

ORIGINAL
PICKED UP BY MR. WAMSKI

USE PERMIT



IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 10th day of FEBRUARY, 1998, that 112 CHURCH LA. Pikesville MD. (street address) should be and the same is hereby granted permission to operate a CLASS A (ELDERLY) ASSISTED LIVING-FACILITY FOR 12 ALF RESIDENTS.

JFA
Permit Number

JFA Charles J. Jahn
Director, Zoning Administration & Development Management

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **048657**

DATE 1/30/98 ACCOUNT R001-6150
AMOUNT \$ 1.00

RECEIVED FROM: _____
FOR: Copies

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/30/1998 1/30/1998 10:56:35
REG WS03 CASHIER UNIL ULM DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 033960 OFLN
CR NO. 048657
1.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

**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")

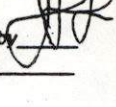
Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Boris & Julia Olshansky 32 Old Creek Ct. Owings Mills, MD 21117 (410) 386-6644
Vladimir Volinsky 28 Allegheny Ave. #808 Baltimore, MD 21204 (410) 821-9057
 Print Name of Applicant _____ Address _____ Telephone Number _____
 Lot Address 112 Church Lane Election District 3 Councilmanic District 2 Square Feet 20,037 sq. ft.
 Lot Location: NE S W side/corner of GLENLOCK ROAD feet from N E S W corner of _____
 (street) (street)
 Land Owner: Vladimir Volinsky Boris & Julia Olshansky Fax Account Number 03-06-000701
 Address: Same As Above Telephone Number (410) 821-9057 (410) 386-6644

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!

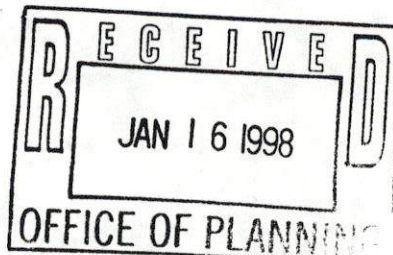
	PROVIDED?		Accepted for filing by Date: <u>1/15/98</u> 
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Permit Application (if available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan			
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings <u>WAIVED</u> ↑	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Current Zoning Classification: <u>DR 16</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: 1/29/98

**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")

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.

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Boris & Julia Olshansky 32 Old Creek Ct. Owings Mills, MD 21117 (410) 386-6644
Vladimir Volinsky 28 Allegheny Ave. #808 Baltimore, MD 21204 (410) 821-9051
Print Name of Applicant _____ Address _____ Telephone Number _____

Lot Address 112 Church Lane Election District 3 Councilmanic District 2 Square Feet 20,037 sq ft
ASST. PLANNING

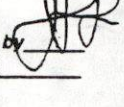

Lot Location: NE S W side/corner of GLEABECK ROAD (street) _____ feet from NE S W corner of _____ (street)

Land Owner: Vladimir Volinsky, Boris & Julia Olshansky Tax Account Number 03-06-000701

Address: Same As Above Telephone Number (410) 821-9051 (410) 386-6644

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

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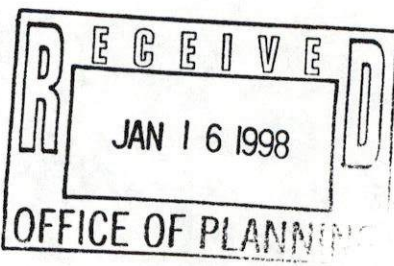
	PROVIDED?		Accepted for filing by Date: <u>1/15/98</u> 
	YES	NO	
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2. Permit Application (if available)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking 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	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
4. Building Elevation Drawings <u>WAIVED</u> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood <u>DR 16</u>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
6. Current Zoning Classification: _____	<input type="checkbox"/>	<input type="checkbox"/>	

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: 1/26/98

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
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Vladimir Volinsky 28 Allegheny Ave. #808 Baltimore, MD 21204 (410) 821-9051
Print Name of Applicant _____ Address _____ Telephone Number _____

Lot Address 112 Church Lane Election District 3 Councilmanic District 2 Square Feet 20,037 #

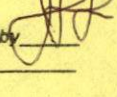
Lot Location: NE SW side/opposite of Glenbeck ROAD _____ feet from NE SW corner of _____ (street) _____ (street)

