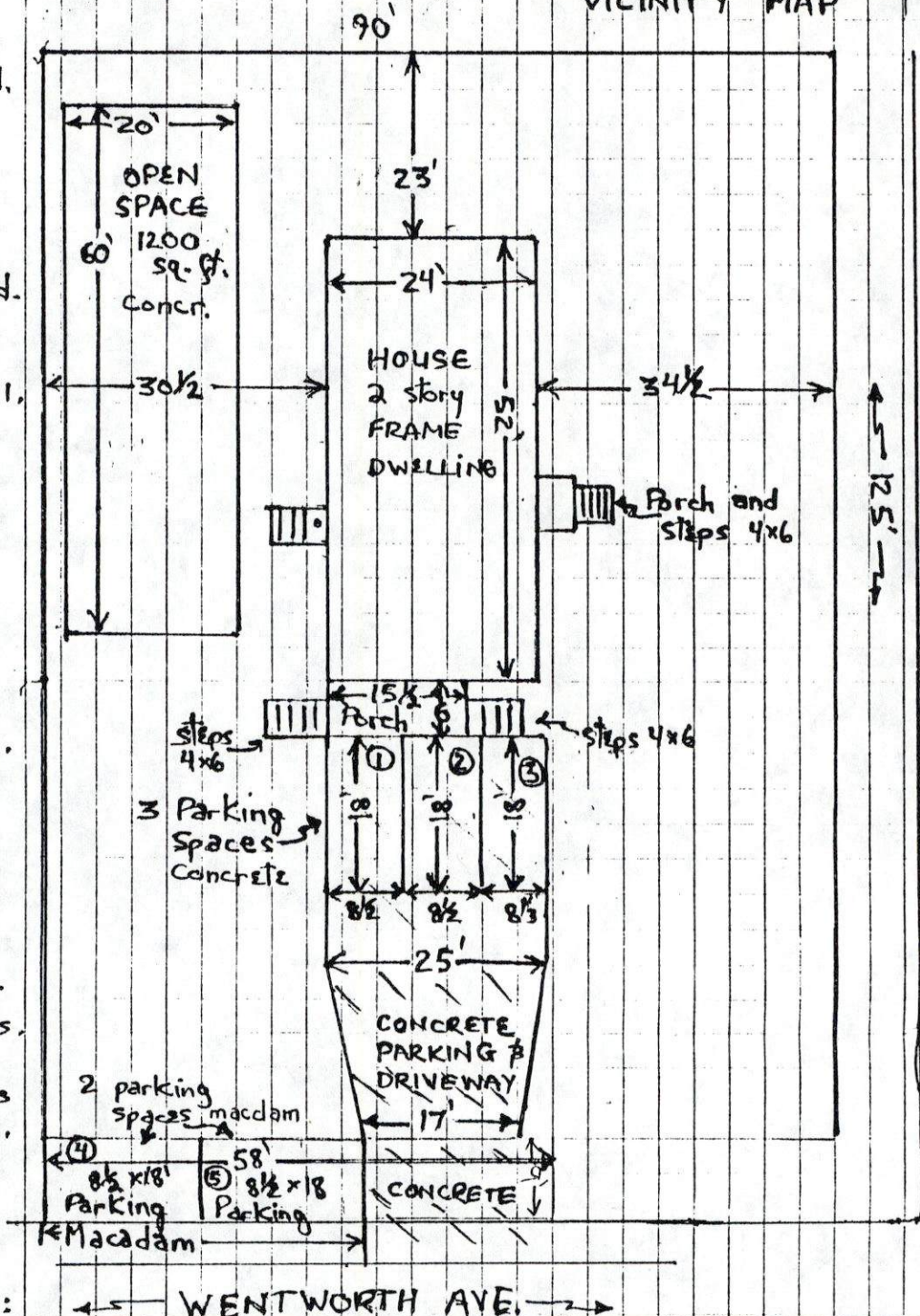
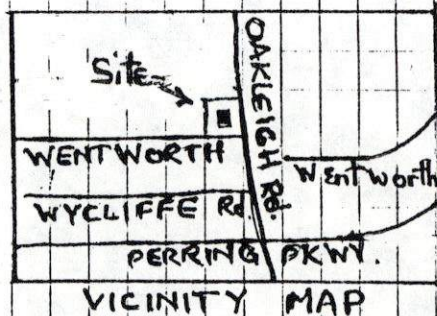
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