Land Owner: Vladimir Volinsky, Boris & Fana Olshansky Tax Account Number 03-06-000701

Address: Same As Above Telephone Number (410) 821-9051 (410) 386-6644

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

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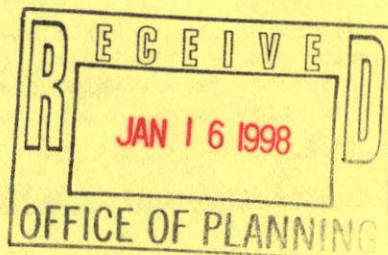
	PROVIDED?		Accepted for filing by Date: <u>1/15/98</u> 
	YES	NO	
1. This Recommendation Form (3 copies)	✓	—	
2. Permit Application (if available)	✓	—	
3. Site Plan Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 400 square Topo Map (2 copies): <i>available</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 <u>WAIVED</u> ↗	—	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood <u>DR 16</u>	✓ ✓	— —	
6. Current Zoning Classification: <u>DR 16</u>			

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

RECOMMENDATIONS / COMMENTS:

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



Date: 1-26-98

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 = 1987 ±

2ND FLR = 1811 ±

TAL = 3,798 ±

BASEMENT FOR

STORAGE AND

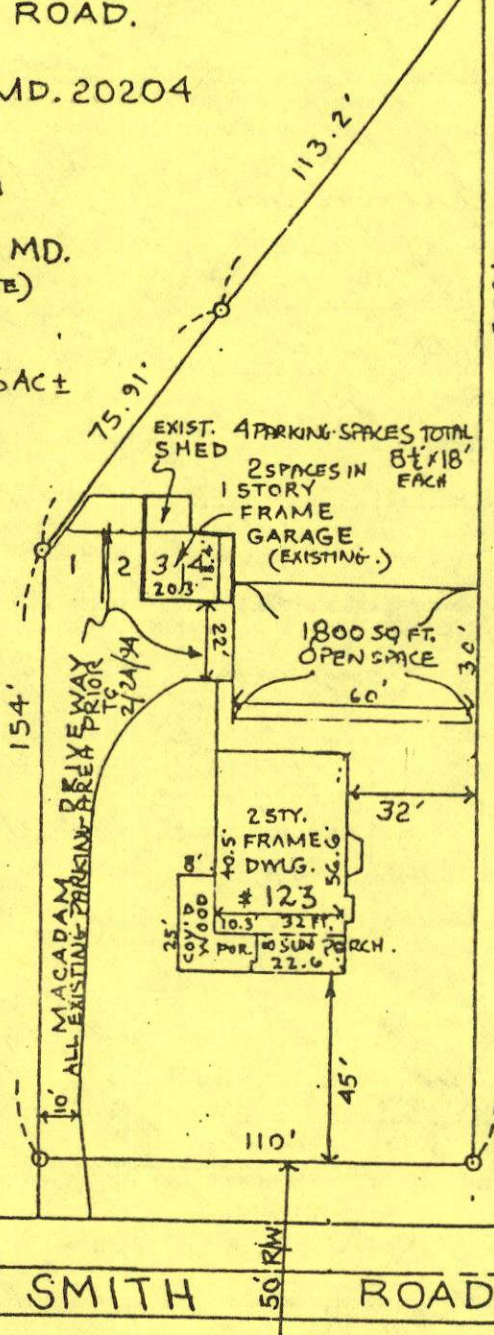
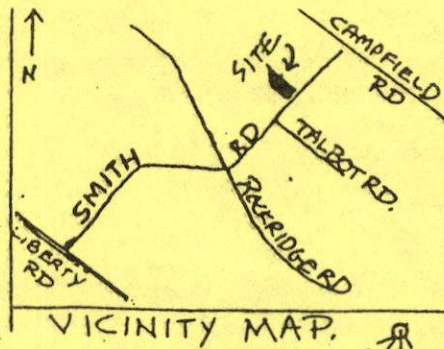
MECHANICAL

EQUIPMENT

1811 ±

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: →

SAMPLE

"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 BCZR 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

John Smith
SIGNATURE

LINDA SMITH
PRINT OR TYPE NAME

2/24/94
DATE

2/24/94
DATE

SCALE
1" = 50'