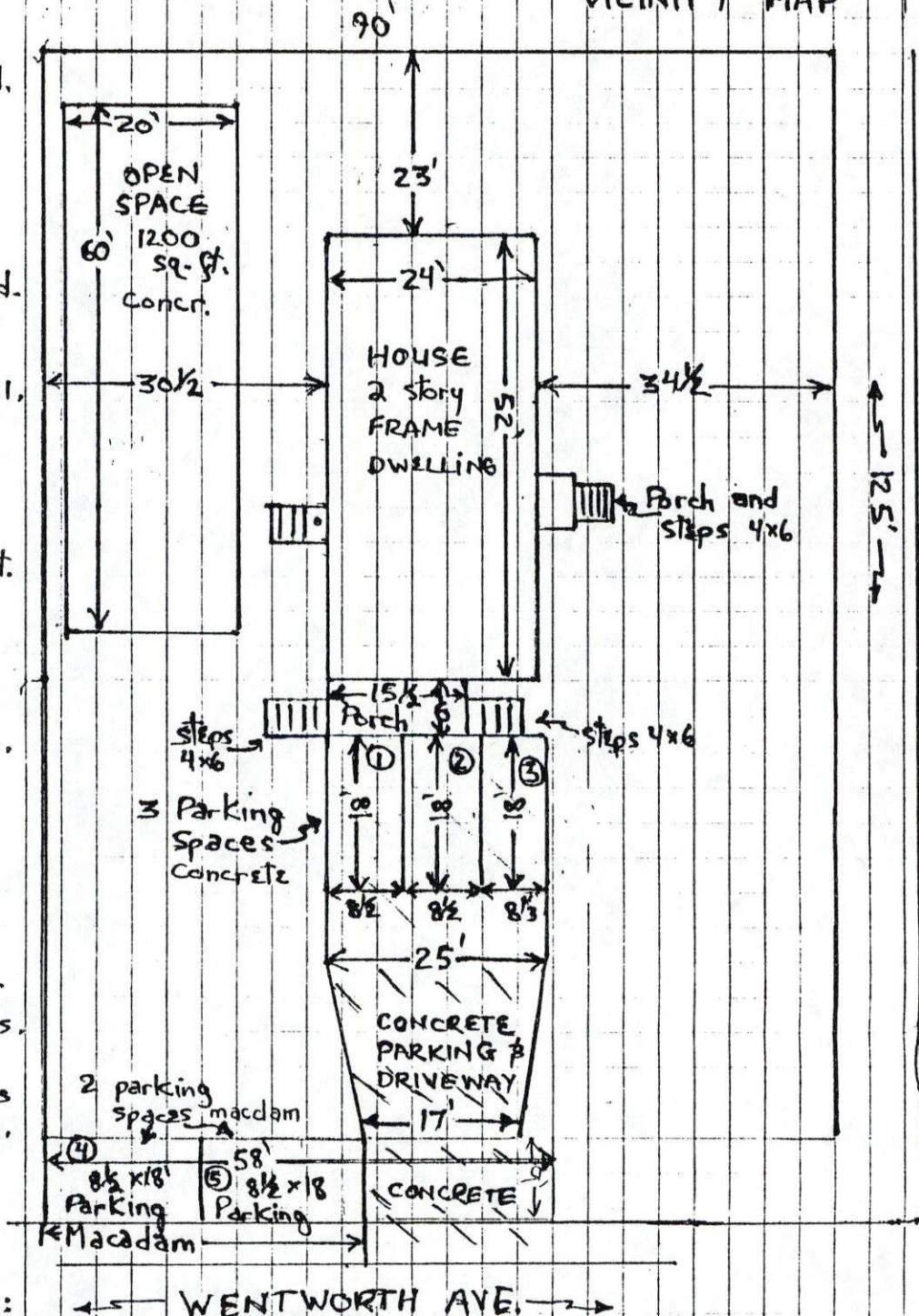
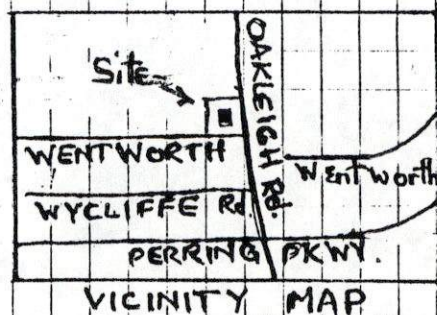
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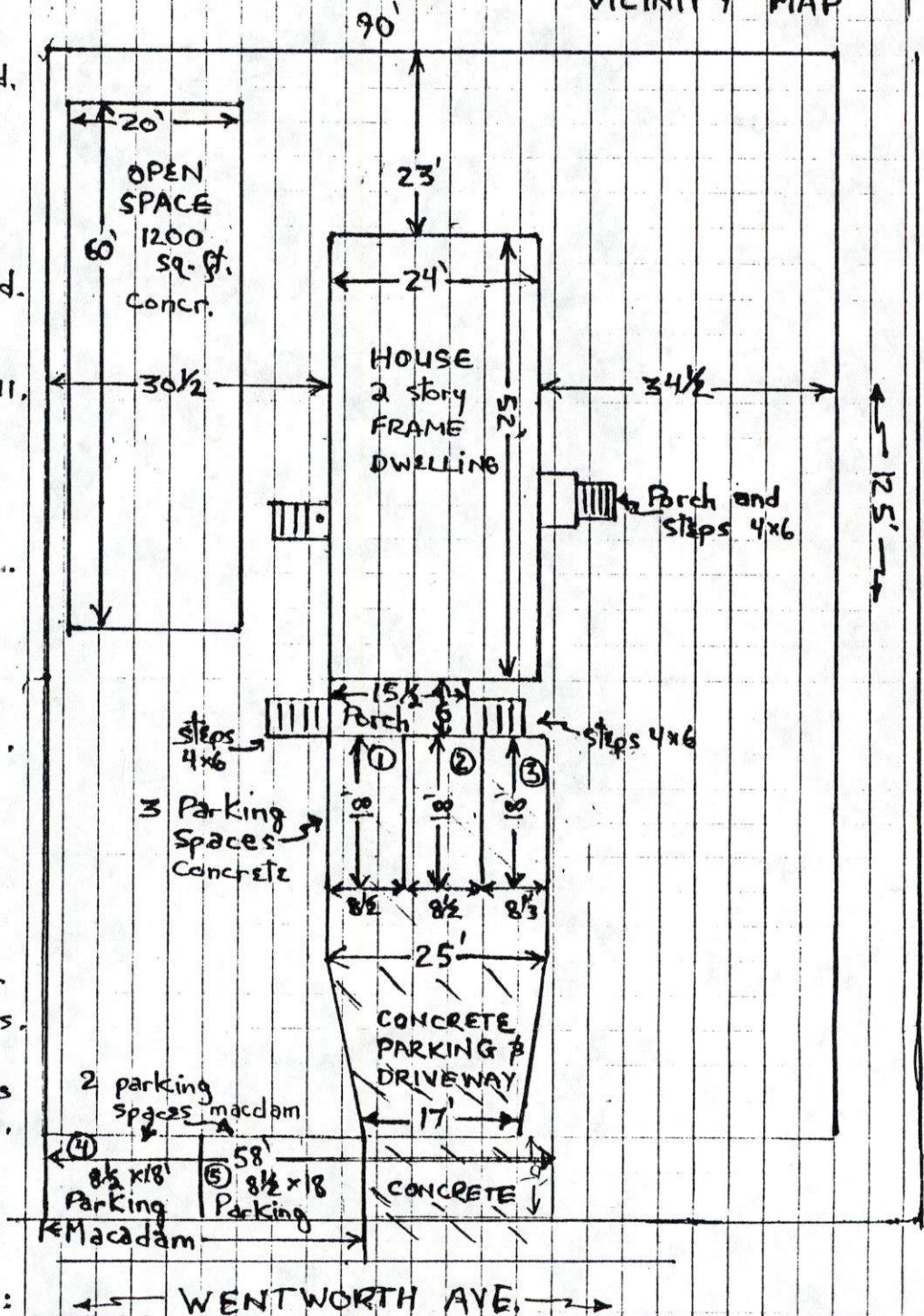
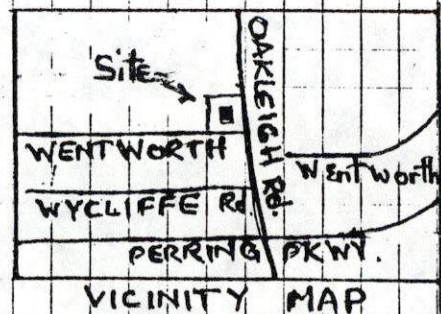
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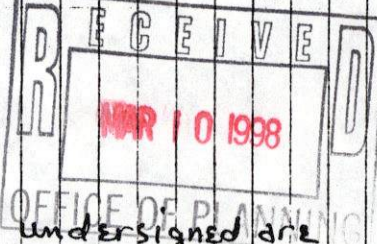