**INTER-OFFICE CORRESPONDENCE
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Vladimir Volinsky 28 Allegheny Ave. #808 Baltimore, MD 21204 (410) 821-9051
Print Name of Applicant _____ Address _____ Telephone Number _____

Lot Address 112 Church Lane Election District 3 Councilmanic District 2 Square Feet 20,037 #
PIKESVILLE, MD 21208

Lot Location NE/SW side corner of GLENBECK ROAD feet from N E S W corner of CHURCH LANE
OPPOSITE (street) (street)

Land Owner: Vladimir Volinsky, Boris & Inna Olshansky Tax Account Number 03-06-000701

Address: Same As Above Telephone Number (410) 821-9051, (410) 358-6644

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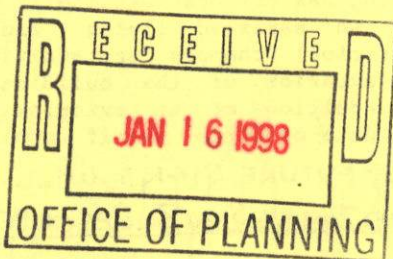
	PROVIDED?		Accepted for filing by Date: <u>1/5/98</u> <i>[Signature]</i>
	YES	NO	
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Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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for the Director, Office of Planning and Community Conservation



Date: 1-26-98

TYPE OF CONSTRUCTION

- 1. MASONRY
- 2. WOOD FRAME
- 3. STRUCTURE STEEL
- 4. REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. GAS
- 2. OIL
- 3. ELECTRICITY
- 4. COAL

TYPE OF SEWAGE DISPOSAL

- 1. PUBLIC SEWER EXISTS PROPOSED
- 2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

- CENTRAL AIR: 1. 2.
- 1. PUBLIC SYSTEM EXISTS PROPOSED
- 2. PRIVATE SYSTEM EXISTS PROPOSED

ESTIMATED COST: \$ 25,000.00

OF MATERIALS AND LABOR
PROPOSED USE: SFD / ASSISTED LIVING FACILITY & Ramp addition
EXISTING USE: SFD

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

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 04 CLASS 02 FOLIO 94
POWDER ROOMS 02 LIBER

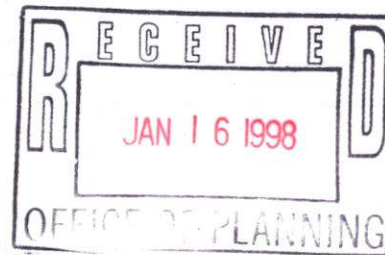
APPROVAL SIGNATURES

DATE

BUILDING SIZE 875 LOT SIZE AND SETBACKS
 FLOOR 12 SIZE 81.40 x 250.00
 WIDTH 12 FRONT STREET _____
 DEPTH 25 SIDE STREET _____
 HEIGHT _____ FRONT SETBK N/C
 STORIES _____ SIDE SETBK 15' / NC
 LOT #'S _____ SIDE STR SETBK _____
 CORNER LOT _____ REAR SETBK NC
 1. Y 2. N ZONING _____

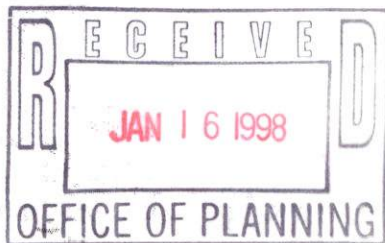
BLD INSP : _____ : _____ :
 BLD PLAN : _____ : _____ :
 FIRE 120 : _____ :
 SEDI CTL Align : _____ :
 ZONING 111 : _____ :
 PUB SERV 111 : _____ :
 ENVRMNT 416 : _____ :
 PERMITS : _____ : _____ :

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





LOOKING NORTH AT THE PAPER ST.
Dwyer St. STANDING ACROSS THE STREET
APPROX. 50 FT. SOUTH OF THE HOUSE



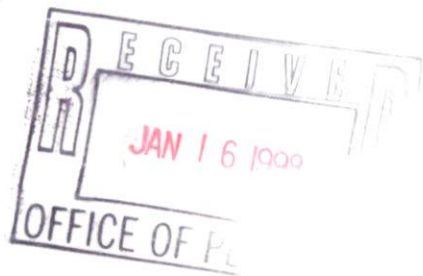


BACK OF HOUSE

LOOKING SOUTH



LOOKING WEST ALONG CHURCH LANE
STANDING ACROSS THE STREET
APPROX. 100ft SOUTHEAST OF THE HOUSE





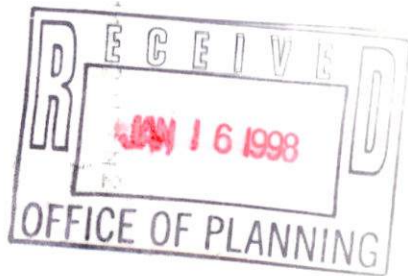
FRONT OF HOUSE
LOOKING NORTH



WEST SIDE OF HOUSE
LOOKING EAST



LOOKING EAST ALONG CHURCH LANE
STANDING ACROSS THE STREET
APPROX. 100 FT. SOUTHWEST OF THE HOUSE

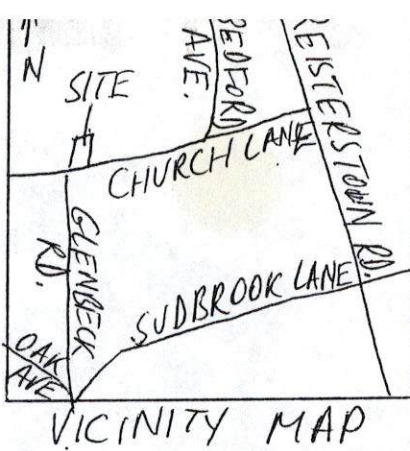




EAST SIDE OF HOUSE

LOOKING WEST/NORTHWEST

ZONING USE PERMIT PLAN
 FOR CLASS "A" ASSISTED
 LIVING FACILITY AT
 112 CHURCH LANE, PIKESVILLE, MD
 3rd ELEC. DIST. 21208



PROPERTY OWNER:

Boris & Inna Olshansky
 32 OLD CREEK COURT
 OWINGS MILLS, MD 21117
 Vladimir Volinsky
 28 Allegheny Ave. #808
 Baltimore, MD 21204
 PHONE: 410-821-9051

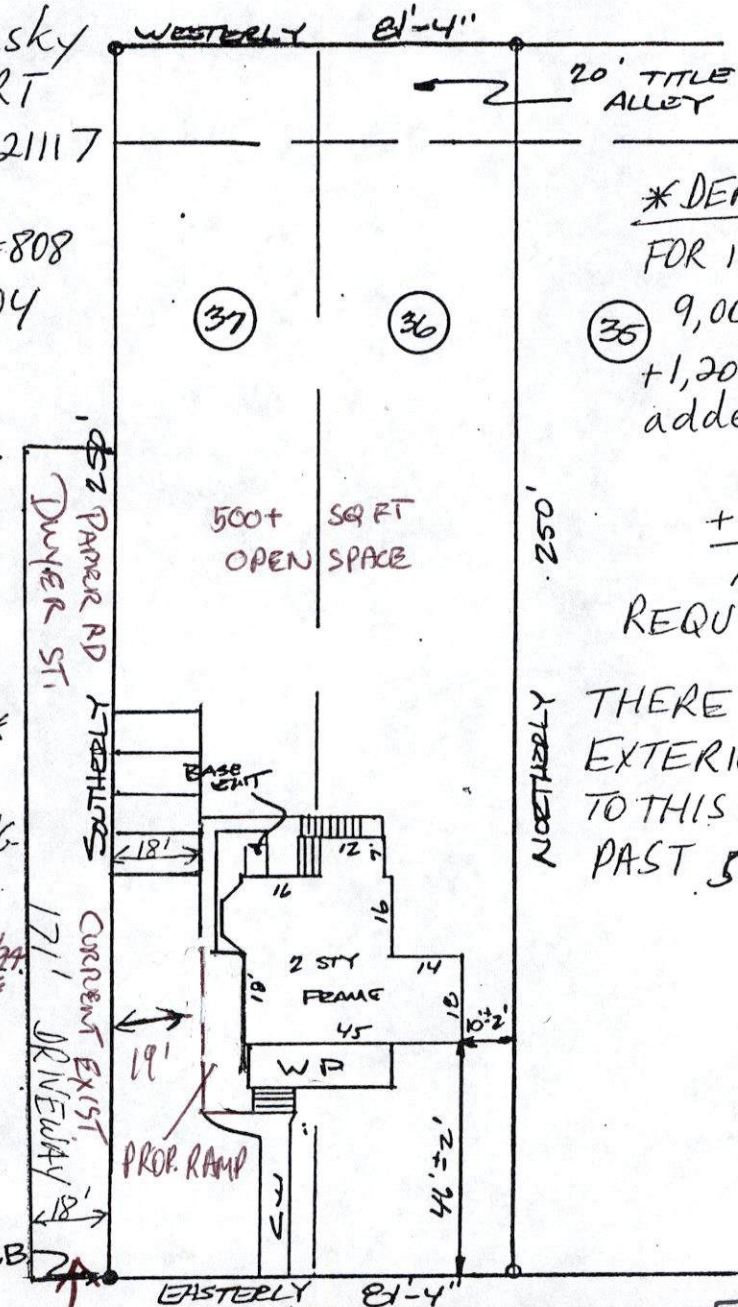
LOT SIZE: 20,037 sq. ft.
 or .46 AC ±
 ZONING MAP NW 7F
 ZONE DR 16