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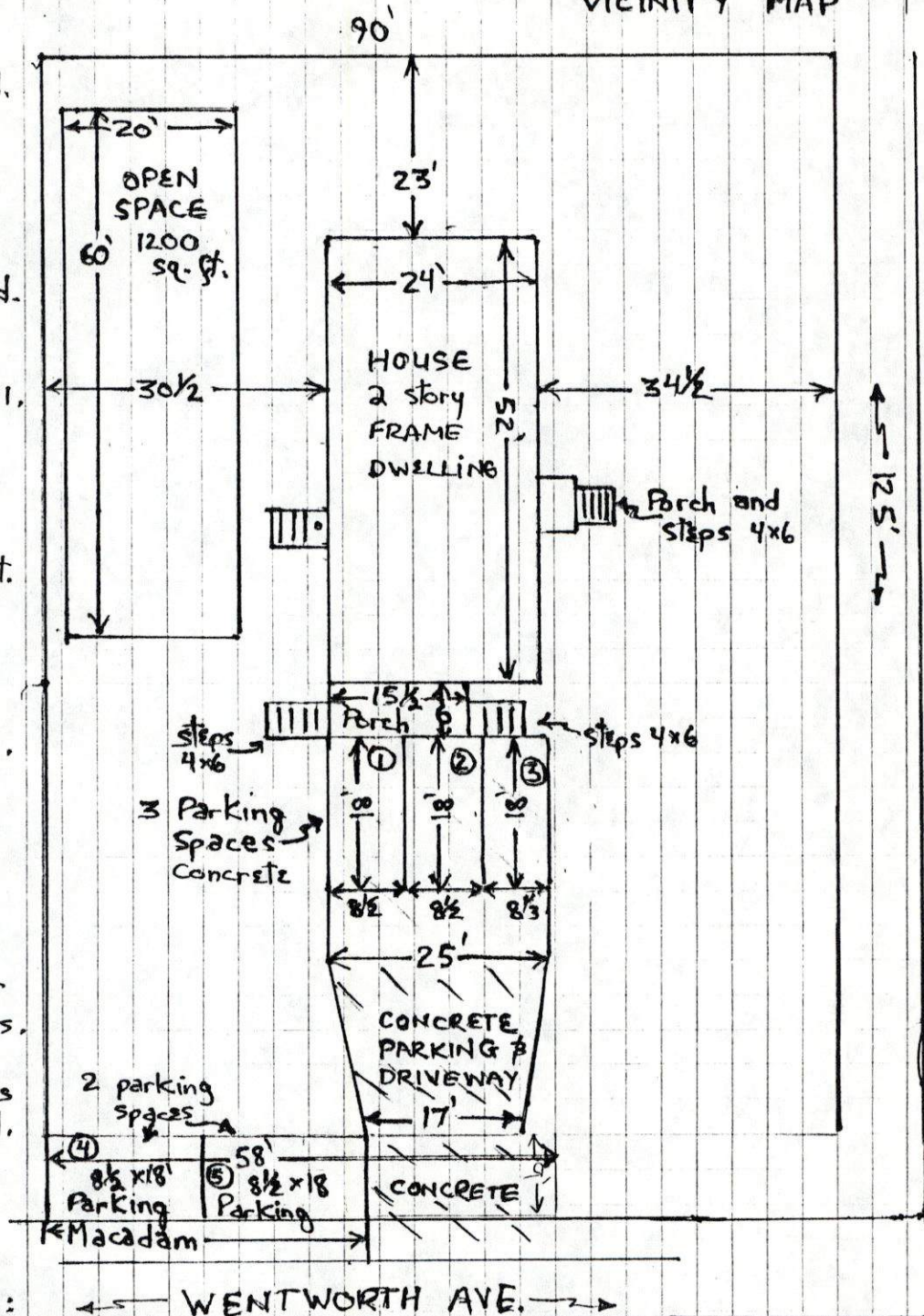
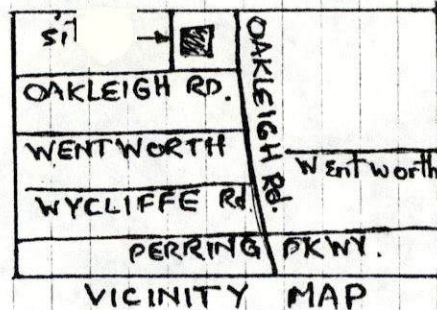
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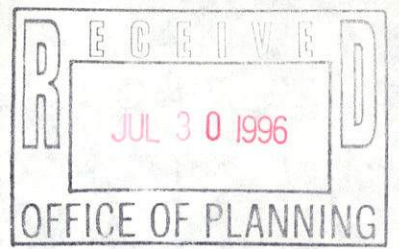
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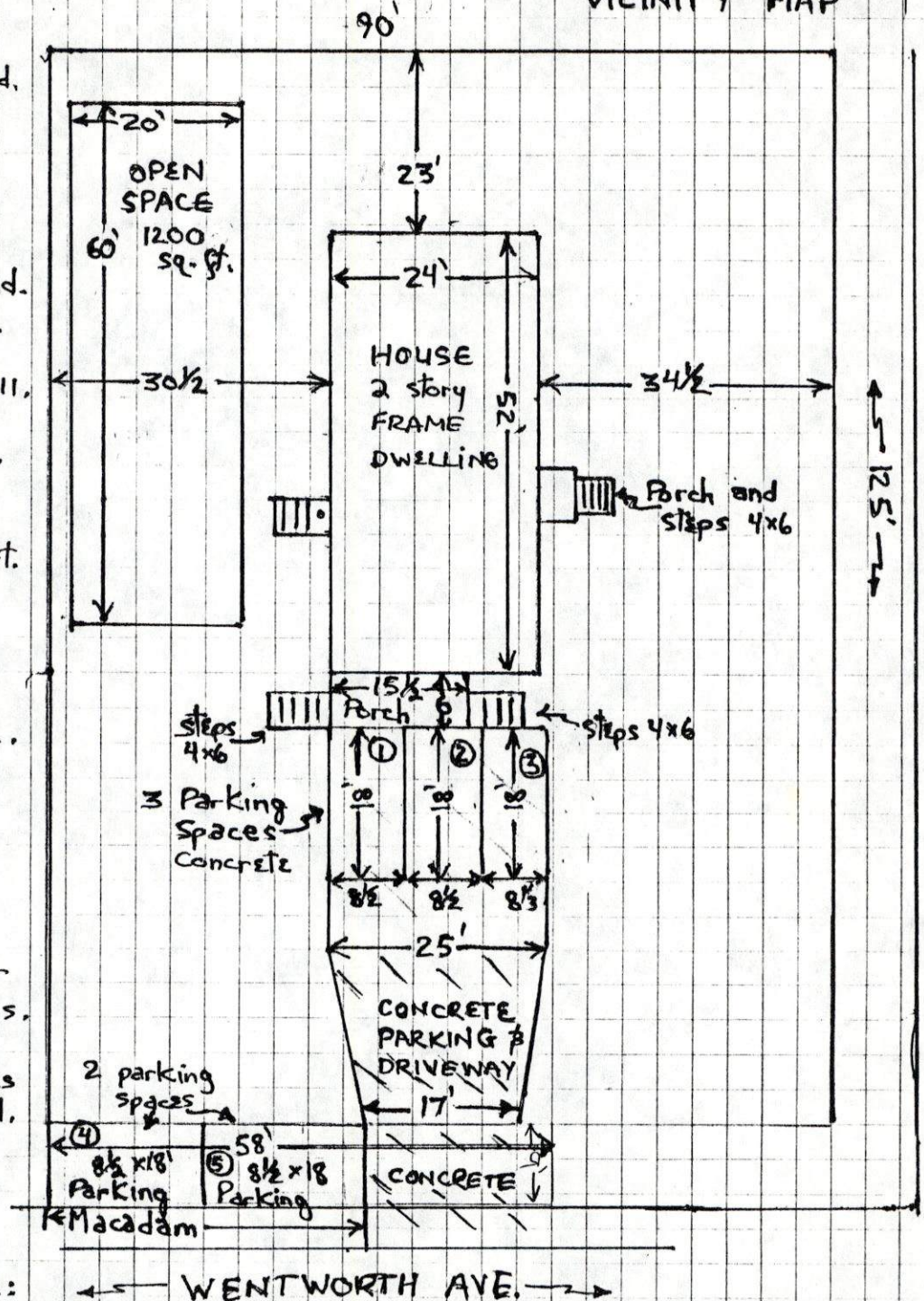
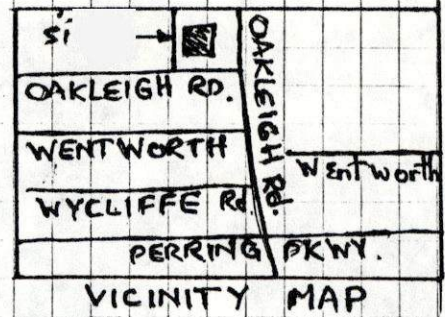
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APP'D PLAN