AREA REQUIRED FOR
 12 BEDS = 15,000 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
 AND PAVED

EXISTING FLOOR AREAS P.O.B.
 SQ. FT.

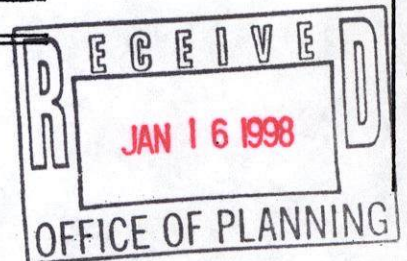
1st FLOOR = 1,170 sq. ft.
 2nd FLOOR = 941 sq. ft.
 TOTAL SQ. FT. = 2,111 sq. ft.
 BASEMENT FOR STORAGE & MECHANICAL
 EQUIPMENT = 924 sq. ft.



* DENSITY CALCULATIONS

FOR 12 BEDS DR 16 =
 9,000 sq. ft. for 7 BEDS
 + 1,200 sq. ft. for each
 added BED.
 9,000 sq. ft.
 + 6,000 sq. ft.
 15,000 sq. ft.
 REQUIRED FOR 12 BEDS

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



THE UNDERSIGNED ARE RESPONSIBLE
 FOR THE ACCURACY OF THE
 INFORMATION ON THIS PLAN.

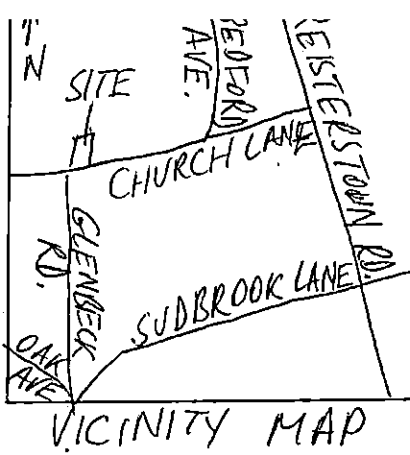
"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application

SCALE: 1" = 40'
 TYPICAL PARKING SPACE: 8 1/2' x 18'
 PARKING SPACE & ACCESS TRAVELWAY SURFACES
 DURABLE AND DUSTLESS

Inna Olshansky 1-5-98
 INNA OLSHANSKY DATE
 Boris Olshansky 1-5-98
 BORIS OLSHANSKY DATE
 1-5-98
 Vladimir Volinsky 1-5-98
 VLADIMIR VOLINSKY DATE

OFFICE OF PLANNING
JAN 1 9 1968
B E S E I A E D

ZONING USE PERMIT PLAN
 FOR CLASS "A" ASSISTED
 LIVING FACILITY AT
 112 CHURCH LANE, PIKESVILLE, MD
 3rd ELEC. DIST. 21208