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- Allen K Kelley





7-3

APPLICATION FOR PERMIT
ALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 6/25/96

OE: COP/16

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: COC
REF #:

PROPERTY ADDRESS 7700 Oakleigh Rd ☐ YES ☒ NO
SUITE/SPACE/FLOOR _____
SUBDIV: HILLENDALE PARK ☐ DO NOT KNOW
*TAX ACCOUNT #: 17-00-010424 DISTRICT/PRECINCT _____
OWNER'S INFORMATION (LAST, FIRST)
NAME: ALLEN K KELLEY ACARINE PLACE T/A OAKLEIGH HOUSE
ADDR: 7700 OAKLEIGH RD

FE: 35.00
AID: 35.00
AID BY: ADD
INSPECTOR: _____

HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE ☒

TYPE OF IMPROVEMENT
NEW BLDG CONST
ADDITION
ALTERATION
REPAIR
WRECKING
MOVING
OTHER COC

TYPE OF USE

RESIDENTIAL
1. ONE FAMILY
2. TWO FAMILY
3. THREE AND FOUR FAMILY
4. FIVE OR MORE FAMILY
(ENTER NO UNITS)
5. SWIMMING POOL
6. GARAGE
7. OTHER

TYPE FOUNDATION
SLAB
BLOCK
CONCRETE

TYPE OF CONSTRUCTION
MASONRY
WOOD FRAME
STRUCTURE STEEL
REINF. CONCRETE

CENTRAL AIR: 1. N/A 2. _____
ESTIMATED COST: \$ N/A
MATERIALS AND LABOR

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
EFF: #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. HIRISE
FAMILY BEDROOMS
WASTE DISPOSAL 1. Y 2. N BATHROOMS _____ CLASS 4
POWDER ROOMS _____ KITCHENS _____ LIBER 12 FOLIO 12

BUILDING SIZE
FLOOR 0
WIDTH
DEPTH
HEIGHT
STORIES
LOT #'S
CORNER LOT
1. Y 2. N ZONING

LOT SIZE AND SETBACKS
SIZE 125X89.71
FRONT STREET
SIDE STREET
FRONT SETBK
SIDE SETBK
SIDE STR SETBK
REAR SETBK

APPLICANT INFORMATION
NAME: Allen K Kelley
COMPANY: A Carine Place Inc.
STREET 5323 Sweet Air Rd.
CITY, ST, ZIP Baldwin, Md. 21013
PHONE #: 592-2711 MHIC LICENSE #: _____
APPLICANT
SIGNATURE: Allen K Kelley TRACT: _____ BLOCK: _____
PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL 2 PL 2
TENANT
*CONTR: OWNER
ENGR: _____
SELLR: _____

DESCRIBE PROPOSED WORK: Change of occupancy
from multifamily to senior
assisted living - 70 house
people
Pennwoods Fire Marshal
Hall

NON-RESIDENTIAL
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH _____ HEIGHT _____)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE _____ MERCANTILE _____ RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL _____
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. OTHER

TYPE OF HEATING FUEL
1. GAS 3. ELECTRICITY 1. PUBLIC SEWER EXISTS PROPOSED
2. OIL 4. COAL 2. PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED
TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SENIOR ASSISTED LIVING
EXISTING USE: MULTI-FAMILY DWELLING

APPROVAL SIGNATURES
BLD INSP: _____ DATE _____
BLD PLAN 120 John B... 7-16-96
FIRE 120 John B... 7-16-96
SEDI CTL: _____
ZONING 11 _____
PUB SERV 11 _____
ENVRMNT 416 Michael W Cook 7/18/96
PERMITS: _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Handwritten signature/initials



ZONING USE PERMIT PLAN FOR CLASS "A"

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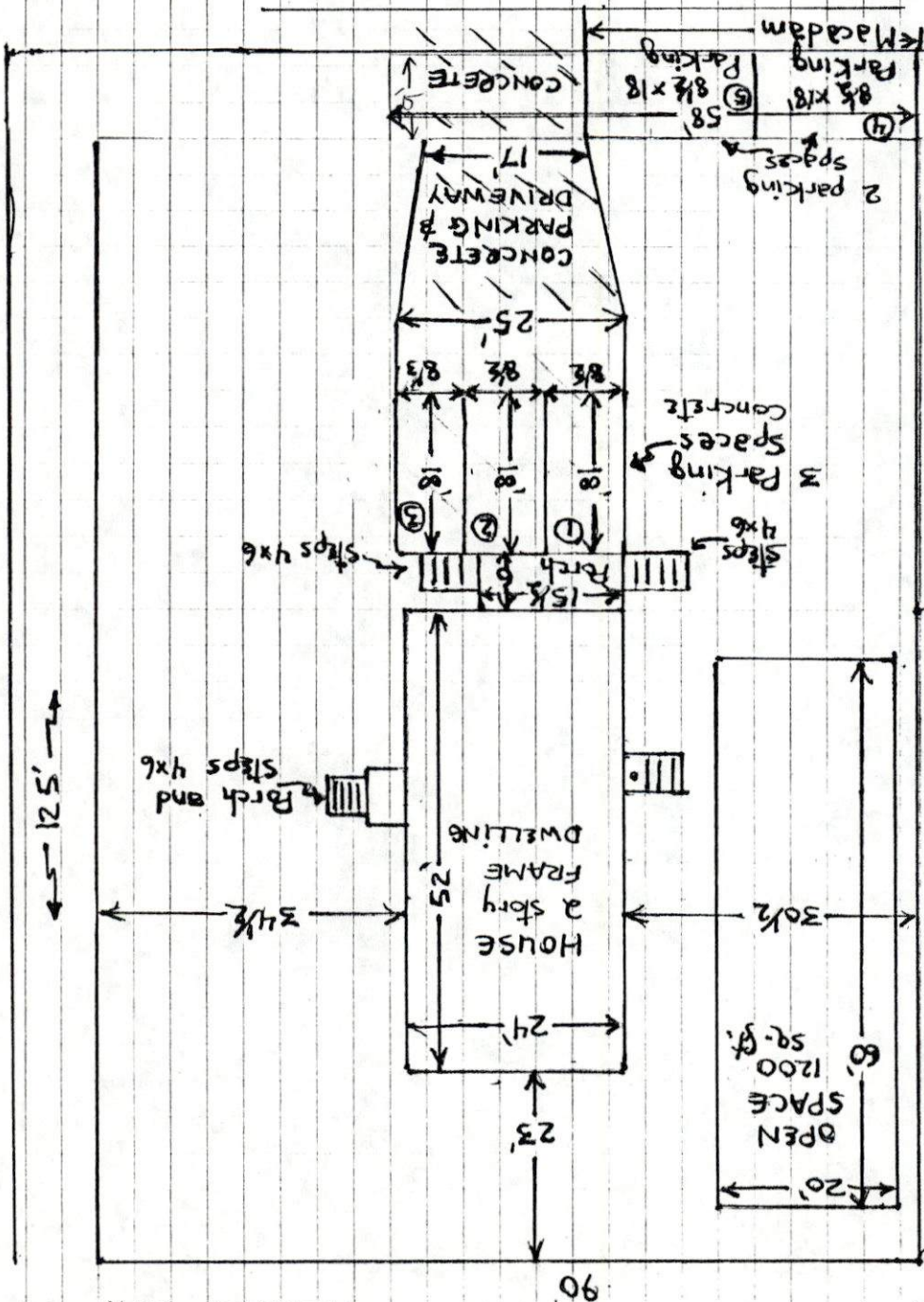
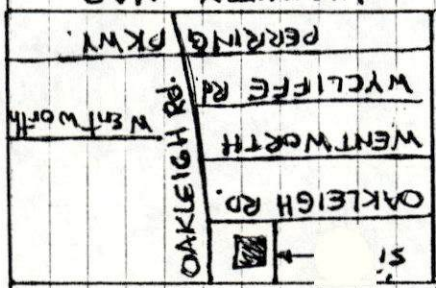
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ORIGINAL
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WENTWORTH AVE.