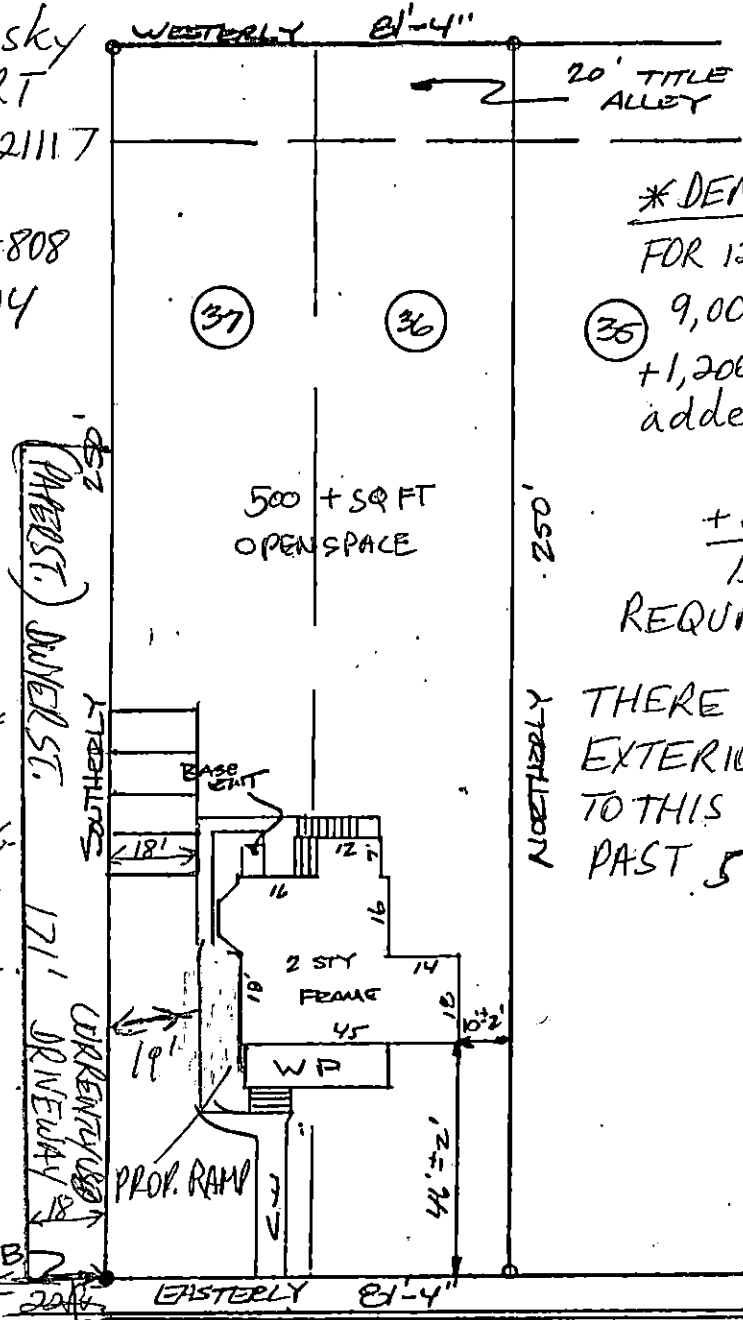
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 Vladimir Volinsky
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 PHONE: 410-821-9051

LOT SIZE: 20,037 sq. ft.
 or .46 AC ±
 ZONING MAP NW 7F
 ZONE DR 16

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 EXISTED. PRIOR TO THE
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 ALL PARKING WILL BE
 PERMANENTLY STRIPED.

EXISTING FLOOR AREAS P.O.B.
 SQ. FT.
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 2nd FLOOR = 941 sq. ft.
 TOTAL SQ. FT. = 2,111 sq. ft.
 BASEMENT FOR STORAGE & MECHANICAL
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 REQUIRED FOR 12 BEDS