OAKLEIGH RD.



Looking at corner of Oakleigh Rd
and Wentworth Ave. Neighboring
homes (East) across Oakleigh Rd.

Office of the
County Clerk
of the
County of
San Diego

Office of the
County Clerk
of the
County of
San Diego



Looking directly at S.E.
end of house. Kitchen entrance,
covered porch.



Looking at front of house with
porch. House facing N.E. toward
Oakleigh Rd. Neighboring house
also faces Oakleigh Rd.

Office of the
Ontario Game
Commissioner

Office of the
Ontario Game
Commissioner

Office of the
Ontario Game
Commissioner



Facing Wentworth Ave,
S.E. end of house. Covered
porch, neighboring house, also
faces Wentworth Ave.

Office of the
Special Agent
in Charge



looking at N.E. exposure. Front
entrance, side walks, front yard, fencing
and next door house. Picture taken
from S.E. corner of yard.

Office of the
Special Agent
in Charge
U.S. Department of Justice

Office of the
Special Agent
in Charge
U.S. Department of Justice

Office of the
Special Agent
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U.S. Department of Justice



looking at Northern corner
of house, front yard

Official spot of
of the
Olympic Games

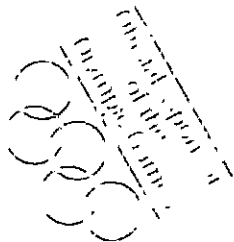
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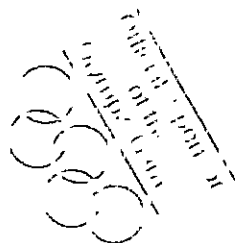


Looking from North to South - showing
North end of house, concrete pad
w/ picnic table, back yard and
neighboring property



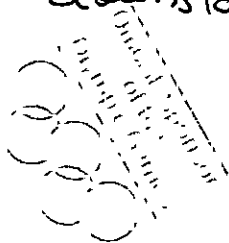


Looking NW Showing southern
exposure, porch and concrete parking
areas. Picture taken from Wentworth
Ave



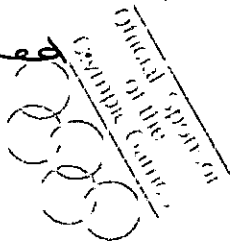


taken from West end of yard looking
East. Showing West exposure, back yard,
concrete pad w/ picnic table and
outside downstairs entrance way.





Looking at South / East end
of house (kitchen entrance),
covered porch and parking
area





N-SW N-SE
N-NW N-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC.	DATE 4-11-70			
			1" = 200'	HARFORD PARK	N. E.
			DATE OF PHOTOGRAPHY APRIL 1953		8 - C
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION- PHILADELPHIA, PA.					

9/22/78

W. CROFT-MEL

8.5
11
17
22
34



N-SW N-SE
N-NW N-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION HARFORD PARK	SHEET N. E. 8 - C
Topographic	BY MAPS, INC.	DATE 4-11-70			
			DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION- PHILADELPHIA, PA.					

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UNRECORDED