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

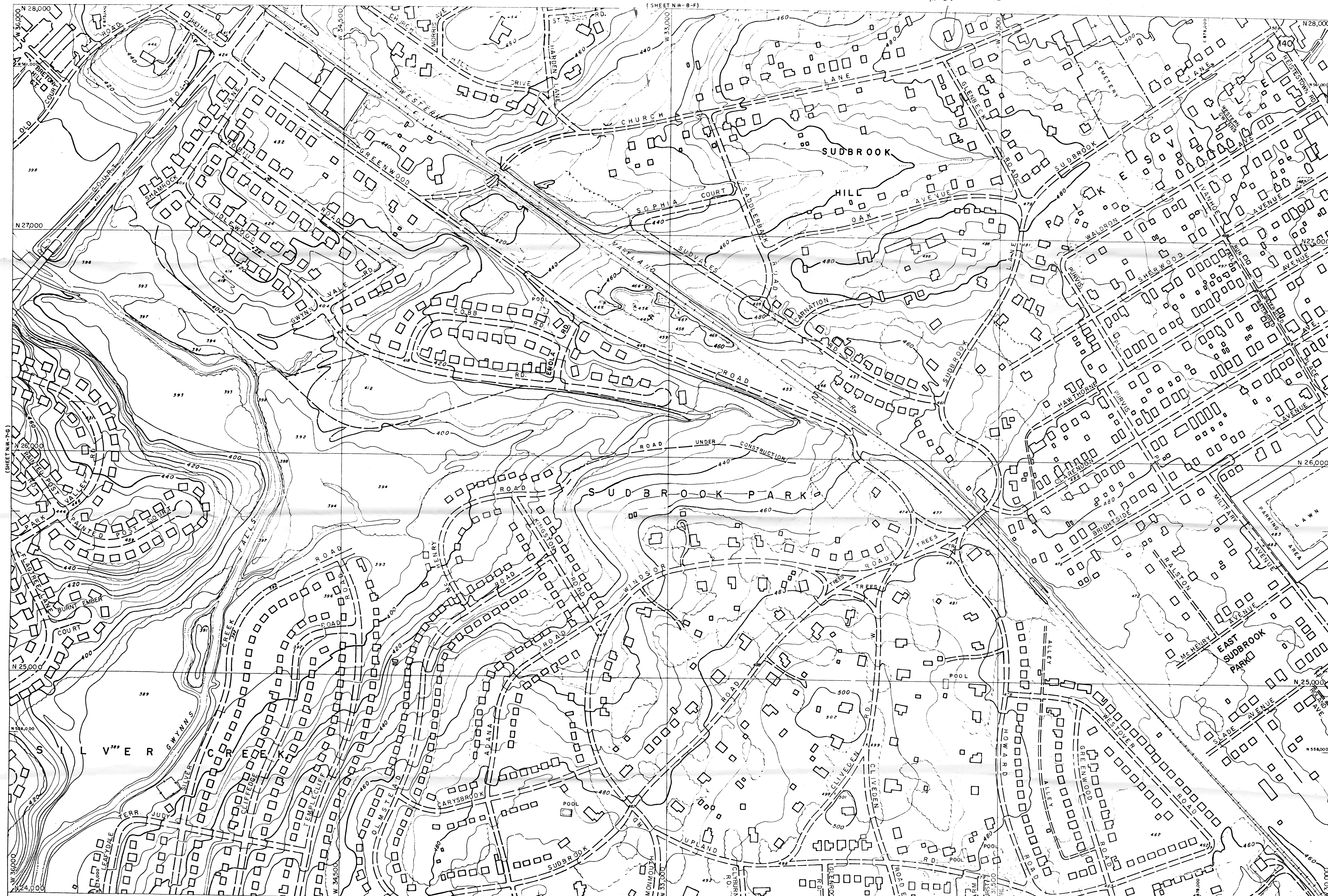
PROPOSED FOR
 20 FT WIDE DRIVEWAY
 PAVING TO PARKING
 CURB (PREVIOUSLY USED WITHOUT PAVING)

THE UNDERSIGNED ARE RESPONSIBLE
 FOR THE ACCURACY OF THE
 INFORMATION ON THIS 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

Inna Olshansky 1-5-98
 INNA OLSHANSKY DATE
 Boris Olshansky 1-5-98
 BORIS OLSHANSKY DATE
 V. Volinsky 1-5-98
 VLADIMIR VOLINSKY DATE

SCALE: 1" = 40'
 TYPICAL PARKING SPACE: 8 1/2' x 18'
 PARKING SPACE & ACCESS TRAVELWAY SURFACES
 DURABLE AND DUSTLESS



P-SE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Topographic	BY Maps, Inc. Date 8-16-53	1" = 200'	PIKESVILLE	N.V.
		DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

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